

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of St. Clements

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 204-482-3300

Tuesday
April 28th, 2026
6:00 PM

Council Chambers,
1043 Kittson Road East Selkirk,
RM of St. Clements, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

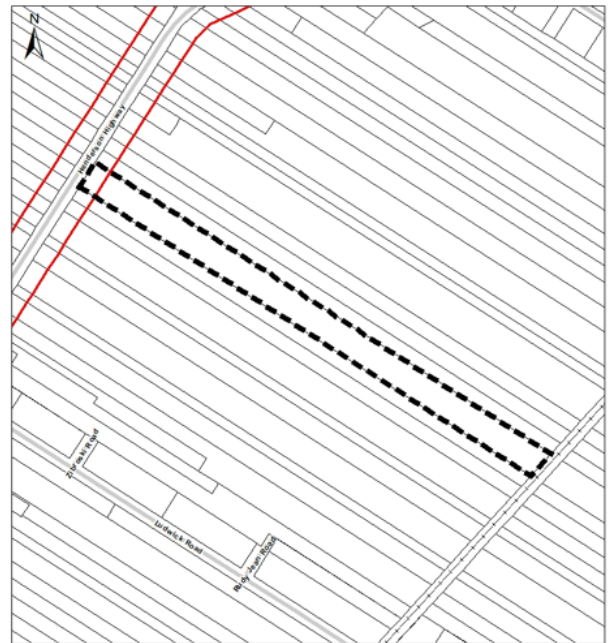
Application File: S25-3096

Applicant: Korey Mozden

Property Location: 5737 Hendersson Hwy,
St. Clements.

Roll #: 11100

Legal: CT 33160781/1,
RL 221-AD- 3393



Application Purpose:

The applicant is seeking to subdivide the subject land of 16.82 acres into one (1) additional lot of 2.17 ac (Parcel B), leaving the residual lot (Parcels: A, D and F will be consolidated under 1 title) in "RR" Rural Residential and "AR" Agriculture Restricted zone.

Zoning By-law Requirement in "RR" Rural Residential and "AR" Agriculture Restricted zones	Required lot site area and site width	Proposed parcels by Applicant
Site Area and width requirements (Table 11, Section 5.4)	4 acres and 1.38 acres (min.) site area and 198 ft (min) width respectively	Proposed Parcel B: 2.17 ac, and 99.5 ft Proposed Parcels (A+D+F): ±14.65 ac (combined area) and 99.5 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

DATE: 2026-01-20

TO: Community & Regional Planning
Municipal Relations
selkirkcrp@gov.mb.ca

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

SUBJECT: Subdivision S25-3096 Recirculation

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

Archived: March 27, 2026 12:28:44 PM
From: [+WPG1166 - MIT Water Review](#)
Sent: Tue, 13 Jan 2026 20:05:52
To: [Calvin So](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: S25-3096 (Recirculation)
Importance: Normal
Sensitivity: None

Hello Calvin,

We have no concerns with this file/revision. Thanks,

Matthew Sebesteny

Development Review Specialist
Hydrologic Forecasting & Water Management Branch
Manitoba Transportation & Infrastructure

From: Calvin So <calvin@rrpd.ca>
Sent: January 13, 2026 13:54
To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Ian.Marcil@OSPARltd.com; Tom.Mangnall@candorail.com
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S25-3096 (Recirculation)

Hello,

Please see an updated subdivision application, S25-3096, attached for review and comments.

The applicant proposes to subdivide the property at 5737 Henderson Highway into two titles.

Thanks,



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

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

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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Bell MTS Subdivisions

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



January 14, 2026

File No. S25-3096 - Revision

Attention: Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
T.204-669-8880 F. 204-669-8882
calvin@rrpd.ca

RE: Proposal to Subdivide
5737 Henderson Highway
Being Part of River Lot 221, Parish of St. Andrews
R.M. of St. Clements
Registered Owner: Korey Jorge Mozdzen

Bell MTS will require easements and requests that as a condition of approval for this proposal, the landowner is required to enter into a Right-of-Way Agreement (“Agreement”) with Bell MTS (“Bell Canada”) for existing and/or future telecommunications facilities in connection with the subdivision for a **BLANKET easement** as indicated below.

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 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 (pdf or hardcopy) to the attention of Mr. Gregory Sim to 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
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.

