

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of St. Andrews

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

**Tuesday
May 13th, 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: S25-3102

Applicant: Landmark Planning &
Design Inc.

Property Location: River Rd, R.M. of St.
Andrews
Roll :12460
RL26/27-AD-3404

Application Purpose:

The applicant proposes to subdivide the subject land of 20.82 ac into seventy-six (76) lots in total, new private road proposed in the “RR” Rural Residential zone.



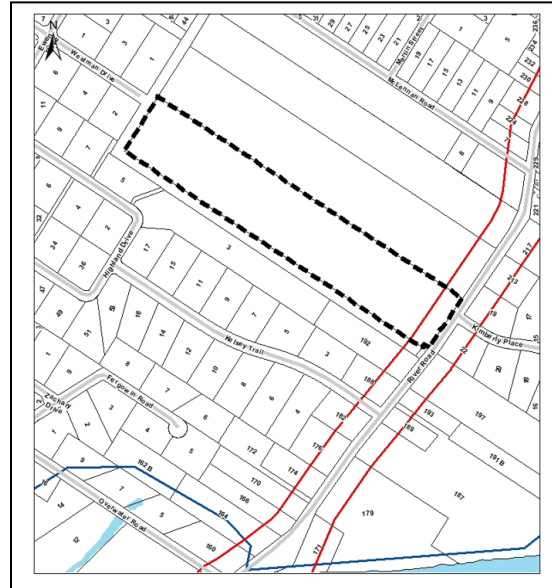
Zoning By-law Requirement	Proposed by Applicant
“RR” Rural Residential zone Lot Size Requirement 1.38 site area, 198 site width(min.)	76 new lots (Site area: 0.17-0.41 ac, Site width: 41 – 115 ft) New Private Road

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

Subdivision S25-3102

Date Prepared: April 22, 2025

Address:	River Rd, RM of St. Andrews
Legal Description:	CT 3309301/1 RL 26/27-AD-3404
Roll Number(s):	12460
Zoning:	“RR” Rural Residential zone
Development Plan:	“GD” General Development designation
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

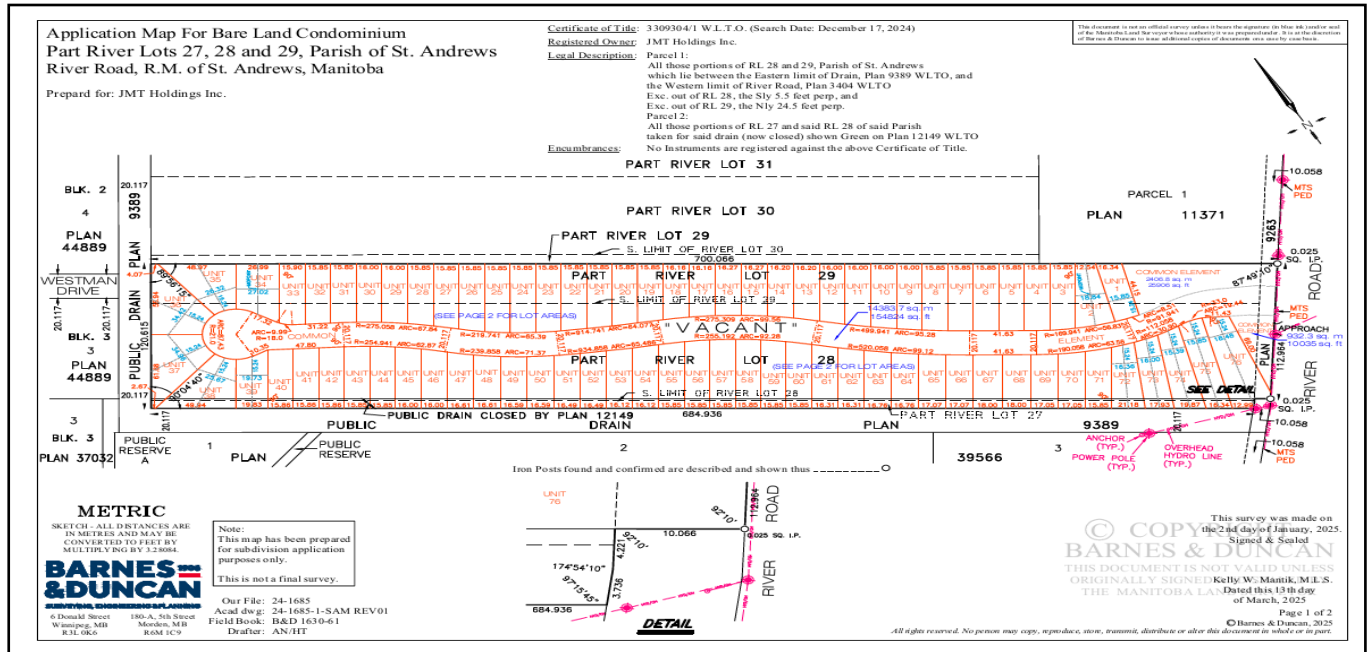
EXECUTIVE SUMMARY:

The subject property consists of 20.82 acres on title CT 3309301/1. The applicant is seeking to subdivide the subject land into seventy-six (76) lots in total, new private road proposed.

The proposal is not consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for “GD” General Development designation, and Planning Act. The Red River Planning District recommends that the application **be rejected**.

RECOMMENDATION – TO BE REJECTED

1.0 PROPOSAL:



The subject property consists of 20.82 acres on title CT 3309301/1. The applicant is seeking to subdivide the subject land into seventy-six (76) lots in total, new private road proposed. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of 20.82 acres on title CT 3309301/1. The applicant is seeking to subdivide the subject land into seventy-six (76) lots in total, new private road proposed.

The subject land is designated *General Development* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020). The area around the subject property is surrounded by properties zoned Rural Residential.

- To the North – 19.7 ac lot zoned “RR” Rural Residential as a vacant land
- To the South – 15.84 ac lot “RR” Rural Residential zone
- To the East – River Road and then 1.32-1.43 ac lot “RR” Rural Residential zone
- To the West – 1.38-1.43 ac lots zoned “RR” Rural Residential

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

4.6 Land Use Designation: General Development

Is a designation for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighborhood commercial development that offer local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.

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

Objectives:

4.6.a To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services.

4.6.b To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses.

4.6.c To ensure that uses located within general development areas do not adversely affect adjacent uses.

4.6.d To promote mixed use nodal development along major transportation corridors that support public transit services.

4.6.e To direct growth of General Development areas to one side of provincial trunk highways and provincial roads where possible to limit cross highway traffic and protect the integrity of the transportation system.

Policies:

4.6.1 Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.

4.6.2 Residential lots should be of a size that can accommodate on-site wastewater disposal, and, development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and / or wastewater services, and the potential for infill development (e.g. subdivision) in order to make connection to those services an economically viable option.

4.6.3 Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.

4.6.4 The growth of General Development areas bordering one side of a provincial highway shall be directed to that side of the highway to limit cross highway traffic and protect the integrity of the transportation system.

4.6.5 Mixed Use Nodal areas shall seek to provide a range of housing options and goods and services to the local community, while reducing reliance on automobiles and promoting sustainable development practices

4.6.6 Multiple-family residential development shall be permitted in appropriate locations in the General Development areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:

4.6.6.4 Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.

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

4.6.14.1 There is sufficient demand for the proposed development.

4.6.14.2 The proposal is not wasteful of land.

4.6.14.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.

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

4.6.14.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.

4.6.14.6 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.

4.6.14.7 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.

4.6.14.8 The proposed development will have adequate surface water drainage.

4.6.14.9 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 appears **not to meet the general** intent of applicable policies of the RRPD Development Plan. Conditions of subdivision approval, such as Development Agreement addressing municipal servicing 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 a Rural Residential zone, as per the R.M of St. Andrews Zoning By-law. The Rural Residential Zone has a minimum site area requirement of 60,000 sq. ft and a minimum site width requirement of 198 ft.

Zone: Rural Residential			
Site Area	Required	Proposed	Note
Proposed Lot 1	60,000 sq. ft	8051 sq. ft	Not In Compliance
Proposed Lot 2	60,000 sq. ft	10498 sq. ft	Not In Compliance
Proposed Lot 3	60,000 sq. ft	9365 sq. ft	Not In Compliance
Proposed Lot 4	60,000 sq. ft	9516 sq. ft	Not In Compliance
Proposed Lot 5	60,000 sq. ft	9540 sq. ft	Not In Compliance
Proposed Lot 6	60,000 sq. ft	9556 sq. ft	Not In Compliance
Proposed Lot 7	60,000 sq. ft	9565 sq. ft	Not In Compliance
Proposed Lot 8	60,000 sq. ft	9508 sq. ft	Not In Compliance
Proposed Lot 9	60,000 sq. ft	9453 sq. ft	Not In Compliance
Proposed Lot 10	60,000 sq. ft	9219 sq. ft	Not In Compliance
Proposed Lot 11	60,000 sq. ft	8895 sq. ft	Not In Compliance
Proposed Lot 12	60,000 sq. ft	8482 sq. ft	Not In Compliance
Proposed Lot 13	60,000 sq. ft	8106 sq. ft	Not In Compliance
Proposed Lot 14	60,000 sq. ft	7738 sq. ft	Not In Compliance
Proposed Lot 15	60,000 sq. ft	7570 sq. ft	Not In Compliance

Proposed Lot 16	60,000 sq. ft	7538 sq. ft	Not In Compliance
Proposed Lot 17	60,000 sq. ft	7620 sq. ft	Not In Compliance
Proposed Lot 18	60,000 sq. ft	7920 sq. ft	Not In Compliance
Proposed Lot 19	60,000 sq. ft	8209 sq. ft	Not In Compliance
Proposed Lot 20	60,000 sq. ft	8654 sq. ft	Not In Compliance
Proposed Lot 21	60,000 sq. ft	9050 sq. ft	Not In Compliance
Proposed Lot 22	60,000 sq. ft	9399 sq. ft	Not In Compliance
Proposed Lot 23	60,000 sq. ft	9686 sq. ft	Not In Compliance
Proposed Lot 24	60,000 sq. ft	9819 sq. ft	Not In Compliance
Proposed Lot 25	60,000 sq. ft	9757 sq. ft	Not In Compliance
Proposed Lot 26	60,000 sq. ft	9498 sq. ft	Not In Compliance
Proposed Lot 27	60,000 sq. ft	9060 sq. ft	Not In Compliance
Proposed Lot 28	60,000 sq. ft	8653 sq. ft	Not In Compliance
Proposed Lot 29	60,000 sq. ft	8484 sq. ft	Not In Compliance
Proposed Lot 30	60,000 sq. ft	8393 sq. ft	Not In Compliance
Proposed Lot 31	60,000 sq. ft	8379 sq. ft	Not In Compliance
Proposed Lot 32	60,000 sq. ft	8527 sq. ft	Not In Compliance
Proposed Lot 33	60,000 sq. ft	8658 sq. ft	Not In Compliance
Proposed Lot 34	60,000 sq. ft	12422 sq. ft	Not In Compliance
Proposed Lot 35	60,000 sq. ft	13864 sq. ft	Not In Compliance
Proposed Lot 36	60,000 sq. ft	15992 sq. ft	Not In Compliance
Proposed Lot 37	60,000 sq. ft	16343 sq. ft	Not In Compliance
Proposed Lot 38	60,000 sq. ft	14986 sq. ft	Not In Compliance
Proposed Lot 39	60,000 sq. ft	9302 sq. ft	Not In Compliance
Proposed Lot 40	60,000 sq. ft	8396 sq. ft	Not In Compliance
Proposed Lot 41	60,000 sq. ft	8550 sq. ft	Not In Compliance
Proposed Lot 42	60,000 sq. ft	8703 sq. ft	Not In Compliance
Proposed Lot 43	60,000 sq. ft	8824 sq. ft	Not In Compliance
Proposed Lot 44	60,000 sq. ft	8809 sq. ft	Not In Compliance
Proposed Lot 45	60,000 sq. ft	8706 sq. ft	Not In Compliance
Proposed Lot 46	60,000 sq. ft	8342 sq. ft	Not In Compliance
Proposed Lot 47	60,000 sq. ft	8169 sq. ft	Not In Compliance
Proposed Lot 48	60,000 sq. ft	7824 sq. ft	Not In Compliance
Proposed Lot 49	60,000 sq. ft	7677 sq. ft	Not In Compliance
Proposed Lot 50	60,000 sq. ft	7747 sq. ft	Not In Compliance
Proposed Lot 51	60,000 sq. ft	7960 sq. ft	Not In Compliance
Proposed Lot 52	60,000 sq. ft	8317 sq. ft	Not In Compliance
Proposed Lot 53	60,000 sq. ft	8526 sq. ft	Not In Compliance
Proposed Lot 54	60,000 sq. ft	8967 sq. ft	Not In Compliance
Proposed Lot 55	60,000 sq. ft	9281 sq. ft	Not In Compliance
Proposed Lot 56	60,000 sq. ft	9626 sq. ft	Not In Compliance
Proposed Lot 57	60,000 sq. ft	9803 sq. ft	Not In Compliance
Proposed Lot 58	60,000 sq. ft	9809 sq. ft	Not In Compliance
Proposed Lot 59	60,000 sq. ft	9648 sq. ft	Not In Compliance
Proposed Lot 60	60,000 sq. ft	9316 sq. ft	Not In Compliance
Proposed Lot 61	60,000 sq. ft	9104 sq. ft	Not In Compliance
Proposed Lot 62	60,000 sq. ft	8666 sq. ft	Not In Compliance
Proposed Lot 63	60,000 sq. ft	8550 sq. ft	Not In Compliance
Proposed Lot 64	60,000 sq. ft	8284 sq. ft	Not In Compliance
Proposed Lot 65	60,000 sq. ft	8262 sq. ft	Not In Compliance

Proposed Lot 66	60,000 sq. ft	8191 sq. ft	Not In Compliance
Proposed Lot 67	60,000 sq. ft	8648 sq. ft	Not In Compliance
Proposed Lot 68	60,000 sq. ft	8670 sq. ft	Not In Compliance
Proposed Lot 69	60,000 sq. ft	8256 sq. ft	Not In Compliance
Proposed Lot 70	60,000 sq. ft	8497 sq. ft	Not In Compliance
Proposed Lot 71	60,000 sq. ft	8367 sq. ft	Not In Compliance
Proposed Lot 72	60,000 sq. ft	10142 sq. ft	Not In Compliance
Proposed Lot 73	60,000 sq. ft	10445 sq. ft	Not In Compliance
Proposed Lot 74	60,000 sq. ft	11980 sq. ft	Not In Compliance
Proposed Lot 75	60,000 sq. ft	12792 sq. ft	Not In Compliance
Proposed Lot 76	60,000 sq. ft	17778 sq. ft	Not In Compliance
Site Width	Required	Proposed	Note
Proposed Lot 1	198 ft	53.608 ft	Not In Compliance
Proposed Lot 2	198 ft	41.141 ft	Not In Compliance
Proposed Lot 3	198 ft	52 ft	Not In Compliance
Proposed Lot 4	198 ft	52 ft	Not In Compliance
Proposed Lot 5	198 ft	52 ft	Not In Compliance
Proposed Lot 6	198 ft	52 ft	Not In Compliance
Proposed Lot 7	198 ft	52 ft	Not In Compliance
Proposed Lot 8	198 ft	52 ft	Not In Compliance
Proposed Lot 9	198 ft	52.493 ft	Not In Compliance
Proposed Lot 10	198 ft	52.493 ft	Not In Compliance
Proposed Lot 11	198 ft	52.493 ft	Not In Compliance
Proposed Lot 12	198 ft	52.493 ft	Not In Compliance
Proposed Lot 13	198 ft	53.149 ft	Not In Compliance
Proposed Lot 14	198 ft	53.149 ft	Not In Compliance
Proposed Lot 15	198 ft	53.379 ft	Not In Compliance
Proposed Lot 16	198 ft	53.379 ft	Not In Compliance
Proposed Lot 17	198 ft	53.018 ft	Not In Compliance
Proposed Lot 18	198 ft	53.018 ft	Not In Compliance
Proposed Lot 19	198 ft	52 ft	Not In Compliance
Proposed Lot 20	198 ft	52 ft	Not In Compliance
Proposed Lot 21	198 ft	52 ft	Not In Compliance
Proposed Lot 22	198 ft	52 ft	Not In Compliance
Proposed Lot 23	198 ft	52 ft	Not In Compliance
Proposed Lot 24	198 ft	52 ft	Not In Compliance
Proposed Lot 25	198 ft	52 ft	Not In Compliance
Proposed Lot 26	198 ft	52 ft	Not In Compliance
Proposed Lot 27	198 ft	52 ft	Not In Compliance
Proposed Lot 28	198 ft	52 ft	Not In Compliance
Proposed Lot 29	198 ft	52.493 ft	Not In Compliance
Proposed Lot 30	198 ft	52.493 ft	Not In Compliance
Proposed Lot 31	198 ft	52 ft	Not In Compliance
Proposed Lot 32	198 ft	52 ft	Not In Compliance
Proposed Lot 33	198 ft	52.165 ft	Not In Compliance
Proposed Lot 34	198 ft	88.549 ft	Not In Compliance
Proposed Lot 35	198 ft	86.351 ft	Not In Compliance
Proposed Lot 36	198 ft	112.926 ft	Not In Compliance
Proposed Lot 37	198 ft	114.698 ft	Not In Compliance

