

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
June 10th, 2025
5:30pm**

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

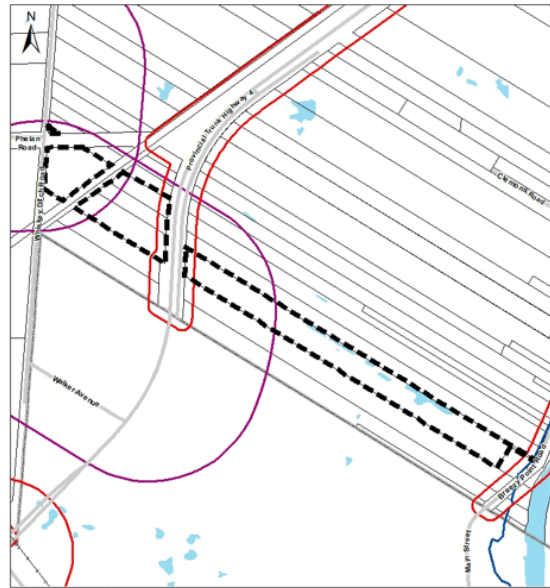
Application File: S25-3099

Applicant: Grantham Law Offices
(Douglas Grantham)

Property Location: Whiskey Ditch Rd, St.
Andrews
Roll: 324350,
324100,323800
Legal: RL-18-20, Plan:
17780 and Parcels A-B,
Plan: 64503.

Application Purpose:

The subject property consists of 3 lots of 9.55 acres, 115.88 ac, 48.4 ac. The applicant is seeking to consolidate separate (by road, power line and drainage ditch) parcels of the original lots into 3 new lots and 3 residuals in "A40" Agriculture Limited zone.



Zoning By-law Requirement	Proposed by Applicant
"A40" Agriculture Limited zone: Lot Size Requirement: 40 ac site area, 300 site width(min.)	3 Proposed Lots: Site area: 4.7 - 23 ac, Site width: 300 - 582 ft, 3 Residual Lots: Site area: <40- >40 ac, Site width: >300 ft

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

Subdivision S25-3099

Date Prepared: May 2nd , 2025

Address:	Whiskey Ditch Rd, St. Andrews
Legal Description:	CT 31553201/1, 3235094/1, 32889251/1
Roll Number(s):	324350, 324100, 323800
Zoning:	"A40" Agriculture Limited
Development Plan:	"RA" Resource and Agriculture
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

The subject property consists of 3 lots of 9.55 acres, 115.88 ac, 48.4 ac on titles CT 31553201/1, 3235094/1, 32889251/1 respectfully. The applicant is seeking to consolidate separate (by road, power line and drainage ditch) parcels of the original lots into 3 new lots and 3 residuals.

The proposal meets in general 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 approved**.

RECOMMENDATION –BE APPROVED.

File No. 23-1223

**SUBDIVISION APPLICATION MAP
BEING PART OF
RIVER LOTS 18 TO 21, PARISH OF ST. PETER
PARCELS A & B, PLAN NO. 64503 WLTO AND
PARCELS E, F & G, PLAN NO. 72982 WLTO
WHISKEY DITCH ROAD
RURAL MUNICIPALITY OF ST. ANDREWS**

IMPERIAL

All distances are in feet and decimals of a foot.
This survey was made on February 6 & 19, 2023.
Survey measurements were not measured and shown (true or false).
Properties to be subdivided are shown true.

Dated this 23rd day of November, 2023.
This survey was made and shown by Norman Noyes, M.L.S.