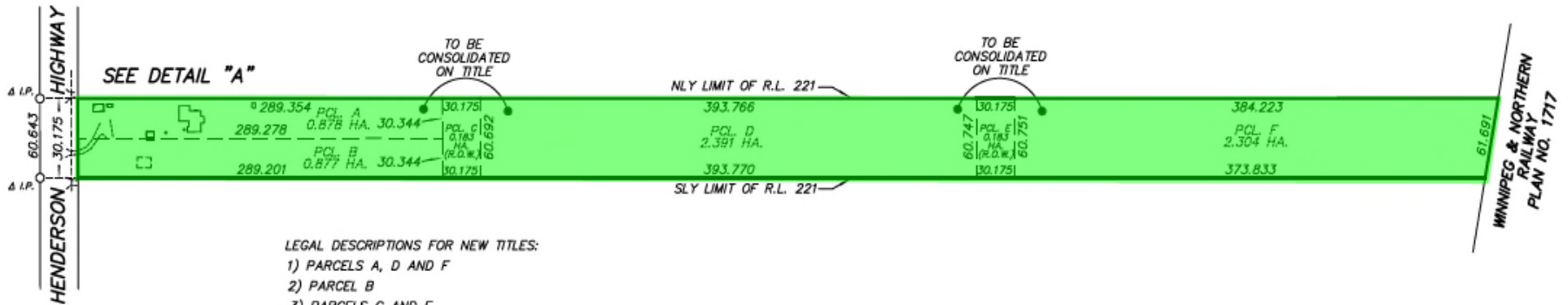
Thank-you,
Heather Dixon
Network Services Associate
subdivisions@bellmts.ca

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



**SUBDIVISION APPLICATION MAP
BEING PART OF RIVER LOT 221
PARISH OF ST. ANDREWS
5737 HENDERSON HIGHWAY
R.M. OF ST. CLEMENTS**

PROPOSED BELL MTS BLANKET EASEMENT



LEGAL DESCRIPTIONS FOR NEW TITLES:
 1) PARCELS A, D AND F
 2) PARCEL B
 3) PARCELS C AND E

CERTIFICATE OF TITLE NO. : 3316078/1
 REGISTERED OWNER : KOREY JORGE MOZDZEN
 LEGAL DESCRIPTION : ALL THAT PORTION OF RL 221
 PARISH OF ST ANDREWS LYING TO THE WEST OF THE
 WESTERN LIMIT OF RLY PLAN 1717 WLTO WHICH LIES TO
 ENCUMBRANCES : MORTGAGE NOS. 5075478/1 & 5672802/1

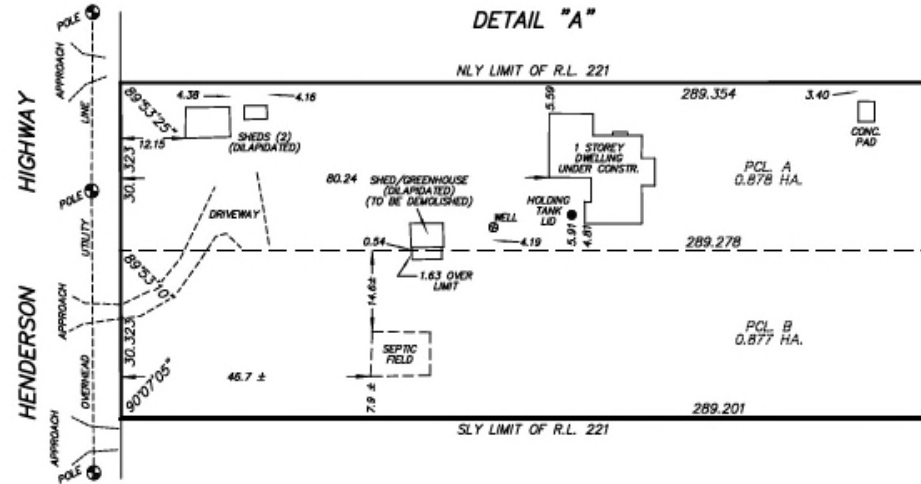
METRIC

All distances are in metres and may be converted to feet by multiplying by 3.28084.
 Areas are in hectares and may be converted to acres by multiplying by 2.47105.
 This survey was made between September 3, 2024 and November 20, 2025.
 Survey monuments found are described and shown thus .
 Proposed parcel limits are shown thus .
 Title limits are shown thus



**NOTE : FOR PLANNING
APPLICATION PURPOSES ONLY.
THIS IS NOT A FINAL SURVEY.**

Dated this 9th day of January, 2026
 This survey and map was supervised by Dwayne Denchuk, M.L.S.



**ISAAC & DENCHUK
MANITOBA LAND SURVEYORS LTD.
200 CLANDEBOYE AVENUE
SELKIRK, MANITOBA R1A 0X1**

Archived: March 27, 2026 12:28:34 PM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: Thu, 15 Jan 2026 13:23:42
To: [Calvin So](#)
Subject: RE: S25-3096 (Recirculation)
Importance: Normal
Sensitivity: None

Good morning,

Land Titles requirements are as follows:

A Plan of Survey as proposed is required.

Thank you

Amanda Jankowski
Plan Registration 1 | Surveys

From: Calvin So <calvin@rrpd.ca>
Sent: January 13, 2026 1:54 PM
To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; drainage@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; edowney@retsd.mb.ca; EnvCEInterlake@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Ian.Marcil@OSPARLtd.com; Tom.Mangnall@candorail.com
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
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Community Planning Assistant
Red River Planning District

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

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Archived: March 27, 2026 12:28:32 PM

From: [+WPG569 - Drainage](#)

Sent: Tue, 20 Jan 2026 21:08:25

To: [Calvin So](#)

Subject: RE: S25-3096 (Recirculation)

Importance: Normal

Sensitivity: None

On behalf of Drainage & Water Rights Licencing – Drainage Section, there are no concerns and no requirement for an authorization under the Water Rights Act as it appears there are no new water control works proposed for this subdivision. If water control works are proposed, an authorization under the Water Rights Act is required.

Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

Rick Pemkowski CD

Water Resource Officer

Rick.pemkowski@gov.mb.ca Cel: 204 761-0013

From: Calvin So <calvin@rrpd.ca>

Sent: January 13, 2026 1:54 PM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; lan.Marcil@OSPARltd.com; Tom.Mangnall@candorail.com

Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>

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Archived: March 27, 2026 12:28:31 PM

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

Sent: Fri, 23 Jan 2026 14:43:58

To: [Calvin So](#)

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

Subject: RE: S25-3096 (Recirculation)

Importance: Normal

Sensitivity: None

Good morning,

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.

Kind regards,

Gordon Wallace

Impact Assessment Archaeologist | 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) 599-2000 | F. 204.945.2384 | e. Gordon.Wallace@gov.mb.ca

From: Calvin So <calvin@rrpd.ca>

Sent: January 13, 2026 1:54 PM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Ian.Marcil@OSPARltd.com; Tom.Mangnall@candorail.com

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Archived: March 27, 2026 12:28:29 PM

From: [Project Manager - Manitoba](#)

Sent: January 26, 2026 10:29:03 AM

To: [Project Manager - Manitoba Calvin So](#) [Kayla Kozoway Sue](#) [+WPG112 - AGRLandUse](#) [+WPG574 - HRB Archaeology](#) [+SEL1081 - Selkirk CRP](#) [+WPG969 - Roadside Development](#) [+WPG1166 - MIT Water Review](#) [+WPG1195 - Mines BR](#) [drainage@gov.mb.ca](#) [drinkingwater.subdivisions@gov.mb.ca](#) [edowney@retsd.mb.ca](#) [EnvCEInterlake@gov.mb.ca](#) [Teranet Manitoba - Surveys Planning SM-Subdivision Circulars](#) ['neteng.control@bellmts.ca'](#) [SHYMKO, Paul](#) [Ian.Marcil@OSPARLtd.com](#) [Tom.Mangnall@candorail.com](#)

Cc: [Valentina Esman](#) [Gillian Kolody](#)

Subject: RE: S25-3096 (Recirculation)

Importance: Normal

Sensitivity: None

Rogers requires blanket easements on this file. Rogers would like to secure easements through joint application with Hydro.

Sarah Hill

Project Coordinator, Planning ON, MB & SK

Rogers Communications

1635 Paquette Rd Thunder Bay, ON P7G 2J2

e sarah.hill@rci.rogers.com

From: Calvin So <calvin@rrpd.ca>

Sent: Tuesday, January 13, 2026 2:54 PM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; [+WPG112 - AGRLandUse](#) <agrlanduse@gov.mb.ca>; [+WPG574 - HRB Archaeology](#) <hrb.archaeology@gov.mb.ca>; [+SEL1081 - Selkirk CRP](#) <SelkirkCRP@gov.mb.ca>; [+WPG969 - Roadside Development](#) <RoadsideDevelopment@gov.mb.ca>; [+WPG1166 - MIT Water Review](#) <mitwaterreview@gov.mb.ca>; [+WPG1195 - Mines BR](#) <mines_br@gov.mb.ca>; [drainage@gov.mb.ca](#); [drinkingwater.subdivisions@gov.mb.ca](#); [edowney@retsd.mb.ca](#); [EnvCEInterlake@gov.mb.ca](#); [Teranet Manitoba - Surveys Planning](#) <mb.surveysplanning@teranet.ca>; [SM-Subdivision Circulars](#) <SubdivisionCirculars@hydro.mb.ca>; ['neteng.control@bellmts.ca'](#) <neteng.control@bellmts.ca>; [Project Manager - Manitoba](#) <ProjectManagerManitoba@rci.rogers.com>; [SHYMKO, Paul](#) <paul.shymko@canadapost.postescanada.ca>; [Ian.Marcil@OSPARLtd.com](#); [Tom.Mangnall@candorail.com](#)

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Archived: March 27, 2026 12:28:27 PM

From: [Harms, Tina](#)

Sent: Fri, 30 Jan 2026 21:55:54

To: [Calvin So +WPG112 - AGRLandUse Red River Planning District](#)

Subject: RE: S25-3096 (Recirculation)

Importance: Normal

Sensitivity: None

File: S25-3096 (re-circulation)

Applicant: Korey Mozdzen

Location: Pt of RL 221 Parish of St. Andrews. RM of St. Clements

Proposal: subdivide two road right of ways from a 16.82-acre lot resulting in a 14.65-acre residual title

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The subdivision request proposes to subdivide two road right of ways from a 16.82-acre lot resulting in a 14.65-acre residual title that is then physically split into 3 lots.

Further, while subdivision for rural residential can be considered under Policy 4.2.11, 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."*

As the parcel has been under active cultivation and the adjacent parcel to the east and west are under annual cultivation.