Proposed Lot 38	198 ft	84.219 ft	Not In Compliance
Proposed Lot 39	198 ft	65.059 ft	Not In Compliance
Proposed Lot 40	198 ft	52 ft	Not In Compliance
Proposed Lot 41	198 ft	52 ft	Not In Compliance
Proposed Lot 42	198 ft	52 ft	Not In Compliance
Proposed Lot 43	198 ft	52 ft	Not In Compliance
Proposed Lot 44	198 ft	52 ft	Not In Compliance
Proposed Lot 45	198 ft	52.493 ft	Not In Compliance
Proposed Lot 46	198 ft	52.493 ft	Not In Compliance
Proposed Lot 47	198 ft	54.494 ft	Not In Compliance
Proposed Lot 48	198 ft	54.494 ft	Not In Compliance
Proposed Lot 49	198 ft	54.101 ft	Not In Compliance
Proposed Lot 50	198 ft	54.101 ft	Not In Compliance
Proposed Lot 51	198 ft	54.101 ft	Not In Compliance
Proposed Lot 52	198 ft	54.101 ft	Not In Compliance
Proposed Lot 53	198 ft	52.887 ft	Not In Compliance
Proposed Lot 54	198 ft	52.887 ft	Not In Compliance
Proposed Lot 55	198 ft	52 ft	Not In Compliance
Proposed Lot 56	198 ft	52 ft	Not In Compliance
Proposed Lot 57	198 ft	52 ft	Not In Compliance
Proposed Lot 58	198 ft	52 ft	Not In Compliance
Proposed Lot 59	198 ft	52 ft	Not In Compliance
Proposed Lot 60	198 ft	52 ft	Not In Compliance
Proposed Lot 61	198 ft	53.477 ft	Not In Compliance
Proposed Lot 62	198 ft	53.477 ft	Not In Compliance
Proposed Lot 63	198 ft	54.986 ft	Not In Compliance
Proposed Lot 64	198 ft	54.986 ft	Not In Compliance
Proposed Lot 65	198 ft	56 ft	Not In Compliance
Proposed Lot 66	198 ft	56 ft	Not In Compliance
Proposed Lot 67	198 ft	59.055 ft	Not In Compliance
Proposed Lot 68	198 ft	59.055 ft	Not In Compliance
Proposed Lot 69	198 ft	55.938 ft	Not In Compliance
Proposed Lot 70	198 ft	55.938 ft	Not In Compliance
Proposed Lot 71	198 ft	52 ft	Not In Compliance
Proposed Lot 72	198 ft	69.488 ft	Not In Compliance
Proposed Lot 73	198 ft	58.825 ft	Not In Compliance
Proposed Lot 74	198 ft	65.190 ft	Not In Compliance
Proposed Lot 75	198 ft	53.608 ft	Not In Compliance
Proposed Lot 76	198 ft	42.618 ft	Not In Compliance

If the Council wishes to approve the subdivision, variance approval will be required to bring the proposed lots into compliance.

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services <ul style="list-style-type: none">- Proposed: Municipal Sewer- Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water <ul style="list-style-type: none">- Proposed: Individual Well- Required: As per municipal / Province of Manitoba standards
Road Standards <ul style="list-style-type: none">- Proposed: Existing + Private Road access- Required: Municipality / Province is authority responsible for roadway
Drainage <ul style="list-style-type: none">- Proposed: Curb and Gutter- Required: As per municipal / Province of Manitoba standards

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	<p>Municipal Safety / Fire Department: Ensure adequate cul-de-sac diameter (65ft) for fire apparatus turnaround. Council should consider requiring a secondary exit point from cul-de-sac, greenspace or other.</p> <p>Recreation: Our department requests a walking trail to connect the development with the proposed public reserve area including features and amenities such as trees, benches, tables, etc.</p> <p>Utilities & Infrastructure: Our department requires clarification on what the Developer is proposing for sewer service connections. Whether it be gravity sewer draining into a lift station or dedicated service lines for each unit, we will require a utility servicing plan for review and approval. Otherwise, no concerns.</p> <p>Public Works: No comment.</p> <p>CONDITIONS OF APPROVAL:</p> <p>1. Applicant / Owner submits confirmation in writing from the Municipality stating that:</p> <ul style="list-style-type: none">a) taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;b) payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
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	<p>2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:</p> <ul style="list-style-type: none"> a. an engineered lot grade and drainage plan that ensures storm water management b. post development water runoff is equal to or less than pre-development; c. an engineered road plan and profile; d. an engineered utility (LPS) servicing plan; e. installation of ornamental streetlights; f. signage requirements; g. fencing and gated access; h. walking trail requirements; i. construction timelines; j. condominium corporation; k. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; l. payment of capital development levies for the creation of seventy-six (76) new units; and m. any other standard deemed necessary by the Municipality. <p>3. Applicant/Owner enter into a drainage and/or right-of-way easement(s) with the Municipality, if required.</p> <p>4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.</p>
Manitoba Agriculture and Resource Development	<p>No Concerns</p> <p>The proposed subdivision resides within a designated General Development Policy Area and appears to have minimal impacts to agriculture therefore we have no comments.</p>
Manitoba Infrastructure - Highway Planning and Design Branch	<p>...The intent is to create a 38 duplex/76 unit condo residential development along a new private road which will be gated. The proposed private road connects onto PR 238.</p> <p>Based on the information available, we do not object to this subdivision as proposed. An approved permit for a public road connection (Westman Drive) was issued March 27, 2024. The proposed private road connection is to be at the same location directly across Kimberly Place....see conditions.</p> <p>(see full comment attached in Appendix C)</p>
Manitoba Environment, Climate and Parks: Water Stewardship Division	<p>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.</p> <p>Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.</p>

	Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.
Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required.
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	In regards to Subdivision S25-3102, 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.
Manitoba Sport, Culture and Heritage – Historic Resources Branch	<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. Notably, the development footprint is in proximity to the Red River, numerous known sites and historic parish buildings. Additionally, the footprint is bisected by an historic cart trail. 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.</p> <p>Legislation</p> <p>Under Section 12(2) of <u>The Heritage Resources Act</u> (the Act), if there is reason to believe that heritage resources or human remains upon or within or beneath lands are likely to be damaged or destroyed by any work, activity, development or project, then the Minister may require a proponent to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project's start. As per sections 46 and 51 of the Act, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources.</p> <p>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. Please find attached a flow chart outlining the general process of an HRIA. (see full comment attached in Appendix C)</p>
Manitoba Transportation and Infrastructure – Water Management	No comments received
Mines Branch	No concerns as there is no identified medium or high potential aggregate in the area.

UTILITIES

MB Hydro and Centra Gas	<p>MB Hydro and Centra Gas will require easements</p> <ol style="list-style-type: none"> 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. 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. <p>(see full comment attached in Appendix C)</p>
BellMTS	<p>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 a <u>3.6M easement as shown below</u>. (see full comment attached in Appendix C)</p>
Rogers Communications	No comments received

OTHER AGENCIES

School Division	We wish to acquire 10% of the development under Section 135(6(c)) of the planning act (or money-in-lieu under Section 136(1)).
Canada Post	<ol style="list-style-type: none"> 1. Please update our office if the project description changes so that we may determine the impact (if any). 2. An appropriately sized sidewalk section (concrete pad) as per municipal and Canada Post Corporations standards, to place the Community Mailboxes on the common element location at the beginning of the development off river rd would be the best location for 5 community mailboxes. 3. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. 4. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post’s specifications. 5. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mailboxes. The developer

	<p>will then indicate these locations on the appropriate servicing plans. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mailboxes within the development, as approved by Canada Post.</p> <p>6. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mailbox. The developer also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox. The developer will provide a suitable and safe temporary site for a Community Mailbox until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.</p> <p>7. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:</p> <ul style="list-style-type: none"> i. Any required walkway across the boulevard, per municipal standards ii. Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications) <p>(see full comment attached in Appendix C)</p>
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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 20.82 acres on title CT 3309301/1. The applicant is seeking to subdivide the subject land into seventy-six (76) lots in total, new private road proposed.

The proposed subdivision is located within a Rural Residential zone, as per the R.M of St. Andrews Zoning By-law. The Rural Residential Zone has a minimum site area requirement of 60,000 sq. ft/1.38 ac and a minimum site width requirement of 198 ft.

All proposed lots are less than 1.38 ac (between 0.17-0.41 ac) in site area and less than 198 ft (between 41-115 ft) in site width and will require a variance to bring it into compliance by a R.M of St. Andrews Zoning By-law.

Although, accordingly to the MPA section 97(2) – “A variance order must not be made if it makes a change of land use”: to vary site area from 60,000 sq.ft to 7570 sq.ft(0.17 ac) as well as site width from 198 ft to 41 ft – it is clear change from Rural Use to Urban or Suburban use of land which will require a new zone/rezoning proposal.

In addition, the applicant proposes to build a duplex house for an aging population, this will require conditional use as two family dwellings (duplexes) are conditional in RR zone.

The proposed subdivision application appears **not to meet** in general with the RRPD Development Plan and Manitoba Planning Act. Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **to be rejected**.

However, if Council wishes to approve this application with a condition that a new zone proposal or rezoning application for smaller lots (Suburban Zone) be required, the RRPD will recommend it to be approved as it will adhere to the Development Plan and The Planning Act.

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:
 - I. 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;
 - II. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
 - a) an engineered lot grade and drainage plan that ensures storm water management
 - b) post development water runoff is equal to or less than pre-development;
 - c) an engineered road plan and profile;
 - d) an engineered utility (LPS) servicing plan;
 - e) installation of ornamental streetlights;
 - f) signage requirements;
 - g) fencing and gated access;
 - h) walking trail requirements;
 - i) construction timelines;
 - j) condominium corporation;

- k) dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu;
 - k. payment of capital development levies for the creation of seventy-six (76) new units; and
 - l) any other standard deemed necessary by the Municipality.
- 3. Applicant/Owner enter into a drainage and/or right-of-way easement(s) with the Municipality, if required.
- 4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.
- 5. Applicant/Owner to apply for the lot size and lot width variances as required.
- 6. Applicant/Owner to apply for conditional use for two family dwellings as required.
- 7. The owners are required to obtain a permit from Manitoba Transportation and Infrastructure for the private road and gate. The private road connection onto PR 238 shall be located directly across Kimberly Place. For permit information, please email accessmgmt@gov.mb.ca or call 204-583-2433. Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>;
- 8. The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer Mandip Sainbhi at 1-204-871-6154 or Mandip.Sainbhi@gov.mb.ca in order to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, our regional office may request the applicant to submit a detailed drainage plan prepared by qualified experts. (Please note that the cost of this study, and any revisions to the highway drainage system directly associated with this proposed development, will be the responsibility of the developer.)
- 9. The developer provides written confirmation from our (MTI) department that we have received and approved a Traffic Impact study for this development. The Traffic Impact Study will have to be prepared by a qualified transportation engineer. It will identify the amount and type of traffic that will be generated by the development and its potential impact on the adjacent road network. The study will identify the type of on-highway improvements that will be required to safely accommodate the traffic generated by this development. The cost of the Traffic Impact Study is the responsibility of the developer and should be undertaken prior to construction. Contact information: email accessmgmt@gov.mb.ca or call 204-583-2433.
- 10. Applicant / owner dedicate land without compensation for school purposes, not exceeding 10% of the land being subdivided accordingly to Planning Act sec. 135.6 (c) Please contact: Kelly McDonald, Secretary Treasurer ,Senior Administration **T:** 204-785-7320 **E:** kmcdonald@lssd.ca
- 11. 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
- 12. Applicant / owner to submit written confirmation from Manitoba Sport, Culture and Heritage (Manitoba Historic Resources Branch – Archaeological Assessment Services) that a Heritage Resources Impact Assessment has been completed for the planned area at their own expense and any mitigation processes required have been completed to the satisfaction of Manitoba Historic Resources Branch (Archaeological Assessment Services Unit, Historic Resources Branch, Main Floor – 213

Notre Dame Avenue, Winnipeg, MB ,R3B1N3 , T: (204) 945-2118 F: (204) 948-2384 ,
HRB.archaeology@gov.mb.ca

13. 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.
14. Applicant / owner submits written confirmation from BellMTS that an Easement Agreement(s) has been entered into with BellMTS with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact BellMTS, Property Acquisition Department, Attention: Mr. Cam Dryden, Survey Coordinator, at (204) 958-1768, P.O. Box 6666, BW100P, Winnipeg, MB R3C 3V6.
15. Applicant / owner submits written confirmation from Canada Post that all requirements of that agency pertaining to the proposed subdivision have been met. The applicant will initiate contact with Paul Shymko from Canada Post (email: paul.shymko@canadapost.ca or phone: 204-228-3740) to determine mail delivery requirements

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, MECP, MB Hydro and Centra Gas, MHRB-AAS, BellMTS, Canada Post, LSSD.

APPENDIX A – RRPD LOCATION MAPS:



SUPPORTIVE MAPPING

Subdivision Application S25, 3102
River Rd, RM of St. Andrews

Designation: "GD" General Development

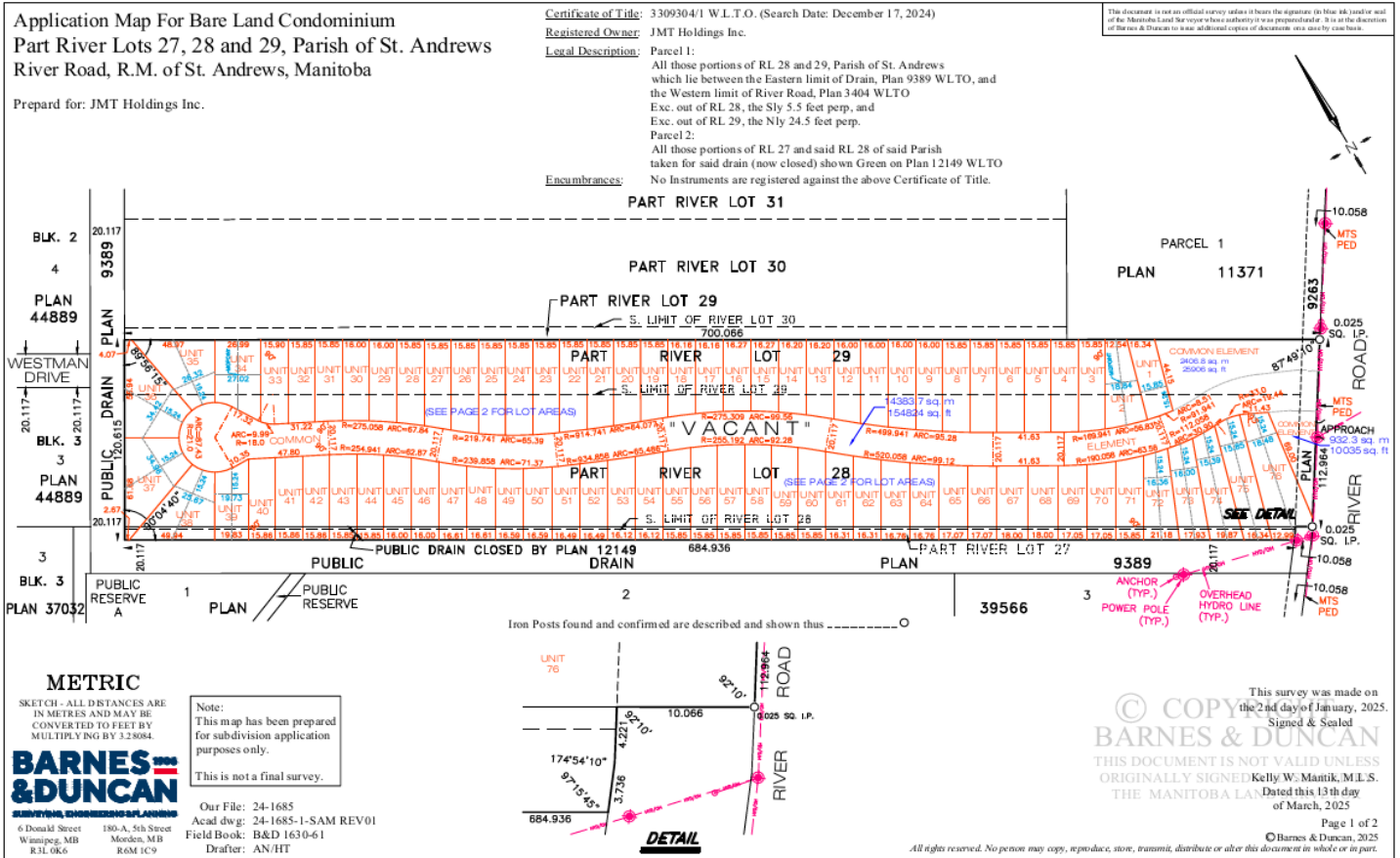
Zoning: "RR" Rural Residential

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

-  Subject Property
-  Water Bodies
-  Highway Control Zones
-  Roads
-  Designated Flood Area



APPENDIX B – SUBDIVISION APPLICATION MAP:



Areas Report
Part River Lots 27, 28 and 29, Parish of St. Andrews
River Road, R.M. of St. Andrews, Manitoba

Prepared for: JMT Holdings Inc.

