

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
August 19th, 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: S25-3110

Applicant: 10089844 Manitoba Inc.
(Michelle Richard).

Property Location: 2511 McGregor Farm Road,
RM of East St. Paul
Roll #: 99000

Application Purpose:

The applicant is seeking to subdivide the subject land of 181.14 acres on into total four (4) lots, no new road proposed in "PR" - Parks and Recreation Zone.



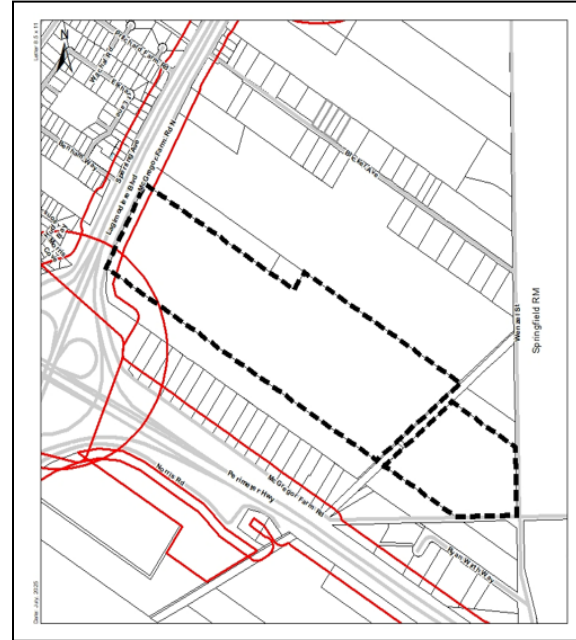
Zoning By-law Requirement	Proposed by Applicant
"PR" - Parks and Recreation Zone: Site area and site width :N/A	Proposed Lot 1: 7.37 ac, 539.2 ft Proposed Lot 2: 8.19 ac, 548 ft Proposed Lot 3: 129.6 ac, 112 ft Proposed Lot 4: 38.46 ac, 837.4 ft

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 S25-3110

Date Prepared: July 10, 2025

Address:	2511 McGregor Farm, East St. Paul
Legal Description:	Of Part of O.T.M Lot 113, Parish of St. Paul
Roll Number(s):	99000
Zoning:	“PR” Parks and Recreation, “RR5” Rural Residential
Development Plan:	“GD” General Development
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

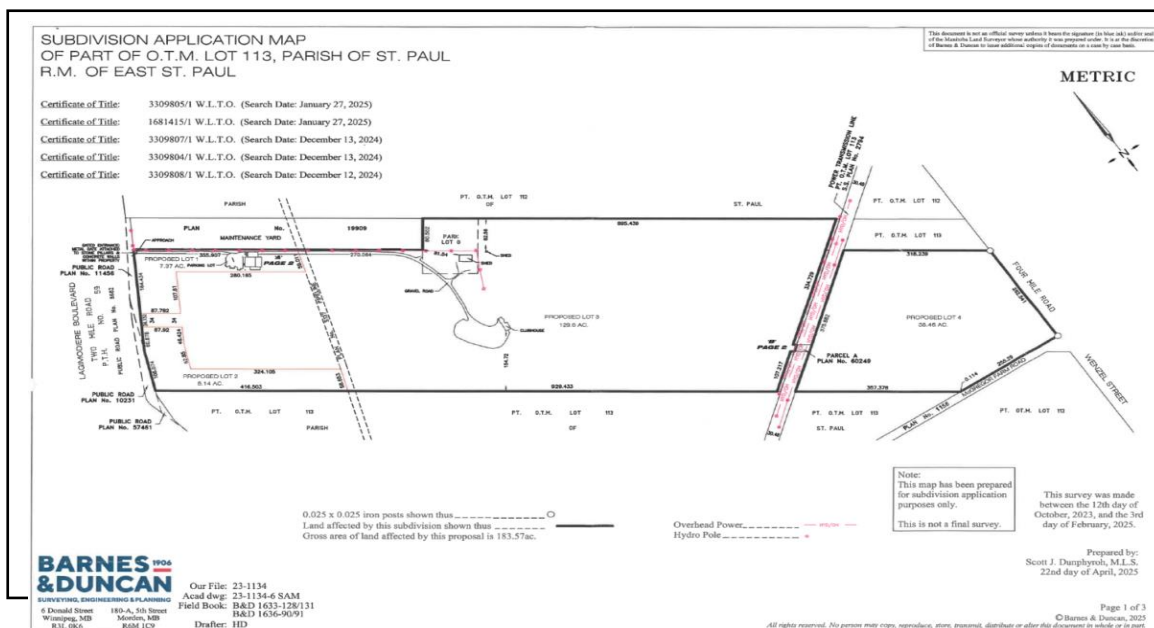
EXECUTIVE SUMMARY:

The subject property consists of one lot of 181.14 acres on titles CT 3309805/1, 1681415/1, 3309808/1, 3309807/1, 3309804/1. The applicant is seeking to subdivide the subject land into total four (4) lots, no new road proposed.