In addition, the proposed subdivision is characterized by predominately class 2 and 3 (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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From: Calvin So <calvin@rrpd.ca>

Sent: January 13, 2026 1:54 PM

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edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Ian.Marcil@OSPARltd.com; Tom.Mangnall@candorail.com
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Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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St. Clements
The place to be

January 30, 2026

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

Attention: Community Planner

Re: **Subdivision No. S25-3096**
Mozdzen

Along with any requirements provided by commenting agencies, Administration for the R.M. of St. Clements has the following requirements:

1. Taxes on the lands to be subdivided for the current year and any arrears, as well as any outstanding fees or fines have been paid.
2. Required applicable fees to be paid as per By-Law 8-2023.
3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements.
4. Applicant / Owner to prepare a drainage plan encompassing the area of Proposed Parcels A & B to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the Municipality.
5. Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined.
6. Manitoba Land Surveyor to amend the Plan of Subdivision/Survey to include 1-foot-wide strips on Proposed Parcels A, B, D & F where the proposed parcels border Parcels C & E.
7. Applicant / Owner to pay applicable utility buy-in for dwelling on Proposed Parcel A. Dwelling to connect to the municipal low pressure sewer.
8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Drainage plan
 - b. Applicable fees:
 - i. Capital development fee
 - ii. Administration fee

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
East Selkirk, Manitoba, R0E 0M0
Office Phone: 204-482-3300
Winnipeg Phone: 204-474-2642
Toll Free: 1-888-797-8725
Fax: 204-482-3098

Email: info@rmofstclements.com

www.rmofstclements.com



- iii. Sewer utility buy-in fee
 - iv. Letter of credit for drainage construction
 - v. Cash in lieu fee
 - vi. Future development fee
 - c. Future road dedication
 - d. Future development and/or restrictions/limitations
9. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council. Cash in lieu calculation: $\$219,400$ (2026 land assessment value) x 10% = $\$21,940.00$.
10. Ensure Proposed Parcels C & E as shown on the Subdivision Application Map is registered under their own separate Titles in the name of the R.M. of St. Clements.

Should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,

Kayla Kozoway, CMMA
Planning Clerk

Archived: March 27, 2026 12:28:25 PM

From: [SM-Subdivision Circulars](#)

Sent: Tue, 3 Feb 2026 22:14:04

To: [Red River Planning District](#) [Valentina Esman](#) [Calvin So](#) koreymozdzen@gmail.com

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

Subject: S25-3096 - Email to Planning - Hydro File #2025-1030

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S25-3096**

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

1. **Easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.
 - a. Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) (“Agreements”) with Manitoba Hydro and Centra Gas regarding existing and/or future facilities associated with the subdivision as set out in the above noted application. 'a0 'a0 This registration requirement will need to be included as a condition on the final Certificate of Approval.
2. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
3. We have included the applicant—if the email address was not provided, please provide this letter to them.

Directions for the Applicant

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

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

proposed subdivision will be at the expense of the developer and/or customer.

4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

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

Subdivision Application Status Dashboard and Land Management Site

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

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





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

February 25, 2026

PD 190.10 New

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

Dear Calvin:

Re: Proposed Subdivision
File No. S25-3096
Pt RL 121 Parish of St. Andrews
RM of St. Clements
Owner – Mozdzen

In response to your e-mail dated January 13, 2026, we have reviewed the above noted subdivision application. The intent is to create a 6 parcel plan. Proposed parcel A, which contains an existing residence, will be consolidated with proposed parcels D and F to form one title; proposed parcel B will be sold for residential purposes and proposed parcels C and E will be retained by the municipality for future public road/right-of-way. Consolidated parcel A, D and F and proposed parcel B both have frontage along PR 204 with an existing access onto PR 204 located within proposed parcel B but providing access to proposed Parcel A.

Based on all available information, we object to this subdivision as proposed. Please be advised that Manitoba Transportation and Infrastructure will not approve any additional direct property access onto PR 204. In order to maintain or improve traffic safety and efficiency, our policy is to limit or reduce the number of locations at which turning movements occur onto the highway and maximize the spacing between intersections. Wherever possible, we look for the opportunity to remove access connections and/or utilize existing access for joint use.

Please have the owners choose one of the following two options:

- a) The proposed lot (SAM) be revised so the proposed property boundary is located down the middle of the existing access onto PR 204 for shared use between consolidated Parcel A and proposed Parcel B. Please submit a revised SAM for our review and approval. Once reviewed and approved, we will remove our objection.

OR

- b) The owners obtain a permit from Manitoba Transportation and Infrastructure for the removal and relocation of the existing access northward to the proposed property boundary between consolidated Parcel A and proposed B for shared/joint use. For permit information, please email at accessmgmt@gov.mb.ca. Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>.

Please note the following statutory requirements affecting PR 204.

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 highway right-of-way.

