

# NOTICE OF PUBLIC HEARING

## SUBDIVISION APPLICATION

RM of St. Andrews

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at (204)738-2264

**Tuesday  
May 13<sup>th</sup>, 2025  
5:30pm**

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

*Note: property owners are responsible for notifying “tenants”*

### APPLICATION INFORMATION

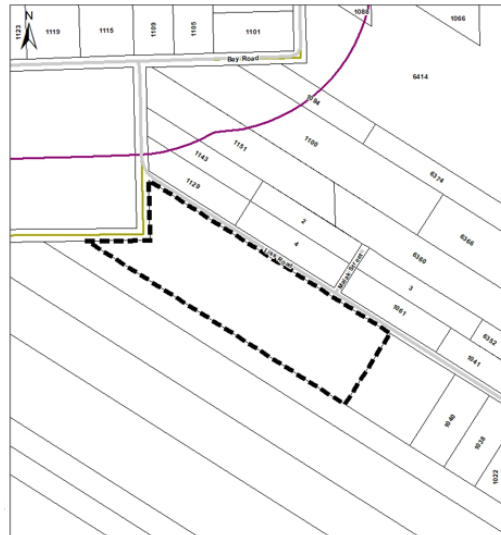
**Application File:** S25-3098

**Applicant:** Stanislaw and Ewa  
Trokajlo

**Property Location:** Liss Rd, R.M. of St.  
Andrews  
Roll :58100  
Legal: CT 3115399/1,  
OT50/51- AD

**Application Purpose:**

The applicant proposes to subdivide the subject land of 40.72 ac into seven (7) lots in total, no new road proposed in the “A40” Agriculture Limited zone.



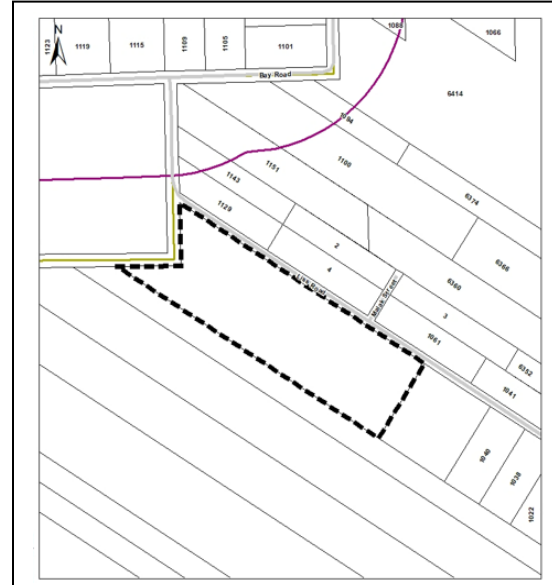
Zoning By-law Requirement	Proposed by Applicant
<b>“A40” Agriculture Limited zone.</b> Lot Size Requirement 40 ac site area, 300 site width(min.)	7 new lots (Site area: 4.78 - 7 ac, Site width: 300 - 546.5 ft)

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](mailto:info@rrpd.ca)

## Subdivision S25-3098

Date Prepared: April 15, 2025

<b>Address:</b>	<b>Liss Road, St. Andrews</b>
<b>Legal Description:</b>	CT 3115399/1 OT50/51-AD
<b>Roll Number(s):</b>	58100
<b>Zoning:</b>	"A40" Agriculture Limited
<b>Development Plan:</b>	"RA" Resource and Agriculture
<b>Report Prepared by:</b>	Valentina Esman, Community Planner



### PUBLIC HEARING REQUIRED

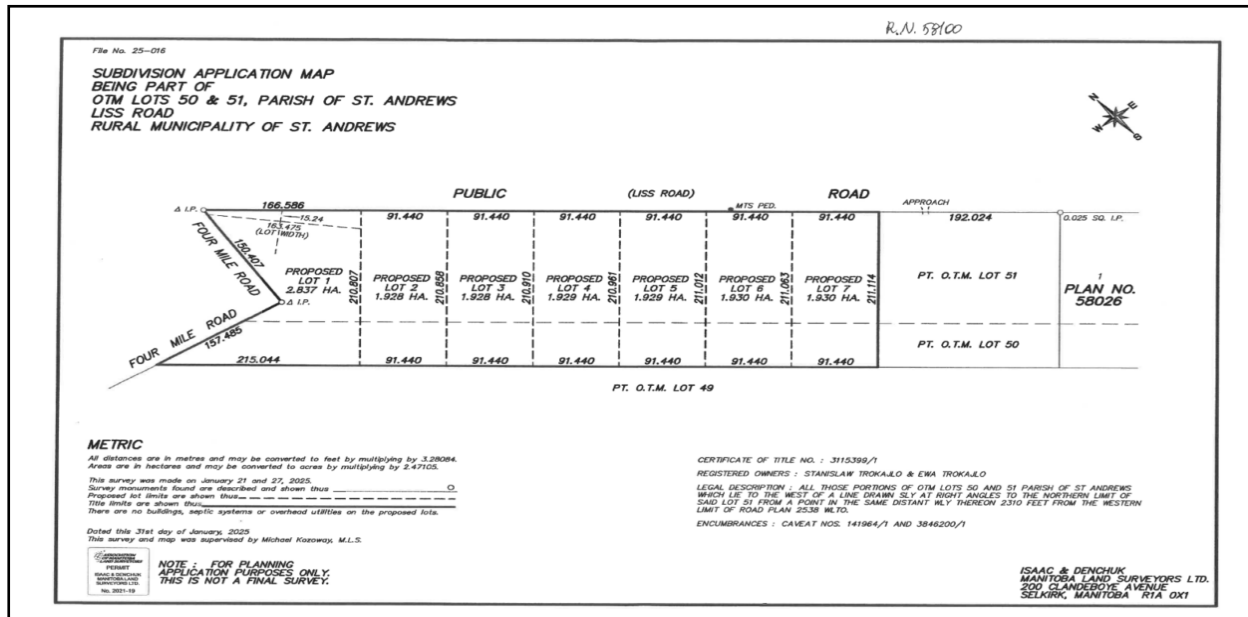
### EXECUTIVE SUMMARY:

The subject property consists of 40.72 acres on titles CT 3115399/1. The applicant is seeking to subdivide the subject land into total 7 (seven) lots of 4.78 – 7 ac in size, no new road proposed.

The proposal is not consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for "RA" Resource and Agriculture designation. The Red River Planning District recommends that the application **to be rejected**.

### RECOMMENDATION –NOT TO BE APPROVED.

## 1.0 PROPOSAL:



The subject property consists of 40.72 acres on titles CT 3115399/1. The applicant is seeking to subdivide the subject land into total 7 (seven) lots of 4.78 – 7 ac in size, no new road proposed. The subdivision application map (SAM) is provided in the appendix to this report.

## 2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of 40.72 acres on titles CT 3115399/1. The applicant is seeking to subdivide the subject land into total 7 (seven) lots of 4.78 – 7 ac in size, no new road proposed.

The subject land is designated *Resource and Agriculture* 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 – Liss Road then 5 -5.24 ac lots zoned Agricultural Limited
- To the South – 24.14 ac lot zoned Agricultural Limited
- To the East – 10.2 ac lot zoned Agricultural Limited
- To the West – 39.5 ac lot zoned Agricultural Limited

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

#### **Land Use Designation: Resource and Agriculture**

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

##### **Objectives**

- 4.1.a To protect, support and strengthen agriculture as the primary land use in the district.
- 4.1.b To reserve Resource and Agriculture areas in the City of Selkirk for future orderly and sustainable urban expansion.
- 4.1.c To protect Resource and Agricultural areas for agricultural and resource use by preventing the development of conflicting uses which may restrict these uses or have an inflating effect on agricultural land assessment.
- 4.1.d To provide flexibility for farm operators to engage in differing types and sizes of farm operations.
- 4.1.e To minimize the potential for the pollution of water, soil and air, while providing for expansion of livestock production operations in a manner that ensures it is directed to areas where any nuisance, conflict, and environmental impact will be minimized.
- 4.1.f To provide for a limited amount of small holding development under specified conditions.
- 4.1.g To direct intensive commercial and industrial development which requires a high degree of dependence on municipal infrastructure and services to the City of Selkirk and designated Business Park and Industrial areas.
- 4.1.h To support the development of agro-related industrial and commercial activities, particularly those that complement the agricultural economy, as well as limited highway commercial and industrial development in a manner that is compatible with municipal servicing capabilities, the natural environment, surrounding uses, and provincial highway system.
- 4.1.i To ensure that farmers are able to supplement their incomes while maintaining agriculture as their principal activity.

##### **Policies**

- 4.1.1 Resource and Agriculture areas shall be preserved for a full range and intensity of agricultural and resource based activities.*
- 4.1.2 Development in the Resource and Agriculture areas will be restricted to agriculture, agriculture related, and resource based uses except as further provided herein.*
- 4.1.3 Land uses and development that conflict with a full range and intensity of resource and agricultural activities shall be directed away from Resource and Agriculture areas.*
- 4.1.4 Where additional accessory housing is necessary to assist with an agricultural enterprise, such accommodation may be provided on the existing farmstead as part of the farm unit if staff or family members living in the additional housing are significantly employed by the agricultural enterprise. Such accommodations may be in the form of permanent or temporary structures. It is not intended that this accessory housing will be subdivided from the farm.
- .....
- Where feasible, existing non-conforming small holdings should be consolidated as a requirement of subdivision approval.*
- 4.1.13 Land in the Resource and Agriculture designation area should generally be held in parcels of a minimum 80 acres in size in order to accommodate a wide range of agricultural and resource based activities.*

4.1.14 Land divisions which create small parcels for non-agricultural or resource related uses shall not be permitted except as provided herein, and subject to a maximum of only one (1) subdivision per 80-acre title:

4.1.14.1 Parcels with a habitable residence that have been acquired through farm enlargement or consolidation or if a retiring farmer wishes to retire on his or her farm, a farmstead may be subdivided taking into consideration the configuration of the existing yard when the residence is not required for the agricultural enterprise, the bounds of the parcel do not exceed an established shelterbelt or yard and are not wasteful of agricultural lands.

4.1.14.2 A new non-agricultural related dwelling on a separate site for an individual whose presence, is necessary in assisting with the permitted agricultural activity with the intent of deriving a significant income from the agricultural activity.

4.1.14.3 Where a site has been physically separated as a remnant parcel in the development of a transportation corridor or a major drain, cannot reasonably be used for farming purposes, and will not create a land use conflict if subdivided.

4.1.14.4 A farmstead site may be subdivided on an existing river lot of record that is less than 80 acres in size, so long as one has not yet been subdivided out at the time of adoption of this plan.

4.1.15 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivision, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:

4.1.15.1 There is sufficient demand for the proposed development.

4.1.15.2 The proposal is not wasteful of land.

4.1.15.3 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.

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

4.1.15.5 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.

4.1.15.6 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.

4.1.15.7 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.

4.1.15.8 The proposed development will have adequate surface water drainage.

4.1.15.9 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 does not align with the general intent of the Resource and Agricultural policies of the RRPD Development Plan.

Conditions of subdivision approval are required in order to ensure continued conformance with the RRPD Development Plan policy.

#### **4.0 ZONING BY-LAW (BY-LAW NO. 4066):**

The proposed subdivision is located within an Agricultural Limited zone, as per the R.M of St Andrews Zoning By-law. The Agricultural Limited Zone has a minimum site area requirement of 40 acres and a minimum site width requirement of 300 ft

<b>Zone: Recreation Tourism</b>			
<b>Site Area</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	40 acres	2.837 Ha (7.010 acres)	<b>Not in Compliance</b>
Proposed Lot 2 to 3	40 acres	1.928 Ha (4.764 acres)	<b>Not in Compliance</b>
Proposed Lot 4 to 5	40 acres	1.929 Ha (4.766 acres)	<b>Not in Compliance</b>
Proposed Lot 6 to 7	40 acres	1.930 Ha (4.769 acres)	<b>Not in Compliance</b>
<b>Site Width</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	300 ft	546.542 ft	In Compliance
Proposed Lot 2	300 ft	300 ft	In Compliance
Proposed Lot 3	300 ft	300 ft	In Compliance
Proposed Lot 4 to 5	300 ft	300 ft	In Compliance
Proposed Lot 6 to 7	300 ft	300 ft	In Compliance

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:**

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

## **6.0 CIRCULATION AND COMMENTS:**

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

### **GOVERNMENT DEPARTMENTS AND AGENCIES**

<b>Municipality</b>	<ol style="list-style-type: none"><li>1. Applicant / Owner submits confirmation in writing from the Municipality stating that:<ol style="list-style-type: none"><li>a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;</li><li>b. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.</li></ol></li><li>2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:<ol style="list-style-type: none"><li>i. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;</li><li>ii. installation of one (1) streetlamp at the intersection of Liss Road &amp; Malak Street;</li><li>iii. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu;</li><li>iv. payment of capital development levies for the creation of six (6) new lots; and</li><li>v. any other standard deemed necessary by the Municipality.</li></ol></li><li>3. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.</li></ol>
<b>Manitoba Agriculture and Resource Development</b>	<p>This application proposes to subdivide a 40.72-acre actively cultivated agricultural parcel into seven (7) rural residential lots (approximately 4.7-acres to 7-acres) (CT 3115399 roll 58100). The proposed subdivision resides within a designated Resource &amp; Agriculture Policy Area within the RM of St Andrews.</p> <p>My comments are as follows:</p> <ul style="list-style-type: none"><li>• The soils of the subject property are classified as Class 3 for Agricultural Capability based on the Detailed Soil Survey Report 14 – Winnipeg Region (1:20,000 map scale). This is considered prime agricultural land. The parcel is actively farmed with adjacent agricultural holdings.</li><li>• The Red River Planning District Development Plan Objectives 4.1.a 4.1.c. and Policies 4.1.1., 4.1.2, 4.1.3, and 4.1.13, stress the importance of preserving land designated for agriculture for agriculture production and limiting any development that would limit agriculture.</li><li>• The parcels to the south, west and north are all under active cultivation with only a few historical residential lots to the east of the proposed subdivision.</li><li>• Policies laid out under Section 4.1.14. allow for the subdivision of smaller parcels for non-agriculture or resource uses however only under limited situations, “and subject to a maximum of only one (1) subdivision per 80 acre title.” The proposed subdivision is not consistent with any of the provisions set out</li></ul>

	<p>in 4.1.14.1 to 4.1.14.4. and there are no provisions for 7 lots to be created.</p> <p>Manitoba Agriculture objects to the proposed subdivision as there are no provisions for multi-lot rural residential development within the designated Resource &amp; Agriculture Area of the Red River Planning District. The intention of the designated Resource &amp; Agriculture Area is to protect agriculture and resource development. The creation of multiple residential lots should be directed to designated Rural Residential areas.</p>
<b>Manitoba Infrastructure - Highway Planning and Design Branch</b>	No comments received as of date of this report
<b>Manitoba Environment, Climate and Parks: Water Stewardship Division</b>	<p>On behalf of Drainage and Water Rights Licencing, a License to Construct Water Control Works is required for the works associated with the subdivision development. A Technical Drainage plan must be provided with the application in accordance with section 3 of the attached guide. If water control works are required to accommodate any new approaches (access crossings) within the Municipal Right of Way, an authorization under the Water Rights Act is required in the name of the Municipality.</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>
<b>Winnipeg Land Titles Office (Teranet Manitoba)</b>	A Plan of Subdivision as proposed is required.
<b>Manitoba Conservation and Climate – Environmental Compliance and Enforcement</b>	No concerns
<b>Manitoba Sport, Culture and Heritage – Historic Resources Branch</b>	<p>No concerns</p> <p>[See full correspondence attached to Council’s package]</p>
<b>Manitoba Transportation and Infrastructure – Water Management</b>	No concerns

#### UTILITIES

<b>MB Hydro and Centra Gas</b>	MB Hydro will require easement.
<b>BellMTS</b>	<p>BellMTS will require easements and requests that as a condition of approval for this subdivision proposal, the landowner is required to enter into a Right-of-Way Agreement (“Agreement”) with BellMTS.</p> <p>[Note : See Council Package for full correspondent]</p>
<b>Rogers Communications</b>	No concerns or easement requirements



## **OTHER AGENCIES**

<b>School Division</b>	No comments received
<b>Canada Post</b>	No requirements

## **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 40.72 acres on titles CT 3115399/1. The applicant is seeking to subdivide the subject land into total 7 (seven) lots of 4.78 – 7 ac in size and 300- 546.5 ft wide, no new road proposed.

The proposed subdivision is located within an Agricultural Limited zone, as per the R.M of St Andrews Zoning By-law. The Agricultural Limited Zone has a minimum site area requirement of 40 acres and a minimum site width requirement of 300 ft.

All proposed lots are not in compliance with a Zoning By-Law of St. Andrews as all of them are less than 40 ac. **Manitoba Agriculture objects to the proposed subdivision:**” ..... The creation of multiple residential lots should be directed to designated Rural Residential areas.”

The parcels to the south, west to the subject land, are under active cultivation and it might create conflict on interests as well. Although the policies laid out under Section 4.1.14. allow for the subdivision of smaller parcels for non-agriculture or resource uses, but no policy adheres to this use or subject application intentions under section 4.1.14 .

The applicant indicates his intention for rezoning the property land, but in order to rezone the property it needs to be redesignated first for it to adhere Development Plan, as the whole area is designated to Agriculture Land Use only.

Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **be rejected**.

## **9.0 RECOMMENDED CONDITONS:**

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

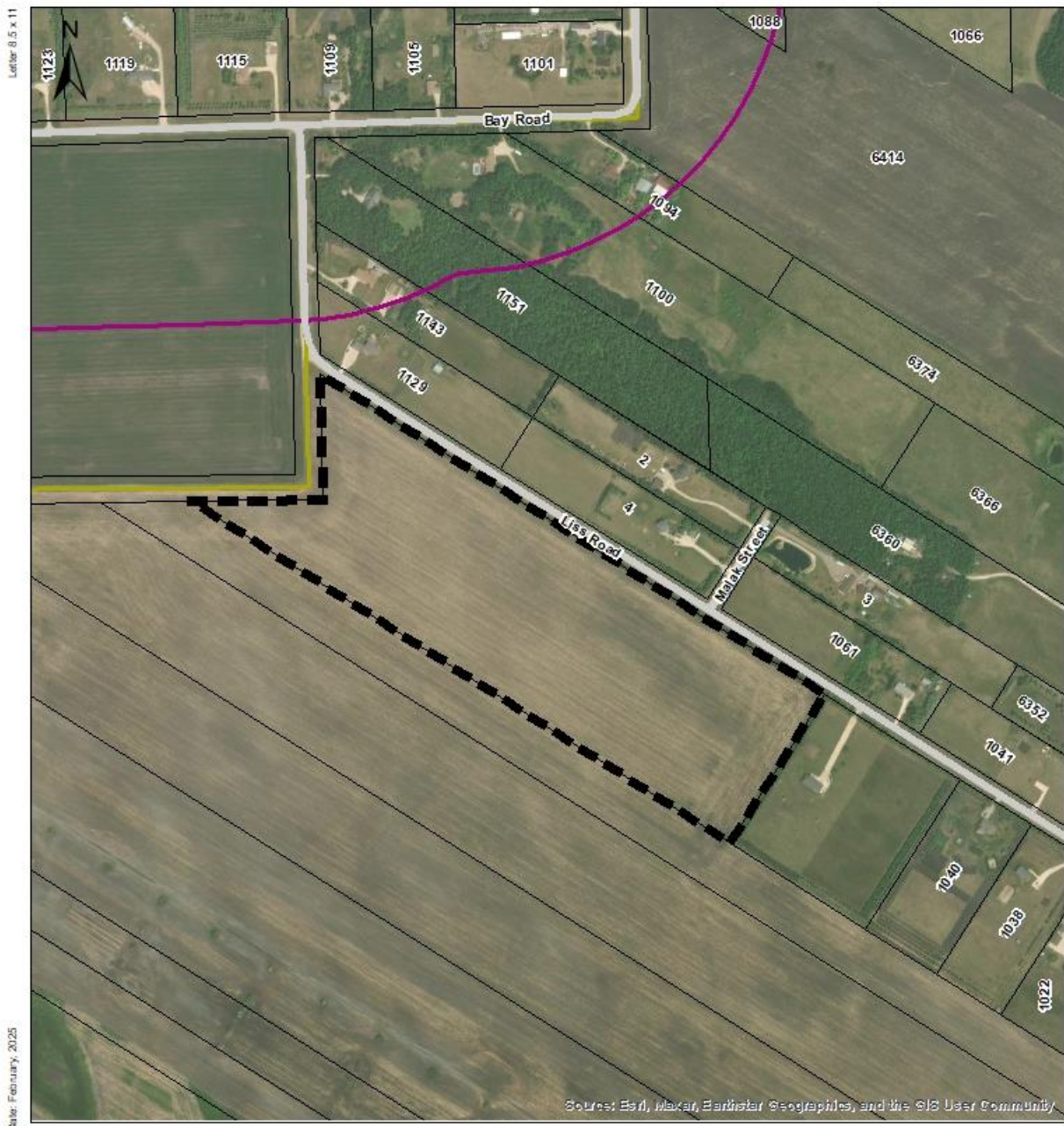
1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
  - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;
  - b. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
  - i. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
  - ii. installation of one (1) streetlamp at the intersection of Liss Road & Malak Street;
  - iii. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu;
  - iv. payment of capital development levies for the creation of six (6) new lots; and
  - v. any other standard deemed necessary by the Municipality.
3. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.
4. Applicant / owner to obtain required rezoning application for Residential Land Use from RRPD and RM of St. Andrews.
5. Applicant / owner submits written confirmation that an engineered drainage plan has been approved **Manitoba Environment & Climate Change** , Drainage and Water Rights Licensing, a License to Construct Water Control Works . Please contact: Daniel Osborne-Anderson, A/Senior Water Resource Officer, Manitoba Environment & Climate Change T:(204) 641-3663, [manitoba.ca/drainage](http://manitoba.ca/drainage)
6. 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.]
7. Applicant / owner submits written confirmation from **BellMTS** that an Easement Agreement(s) has been entered into with BellMTS with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact BellMTS, Property Acquisition Department, Attention: Mr. Cam Dryden, Survey Coordinator, at (204) 958-1768, P.O. Box 6666, BW100P, Winnipeg, MB R3C 3V6.

## REQUIREMENTS

- A. The Winnipeg Land Titles Office will require a Plan of Subdivision as proposed SAM is required. Please submit the surveyor's final plan tentatively approved by the Examiner of Surveys: one (1) original mylar, two (2) mylar copies and three (3) paper prints. If you have concerns with these requirements, please contact the District Registrar in the Winnipeg Land Titles Office..
- B. The Red River Planning District requires that the surveyor's drawing includes lot area and site width calculations, and confirmation that Crown land is not involved in the proposal.
- C. The Red River Planning District requires that the applicant provide a geo-referenced (UTM 14 NAD 83), digital plan of subdivision.
- D. The Red River Planning District requires that the applicant / owner submits a lot fee payable for each additional parcel or lot resulting from the approval of the subdivision as per the Fee Schedule at the time of Certificate of Approval issuance.

*cc: Applicant, WLTO, RM of St. Andrews, MECC, MB Hydro, BellMTS.*

## APPENDIX A – RRPD LOCATION MAPS



### SUPPORTIVE MAPPING

Subdivision Application S25, 3098  
RM of St. Andrews

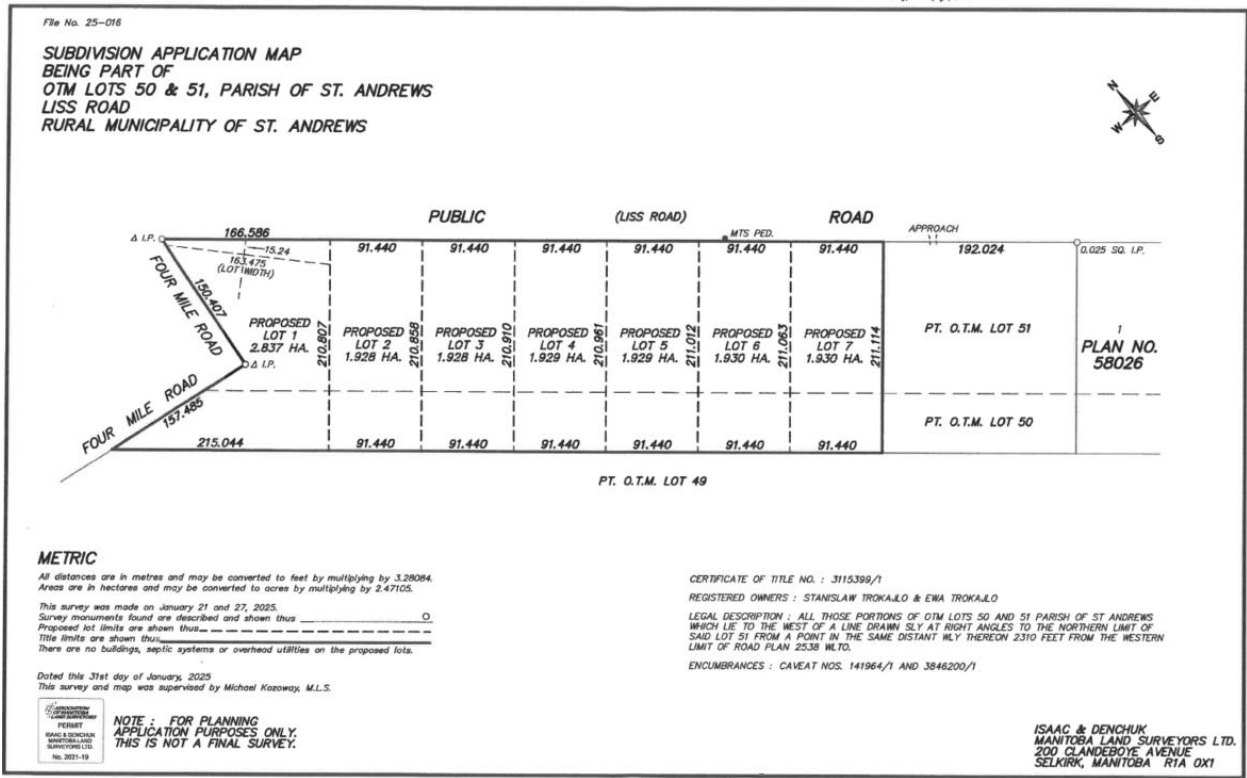
Designation: "RA" Resource and Agriculture  
Zoning: "A40" Agricultural Limited

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
-  Parcel Outline
-  Roads



APPENDIX B – SUBDIVISION APPLICATION MAP



APPENDIX C – CIRCULATION COMMENTS:

**Archived:** April 28, 2025 12:32:12 PM  
**From:** [SHYMKO, Paul](#)  
**Sent:** February 12, 2025 8:31:19 AM  
**To:** [Jennifer Asaim](#)  
**Subject:** RE: Subdivision Application  
**Importance:** Normal  
**Sensitivity:** None

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Canada Post has no requirements of this applicant.

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



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**From:** Jennifer Asaim <jasaim@rrpd.ca>  
**Sent:** February-10-25 1:55 PM  
**To:** Braeden <braeden@rmofstandrews.com>; neteng.control@bellmts.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITwaterreview@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; AGRLandUse@gov.mb.ca; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; mines\_br@gov.mb.ca; regionalplanning@winnipeg.ca; daniel.osborne-anderson@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; projectmanagermanitoba@rci.rogers.com; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; drainage@gov.mb.ca; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; kmcdonald@lssd.ca  
**Cc:** Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>  
**Subject:** Subdivision Application

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[Report Suspicious](#)

Hello,

Please see a subdivision application, S25-3098, attached for review and comments.



**Jennifer Asaim**  
**Student Planner**  
**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](http://www.redriverplanning.com)

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



**Archived:** April 28, 2025 12:32:14 PM

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

**Sent:** February 10, 2025 2:14:46 PM

**To:** [Jennifer Asaim](#)

**Subject:** RE: Subdivision Application

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[Subdivision Development Proposals Guide.pdf](#) 

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Good Afternoon,

On behalf of Drainage and Water Rights Licencing, a Licence to Construct Water Control Works is required for the works associated with the subdivision development. A Technical Drainage plan must be provided with the application in accordance with section 3 of the attached guide. If water control works are required to accommodate any new approaches (access crossings) within the Municipal Right of Way, an authorization under the Water Rights Act is required in the name of the Municipality.

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

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

Thank you,

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

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**From:** Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>

**Sent:** February 10, 2025 1:55 PM

**To:** Braeden <[braeden@rmofstandrews.com](mailto:braeden@rmofstandrews.com)>; neteng.control@bellmts.ca; +WPG569 - EnvCEInterlake <[EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>; +WPG112 - AGRILandUse <[AGRILandUse@gov.mb.ca](mailto:AGRILandUse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; regionalplanning@winnipeg.ca; Osborne-Anderson, Daniel <[Daniel.Osborne-Anderson@gov.mb.ca](mailto:Daniel.Osborne-Anderson@gov.mb.ca)>; +WPG569 - Drinking Water - Subdivisions <[drinkingwater.subdivisions@gov.mb.ca](mailto:drinkingwater.subdivisions@gov.mb.ca)>; projectmanagermanitoba@rci.rogers.com; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG569 - Drainage and Water Rights Licencing <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; kmcdonald@lssd.ca  
**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>  
**Subject:** Subdivision Application

Hello,

Please see a subdivision application, S25-3098, attached for review and comments.



**Jennifer Asaim**  
**Student Planner**  
**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](http://www.redriverplanning.com)

Planning and Development Services for the Municipalities of:

**Dunottar – East St. Paul – St. Andrews – St. Clements – West St. Paul**

**Archived:** April 28, 2025 12:32:16 PM

**From:** [Dorward, Kurt](#)

**Sent:** Mon, 10 Feb 2025 20:38:41

**To:** [Jennifer Asaim](#)

**Subject:** RE: Subdivision Application S25-3098

**Importance:** Normal

**Sensitivity:** None

---

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

To whom it may concern,

In regards to Subdivision S25-3098, Manitoba Environment and Climate Change, Environmental Compliance and Enforcement Branch, Interlake Region has reviewed the information provided for the proposal and has no concerns at this time.

Sincerely,

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

Environment Officer

Emergency Response Team member

**Manitoba Environment and Climate Change**

Environmental Compliance and Enforcement Branch, Interlake Region

Lower Level, 446 Main Street

Selkirk, MB R1A 1V7

Phone: (204) 785-0296

Fax: (204) 785-5024



Environment and Climate Change

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

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**From:** Jennifer Asaim <jasaim@rrpd.ca>

**Sent:** February 10, 2025 1:55 PM

**To:** Braeden <braeden@rmofstandrews.com>; neteng.control@bellmts.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; regionalplanning@winnipeg.ca; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; projectmanagermanitoba@rci.rogers.com; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; kmcdonald@lssd.ca

**Cc:** Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

**Subject:** Subdivision Application

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

[www.redriverplanning.com](http://www.redriverplanning.com)

Planning and Development Services for the Municipalities of:

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

**DATE:** 2025-02-11

**TO:** Jennifer Asaim  
Student Planner  
Red River Planning District  
2978 Birds Hill Rd.  
East St. Paul, MB R2E 1J5

**FROM:** Archaeological Assessment Services Unit  
Historic Resources Branch  
Main Floor – 213 Notre Dame Avenue  
Winnipeg, MB  
R3B 1N3  
T: (204) 945-2118 F: (204) 948-2384  
e: HRB.archaeology@gov.mb.ca

**SUBJECT:** File: S25-3098  
AAS File: AAS-24-23101  
Subdivision in the RM of St. Andrews OTM Lots 50 and 51 Parish of St. Andrews  
Registered Owner(s): Stanislaw and Ewa Trokajlo

### No Concerns at this Time

Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

### Legislation

Under Section 46 and 51 of [the Heritage Resources Act](#) (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

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

Historic Resources Branch  
Archaeological Assessment Services Unit

**Archived:** March 5, 2025 11:38:09 AM

**From:** [Red River Planning District](#)

**Sent:** March 5, 2025 11:20:14 AM

**To:** [Valentina Esman](#)

**Subject:** FW: S25-3098 - Email to Planning - Hydro File #2025-1178

**Response requested:** No

**Sensitivity:** Normal

**Original mail:** [S25-3098 - Email to Planning - Hydro File #2025-1178.msg](#) 

---



**Luanne Martin**  
**Administrative Assistant**  
**Red River Planning District**

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

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

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

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---

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

**Sent:** March 5, 2025 8:58 AM

**To:** Red River Planning District <info@rrpd.ca>; etrokajlo@shaw.ca

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

**Subject:** S25-3098 - Email to Planning - Hydro File #2025-1178



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

RE: Application(s) **S25-3098**

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.

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](mailto: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  
12<sup>th</sup> Floor – 360 Portage Ave  
Winnipeg, MB  
R3C 0G8 Canada



**Archived:** April 28, 2025 12:32:17 PM  
**From:** [SM-Subdivision Circulars](#)  
**Mail received time:** Tue, 15 Apr 2025 16:24:05 +0000  
**Subject:** RE: Subdivision Application

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°&

**Archived:** April 28, 2025 12:32:18 PM  
**From:** [Teranet Manitoba - Surveys Planning](#)  
**Sent:** February 10, 2025 4:40:07 PM  
**To:** [Jennifer Asaim](#)  
**Subject:** RE: Subdivision Application  
**Importance:** Normal  
**Sensitivity:** None

---

Good afternoon

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

**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](mailto:garth.gislason@teranet.ca)



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---

**From:** Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>  
**Sent:** Monday, February 10, 2025 1:55 PM  
**To:** Braeden <[braeden@rmofstandrews.com](mailto:braeden@rmofstandrews.com)>; [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); +WPG569 - EnvCEInterlake <[EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITwaterreview@gov.mb.ca](mailto:MITwaterreview@gov.mb.ca)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>; [AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca); +WPG574 - HRB Archaeology <[hrb.archaeology@gov.mb.ca](mailto:hrb.archaeology@gov.mb.ca)>; [mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca); [regionalplanning@winnipeg.ca](mailto:regionalplanning@winnipeg.ca); [daniel.osborne-anderson@gov.mb.ca](mailto:daniel.osborne-anderson@gov.mb.ca); [drinkingwater.subdivisions@gov.mb.ca](mailto:drinkingwater.subdivisions@gov.mb.ca); [projectmanagermanitoba@rci.rogers.com](mailto:projectmanagermanitoba@rci.rogers.com); +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca); SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; [kmcdonald@lssd.ca](mailto:kmcdonald@lssd.ca)  
**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>  
**Subject:** Subdivision Application

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Hello,

Please see a subdivision application, S25-3098, attached for review and comments.

**Jennifer Asaim**





**Student Planner**  
**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](http://www.redriverplanning.com)

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

**Archived:** April 28, 2025 12:32:19 PM  
**From:** [+WPG1195 - Mines BR](#)  
**Sent:** February 25, 2025 1:59:16 PM  
**To:** [Jennifer Asaim](#)  
**Subject:** RE: Subdivision Application  
**Importance:** Normal  
**Sensitivity:** None

---

Good afternoon,

Mines Branch has no concerns as there is no identified medium or high potential aggregate in the area.

Thanks,  
-Sahejpal S.  
Office of the Mining Recorder Manitoba  
[Mines\\_Br@gov.mb.ca](mailto:Mines_Br@gov.mb.ca)

---

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**From:** Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>  
**Sent:** February 10, 2025 1:55 PM  
**To:** Braeden <[braeden@rmofstandrews.com](mailto:braeden@rmofstandrews.com)>; neteng.control@bellmts.ca; +WPG569 - EnvCEInterlake <[EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>; +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; regionalplanning@winnipeg.ca; Osborne-Anderson, Daniel <[Daniel.Osborne-Anderson@gov.mb.ca](mailto:Daniel.Osborne-Anderson@gov.mb.ca)>; +WPG569 - Drinking Water - Subdivisions <[drinkingwater.subdivisions@gov.mb.ca](mailto:drinkingwater.subdivisions@gov.mb.ca)>; projectmanagermanitoba@rci.rogers.com; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG569 - Drainage and Water Rights Licencing <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; kmcdonald@lssd.ca  
**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>  
**Subject:** Subdivision Application

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

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**Jennifer Asaim**  
**Student Planner**



## 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](http://www.redriverplanning.com)

Planning and Development Services for the Municipalities of:

**Dunottar – East St. Paul – St. Andrews – St. Clements – West St. Paul**

**Archived:** April 28, 2025 12:32:21 PM  
**From:** +WPG1166 - MIT Water Review  
**Sent:** February 26, 2025 10:45:54 AM  
**To:** [Jennifer Asaim](#)  
**Subject:** RE: Subdivision Application  
**Importance:** Normal  
**Sensitivity:** None

---

Hello Jennifer,

We have no concerns regarding this proposal.

Thank you,

**Angela Howells**

**(Pronoms/pronouns: elle/she/her)**

Senior Flood Protection Planning Officer

Hydrologic Forecasting & Water Management | Technical Services & Operations

Manitoba Transportation and Infrastructure

Second Floor – 280 Broadway | Winnipeg MB R3C 0R8 | 204-915-7295 | [Angela.Howells@gov.mb.ca](mailto:Angela.Howells@gov.mb.ca)

See our new Provincial Waterway Online Map at <https://arcg.is/0Cmb4S>

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---

**From:** Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>

**Sent:** February 10, 2025 1:55 PM

**To:** Braeden <[braeden@rmofstandrews.com](mailto:braeden@rmofstandrews.com)>; neteng.control@bellmts.ca; +WPG569 - EnvCEInterlake <[EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>; +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; regionalplanning@winnipeg.ca; Osborne-Anderson, Daniel <[Daniel.Osborne-Anderson@gov.mb.ca](mailto:Daniel.Osborne-Anderson@gov.mb.ca)>; +WPG569 - Drinking Water - Subdivisions <[drinkingwater.subdivisions@gov.mb.ca](mailto:drinkingwater.subdivisions@gov.mb.ca)>; projectmanagermanitoba@rci.rogers.com; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG569 - Drainage and Water Rights Licencing <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; kmcdonald@lssd.ca  
**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>

**Subject:** Subdivision Application

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**Jennifer Asaim**  
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**Red River Planning District**

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





# Rural Municipality of **ST. ANDREWS**

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

Phone: 204-738-2264  
1-866-738-2264 (toll free)

Fax: 204-738-2500

E-mail: [office@rmofstandrews.com](mailto:office@rmofstandrews.com)

Website: [www.rmofstandrews.com](http://www.rmofstandrews.com)

**COMMUNITIES WORKING TOGETHER**

February 21, 2025

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

Attn: Derek Eno, Manager of Planning Services

**RE: S24-3098 Subdivision (Roll No. 58100.000)**

Please see the comments and conditions below for the noted subdivision application in the RM of St. Andrews:

**COMMENTS:** N/A

**CONDITIONS OF APPROVAL:**

1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
  - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;
  - b. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
  - a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
  - b. installation of one (1) streetlamp at the intersection of Liss Road & Malak Street;
  - c. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu;
  - d. payment of capital development levies for the creation of six (6) new lots; and
  - e. any other standard deemed necessary by the Municipality.
3. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.

***B. Bennett***

Braeden Bennett  
Planning & Economic Development Officer

**Archived:** April 28, 2025 12:32:22 PM  
**From:** [Project Manager - Manitoba](#)  
**Sent:** Mon, 10 Feb 2025 21:48:18  
**To:** [Jennifer Asaim](#)  
**Subject:** RE: Subdivision Application  
**Importance:** Normal  
**Sensitivity:** None

---

Hi Jennifer,

Rogers has no concerns or easement requirements on this file.

Thank you,

**Project Coordinator, NW ON, MB & SK**

**e** [ProjectManagerManitoba@rci.rogers.com](mailto:ProjectManagerManitoba@rci.rogers.com)



**This email has changed to [ProjectManagerManitoba@rci.rogers.com](mailto:ProjectManagerManitoba@rci.rogers.com) - please update your records accordingly.**

---

**From:** Jennifer Asaim <jasaim@rrpd.ca>

**Sent:** Monday, February 10, 2025 12:55 PM

**To:** Braeden <braeden@rmofstandrews.com>; neteng.control@bellmts.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITwaterreview@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; AGRLandUse@gov.mb.ca; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; mines\_br@gov.mb.ca; regionalplanning@winnipeg.ca; daniel.osborne-anderson@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; drainage@gov.mb.ca; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; kmcdonald@lssd.ca

**Cc:** Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

**Subject:** Subdivision Application

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**Jennifer Asaim  
Student Planner  
Red River Planning District**

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

[www.redriverplanning.com](http://www.redriverplanning.com)

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

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Canada  
PO Box 6666  
8-191 Pioneer Avenue



February 28, 2025

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

File No.: **S25-3098**

Attention: **Jessie Russell-Edmonds**

**RE: PROPOSAL TO SUBDIVIDE**  
**Being a part of OTM Lots 50 & 51, Parish of St Andrews**  
**Liss Road**  
**39081 Road 100N**  
**Rm of St. Andrews**  
**Owner(s): Stanislaw & Ewa Trokajlo**

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BellMTS will require easements and requests that as a condition of approval for this subdivision proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with BellMTS. ("BellMTS") for existing and/or future telecommunications facilities in connection with the subdivision for the **8M easement as shown below.** As a result of changes to The Real Property Act (Manitoba), BellMTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, BellMTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed subdivision plan, at the appropriate Land Titles Office.

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

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan (pdf or hardcopy) to the attention of Greg Sim ([PROPERTYACQUISITION@bellmts.ca](mailto:PROPERTYACQUISITION@bellmts.ca))

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

Any existing BellMTS services, easement agreements and/or caveats affecting the lands to be subdivided will be brought forward on the titles generated by the new plan of subdivision unless otherwise specified. If there are any existing facilities which require removal or relocation as a result of the subdivision, the costs will be at the expense of the developer.

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

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

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

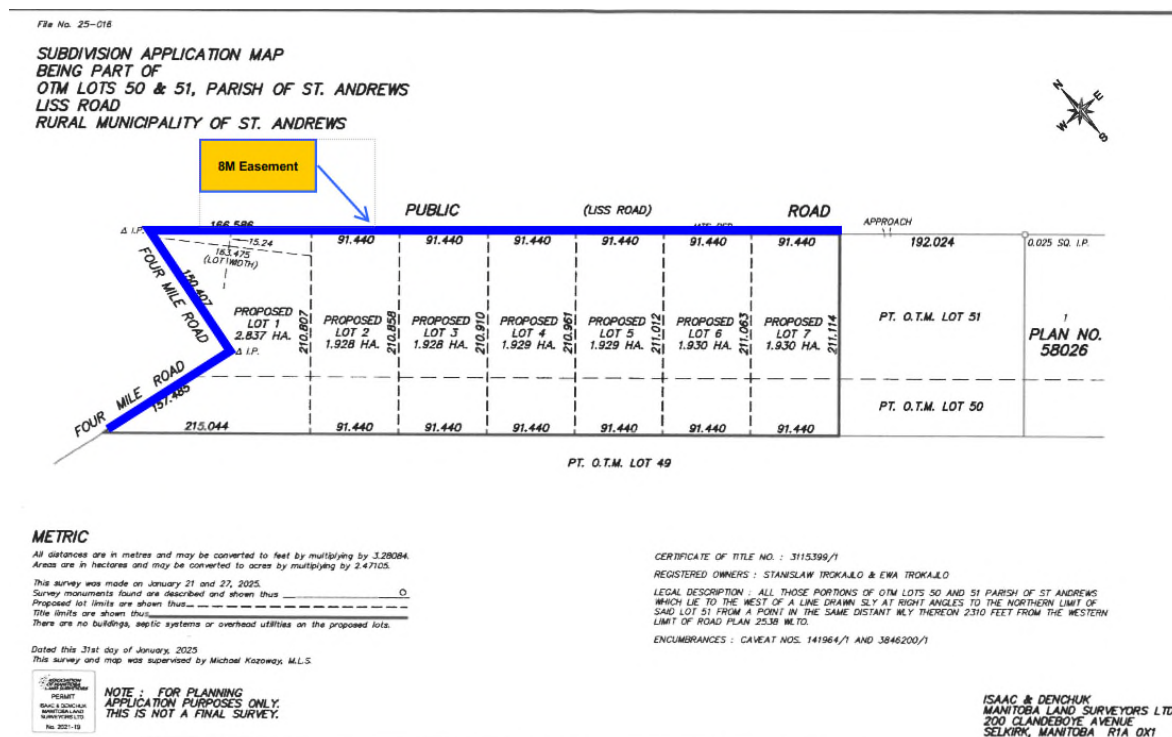
Should you require further information, please contact BellMTS Access Engineering at the numbers below.

Regards,

**Sylvie Leurquin**

BellMTS  
Access Provisioning  
Tel: 204-941-7023  
Email: [Sylvie.Leurquin@bellmts.ca](mailto:Sylvie.Leurquin@bellmts.ca)

cc. Manitoba Hydro  
cc. BellMTS







## Agriculture

Land Use and Ecosystem Resilience Branch  
545 University Crescent, Winnipeg MB, R3T 5S6  
T 204-794-1804 F 204- 204-945-8062  
www.manitoba.ca

Red River Planning District –RM of St Andrews  
2978 Birds Hill Rd., East St. Paul, MB R2E 1J5

February 27, 2025

Mr. So & Ms. Esman:

Re: Proposed Subdivision  
File No. S25-3098  
OTM Lots 50 & 51 Parish of St. Andrews  
Stanislaw & Ewa Trokajlo

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. This application proposes to subdivide a 40.72-acre actively cultivated agricultural parcel into seven (7) rural residential lots (approximately 4.7-acres to 7-acres) (CT 3115399 roll 58100). The proposed subdivision resides within a designated Resource & Agriculture Policy Area within the RM of St Andrews.

My comments are as follows:

- The soils of the subject property are classified as Class 3 for Agricultural Capability based on the Detailed Soil Survey Report 14 – Winnipeg Region (1:20,000 map scale). This is considered prime agricultural land. The parcel is actively farmed with adjacent agricultural holdings.
- The Red River Planning District Development Plan Objectives 4.1.a 4.1.c. and Policies 4.1.1., 4.1.2, 4.1.3, and 4.1.13, stress the importance of preserving land designated for agriculture for agriculture production and limiting any development that would limit agriculture.
- The parcels to the south, west and north are all under active cultivation with only a few historical residential lots to the east of the proposed subdivision.
- Policies laid out under Section 4.1.14. allow for the subdivision of smaller parcels for non-agriculture or resource uses however only under limited situations, "*and subject to a maximum of only one (1) subdivision per 80 acre title.*" The proposed subdivision is not consistent with any of the provisions set out in 4.1.14.1 to 4.1.14.4. and there are no provisions for 7 lots to be created.

Manitoba Agriculture objects to the proposed subdivision as there are no provisions for multi-lot rural residential development within the designated Resource & Agriculture Area of the Red River Planning District. The intention of the designated Resource & Agriculture Area is to protect agriculture and resource development. The creation of multiple residential lots should be directed to designated Rural Residential areas.

Sincerely,

Tina Harms, MSc. PAg.  
Land Use Specialist  
cc.

Andrea McLean, AGR  
Michelle Erb, AGR  
Sheila Cook, AGR