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

RECOMMENDATION – APPROVE WITH CONDITONS

1.0 PROPOSAL:



The subject property consists of one lot of 181.14 acres on titles CT 3309805/1, 1681415/1, 3309808/1, 3309807/1, 3309804/1. The applicant is seeking to subdivide the subject land into total four (4) lots. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of one lot of 181.14 acres on titles CT 3309808/1, 3309807/1, 3309805/1, 3309804/1. The applicant is seeking to subdivide the subject land into four (4) additional lots

The subject land is designated *General Development* 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 – Properties 2.4-140.80 ac lots zoned Rural Residential, Development Reserve and 12.52 ac lot zoned Highway Commercial.
- To the South – 49 ac lot zoned Rural Residential, Development Reserve and Highway Commercial properties
- To the East – RM of Springfield
- To the West – McGregor Farm Rd then both 0.43-0.79 ac lots zones Single Housing Dwelling and 12.18 ac lot zoned Parks and Recreation.

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

.6 Land Use Designation: General Development

Is a designation 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.

4.6.4 The growth of General Development areas bordering one side of a provincial highway shall be directed to that side of the highway to limit cross highway traffic and protect the integrity of the transportation system.

4.6.5 Mixed Use Nodal areas shall seek to provide a range of housing options and goods and services to the local community, while reducing reliance on automobiles and promoting sustainable development practices

.....

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 applicable policies of the RRPD Development Plan. Conditions of subdivision approval, such as Development Agreement addressing municipal servicing 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 both **“PR” - Parks and Recreation** and **“RR5”- Rural Residential zone**, but most of the land located in **“PR” zone only**, as per the R.M of East St. Paul Zoning By-law. The **“PR” - Parks and Recreation** zone has no minimum site area and site width requirements.

Zone: “PR” - Parks and Recreation			
Site Area	Required	Proposed	Note
Proposed Lot 1	N/A	7.37 acres	In Compliance
Proposed Lot 2	N/A	8.19 acres	In Compliance
Proposed Lot 3	N/A	129.6 acres	In Compliance
Proposed Lot 4	N/A	38.46 acres	In compliance
Site Width	Required	Proposed	Note
Proposed Lot 1	N/A	539.2 ft	In Compliance
Proposed Lot 2	N/A	±548 ft	In Compliance
Proposed Lot 3	N/A	112 ft	In Compliance
Proposed Lot 4	N/A	837.4 ft	In 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: Community 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

- Proposed: Natural
- 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>CAO: I have reviewed the application and have no concerns at this time. The applicant has indicated that the subdivision is being pursued solely for ownership purposes, with no development proposed until municipal servicing becomes available.</p> <p>Operations Manager: No comments/concerns from my stand point.</p> <p>Planning: I have reviewed the subdivision application, and a development agreement will be required. Lots 2, 3, and 4 cannot be developed until such time that the developer brings servicing (water and sewer) to the sites. Currently the East St. Paul Sewer Plant is at capacity.</p> <p>Project Manager: No concerns. The proposed subdivision appears to align with the drafted secondary plan. The required drainage plan will be reviewed upon submission.</p> <p>Fire Department: Per the development proposal, the fire department has no concerns regarding the daycare. It is difficult however to comment on the remaining proposal due to the large parcels of land that are left. The proposal mentions "village and services". Dependant on what is being proposed, the fire department expects that an adequate water supply be made available which would include fully functioning fire hydrants.</p>
Manitoba Agriculture and Resource Development	<p>No comments</p> <p>The proposed subdivision resides within a designated General Development Area.</p>
Manitoba Infrastructure - Highway Planning and Design Branch	<p>Based on the information available, <u>we do not object to this subdivision</u>. Please be advised that traffic and drainage studies may be required for future development within proposed lots 2 and 3. In addition, a permit for a new public road connection onto McGregor Farm Road will also be required. As part of the permit approval, the existing access onto McGregor Farm Road for the proposed lot 1 shall be removed and relocated to the new public road. [See full correspondence attached to Council's package]</p>
Manitoba Environment, Climate and Parks: Water Stewardship Division	<p>No comments received as of date of this report</p>

