

# NOTICE OF PUBLIC HEARING

## SUBDIVISION APPLICATION

RM of West St. Paul

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

**Thursday**  
**June 12, 2025**  
**6:00 PM**

**Council Chambers**  
**3550 Main Street**  
**RM of West St Paul, MB**

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

### APPLICATION INFORMATION

**Application File:** S25-3100

**Applicant:** Landmark Planning and Design

**Property Location:** Grassmere Road/  
Blackdale Road  
Roll #416100, 416150

**Application Purpose:**

The applicant proposes to subdivide the subject land of 140 acres under two (2) titles to 54 lots, and to create two new roads.



Zoning By-law Requirement	Proposed by Applicant
<b>“RRO” Rural Residential Overlay (to be rezoned)</b> Lot Size Requirement: <b>Site area:</b> 2 ac <b>Site width:</b> 198 ft site width	54 lots <b>(Site area:</b> 2 – 3.45 ac <b>Site width:</b> 198 – 412 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 S25-3100

Date Prepared: May 27, 2025

<b>Address:</b>	Corner of Grassmere and Black dale Roads, West St. Paul
<b>Legal Description:</b>	CT 2701850/1, CT 3297974/1 NE ¼ 17-2-3 EPM
<b>Roll Number(s):</b>	416100,416150
<b>Zoning:</b>	"A80" Agricultural to be rezoned to "RRO" Residential Rural with RR Overlay Zone
<b>Development Plan:</b>	Rural Residential
<b>Report Prepared by:</b>	Valentina Esman Community Planner



### **PUBLIC HEARING REQUIRED**

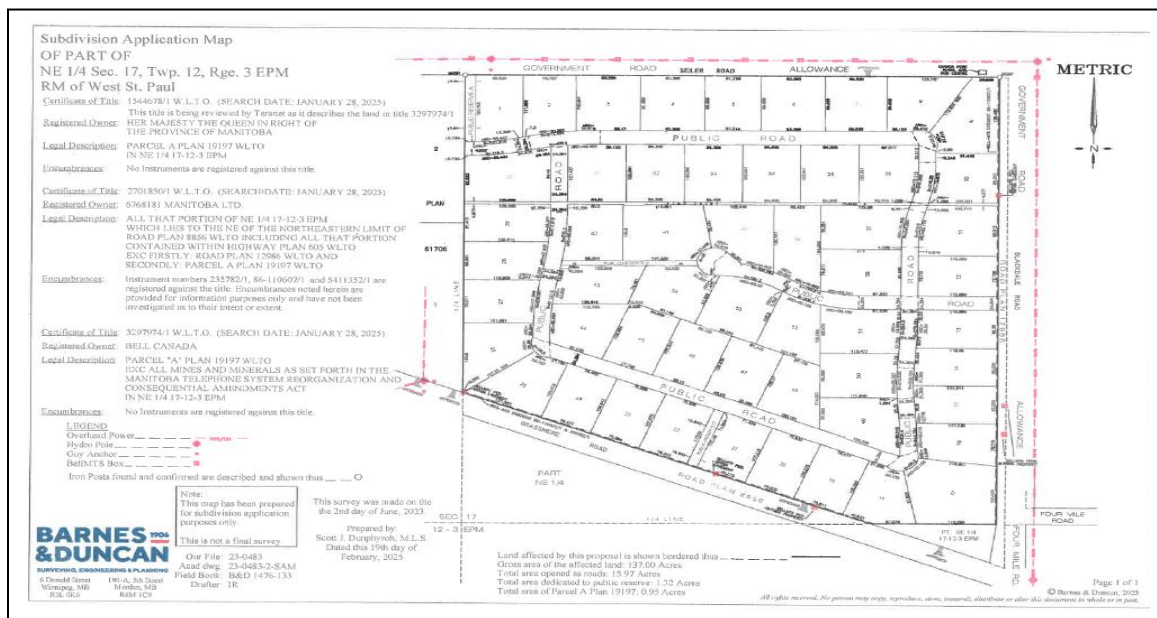
### **EXECUTIVE SUMMARY:**

The subject property consists of 2(two) lots of 140 ac land under two titles: CT 2701850/1 and CT 3297974/1 . The applicant is seeking to subdivide the subject land into a total of 54 lots (from 2-3.45 ac in site area and 198 - 412 ft in site width) and to create two new roads. The subdivision proposal is combined with a rezoning application (ZBA 2025-06"P") to rezone to "RRO" zone.

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

### **RECOMMENDATIONS: TO BE APROVED**

# 1.0 PROPOSAL



The subject property consists of 2(two) lots of 140 ac under two titles: CT 2701850/1 and CT 3297974/1 . The applicant is seeking to subdivide the subject land into a total of 54 lots (from 2-3.45 ac in site area and 198 - 412 ft in site width) and to create two new roads. The subdivision application map (SAM) is provided in the appendix to this report.

## 2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of 2(two) lots of 140 ac under two titles: CT 2701850/1 and CT 3297974/1 . The applicant is seeking to subdivide the subject land into a total of 54 lots (from 2-3.45 ac in site area and 198 - 412 ft in site width) and to create two new roads. The subdivision application map (SAM) is provided in the appendix to this report.

The subject land is designated *Rural Residential* 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 – Seiler Road then 2-3.5 ac lots zoned Residential Rural with RR Overlay Zone
- To the South – 2.35-7.37 ac lots zoned Residential Rural with RR Overlay Zone
- To the East – 37.7 ac zoned “A80” Agricultural
- To the West – 34.75 ac lot zoned Residential Rural and 8.82 ac lot zoned “A80” Agricultural

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

#### **Land Use Designation: Rural Residential**

The Rural Residential designation is given to areas to allow for rural non-farm residential properties where residents can enjoy a rural lifestyle on smaller acreage lots serviced with their own on-site wastewater and drinking water systems.

The following are *Rural Residential* policies that are relevant to the subject proposal:

**Policy 4.3.2** Rural residential development shall be directed towards sites with low potential for agriculture, including livestock production, due to poor soil conditions (Agriculture Capability Class 5 to 7) or other physical constraints which make the use of the land for agriculture unfeasible, and where the proposed development will not unduly interfere with existing or proposed agricultural operations.

**Policy 4.3.3** Where subdivisions are proposed in areas with significant natural vegetation, the design should protect or enhance these areas.

**Policy 4.3.4** Rural residential lots should be of a size that reflects a rural character, and, can accommodate on-site wastewater disposal.

**Policy 4.3.5.2** That the proposal is not a wasteful of land.

**Policy 4.3.5.4** That the proposed development will have direct frontage and legal access unto a developed all-weather public road.

**Policy 4.3.5.6** 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.

**Policy 4.3.5.7** 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.

**Policy 4.3.5.8** The proposed development will have adequate surface water drainage.

The subject proposal is consistent with the general intent of the Development Plan.