This document is not an official survey unless it bears the signature (in blue ink) and/or seal of the Manitoba Land Surveyor whose authority it is as prepared under. It is in the discretion of Barnes & Duncan to issue additional copies of documents, once they are made.

Unit #	Area (Sq.m)	Area (Sq. ft)	Unit #	Area (Sq.m)	Area (Sq. ft)	Unit #	Area (Sq.m)	Area (Sq. ft)
1	748.0	8051	27	841.7	9060	53	792.1	8526
2	975.3	10498	28	803.9	8653	54	833.1	8967
3	870.0	9365	29	788.2	8484	55	862.2	9281
4	884.1	9516	30	779.7	8393	56	894.3	9626
5	886.3	9540	31	778.4	8379	57	910.7	9803
6	887.8	9556	32	792.2	8527	58	911.3	9809
7	888.6	9565	33	804.4	8658	59	896.3	9648
8	883.3	9508	34	1154.0	12422	60	865.5	9316
9	878.2	9453	35	1288.0	13864	61	845.8	9104
10	856.5	9219	36	1485.7	15992	62	805.1	8666
11	826.4	8895	37	1518.3	16343	63	794.3	8550
12	788.0	8482	38	1392.2	14986	64	769.6	8284
13	753.1	8106	39	864.2	9302	65	767.6	8262
14	718.9	7738	40	780.0	8396	66	761.0	8191
15	703.3	7570	41	794.3	8550	67	803.4	8648
16	700.3	7538	42	808.5	8703	68	805.5	8670
17	707.9	7620	43	819.8	8824	69	767.0	8256
18	735.8	7920	44	818.4	8809	70	789.4	8497
19	762.6	8209	45	808.8	8706	71	777.3	8367
20	804.0	8654	46	775.0	8342	72	942.2	10142
21	840.8	9050	47	758.9	8169	73	970.4	10445
22	873.2	9399	48	726.9	7824	74	1113.0	11980
23	899.9	9686	49	713.2	7677	75	1188.4	12792
24	912.2	9819	50	719.7	7747	76	1651.6	17778
25	906.5	9757	51	739.5	7960			
26	882.4	9498	52	772.7	8317			

METRIC
 SKETCH - ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.

BARNES & DUNCAN
 6 Donald Street Winnipeg, MB R3L 0K6
 180-A, 5th Street Morden, MB R6M 1C9

Our File: 24-1685
 Acad dwg: 24-1685-1-SAM REV01
 Field Book: B&D 1630-61
 Drafter: AN/HT

This survey was made on the 2nd day of January, 2025.
 Signed & Sealed
 Kelly W. Mantik, M.L.S.
 Dated this 13th day of March, 2025

Page 2 of 2
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APPLICANT ADDITIONAL INFORMATION:

SUBDIVISION & CONDITIONAL USE APPLICATION – RIVER ROAD, RM OF ST. ANDREWS

PAGE 1 OF 6

March 17th, 2025
Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

Attention: Valentina Esman, Community Planner

**RE: Approval of Subdivision Application - Letter of Intent
River Road, RM of St. Andrews, lands held under:**

PARCEL 1: ALL THOSE PORTIONS OF RL 28 AND 29 PARISH OF ST ANDREWS WHICH LIE BETWEEN THE EASTERN LIMIT OF DRAIN, PLAN 9389 WLTO, AND THE WESTERN LIMIT OF RIVER ROAD, PLAN 3404 WLTO EXC OUT OF RL 28, THE SLY 5.5 FEET PERP, AND EXC OUT OF RL 29, THE NLY 24.5 FEET PERP.

PARCEL 2: ALL THOSE PORTIONS OF RL 27 AND SAID RL 28 OF SAID PARISH TAKEN FOR SAID DRAIN (NOW CLOSED) SHOWN GREEN ON PLAN 12149 WLTO Held under CT No. 3309304/1

Dear Mrs. Esman,

Landmark Planning & Design Inc. is pleased to submit subdivision and conditional use applications for a property located in the RM of St. Andrews on behalf of JMT Holdings Inc. (see Letter of Authorization attached). The subject property is located on River Road, north of Kelsey Trail and south of McLennan Road and encompasses 20.82 acres in site area. The proposed subdivision and conditional use applications are explained in further detail below.

Proposed Subdivision

The proposed subdivision will create a new bareland condominium development with 38 duplexes (76 units/lots) and a new private roadway with access to River Road (PR 238) which is a provincially controlled roadway. The development is proposed to be upscale and has been designed to support a mature community. The proposed duplexes are configured as approximately 1800 sq. ft. bungalows to better accommodate an aging population and include lofted ceilings, two bedrooms, three bathrooms, and a two-car garage. Each duplex unit is proposed to include two outdoor decks, with one being accessed from the master bedroom, the other from the living room. Renderings of the proposed duplexes are shown in Figures 1-3. The proposed development will be fenced and will include gated access. Servicing will be provided via municipal sewer and private water wells.

 298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5
T: 204.453.8008
E: RSVPA@landmarkplanning.ca



Figure 1. Front View Exterior Rendering



Figure 2. Rear View Exterior Rendering



Figure 3. Interior Renderings

The RM of St. Andrews is in a unique situation in terms of demographics and housing stock. As shown in Figure 4, the municipality has an aging population with the largest age cohort groups being within 45 to 69 years of age based on current census data.

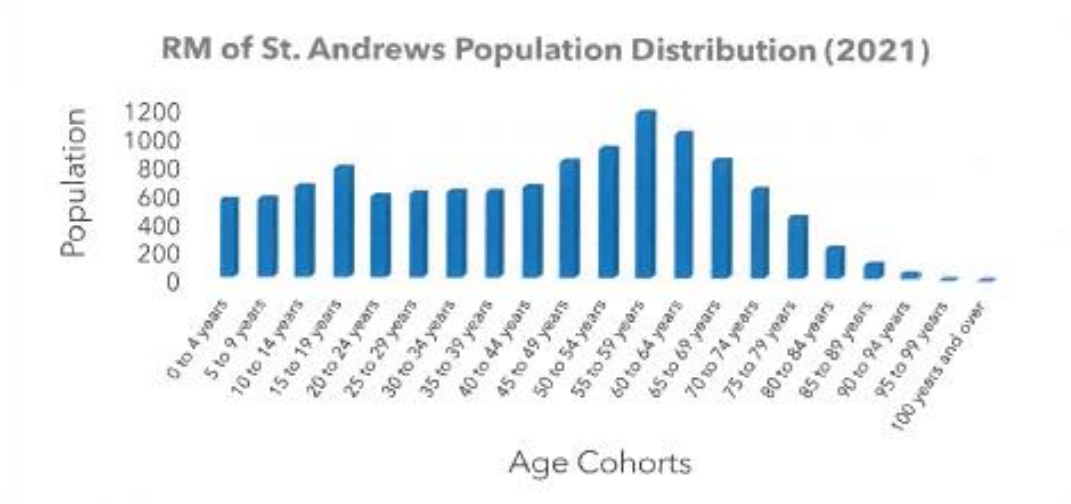


Figure 4. Population Distribution

When compared to other member municipalities in the Red River Planning District, the RM of St. Andrews is the only municipality with a declining population as shown in Figure 5. The RM's of East St. Paul, St. Clements and West St. Paul have seen steady population growth since 2011 whereas the RM of St. Andrews had a lower overall population in 2021 than in 2011.

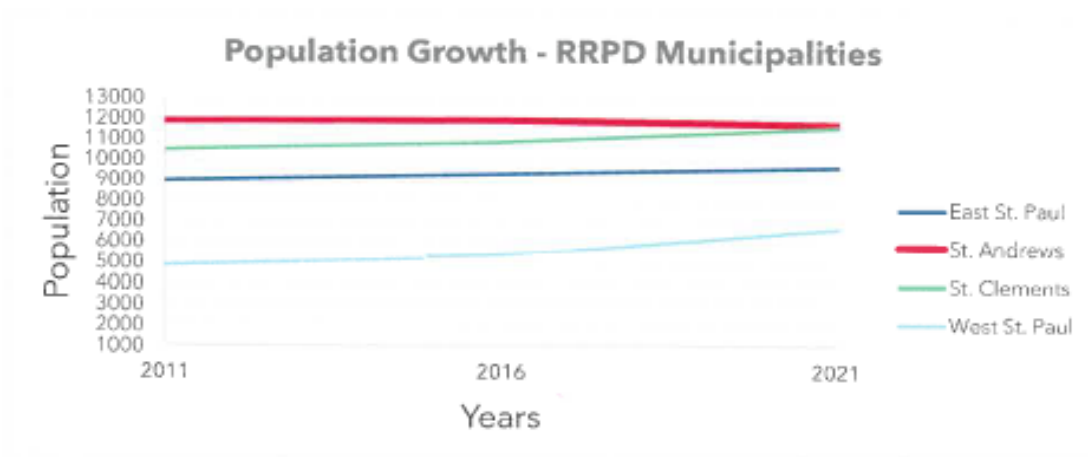


Figure 5. Population Growth

The RM's housing stock is primarily comprised of one housing type, with 95% being single-family detached dwellings as shown in Figure 6. To attract new residents and to provide alternate housing options for those who may be looking to reside, retire or downsize within St. Andrews or the Interlake region, a variety of housing types should be available. The proposed subdivision and conditional use application propose creating a new dwelling option that would maintain the upscale character of the area.

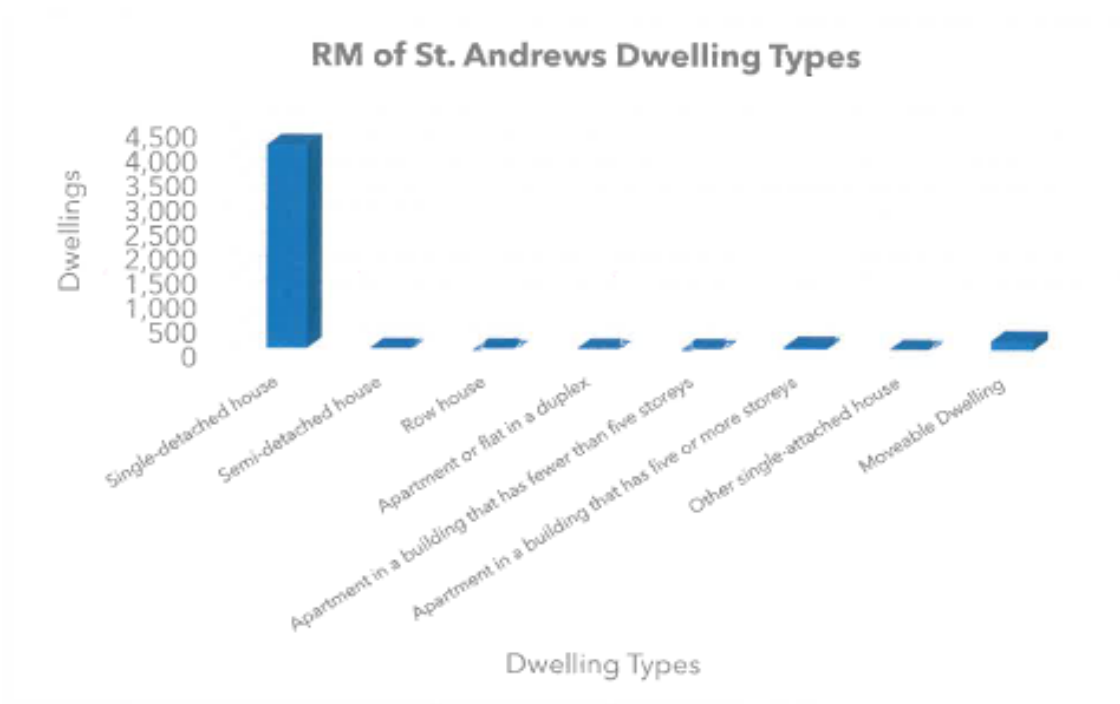


Figure 6. Dwelling Types

Compliance with Development Plan

The subject property is designated *General Development* within the *Red River Planning District Development Plan By-law No. 272/19*. This designation supports a variety of different types of residential development including duplexes. The proposed subdivision generally complies with the objectives and policies of this land use designation, including:

Objectives

- 4.6.a To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services.

Policies

- 4.6.3 Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.
- 4.6.6 Multiple-family residential development shall be permitted in appropriate locations in the General Development areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:
 - 4.6.6.4 Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.

The proposed subdivision and conditional use generally comply with the objectives and policies of the *Red River Planning District Development Plan*.

Compliance with Zoning By-law and Proposed Conditional Use

Zoning in the RM of St. Andrews is regulated through the *RM of St. Andrews Zoning By-law No. 4066*. This Zoning By-law is currently over 20 years old and could benefit from updates and revisions that are reflective of current development trends, particularly for areas that have services such as municipal sewer which the subject property is located within.

The subject property is currently zoned *RR - Rural Residential* in the *RM of St. Andrews Zoning By-law No. 4066*. The proposed duplexes are a conditional use with the *RR - Rural Residential Zone* and as such, an application for approval of Conditional Use is being applied for concurrent to the subdivision application. Variances for site area and width will be required and will be applied for in a subsequent application.

Summary

In summary, the proposed subdivision will create a new bareland condominium development with 38 duplexes which are being applied for concurrently via conditional use application. The proposed subdivision will provide an additional dwelling option to attract new residents and to provide alternate housing options for those who may be looking to retire or downsize within St. Andrews or the Interlake region. The proposed subdivision complies with the objectives and policies of the *Red River Planning District Development Plan By-law No. 272/19*.

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

- Completed Subdivision Application Form
- Completed Conditional Use Application Form
- Subdivision Application Map
- Current Status of Title
- Letter of Authorization

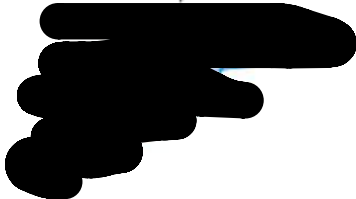
If you have any questions or require additional information, please do not hesitate to contact the undersigned at 204-453-8008. We thank you for your consideration in this matter, and we look forward to working with representatives from the Red River Planning District and the RM of St. Andrews on this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

Yours truly,



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

And,



Jeff Pratte, Planner, RPP, MCIP
LANDMARK PLANNING & DESIGN INC.

APPENDIX C – CIRCULATION COMMENTS:

Archived: April 24, 2025 10:00:30 AM

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

Mail received time: Fri, 11 Apr 2025 17:58:52 +0000

Subject: RE: Subdivision Application (S25-3102)

Good afternoon,

The proposed subdivision resides within a designated General Development Policy Area and appears to have minimal impacts to agriculture therefore we have 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: March 26, 2025 9:48 AM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology

<HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>;
neteng.control@bellmts.ca; Teranet Manitoba – Surveys Planning <mb.surveysplanning@teranet.ca>;
+WPG569 – EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Kelly McDonald <kmcdonald@lssd.ca>;
+WPG1195 – Mines BR <mines_br@gov.mb.ca>; Braeden <braeden@rmofstandrews.com>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: Subdivision Application (S25-3102)

Good morning, Please see a Subdivision application attached for review and comments. Application
Information Subdivision Application S25-3102 River Road (Roll# 12460) Create 76 new lots,
ranging from 7538 sq. ft to 16343 sq. ft in size Thanks,

Good morning,

Please see a Subdivision application attached for review and comments.