Winnipeg Land Titles Office (Teranet Manitoba)	<p>There are several spots where title 1681415/1 is shown. The below is from the SAM. This is a Crown title for mines and minerals and is also now cancelled. I don't think its part of the proposed subdivision.</p> <p>As to land titles recommendations. There may be a need for a plan of survey before subdivision can proceed. There are varying mines and mineral interests between titles. However, this will have to be more completely determined by the surveyor and our Examiner of Surveys once a plan deposit has been sent in with us.</p> <p>[See full correspondence attached to Council's package]</p>
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	No comments or concerns
Manitoba Sport, Culture and Heritage – Historic Resources Branch	<p>Further to your e-mail regarding the above noted application, Manitoba's Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact heritage resources is believed to be low based on analysis of current data, therefore, the Historic Resources Branch has <u>no concerns</u> with the proposed project at this time. HRB requires a HRPP be included in planning, development, and operations, in the event heritage resources (including human remains and paleontological resources) are accidentally encountered.</p> <p>[See full correspondence attached to Council's package]</p>
Manitoba Transportation and Infrastructure – Water Management	We have no concerns regarding this file.

UTILITIES

MB Hydro and Centra Gas	Manitoba Hydro will require easements.
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 BLANKET easement.</p> <p>[See full correspondent attached to Council's Package]</p>
Rogers Communications	No concerns

OTHER AGENCIES

School Division	No comments received as of date of this report
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 one lot of 181.14 acres on titles CT 3309805/1, 1681415/1, 3309808/1, 3309807/1, 3309804/1. The applicant is seeking to subdivide the subject land into total four (4) lots, no new road proposed.

The proposed subdivision is located within "PR" - Parks and Recreation and "RR5"- Rural Residential zone, but most of the land located in "*PR*" *zone only*, as per the R.M of East St. Paul Zoning By-law. The "PR" - Parks and Recreation zone has no minimum site area and site width requirements. After circulation to the agencies, MB Hydro and Bell MTS will require easement. No other government departments raised any concerns.

Proposed subdivision application aligns with both East St. Paul Zoning By-law in "PR" - Parks and Recreation zone and the general intent of the General Development policies of the RRPD Development Plan.

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

9.0 RECOMMENDED CONDITIONS:

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

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of East St. Paul 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;

2. A development agreement with RM of East St. Paul has been entered into to address items including, but not necessarily limited to:
 - a. Future road expansion,
 - b. Standards for road construction,
 - c. Lot grade and drainage requirements,
 - d. Approach;
 - e. Sewer and water services;
 - f. Servicing plan;
 - g. Development recovery fees;
 - h. Any other standard the Municipality deems necessary.
3. Applicant / owner submits written confirmation from Manitoba Hydro that an Easement Agreement(s) has been entered into with Manitoba Hydro with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.
4. 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. Gregory Sim, Survey Coordinator PROPERTYACQUISITION@bellmts.ca

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 East St. Paul, MB Hydro, Bell MTS.