### **4.0 ZONING BY-LAW (BY-LAW NO. 2/99P):**

The proposed subdivision is located within a Residential Rural with RR Overlay zone, as per the West St. Paul Zoning By-Law. The Residential Rural with RR Overlay zone has a minimum site area requirement of **2 acres** and a minimum site width requirement of **198 ft.**

<b>Zone: Residential Rural with RR Overlay</b>			
<b>Site Area</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 2	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 3	2 acres	2.3 acres	<b>In Compliance</b>
Proposed Lot 4	2 acres	2.3 acres	<b>In Compliance</b>

Proposed Lot 5	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 6	2 acres	2.3 acres	<b>In Compliance</b>
Proposed Lot 7	2 acres	2.2 acres	<b>In Compliance</b>
Proposed Lot 8	2 acres	2.28 acres	<b>In Compliance</b>
Proposed Lot 9	2 acres	2.61 acres	<b>In Compliance</b>
Proposed Lot 10	2 acres	2.07 acres	<b>In Compliance</b>
Proposed Lot 11	2 acres	2.51 acres	<b>In Compliance</b>
Proposed Lot 12	2 acres	2.08 acres	<b>In Compliance</b>
Proposed Lot 13	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 14	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 15	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 16	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 17	2 acres	3.45 acres	<b>In Compliance</b>
Proposed Lot 18	2 acres	2.02 acres	<b>In Compliance</b>
Proposed Lot 19	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 20	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 21	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 22	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 23	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 24	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 25	2 acres	2.27 acres	<b>In Compliance</b>
Proposed Lot 26	2 acres	2.22 acres	<b>In Compliance</b>
Proposed Lot 27	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 28	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 29	2 acres	2.08 acres	<b>In Compliance</b>
Proposed Lot 30	2 acres	2.74 acres	<b>In Compliance</b>
Proposed Lot 31	2 acres	2.16 acres	<b>In Compliance</b>
Proposed Lot 32	2 acres	2.16 acres	<b>In Compliance</b>
Proposed Lot 33	2 acres	2.16 acres	<b>In Compliance</b>
Proposed Lot 34	2 acres	2.16 acres	<b>In Compliance</b>
Proposed Lot 35	2 acres	2.16 acres	<b>In Compliance</b>
Proposed Lot 36	2 acres	2.16 acres	<b>In Compliance</b>
Proposed Lot 37	2 acres	2.37 acres	<b>In Compliance</b>
Proposed Lot 38	2 acres	2.37 acres	<b>In Compliance</b>
Proposed Lot 39	2 acres	2.34 acres	<b>In Compliance</b>
Proposed Lot 40	2 acres	2.34 acres	<b>In Compliance</b>
Proposed Lot 41	2 acres	2.99 acres	<b>In Compliance</b>
Proposed Lot 42	2 acres	2.06 acres	<b>In Compliance</b>
Proposed Lot 43	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 44	2 acres	2.05 acres	<b>In Compliance</b>
Proposed Lot 45	2 acres	2.1 acres	<b>In Compliance</b>
Proposed Lot 46	2 acres	2.13 acres	<b>In Compliance</b>
Proposed Lot 47	2 acres	2.13 acres	<b>In Compliance</b>
Proposed Lot 48	2 acres	2.05 acres	<b>In Compliance</b>
Proposed Lot 49	2 acres	2.3 acres	<b>In Compliance</b>
Proposed Lot 50	2 acres	2.18 acres	<b>In Compliance</b>
Proposed Lot 51	2 acres	2.3 acres	<b>In Compliance</b>
Proposed Lot 52	2 acres	2 acres	<b>In Compliance</b>
Proposed Lot 53	2 acres	2.41 acres	<b>In Compliance</b>
Proposed Lot 54	2 acres	2.24 acres	<b>In Compliance</b>

<b>Site Width</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	198 ft	225.8 ft	<b>In Compliance</b>
Proposed Lot 2	198 ft	251. 9ft	<b>In Compliance</b>
Proposed Lot 3	198 ft	306 ft	<b>In Compliance</b>
Proposed Lot 4	198 ft	306.4 ft	<b>In Compliance</b>
Proposed Lot 5	198 ft	266.4 ft	<b>In Compliance</b>
Proposed Lot 6	198 ft	306.4 ft	<b>In Compliance</b>
Proposed Lot 7	198 ft	293.1 ft	<b>In Compliance</b>
Proposed Lot 8	198 ft	223.5 ft	<b>In Compliance</b>
Proposed Lot 9	198 ft	207 ft	<b>In Compliance</b>
Proposed Lot 10	198 ft	292.7 ft	<b>In Compliance</b>
Proposed Lot 11	198 ft	297.2 ft	<b>In Compliance</b>
Proposed Lot 12	198 ft	238.6 ft	<b>In Compliance</b>
Proposed Lot 13	198 ft	227.7 ft	<b>In Compliance</b>
Proposed Lot 14	198 ft	219.6 ft	<b>In Compliance</b>
Proposed Lot 15	198 ft	220.9 ft	<b>In Compliance</b>
Proposed Lot 16	198 ft	211 ft	<b>In Compliance</b>
Proposed Lot 17	198 ft	198 ft	<b>In Compliance</b>
Proposed Lot 18	198 ft	198 ft	<b>In Compliance</b>
Proposed Lot 19	198 ft	215.3 ft	<b>In Compliance</b>
Proposed Lot 20	198 ft	249.1 ft	<b>In Compliance</b>
Proposed Lot 21	198 ft	247 ft	<b>In Compliance</b>
Proposed Lot 22	198 ft	247.1 ft	<b>In Compliance</b>
Proposed Lot 23	198 ft	249 ft	<b>In Compliance</b>
Proposed Lot 24	198 ft	260.9 ft	<b>In Compliance</b>
Proposed Lot 25	198 ft	198 ft	<b>In Compliance</b>
Proposed Lot 26	198 ft	198 ft	<b>In Compliance</b>
Proposed Lot 27	198 ft	252.3 ft	<b>In Compliance</b>
Proposed Lot 28	198 ft	226.3 ft	<b>In Compliance</b>
Proposed Lot 29	198 ft	221.2 ft	<b>In Compliance</b>
Proposed Lot 30	198 ft	412 ft	<b>In Compliance</b>
Proposed Lot 31	198 ft	277.3 ft	<b>In Compliance</b>
Proposed Lot 32	198 ft	276.6 ft	<b>In Compliance</b>
Proposed Lot 33	198 ft	276.6 ft	<b>In Compliance</b>
Proposed Lot 34	198 ft	276.6 ft	<b>In Compliance</b>
Proposed Lot 35	198 ft	276.6 ft	<b>In Compliance</b>
Proposed Lot 36	198 ft	281.6 ft	<b>In Compliance</b>
Proposed Lot 37	198 ft	260.9 ft	<b>In Compliance</b>
Proposed Lot 38	198 ft	274 ft	<b>In Compliance</b>
Proposed Lot 39	198 ft	224.5 ft	<b>In Compliance</b>
Proposed Lot 40	198 ft	307.3 ft	<b>In Compliance</b>
Proposed Lot 41	198 ft	219.2 ft	<b>In Compliance</b>
Proposed Lot 42	198 ft	330.7 ft	<b>In Compliance</b>
Proposed Lot 43	198 ft	228.1 ft	<b>In Compliance</b>
Proposed Lot 44	198 ft	282.8 ft	<b>In Compliance</b>
Proposed Lot 45	198 ft	255 ft	<b>In Compliance</b>
Proposed Lot 46	198 ft	262.9 ft	<b>In Compliance</b>
Proposed Lot 47	198 ft	267.1 ft	<b>In Compliance</b>
Proposed Lot 48	198 ft	253.2 ft	<b>In Compliance</b>
Proposed Lot 49	198 ft	260.6 ft	<b>In Compliance</b>

Proposed Lot 50	198 ft	260.1 ft	<b>In Compliance</b>
Proposed Lot 51	198 ft	259.2 ft	<b>In Compliance</b>
Proposed Lot 52	198 ft	214.4 ft	<b>In Compliance</b>
Proposed Lot 53	198 ft	312.5 ft	<b>In Compliance</b>
Proposed Lot 54	198 ft	200.3 ft	<b>In Compliance</b>