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

CERTIFICATE OF TITLE NO. 3184820/1
REGISTERED OWNER: DONALD GORDON NEEDS
LEGAL DESCRIPTION: PARCELS 7A AND 7B PLAN 64503 WLTO
IN RL 18 TO 21 PARISH OF ST. PETER.
ENCUMBRANCES: CAVAT AG 1284832/1 & EASEMENT NO. 1284824/1

CERTIFICATE OF TITLE NO. 3184820/2
REGISTERED OWNER: HENRIETTA MARITON LEE
LEGAL DESCRIPTION: PARCELS C, D, E, F AND G PLAN 72982 WLTO
IN RL 18 TO 21 PARISH OF ST. PETER.
ENCUMBRANCES: CAVAT AG 1284832/1, 1284833/1, 1284834/1 AND 1284826/1

CERTIFICATE OF TITLE NO. 3184820/3
REGISTERED OWNER: HENRIETTA MARITON LEE
LEGAL DESCRIPTION: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618,

2.0 SITE CONTEXT AND BACKGROUND:

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 – 30.4 ac lots zoned Agricultural Limited
- To the South – 43.41 ac lot zoned Agricultural Limited
- To the East – 3 ac lot zoned Agricultural Limited and then Red River
- To the West – 20-116 ac lots zoned Agricultural Restricted

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 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

Zone: Recreation Tourism			
Site Area	Required	Proposed	Note
Proposed Lot 1	40 acres	4.627 ac	Not in Compliance
Proposed Lot 2	40 acres	10.85 ac	Not in Compliance
Proposed Lot 3	40 acres	23 ac	Not in Compliance
Residual Lot under CT3235094	40 acres	< 40 ac	Not in Compliance
2 Residual parcels under CT 3288925	40 acres	>40 ac	In Compliance
Site Width	Required	Proposed	Note
Proposed Lot 1	300 ft	494.37 ft	In Compliance
Proposed Lot 2	300 ft	582.16 ft	In Compliance
Proposed Lot 3	300 ft	>300 ft	In Compliance
Residual Lot under CT3235094	300 ft	>300 ft	In Compliance
2 Residual parcels under CT 3288925	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:

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

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	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.
Manitoba Agriculture and Resource Development	No objection. I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The request proposes to consolidate river lots and subdivide the lots that are isolated by transportation corridors. The proposed resides within a designated Resource & Agriculture Policy Area under the Red River Planning District Development Plan. Consideration for the proposed consolidation and subdivision can be given under generally under the objectives and policies described in section 4.1. of the development.
Manitoba Infrastructure - Highway Planning and Design Branch	No comments received
Manitoba Environment, Climate and Parks: Water Stewardship Division	On behalf of the Drainage & Water Rights Licencing Branch – 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
Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required.
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	No concerns [See full correspondence attached to Council’s package]
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No concerns [See full correspondence attached to Council’s package]
Manitoba Transportation and Infrastructure – Water Management	No comments received

UTILITIES

MB Hydro and Centra Gas	No easements requirements
BellMTS	No comments received
Rogers Communications	No concerns or easement requirements

OTHER AGENCIES

School Division	No comments received
Canada Post	Canada Post has no requirements of this applicant.

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 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.

The subject property consists of 3 lots of 9.55 acres, 115.88 ac, 48.4 ac on titles CT 31553201/1, 3235094/1, 32889251/1 respectfully. The applicant is seeking to consolidate separate (by road, power line and drainage ditch) parcels of the original lots into 3 new lots and 3 residuals.

The majority of the proposed lots are not in a compliance to the Zonin By-Law of St. Andrews and will require variances for lot sizes to bring it into compliance.

Strictly by the policy, the proposed consolidation does not align with RRPD Development Plan and its policies as most of the proposed lots are less than 80 ac required, however, the consolidation of smaller and separate (by road, power line and drainage ditch as consolidation into bigger farmland) parcels into bigger lots will fall into as an exemption (sec. 4.1.14.1 as well as sec. 4.1.14.3) and adhere to the general intent of the RRPD Development Plan and “Resource and Agriculture” designation.