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

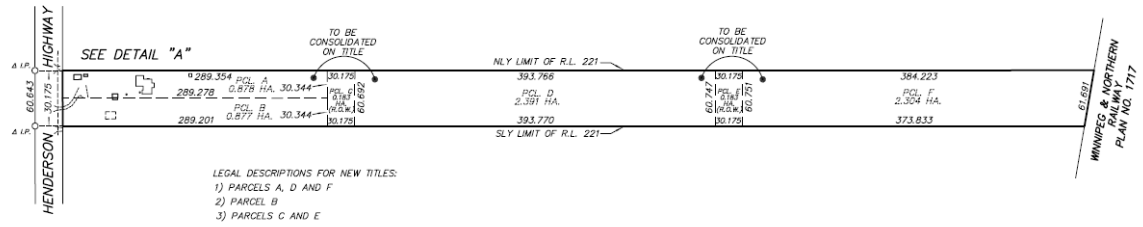
Thank You,

Original signed and e-mailed February 25, 2026

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region




**SUBDIVISION APPLICATION MAP
BEING PART OF RIVER LOT 221
PARISH OF ST. ANDREWS
5737 HENDERSON HIGHWAY
R.M. OF ST. CLEMENTS**



LEGAL DESCRIPTIONS FOR NEW TITLES:
1) PARCELS A, D AND F
2) PARCEL B
3) PARCELS C AND E

CERTIFICATE OF TITLE NO. : 3316078/1
REGISTERED OWNER : KOREY JORGE MOZDZEN
LEGAL DESCRIPTION : ALL THAT PORTION OF R.L. 221
PARISH OF ST ANDREWS LYING TO THE WEST OF THE
WESTERN LIMIT OF RLY PLAN 1717 W/TO WHICH LIES TO
ENCUMBRANCES : MORTGAGE NOS. 5075478/1 & 5672802/1

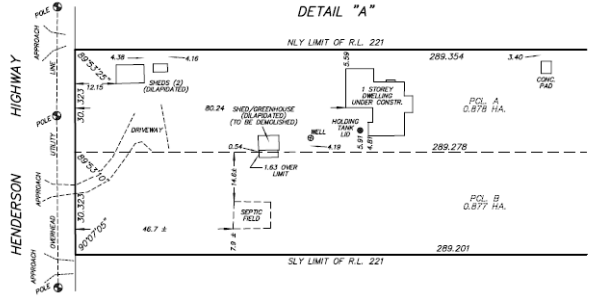
METRIC

All distances are in metres and may be converted to feet by multiplying by 3.28084.
Areas are in hectares and may be converted to acres by multiplying by 2.47105.
This survey was made between September 3, 2024 and November 20, 2025.
Survey monuments found are described and shown thus 
Proposed parcel limits are shown thus 
Title limits are shown thus 



**NOTE : FOR PLANNING
APPLICATION PURPOSES ONLY.
THIS IS NOT A FINAL SURVEY.**

Dated this 9th day of January, 2026
This survey and map was supervised by Dwayne Denchuk, M.L.S.



ISAAC & DENCHUK
MANITOBA LAND SURVEYORS LTD.
200 CLANDEBOYE AVENUE
SELKIRK, MANITOBA R1A 0X1



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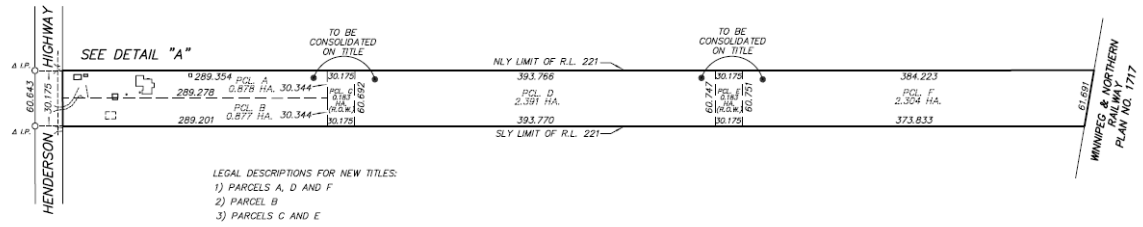
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Senior Development Review Technologist

Cc: Eastern Region




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PARISH OF ST. ANDREWS
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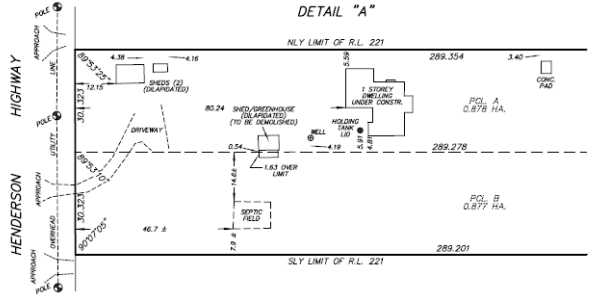
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Dated this 9th day of January, 2026
This survey and map was supervised by Dwayne Denchuk, M.L.S.