APPENDIX A – RRPD LOCATION MAPS



SUPPORTIVE MAPPING

Subdivision Application S25-3110
2511 McGregor Farm Road, RM of East St. Paul

Designation: "GD" General Development

Zoning: "PR" Parks and Recreation and "RR-5" Rural Residential

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

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



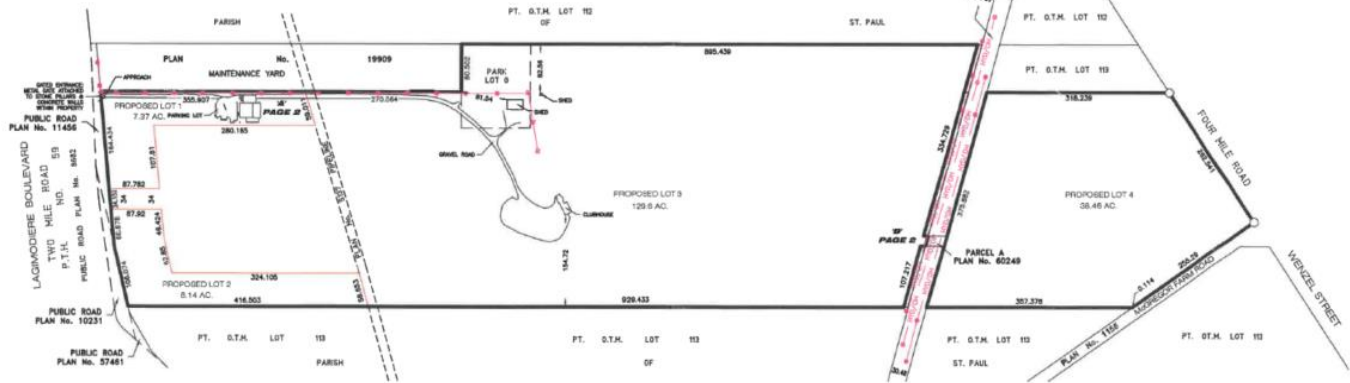
APPENDIX B – SUBDIVISION APPLICATION MAP



SUBDIVISION APPLICATION MAP OF PART OF O.T.M. LOT 113, PARISH OF ST. PAUL R.M. OF EAST ST. PAUL

Certificate of Title: 3309805/1 W.L.T.O. (Search Date: January 27, 2025)
Certificate of Title: 1681415/1 W.L.T.O. (Search Date: January 27, 2025)
Certificate of Title: 3309807/1 W.L.T.O. (Search Date: December 13, 2024)
Certificate of Title: 3309804/1 W.L.T.O. (Search Date: December 13, 2024)
Certificate of Title: 3309808/1 W.L.T.O. (Search Date: December 12, 2024)

This document is not an official survey unless it bears the signature (in blue ink) and seal of the Manitoba Land Surveyor whose authority it was prepared under. It is at the discretion of Barnes & Duncan to issue additional copies of documents on a case by case basis.

METRIC



0.025 x 0.025 iron posts shown thus 
Land affected by this subdivision shown thus 
Gross area of land affected by this proposal is 183.57ac.

Overhead Power 
Hydro Pole 

Note:
This map has been prepared
for subdivision application
purposes only.
This is not a final survey.

This survey was made
between the 12th day of
October, 2023, and the 3rd
day of February, 2025.

Prepared by:
Scott J. Dunphyroh, M.L.S.
22nd day of April, 2025

**BARNES
& DUNCAN** 1906

SURVEYING, ENGINEERING & PLANNING
6 Donald Street Winnipeg, MB R3L 0K6
180-A, 5th Street Morden, MB R6M 1C9

Our File: 23-1134
Acad dwg: 23-1134-6 SAM
Field Book: B&D 1633-128/131
B&D 1636-90/91
Drafter: HD

Page 1 of 3
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APPENDIX C – APPLICANT PROVIDED INFO

M Richard & Associates Ltd.

200 – 55 Donald St
Winnipeg, MB R3C 1L8
Ph: 204-202-7672 | info@mrichard.ca
www.mrichardassociates.ca

May 22nd, 2025

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

Re: Letter of Intent – Subdivision of 2511 McGregor Farm Road.

Dear Derek Eno:

On behalf of 10089844 Manitoba Inc., M Richard & Associates Ltd. is the 'Applicant' in making an application for a subdivision of the property commonly known as the former Meadows Golf Course.

SUBJECT LANDS

Municipal Address:	2511 McGregor Farm Road
Location:	East St. Paul
Roll Numbers:	99000.000
CT:	314487/1, 3143488/1, 3143486/1 & 314485/1
Legal Description:	Pt of Lot 113, Parish of St Paul and Park Lot G, Parish of St Paul
Registered Owner:	10089844 Manitoba Inc.
Municipality:	Rural Municipality (RM) of East St. Paul
Development Plan:	Red River Planning District Development Plan
D. Plan Designation:	<i>General Development (GD)</i>
Secondary Plan:	In progress
S. Plan Designation:	<u>Proposed</u> Village 2 with Village Centre, Village Neighbourhood, Parks and Open Space
Zoning By-law:	Rural Municipality of East St Paul Zoning By-law No. 4-21
Zoning District:	Parks and Recreation "PR"

M Richard & Associates Ltd.

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Land Area:	183 acres (74 Hectares)
Lot Configuration:	Irregular
Fronting Street:	McGregor Farm Road
Current Land-uses:	Daycare and unserviced vacant land.
Services:	Independent water and wastewater, ditch drainage, two-lane gravel surfaced roads.
Adjacent Lands:	<i>North:</i> Various land owners <i>East:</i> Wenzel Road <i>South:</i> Rural residential properties <i>West:</i> MacGregor Farm RD and the Provincial Highway 59

PROPOSED SUBDIVISION

10089844 Manitoba Inc. is making an application to subdivide the Meadows site into four lots to enable the following:

- Create a lot (Lot 1), which includes the daycare building to separate the daycare site from the remaining lands.
- Create lots (Lot 2 and Lot 3) for future opportunities at such time as a full range of services are available.
- Lot 4 is a separate lot due to the hydro lands at its western boundary which cuts it off from being part of Lot 3.

