

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of St. Andrews

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)738-2264 .

**Tuesday
July 8th, 2025
5:30 PM**

**Council Chambers,
500 Railway Ave,
RM of St. Andrews, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

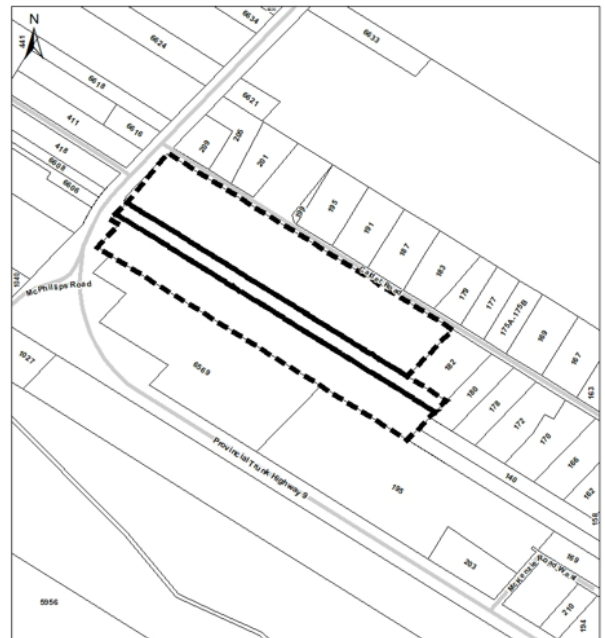
Application File: S24-3092 Amendment

Applicant: Robert Doolan

Property Location: Calder Rd, St. Andrews.
Roll: 310875, 310850,
310800
Legal: RL9/10, RL7/8,
RL8. Plan:3405

Application Purpose:

The applicant is seeking to subdivide the 3 lots of subject land into a total of twenty-four 24 (23 residential lots and 1 for Selkirk-Winnipeg Highway dedication purposes) lots and new road (2 cul-de-sacs and U-shaped Street with three entrances/exits to Calder Road) in the "AR" Agricultural Restricted zone.



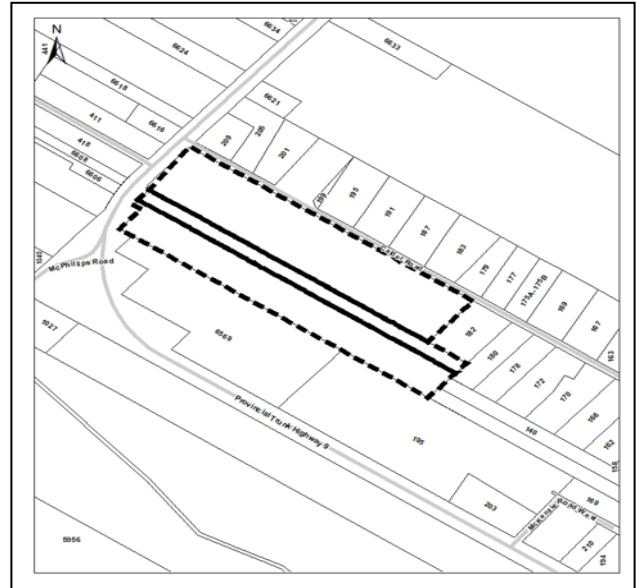
Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted zone Lot Size Requirement: 4 ac in area, 198 ft wide(min.)	Lot 1-28: 2.01 – 4.07 ac in site area, 200-423 ft in width, new road proposed

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 S24-3092 Amendment

Date Prepared: June 23, 2025

Address:	Calder Rd, St. Andrews
Legal Description:	RL9/10-CL-3405, RL8-CL-3405 and RL7/8-CL-3405
Roll Number(s):	310875, 310850 and 310800
Zoning:	“AR” Agricultural Restricted
Development Plan:	“AR” Agriculture Restricted
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

The subject property consists of three (3) lots of 36.69 acres, 10.08 acres and 24.18 acres on titles CT 3183672/1, 3183671/1 and 3183673/1. The applicant is seeking to subdivide the subject land into a total of 24 (23 residential and 1 for Selkirk-Winnipeg Highway dedication purposes) lots and new road proposed (2 cul-de-sacs and U-shaped Street with three entrances/exits to Calder Road).

The proposal is not consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for “AR” Agriculture Restricted designation. The Red River Planning District recommends that the application **not be approved**.

RECOMMENDATION – NOT APPROVE

This is a detailed plat map of Block 5, showing lots 1 through 16, public roads, and various survey measurements. The map includes labels for 'CALDER ROAD', 'PUBLIC ROAD', and 'PT RIVER LOT 9' and '10'. It also features a 'MILE' marker and a 'PUBLIC WORKS' note.