Application Information

• Subdivision Application S25-3102
• River Road (Roll# 12460)
• Create 76 new lots, ranging from 7538 sq. ft to 16343 sq. ft in
size
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

Red River Planning District

The Red River Planning District formally known as The Selkirk and District Planning
Area Board website's goal is to provide information to residents and businesses in

the Selkirk area on development and issuing of permits.

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar • East St. Paul • St. Andrews • St. Clements •
West St. Paul



RE: Subdivision Circular – Subdivision File No. S25-3102, St Andrews, MB

The applicant will initiate contact with Paul Shymko from Canada Post (email: paul.shymko@canadapost.ca or phone: 204-228-3740) to determine mail delivery requirements. If via community mailbox (CMB) equipment:

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. An appropriately sized sidewalk section (concrete pad) as per municipal and Canada Post Corporations standards, to place the Community Mailboxes on. THE COMMON ELEMENT LOCATION AT THE BEGINNING OF THE DEVELOPMENT OFF RIVER RD WOULD BE THE BEST LOCATION FOR 5 COMMUNITY MAILBOXES.
3. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin.
4. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.
5. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mailboxes. The developer will then indicate these locations on the appropriate servicing plans. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mailboxes within the development, as approved by Canada Post.
6. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mailbox. The developer also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox. The developer will provide a suitable and safe temporary site for a Community Mailbox until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
7. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - i. Any required walkway across the boulevard, per municipal standards
 - ii. Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)

Regards,
Paul Shymko
Delivery Planning Officer
Winnipeg, Mb

204 228-3740

Archived: April 24, 2025 10:00:38 AM

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

Mail received time: Wed, 26 Mar 2025 18:55:18 +0000

Subject: RE: Subdivision Application (S25-3102)

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 S25-3102, 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

The information transmitted herein is intended only for the named recipient(s) above and contains information that is privileged, confidential or exempt from disclosure under applicable law. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender and delete this message from any computer. Thank you.

P Please consider the environment before printing this e-mail

From: Jennifer Asaim <jasaim@rrpd.ca>

Sent: March 26, 2025 9:48 AM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>;

+WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Kelly McDonald <kmcdonald@lssd.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Braeden <braeden@rmofstandrews.com>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: Subdivision Application (S25-3102)

Good morning, Please see a Subdivision application attached for review and comments. Application Information Subdivision Application S25-3102 River Road (Roll# 12460) Create 76 new lots, ranging from 7538 sq. ft to 16343 sq. ft in size Thanks,

Good morning,

Please see a Subdivision application attached for review and comments.

Application Information

- Subdivision Application S25-3102
- River Road (Roll# 12460)
- Create 76 new lots, ranging from 7538 sq. ft to 16343 sq. ft in size

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

Red River Planning District

The Red River Planning District formally known as The Selkirk and District Planning Area Board website's goal is to provide information to residents and businesses in

the Selkirk area on development and issuing of permits.

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar • “ East St. Paul • “ St. Andrews • “ St. Clements • “
West St. Paul



Transportation and Infrastructure

Engineering and Technical Services Division

Highway Design Branch – Roadside Development Section

1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3

T 204-430-7176 F 204-945-0593

e-mail: RoadsideDevelopment@gov.mb.ca

April 9, 2025

PD 190.10 New

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

Dear Calvin:

**Re: Proposed Subdivision
File No. S25-3102
RL 27-29 Parish of St. Andrews
RM of St. Andrews
Owner – JMT Holdings Inc.**

In response to your e-mail dated March 26, 2025, we have reviewed the above noted subdivision application. The intent is to create a 38 duplex/76 unit condo residential development along a new private road which will be gated. The proposed private road connects onto PR 238.

Based on the information available, we do not object to this subdivision as proposed. An approved permit for a public road connection (Westman Drive) was issued March 27, 2024. The proposed private road connection is to be at the same location directly across Kimberly Place.

Please include the following as conditions of approval:

- The owners are required to obtain a permit from Manitoba Transportation and Infrastructure for the private road and gate. The private road connection onto PR 238 shall be located directly across Kimberly Place. For permit information, please email accessmgmt@gov.mb.ca or call 204-583-2433. Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>;
- The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer Mandip Sainbhi at 1-204-871-6154 or Mandip.Sainbhi@gov.mb.ca in order to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, our regional office may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study, and any revisions to the highway

drainage system directly associated with this proposed development, will be the responsibility of the developer;

- The developer provides written confirmation from our department that we have received and approved a Traffic Impact study for this development. The Traffic Impact Study will have to be prepared by a qualified transportation engineer. It will identify the amount and type of traffic that will be generated by the development and its potential impact on the adjacent road network. The study will identify the type of on-highway improvements that will be required to safely accommodate the traffic generated by this development. The cost of the Traffic Impact Study is the responsibility of the developer and should be undertaken prior to construction. Contact information: email accessmgmt@gov.mb.ca or call 204-583-2433.

Please note the following statutory requirements affecting PR 238.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within **38.1m** (125ft) controlled area from the edge of the highway right-of-way.

In addition, a permit is required from Manitoba Transportation and Infrastructure for any planting placed within **15 m** (50 ft) from the edge of the right-of-way of this highway.

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

Thank You,

Original signed and e-mailed April 9, 2025

Jeff DiNella
Senior Development Review Technologist

Cc: Capital Region

JD/ab

Application Map For Bare Land Condominium
Part River Lots 27, 28 and 29, Parish of St. Andrews
River Road, R.M. of St. Andrews, Manitoba

Prepared for: JMT Holdings Inc.

Certificate of Title: 3309304/1 W.L.T.O. (Search Date: December 17, 2024)

Registered Owner: JMT Holdings Inc.

Legal Description:

Parcel 1:
All those portions of RL 28 and 29, Parish of St. Andrews
which lie between the Eastern limit of Drain, Plan 9389 WLTO, and
the Western limit of River Road, Plan 3404 WLTO
Exc. out of RL 28, the Sly 5.5 feet perp. and
Exc. out of RL 29, the Nly 24.5 feet perp.

Parcel 2:
All those portions of RL 27 and said RL 28 of said Parish
taken for said drain (now closed) shown Green on Plan 12149 WLTO
No Instruments are registered against the above Certificate of Title.

Encumbrances:

PART RIVER LOT 31

PART RIVER LOT 30

PART RIVER LOT 29

PART RIVER LOT 28

PART RIVER LOT 27

PART RIVER LOT 26

PART RIVER LOT 25

PART RIVER LOT 24

PART RIVER LOT 23

PART RIVER LOT 22

PART RIVER LOT 21

PART RIVER LOT 20

PART RIVER LOT 19

PART RIVER LOT 18

PART RIVER LOT 17

PART RIVER LOT 16

PART RIVER LOT 15

PART RIVER LOT 14

PART RIVER LOT 13

PART RIVER LOT 12

PART RIVER LOT 11

PART RIVER LOT 10

PART RIVER LOT 9

PART RIVER LOT 8

PART RIVER LOT 7

PART RIVER LOT 6

PART RIVER LOT 5

PART RIVER LOT 4

PART RIVER LOT 3

PART RIVER LOT 2

PART RIVER LOT 1

PART RIVER LOT 0

PART RIVER LOT -1

PART RIVER LOT -2

PART RIVER LOT -3

PART RIVER LOT -4

PART RIVER LOT -5

PART RIVER LOT -6

PART RIVER LOT -7

PART RIVER LOT -8

PART RIVER LOT -9

PART RIVER LOT -10

PART RIVER LOT -11

PART RIVER LOT -12

PART RIVER LOT -13

PART RIVER LOT -14

PART RIVER LOT -15

PART RIVER LOT -16

PART RIVER LOT -17

PART RIVER LOT -18

PART RIVER LOT -19

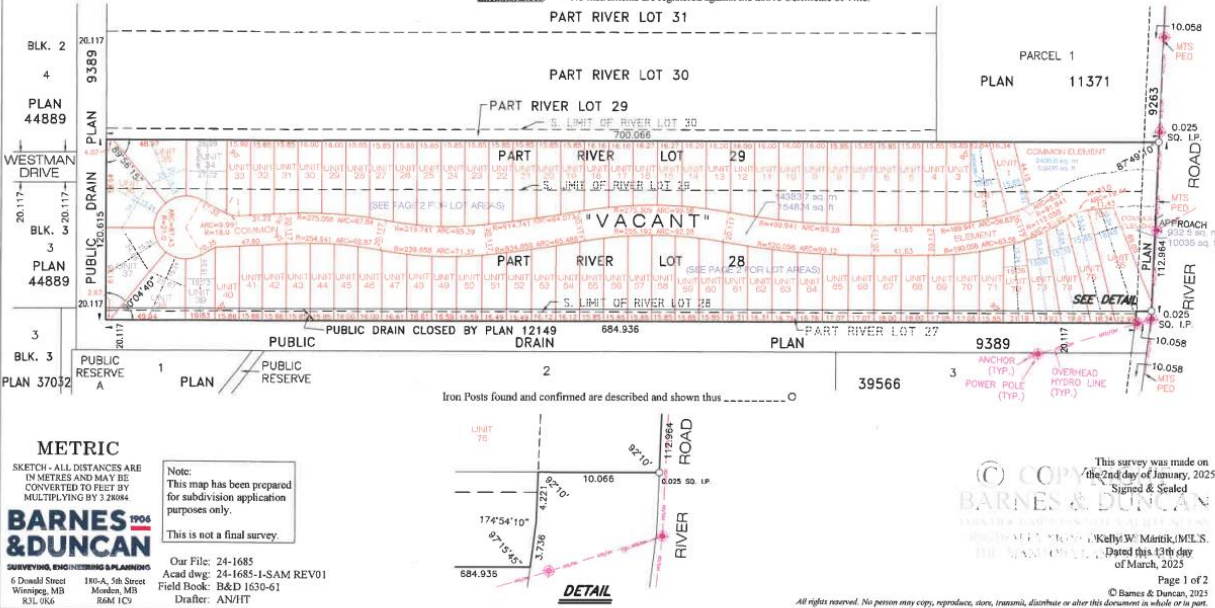
PART RIVER LOT -20

PART RIVER LOT -21

PART RIVER LOT -22

PART RIVER LOT -23

PART RIVER LOT -24

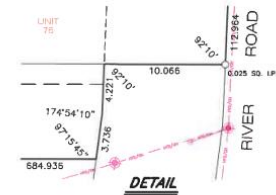


METRIC
SKETCH - ALL DISTANCES ARE
IN METRES AND MAY BE
CONVERTED TO FEET BY
MULTIPLYING BY 3.28084.
BARNES & DUNCAN
1906
SURVEYING, ENGINEERING & PLANNING
6 Donald Street
Winnipeg, MB
R2L 0K6
180-A, 5th Street
Morden, MB
R6M 1C9

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

Our File: 24-1685
Acad dwg: 24-1685-LSAM REV01
Field Book: B&D 1630-61
Drafter: AN/HT

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



DETAIL

This survey was made on
the 2nd day of January, 2025.
Signed & Sealed
Kally W. Martik, M.L.S.
Dated this 13th day
of March, 2025

Page 1 of 2
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Archived: April 24, 2025 10:00:39 AM

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

Mail received time: Mon, 7 Apr 2025 20:54:08 +0000

Subject: RE: Subdivision Application (S25-3102)

Attachments:

[AAS-24-23305_RRPD_S25-3102.pdf](#)  [MIRA Process Flowchart.pdf](#)  [HRB Heritage Consultants List updated July 2024-07-24.pdf](#) 

Good afternoon,

Please find our review and comments attached.

Best regards,

Archaeological Assessment Services Unit

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

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

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

From: Jennifer Asaim <jasaim@rrpd.ca>

Sent: March 26, 2025 9:48 AM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Kelly McDonald <kmcdonald@lssd.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Braeden <braeden@rmofstandrews.com>

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

Subject: Subdivision Application (S25-3102)

Good morning, Please see a Subdivision application attached for review and comments. Application Information Subdivision Application S25-3102 River Road (Roll# 12460) Create 76 new lots, ranging from 7538 sq. ft to 16343 sq. ft in size Thanks,

Good morning,

Please see a Subdivision application attached for review and comments.

Application Information

- Subdivision Application S25-3102
- River Road (Roll# 12460)
- Create 76 new lots, ranging from 7538 sq. ft to 16343 sq. ft in size

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

Red River Planning District

The Red River Planning District formally known as The Selkirk and District Planning Area Board website’s goal is to provide information to residents and businesses in the Selkirk area on development and issuing of permits.

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar • East St. Paul • St. Andrews • St. Clements • West St. Paul

DATE: 2025-04-07

TO: Jennifer Asaim
Red River Planning District
2978 Birds Hill Road
East St. Paul, Manitoba
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 No: S25-3102
AAS File: AAS-24-23305
Proposed Subdivision of River Lots 27/29 on River Road, RM of St. Andrews

Concerns

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. Notably, the development footprint is in proximity to the Red River, numerous known sites and historic parish buildings. Additionally, the footprint is bisected by an historic cart trail. 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.

Legislation

Under Section 12(2) of [The Heritage Resources Act](#) (the Act), if there is reason to believe that heritage resources or human remains upon or within or beneath lands are likely to be damaged or destroyed by any work, activity, development or project, then the Minister may require a proponent to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project's start. As per sections 46 and 51 of the Act, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources.

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. Please find attached a flow chart outlining the general process of an HRIA.

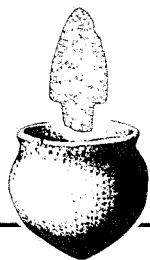
HRIA Expectations

The Branch will work with the proponent/land owners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. Any exceptions require planning and consultation with the HRB.

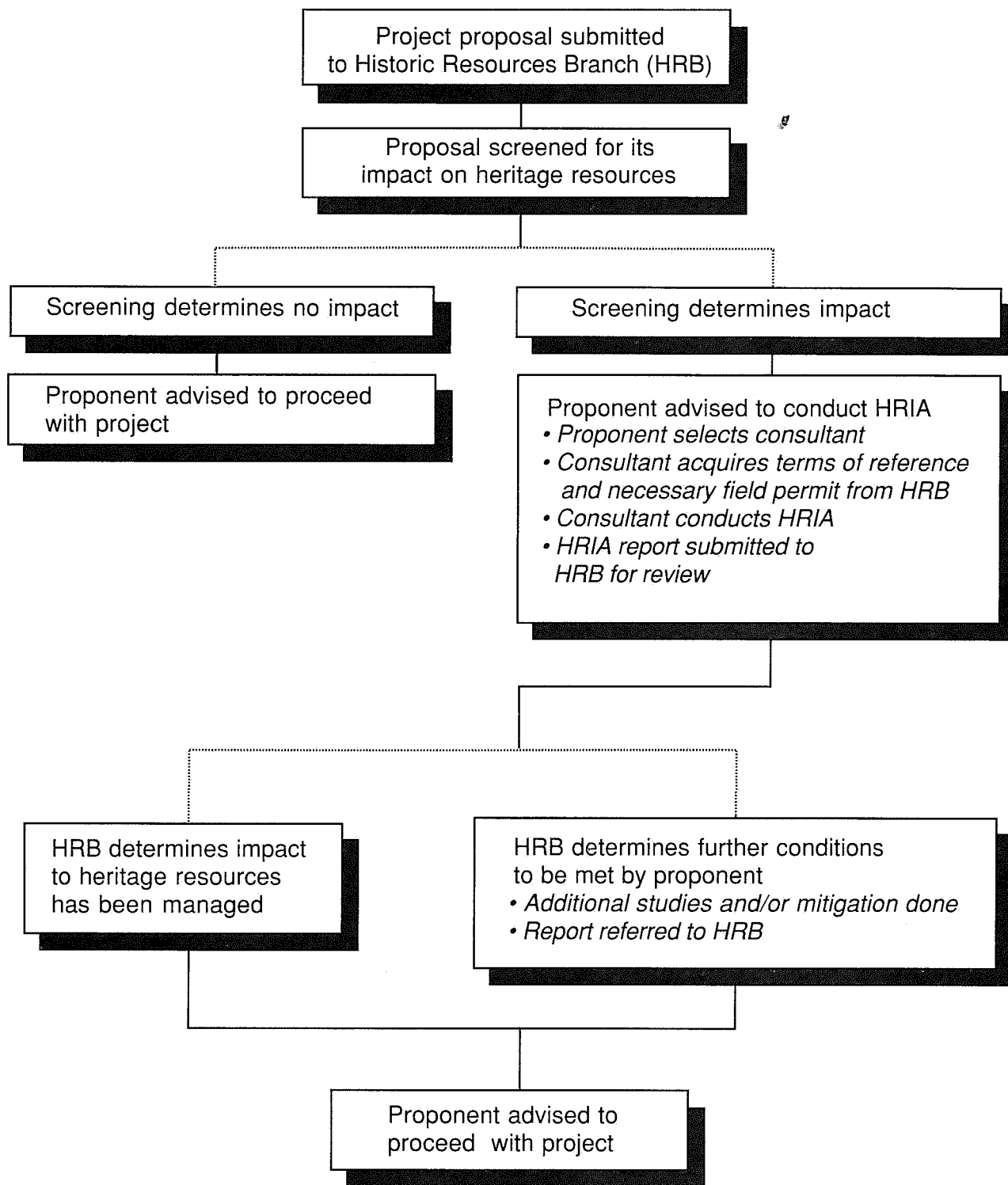
Please find attached an archaeological consultants' list for reference. Due diligence should be conducted in order to assess quotes, services, and timelines.

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

Historic Resources Branch
Archaeological Assessment Services Unit



Heritage Resource Impact Assessment (HRIA) Process



This Consultant List contains the names of consultants who have identified themselves to Archaeological Assessment Services, Historic Resources Branch as being available to conduct heritage resource impact assessment and management studies, as well as consultants with expertise in associated fields. The list is not intended to be exhaustive as there may be other consultants eligible to conduct such work that do not appear on the Consultant List. It is the responsibility of those wishing to appear on this list to update their working status every year.

The Consultant List is provided for information purposes only. The Historic Resources Branch makes no recommendation with respect to this listing. It is not intended as a statement of professional qualifications. All firms in this listing have staff qualified to apply for a Heritage Permit. The Province of Manitoba is not responsible for any errors or omissions on the Consultant List, and assumes no responsibility or liability for the acts or omissions of any person or firm on the Consultant List contained herein.

Table of Contents

AECOM Canada Ltd.	2
Agassiz-CRS	3
AtIheritage Services Corp.....	4
Big Muddy Heritage Consulting Ltd.	5
Canada North Environmental Services	6
Circle CRM Group Inc.	7
Ember Archaeology	8
Graham Environment Ltd.	9
InterGroup Consultants Ltd.	10
KGS Group Inc.....	12
Lifeways of Canada Limited	13
NORTH ROOTS RESEARCH.....	14
PEMBINA PALEONTOLOGY.....	15
Respect Heritage Consulting.....	16
Stantec Consulting Ltd.	17
SYNERGY LAND AND ENVIRONMENTAL SERVICES LTD.....	18
Western Heritage: Winnipeg	19
White Spruce Archaeology Inc. (WSA).....	20
WSP Canada Inc.	21

AECOM Canada Ltd.
99 Commerce Dr
Winnipeg, Manitoba
R3P 0Y7
aecom.com

AECOM Canada Ltd.	99 Commerce Dr Winnipeg, MB R3P 0Y7	Phone 204-477-5381
	300, 48 Quarry Park Boulevard SE Calgary AB T2C 5P2	Brent Murphy Brent.murphy@aecom.com 403-835-2958
	250 York St. London, ON N6A 6K2	Samantha Markham Samantha.markham@aecom.com 226-378-9069

AECOM is built to deliver a better world. We design, build, finance, maintain and operate infrastructure assets for governments, businesses and organizations in more than 150 countries. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital.

The AECOM Cultural Resources Department, formed in 2007, provides archaeological, built heritage and cultural heritage landscape services to a wide variety of public and private sector clients across Canada. We have a multidisciplinary Cultural Heritage team of dedicated researchers, archaeologists, cultural heritage specialists, and heritage planners that offer a range of services. AECOM's Cultural Heritage team has the right mix of skill sets, experience, relationships, and understanding of cultural resource management and working with multiple stakeholders (notably Indigenous communities). AECOM provides a full range of cultural resource management services including:

- Heritage Resource Impact Assessment
- Desktop Heritage Resource Overview
- Heritage Resource Protection Plans
- Modelling and Constraints Mapping
- Historical and Archival Research
- Built Heritage
- Traditional Land and Resource Studies
- Indigenous Engagement

Agassiz-CRS
#3305-197 Victor Lewis Drive
Winnipeg, Manitoba
R3P 2A4

Contact:
Mark Paxton-MacRae
Owner
Phone : (204) 509-4757
Email : Paxton-macrae@agassiz-crs.ca
Website : <http://agassiz-crs.ca/>

Agassiz C.R.S. is a Manitoba based cultural heritage service company formed in 2015 to provide projects, developers, individuals, and First Nations of Manitoba with comprehensive and professional archaeological, anthropological and historic resource services. We have experience working on sites throughout Canada including Manitoba, Saskatchewan, and Ontario, as well as international experience. We can provide engagement with the public through professionally led public archaeological excavations and programming.

We offer First Nations consultation and engagement. We are interested in providing consultation to First Nations on archeology and heritage concerns relating to land development. Agassiz is currently working with Peguis First Nation on several projects.

Our services include:

Heritage assessments:

Project and regional mapping via GIS software and drone software,
HRIA (historic resource impact assessment),
HRO (historic resource overview),
Archaeological mitigation, monitoring and post impact assessment,

Research:

Archival research,
Historical research,
Site and region specific research,

Consultation:

First Nations engagement,
TLU (traditional land use),
ATK (Aboriginal traditional knowledge),
Public consultation.

We have experience in managing projects that range from one-day, two-person site surveys up to large regional studies and multi-year archaeological excavations employing a large work force. We also have considerable experience in coordinating archaeological research with industry requirements.

Atlheritage Services Corp.
Unit 10 – 3810 Burron Avenue
Saskatoon, SK
S7P 0E4

Contact: Mike Markowski
Title: Director, Heritage Division Manager
Phone : c. (306) 370-9972; o. (306) 242-2822
Email : mike.markowski@atlheritage.ca
Website : www.atlheritage.ca

Atlheritage Services Corp. (Atlheritage) believes in protecting and preserving our heritage for future generations. We understand and appreciate developments, which is why we work closely with our clients to ensure regulatory heritage requirements (i.e., Heritage Resources Impact Assessments) are professionally and efficiently completed to ensure Heritage Clearance is achieved well in advance of construction schedules.

Atlheritage consists of a group of respected archaeologists with extensive heritage assessment experience across the Prairies. Our team is managed by Mike Markowski (Principal Archaeologist) and supported by Brad Schiele (Senior Archaeologist), Paul Thomson (Archaeologist), field staff, and our GIS and office staff. Our areas of expertise include:

- Heritage Resources Impact Assessments (HRIAs)
- Heritage Resources Impact Assessment-Mitigation (HRIA-M)
- Archaeological Monitoring and Post-Impact Assessments
- Heritage Desktop Studies
- Heritage Resource Reviews/Heritage Resource Review Referral Forms
- Traditional Land Use Studies (TLU)
- Traditional Knowledge Studies (TEK)
- Cemetery Management (mapping marked and unmarked graves)
- Ground Penetrating Radar (GPR)

Atlheritage works closely with several environmental consulting companies, engineering firms, Crown Corporations, Municipalities and private developers to manage and complete their HRIA requirements. Atlheritage has developed a comprehensive safety program and is a SECOR (Small Employer Certificate of Recognition) certified company and maintains A ratings on ISNetworld, CompyWorks and Avetta.

Big Muddy Heritage Consulting Ltd.

**127 Centre St.
Coronach, SK S0H 0Z0
www.bigmuddyheritage.com
P. 306-265-7622**

Contacts:

Dr. Dan Meyer – President and Senior Project Archaeologist
dan@bigmuddyheritage.com

Destiny McPeck – Senior Archaeologist
destiny@bigmuddyheritage.com

Big Muddy Heritage Consulting Ltd. (BMHC) is an archaeological, heritage, and historic resources consulting firm based in Saskatchewan, and offering services throughout western Canada. BMHC works with industrial proponents, government agencies, and Indigenous communities to meet requirements of Provincial, Territorial, and Federal regulations regarding the identification, assessment, protection, and investigation of heritage resources including archaeological and historic sites. At Big Muddy Heritage Consulting, we have the expertise and means to complete heritage resources projects throughout Manitoba, Saskatchewan, Alberta, Northwest Territories, and Yukon. We do this by providing comprehensive consulting services focusing on heritage and archaeological impact assessments that are tailored to the unique needs of each client.

In Manitoba, we offer several services to help private, government, and Indigenous development proponents to meet the requirements of The Heritage Resources Act and the guidelines for Heritage Resources Impact Assessments and other applicable guidelines and legislation. These services include Heritage Resources Overviews (HRO), consultation with the Heritage Resources Branch (HRB) on Terms of Reference for HRIA work, Heritage Resources Impact Assessments, Heritage Resources Impact Mitigations, Indigenous Engagement and Traditional Use Studies, Construction Monitoring, and Expert Testimony.

Our President and Senior Project Archaeologist, Dr. Dan Meyer (RPA 17246), has over 30 years of experience in heritage resources management. He has directed and participated in numerous Heritage Resource Studies or Archaeological Impact Assessments as a Project Archaeologist throughout the northern Plains, Boreal Forest, Sub-Arctic, and Eastern Slopes since 2001, in addition to his other experience across North America including Alberta, British Columbia, Manitoba, Northwest Territories, Saskatchewan, Chiapas (Mexico), New Mexico, Colorado, Wyoming, North Dakota, Vermont, and Yellowstone National Park. In Manitoba, Dan has undertaken HRIA work on behalf of clients such as Manitoba Hydro, Parks Canada, Shared Health Manitoba (with Architecture49). Dan has expertise in directing regional surveys and large-scale excavations of complex, multi-component sites, has conducted extensive surveys for forestry and mining clients, has produced predictive models, and authored Heritage Resources Protection Plans. Dan has supervised over 100 field assessment projects that have recorded over one thousand five hundred archaeological sites in the last twenty-three years. Many of the projects with which he has been involved have had Indigenous consultation or traditional use components. Dr. Meyer is assisted in HRIA work by Senior Archaeologist Destiny McPeck, whose 8-year career has seen involvement in heritage projects for the oil and gas industry, forestry, and mineral exploration throughout Manitoba, Saskatchewan, Alberta, Northwest Territories, British Columbia, and Ontario. Destiny worked on Enbridge's Line 5 Replacement project in Manitoba. Destiny has strong historical family ties to the Red River Métis community.

Canada North Environmental Services
211 Wheeler Street
Saskatoon, Saskatchewan
S7P 0A4

Contact:

Karmen VanderZwan

Heritage Division Manager / Senior Archaeologist

Phone: 306-652-4432 (office); 306-227-8182 (cell)

Email: karmen.vanderzwan@cannorth.com

Website: <https://cannorth.com/>

Canada North Environmental Services (CanNorth) is a multidisciplinary and comprehensive heritage, engagement, and environmental consulting company. We are 100% First Nations owned. We offer specialized and expert services that are geared towards helping clients achieve regulatory compliance under heritage and environmental legislation. We have the capacity to handle both large and small projects.

Since 1997, CanNorth has provided high quality environmental and heritage services to a diversity of clients for a wide range of project types. Our experienced, interdisciplinary team offers the technical skills and knowledge to protect the environment, satisfy regulatory requirements, benefits our clients, and support local communities.

Heritage services are provided through CanNorth's Heritage Division. We provide to our clients a wide range of services, including:

- Heritage Resource Impact Assessment and Mitigation (HRIA, HRIA-M),
- Archaeological monitoring and post-impact assessments,
- Project referrals,
- Archaeological consulting,
- Traditional Land Use studies (TLU),
- Archival and historical research, and
- Indigenous engagement.

Our heritage programs are delivered with the same high-quality commitment to service and excellence that have made CanNorth a proven leader in environmental programs and consulting services.

Circle CRM Group Inc.
4807 32 St, SE
Calgary Alberta
T2B 2X3
Tel: (403) 984 8189
Website: <http://www.circleconsulting.ca>

Contacts:

Margarita de Guzman	Kristin McKay
Managing Director	Senior Manager
c: 403 891 5617	c: 780 977 3157
marg@circleconsulting.ca	kristin@circleconsulting.ca

Circle CRM Group is a heritage resource consulting company with offices in Calgary and Edmonton, Alberta, as well as a seasonal office in Williams Lake, BC. We are professional archaeologists who share a common mission: to protect and promote understanding of heritage resources. We believe in a balance of practical growth and development while preserving our cultural resources for future generations. Through great teamwork and collaboration, we deliver consistent, quality heritage resource services that exceed our client's expectations.

In its 25-year span, Circle CRM Group has completed archaeological assessments in BC, Alberta, Saskatchewan, Manitoba, the Yukon, and the Northwest Territories. Circle's managers and senior permit holders have extensive experience in all matters relating to heritage resources; each have over 20 years of archaeological experience, the majority of which are as a permit-holding archaeologists in western Canada.

Circle CRM Group has extensive experience in providing the following list of services across western Canada.

- Heritage Resources Impact Assessments (HRIAs)
- Heritage Resources Impact Mitigations (HRIMs)
- Heritage Resource Overviews (Desktop Assessments)
- Construction Monitoring and Post-Impact Assessments
- GIS Services
- Palaeontological services
- Traditional Land Use
- Traditional Ecological Knowledge

Circle CRM Group is also committed to an Indigenous Inclusion Strategy and Work Plan that strives to support the rising presence of Indigenous Peoples in the field of archaeology and cultural resource management in western Canada. Our vision is to create and nurture an inclusive space for open dialogue and collaboration with Indigenous Peoples and communities throughout all phases of archaeological services provided to our clients, wherever possible.

Ember Archaeology – a Division of Tree Time Services Inc.

**Unit 260, 2121 Premier Way
Sherwood Park, Alberta
T8H 0B8**

Tel: (780) 472-8878

Website: www.emberarchaeology.ca

Email: contact@emberarchaeology.ca

Contact:

Madeline Coleman, MA

Senior Archaeologist, Accounts Manager

Phone : 780-289-8914

Email : mcoleman@emberarchaeology.ca

Ember Archaeology, a division of Tree Time Services Inc (TTSI), is an Alberta based cultural heritage service company. Started in 2008 (re-branded as Ember Archaeology in April 2021), we provide historic resource management planning and impact assessment services to help our clients manage their impact on heritage resources. We also provide advice, assessments, surveys, reclamation and other consulting services to all sectors: Forestry, Oil and Gas, Aggregate Companies, Urban and Rural Municipalities, Education and Recreation based Non-Profit Organizations, Infrastructure, Transportation, and Utility Companies.

We have developed a strong reputation in our field based on using scientifically demonstrable methodology. Our archaeology team has grown to include eight permanent staff, all of whom are eligible to hold archaeological research permits in multiple provinces. Our principal business is annual historical resource management programs for the forest industry. We currently serve clients with operations from Sundre to Fort McMurray. This specialization has led Ember Archaeology to invest in the identification and development of best practices for archaeological survey. In addition to forestry we conduct Impact Assessments and Impact Mitigations for gravel pits, recreational developments, transmission lines, and highway projects. Ember is also capable of completing Ground Penetrating Radar projects (GPR).

Our services include:

- Historical Resources Overview (background research, including traditional land use)
- Development screening
- Heritage Resources Impact Assessments
- Archaeological Mitigation, Monitoring, and Post-Impact Assessments
- Applications of Geographic Information Systems (GIS)
- pXRF sourcing
- Community engagement (information sessions, written materials, public excavations)
- Ground Penetrating Radar (GPR)

Public outreach is highly valued at Ember Archaeology. We work to engage all ages and communities through public education, social media, non-technical reports, and First Nations engagement. We have also undertaken a range of community archaeology projects and services including:

- Site / Excavation Tours – a chance for the community to see archaeology in action
- Archaeology Roadshows – allows hands-on experience with the type of artifact reproductions and activities; communication of archaeological assessments completed near the community.
- School visits – students become an archaeologist for a day by participating in an interactive presentation and then try to classify, date, and interpret an archaeological using what they learned.

Graham Environment Ltd.

84 Abingdon Crescent NE
Calgary, AB
T2A 6S3

Contact: James Graham, M.N.R.M., President

Phone : (587) 216-5151

Email : james@grahamenvironment.com

Website : www.grahamenvironment.com

Graham Environment Ltd. is a boutique environmental consulting company founded in 2018, specializing in western Canadian cultural resource management, community-centric Indigenous Consultation and Engagement, and environmental regulatory planning and project leadership.

We have nearly 40 years of professional consulting experience working in Alberta, Saskatchewan, Manitoba and Ontario, and in Canada's National Parks. Our environmental planning experience includes leading multi-disciplinary environmental assessments for power transmission projects, large scale oil and gas pipelines across Canada, and municipal development permitting for industrial activities. We have recent experience conducting Traditional Knowledge/Traditional Land Use (TK/TLU) Studies and Traditional Land and Resource Use (TLRU) assessments for projects under the Canada Energy Regulator (CER) and have experience leading cumulative effects assessments for several regulators.

As professional archaeological consultants, Graham Environment Ltd. have completed more than 45 archaeological assessment and mitigative permits in Manitoba, Saskatchewan and Alberta, as well as western Canada's National Parks. We have direct experience working in the oil and gas sector, power transmission, and municipal and provincial infrastructure and property development.

Graham Environment Ltd. is proud to offer the following services:

- Heritage Resources Impact Assessment and Mitigation
- Traditional Land Use and Traditional Knowledge Studies
- Traditional Land and Resource Use assessments
- Regulatory permitting for industrial activities
- Municipal and Provincial Infrastructure permitting
- Project and Task Leadership



InterGroup Consultants Ltd.

300-259 Portage Avenue

Winnipeg, MB, R3B 2A9

Tel: (204) 942-0654

Website: <http://www.intergroup.ca>

Contacts:

Amber Flett, M.A., RPA Principal

& Senior Archaeologist e:

aflett@intergroup.ca

Daniel Szot, M.A.

Archaeologist, GIS & Drone Technician e:

dszot@intergroup.ca

InterGroup is an independent, multi-disciplinary firm based in Winnipeg, Manitoba. We have 50 years of experience providing cultural, archaeological, socio-economic, public engagement and regulatory consulting services to clients across Canada.

Our Heritage Team has experience in managing all phases of project development from planning stages through implementation and mitigation. We are knowledgeable in governmental requirements and guidelines related to the management of heritage resources and successfully assisted in licensing numerous large-scale development projects. InterGroup's heritage professionals provide all levels of archaeological assessments, engagement, and consultation services, working closely with Indigenous communities and local stakeholders. We pride ourselves on providing high quality services that meet the client's need, on time and on budget with expertise in the following areas:

Heritage Assessments

- Heritage Resource Impact Assessment (HRIA)
- Heritage and Cultural Mitigation and Monitoring Programs
- Archival and Historical Research

Community Engagement

- Indigenous Engagement and Consultations
- Archaeological Education, Outreach, Public Excavation Programs

Museum and Curation

- Collections Management
- Exhibit Design and Curation
- Decolonizing Museums and Cultural Exhibits
- Repatriation

GIS and UAV/Drone Services

- GIS Mapping and Predictive Modeling
- Traditional Land Use and Occupancy (TLUO) Studies and Mapping Services
- Cemetery Mapping and Documentation

Jacobs
411 1st St. SE Suite 2700
Calgary, AB
T2G 4Y5
Website: Jacobs.com

Contact:
Name: Tobi Krahulic
Title: Lead Archaeologist
Phone : 403-407-8555
Email : tobi.krahulic@jacobs.com

Jacobs provides comprehensive services regarding the management of archaeological, palaeontological, and historical resources. Jacobs effectively fulfills time-critical heritage requirements while promoting and preserving the past for future generations. Municipal, provincial and territorial legislation regulates the protection of cultural properties and resources. Our team of experienced professionals is intimately familiar with the legislation and provides the knowledge and skills necessary to comply with regulations. Services Provided: Heritage Resource Overviews; Heritage Resource Impact Assessments (HRIA); Archaeological excavations and Mitigations; Site Delineation and Inventory; Heritage Resource Protection Plans, and Construction Monitoring.

KGS Group Inc.
3rd Floor – 865 Waverley Street
Winnipeg, Manitoba
R3T 5P4
Phone: 204-896-1209
Fax: 204-896-0754

<https://kgsgroup.com/services/environmental/archaeology-and-heritage-resources>

Contacts:

Kristian Sullivan, M.A., R.P.A.
Senior Archaeologist

Laura McRae, M.A. APA
Senior Archaeologist

Office: 306-500-2357 ext. 772
Cell: 639-471-2921
Email: ksullivan@kgsgroup.com

Office: 204-896-1209
Cell: 431-554-0136
Email: lmcrae@kgsgroup.com

KGS Group offers the complete line of archaeological and heritage resource assessment services. Our services encompass all aspects of heritage assessment with a focus on identifying and managing heritage resources. Our experienced team of experts provide clients with tangible, workable solutions to heritage management issues by offering a vast array of investigation, avoidance, and mitigation strategies. Our archaeologists are experienced working with regulatory agencies, proponents, construction teams, stakeholders, and Rightsholders to support project objectives. KGS archaeologists work to stay true to project timelines and objectives while still meeting regulatory requirements concerning heritage resources.

Our areas of expertise include:

- Regulatory engagement
- Desktop heritage sensitivities review and analysis
- Heritage resource inventories and overviews
- Heritage Impact Resource Assessments (HRIAs)
 - Pedestrian Surveys
 - Shovel Testing Programs
 - Deep Testing Activities
 - Mitigative and salvage excavations
 - Artifact cataloguing and analysis
- Heritage construction monitoring
- Heritage resource protection plans
- Post-construction heritage impact surveys
- Public engagement
- First Nation and Métis Consultation

Lifeways of Canada Limited

105, 809 Manning Road N.E.
Calgary, AB T2E 7M9

www.lifewaysofcanada.com

P. 403-730-9461

F. 403-730-5192



Contact:

Claire Bourges M.A. – Managing Partner and Senior Project Archaeologist

Claire@lifewaysofcanada.com

Miriam Reichel-Bodner – Senior Project Palaeontologist

Miriam@lifewaysofcanada.com

Lifeways of Canada Limited (Lifeways) is a private company specializing in archaeological, palaeontological, and heritage consulting. Incorporated in 1972, having celebrated our 50th anniversary, we are proud to stand as one of the longest operating heritage resources consulting and contracting companies in western Canada, providing services to government, private industries, and Indigenous communities in western and northern Canada.

We provide a complete spectrum of heritage resources work to ensure that all *Heritage Resources Act* clearances are granted and in place for our clients in a timely manner. These include:

- Heritage Resources Overviews (HRO) – submissions to the Historic Resources Branch (HRB) for project guidance, approvals, and/or requirements;
- Liaison to acquire Terms of Reference from HRB;
- Heritage Resources Impact Assessments (HRIA)- field studies meant to assess in detail a development area;
- Heritage Resources Impact Mitigations (HRIM) – the excavation and mitigation of all sites needing clearance that cannot be avoided by the developer;
- Construction monitoring – archaeological and palaeontological monitoring of construction activities to mitigate impact to Heritage Resources;
- Palaeontological Overviews, HRIAs, and Monitoring;
- Development of Heritage Resources Protection Plans;
- Archival Research;
- First Nations Consultation, Indigenous Engagement, and Traditional Use Studies;
- Expert Testimony at hearings; and
- Public archaeology programs, tours, and lectures.

Lifeways' Experienced Staff

We are a private company with a sizeable, full-time, permanent team who work efficiently together and are able to adapt quickly to Project-specific needs. Lifeways provides field supervision and labour and all required follow-up lab, mapping, and reporting tasks for projects of all levels. We are proud of our large and full-time permanent staff with a very low rate of turnover, who have the experience and clear understanding of Provincial Regulations to execute all of our projects efficiently. Four of our Senior Project Archaeologists are partners in the company and have a vested interest in providing the highest level of service to our clients. Currently we have six Project Archaeologists and one Project Palaeontologist (with M.A.s or Ph.Ds.) who are permitted to conduct fieldwork in Manitoba, Alberta, British Columbia, Saskatchewan, Northwest Territories, and Yukon. Eight Senior and Junior Archaeologists (with B.A.s, B.Sc.s., or M.A.s) work as field assistants, lab technicians, draftspersons, GIS specialists, and researchers for the company. Collectively we have over 230 years of experience in heritage resources. We provide expertise in lithic and faunal analysis, Precontact and Historic Period sites, fossil processing, archaeological and palaeontological potential modeling, GIS applications and archival research.

NORTH ROOTS RESEARCH
15080 31W
Stanley, Manitoba
R6T 0B4

Contact:

Lisa C. Bobbie, M.A.
Senior Archaeologist/Historical Researcher
Phone : 204-997-3626
Email : Lbobbie@northrootsresearch.ca
Website : www.northrootsresearch.ca

North Roots Research is an independently owned, Manitoba-based company that provides high-quality, practical and cost-effective heritage solutions for your development needs. Our professional archaeologists offer a full range of services involving archaeological, historical and Indigenous research across Manitoba, Saskatchewan and northern Ontario.

Our considerable experience has involved all scales of projects for a variety of clients including: private landowners, large and small-scale developers, governmental agencies and Indigenous communities and organizations. We collaborate with our clients to tailor services that preserve and manage heritage and cultural resources while facilitating sustainable and progressive development. North Roots Research delivers timely, focused products, ensuring our clients are in compliance with regulatory heritage requirements and legislation while managing project needs and timelines. These services may be integrated with other environmental, economic and social impact studies, or as stand-alone investigations.

Our Services Include:

- Heritage Resource Impact Assessment (HRIA) – Stage 1 through 4
- Heritage Resource Impact Monitoring (HRIM)
- Historical Resource Overviews (Desktop studies)
- Cultural and Heritage Protection Planning
- Traditional Knowledge & Land Use Studies
- Geographic Information System (GIS) Mapping Technology
- Archaeological Educational Programming & Training
- Modelling & Constraints Mapping

PEMBINA PALEONTOLOGY

Box 47

Pilot Mound, Manitoba

R0G 1P0

Contact:

Name – Joseph & Anita-Maria Hatcher

Title – Vertebrate Paleontologists

Phone : (431) 773-8881

Email : pembinapaleo@gmail.com

Website : www.pembinapaleo.com

Facebook: www.facebook.com/PembinaPaleo

Pembina Paleontology was established in 2021 by Manitoba's most published vertebrate paleontologists, Joseph and Anita-Maria Hatcher to ensure Manitoba's paleontological record is preserved for future generations through research, conservation and education. In addition to public fossil digs and virtual educational programming, some of the consulting services that we offer include:

Paleontological Impact Assessments

Through the Manitoba Heritage Act of 1987, most earthworks that are planned in Manitoba near established vertebrate fossil bearing horizons will require a paleontological impact assessment. With over 30 years of combined professional paleontology experience, our team is uniquely suited to acquire the proper heritage permits, provide fossil resource management plans, impact evaluations and mitigation plans, construction monitoring and data capture, stratigraphy, and fossil preparation.

Film Advisory Consultation

We offer a variety of paleontology services for the film and gaming industry. From our expertise in dinosaur and marine reptile paleontology, your creative team will flourish with authenticity in their designs! From pre-production concepts to on-set guidance and post-production follow through, your next dinosaur film will roar to the front of the line! Whether you're writing the script or in charge of art, design or animal animation in gaming entertainment, our vertebrate paleontologists are available for hire as science consultants. Let our expertise lend to your vision a unique sense of authenticity. Our scientists work *with* you to blend scientific accuracy with in-game or movie magic so that your work shines like a Hollywood star! Contact us about your customized project.

Museums, Zoos & Aquariums

Is your institution planning a new dinosaur exhibit, or that truly unique aquarium theme that represents the Cretaceous Seas of Manitoba? Consult with the professionals and bring scientific accuracy to your concepts and elevate them to world-class innovations!



Respect Heritage Consulting
202 29th Street West
Saskatoon, Saskatchewan
S7L 0L9

Contact:
Alan Korejbo, M.A., RPA
Senior Archaeologist
Phone: 306-371-2759
Email: alan.korejbo@respectheritage.ca
Website: www.RespectHeritage.ca

Respect forms the basis of all great relationships. Using this as a primary guiding principle, at RESPECT HERITAGE CONSULTING we build respect into everything we do. Respect for the history of the land and its people; Respect between team members; and Respect for you, the client. When you choose our firm, you can be confident we will invest in a mutually beneficial, long-term relationship with you and your company or community.

Alan Korejbo is RESPECT HERITAGE CONSULTING's founding archaeologist. He has nearly 20 years of experience as an archaeologist and has been employed as a consulting archaeologist by some of the largest environmental companies in Western Canada. Alan has gained considerable knowledge of heritage legislation and regulatory process and understands how to ensure regulatory compliance for your project that is on time, and on budget.

RESPECT HERITAGE CONSULTING provides reputable experience and cost-effective professional consulting services.

Heritage, Archaeology, Community:

- Heritage Resource Impact Assessments (HRIA)
 - Including pre-impact, post-impact, monitoring, and mitigation
- Heritage Resource Overview (desktop heritage Screening)
- Project referrals and submissions
- Traditional Land Use Studies (TLU)
- Indigenous collaboration
- Community engagement
- Public outreach and education

Stantec Consulting Ltd.

Contact:

Butch Amundson

Principal

100 - 75 24th Street East

Saskatoon Saskatchewan S7K 0K3

T: (306) 667-2470

e: butch.amundson@stantec.com.

Thanh Tam Huynh

Associate, Senior Archaeologist

100 - 75 24th Street East

Saskatoon Saskatchewan S7K 0K3

T: (306) 667-2564

M : (306) 713-2772

F : (306) 667-2500

e: tam.huynh@stantec.com

Stantec Consulting Ltd. provides a full range of heritage resource impact assessment and cultural management services. Through our experienced staff, we are able to integrate archaeological, historical and oral history investigations into comprehensive environmental assessment studies, heritage resource impact assessments, heritage resource management strategies, assistance with land claim entitlements and heritage resource surveys to record land use activities on private, public and traditional lands from the recent to the ancient past.

Our staff has the background skills in archaeological site survey, site excavation, interpretation and reporting, geophysical studies, GIS mapping, extant building recording, heritage displays and cultural resource management strategies. Stantec also offers laser imaging, high resolution historical air photo analysis (to map now extinct sites), cemetery rehabilitation, mapping and unmarked grave location and artefact conservation.

Stantec has developed a Traditional Land Use and Traditional Ecological Knowledge group who have completed a number of studies across Canada for various environmental assessment projects. These projects have involved Stantec staff completing the studies through assistance with the First Nation communities or facilitating independent community studies.

SYNERGY LAND AND ENVIRONMENTAL SERVICES LTD.

124, 885 – 42 Avenue SE
Calgary, Alberta
T2G 5N9

Scott Rogerson
Vice President, Environmental Services
Cell: 587-390-6689
Email: scottrogerson@synergylandenv.ca
Website: <https://synergyland.ca>

Synergy Land and Environmental Services Ltd. offers a full range of heritage consulting services. With over 15 years of archaeological experience our staff aim for the most reliable and economical solutions to satisfy all client and regulatory requirements. Using our live data capture methods, we can supply clients with real time data, allowing them to make decisions while crews are still in the field, saving both time and cost. Our archaeological consulting services include archaeological modelling, Heritage Resource Impact Assessments, artifact analysis, and artifact cataloguing.

Western Heritage: Winnipeg

30-360 Main Street Unit 13B - PMB#326

Winnipeg, MB R3C3Z8

Website: www.westernheritage.ca

Telephone: (204) 944-8325

e-mail: projects@westernheritage.ca

Contacts:

Western Heritage	30-360 Main Street Unit 13B - PMB#326 Winnipeg, MB R3C3Z8	Phone: (204) 944-8325 Toll Free: 1-877-669-0784 www.westernheritage.ca	▪ General Contact projects@westernheritage.ca
	322 Duchess St. Saskatoon SK S7K 0R1	Phone: (306) 975-3860 Toll Free: 1-877-699-0784 www.westernheritage.ca	• Jim Finnigan finnigan@westernheritage.ca • Peggy McKeand pmckeand@westernheritage.ca

Western Heritage is a multi-provincial firm that has been providing archaeological and other heritage services since 1990. Our Winnipeg office, formerly Quaternary Consultants, has extensive experience in working throughout Manitoba. The scale of projects has ranged from small survey projects to large scale excavation projects.

Archaeological services include heritage overviews, compliance-based heritage overviews, archaeological assessment and excavation projects. We have worked across the province from the US border, to as far north as Churchill. We regularly work with First Nations' and Métis communities and community monitors. We have provided training for indigenous archaeology teams.

Our technical services include satellite-based remote sensing, digital landscape mapping (GIS) and specialized archaeological and land management software development. Our specialized services include heritage potential modeling, archaeological magnetic, radar, and resistivity surveys, detailed soil studies and POSL dating. Western Heritage has nearly 20 years of experience in mapping cemeteries with GPR.

In addition to archaeology, we provide services in the area of indigenous consultation and engagement, traditional land use and traditional environmental knowledge studies and archival research.

All Manitoba employees are covered by comprehensive professional liability and WCB insurance. Western Heritage has an Energy Safety Canada COR.

White Spruce Archaeology Inc. (WSA)

22 Victor Pleshko Place.
Winnipeg, Manitoba
R3V 0A4

Contacts:**Dr. Linda Larcombe**

Senior Archaeologist

T: (204) 770-3858

E: llarcombe@whitesprucearchaeology.com
www.whitesprucearchaeology.com

Matthew Singer

Project Archaeologist

T: (204) 791-0870

E: msinger@whitesprucearchaeology.com
www.whitesprucearchaeology.com

[Information for Landowners](#)

[Information for Resource Developers](#)

[Information for Engineering Firms](#)

[Information for First Nation Communities](#)

White Spruce Archaeology Inc. (WSA) is the oldest heritage firm in Manitoba and will provide expert support for the project's archaeological assessments. WSA archaeologists are qualified and licensed to conduct heritage work in Manitoba and Ontario.

The work conducted by WSA includes Heritage Resource Impact Assessments (HRIA), Traditional Land Use (TLU) and occupancy studies, archaeological survey and assessments related to sustainable development. WSA has undertaken archaeological and heritage studies for a variety of local government agencies, engineering firms, resource extraction developments and homeowners. We take pride in our commitment to working with local First Nations communities and maintain a policy of training and employing First Nations people within whose traditional territory we work for positions as field assistants.

Archaeological assessments, including HRIA typically include background research (archaeological inventory, review of historical literature, review of geology and the natural environment), TLU data collection and analysis, field research, and reporting according to provincial guidelines and regulations. When initiating an archaeological assessment, WSA will first apply for a heritage permit and begin discussions with First Nation communities, if needed. Once the heritage permit is received, WSA acquires archaeological site information for the study area and begins to review the geographic, land use, and historical information. Current literature about the area is reviewed and existing conditions in the study area are examined to assist in the identification of areas heritage potential and devise an informed strategy about which surface and subsurface survey methods would be used. WSA has experience, expertise and technology to manage, analyze and store the land and archaeological databases using geographic information systems platform.

Based on preliminary information gathering and fieldwork, when required, WSA reviews and summarizes what is known about the archaeology, history and prehistory of the study area and proposes recommendations to either clear the area of archaeological concern, or if this is not possible, WSA will work with the proponent to develop a strategy for long-term protection of impacted archaeological sites. If protection of archaeological resources is not a viable option due to project design, WSA would conduct an archaeological excavation to document and recover artifacts prior to construction. WSA adheres to provincial guidelines regarding the excavation and processing of artifacts.

WSP Canada Inc.

1600 Buffalo Place
Winnipeg, Manitoba
R3T 6B8

204-805-6841

WSP: www.wsp.com

WSP Heritage: <https://www.wsp.com/en-CA/services/archaeology-and-heritage>

Contacts:**Ed Fread, M.A., RPA**

Senior Project Archaeologist

Cell: 204-805-6841

Email: ed.fread@wsp.com

Darren Keam, M.Sc., P.Ag

Regional Manager, Environment

Office: 204-259-1488

Cell: 205-250-4010

Email: darren.keam@wsp.com

WSP offers a complete range of archaeological assessment and heritage conservation services to clients across both public and private sectors and for all levels of local, provincial, and federal governments. Our services encompass all aspects of heritage assessment with a focus on identification and management of heritage resources, including protection plans that outline both avoidance and mitigative strategies. In Canada, our experienced team of experts help clients work to minimize their project's impact on heritage resources in a way that is the least detrimental to their project's timeline and objective while still meeting regulatory requirements.

No project is too small or too complex. Our team has conducted hundreds of heritage programs and archaeological assessments to date, for clients in the following sectors: commercial, communication & technology, energy and natural resources, government, industrial, rail, residential, retail, roads and bridges, urban regeneration and water and waste.

Our areas of expertise include:

- Desktop heritage sensitivities review and analysis
- Heritage baseline inventories
- Pre-construction heritage surveys
- Heritage construction monitoring
- Post-construction heritage impact studies
- Public engagement
- First Nations and Métis consultation
- Community engagement
- Indigenous relations

Our Core Services:

- Heritage Resource Impact Assessments (HRIA)
- Heritage resource overview studies
- Heritage resource desktop screening analysis
- Heritage resource mitigation studies
- Monitoring of heritage resources during project implementation
- Post-impact heritage studies
- Heritage resource protection plan development
- Heritage conservation studies and planning
- Geomatics and Geospatial Analysis
- Built heritage assessments
- Cultural heritage landscape analysis, evaluation, design, and restoration

Archived: April 24, 2025 10:00:42 AM
From: [Red River Planning District](#)
Sent: April 11, 2025 2:37:37 PM
To: [Valentina Esman](#)
Subject: FW: S25-3102 - Email to Planning - Hydro File #2025-1402
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

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

*The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately **notify** the sender by reply e-mail or phone and **delete** this message and its attachments, if any.*

From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: April 11, 2025 1:19 PM
To: Red River Planning District <info@rrpd.ca>; afriesen@landmarkplanning.ca
Cc: PROPERTYACQUISITION@bellmts.ca; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>
Subject: S25-3102 - Email to Planning - Hydro File #2025-1402



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

RE: Application(s) **S25-3102**

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](https://www.manitoba.ca/hydro) website.

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

Subdivision Application Status Dashboard and Land Management Site

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

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



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

Mail received time: Thu, 27 Mar 2025 19:47:14 +0000

Subject: RE: Subdivision Application (S25-3102)

Archived: April 24, 2025 10:00:43 AM

Archived: April 24, 2025 10:00:51 AM

From: [+WPG1195 - Mines BR](#)

Mail received time: Thu, 3 Apr 2025 20:52:34 +0000

Subject: RE: Subdivision Application (S25-3102)

Good afternoon,

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

Thanks,

-Sahejpal S.

Office of the Mining Recorder Manitoba

Mines_Br@gov.mb.ca

Confidentiality Notice

The contents of this communication, including any attachment(s), are confidential and may be privileged. If you are not the intended recipient (or are not receiving this communication on behalf of the intended recipient), please notify the sender immediately and delete or destroy this communication without reading it, and without making, forwarding, or retaining any copy or record of it or its contents. Thank you. Note: We have taken precautions against viruses, but take no responsibility for loss or damage caused by any virus present.

Le contenu de la présente communication, y compris tout fichier joint, est confidentiel et peut être privilégié. Si vous n'êtes pas le destinataire visé (ou si vous ne recevez pas la présente communication au nom du destinataire visé), veuillez en aviser immédiatement l'expéditeur et supprimer ou détruire le présent message sans le lire, en tirer des copies, le retransmettre ou en enregistrer le contenu. Merci. À noter : Nous avons pris des mesures de protection contre les virus, mais nous n'assumons aucune responsabilité pour ce qui est de la perte ou des dommages causés par la présence d'un virus.

From: Jennifer Asaim <jasaim@rrpd.ca>

Sent: March 26, 2025 9:48 AM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Kelly McDonald <kmcdonald@lssd.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Braeden <braeden@rmofstandrews.com>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: Subdivision Application (S25-3102)

Good morning, Please see a Subdivision application attached for review and comments. Application Information Subdivision Application S25-3102 River Road (Roll# 12460) Create 76 new lots, ranging from 7538 sq. ft to 16343 sq. ft in size Thanks,

Good morning,

Please see a Subdivision application attached for review and comments.

Application Information

• Subdivision Application S25-3102
• River Road (Roll# 12460)
• Create 76 new lots, ranging from 7538 sq. ft to 16343 sq. ft in size
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

Red River Planning District

The Red River Planning District formally known as The Selkirk and District Planning Area Board website's goal is to provide information to residents and businesses in the Selkirk area on development and issuing of permits.

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar • East St. Paul • St. Andrews • St. Clements •
West St. Paul



Archived: April 24, 2025 10:00:54 AM

From: [Bell MTS Subdivisions](#)

Mail received time: Tue, 15 Apr 2025 17:28:01 +0000

Subject: RE: Subdivision Application (S25-3102)

Attachments:

[S25-3102 - River Rd, RL27-29-AD-3404 \(JMT Holdings Inc.\) - Bell MTS.docx](#) [S25-3102 - River Rd, RL27-29-AD-3404 \(JMT Holdings Inc.\) - Bell MTS.pdf](#)

You don't often get email from 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

From: NETENG CONTROL CENTRE <neteng.control@bellmts.ca>

Sent: Monday, March 31, 2025 8:00 AM

To: Bell MTS Subdivisions <Subdivisions@bellmts.ca>

Cc: PROPERTY ACQUISITION <PROPERTYACQUISITION@bellmts.ca>

Subject: FW: Subdivision Application (S25-3102)

From: Jennifer Asaim <jasaim@rrpd.ca>

Sent: Wednesday, March 26, 2025 9:48 AM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITwaterreview@gov.mb.ca>;

+WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRlanduse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; NETENG CONTROL CENTRE <neteng.control@bellmts.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Kelly McDonald <kmcdonald@lssd.ca>; mines_br@gov.mb.ca; Braeden <braeden@rmofstandrews.com>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: [EXT]Subdivision Application (S25-3102)

Good morning,

Please see a Subdivision application attached for review and comments.

Application Information

Ž *Subdivision Application S25-3102*
Ž *River Road (Roll# 12460)*
Ž *Create 76 new lots, ranging from TM7538 sq. ft to ~16343 sq. ft in size*

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

Red River Planning District

The Red River Planning District formally known as The Selkirk and District Planning Area Board website's goal is to provide information to residents and businesses in the Selkirk area on development and issuing of permits.

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Planning and Development Services for the Municipalities of:

Dunnottar - East St. Paul - St. Andrews - St. Clements - West St. Paul

Bell MTS Subdivisions

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



April 15, 2025

File No. S25-3102

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

www.redriverplanning.com

RE: Proposed Subdivision

River Rd - RL 27/29-AD-3404

R.M. of St. Andrews

JMT Holdings Inc. / Landmark Planning & Design Inc.

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 a **3.6M easement 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. 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

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

Thank-you,

Heather Dixon
Network Services Associate
M. 204-430-4483
subdivisions@bellmts.ca

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



Application Map For Bare Land Condominium
Part River Lots 27, 28 and 29, Parish of St. Andrews
River Road, R.M. of St. Andrews, Manitoba

Prepared for: JMT Holdings Inc.

Certificate of Title: 3309304/1 W.L.T.O. (Search Date: December 17, 2024)

Registered Owner: JMT Holdings Inc.

Legal Description: Parcel 1:
All those portions of RL 28 and 29, Parish of St. Andrews
which lie between the Eastern limit of Drain, Plan 9389 WLTO, and
the Western limit of River Road, Plan 3404 WLTO
Exc. out of RL 28, the Sly 5.5 feet perp. and
Exc. out of RL 29, the Nly 24.5 feet perp.

Parcel 2:
All those portions of RL 27 and said RL 28 of said Parish
taken for said drain (now closed) shown Green on Plan 12149 WLTO
No Instruments are registered against the above Certificate of Title.

Encumbrances:

PART RIVER LOT 31

PART RIVER LOT 30

PART RIVER LOT 29

1/2 LIMIT OF RIVER LOT 30

700.066

PART RIVER LOT 28

1/2 LIMIT OF RIVER LOT 28

684.936

PART RIVER LOT 27

1/2 LIMIT OF RIVER LOT 27

684.936

PART RIVER LOT 26

1/2 LIMIT OF RIVER LOT 26

684.936

PART RIVER LOT 25

1/2 LIMIT OF RIVER LOT 25

684.936

PART RIVER LOT 24

1/2 LIMIT OF RIVER LOT 24

684.936

PART RIVER LOT 23

1/2 LIMIT OF RIVER LOT 23

684.936

PART RIVER LOT 22

1/2 LIMIT OF RIVER LOT 22

684.936

PART RIVER LOT 21

1/2 LIMIT OF RIVER LOT 21

684.936

PART RIVER LOT 20

1/2 LIMIT OF RIVER LOT 20

684.936

PART RIVER LOT 19

1/2 LIMIT OF RIVER LOT 19

684.936

PART RIVER LOT 18

1/2 LIMIT OF RIVER LOT 18

684.936

PART RIVER LOT 17

1/2 LIMIT OF RIVER LOT 17

684.936

PART RIVER LOT 16

1/2 LIMIT OF RIVER LOT 16

684.936

PART RIVER LOT 15

1/2 LIMIT OF RIVER LOT 15

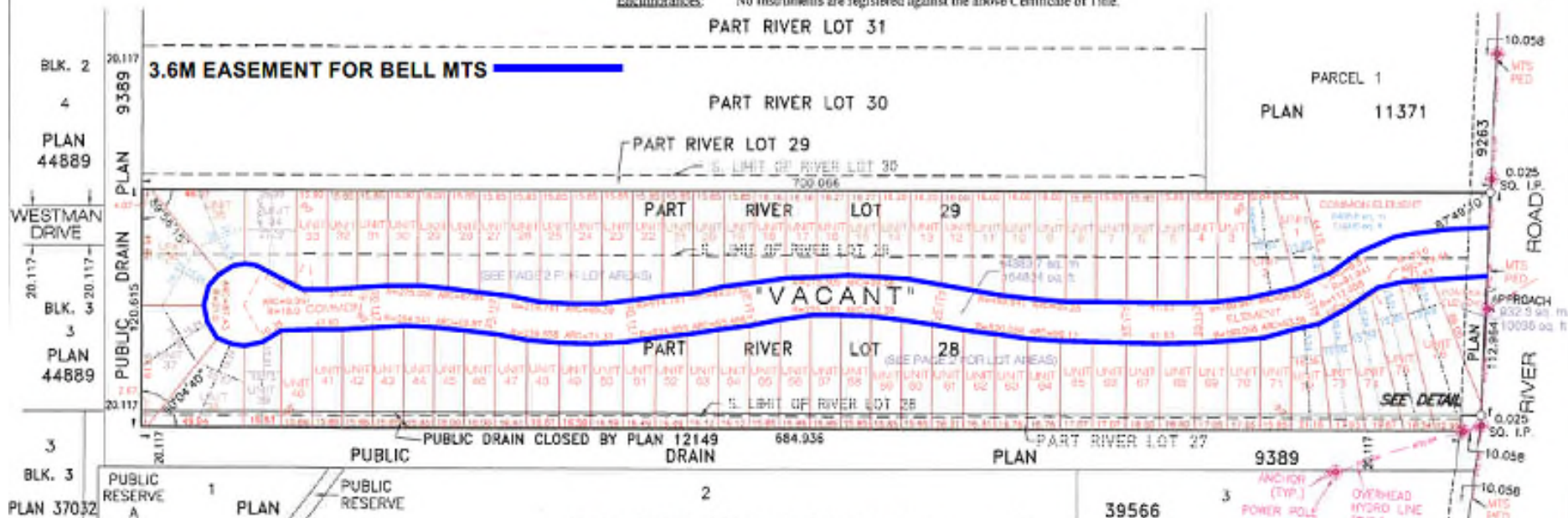
684.936

PART RIVER LOT 14

1/2 LIMIT OF RIVER LOT 14

684.936

This document is not an official survey unless it shows the signature (in blue ink) and seal of the Manitoba Land Surveyor whose authority it was prepared under. It is to the best of the Surveyor's knowledge and belief a true and correct copy of the original document as filed with the Surveyor.



METRIC
SKETCH - ALL DISTANCES ARE
IN METRES AND MAY BE
CONVERTED TO FEET BY
MULTIPLYING BY 3.28084.
BARNES & DUNCAN 1906
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6
180-A, 5th Street
Morden, MB
R6M 1C9

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

Our File: 24-1685
Acad dwg: 24-1685-1-SAM REV01
Field Book: B&D 1630-61
Drafter: AN/ITT

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



DETAIL

This survey was made on
the 2nd day of January, 2025.
Signed & Sealed
BARNES & DUNCAN
Katelyn W. Martell, M.L.S.
Dated this 13th day
of March, 2025

Page 1 of 2
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Rural Municipality of **ST. ANDREWS**

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

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

Fax: 204-738-2500

E-mail: office@rmofstandrews.com

Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

April 8, 2025

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

Attn: Derek Eno, Manager of Planning Services

RE: S25-3102 Subdivision (Roll No. 12460.000)

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

COMMENTS:

Municipal Safety / Fire Department: Ensure adequate cul-de-sac diameter (65ft) for fire apparatus turnaround. Council should consider requiring a secondary exit point from cul-de-sac, greenspace or other.