## **5.0 SERVICES AND INFRASTRUCTURE:**

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

## **6.0 CIRCULATION AND COMMENTS:**

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

### **GOVERNMENT DEPARTMENTS AND AGENCIES**

<b>Municipality</b>	<p>a) Taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made:</p> <p>b) Payment of any applicable development levies have been paid;</p> <p>c) A Development Agreement has been entered into to address the following, but not limited to:</p> <ul style="list-style-type: none"> <li>i. new access requirements and removal of existing accesses</li> <li>ii. construction, landscape, buffering and design standards</li> <li>iii. servicing</li> <li>iv. a drainage/lot grading plan has been prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.</li> <li>v. recovery costs for upcoming Seiler Road improvements</li> </ul>
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	<p>vi. trail construction and trail lighting requirements and general public reserve development or money in lieu of</p> <p>vii. architectural and landscape design standards for new lots</p> <p>viii. signage</p>
<b>Manitoba Agriculture and Resource Development</b>	The proposed subdivision resides within a designated Rural Residential Policy Area; no comments.
<b>Manitoba Infrastructure - Highway Planning and Design Branch</b>	No comments received
<b>Manitoba Environment, Climate and Parks: Water Stewardship Division</b>	Environmental Compliance and Enforcement branch has reviewed the above noted proposal and is unable to provide a comment at this time. A SAM where the measurements for each property are legible needs to be provided.
<b>Winnipeg Land Titles Office (Teranet Manitoba)</b>	<p>the application has a title that is now cancelled. Ct. 3297974/1 was sold to 6768181 MB Ltd. The new title is 3341165/1. Looks like the developer just bought it out to make this subdivision easier.</p> <p>So as per our requirements:</p> <p>A Plan of Subdivision as proposed is required</p>
<b>Manitoba Conservation and Climate – Environmental Compliance and Enforcement</b>	<p>On behalf of the Drainage &amp; Water Rights Licencing Branch – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide.</p> <p>If water control works are required to accommodate any new approaches (access crossings) within the Municipal Right of Way, an additional authorization under the Water Rights Act is required in the name of the Municipality.</p> <p>Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.</p> <p>Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.</p>
<b>Manitoba Sport, Culture and Heritage – Historic Resources Branch</b>	<p><b>No Concerns at this Time</b></p> <p>Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request</p>



<b>Manitoba Transportation and Infrastructure – Water Management</b>	A Provincial Water Infrastructure Permit must be obtained prior to the commencement of any construction or activity along provincial water infrastructure. This includes any projects draining into the provincial water infrastructure. A Provincial Water Infrastructure Permit can be applied for at: <a href="https://forms.gov.mb.ca/pww">https://forms.gov.mb.ca/pww</a>
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#### **UTILITIES**

<b>MB Hydro and Centra Gas</b>	MB Hydro and Centra Gas have easement requirements.
<b>BellMTS</b>	Bell MTS will require easements and requests that as a condition of approval for this subdivision proposal, the landowner is required to enter into a Right-of-Way Agreement (“Agreement”) with Bell MTS (“MTS”) for existing and/or future telecommunications facilities in connection with the subdivision for 1.5M & 3.6M easements as shown below. (see full comment attached in Appendix C)
<b>Rogers Communications</b>	Rogers has no objection/comments on this subdivision proposal. Please send us any updates for easement as Rogers might requires it.

#### **OTHER AGENCIES**

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

### **7.0 DECISION MAKING CRITERIA AND OPTIONS:**

*The Planning Act* (Section 123) states that a subdivision must not be approved unless it meets the following criteria:

- (a) The land that is proposed to be subdivided is suitable for the purpose for which the subdivision is intended; and
- (b) The proposed subdivision conforms with
  - i. The development plan by-law and zoning by-law,
  - ii. Any secondary plan, and
  - iii. The regulations under section 146.

Under Section 125(1) of *The Planning Act*, 'where the council of a municipality receives an application pursuant to Section 124(2), it shall, after considering the application, by resolution:

- (a) reject or refuse to approve the application for subdivision; or
- (b) approve the application for subdivision, with or without conditions as set out in Section 135.

## **8.0 ANALYSIS:**

The subject property consists of 2(two) lots of 140 ac under two titles: CT 2701850/1 and CT 3297974/1 . The applicant is seeking to subdivide the subject land into a total of 54 lots (from 2-3.45 ac in site area and 198 - 412 ft in site width) and to create two new roads.

The proposed subdivision is located within an area proposed to be rezoned to Residential Rural with RR Overlay zone, as per ZBA 2025 "P". The Residential Rural with RR Overlay zone has a minimum site area requirement of **2 acres** and a minimum site width requirement of **198 ft**.

Subject land is surrounded by existing 2-8.5 acres lots zoned "RRO", both proposed roads are connected to the existing transportation system via two Municipal roads and future connection to the West through new dead-end and exactly aligns to the future road and development accordingly to approved subdivision S22-2946. All proposed lots are following proposed "RRO" zone West St. Paul Zoning By-Law by the site area and site width requirements.

The proposal is consistent with River Planning District Development Plan By-Law 279/19 objectives and policies for "RR" Rural Residential designation for the future "RRO" zone to be.

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 Chief Administrative Officer of the municipality that:
  - a) Taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
  - b) Payment of any applicable development levies have been paid;
  - c) A Development Agreement has been entered into to address the following, but not limited to:
    - i. new access requirements and removal of existing accesses
    - ii. construction, landscape, buffering and design standards
    - iii. servicing
    - iv. a drainage/lot grading plan has been prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.
    - v. recovery costs for upcoming Seiler Road improvements
    - vi. trail construction and trail lighting requirements and general public reserve development or money in lieu of
    - vii. architectural and landscape design standards for new lots
    - viii. signage
2. Applicant / owner successfully rezones subject lands to "RRO" – Residential Rural with RR Overlay zone.
3. Applicant / owner submits written confirmation that an engineered drainage plan has been approved Manitoba Environment & Climate Change , Drainage and Water Rights Licensing, a License to

Construct Water Control Works . Please contact: Daniel Osborne-Anderson, A/Senior Water Resource Officer, Manitoba Environment & Climate Change T:(204) 641-3663:[manitoba.ca/drainage](http://manitoba.ca/drainage).