Map Details:

- Block 5:** The central area of the map, containing lots 1 through 16.
- Lots:**
 - Lot 1: 2.01 AC
 - Lot 2: 2.15 AC
 - Lot 3: 2.01 AC
 - Lot 4: 4.61 AC
 - Lot 5: 3.21 AC
 - Lot 6: 2.78 AC
 - Lot 7: 2.71 AC
 - Lot 8: 2.81 AC
 - Lot 9: 2.11 AC
 - Lot 10: 2.11 AC
 - Lot 11: 2.11 AC
 - Lot 12: 2.61 AC
 - Lot 13: 3.21 AC
 - Lot 14: 3.01 AC
 - Lot 15: 2.12 AC
 - Lot 16: 2.81 AC
- Roads:**
 - CALDER ROAD (top)
 - PUBLIC ROAD (left, right, and bottom)
 - PT RIVER LOT 9 and 10 (right)
- Measurements:** Various survey measurements are provided for each lot, including area (AC) and dimensions (e.g., 1.50 AC, 2.01 AC, 2.15 AC, 2.71 AC, 2.78 AC, 2.81 AC, 3.01 AC, 3.21 AC, 4.61 AC).
- Other Features:**
 - A 'MILE' marker is shown on the left side.
 - A 'PUBLIC WORKS' note is located at the bottom left.
 - The map is signed by 'LOPEZ BELLA' and dated '2011'.

The subdivision application map (SAM) is provided in the appendix to this report.

The subject property consists of three (3) lots of 36.69 acres, 10.08 acres and 24.18 acres on titles CT 3183672/1, 3183671/1 and 3183673/1. The applicant is seeking to subdivide the subject land into a total of 24 (23 residential and 1 for Selkirk-Winnipeg dedication purposes) lots and new road proposed (2 cul-de-sacs and U-shaped Street with three entrances/exits to Calder Road).

- To the North – Calder Road then 2.88 ac -5.01 ac lots zoned Agriculture Restricted
- To the South – 30ac – 38 ac lots zoned Agriculture Restricted
- To the East – 4 ac – 30.3 ac lots zoned Agriculture Restricted
- To the West –Provincial Trunk Highway 9 then 2.7 ac 14.6 ac lots zoned Agricultural Limited

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

3.0 RESOURCES, SERVICES, AND INFRASTRUCTURE.

3.2 Transportation.

In addition to the objectives and policies described in Section 2.0 the following are established:

Objectives:

- 3.2.a To establish a safe, efficient, integrated, and high functioning transportation network throughout the RRPD that meets the needs of all users and facilitates economic development.
- 3.2.b To avoid creating hazardous traffic situations.
- 3.2.c To ensure that transit and active transportation options are considered in the design phase of all subdivisions and transportation construction projects.
- 3.2.d To promote a contiguous network of alternative transportation and trail opportunities throughout the RRPD, in particular along or on the Red River.
- 3.2.e To enhance the existing transportation network and services for all residents of the region.
- 3.2.f To provide a system of truck routes, arterial, collector and local roads to accommodate anticipated traffic movements within the City of Selkirk and provide an effective linkage to the provincial highway system.
- 3.2.g To protect and facilitate the various functions of the road and rail systems, airports, and marine transportation within the Planning District in order to move people and goods safely and efficiently.
- 3.2.h To minimize the public costs of constructing, improving, widening and maintaining roadways by proper land use planning.

Policies:

- 3.2.6 New or expanded development, including subdivisions, that may adversely impact the operations of established roadways system (municipal and / or provincial) shall not be permitted, unless mitigative measures acceptable to the authority having jurisdiction on the roadway (local municipality or Province of Manitoba) are incorporated into the development. Adverse impacts to the operations of provincial roadways includes, but are not limited to, the following:
 - i. Development that impacts the construction of future roadway systems (e.g. interchanges, Winnipeg-Selkirk Corridor, new corridors, intersections, etc.).
 - ii. Development that impacts the improvement of existing roadway systems (e.g. highway realignment, widening or expansion, intersections, etc. iii. Development that would generate traffic in an amount or type that it may impair the ability of the provincial highway to carry traffic safely and efficiently.

Land Use Designation: *Agriculture Restricted*

It is a designation that allows small scale agricultural operations on smaller lots, and low density non-farm residential uses. This designation may also act as a buffer between large scale agricultural enterprises and rural residential or urban development.

Applicable Subdivision Objectives/Policies for Consideration are listed as follows:

Objectives

- 4.2.a To provide for small holding development under specified conditions.
- 4.2.b To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.
- 4.2.c To discourage land use practices which would render agricultural land less productive,

or have an inflating effect on land assessment and / or taxation.

4.2.d To protect agricultural land for agricultural use, including different types and sizes of mixed farming enterprises.

4.2.e To prevent the development of conflicting agricultural uses and non-agricultural uses in close proximity to each other.

4.2.f To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.

4.2.g To support the development of agro-related industrial and commercial activities, particularly those that complement the agricultural economy, in a manner that is compatible with municipal servicing capabilities, and sensitive to the natural environment and provincial transportation system.

4.2.h To ensure that farmers are able to supplement their incomes while maintaining agriculture as their principal activity.

Policies

4.2.1 Agricultural activities in Agriculture Restricted areas shall be limited to a restricted range of farming activities and residential activities as further defined in the applicable municipal Zoning By-laws.

4.2.2 Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.

4.2.3 Land uses that may have a detrimental effect on the local environment or adjacent development shall be treated as Conditional Uses in municipal zoning by-laws to minimize land use conflicts and to prevent pollution of the natural environment.

4.2.4 Where an area of Agriculture Restricted development is bordered on one side by a major transportation corridor or facility such as a highway or rail line, new development shall be directed to the same side of a corridor to maintain safety conditions by eliminating unnecessary cross-corridor movements.

4.2.5 Certain specialized or small scale agricultural activities (e.g. nurseries, horticulture, bee keeping, etc.) may be allowed in the Agriculture Restricted area provided that they are compatible with surrounding residential activities.

4.2.6 The subdivision of land for agro-commercial and industrial related developments may be allowed within the Agriculture Restricted area provided they are modest in scale and investment, service the local population, do not generate significant levels of traffic, or otherwise have adverse effects on neighbouring land uses.

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4.2.11 New properties created through a subdivision in the Agriculture Restricted area for non-farm residential development, small scale agricultural activities (e.g. nurseries, horticulture, bee keeping, etc.), or small scale neighborhoods oriented commercial or institutional uses, should generally be at a minimum 4 acres in size.

The proposed subdivision application appears not meet the general intent of the RRPD Development Plan and the objectives/policies such as **4.2.11**.

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. 5-2002):

The proposed subdivision is located within an Agricultural Restricted zone, as per the R.M of St Clements Zoning By-law. The Agricultural Restricted zone has a minimum site area requirement of 4 acres and a minimum site width requirement of 198 sq. ft

Zone: Agricultural Restricted			
Lot and block numbers	Required site area and width	Proposed site area and width	Compliance to the By-Law of St. Clements
Block 1			
Lot 1	4 acres and 198 ft	2.0 ac and 200 ft	No for site area, yes for site width
Lot 2	4 acres and 198 ft	2.1 ac and 200 ft	No for site area, yes for site width
Lot 3	4 acres and 198 ft	2.07 ac and 200 ft	No for site area, yes for site width
Lot 4	4 acres and 198 ft	4.07 ac and 202 ft	In Compliance
Lot 5	4 acres and 198 ft	3.25 ac and 202 ft	No for site area, yes for site width
Lot 6	4 acres and 198 ft	2.08 ac and 276.08ft	No for site area, yes for site width
Lot 7	4 acres and 198 ft	2.01 ac and 272.78ft	No for site area, yes for site width
Block 2			
8.72 ac (Selkirk-Winnipeg Highway dedicated area)			
Block 3			
Lot 1	4 acres and 198 ft	2.01 ac and 236.56 ft	No for site area, yes for site width
Lot 2	4 acres and 198 ft	2.01 ac and 236.56 ft	No for site area, yes for site width
Lot 3	4 acres and 198 ft	2.17 ac and 200 ft	No for site area, yes for site width
Lot 4	4 acres and 198 ft	2.01 ac and 236.56 ft	No for site area, yes for site width
Lot 5	4 acres and 198 ft	2.01 ac and 236.56 ft	No for site area, yes for site width
Lot 6	4 acres and 198 ft	2.03 ac and 423.12 ft	No for site area, yes for site width
Lot 7	4 acres and 198 ft	2.75 ac and 241.7 ft	No for site area, yes for site width
Lot 8	4 acres and 198 ft	2.98 ac and 200 ft	No for site area, yes for site width
Lot 9	4 acres and 198 ft	2.17 ac and 200 ft	No for site area, yes for site width
Lot 10	4 acres and 198 ft	2.01 ac. and 200 ft	No for site area, yes for site width
Lot 11	4 acres and 198 ft	2.01 ac. and 200 ft	No for site area, yes for site width

Lot 12	4 acres and 198 ft	2.01 ac and 201.2 ft	No for site area, yes for site width
Lot 13	4 acres and 198 ft	2.17 ac and 261.1 ft	No for site area, yes for site width
Lot 14	4 acres and 198 ft	2.01 ac and 200 ft	No for site area, yes for site width
Lot 15	4 acres and 198 ft	2.01 ac and 251.89 ft	No for site area, yes for site width
Lot 16	4 acres and 198 ft	2.03 ac and 300 ft	No for site area, yes for site width

If the Council wishes to approve the subdivision, variance approval will be required to bring the proposed lots into compliance.

5.0 SERVICES AND INFRASTRUCTURE:

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

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	<p>By-Law / Fire Department: No concerns with the revised layout.</p> <p>Public Works: Drainage in this area is already quite strained; our department will require a drainage and stormwater management plan for review and approval.</p> <p>Infrastructure: The property is located within the Red River Corridor, but no sewer utility is available. Holding tanks will be required and septic fields are not permitted. Our department strongly suggests that new dwellings be constructed and positioned to one side of their respective lot, to accommodate future underground services and in-fill development. Additionally, our department will require a streetlight layout for review, to ensure minimum design standards have been achieved.</p>
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	<p>Recreation: No concerns with the revised layout.</p> <p>CONDITIONS OF APPROVAL: The R.M. of St. Andrews has reviewed the above noted subdivision application and requires the following condition(s) of approval:</p> <ol style="list-style-type: none"> 1. Applicant / Owner submits confirmation in writing from the Municipality stating that: <ol style="list-style-type: none"> a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made; and b. payment of any capital development levies has been made; and c. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges. 2. Applicant/Owner enters into a development agreement with the Municipality, registered as a caveat on the property, to address items including but not limited to: <ol style="list-style-type: none"> a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development; b. establishing alternative secondary access to the subject property, if required; c. an engineered road plan and profile; d. positioning of dwellings and accessory structures on the proposed lots; e. installation of streetlight(s); f. signage requirements; g. dedication of public road lands and lands for municipal services; h. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; and i. Any other standard deemed necessary by the Municipality. 3. Applicant/Owner enters into a drainage easement(s) with the Municipality, if required. 4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality. 5. Applicant/Owner enters into a conservation agreement with the Municipality, registered as a caveat on the property, to address items including but not limited to: <ol style="list-style-type: none"> a. limiting and restricting tree clearing and removal; b. tree clearing and planting plan; c. fines for unauthorized tree removal; and d. any other item deemed necessary by the Municipality.
Manitoba Agriculture and Resource Development	<p>The subdivision request proposes to consolidate three lots (36.69-acres, 10.08-acres and 24.18-acres) to create a 70.95-acre parcel and then subsequently subdivide the parcel into 23 lots ranging in size from approximately 2 to 4-acres.</p> <p>While subdivision for rural residential can be considered under Policy 4.2.11, it does specify that the lots “should generally be at a minimum 4 acres in size”; further, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted</p>