A subdivision plan is attached that shows the individual lots created. The subdivision plan creates four lots in total. The two subdivided lots, Lot 1 & Lot 2, total 15.54 acres out of the 183-acre site. The proposed Lot 1 upon which the daycare sits is 7.37 acres, and the proposed Lot 2 is 8.14 acres for a total of 15.54 acres. The proposed Lot 3 is 129.6 acres and the proposed Lot 4 is 38.46 acres.

Given there is a lack of access from McGregor Farm Road into the site other than the current temporary access for the daycare at the northwest corner of the property, the subdivision map has a location for future access to the site from MacGregor Farm Road within the proposed Lot 3. The western most portion of land within Lot 3 would be used as a future access point from MacGregor Farm Road to the proposed Lots 1, 2 and 3. Having this western most portion of land within Lot 3 will ensure that Lot 3 is not a land locked parcel after the subdivision is complete.

PLANNING RATIONALE

Development Plan

RRPD Development Plan 2020 designates the property as General Development on Map 5. The Plan states the objectives of the General Development designation relates mainly to built form and use being compatible with adjacent properties and facilitating future municipal servicing connections. As no new structures are being proposed at this time on the properties and this subdivision is being pursued to comply with internal business matters rather than future development, the proposed subdivision does not conflict with the Development Plan policies or objectives.

Secondary Plan

A Secondary Plan process is ongoing at this time. *The Planning Act* states in Section 65 that "Development in the planning district or municipality must be generally consistent with the development plan by-law and any applicable secondary plan by-law."

The draft Secondary Plan states the vision for the Plan Area, which includes our clients' property, is to create a complete community, including provision for community amenities such as daycares.

The draft Secondary Plan also notes on page 10 that until municipal services are available, the area will continue to support low-density development, and new projects must account for existing

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private service systems. Again, no new buildings or development is being proposed but the block sizes are large enough to provide their own servicing onsite if needed.

The draft Secondary Plan also states that Right-of-Ways must have a minimum right-of-way width of 20 meters. The subdivision map shows that Block 3 has a minimum width of 34 meters with frontage onto McGregor Farm Road. No new roads are proposed in this application, but any future roads would meet the proposed design criteria of Right of Ways as shown in the Secondary Plan.

The Street Network Design policies further recommend a maximum perimeter along the proposed Village Centre of 550 metres with a property edge block no more than 90 metres. The proposed Subdivision Application Map respected these maximums within the proposed Lots 1 and 2.

Zoning By-law

The RM of East St Paul Zoning By-law zones the subject lands as Parks and Recreation "PR" Zone. This zone allows the existing daycare to be used conditionally, which was applied for and approved in 2024. The PR zone does not have a minimum site area or width, and the existing Daycare will comply with the required setbacks from the proposed property lines. Therefore, no variance or further conditional use should be required.

Summary

The intent of this application is to subdivide the parcel of land that the daycare sits upon and provides for three additional lots. The subdivision application complies with all Planning Regulations and the Zoning By-law as noted above.

M Richard
& Associates Ltd.

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Winnipeg, MB R3C 1L8
Ph: 204-202-7672 | info@mrichard.ca
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NOTE

Included with this application are the following supportive documents as follows:

- a) Letter of Authorization from the landowner
- b) Copy of the Certificate of Title (Less than 30 days old)
- c) Application fee
- d) Subdivision Application Map
- e) Building location certificate

On behalf of 10089844 Manitoba Inc., M Richard & Associates Ltd. is the 'Applicant' for the subdivision application for 2511 McGregor Farm Road and will coordinate the submission of documents. Therefore, please do not hesitate to contact me directly if there is any information or materials missing from this application. We respectfully request this matter be advanced and processed in a timely manner.

Kind Regards,



Michelle Richard, MCP, RPP, MCIP
Principal
M Richard & Associates Ltd.
Email: michelle@mrichard.ca

APPENDIX D – CIRCULATION COMMENTS

Archived: July 14, 2025 1:09:46 PM
From: [Project Manager - Manitoba](#)
Sent: June 24, 2025 3:06:53 PM
To: [Gillian Kolody](#)
Cc: 'SubdivisionCirculars@hydro.mb.ca'
Subject: RE: S25-3110
Importance: Normal
Sensitivity: None

Hello,

Rogers does not have any concerns on this file.