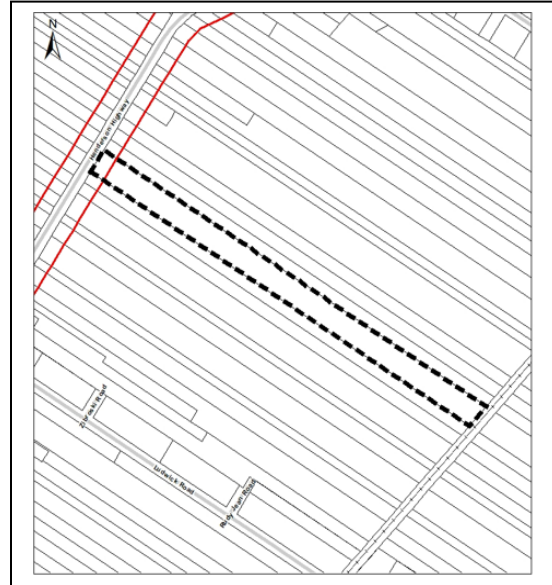


ISAAC & DENCHUK
MANITOBA LAND SURVEYORS LTD.
200 CLANDEBOYE AVENUE
SELKIRK, MANITOBA R1A 0X1

Subdivision S25-3096 Amendment

Date Prepared: April 8th, 2026

Address:	5737 Hendersson Hwy, Clements.
Legal Description:	CT 33160781/1, RL 221-AD- 3393
Roll Number(s):	11100
Zoning:	“AR” Agricultural Restricted and “RR” Rural residential zone
Development Plan:	“AR” Agriculture Restricted
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

The subject property of 16.82 acres lot under title CT 3316078/1. The applicant is seeking to subdivide the subject land into one (1) additional lot of 2.17 ac, 99.5 ft (Parcel B), leaving the residual lot +/- 14.65 ac, 99.5 ft (Parcels: A, D and F will be consolidated under 1 title). Parcels E and C will be dedicated to RM as R-O-W for the future roads.

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

RECOMMENDATION –TO BE APPROVED

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

Land Use Designation: *General Development, Agriculture Restricted*

Proposed and Residual Lots are split between the *General Development* and the *Agriculture Restricted* designations. The purpose of the *General Development* designation is:

“...for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighbourhood 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.”

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.

While the purpose of the *Agriculture Restricted* designation is to allow

“...small scale agricultural operations on smaller lots, and low density non-farm residential uses. This designation may also acts as a buffer between large scale agricultural enterprises and rural residential or urban development”.

Applicable Subdivision Policies for Consideration are listed as follows:

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 neighbourhood oriented commercial or institutional uses, should generally be at a minimum 4 acres in size. Land divisions which create parcels smaller than 4 acres in size should not be permitted except as provided herein:

4.2.11.1 In recognition of the existing historic small-scale residential subdivision and development pattern found in the Agricultural Restricted areas of South St. Clements (the area described as those lands north of Coronation Rd., west of PR 202., east of Henderson Hwy., and south of Lockport), much of which was established prior to *The Planning Act*, the subdivision of smaller “infill” residential lots may be permitted, subject to compliance with the following:

4.2.11.1.1 Proposed infill lots must be located along an existing developed public roadway.

4.2.11.1.2 Proposed infill lots must be of a size that reflects the established size and character of

the existing lots found along the same existing developed public roadway.

4.2.11.1.3 Proposed infill lots must be of sufficient size that can accommodate on-site wastewater disposal, and, shall be designed in a manner that would facilitate efficient future provision of piped municipal water and wastewater services.

4.2.11.1.4 Proposed infill lots may be located between or as an extension of an existing grouping of non-farm residential lots, and should be separated from existing lots by no more than 100 meters (328 feet) on the same side of the existing developed public roadway.

4.2.11.1.5 The configuration of proposed infill lots should not impede or lessen potential for conservation subdivision design and development.

4.2.12 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:

4.2.12.1 There is sufficient demand for the proposed development.

4.2.12.2 The proposal is not wasteful of land.

4.2.12.3 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.

4.2.12.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.

4.2.12.5 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.

4.2.12.6 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.

4.2.12.7 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.

4.2.12.8 The proposed development will have adequate surface water drainage.

4.2.12.9 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.

Proposed Lots appear **to meet** the intent of the *General Development*, and the *Agriculture Restricted* policies found within the RRPD Development Plan.

4.0 ZONING BY-LAW (BY-LAW NO. 5-2002):

The proposed subdivision is located within a Agriculture Restricted zone and Rural Residential zone, as per the R.M of St Clements Zoning By-law.

The **Rural Residential Zone** has a minimum site area requirement of 1.38 ac, and a minimum site width requirement of 198 ft AND **Agriculture Restricted** zone has a minimum site area requirement of 4 ac and a minimum site width requirement of 198 ft.

Zone: “RR” Rural Residential zone			
Proposed Lots	Required Site Area, Site Width	Proposed Site Area, Site Width	Compliance/Not in compliance with Zoning By-Law
Proposed parcel B	1.38 ac, 198 ft	2.17 ac, 99.5 ft	Yes, for site area, no for the width
Zone: “AR” Agriculture Restricted zone			
Proposed Lots	Required Site Area, Site Width	Proposed Site Area, Site Width	Compliance/Not in compliance with Zoning By-Law
Residual parcels (A+D+F) under 1 title	4 ac, 198 ft	13.77 ac (combined area) , 99.5 ft	Yes, for site area, no for the width
Parcels C and E	N/A	N/A	In compliance as per section 3.27.2 ZBL.