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

9.0 RECOMMENDED CONDITIONS:

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

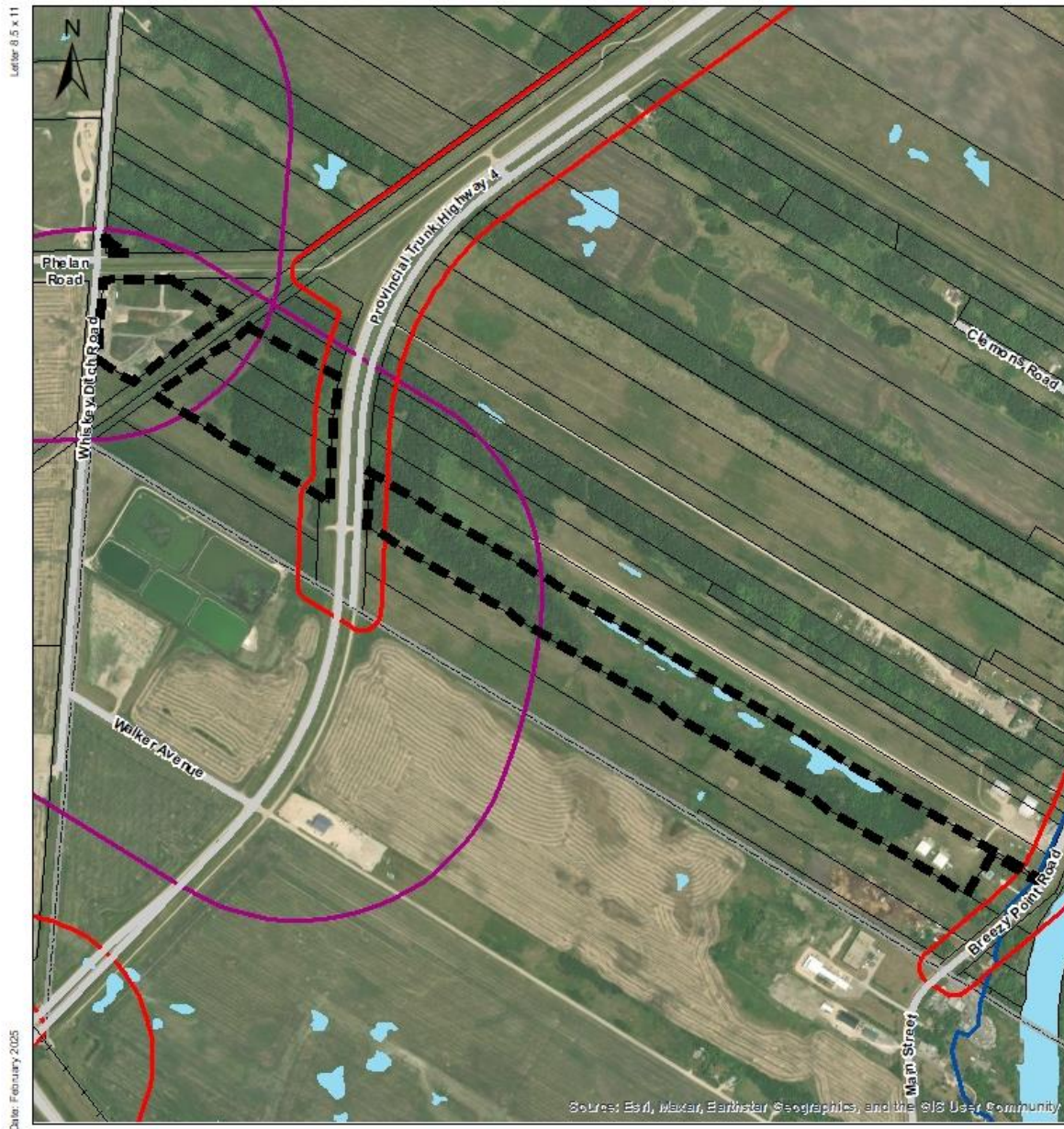
1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
 - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made.
2. Applicant/owner obtains the required lot size variances (3 proposed and one residual lot) from RRPD.

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

APPENDIX A – RRPD LOCATION MAPS



SUPPORTIVE MAPPING

Subdivision Application S25-3099
Whiskey Ditch Road, RM of St. Andrews

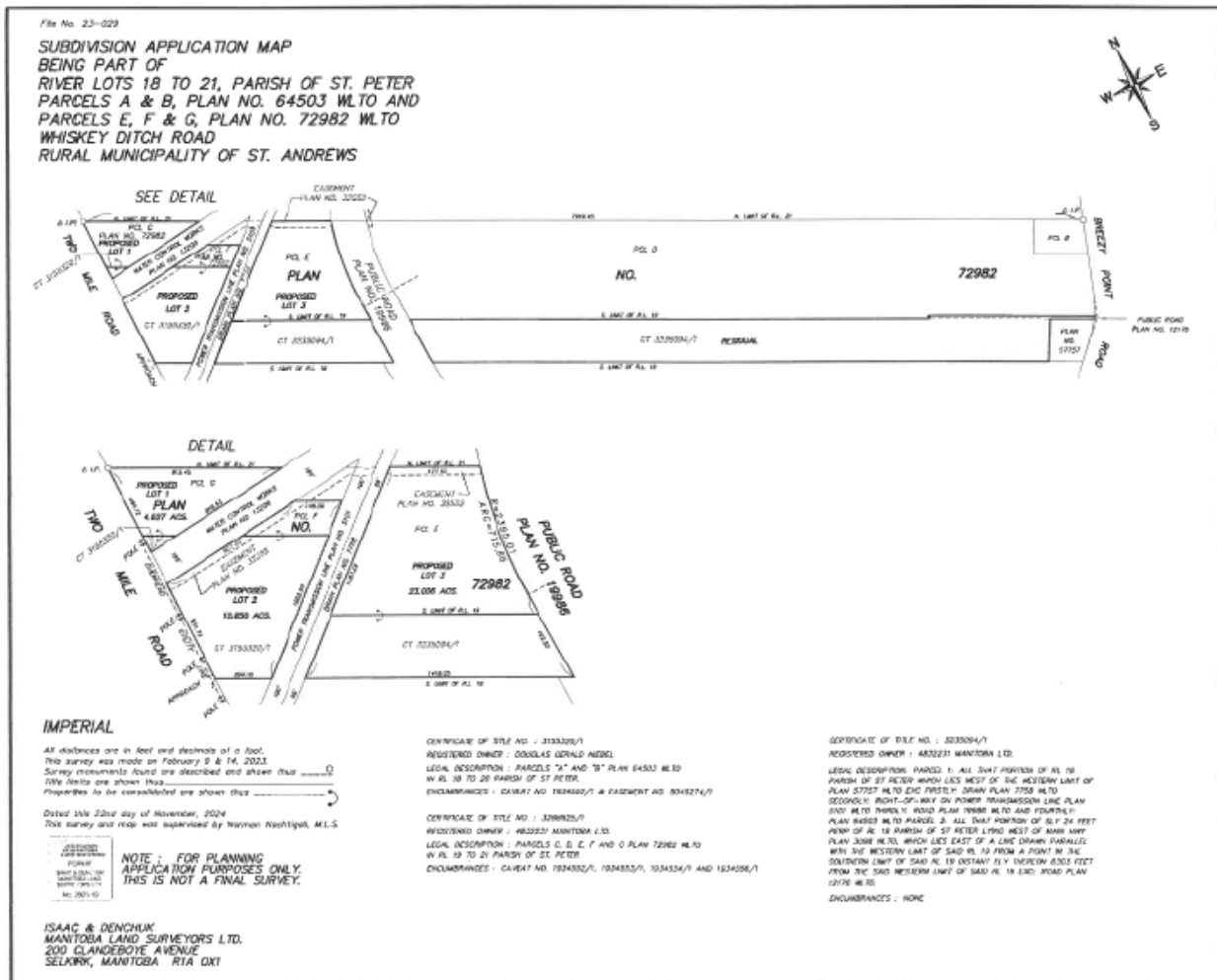
Designation: "RA" Resource and Agriculture
Zoning: "A40" Agricultural Limited

- Subject Property
- St. Andrews Boundaries
- Parcel Outline
- Highway Control Zones
- Roads
- Water Bodies



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

APPENDIX B – SUBDIVISION APPLICATION MAP

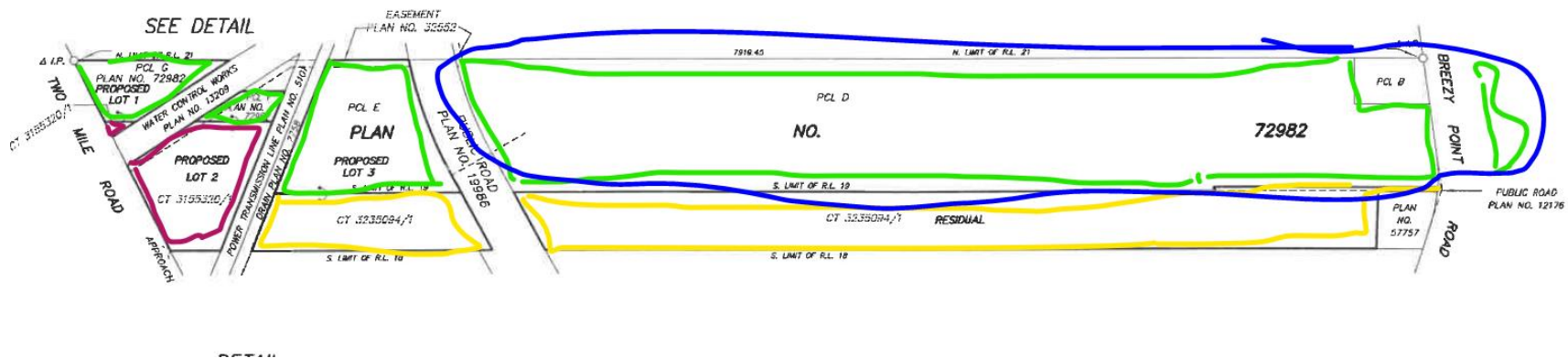


APPENDIX C – CIRCULATION COMMENTS:

Sensitivity: None

I am wondering if you could clarify a few things for me from this subdivision application S25-3099.

1. In the summary roll 342100 is stated as being 31.89-acres; as far as I can tell, and it is included in the details in the SAM, it should be approximately 115 acres. But the SAM does not indicate what is happening with parcel D and C.
2. See the below drawing: the green indicate the current roll 324100. What is happening with Parcel D and Parcel C the little squiggle on the other side of breezy point road? Will this be consolidated to the residual in yellow?



- Tina

T: 204-761-0701

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To: Braeden <Braeden@rmofstandrews.com>; neteng.control@bellmts.ca; subdivisioncirculars@hydro.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; mb.surveysplanning@teranet.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; Osborne-

Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; bspurrill@lssd.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: S25-3099

Hello,

Please see a subdivision application, S25-3099, attached for review and comments.

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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Archived: May 20, 2025 1:40:00 PM
From: [Harms, Tina](#)
Sent: March 25, 2025 10:37:22 AM
To: [Calvin So Red River Planning District](#)
Cc: [+WPG112 - AGRLandUse](#)
Subject: RE: S25-3099
Importance: Normal
Sensitivity: None

File: S25-3099
Applicant: Grantham Law Offices
Location: Pt of RL 18-20, RM of St. Andrews
Proposal: Consolidation of river lots and subdivision of two lots isolated via transportation corridors

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The request proposes to consolidate river lots and subdivide the lots that are isolated by transportation corridors. The proposed resides within a designated Resource & Agriculture Policy Area under the Red River Planning District Development Plan. Consideration for the proposed consolidation and subdivision can be given under generally under the objectives and policies described in section 4.1. of the development. No objection.

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: February 18, 2025 9:11 AM
To: Braeden <Braeden@rmofstandrews.com>; neteng.control@bellmts.ca; subdivisioncirculares@hydro.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; mb.surveysplanning@teranet.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; bspurrill@lssd.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: S25-3099

Hello,

Please see a subdivision application, S25-3099, attached for review and comments.

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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Archived: May 20, 2025 1:40:02 PM
From: [SHYMKO, Paul](#)
Sent: February 19, 2025 12:46:20 PM
To: [Calvin So](#)
Subject: RE: S25-3099
Importance: Normal
Sensitivity: None

Canada Post has no requirements of this applicant.

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



From: Calvin So <calvin@rrpd.ca>
Sent: February-18-25 9:11 AM
To: Braeden <Braeden@rmofstandrews.com>; neteng.control@bellmts.ca; subdivisioncirculards@hydro.mb.ca; EnvCEInterlake@gov.mb.ca; mitwaterreview@gov.mb.ca; mb.surveysplanning@teranet.ca; hrb.archaeology@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; AGRLandUse@gov.mb.ca; daniel.osborne-anderson@gov.mb.ca; projectmanagermanitoba@rci.rogers.com; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; mines_br@gov.mb.ca; drainage@gov.mb.ca; bspurrill@lssd.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: S25-3099

This Message Is From an External Sender | Ce message provient d'un expéditeur externe

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[Report Suspicious](#)

Hello,

Please see a subdivision application, S25-3099, attached for review and comments.

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

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Archived: May 20, 2025 1:40:04 PM
From: [Osborne-Anderson, Daniel](#)
Sent: February 18, 2025 9:36:54 AM
To: [Calvin So](#)
Subject: RE: S25-3099
Importance: Normal
Sensitivity: None

Good Morning,

On behalf of the Drainage & Water Rights Licencing Branch – 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.

Thank you,

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

From: Calvin So <calvin@rrpd.ca>
Sent: February 18, 2025 9:11 AM
To: Braeden <Braeden@rmofstandrews.com>; neteng.control@bellmts.ca; subdivisioncirculares@hydro.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; mb.surveysplanning@teranet.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; bspurrill@lssd.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: S25-3099

Hello,

Please see a subdivision application, S25-3099, attached for review and comments.

Thanks,



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

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Archived: May 20, 2025 1:40:05 PM
From: [Dorward, Kurt](#)
Sent: February 18, 2025 10:12:53 AM
To: [Calvin So](#)
Subject: RE: S25-3099
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 S25-3099, Manitoba Environment and Climate Change, Environmental Compliance and Enforcement Branch, Interlake Region has reviewed the information provided for the proposal and has no concerns at this time.

Sincerely,

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

Environment Officer

Emergency Response Team member

Manitoba Environment and Climate Change

Environmental Compliance and Enforcement Branch, Interlake Region

Lower Level, 446 Main Street

Selkirk, MB R1A 1V7

Phone: (204) 785-0296

Fax: (204) 785-5024



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

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Please consider the environment before printing this e-mail

From: Calvin So <calvin@rrpd.ca>

Sent: February 18, 2025 9:11 AM

To: Braeden <Braeden@rmofstandrews.com>; neteng.control@bellmts.ca; subdivisioncirculares@hydro.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; mb.surveysplanning@teranet.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; bspurrill@lssd.ca

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

Subject: S25-3099

Hello,

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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

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DATE: 2025-02-20

TO: Calvin So

Community Planning Assistant
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: S25-3099

AAS File: AAS-24-23118

RL 18-20 in the Parish of St. Peter in the RM of St. Andrews

Owner(s): Douglas Niebel and 4832231 Manitoba Ltd.

Conditional approval

Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the locations in conjunction with Branch records for areas of potential concern.

Application	Proposed activity	HRB screening and actions to be taken
S25-3099	No imminent plans for activities which will cause ground disturbance	<ul style="list-style-type: none"> No concerns at this time <ul style="list-style-type: none"> Can proceed as planned
Future development	N/A – none in the application	<ul style="list-style-type: none"> Applicant to contact HRB if proposed activities and/or footprint changes <ul style="list-style-type: none"> Heritage Resource Impact Assessment (HRIA) <i>may</i> be required

S25-3099 subdivision

No further action is required specific to the current application at this time, as there are no imminent plans for activities which will cause ground disturbance.

Future development

Notably, the subdivision is situated along the Red River and within the historic Parish of St. Peter, where Parish maps show numerous historic structures including St. Peter's Dynevor Church. The subdivision is also in proximity to many known archaeological sites. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources. Therefore, the Historic Resources Branch has concerns with future development and wishes to give advance notice that an HRIA may be required. If any details of the current application undergo modification or if future work necessitates a change to the plans, the applicant is to contact HRB for re-evaluation.

Legislation

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

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

Memorandum

A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit.

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

Historic Resources Branch
Archaeological Assessment Services Unit

Archived: May 20, 2025 1:40:07 PM

From: +WPG574 - HRB Archaeology

Sent: February 20, 2025 1:15:22 PM

To: Calvin So

Cc: +WPG574 - HRB Archaeology

Subject: RE: S25-3099

Importance: Normal

Sensitivity: None

Attachments:

AAS-24-23118_RRPD_S25-3099.pdf 

Good morning

Please find our review and comments attached.

Best regards,

Archaeological Assessment Services Unit

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

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

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

From: Calvin So <calvin@rrpd.ca>

Sent: February 18, 2025 9:11 AM

To: Braeden <Braeden@rmofstandrews.com>; neteng.control@bellmts.ca; subdivisioncirculares@hydro.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; mb.surveysplanning@teranet.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; bspurrill@lssd.ca

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

Subject: S25-3099

Hello,

Please see a subdivision application, S25-3099, attached for review and comments.

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

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Archived: March 10, 2025 8:19:00 AM

From: [Red River Planning District](#)

Sent: March 6, 2025 9:18:15 AM

To: [Valentina Esman](#)

Subject: FW: S25-3099 - Email to Planning - Hydro File #2025-1202

Response requested: No

Sensitivity: Normal

Original mail: [S25-3099 - Email to Planning - Hydro File #2025-1202.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

www.redriverplanning.com

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

Sent: March 6, 2025 8:57 AM

To: Red River Planning District <info@rrpd.ca>; karenp@granthamlaw.ca

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

Subject: S25-3099 - Email to Planning - Hydro File #2025-1202



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

RE: Application(s) **S25-3099**

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

1. **No easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. have no easement requirements.
2. If Manitoba Hydro and Centra Gas Manitoba Inc. have existing easements registered on title and you require details, please sent the request to the email provided below.
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. 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.

5. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](https://www.manitobahydro.com) website.

Any inquiries can be sent to HCSC@hydro.mb.ca. should you want details about easements on your title please request to HCSC@hydro.mb.ca

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



Archived: May 20, 2025 1:40:09 PM
From: +WPG1166 - MIT Water Review
Sent: Mon, 10 Mar 2025 16:19:41
To: Calvin So
Subject: RE: S25-3099
Importance: Normal
Sensitivity: None

Hello Calvin,

We're reviewing this application and we're struggling to understand what exactly they are applying for. They state that they are requesting to amalgamate the river lots into one title, but we're not sure what they're referring to. The drawings provided do not clarify anything. The SAM provided does not even show the lots adjacent to the river, so it's difficult to determine what they are proposing.

Could you please provide more information or a better drawing that illustrates what is being proposed?

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

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

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From: Calvin So <calvin@rrpd.ca>

Sent: February 18, 2025 9:11 AM

To: Braeden <Braeden@rmofstandrews.com>; neteng.control@bellmts.ca; subdivisioncirculars@hydro.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; mb.surveysplanning@teranet.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; bspurrill@lssd.ca

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

Subject: S25-3099

Hello,

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Thanks,



Calvin So, M.C.P.
Community Planning Assistant

Red River Planning District

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Archived: May 20, 2025 1:40:11 PM
From: [Braeden](#)
Sent: March 4, 2025 1:50:25 PM
To: [Calvin So](#)
Cc: [Valentina Esman](#) [Jennifer Asaim](#) [Derek Eno](#)
Subject: RE: S25-3099
Importance: Normal
Sensitivity: None
Attachments:
[S25-3099 RM Comment letter.pdf](#) 

Good Afternoon Calvin,

Please see the RM's comments/conditions for S25-3099 attached.

Thank you,



Braeden Bennett, B.Tech (CM)
Planning & Economic Development Officer
R.M. of St. Andrews
Box 130 | 500 Railway Avenue | Clandeboye, MB | R0C 0P0
Phone: (204) 738-2264 (Ext. 137)
Fax: (204) 738-2500 | www.rmofstandrews.com

From: Calvin So <calvin@rrpd.ca>
Sent: February 18, 2025 9:11 AM
To: Braeden <Braeden@rmofstandrews.com>; neteng.control@bellmts.ca; subdivisioncirculares@hydro.mb.ca; EnvCEInterlake@gov.mb.ca; mitwaterreview@gov.mb.ca; mb.surveysplanning@teranet.ca; hrb.archaeology@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; AGRLandUse@gov.mb.ca; daniel.osborne-anderson@gov.mb.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca; mines_br@gov.mb.ca; drainage@gov.mb.ca; bspurrill@lssd.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: S25-3099

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Red River Planning District

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Rural Municipality of **ST. ANDREWS**

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

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

Fax: 204-738-2500

E-mail: office@rmofstandrews.com

Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

March 4, 2025

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

Attn: Derek Eno, Manager of Planning Services

RE: S25-3099 Subdivision (Parcels A and B, Plan 64503 WITO & Parcels C, D, E, F and G, Plan 72982 WITO)

**Consolidation of Roll No.'s 323800.000, 324000.000, 324100.000, 324200.000, 324300.000, 324350.000 & 324605.000*

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. Bennett
Braeden Bennett
Planning & Economic Development Officer

Archived: May 20, 2025 1:40:12 PM
From: [Project Manager - Manitoba](#)
Sent: February 18, 2025 10:48:20 AM
To: [Calvin So](#)
Subject: RE: S25-3099
Importance: Normal
Sensitivity: None

Hi Calvin,

Rogers has no concerns or easement requirements on this file.

Thank you,

Project Coordinator, NW ON, MB & SK
e ProjectManagerManitoba@rci.rogers.com



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

From: Calvin So <calvin@rrpd.ca>
Sent: Tuesday, February 18, 2025 8:11 AM
To: Braeden <Braeden@rmofstandrews.com>; neteng.control@bellmts.ca; subdivisioncirculares@hydro.mb.ca; EnvCEInterlake@gov.mb.ca; mitwaterreview@gov.mb.ca; mb.surveysplanning@teranet.ca; hrb.archaeology@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; AGRLandUse@gov.mb.ca; daniel.osborne-anderson@gov.mb.ca; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; paul.shymko@canadapost.postescanada.ca; mines_br@gov.mb.ca; drainage@gov.mb.ca; bspurrill@lssd.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: S25-3099

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Thanks,



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Community Planning Assistant
Red River Planning District

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Archived: May 20, 2025 1:40:14 PM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: February 20, 2025 9:53:01 AM
To: [Calvin So](#)
Subject: RE: S25-3099
Importance: Normal
Sensitivity: None

Good Morning

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



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From: Calvin So <calvin@rrpd.ca>
Sent: Tuesday, February 18, 2025 9:11 AM
To: Braeden <Braeden@rmofstandrews.com>; neteng.control@bellmts.ca; subdivisioncirculares@hydro.mb.ca; EnvCEInterlake@gov.mb.ca; mitwaterreview@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; hrb.archaeology@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; AGRLandUse@gov.mb.ca; daniel.osborne-anderson@gov.mb.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca; mines_br@gov.mb.ca; drainage@gov.mb.ca; bspurrill@lssd.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: S25-3099

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

Hello,

Please see a subdivision application, S25-3099, attached for review and comments.

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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