Thanks and Regards

Project Coordinator, NW ON, MB & SK

E ProjectManagerManitoba@rci.rogers.com



This email has changed to ProjectManagerManitoba@rci.rogers.com - please update your records accordingly.

From: Gillian Kolody <gillian@rrpd.ca>
Sent: Tuesday, June 10, 2025 12:55 PM
To: To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; envCEWinnipeg@gov.mb.ca; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; edowney@retsd.mb.ca; planning@eaststpaul.com
Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>
Subject: S25-3110

Hello,

Find attached a subdivision application in the R.M. of East St. Paul for your review and comments. Information on this application is as follows:

- Subdivision Application S25-3110
- 2511 McGregor Farm Road (Roll #99000)
- Create four new lots (7.37 acres, 8.14 acres, 129.6 acres, and 38.46 acres)

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District

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

Planning and Development Services for the Municipalities of:

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

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Archived: July 14, 2025 1:09:48 PM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: June 11, 2025 4:41:51 PM
To: [Gillian Kolody](#)
Subject: RE: S25-3110
Importance: Normal
Sensitivity: None

Hello Gillian

There are several spots where title 1681415/1 is shown. The below is from the SAM. This is a Crown title for mines and minerals and is also now cancelled. I don't think its part of the proposed subdivision.

1681415/1 W.L.T.O. (Search Date: January 27, 2025)

As to land titles recommendations. There maybe a need for a plan of survey before subdivision can proceed. There are varying mines and mineral interests between titles. However this will have to be more completely determined by the surveyor and our Examiner of Surveys once a plan deposit has been sent in with us.

Sincerely

Garth Gislason | Plan Registration, Surveys Department | Teranet Manitoba
705 Princess Avenue, Brandon, MB R7A 0P4
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB, R3C 2G1
Office: 1.844.737.5684 | Extension 1823
Email: garth.gislason@teranet.ca



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From: Gillian Kolody <gillian@rrpd.ca>
Sent: Tuesday, June 10, 2025 11:55 AM
To: To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; envCEWinnipeg@gov.mb.ca; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; edowney@retsd.mb.ca; planning@eaststpaul.com
Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>
Subject: S25-3110

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

Hello,

Find attached a subdivision application in the R.M. of East St. Paul for your review and comments. Information on this application is as follows:

- Subdivision Application S25-3110
- 2511 McGregor Farm Road (Roll #99000)
- Create four new lots (7.37 acres, 8.14 acres, 129.6 acres, and 38.46 acres)

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

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Bell MTS Subdivisions

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



June 12, 2025

File No. S25-3110

Attention: Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
gillian@rrpd.ca

RE: Proposal to Subdivide
2511 McGregor Farm Road
R.M. of East St. Paul
Registered Owner(s): 10089844 Manitoba Ltd.
Create four new lots (7.37 acres, 8.14 acres, 129.6 acres, and 38.46 acres)

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 **BLANKET 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 Mr. 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.

Removal or relocation of existing Bell MTS facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.

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

Bell MTS Property Acquisition Department
Attention: Mr. Gregory Sim, Survey Coordinator
PROPERTYACQUISITION@bellmts.ca

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

Thank-you,
Heather Dixon
Network Services Associate
subdivisions@bellmts.ca

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



DATE: June 12, 2025

TO: Community & Regional Planning
Municipal Relations
select email

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

SUBJECT: Subdivision S25-3110

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



Transportation and Infrastructure

Engineering and Technical Services Division

Highway Design Branch – Roadside Development Section

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

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

e-mail: RoadsideDevelopment@gov.mb.ca

July 7, 2025

PD 190.10 New

Gillian Kolody, Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd
East St. Paul, MB R2E 1J5
E-mail: gillian@rrpd.ca

Dear Gillian:

**Re: Proposed Subdivision
File No. S25-3110
OTM Lot 113, Parish of St. Paul
RM of East St. Paul
Owner – 10089844 Manitoba Ltd**

In response to your e-mail dated June 10, 2025, we have reviewed the above noted subdivision application. The intent is to create four lots for institutional and residential/commercial purposes. Proposed lot 1, which contains an existing daycare, has frontage along McGregor Farm Road with an existing access. Proposed lots 2 and 3 will be for future mixed residential/commercial use and has frontage along McGregor Farm Road. Proposed lot 4 has frontage along Wenzel. We understand future development within proposed lots 2 and 3, along with the exiting daycare, will utilize a new public road connection onto McGregor Farm Road within proposed lot 3.

Based on the information available, we do not object to this subdivision. Please be advised that traffic and drainage studies may be required for future development within proposed lots 2 and 3. In addition, a permit for a new public road connection onto McGregor Farm Road will also be required. As part of the permit approval, the existing access onto McGregor Farm Road for the proposed lot 1 shall be removed and relocated to the new public road.

Please note the following statutory requirements affecting PTH 59.

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 within the **457.2 metre (1,500 foot)** radius control circle centred on the PTH 59 and PTH 101 intersection..

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

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

Thank You,

Original signed and e-mailed July 7, 2025

Jeff DiNella
Senior Development Review Technologist

Cc: Capital Region

JD/ab

Letter 8.5 x 11



Date: June 2025

SUPPORTIVE MAPPING

Subdivision Application S25-3110
2511 McGregor Farm Road, RM of East St. Paul

Designation: "GD" General Development

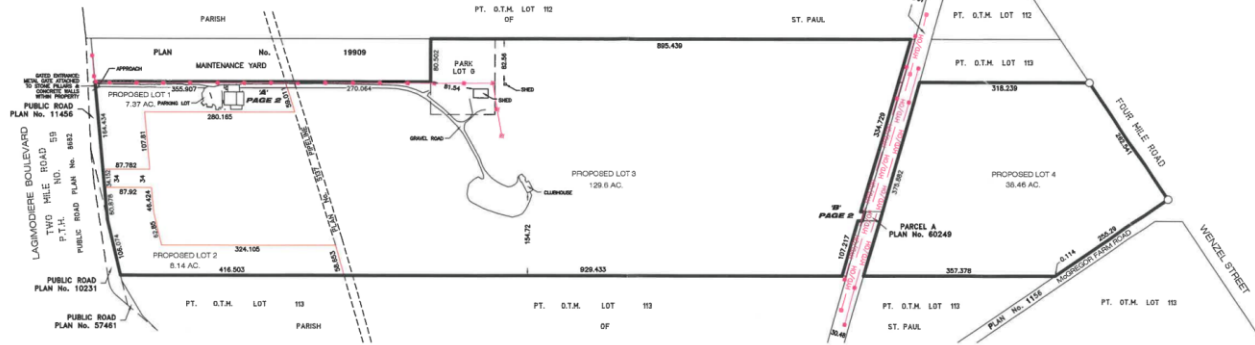
Zoning: "PR" Parks and Recreation and "RR-5" Rural Residential

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

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



certificate of Title: 3309805/1 W.L.T.O. (Search Date: January 27, 2025)
 certificate of Title: 1681415/1 W.L.T.O. (Search Date: January 27, 2025)
 certificate of Title: 3309807/1 W.L.T.O. (Search Date: December 13, 2024)
 certificate of Title: 3309804/1 W.L.T.O. (Search Date: December 13, 2024)
 certificate of Title: 3309808/1 W.L.T.O. (Search Date: December 12, 2024)



0.025 x 0.025 iron posts shown thus ○
 Land affected by this subdivision shown thus
 Gross area of land affected by this proposal is 183.57ac.

Overhead Power ————
 Hydro Pole

Note:
 This map has been prepared
 for subdivision application
 purposes only.
 This is not a final survey.

This survey was made
 between the 12th day of
 October, 2023, and the 3rd
 day of February, 2025.

DATE: 2025-06-20

TO: Gillian Kolody

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

Archaeological Assessment Services Unit

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

T: (204) 945-2118

F: (204) 948-2384

e: HRB.archaeology@gov.mb.ca

SUBJECT: File: S25-3110

AAS File: AAS-25-23634

Subdivision S24-3063 RM of East St. Paul - 2511 McGregor Farm Road (Roll #99000)

Conditional Approval – Implement a heritage resource protection plan (HRPP)

Further to your e-mail regarding the above noted application, Manitoba's Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact heritage resources is believed to be low based on analysis of current data, therefore, the Historic Resources Branch has no concerns with the proposed project at this time. HRB requires a HRPP be included in planning, development, and operations, in the event heritage resources (including human remains and palaeontological resources) are accidentally encountered.

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.

Under Section 12(2) of the Act, the minister may require such other plans, documents, material and information, with respect to the work, activity, development or project, prior to commencement.

Heritage Resource Protection Plan

The HRPP consists of operational procedures to limit damage or destruction of heritage resources. This document assists proponents, landowners, managers, employees, and/or contractors etc. on what to do and whom to call should heritage resources accidentally be encountered when testing and development is underway on site.