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:

<p>Wastewater Services</p> <ul style="list-style-type: none"> - Proposed: Municipal sewer, Holding Tank - Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
<p>Drinking Water</p> <ul style="list-style-type: none"> - Proposed: Individual Well - Required: As per municipal / Province of Manitoba standards
<p>Road Standards</p> <ul style="list-style-type: none"> - Proposed: Existing - Required: Municipality / Province is authority responsible for roadway
<p>Drainage</p> <ul style="list-style-type: none"> - Proposed: 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>Along with any requirements provided by commenting agencies, Administration for the R.M. of St. Clements has the following requirements:</p> <ol style="list-style-type: none">1. Taxes on the lands to be subdivided for the current year and any arrears, as well as any outstanding fees or fines have been paid.2. Required applicable fees to be paid as per By-Law 8-2023.3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements.4. Applicant / Owner to prepare a drainage plan encompassing the area of Proposed Parcels A & B to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the Municipality.5. Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined.6. Manitoba Land Surveyor to amend the Plan of Subdivision/Survey to include 1-foot-wide strips on Proposed Parcels A, B, D & F where the proposed parcels border Parcels C & E.7. Applicant / Owner to pay applicable utility buy-in for dwelling on Proposed Parcel A. Dwelling to connect to the municipal low pressure sewer.8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:<ol style="list-style-type: none">a. Drainage planb. Applicable fees:<ol style="list-style-type: none">i. Capital development feeii. Administration fee
Manitoba Agriculture and Resource Development	<p>Further, while subdivision for rural residential can be considered under Policy 4.2.11, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted 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</p>

	<p>sector.”</p> <p>As the parcel has been under active cultivation and the adjacent parcel to the east and west are under annual cultivation.</p> <p>In addition, the proposed subdivision is characterized by predominately class 2 and 3 (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>Manitoba Infrastructure - Highway Planning and Design Branch</p>	<p>Based on all available information, we object to this subdivision as proposed. Please be advised that Manitoba Transportation and Infrastructure will not approve any additional direct property access onto PR 204. In order to maintain or improve traffic safety and efficiency, our policy is to limit or reduce the number of locations at which turning movements occur onto the highway and maximize the spacing between intersections. Wherever possible, we look for the opportunity to remove access connections and/or utilize existing access for joint use. Please have the owners choose one of the following two options:</p> <p style="padding-left: 40px;">a) The proposed lot (SAM) be revised so the proposed property boundary is located down the middle of the existing access onto PR 204 for shared use between consolidated Parcel A and proposed Parcel B. Please submit a revised SAM for our review and approval. Once reviewed and approved, we will remove our objection.</p> <p style="text-align: center;">OR</p> <p style="padding-left: 40px;">b) The owners obtain a permit from Manitoba Transportation and Infrastructure for the removal and relocation of the existing access northward to the proposed property boundary between consolidated Parcel A and proposed B for shared/joint use. For permit information, please email at accessmgmt@gov.mb.ca. Permit information can also be found at https://forms.gov.mb.ca/highway-permits-application/index.html. (see full comments in appendix C).</p>
<p>Drainage & Water Rights Licensing</p>	<p>On behalf of Drainage & Water Rights Licensing – Drainage Section, there are no concerns and no requirement for an authorization under the Water Rights Act as it appears there are no new water control works proposed for this subdivision. If water control works are proposed, an authorization under the Water Rights Act is required.</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>Winnipeg Land Titles Office (Teranet Manitoba)</p>	<p>A Survey Plan as proposed will be required</p>
<p>MTI Water Review</p>	<p>No concerns</p>
<p>Manitoba Sport, Culture and Heritage – Historic Resources Branch</p>	<p>No concerns at this time. (see full comments in appendix C).</p>

Environment and Climate Change	No concerns
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UTILITIES

MB Hydro and Centra Gas	Easements required— Manitoba Hydro and Centra Gas Manitoba Inc. will require easements (see full comments in appendix C)
BellMTS	Bell MTS requires blanket easements on this file. (see full comments in appendix C)
Rogers Communications	Rogers requires blanket easements on this file. Rogers would like to secure easements through joint application with Hydro (see full comments in appendix C)

OTHER AGENCIES

School Division	No comments received until the day of this report
Canada Post	No comments received until the day 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 of 16.82 acres lot under title CT 3316078/1. The applicant is seeking to subdivide the subject land into one (1) additional lot of 2.17 ac, 99.5 ft (Parcel B), leaving the residual lot +- 14.65 ac, 99.5 ft (Parcels: A, D and F will be consolidated under 1 title). Parcels E and C will be dedicated to RM as R-O-W for the future roads, and as per section 3.27.2 will be deemed to comply with the Zoning By-Law.

The *Rural Residential Zone* has a minimum site area requirement of 1.38 ac, and a minimum site width requirement of 198 ft **AND** *Agriculture Restricted* zone has a minimum site area requirement of 4 ac and a minimum site width requirement of 198 ft.