	<p>Area as stated in the Development Plan:</p> <p>4.2.b “To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.”;</p> <p>4.2.c “To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.”; and</p> <p>4.2.f “To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.”</p> <p>The proposed subdivision appears to be inconstant with Policy 4.2.2 “Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.” As the parcel has been under active cultivation and parcels to the south and west are also under annual cultivation. In addition, the proposed subdivision is characterized by predominately class 2, prime agricultural land. To further comply with the development plan The Planning District should verify that there is sufficient demonstrated demand prior to developing prime agricultural land.</p> <p>[Note: See full correspondence attached to Council’s package]</p>
Manitoba Infrastructure - Highway Planning and Design Branch	<p>In response to your e-mail dated May 26, 2025, we have reviewed the revised SAM for the above noted subdivision application. The revision includes the creation of 23 new residential lots along with new public roads from Calder Road and the exclusion of the lands required for the proposed Winnipeg-Selkirk corridor.</p> <p>Based on this revision, we remove our objection. Please be advised that a feasibility study for the Winnipeg-Selkirk corridor has been initiated and will commence shortly. Please note that Manitoba Transportation and Infrastructure will not approve any direct property access or public road access onto PTH 9 and the new proposed highway identified as the Winnipeg-Selkirk Corridor.</p> <p>[Note: See full correspondence attached to Council’s package]</p>
Manitoba Environment, Climate and Parks: Water Stewardship Division	<p>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.</p> <p>Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.</p> <p>Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.</p> <p>[Note: See full correspondence attached to Council’s package]</p>
Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required.
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	No concerns
Manitoba Sport, Culture and Heritage – Historic Resources Branch	The HRB does not have any concerns at this time

Manitoba Transportation and Infrastructure – Water Management	No comments received as of date of this report
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UTILITIES

MB Hydro and Centra Gas	No comments received as of date of this report
BellMTS	<p>Bell MTS 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 Bell MTS (“MTS”) for existing and/or future telecommunications facilities in connection with the subdivision for a 3.6M Easement.</p> <p>As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed subdivision plan, at the appropriate Land Titles Office.</p> <p>If the subdivision is by legal description, in order to prepare the Agreement, Bell MTS requires a copy of the legal description of the proposed lots/parcels to be conveyed, prepared by a lawyer or surveyor and approved by the Land Titles Office (as stated in the Letter of Conditional Approval).</p> <p>[Note: See full correspondence attached to Council’s package]</p>
Rogers Communications	No concerns (no response for re-circulation)

OTHER AGENCIES

School Division	We wish to acquire 10% of the development under Section 135(6(c)) of the planning act. (no response for re-circulation)
Canada Post	No comments received as of date of this report

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 subject property consists of three (3) lots of 36.69 acres, 10.08 acres and 24.18 acres on titles CT 3183672/1, 3183671/1 and 3183673/1. The applicant is seeking to subdivide the subject land into a total of 24 (23 residential and 1 for Selkirk-Winnipeg Highway dedication purposes) lots and new road proposed (2 cul-de-sacs and U-shaped Street with three entrances/exits to Calder Road).

1)The proposed subdivision is located within an “AR” Agricultural Restricted designation in the Development Plan which has 4 ac lot site area minimum (sec.4.2.11).

2)The subject proposal is also located in “AR“ Agricultural Restricted zone, as per the R.M of St Clements Zoning By-law. The Agricultural Restricted zone has a minimum site area requirement of 4 acres and a minimum site width requirement of 198 sq. ft.

3) 22 of the 23 residential proposed lots are not in compliance with a Development Plan (as per section **4.2.11.) or** Zoning By-Law for the minimum required site area, with that in mind, the property should be redesigned (Development Plan) and Re-zoned (Zoning By-Law) before subdivision is considered.

After the circulation the agencies: **Manitoba Agriculture and Resource Development** - raised agricultural heritage concerns to the subject proposal.

Proposed subdivision it not consistent with both St. Andrews Zoning By-law and the Development plan objects and policies such as in section **4.2.11.**

Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **Not Be Approved.**

9.0 RECOMMENDED CONDITONS:

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

The R.M. of St. Andrews has reviewed the above noted subdivision application and requires the following condition(s) of approval:

1. Applicant / Owner submits confirmation in writing from the Municipality stating that:

- I. taxes on the land to be subdivided for the current year plus any arrears have been paid or
- II. arrangements satisfactory to the Municipality have been made; and
- III. payment of any capital development levies has been made; and
- IV. payment of the administration fee and service deposit required as per By-law No. 4165 for the
- V. preparation of a development agreement and related charges.

2. Applicant/Owner enters into a development agreement with the Municipality, registered as a caveat on the property, to address items including but not limited to:

- a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
- b. establishing alternative secondary access to the subject property, if required;
- c. an engineered road plan and profile;
- d. positioning of dwellings and accessory structures on the proposed lots;
- e. installation of streetlight(s);
- f. signage requirements;
- g. dedication of public road lands and lands for municipal services;
- h. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu;
- i. Any other standard deemed necessary by the Municipality.

3. Applicant/Owner enters into a drainage easement(s) with the Municipality, if required.
4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.
5. Applicant/Owner enters into a conservation agreement with the Municipality, registered as a caveat on the property, to address items including but not limited to:
 - a. limiting and restricting tree clearing and removal;
 - b. tree clearing and planting plan;
 - c. fines for unauthorized tree removal; and
 - d. any other item deemed necessary by the Municipality.
6. Applicant / owner to obtain variances for lot sizes from RRPD.
7. Applicant / owner dedicate land without compensation for school purposes, not exceeding 10% of the land being subdivided accordingly to Planning Act sec. 135.6 (c).
8. 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. Cam Dryden, Survey Coordinator, at (204) 958-1768, P.O. Box 6666, BW100P, Winnipeg, MB R3C 3V6.
9. Applicant / owner to submit written confirmation from Manitoba Infrastructure and Transportation that:
 - i. The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer in Steinbach, Mandip Sainbhi at 204-871-6154 or by email at Mandip.Sainbhi@gov.mb.ca in order 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;
 - ii. The developer provides written confirmation from our department that we have received and approved a Traffic Impact study for this development. The Traffic Impact Study will have to be prepared by a qualified transportation engineer. It will identify the amount and type of traffic that will be generated by the development and its potential impact on the adjacent road network. The study will identify the type of on-highway improvements that will be required to safely accommodate the traffic generated by this development. The cost of the Traffic Impact Study and any required on-highway improvements would be the responsibility of the developer (the applicant will have to enter into an agreement with the department for the construction of the on-highway improvements). For more information regarding the Traffic Impact Study and On-Highway Improvement agreement please email accessmgmt@gov.mb.ca or call 204-583-2433.
10. Applicant / owner submits written confirmation that an engineered drainage plan has been approved **Manitoba Environment & Climate Change**, Drainage and Water Rights Licensing, a License to Construct Water Control Works. Please contact: Daniel Osborne-Anderson, A/Senior Water Resource Officer, Manitoba Environment & Climate Change T:(204) 641-3663, manitoba.ca/drainage

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, RM of St. Andrews, LSSD, BelMTS, MTI Drainage Department.


APPENDIX A – RRPD LOCATION MAPS





SUPPORTIVE MAPPING

Subdivision Application S24-3092 Amendment
Calder Rd., RM of St. Andrews

Designation: "AR" Agriculture Restricted
Zoning: "AR" Agricultural Restricted

 Subject Property

 Parcel Outline

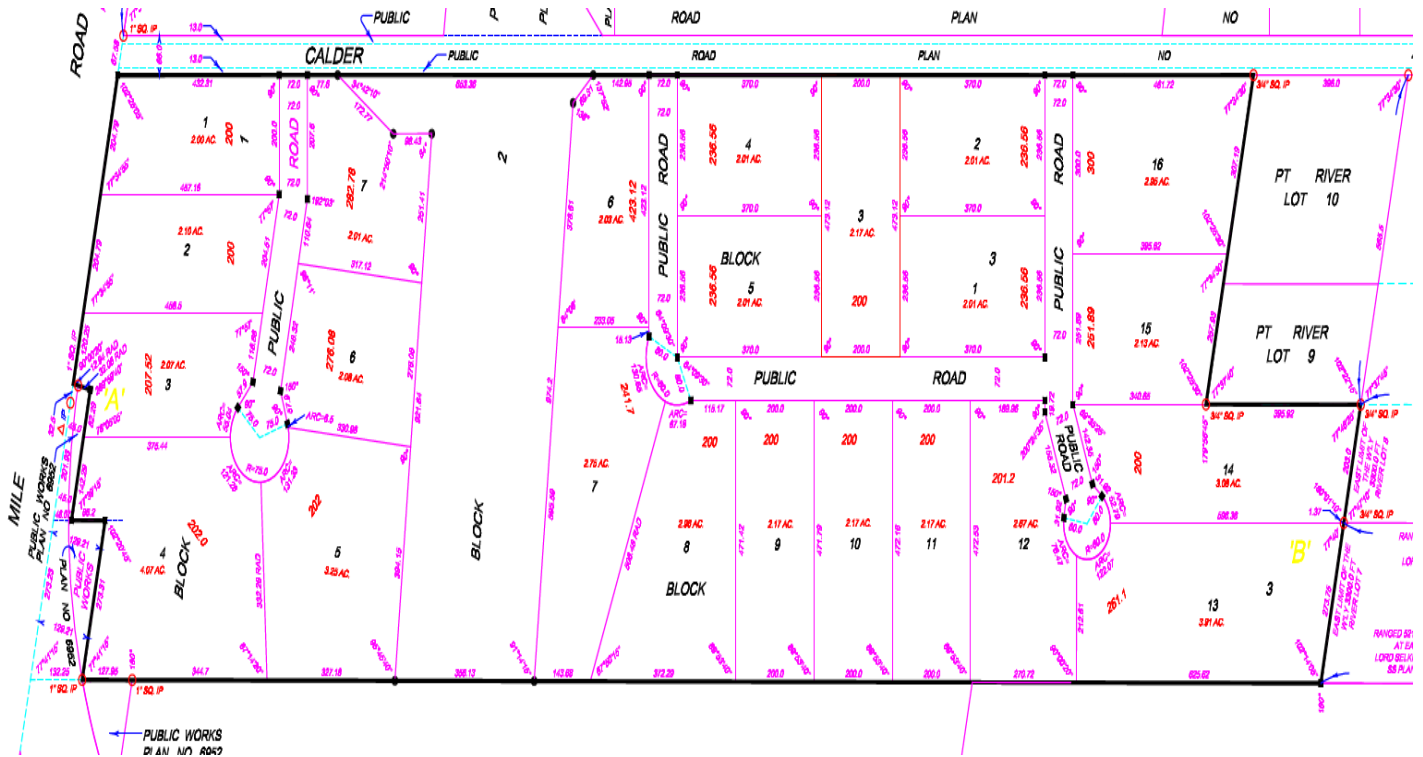
 Highway Control Zones

 Roads

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

 **RED RIVER**
PLANNING DISTRICT

APPENDIX B – SUBDIVISION APPLICATION MAP



APPENDIX C APPLICATION ADDITIONAL INFORMATION:

LETTER OF INTENT

TO: RRPD and RM of St. Andrews

May 26, 2025

RE: title 3183671, 3183672 and 3183673

The undersigned has been approved for a subdivision, subject to revising it's SAM in accordance with the requirements of MTI. Attached is the revised SAM that reflects MTI's requirements. Once landowners have been given the opportunity to discuss the SAM, at a public hearing, the undersigned will apply for area variances for 23 lots shown on attached SAM, that are less than the required 4 acres, in order to reduce the permitted acreage to that shown for each lot on the SAM.


Waterside Development Corp.

APPENDIX D– CIRCULATION COMMENTS:

Archived: June 23, 2025 2:35:36 PM

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

Sent: May 26, 2025 12:47:36 PM

To: [Valentina Esman](#)

Subject: RE: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

Importance: Normal

Sensitivity: None

Attachments:

[RE_ S24-3092.msg](#) 

Good Afternoon,

On behalf of Drainage and Water Rights Licencing – Drainage Section, the previously provided comments remain valid. They are attached for your reference.

Note, please send all of the subdivision circulations to drainage@gov.mb.ca rather than directly to me.

Thank you,

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

From: Valentina Esman <valentina@rrpd.ca>

Sent: May 26, 2025 12:36 PM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca

Cc: Calvin So <calvin@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>

Subject: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

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

Good afternoon,

The applicant has updated the **SAM and the letter of intent** (23 lots with 2 new cul-de-sacs instead of the one U shaped road roll numbers:310875,310850,310800) for this subdivision.

Please find the updated SAM and new letter of intent attached for your review.

We would greatly appreciate it if you could provide your comments at your earliest convenience.

Thank you !



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 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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Archived: June 23, 2025 2:35:40 PM

From: [+WPG574 - HRB Archaeology](#)

Sent: June 6, 2025 2:24:59 PM

To: [Valentina Esman](#)

Cc: [+WPG574 - HRB Archaeology](#)

Subject: RE: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

Importance: Normal

Sensitivity: None

Good afternoon,

The HRB does not have any concerns at this time.

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.

Best regards,

Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism

213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3

t. 204.945.2118 | e. HRB.archaeology@gov.mb.ca

From: Valentina Esman <valentina@rrpd.ca>

Sent: May 26, 2025 12:36 PM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca

Cc: Calvin So <calvin@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>

Subject: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

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We would greatly appreciate it if you could provide your comments at your earliest convenience.

Thank you !



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

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Archived: June 23, 2025 2:35:41 PM

From: [Dorward, Kurt](#)

Sent: Wed, 28 May 2025 18:28:51

To: [Valentina Esman](#)

Subject: RE: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

Importance: Normal

Sensitivity: None

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

To whom it may concern,

In regards to the above subdivision proposal (S24-3092), Manitoba Environment and Climate Change, Environmental Compliance and Enforcement Branch, Interlake Region has reviewed the information provided for the proposal and has no concerns at this time.

Sincerely,

Kurt Dorward, B.Sc., M.Env.

Environment Officer

Emergency Response Team member

Manitoba Environment and Climate Change

Environmental Compliance and Enforcement Branch, Interlake Region

Lower Level, 446 Main Street

Selkirk, MB R1A 1V7

Phone: (204) 785-0296

Fax: (204) 785-5024



24 hour Environmental Emergency Response Line 1-855-944-4888

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Sent: May 26, 2025 12:36 PM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca

Cc: Calvin So <calvin@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>

Subject: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

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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

June 9, 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 - REVISED
File No. S24-3092
RL 7-10 Parish of St. Clements
RM of St. Andrews
Owner – 10128544 Manitoba Ltd

In response to your e-mail dated May 26, 2025, we have reviewed the revised SAM for the above noted subdivision application. The revision includes the creation of 23 new residential lots along with new public roads from Calder Road and the exclusion of the lands required for the proposed Winnipeg-Selkirk corridor.

Based on this revision, we remove our objection. Please be advised that a feasibility study for the Winnipeg-Selkirk corridor has been initiated and will commence shortly. Please note that Manitoba Transportation and Infrastructure will not approve any direct property access or public road access onto PTH 9 and the new proposed highway identified as the Winnipeg-Selkirk Corridor.

Please include the following as conditions of approval:

- The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer in Steinbach, Mandip Sainbhi at 204-871-6154 or by email at Mandip.Sainbhi@gov.mb.ca in order 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;
- The developer provides written confirmation from our department that we have received and approved a Traffic Impact study for this development. The Traffic Impact Study will have to be prepared by a qualified transportation engineer. It will

identify the amount and type of traffic that will be generated by the development and its potential impact on the adjacent road network. The study will identify the type of on-highway improvements that will be required to safely accommodate the traffic generated by this development. The cost of the Traffic Impact Study and any required on-highway improvements would be the responsibility of the developer (the applicant will have to enter into an agreement with the department for the construction of the on-highway improvements). For more information regarding the Traffic Impact Study and On-Highway Improvement agreement please email accessmgmt@gov.mb.ca or call 204-583-2433.

Please note the following statutory requirements affecting PTH 9.

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.

In addition, a permit is required from 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 June 9, 2025

Jeff DiNella
Senior Development Review Technologist

Cc: Capital Region

JD/ab

Albert G. Degner
M.L.S., C.L.S.
Jim G. Watling
P.Eng., B.Sc., S.E., M.L.S., C.L.S.

Daniel Degner
M.L.S.
Kerry Holberg
M.L.S.
Mike Kuryiko
M.L.S.

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or in part.

OUR FILE NO.: 2105210
DATE: MAY 22ND, 2021
SURVEYED FOR WATER/ASIDE DEV
SCALE: NOT TO SCALE
DRAWN BY: AGD

DRAWING NAME: I:\DWG\SERVER\DRAWINGS\ALDRIDGE\GMC\GARY\CALDERROAD DWG

NOTES:
PROPOSED SUBDIVISION IS SHOWN BORDERED THUS
LAND IS VACANT

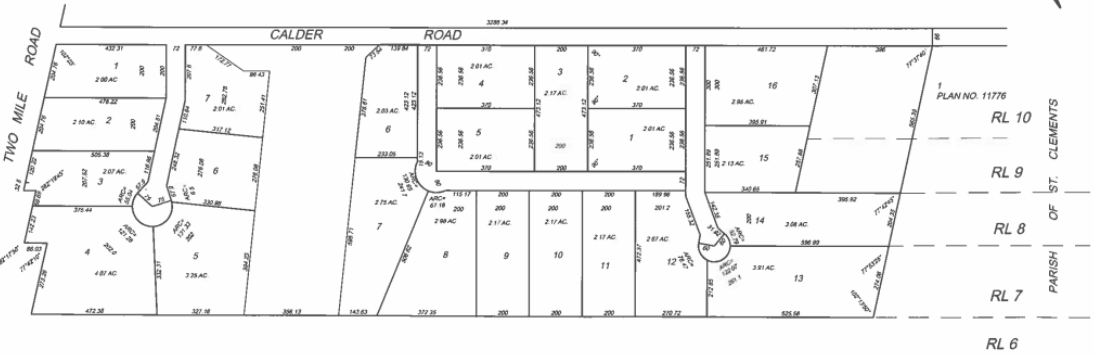
SUBDIVISION APPLICATION MAP
OF PART OF
RL 7, 8, 9 AND 10
PARISH OF ST. CLEMENTS
RM OF ST. ANDREWS, MANITOBA

A. G. DEGNER, M.L.S., C.L.S.



LAND SURVEYING - GEOMATICS
2020 Main Street
Winnipeg, MB R2H 0A8
1-800-943-5537 / 204-943-8574
Toll Free: 1-800-563-8656

IMPERIAL



Archived: June 23, 2025 2:35:43 PM

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

Sent: May 26, 2025 12:47:36 PM

To: [Valentina Esman](#)

Subject: RE: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

Importance: Normal

Sensitivity: None

Attachments:

[RE_ S24-3092.msg](#) 

Good Afternoon,

On behalf of Drainage and Water Rights Licencing – Drainage Section, the previously provided comments remain valid. They are attached for your reference.

Note, please send all of the subdivision circulations to drianage@gov.mb.ca rather than directly to me.

Thank you,

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

From: Valentina Esman <valentina@rrpd.ca>

Sent: May 26, 2025 12:36 PM

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Cc: Calvin So <calvin@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>

Subject: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

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Good afternoon,

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We would greatly appreciate it if you could provide your comments at your earliest convenience.

Thank you !



Valentina Esman
Community Planner
Red River Planning District

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Rural Municipality of **ST. ANDREWS**

Box 130, 500 Railway Avenue
Clandeboye, Manitoba R0C 0P0

Phone: 204-738-2264

1-866-738-2264 (toll free)

Fax: 204-738-2500

E-mail: office@rmofstandrews.com

Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

June 23, 2025

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

Attn: Derek Eno, Manager of Planning Services

RE: S24-3092 Amended Subdivision

Please see the comments below for the noted subdivision application S24-3092 in St. Andrews.

By-Law / Fire Department: No concerns with the revised layout.

Public Works: Drainage in this area is already quite strained; our department will require a drainage and stormwater management plan for review and approval.

Infrastructure: The property is located within the Red River Corridor, but no sewer utility is available. Holding tanks will be required and septic fields are not permitted. Our department strongly suggests that new dwellings be constructed and positioned to one side of their respective lot, to accommodate future underground services and in-fill development. Additionally, our department will require a streetlight layout for review, to ensure minimum design standards have been achieved.

Recreation: No concerns with the revised layout.

CONDITIONS OF APPROVAL:

The R.M. of St. Andrews has reviewed the above noted subdivision application and requires the following condition(s) of approval:

1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
 - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made; and
 - b. payment of any capital development levies has been made; and
 - c. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
2. Applicant/Owner enters into a development agreement with the Municipality, registered as a caveat on the property, to address items including but not limited to:
 - a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - b. establishing alternative secondary access to the subject property, if required;
 - c. an engineered road plan and profile;

- d. positioning of dwellings and accessory structures on the proposed lots;
 - e. installation of streetlight(s);
 - f. signage requirements;
 - g. dedication of public road lands and lands for municipal services;
 - h. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; and
 - i. Any other standard deemed necessary by the Municipality.
3. Applicant/Owner enters into a drainage easement(s) with the Municipality, if required.
4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.
5. Applicant/Owner enters into a conservation agreement with the Municipality, registered as a caveat on the property, to address items including but not limited to:
- a. limiting and restricting tree clearing and removal;
 - b. tree clearing and planting plan;
 - c. fines for unauthorized tree removal; and
 - d. any other item deemed necessary by the Municipality.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer

Archived: June 23, 2025 2:35:46 PM

From: [Harms, Tina](#)

Sent: Fri, 30 May 2025 21:05:33

To: [Valentina Esman +WPG112 - AGRLandUse Red River Planning District](#)

Subject: RE: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

Importance: Normal

Sensitivity: None

File: S24-3092 (re-circulation)

Applicant: 10128544 Manitoba Ltd.

Location: Pt of RL 7/10, Plan 3405, RM St. Andrews

Proposal: Consolidation of three lots (36.69-acres, 10.08-acres and 24.18-acres) to create a 70.95-acre parcel and then subsequently subdivide the parcel into 23 lots ranging in size from approximately 2 to 4-acres

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The subdivision request proposes to consolidate three lots (36.69-acres, 10.08-acres and 24.18-acres) to create a 70.95-acre parcel and then subsequently subdivide the parcel into 23 lots ranging in size from approximately 2 to 4-acres.

While subdivision for rural residential can be considered under Policy 4.2.11, it does specify that the lots *"should generally be at a minimum 4 acres in size"*; further, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted Area as stated in the Development Plan:

4.2.b *"To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot."*;

4.2.c *"To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation."*; and

4.2.f *"To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector."*

The proposed subdivision appears to be inconstant with Policy 4.2.2 *"Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided."* As the parcel has been under active cultivation and parcels to the south and west are also under annual cultivation. In addition, the proposed subdivision is characterized by predominately class 2, prime agricultural land. To further comply with the development plan The Planning District should verify that there is sufficient demonstrated demand prior to developing prime agricultural land.

Regards,
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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Sent: May 26, 2025 12:36 PM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-

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Cc: Calvin So <calvin@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>
Subject: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

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Valentina Esman
Community Planner
Red River Planning District

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Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

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Archived: June 23, 2025 2:35:48 PM

From: [Bell MTS Subdivisions](#)

Mail received time: Tue, 27 May 2025 15:52:35

Sent: May 27, 2025 10:52:37 AM

To: [Valentina Esman](#)

Cc: [PROPERTY ACQUISITION SM-Subdivision Circulars](#)

Subject: RE: Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

Importance: Normal

Sensitivity: None

Attachments:

[S24-3092 Amendment- Application Re-Circulation on Calder Road, St. Andrews -Revised BellMTS.docx](#) 

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

Hello,

Please see attached.

Thank you

BellMTS

Sylvie Leurquin

Network Services Associate

[Bellmts.ca](#)

From: Valentina Esman <valentina@rrpd.ca>

Sent: Monday, May 26, 2025 12:36 PM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLanduse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; NETENG CONTROL CENTRE <neteng.control@bellmts.ca>

Cc: Calvin So <calvin@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>

Subject: [EXT]Subdivision (S24, 3092 Amendment) Application Re-Circulation on Calder Road, St. Andrews

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Bell MTS Subdivisions

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



May 27, 2025

File No. S24-3092

Attention: Ingrid Zarichney

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

**Re: Proposed RL 7/10, Plan 3405
Calder Rd.
R. M. of St. Andrews
S24-3092 — 10128544 Manitoba Ltd.**

Bell MTS 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 Bell MTS ("MTS") for existing and/or future telecommunications facilities in connection with the subdivision for a **3.6M Easement**.

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

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

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan to the attention of Gregory Sim - PROPERTYACQUISITION@bellmts.ca

Bell MTS will then review the print and reply to the surveyor with the Bell MTS easement requirements. The surveyor can then prepare the Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations. The Plan of Easement, if required, is prepared at the developer's expense.

Any existing Bell MTS services, easement agreements and/or caveats affecting the lands to be subdivided will be brought forward on the titles generated by the new plan of subdivision unless otherwise specified. 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
Attention: Mr. Gregory Sim, Survey Coordinator
PROPERTYACQUISITION@bellmts.ca

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

Thank-you,
Sylvie Leurquin
Network Services Associate
subdivisions@bellmts.ca

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