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

Historic Resources Branch
Archaeological Assessment Services Unit

Enclosure: Heritage Resources Protection Plan (HRPP)

Archived: July 14, 2025 1:09:42 PM

From: [SM-Subdivision Circulars](#)

Sent: Thu, 26 Jun 2025 20:58:01

To: [Red River Planning District](#) [Valentina Esman](#) [Calvin So](#) michelle@mrichard.ca

Cc: [PROPERTY ACQUISITION](#) [Project Manager - Manitoba](#)

Subject: S25-3110 - Email to Planning - Hydro File #2025-1804

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S25-3110**

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

1. **Easements required**— Manitoba Hydro will require easements.

Manitoba Hydro will require the landowner to enter into a Statutory Easement Agreement(s) (“Agreements”) with Manitoba Hydro regarding existing and/or future facilities associated with the subdivision as set out in the above noted application. 'a0 'a0

This registration requirement will need to be included as a condition on the final Certificate of Approval.

2. **No easements required**— Centra Gas Manitoba Inc. has no easement requirements.
3. 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.
4. We have included the applicant—if the email address was not provided, please provide this letter to them.

Directions for the Applicant

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

1. Have the surveyor provide Manitoba Hydro with a pdf copy of the Subdivision Plan.
 - a. **Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)**
 - b. Upon receiving the pdf or CAD file of the Subdivision Plan we will review and provide our easement requirements to your surveyor to prepare a Plan of Easement. (Unless otherwise informed by Manitoba Hydro)
 - c. Promptly provide any layout changes. (Including changes requested by Land titles office)
2. Provide us with the name of the lawyer which will be taking care of registration of your subdivision. If this information was included on your planning application, please disregard this item and simply review subsequent items a. and b.
 - a. Agreements will need to be signed by the landowners. The agreements and the plan of easement need to be sent in trust from our lawyer to the applicant's lawyer to ensure they are signed and registered.
 - b. Once signed at the lawyer's office you will be provided with a release of conditions letter which can be given to the planning office.

3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

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

Subdivision Application Status Dashboard and Land Management Site

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

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



Archived: July 14, 2025 1:09:43 PM

From: [Harms, Tina](#)

Sent: Fri, 13 Jun 2025 19:49:01

To: [Gillian Kolody Red River Planning District](#)

Subject: RE: S25-3110

Importance: Normal

Sensitivity: None

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

Good afternoon,

The proposed subdivision resides within a designated General Development Area; 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: Gillian Kolody <gillian@rrpd.ca>

Sent: June 10, 2025 11:55 AM

To: To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; edowney@retsd.mb.ca; planning@eaststpaul.com

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

Subject: S25-3110

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Hello,

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- Create four new lots (7.37 acres, 8.14 acres, 129.6 acres, and 38.46 acres)

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

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Archived: July 14, 2025 1:09:45 PM
From: [+WPG1166 - MIT Water Review](#)
Sent: Tue, 8 Jul 2025 13:38:43
To: [Gillian Kolody](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: S25-3110
Importance: Normal
Sensitivity: None

Hello Gillian,

I apologize for the delay in our response. We have no concerns regarding this file.
Thank you,

Matthew Sebesteny
Development Review Specialist
Hydrologic Forecasting & Water Management Branch
Manitoba Transportation & Infrastructure
Second Floor - 280 Broadway Ave
Winnipeg MB R3C 0R8

From: Gillian Kolody <gillian@rrpd.ca>
Sent: June 10, 2025 11:55
To: To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; edowney@retsd.mb.ca; planning@eaststpaul.com
Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>
Subject: S25-3110

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Best,



Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District

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

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Public Hearing Comments

July 15, 2025

S25-3110 – 2511 McGregor Farm Rd.

CAO: I have reviewed the application and have no concerns at this time. The applicant has indicated that the subdivision is being pursued solely for ownership purposes, with no development proposed until municipal servicing becomes available.

Operations Manager: No comments/concerns from my stand point.

Planning: I have reviewed the subdivision application, and a development agreement will be required. Lots 2, 3, and 4 cannot be developed until such time that the developer brings servicing (water and sewer) to the sites. Currently the East St. Paul Sewer Plant is at capacity.

Project Manager: No concerns. The proposed subdivision appears to align with the drafted secondary plan. The required drainage plan will be reviewed upon submission.

Fire Department: Per the development proposal, the fire department has no concerns regarding the daycare. It is difficult however to comment on the remaining proposal due to the large parcels of land that are left. The proposal mentions "village and services". Dependant on what is being proposed, the fire department expects that an adequate water supply be made available which would include fully functioning fire hydrants.