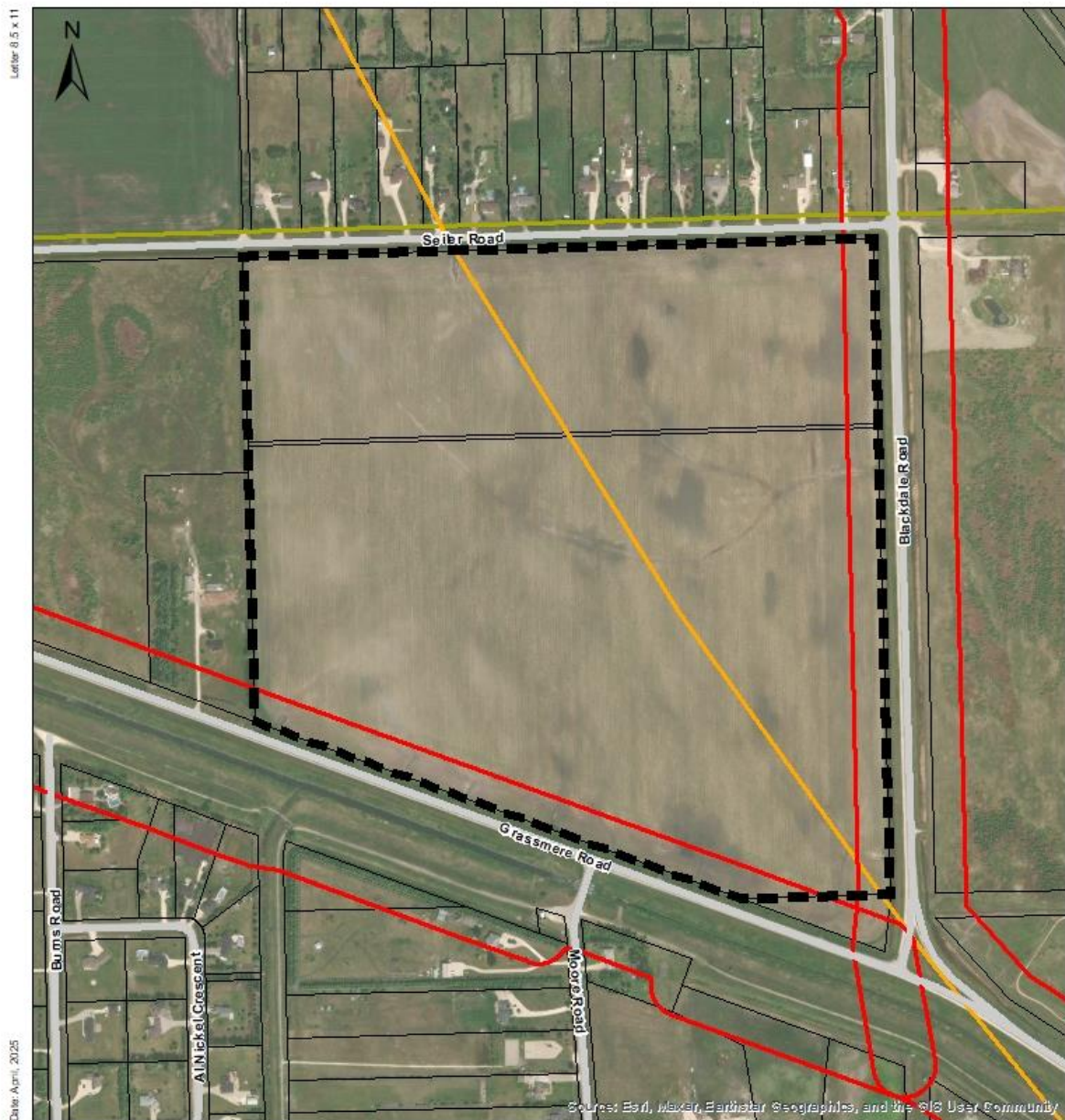
4. Applicant / owner submits written confirmation from Manitoba Hydro and Centra Gas that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.
5. Environmental Compliance and Enforcement requirements: SAM where the measurements for each property are legible needs to be provided. Contact: Alix Martynov, B.Sc, EPT., C.E.T., Environment Officer, Environmental Compliance and Enforcement Environment and Climate Change, Box 36 – 14 Fultz Blvd, Winnipeg, MB R3Y 0L6 , Phone: 431-323-4188.

## **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, municipality, MCCEC.*

## APPENDIX A – RRPD LOCATION MAPS:



### SUPPORTIVE MAPPING

Subdivision Application S25-3100  
Grassmere Rd. & Blackdale Rd., RM of West St. Paul

Designation: "RR" Rural Residential

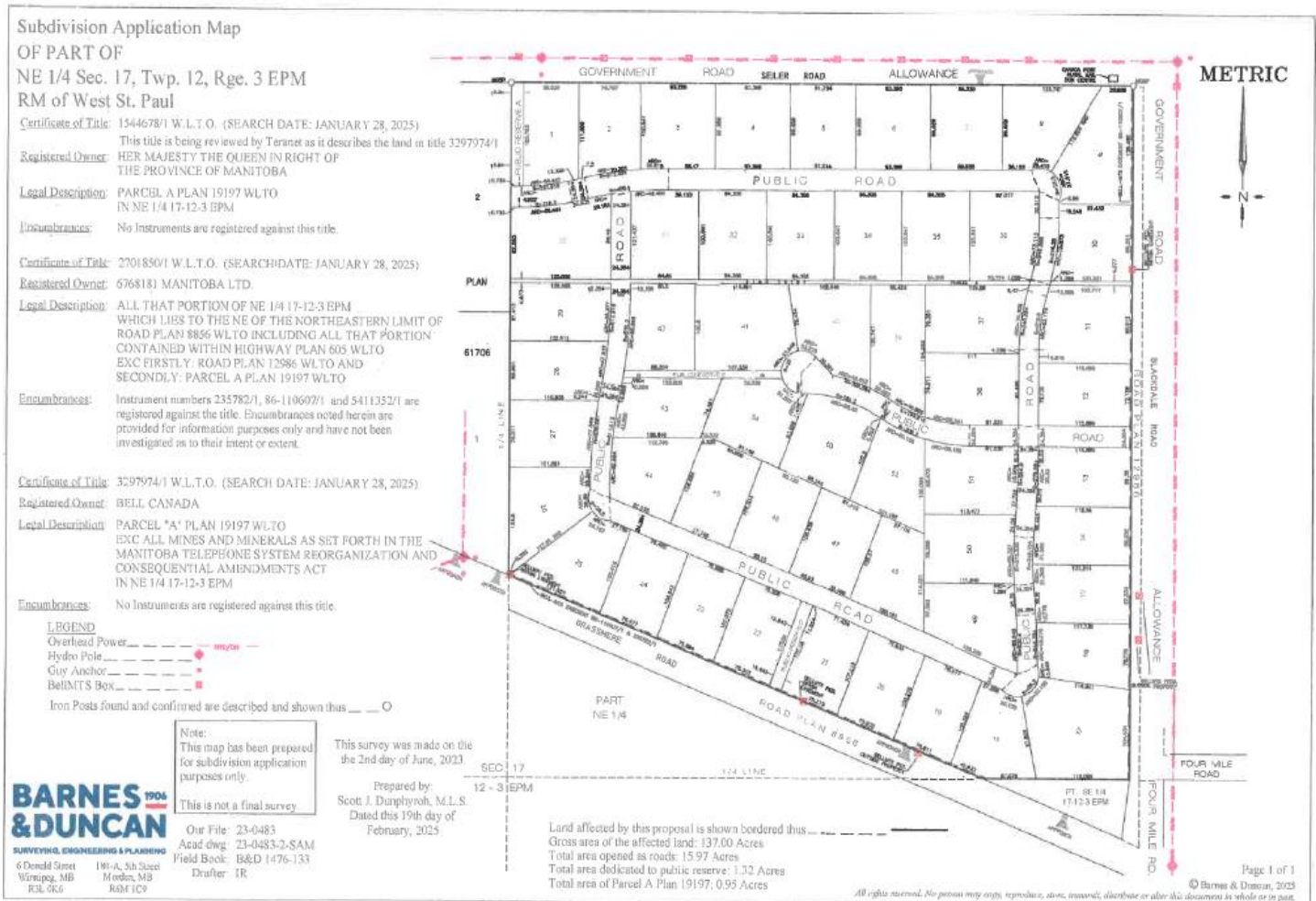
Zoning: "A40" Agricultural Limited (to be rezoned to "RRO")

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

-  Subject Property
-  Highway Control Zones
-  Roads
-  Hazard Lands
-  Parcels Outline



## APPENDIX B – SUBDIVISION APPLICATION MAP:



Feb 10, 2025

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

Attention: Mr. Derek Eno, Community Planner

**RE: Subdivision and Rezoning Application - 140 Acres, RM of West St. Paul**

Land held under CT Nos. 2701850/1 and 3297974/1, and as described as:

ALL THAT PORTION OF NE 1/4 17-12-3 EPM WHICH LIES TO THE NE OF THE NORTHEASTERN LIMIT OF ROAD PLAN 8856 WLTO INCLUDING ALL THAT PORTION CONTAINED WITHIN HIGHWAY PLAN 605 WLTO EXC FIRSTLY: ROAD PLAN 12986 WLTO AND SECONDLY: PARCEL A PLAN 19197 WLTO

and,

PARCEL "A" PLAN 19197 WLTO EXC ALL MINES AND MINERALS AS SET FORTH IN THE MANITOBA TELEPHONE SYSTEM REORGANIZATION AND CONSEQUENTIAL AMENDMENTS ACT IN NE 1/4 17-12-3 EPM

Dear Mr. Eno,

Landmark Planning & Design Inc. is pleased to submit this subdivision and rezoning application for property located in the RM of West St. Paul on behalf of 6768181 Manitoba Ltd. (see Letter of Authorization attached). The subject property is located at the northwest corner of Grassmere Road and Blackdale Road and encompasses 140 acres.