The proposed Parcels **B** is located within a *Rural Residential* zone and Parcels **A, D and F** are in *Agriculture Restricted* zone and, as per the R.M of St Clements Zoning By-law (see current Zoning Map in Appendix A).

Subject proposal creates 6 parcels (B under new title, and A+D+F will be consolidated under 1 title) with widths (99.5 ft) less than required (198ft) by the By-Law in both current zones as a result will require a Lot Density variance to bring it into a compliance, as well as front yard setback for the shed close to the Henderson Hwy (39.85 ft close instead of 50 ft required).

Moreover, subject subdivision will draw a new property line through existing accessory structure (between parcel A and parcel B) although, as per SAM, the subject shed will be demolished, but if not – it will and will create an “accessory structure constructed prior to the principal building” situation on proposed parcel A. All issues listed above will require future variance applications to bring it into compliance with the Zoning By-Law or the accessory structures to be removed/demolished.

MTI has objected to the subject proposal and after correspondence with the applicant has lifted their objection with 2 options as a solution for it, the applicant chose the second one reflected in condition # 13 listed below. No other agencies raised any concerns: Bell MTS, Rogers and Hydro and Gas will require an easement.

Subject proposal resides with *General Development* destination policy and *Agriculture Restricted* designation Policy as per section 4.2.11.1 of “infill” area of the RRPD Development Plan (August 19, 2020)

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

9.0 RECOMMENDED CONDITONS:

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

1. Taxes on the lands to be subdivided for the current year and any arrears, as well as any outstanding fees or fines have been paid.
2. Required applicable fees to be paid as per By-Law 8-2023.
3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements.
4. Applicant / Owner to prepare a drainage plan encompassing the area of Proposed Parcels A & B to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the Municipality.
5. Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined.
6. Manitoba Land Surveyor to amend the Plan of Subdivision/Survey to include 1-foot-wide strips on Proposed Parcels A, B, D & F where the proposed parcels border Parcels C & E.
7. Applicant / Owner to pay applicable utility buy-in for dwelling on Proposed Parcel A. Dwelling to connect to the municipal low pressure sewer.
8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Drainage plan
 - b. Applicable fees:
 - i. Capital development fee
 - ii. Administration fee
9. Applicant / owner obtains all required variances. Please note, applicant to verify site areas/dimensions or have this information submitted by the applicant's Manitoba Land Surveyor.
10. Applicant / owner submits written confirmation from **Manitoba Hydro and Centra Gas** that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas 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.
11. Applicant / owner submits written confirmation from Rogers that an Easement Agreement(s) (**blanket easements**) has been entered into with **Rogers** 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, Wesley Lu , Network Planner, Planning SK, MB. Email: wei.lu@rci.rogers.com, T: 306-665-3757.
12. Applicant / owner submits written confirmation from **Bell MTS** that an Easement Agreement(s) (**blanket easements**) has been entered into with Bell MTS 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 Bell MTS, Property Acquisition Department, Attention: Mr. Gregory Sim, Survey Coordinator PROPERTYACQUISITION@bellmts.ca

13. The owners obtain a permit from **Manitoba Transportation and Infrastructure** for the removal and relocation of the existing access northward to the proposed property boundary between consolidated Parcel A and proposed B for shared/joint use. For permit information, please email at accessmgmt@gov.mb.ca. Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>.

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. Clements, MB Hydro and Gas, Rogers, Bell MTS, MTI Highway.

APPENDIX A – RRPD LOCATION MAPS



SUPPORTIVE MAPPING

Subdivision Application S25-3096
5737 Henderson Hwy, RM of St. Clements

Designation: "AR" Agriculture Restricted
Zoning: "AR" Agricultural Restricted, "RR" Rural residential

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

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



APPENDIX C – APPLICANT PROVIDED INFO:

5737 Henderson Highway:

To whom it may concern,

My intent is to perform a subdivision at 5737 Henderson Hwy. into 6 parcels as shown on the Subdivision Application Map.

The registered owner "Korey Jorge Mozdzen" will retain "Parcels A, D & F" on one title (@5.573 Hectares)

"Korey Jorge Mozdzen" will retain "Parcel B" on a separate title. (@.877 Hectares)

As for "Parcels C & E" the RM of St. Clements will retain these Parcels. (@.366 Hectares)
as right of way for dedicated roadway to RM of St. Clements.

Korey Jorge Mozdzen is currently building a new home on "Parcel A" of the Subdivision Application Map, and will be wanting to sell Parcel B.

REQUESTING 3 TITLES TO BE ISSUED:

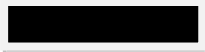
I) A TITLE TO CONTAIN PARCELS A, D & F REGISTERED TO KOREY JORGE MOZDZEN

II) A TITLE TO CONTAIN PARCEL B REGISTERED TO KOREY JORGE MOZDZEN

III) R.M. OF ST. CLEMENTS TO BE OWNER OF PARCELS C & E UPON REGISTRATION

Thank you,

Korey Jorge Mozdzen



APPENDIX D – CIRCULATION COMMENTS: