

# 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 10<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

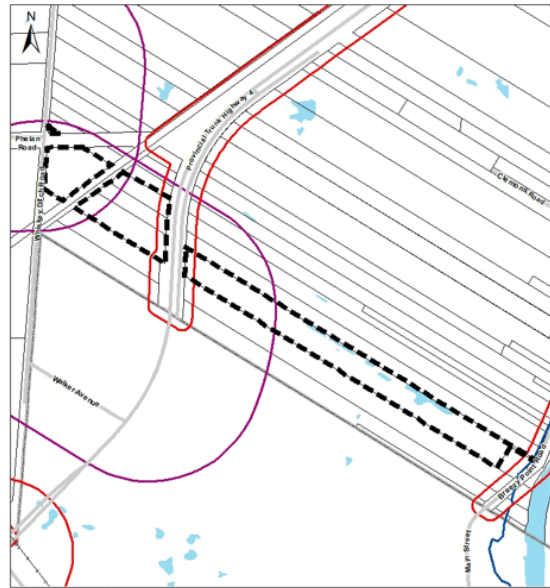
**Application File:** S25-3099

**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
<b>"A40" Agriculture Limited zone:</b> Lot Size Requirement: 40 ac site area, 300 site width(min.)	<b>3 Proposed Lots:</b> Site area: 4.7 - 23 ac, Site width: 300 - 582 ft, <b>3 Residual Lots:</b> 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](mailto:info@rrpd.ca)

## Subdivision S25-3099

Date Prepared: May 2<sup>nd</sup>, 2025

<b>Address:</b>	<b>Whiskey Ditch Rd, St. Andrews</b>
<b>Legal Description:</b>	CT 31553201/1, 3235094/1, 32889251/1
<b>Roll Number(s):</b>	324350, 324100, 323800
<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 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.**

FIG. NO. 23-109

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

SEE DETAIL

DETAIL

IMPERIAL

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

ISAC & DENCHUK  
MANITOBA LAND SURVEYORS LTD.  
MANITOBA LAND SURVEYORS  
SELKIRK, MANITOBA R1A 0X1

CERTIFICATE OF TITLE NO. : 325886A/1  
REGISTERED OWNER : JOSEPH ROSSAL MERO  
LEGAL DESCRIPTION: PARCELS 10' AND 20' PLAN 64503 WLTO  
IN RL 18 TO 20 PARISH OF ST. PETER  
ENCUMBRANCES : CHASEY MS. 72982A/1 & EASEMENT MS. 28456A/1  
REGISTERED OWNER : 468331 MANITOBA LTD.  
LEGAL DESCRIPTION: PARCELS E, G, F & G PLAN 72982 WLTO  
IN RL 18 TO 21 PARISH OF ST. PETER  
ENCUMBRANCES : CHASEY MS. 72982A/1, 72982B/1, 72982C/1 AND 72982D/1

CERTIFICATE OF TITLE NO. : 325886A/1  
REGISTERED OWNER : 468331 MANITOBA LTD.  
LEGAL DESCRIPTION: PARCELS : ALL THAT PORTION OF PL. 18, PARISH OF ST. PETER, BEING LOTS 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, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741,

## **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

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

<b>Wastewater Services</b> <ul style="list-style-type: none"><li>- Proposed: N/A</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: N/A</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>	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>Manitoba Agriculture and Resource Development</b>	<b>No objection.</b> 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.
<b>Manitoba Infrastructure - Highway Planning and Design Branch</b>	No comments received
<b>Manitoba Environment, Climate and Parks: Water Stewardship Division</b>	On behalf of the Drainage & Water Rights Licencing Branch – Drainage Section, there are <b>no concerns and no requirement</b> 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
<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  [See full correspondence attached to Council’s package]
<b>Manitoba Sport, Culture and Heritage – Historic Resources Branch</b>	No concerns  [See full correspondence attached to Council’s package]
<b>Manitoba Transportation and Infrastructure – Water Management</b>	No comments received

#### UTILITIES

<b>MB Hydro and Centra Gas</b>	No easements requirements
<b>BellMTS</b>	No comments received

<b>Rogers Communications</b>	No concerns or easement requirements
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#### **OTHER AGENCIES**

<b>School Division</b>	No comments received
<b>Canada Post</b>	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 lost 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 CONDITONS:**

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

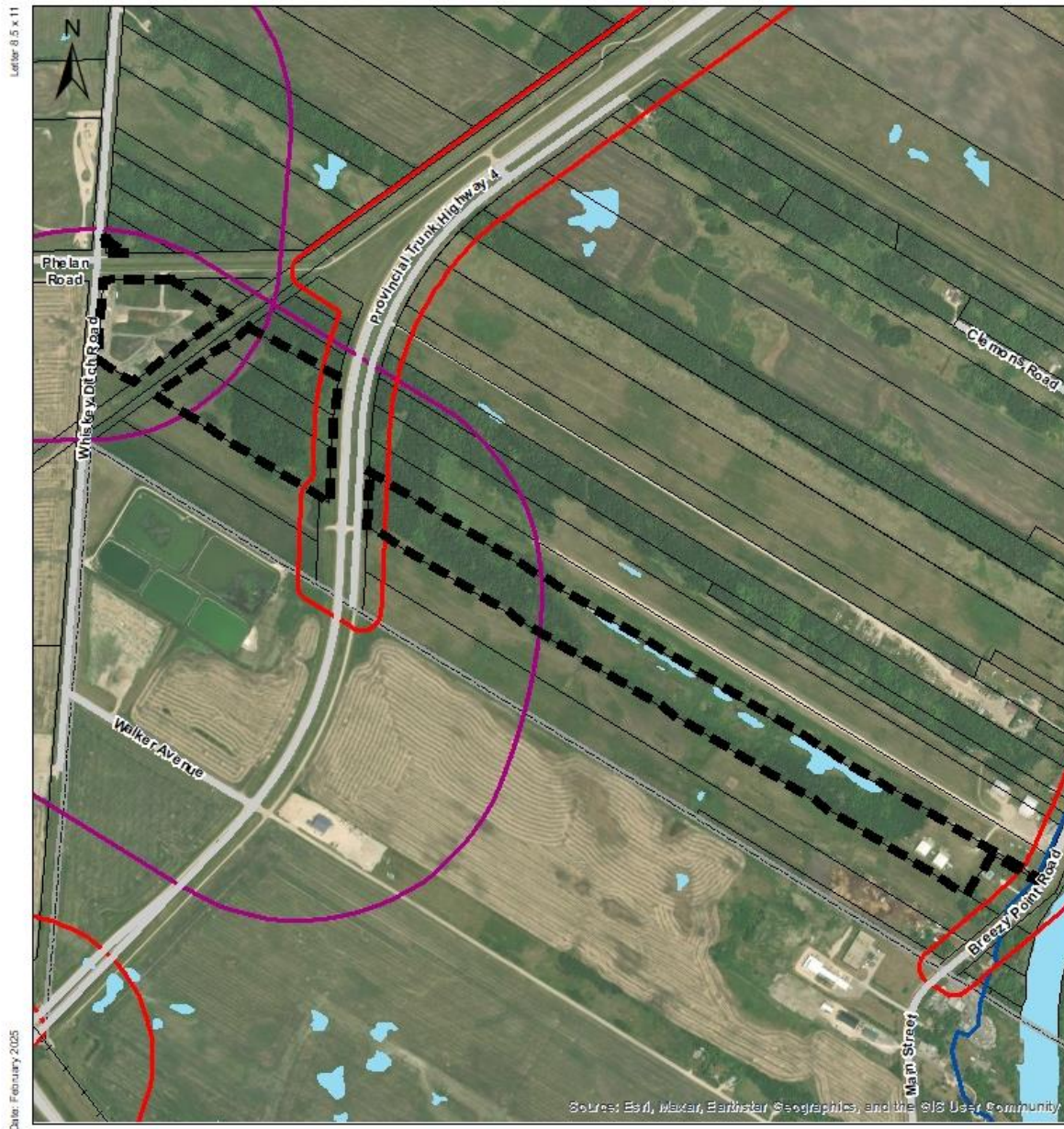
1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
  - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made.
2. Applicant/owner obtains the required lot size variances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

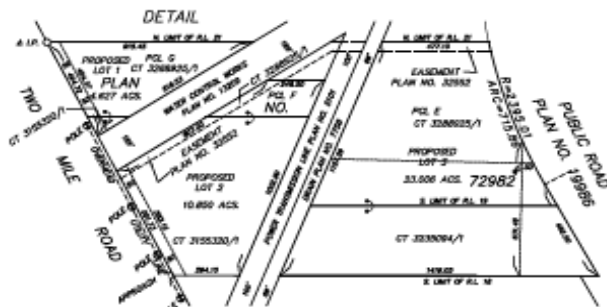
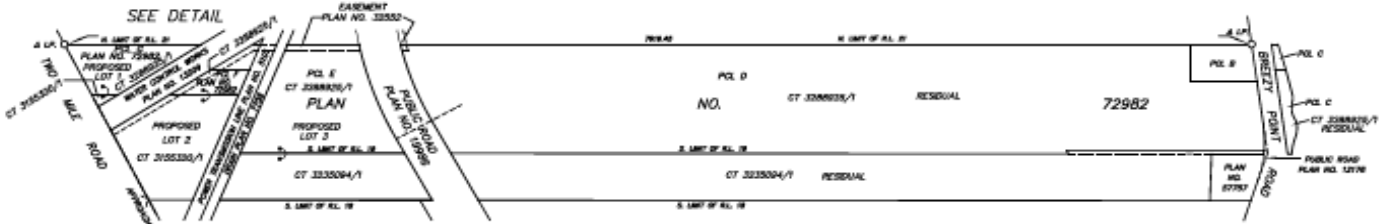


Please refer to applicant's Subdivision Application Map. Not To Scale. For Discussion Purposes Only.




## APPENDIX B – SUBDIVISION APPLICATION MAP

File No. 23-029

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 9 & 14, 2023.  
Survey monuments found are described and shown thus   
Title limits are shown thus   
Properties to be consolidated are shown thus   
Dated this 30th day of April, 2025  
This survey and map was supervised by Norman Nechtigall, M.L.S.



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

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

CERTIFICATE OF TITLE NO. : 335320/1  
REGISTERED OWNER : DOUGLAS GERALD HENRI  
LEGAL DESCRIPTION : PARCELS "A" AND "B" PLAN 64503 WLTO  
IN RL 18 TO 21 PARISH OF ST. PETER.  
ENCUMBRANCES : CAVEAT NO. 1834552/1 & EASEMENT NO. 5045274/1

CERTIFICATE OF TITLE NO. : 3386025/1  
REGISTERED OWNER : 4832231 MANITOBA LTD.  
LEGAL DESCRIPTION : PARCELS G, D, E, F AND G PLAN 72982 WLTO  
IN RL 18 TO 21 PARISH OF ST. PETER  
ENCUMBRANCES : CAVEAT NO. 1834552/1, 1834553/1, 1834554/1 AND 1834555/1

CERTIFICATE OF TITLE NO. : 3235094/1  
REGISTERED OWNER : 4832231 MANITOBA LTD.  
LEGAL DESCRIPTION: PARCEL D: ALL THAT PORTION OF RL 18  
PARISH OF ST. PETER WHICH LIES WEST OF THE WESTERN LIMIT OF  
PLAN 57757 WLTO EXC. FIRSTLY: DRAIN PLAN 7298 WLTO  
SECONDLY: RIGHT-OF-WAY ON POWER TRANSMISSION LINE PLAN  
5757 WLTO THIRDLY: ROAD PLAN 1834 WLTO AND FOURTHLY:  
PLAN 64503 WLTO PARCELS E: ALL THAT PORTION OF SLY 24 FEET  
PORT OF RL 18 PARISH OF ST. PETER LYING WEST OF MAIN HWY  
PLAN 3088 WLTO WHICH LIES EAST OF A LINE DRAWN PARALLEL  
WITH THE WESTERN LIMIT OF SAID RL 18 FROM A POINT IN THE  
SOUTHERN LIMIT OF SAID RL 18 DISTANT CLY THEREON 4353 FEET  
FROM THE SAID WESTERN LIMIT OF SAID RL 18 EXC. ROAD PLAN  
12176 WLTO  
ENCUMBRANCES : NONE

## APPENDIX C – CIRCULATION COMMENTS:

Archived: May 20, 2025 1:39:58 PM

From: [Harms, Tina](#)

Sent: Tue, 4 Mar 2025 20:52:07

To: [Calvin So +WPG112 - AGRLandUse](#)

Subject: Questions for clarification RE: S25-3099

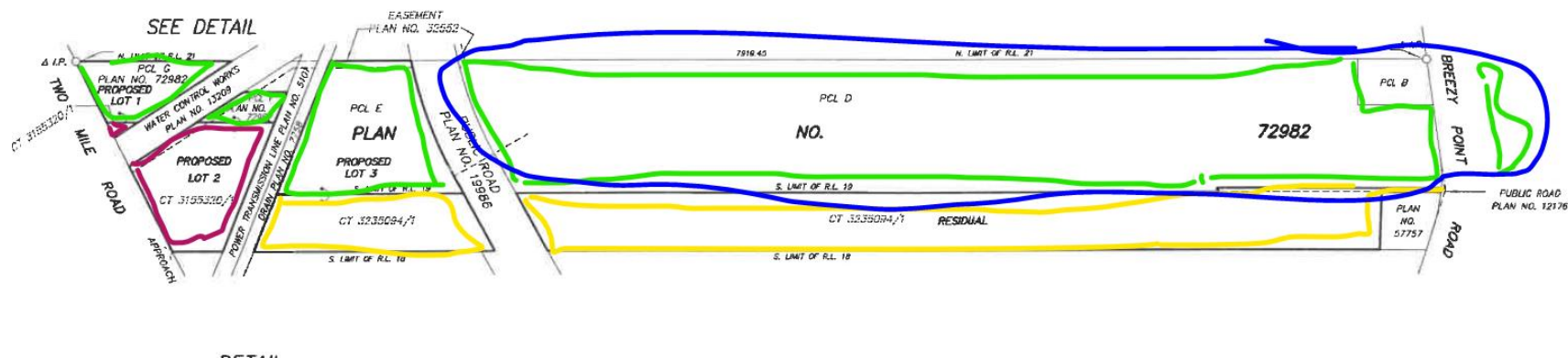
Importance: High

Sensitivity: None

Good afternoon Calvin,

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?



3. I can't find any roll 324000 is this supposed to be Roll 323800? This would appear to match more closely with the SAM.

Thanks for your help,

Tina

**Tina Harms, M.Sc., P.Ag.**

Land Use Specialist

Sustainable Agriculture Branch

[Tina.Harms@gov.mb.ca](mailto: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; 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](http://www.redriverplanning.com)

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**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](mailto:Tina.Harms@gov.mb.ca)  
T: 204-761-0701

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---

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**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

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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

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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

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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](http://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**

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

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

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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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**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

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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"> <li>No concerns at this time <ul style="list-style-type: none"> <li>Can proceed as planned</li> </ul> </li> </ul>
Future development	N/A – none in the application	<ul style="list-style-type: none"> <li>Applicant to contact HRB if proposed activities and/or footprint changes <ul style="list-style-type: none"> <li>Heritage Resource Impact Assessment (HRIA) <i>may</i> be required</li> </ul> </li> </ul>

**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](mailto: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,

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Thanks,



**Calvin So, M.C.P.**

**Community Planning Assistant**

**Red River Planning District**

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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 Esmen](#)

**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

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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](http://Manitoba Hydro website) website.

Any inquiries can be sent to [HCSC@hydro.mb.ca](mailto:HCSC@hydro.mb.ca). should you want details about easements on your title please request to [HCSC@hydro.mb.ca](mailto:HCSC@hydro.mb.ca)

Subdivision Coordination Team  
Manitoba Hydro, Property Department  
12<sup>th</sup> 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](mailto: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,

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](http://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 1:40:11 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](http://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

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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# Rural Municipality of **ST. ANDREWS**

Box 130, 500 Railway Avenue  
Clandeboyne, 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**

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](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:** 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

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 1:40:14 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](mailto:garth.gislason@teranet.ca)



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---

**From:** Calvin So <calvin@rrpd.ca>  
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**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.

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Thanks,



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**Community Planning Assistant**  
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