The subject property is bisected by a parcel of land that is approximately 16 feet in width and encompasses approximately 0.93 acres which is owned by Bell Canada (see Letter of Authorization attached). Both property owners are currently collaborating so that the parcel can be sold and the title can be conveyed to 6768181 Manitoba Ltd.

The proposed applications are explained in further detail below.

## Proposed Subdivision

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The proposed subdivision contains a total of 54 lots. The proposed lots are of a similar size, configuration and character to other existing rural residential development within the adjacent areas of West St. Paul.



- The proposed lots range in size from 2.0 acres to 3.45 acres in site area which meet or exceed the minimum requirements of the Zoning By-law. All lot widths meet or exceed the minimum requirements of the Zoning By-law.
- Primary access to the proposed subdivision will be from Blackdale Road based on a recommendation from Manitoba Transportation and Infrastructure.
- A second point of access is proposed to connect to an internal roadway created as part of subdivision application no. S22-2946 which proposes to subdivide approximately 34.75 acres of land immediately west of the subject land into similar rural residential lotting.
- The proposed subdivision will create a new internal roadway that will run around the inside perimeter of the property with a cul-de-sac in the centre that is aligned with the entry from Blackdale Road.
- Public reserves have been provided to provide pedestrian connections within the proposed subdivision as well as to the surrounding areas.
- The proposed subdivision will be serviced with septic fields and private wells similar to adjacent existing development.
- Drainage within the proposed subdivision will be provided via ditches similar to adjacent developments.

### Proposed Rezoning

---

- The subject property is currently zoned *A80 Agricultural - 80 acre parcels* in the *RM of West St. Paul Zoning By-law No. 2/99P*.
- A rezoning to the *RR Rural Residential Overlay Zone* is proposed related to this subdivision application which complies with the *Red River Planning District Development Plan*. New lots created within this zone must have a minimum site area of 2.0 acres in site area and a minimum of 198 feet of site width. Single-family dwellings are permitted within the *RR Rural Residential Overlay Zone*.

### Stakeholder Engagement

---

A Virtual Open House was held on May 17, 2022 and was attended by approximately 25 people. The Virtual Open House began with a presentation by Landmark Planning & Design that included background information about the property, a review of applicable planning policy and regulation, and an overview of a conceptual subdivision plan which included 75 lots that ranged in size from approximately 1.37 acres to over 2 acres in site area. The subdivision as proposed at the Virtual Open House was to be serviced with private wells and holding tanks.

- Key topics discussed at the Virtual Open House included:
  - Configuration of subdivision and proposed access to Seiler Road

- o Lot sizes
- o Access
- o Water and wastewater services

Following the Virtual Open House, comments received were reviewed and the proposed subdivision design was updated to remove direct access to Seiler Road, lot sizes were increased to 2 + acres which would be serviced with septic field instead of holding tanks.

## Compliance with Development Plan

---

The subject property is designated *Rural Residential* within the *Red River Planning District Development Plan By-law No. 272/19*. The proposed subdivision generally complies with the objectives and policies of this land use designation, including:

- 2.1.1 Sustainable land use and development shall be promoted.
- 3.2.1 All new development should have legal access to a public all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with the Municipal Council to upgrade an existing road or develop new road access to a standard agreed upon by said Council.
- 4.3.a To provide a rural lifestyle as an alternative to urban centres and settlement centres on lots that are not immediately planned to be serviced with municipal piped water and sewer services.
- 4.3.b To plan rural residential development in a manner that minimizes adverse effects on agriculture, general development areas, and settlement centres.
- 4.3.d To ensure that rural residential development takes place in an orderly and economical manner, and allows for the eventual connection to municipal pipes services of these areas in the future when they become economically feasible.
- 4.3.4 Rural residential lots should be of a size that reflects a rural character and can accommodate on-site wastewater disposal.
- 4.3.5.2 The proposed development is not wasteful of land.
- 4.3.5.9 The proposed development is compatible with adjoining land uses.

## Compliance with Zoning By-law

---

As mentioned above, a rezoning from the *A80 Agricultural Zone* to the *RR Rural Residential Zone* is proposed:

- All proposed lots meet the minimum site area requirements of the *RM of West St. Paul Zoning By-law No. 2/99P* and range in size from 2.0 acres to 3.45 acres in size.



- All proposed lots meet the minimum site width requirements of the RM of West St. Paul Zoning By-law No. 2/999 with all lots being at least 198 feet in site width.

## Summary

In summary, the subject property is suitable for the proposed subdivision and rezoning as it complies with the *Red River Planning District Development Plan By-law No. 272/19* and has been designed to meet the requirements of the *RM of West St. Paul Zoning By-law No. 2/999*. The proposed subdivision is of a similar character to existing single-family development in the surrounding area.

As part of the application submission requirements, please find the following enclosed:

- Completed Subdivision Application Form
- Completed Rezoning Application Form
- Subdivision Application Map
- Current Status of Title (2)
- Letters of Authorization

If you have any questions or require additional information, please do not hesitate to contact the undersigned at 204-453-8008. We thank you for your consideration in this matter, and we look forward to working with representatives from the Red River Planning District and the RM of West St. Paul on this application.

Yours truly,

Andrei Friesen, Planner, RPP, MCIP, LEED AP  
LANDMARK PLANNING & DESIGN INC.

 298 Waterfront Drive  
Winnipeg, Manitoba R3B 9G5  
T: 204-644-8000  
E: [RSVP@landmarkplanning.ca](mailto:RSVP@landmarkplanning.ca)

10 subject number. The subject stand

## APPENDIX C- CIRCULATION COMMENTS:



**Archived:** May 29, 2025 10:37:06 AM

**From:** [Bell MTS Subdivisions](#)

**Mail received time:** Thu, 24 Apr 2025 19:26:17 +0000

**Subject:** RE: Subdivision Application (S25, 3100)

**Attachments:**

[S25-3100 - Part of NE17-12-3 EPM \(Lali - 6768181 MB Ltd\) - Bell MTS.docx](#) [S25-3100 - Part of NE17-12-3 EPM \(Lali - 6768181 MB Ltd\) - Bell MTS.pdf](#)

---

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

Good afternoon,

Please see attached.

Thank-you

**Heather Dixon**

Network Services Associate

M. 204-430-4483

[subdivisions@bellmts.ca](mailto:subdivisions@bellmts.ca)

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

**Sent:** Tuesday, April 15, 2025 1:40 PM

**To:** Pam Elias <[edo@weststpaul.com](mailto:edo@weststpaul.com)>; SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>; [envcewinnipeg@gov.mb.ca](mailto:envcewinnipeg@gov.mb.ca); +WPG1166 - MIT Water Review <[MITwaterreview@gov.mb.ca](mailto:MITwaterreview@gov.mb.ca)>; Osborne-Anderson, Daniel <[Daniel.Osborne-Anderson@gov.mb.ca](mailto:Daniel.Osborne-Anderson@gov.mb.ca)>; +WPG969 - Roadside Development <[roadsidedevelopment@gov.mb.ca](mailto:roadsidedevelopment@gov.mb.ca)>; +WPG112 - AGRLandUse <[AGRLanduse@gov.mb.ca](mailto:AGRLanduse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[hrb.archaeology@gov.mb.ca](mailto:hrb.archaeology@gov.mb.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; NETENG CONTROL CENTRE <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Project Manager - Manitoba <[projectmanagermanitoba@rci.rogers.com](mailto:projectmanagermanitoba@rci.rogers.com)>; [tony.kreml@7oaks.org](mailto:tony.kreml@7oaks.org)

**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>

**Subject:** [EXT]Subdivision Application (S25, 3100)

Good afternoon,

Please find attached a Subdivision application in the R.M of West St. Paul for your review and comments. Information on this application is as follows;

- Subdivision Application S25-3100
- Roll # 416100
- To create 52 additional lots ranging from 2 acres to 3.45 acres.

Thanks,

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

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

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

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

Planning and Development Services for the Municipalities of:

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

---

***External Email: Please use caution when opening links and attachments / Courriel externe: Soyez prudent avec les liens et documents joints***

**Bell MTS Subdivisions**

Bell MTS, a division of Bell Canada  
Winnipeg, Manitoba  
[subdivisions@bellmts.ca](mailto:subdivisions@bellmts.ca)  
[www.bellmts.ca](http://www.bellmts.ca)



**April 24, 2025**

**File No. S25-3100**

**Attention:** Jennifer Asaim

Student Planner

Red River Planning District

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

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

[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)

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

**RE:** Proposal to Subdivide

Part of NE 17-12-3 EPM

RM of West St. Paul

Registered Owner(s): Harpreet Lali - 6768181 MB Ltd.

Create 52 additional lots ranging from 2 acres to 3.45 acres

---

Bell MTS will require easements and requests that as a condition of approval for this subdivision proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("MTS") for existing and/or future telecommunications facilities in connection with the subdivision for **1.5M & 3.6M easements as shown below.**

As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed subdivision plan, at the appropriate Land Titles Office.

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

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan (pdf or hardcopy) to the attention of Greg Sim to [PROPERTYACQUISITION@bellmts.ca](mailto:PROPERTYACQUISITION@bellmts.ca). Bell MTS will then review the print and reply to the surveyor with the Bell MTS easement requirements.

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

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

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

Bell MTS Property Acquisition Department  
Attention: Greg Sim  
[PROPERTYACQUISITION@bellmts.ca](mailto:PROPERTYACQUISITION@bellmts.ca)

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

Thank-you,

Heather Dixon  
Network Services Associate  
M. 204-430-4483  
[heather.dixon@bellmts.ca](mailto:heather.dixon@bellmts.ca)

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



**3.6M EASEMENT FOR BELLMTS**  
**1.5M EASEMENT FOR BELLMTS**

**Subdivision Application Map  
 OF PART OF  
 NE 1/4 Sec. 17, Twp. 12, Rge. 3 EPM  
 RM of West St. Paul**

**Certificate of Title:** 1544678/1 W.L.T.O. (SEARCH DATE: JANUARY 28, 2025)

This title is being reviewed by Teranet as it describes the land in title 3297974/1

**Registered Owner:** HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF MANITOBA

**Legal Description:** PARCEL A PLAN 19197 WLTO IN NE 1/4 17-12-3 EPM

**Encumbrances:** No Instruments are registered against this title.

**Certificate of Title:** 2701850/1 W.L.T.O. (SEARCH DATE: JANUARY 28, 2025)

**Registered Owner:** 6768181 MANITOBA LTD.

**Legal Description:** ALL THAT PORTION OF NE 1/4 17-12-3 EPM WHICH LIES TO THE NE OF THE NORTHEASTERN LIMIT OF ROAD PLAN 8856 WLTO INCLUDING ALL THAT PORTION CONTAINED WITHIN HIGHWAY PLAN 605 WLTO EXC FIRSTLY, ROAD PLAN 12986 WLTO AND SECONDLY, PARCEL A PLAN 19197 WLTO

**Encumbrances:** Instrument numbers 235782/1, 86-110607/1 and 5411352/1 are registered against the title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

**Certificate of Title:** 3297974/1 W.L.T.O. (SEARCH DATE: JANUARY 28, 2025)

**Registered Owner:** BELL CANADA

**Legal Description:** PARCEL "A" PLAN 19197 WLTO EXC ALL MINES AND MINERALS AS SET FORTH IN THE MANITOBA TELEPHONE SYSTEM REORGANIZATION AND CONSEQUENTIAL AMENDMENTS ACT IN NE 1/4 17-12-3 EPM

**Encumbrances:** No Instruments are registered against this title.

**LEGEND**

Overhead Power

Hydro Pole

Guy Anchor

BellMTS Box

Iron Posts found and confirmed are described and shown thus — O

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

This survey was made on the 2nd day of June, 2023

Prepared by  
 Scott J. Dunphyro, M.L.S.  
 Dated this 19th day of February, 2025

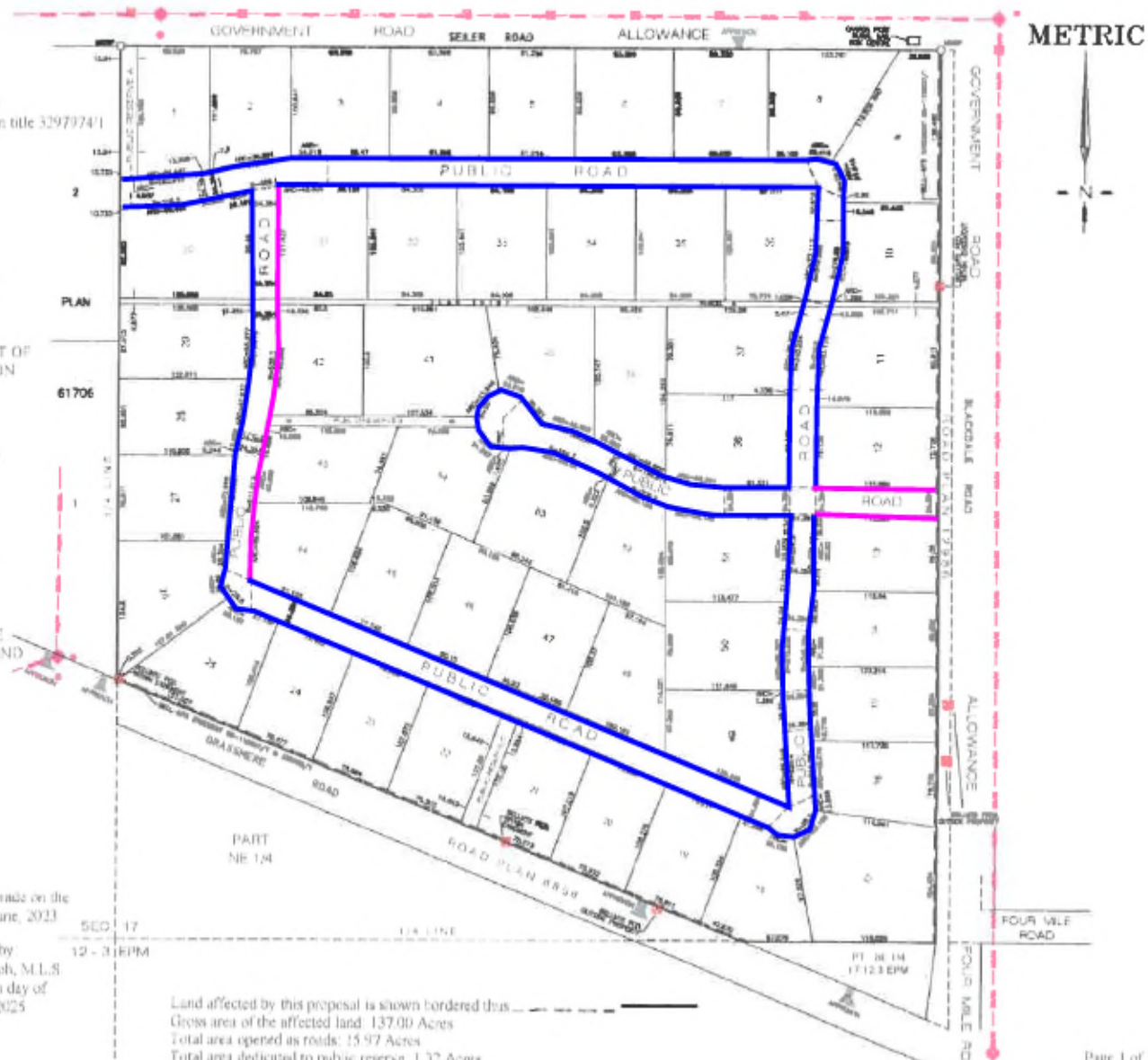
**BARNES & DUNCAN** 1904  
 SURVEYING, ENGINEERING & PLANNING

6 Donald Street  
 Winnipeg, MB  
 R2L 0K6

180-A, 5th Street  
 Morden, MB  
 R6M 1C9

Our File 23-0483  
 Acad. deg. 23-0483-2-SAM  
 Field Book B&D 1476-133  
 Drafter IR

Land affected by this proposal is shown bordered thus —  
 Gross area of the affected land: 137.00 Acres  
 Total area opened as roads: 15.97 Acres  
 Total area dedicated to public reserve: 1.32 Acres  
 Total area of Parcel A Plan 19197: 0.95 Acres



**Archived:** May 29, 2025 10:37:16 AM

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

**Mail received time:** Mon, 5 May 2025 18:40:45 +0000

**Subject:** RE: Subdivision Application (S25, 3100)

**Attachments:**

[Subdivision Development Proposals Guide.pdf](#) 

---

Good Afternoon,

On behalf of the Drainage & Water Rights Licencing Branch " Drainage Section, a Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide.

If water control works are required to accommodate any new approaches (access crossings) within the Municipal Right of Way, an additional authorization under the Water Rights Act is required in the name of the Municipality.

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

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

Please ensure all subdivision applications are emailed to [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)

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

**Sent:** April 15, 2025 1:40 PM

**To:** Pam Elias <edo@weststpaul.com>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; tony.kreml@7oaks.org

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

**Subject:** Subdivision Application (S25, 3100)

Good afternoon, Please find attached a Subdivision application in the R.â€™SM of West St. Paul for your review and comments. Information on this application is as follows; Subdivision Application S25-3100 Roll # 416100 To create 52 additional lots

Good afternoon,

Please find attached a Subdivision application in the R.M of West St. Paul for your review and comments. Information on this application is as follows;

- Subdivision Application S25-3100
- Roll # 416100
- To create 52 additional lots ranging from 2 acres to 3.45 acres.

Thanks,

**Jennifer Asaim**

**Student Planner**

**Red River Planning  
District**

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

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

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



Planning and Development Services for the Municipalities of:

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

**Archived:** May 29, 2025 10:37:18 AM

**From:** "[Martynov, Alix](#)"

**Mail received time:** Wed, 16 Apr 2025 19:02:52 +0000

**Subject:** RE: Subdivision Application (S25, 3100)

---

You don't often get email from [alix.martynov@gov.mb.ca](mailto:alix.martynov@gov.mb.ca). Learn why this is important

Good Afternoon,

- Environmental Compliance and Enforcement branch has reviewed the above noted proposal and is unable to provide a comment at this time. A SAM where the measurements for each property are legible needs to be provided.

Thanks

*Alix Martynov, B.Sc, EPt., C.E.T.*

Environment Officer

Environmental Compliance and Enforcement

Environment and Climate Change

Box 36 â€“ 14 Fultz Blvd, Winnipeg, MB R3Y 0L6

Phone: 431-323-4188

*24hr Environmental Emergency Response Line: 1-204-944-4888 Toll Free in Manitoba 1-855-944-4888*

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

**Sent:** April 15, 2025 1:40 PM

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

tony.kreml@7oaks.org

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

**Subject:** Subdivision Application (S25, 3100)

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- Roll # 416100
- To create 52 additional lots ranging from 2 acres to 3.45 acres.

Thanks,

**Jennifer Asaim**

**Student Planner**

**Red River Planning  
District**

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

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

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

Planning and Development Services for the Municipalities of:

**Dunnottar â€“ East St. Paul â€“ St. Andrews â€“ St. Clements â€“ West St.  
Paul**



**Archived:** May 29, 2025 10:37:19 AM

**From:** +WPG574 - HRB Archaeology

**Mail received time:** Fri, 25 Apr 2025 14:44:16 +0000

**Subject:** RE: Subdivision Application (S25, 3100)

---

**Good morning,**

### **No Concerns at this Time**

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

### **Legislation**

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

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

*Archaeological Assessment Services Unit*

*Historic Resources Branch*

*Manitoba Sport, Culture, Heritage and Tourism*

*Main Floor " 213 Notre Dame Avenue*

*Winnipeg, MB*

*R3B 1N3*

*E: HRB.archaeology@gov.mb.ca*

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

**Sent:** April 15, 2025 1:40 PM

**To:** Pam Elias <edo@weststpaul.com>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; tony.kreml@7oaks.org  
**Cc:** Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>  
**Subject:** Subdivision Application (S25, 3100)

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- Roll # 416100
- To create 52 additional lots ranging from 2 acres to 3.45 acres.

Thanks,

**Jennifer Asaim**

**Student Planner**

**Red River Planning  
District**

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

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

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

Planning and Development Services for the Municipalities of:

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

**Archived:** May 29, 2025 10:37:20 AM  
**From:** [Red River Planning District](#)  
**Sent:** May 1, 2025 11:34:13 AM  
**To:** [Valentina Esman](#)  
**Subject:** FW: S25-3100 - Email to Planning - Hydro File #2025-1503  
**Importance:** Normal  
**Sensitivity:** None

---

Hi Valentina,

Please see below, thank you.

Rajveer for,



**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](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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---

**From:** SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>  
**Sent:** May 1, 2025 11:32 AM  
**To:** Red River Planning District <info@rrpd.ca>; afriesen@landmarkplanning.ca  
**Cc:** PROPERTY ACQUISITION <propertyacquisition@bellmts.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>  
**Subject:** S25-3100 - Email to Planning - Hydro File #2025-1503



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



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

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

### **Directions for the Applicant**

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

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

The lawyer information, subdivision plan and/or any inquiries can be sent to [HCSC@hydro.mb.ca](mailto:HCSC@hydro.mb.ca).

### **Subdivision Application Status Dashboard and Land Management Site**

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

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





**From:** [Teranet Manitoba - Surveys Planning](#)

**Mail received time:** Tue, 15 Apr 2025 21:14:29 +0000

**Subject:** RE: Subdivision Application (S25, 3100)

**Archived:** May 29, 2025 10:37:22 AM

---

**DATE:** May 13, 2025

**TO:** Calvin So  
Red River Planning District  
2978 Birds Hill Rd  
East St. Paul MB R2E 1J5

**FROM:** Angela Howells  
Senior Flood Protection Planning  
Officer  
Water Management, Planning and  
Standards  
Manitoba Transportation and  
Infrastructure  
2nd Floor - 280 Broadway  
Winnipeg MB R3C 0R8

**PHONE NO:** (204) 915-7295

**FAX NO:** (204) 948-4764

**E-MAIL:** Angela.Howells@gov.mb.ca

**SUBJECT: Proposed Subdivision**  
**Pt. NE-17-12-03-E1; Roll 416100**  
**R.M. of West St. Paul**  
**File: S25-3100**

---

The applicant proposes to create 52 additional lots ranging from 2 acres to 3.45 acres.

The minimum criteria which Water Management, Planning and Standards is now utilizing in assessing the flood hazard is the 200-year flood or flood of record, whichever is greater. The 200-year flood protection level at this location is not known.

Roll 416100 lies adjacent to Grassmere Creek Drain on the southern edge, which is Designated Provincial Water Infrastructure and so is subject to section 15.2(1) of the Water Resources Administration Act which states:

Unless the minister has issued a permit for the activity, a person must not do any of the following:

- a. construct, or otherwise place or establish, any works or structures on, over, under, through or across provincial water infrastructure;
- b. place material on, or remove material from, provincial water infrastructure;
- c. perform any activity on or near provincial water infrastructure, or use the provincial water infrastructure in a manner, that
  - i. affects or has the potential to affect its structural integrity,
  - ii. degrades or has the potential to degrade its vegetation cover or any other covering material intended to limit erosion, or
  - iii. has the potential to impair its function.

A Provincial Water Infrastructure Permit must be obtained prior to the commencement of any construction or activity along provincial water infrastructure. This includes any projects draining into the provincial water infrastructure. A


Provincial Water Infrastructure Permit can be applied for at:

<https://forms.gov.mb.ca/pww/>.

Manitoba Transportation and Infrastructure (MTI) will **not** approve any new crossings on Provincial Water Infrastructure unless it can be demonstrated that it is necessary. Property owners wanting access over provincial water infrastructure must apply for a Provincial Water Infrastructure Permit, and works would be carried out at their own expense, to MTI standards. The Province would not be liable for any costs associated with providing access to newly developed properties.

MS

ORIGINAL SIGNED BY  
Angela Howells

**Archived:** May 29, 2025 10:37:30 AM  
**From:** [Pam Elias](#)  
**Sent:** Thu, 29 May 2025 15:34:04  
**To:** [Jennifer Asaim](#)  
**Cc:** [Valentina Esman](#) [Calvin So](#) [Derek Eno](#) [Lainie Shaw](#)  
**Subject:** Re: Subdivision Application (S25, 3100)  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[image.png](#) 

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Hi Jennifer,

Our office recommends the following conditions of approval be included:

- a) Taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
- b) Payment of any applicable development levies have been paid;
- c) A Development Agreement has been entered into to address the following, but not limited to:
  - i. new access requirements and removal of existing accesses
  - ii. construction, landscape, buffering and design standards
  - iii. servicing
  - iv. a drainage/lot grading plan has been prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.
  - v. recovery costs for upcoming Seiler Road improvements
  - vi. trail construction and trail lighting requirements and general public reserve development or money in lieu of
  - vii. architectural and landscape design standards for new lots
  - viii. signage

Regards,

Pam Elias, B.E.D., M.C.P.  
Director of Planning & Economic Development  
RM of West St. Paul  
3550 Main Street, West St. Paul, MB R4A 5A3  
Phone: (204) 338-0306 (ext 109)

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---

**From:** Jennifer Asaim <jasaim@rrpd.ca>  
**Sent:** Tuesday, April 15, 2025 1:40 PM  
**To:** Pam Elias <edo@weststpaul.com>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; envcewinnipeg@gov.mb.ca <EnVCEWinnipeg@gov.mb.ca>; +WPG1166 - MIT Water Review <MITwaterreview@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG112 - AGRIlandUse <AGRIlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>;

tony.kreml@7oaks.org <tony.kreml@7oaks.org>

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

**Subject:** Subdivision Application (S25, 3100)

Good afternoon,

Please find attached a Subdivision application in the R.M of West St. Paul for your review and comments. Information on this application is as follows;

- Subdivision Application S25-3100
- Roll # 416100
- To create 52 additional lots ranging from 2 acres to 3.45 acres.

Thanks,



**Jennifer Asaim**

**Student Planner**

**Red River Planning District**

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

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

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

Planning and Development Services for the Municipalities of:

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

**Archived:** May 29, 2025 10:37:32 AM

**From:** [Wei Lu](#)

**Mail received time:** Thu, 17 Apr 2025 15:21:23 +0000

**Subject:** RE: Subdivision Application (S25, 3100)

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Good morning Jennifer,

Rogers has no objection/comments on this subdivision proposal. Please send us any updates for easement as Rogers might requires it.

Thanks,

**Wesley Lu**

**Network Planner, Planning SK, MB**

e [wei.lu@rci.rogers.com](mailto:wei.lu@rci.rogers.com)

o 306-665-3757

***Please note my email address has change. Update your address book with [wei.lu@rci.rogers.com](mailto:wei.lu@rci.rogers.com)***

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

**Sent:** Tuesday, April 15, 2025 11:40 AM

**To:** Pam Elias <[edo@weststpaul.com](mailto:edo@weststpaul.com)>; SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>; envcewinnipeg@gov.mb.ca; +WPG1166 - MIT Water Review <[MITwaterreview@gov.mb.ca](mailto:MITwaterreview@gov.mb.ca)>; Osborne-Anderson, Daniel <[Daniel.Osborne-Anderson@gov.mb.ca](mailto:Daniel.Osborne-Anderson@gov.mb.ca)>; +WPG969 - Roadside Development <[roadsidedevelopment@gov.mb.ca](mailto:roadsidedevelopment@gov.mb.ca)>; +WPG112 - AGRLandUse <[AGRLanduse@gov.mb.ca](mailto:AGRLanduse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[hrb.archaeology@gov.mb.ca](mailto:hrb.archaeology@gov.mb.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; neteng.control@bellmts.ca; Project Manager - Manitoba <[ProjectManagerManitoba@rci.rogers.com](mailto:ProjectManagerManitoba@rci.rogers.com)>; tony.kreml@7oaks.org

**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>

**Subject:** Subdivision Application (S25, 3100)



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**Jennifer Asaim**

**Student Planner**

**Red River Planning District**

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**Archived:** May 29, 2025 10:37:33 AM

**From:** ["Harms, Tina"](#)

**Mail received time:** Wed, 30 Apr 2025 15:22:46 +0000

**Subject:** RE: Subdivision Application (S25, 3100)

---

Good morning,

The proposed subdivision resides within a designated Rural Residential Policy Area; no comments.

Thanks,

Tina

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

Land Use Specialist

Sustainable Agriculture Branch

Tina.Harms@gov.mb.ca

T: 204-761-0701

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

**Sent:** April 15, 2025 1:40 PM

**To:** Pam Elias <edo@weststpaul.com>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; tony.kreml@7oaks.org  
**Cc:** Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>  
**Subject:** Subdivision Application (S25, 3100)

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Thanks,

**Jennifer Asaim**

**Student Planner**

**Red River Planning  
District**

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