Recreation: Our department requests a walking trail to connect the development with the proposed public reserve area including features and amenities such as trees, benches, tables, etc.

Utilities & Infrastructure: Our department requires clarification on what the Developer is proposing for sewer service connections. Whether it be gravity sewer draining into a lift station or dedicated service lines for each unit, we will require a utility servicing plan for review and approval. Otherwise, no concerns.

Public Works: No comment.

CONDITIONS OF APPROVAL:

1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
 - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;
 - b. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
 - a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - b. an engineered road plan and profile;
 - c. an engineered utility (LPS) servicing plan;
 - d. installation of ornamental streetlights;
 - e. signage requirements;
 - f. fencing and gated access;

- g. walking trail requirements;
 - h. construction timelines;
 - i. condominium corporation;
 - j. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu;
 - k. payment of capital development levies for the creation of seventy-six (76) new units; and
 - l. any other standard deemed necessary by the Municipality.
3. Applicant/Owner enter into a drainage and/or right-of-way easement(s) with the Municipality, if required.
4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer

Archived: April 24, 2025 10:01:02 AM
From: [Kelly McDonald](#)
Mail received time: Fri, 4 Apr 2025 18:03:58 +0000
Subject: RE: Subdivision Application (S25-3102)

Hi Jennifer

We wish to acquire 10% of the development under Section 135(6(c)) of the planning act (or money-in-lieu under Section 136(1)).

Kelly

From: Jennifer Asaim <jasaim@rrpd.ca>
Sent: Wednesday, March 26, 2025 9:48 AM
To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITwaterreview@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRlanduse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Kelly McDonald <kmcdonald@lssd.ca>; mines_br@gov.mb.ca; Braeden <braeden@rmofstandrews.com>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: Subdivision Application (S25-3102)

You don't often get email from jasaim@rrpd.ca. Learn why this is important

Good morning,

Please see a Subdivision application attached for review and comments.

Application Information

- Ž Subdivision Application S25-3102
- Ž River Road (Roll# 12460)
- Ž Create 76 new lots, ranging from ~7538 sq. ft to ~16343 sq. ft in size

Thanks,

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

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

www.redriverplanning.com

Red River Planning District

The Red River Planning District formally known as The Selkirk and District Planning Area Board website's goal is to provide information to residents and businesses in the Selkirk area on development and issuing of permits.

https://protect.checkpoint.com/v2/r03/___www.redriverplanning.com___. YzFj0mxvcmRzZWxraXJrc2Q6YzpvOmZhMDEyZDEzYzYjdjMTY3NWU5ZmZmMDJhMmFhOTA0Ojc6NWw6ND05NGNmOGRiZGYyMTNkY2RmZDYzMzd1YzYwZW13ZTc4YzVmZWU4MzEyNDdkMWM1OGZhZGMzYzNkZTk5NDMOZmQyOnQ6V

Planning and Development Services for the Municipalities of:

Dunnottar - East St. Paul - St. Andrews - St. Clements - West St. Paul

Kelly McDonald **E:** kmedonald@lssd.ca
Secretary Treasurer **T:** 204-785-7320
Senior Administration

Treaty and Land Acknowledgement

In the spirit of Truth and Reconciliation, we acknowledge that Lord Selkirk School Division is located on Treaty One Territory, the traditional lands of the Anishinaabeg, Ininiwak, Anishininewuk and Dakota People and the National Homeland of the Red River Metis.

We respect the treaties made on this land and acknowledge the harms and mistakes of the past and present. We stand committed to building positive relationships rooted in a spirit of genuine reconciliation as we move forward.

Archived: April 24, 2025 10:01:05 AM

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

Mail received time: Wed, 26 Mar 2025 17:23:25 +0000

Subject: RE: Subdivision Application (S25-3102)

Attachments:

[Subdivision Development Proposals Guide.pdf](#)

Good Afternoon,

On behalf of the Drainage & Water Rights Licencing Branch â€ “ 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.

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

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

Thank you,

Daniel Osborne-Anderson

A/Senior Water Resource Officer

Manitoba Environment & Climate Change

(204) 641-3663

manitoba.ca/drainage

From: Jennifer Asaim <jasaim@rrpd.ca>

Sent: March 26, 2025 9:48 AM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; neteng.control@bellmts.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Kelly McDonald <kmcdonald@lssd.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Braeden <braeden@rmofstandrews.com>

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

Subject: Subdivision Application (S25-3102)

Good morning, Please see a Subdivision application attached for review and comments. Application

Information Subdivision Application S25-3102 River Road (Roll# 12460) Create 76 new lots, ranging from 7538 sq. ft to 16343 sq. ft in size Thanks,

Good morning,

Please see a Subdivision application attached for review and comments.

Application Information

- Subdivision Application S25-3102
- River Road (Roll# 12460)
- Create 76 new lots, ranging from 7538 sq. ft to 16343 sq. ft in size

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

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Subdivision Development Proposals

A guide to subdivision development requirements

Manitoba Environment and Climate

Water Stewardship Division

Drainage and Water Rights Licensing Branch

Drainage Section

Table of Contents

Section 1: Introduction	4
Section 2: Exemptions.....	6
Lot Consolidations and Realignments of Property Boundaries	6
Criteria:	6
Subdivisions Creating One New Lot	6
Criteria:	6
Subdivisions Involving Larger Lot Sizes	6
Criteria:	6
Urban Areas.....	6
Criteria:	6
Definitions	6
Designated Urban Areas:	6
Additional information	7
Section 3: Technical Drainage Plans	8
Criteria	8
Requirements	8
Definitions	8
Site Map:	8
Technical Drainage Plan:.....	8
Wetland Assessment Report:	9
Wetland Compensation Notice Form:	10
Landowner Consent Form:.....	10
Additional information	10
Section 4: Engineered Drainage Plans	12
Criteria	12
Requirements	12
Definitions	12
Site Map:	12
Engineered Drainage Plan:.....	12
Wetland Assessment Report:	13

Wetland Compensation Notice Form:	14
Landowner Consent Form:.....	14
Additional information	14
Section 5: Wetland Assessment and Compensation	16
Criteria	16
Requirements	16
Definitions	16
Wetland:.....	16
Wetland Classes:	16
Wetland Assessment Report:	17
Wetland Compensation Notice Form:	18
Section 6: Applying for a License	19
Checklist	19
Definitions	19
Landowner Consent Form:.....	19
Site Map:	19
Water Control Works:	19
The Water Rights Act:	20
Additional Information	20
Section 7: Forms.....	21
Wetland Compensation Notice Form	22
Landowner Consent Form	27

Section 1: Introduction

The intent of this guide is to clarify the process and requirements for licensing water control works specifically associated with subdivisions.

Subdivision development proposals are now divided into three tiers or categories:

- 1) Subdivisions that are exempt – see [Section 2](#)
- 2) Subdivisions requiring a Technical Drainage Plan – see [Section 3](#)
- 3) Subdivisions requiring an Engineered Drainage Plan – see [Section 4](#)

Each section clearly outlines the criteria that determines whether or not a particular subdivision development proposal fits into the category, and lists the requirements specific to that category. Criteria are based on the degree of development, including such things as lot sizes, the number of lots, and the likelihood of there being hydraulic impacts associated with the development. Requirements are associated with the degree of development, where larger subdivisions with a higher lot density require greater degrees of design and engineering than smaller developments do.

In Section 2: Exemptions, there are four sub-categories that exempt a subdivision development proposal from requiring either a technical or engineered plan, provided it meets the qualifying criteria. Nevertheless, this does not mean that the client is exempt from licensing other water control works that may result from the consolidation of lots, moving property boundaries, dividing land into two separate parcels, etc. For instance, if as a result of moving property boundaries a need arises for a new access crossing, the crossing would still require authorization under The Water Rights Act, as it constitutes a water control work.

In Sections 3 and 4, the specifics of technical and engineered drainage plans are outlined, including the criteria that determine which type of plan is applicable to a particular subdivision development proposal. There are six requirements listed numerically in each Section defining the elements needed to fulfil the requirements of our Branch, followed by definitions and explanations detailing each requirement.

In 2019 The Water Rights Act and its regulations were revised and broadened to include a requirement and associated delivery program to compensate for the loss of wetland benefits for Class 3 wetlands. The Drainage and Water Rights Licensing Branch of Environment and Climate reviews subdivision development proposals to ensure there is no net loss of Class 3 wetland benefits prior to issuing a License to Construct Water Control Works to clients or developers. Section 5: Wetland Assessment and Compensation, provides information regarding the Wetland Assessment Report requirement, the compensation program for the loss of Class 3 wetland benefits, and wetlands in general.

Section 6 provides a brief overview on applying for a License to Construct Water Control Works, and also includes additional information that may be helpful during this process.

Section 7 contains copies of the various forms that may be necessary to complete your application. Submission of applications using the online [Water Licensing Portal](#) is strongly encouraged for faster service delivery times. If you are unable to submit the application using the online [Water Licensing Portal](#), please contact the Registrar at drainage@gov.mb.ca for an alternate format.

While the Drainage and Water Rights Licensing Branch has made every effort to ensure this guide is as comprehensive as practical, ultimately the responsibility lies with the client to ensure that all regulatory requirements instated under the Water Rights Act and the Water Rights Regulation are met. For more information, please follow the links below:

The Water Rights Act

[C.C.S.M. c. W80 \(gov.mb.ca\)](#)

The Water Rights Regulation

[Water Rights Regulation, M.R. 126/87 \(gov.mb.ca\)](#)

The Drainage and Water Rights Licensing Branch

[Environment, Climate and Parks | Province of Manitoba \(gov.mb.ca\)](#)

Section 2: Exemptions

The types of subdivisions listed in this Section do not require a Technical Drainage Plan, or an Engineered Drainage Plan licensed by the Drainage and Water Rights Licensing Branch, provided the qualifying criteria are met.

Lot Consolidations and Realignments of Property Boundaries

Criteria:

- No new lots are created.

Subdivisions Creating One New Lot

Criteria:

- The subdivision of land only creates one new lot, such as separating a yard-site from a larger agricultural parcel, or dividing a residential property into two separate parcels.

Subdivisions Involving Larger Lot Sizes

Criteria:

- Lot sizes are 40 acres (16.2 hectares) in size or larger.

Urban Areas

Criteria:

- Located within a Designated Urban Area, as per Section 5.1 (b) of Water Rights Regulation 126/87, and;
- The proposed water control works will not outlet onto areas outside of the designated urban area, such as an adjacent municipality, and;
- The water control works will not drain or alter Class 3, 4 or 5 wetlands (see [Section 5](#)).

Definitions

Designated Urban Areas:

A *Designated Urban Area* is a settlement or town defined under Section 5.1 (b) of Water Rights Regulation 126/87, where the licensing of water control works is not required by the Drainage and Water Rights Licensing Branch, provided the water control works:

- Do not outlet onto areas outside of the urban area, such as an adjacent municipality, or;
- Do not drain or alter Class 3, 4 or 5 wetlands (see [Section 5](#)).

Additional information

Water control works required as a result of lot consolidation, moving property boundaries, etc. will require authorization under The Water Rights Act.

For additional information, or to obtain authorization to construct water control works, please follow the link below:

[Environment, Climate and Parks | Province of Manitoba \(gov.mb.ca\)](https://www.gov.mb.ca/environment/climate_parks/index.html)

Section 3: Technical Drainage Plans

Criteria

- The subdivision is 2 to 9 lots in size.
- Lot sizes range from 2 acres (0.8 hectares) up to, but less than 40 acres (16.2 hectares).
- The soil has a capability for agriculture rating of Class 1 through Class 5. *Please note: Development of Class 6 and 7, or unimproved organic soils cannot be authorized by the Drainage and Water Rights Licensing Branch.*

Requirements

1. Site Map.
2. Technical Drainage Plan (Survey, Lot Grading Plan, Technical Drawings).
3. Wetland Assessment Report (*please see [Section 5](#)*).
4. Written authorization from the landowner where the works will outlet (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development), completed and signed.
5. Apply for a License to Construct Water Control Works on our online portal: [Environment, Climate and Parks | Province of Manitoba \(gov.mb.ca\)](https://www.gov.mb.ca), and include the items listed in Requirements 1 through 4 inclusive with your application (*please see [Section 6](#) for more information*). *Note: Requirements that are not included with your application, or have not been fully met, will result in delays processing your application.*
6. When a License to Construct Water Control Works is issued by our Branch, supply a copy to the Approving Authority (Community Planning Branch, or Planning District office) as written confirmation that our requirements have been met.

Definitions

Site Map:

A *Site Map* consists of a drawing depicting the location and full extent of the proposed development in relation to other features on the landscape, such as adjacent developments, subdivisions, roads, waterways, etc., overlaid on an aerial photograph. The *Site Map* shall be clearly labeled with the legal land description (Section, Township, and Range E/W), the municipality or local government where the development will be located, and a North Arrow.

Technical Drainage Plan:

A *Technical Drainage Plan* is a site development plan that defines the parameters of smaller scale developments, and consists of a Survey, Lot Grading Plan and Technical Drawings.

Survey requirements

- A profile of the existing elevations of drain bottoms, adjacent prairie and roads, and any drainage infrastructure, including, but not limited to:

- Drains,
- Culverts with invert elevations,
- Dams,
- Weirs,
- Bridges, and
- Any other relevant water feature within, or adjacent to the development in question that alters or affects the flow of water.
- Details of proposed construction parameters and design, including, but not limited to:
 - Drain gradient,
 - New culvert elevations or locations,
 - Cross sections of drains, and
 - Any other relevant water feature within, or adjacent to the development in question that alters or affects the flow of water.
- The *Survey* shall be plotted with a readable scale, include the direction and distance of the survey, and be tied to a benchmark.

Lot Grading Plan requirements

Pre and proposed post development contour maps of the development, including, but not limited to adjacent areas that may affect or be affected by the development.

Technical Drawing requirements

Technical information that details site development, including, but not limited to:

- Drainage infrastructure details comprised of the location, type, size, and function of existing and proposed water control works, such as minor culvert upgrades, drains, small dams, etc.
- Existing surface water flow patterns, including drains and waterways.
- Any existing water features, such as wetlands.

Wetland Assessment Report:

A report prepared by a qualified wetland expert that delineates the location, extent, and Class of wetlands on properties slated for development. The information necessary for a comprehensive wetland assessment includes:

- Identification of aquatic plant species.
- Identification of soil types derived from direct observations of the soil profile, which may include the collection and analysis of soil samples.
- A historic aerial photo analysis of wetlands on the subject property.
- A map or maps illustrating the location, extent, area (delineated in acres), and Class of all wetlands within the proposed development area, overlaid on an aerial photograph.
- Photographs of each wetland, associated aquatic species, soils, and soil sample sites.

- Any other information deemed relevant to adequately assess wetlands within the proposed development area.
- Completion of a Wetland Compensation Form.
- If applicable, proof of compensation for the loss of any Class 3 wetlands.

Wetland Compensation Notice Form:

This form is used to identify areas of Class 3 wetlands on properties slated for development, such as the construction of a subdivision, and to provide proof of compensation for the loss of Class 3 wetlands.

Additional information may be found in [Section 5](#), or in the Water Rights Regulation – please follow the link below:

[Water Rights Regulation, M.R. 126/87 \(gov.mb.ca\)](http://gov.mb.ca/water-rights-regulation/mr-126-87)

A copy of the [Wetland Compensation Notice Form](#) may be found in Section 7.

Landowner Consent Form:

A form whereby a landowner (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development) provides written authorization to another party to construct water control works on their property, or outlet water onto their property.

A copy of the [Landowner Consent Form](#) may be found in Section 7.

Additional information

- *Surveys, Lot Grading Plans and Technical Drawings* are to be computer generated or professionally drafted to adequately depict the parameters and features of the development, each overlaid on an aerial photograph, and clearly labeled with the legal land description (Section, Township, and Range E/W), the municipality or local government where the development will be located, and contain a North Arrow.
- It is recommended that clients hire, at their own expense, qualified professionals to prepare the Site Map and Technical Drainage Plan, such as a certified engineering technician or technologist, Manitoba land surveyor, or a professional engineer registered with *Engineers and Geoscientists Manitoba (EGM)*.
- A License to Construct Water Control Works is required for the entire proposed subdivision, and prior to any of the lots therein being developed.
- In situations where a developer has completed construction of a subdivision, and the local government is planning to take over administration and control of that subdivision, it is a requirement that the License to Construct Water Control Works issued for the subdivision be transferred to the local government at that time (see [Section 6](#)).

- In high-density development areas the Drainage and Water Rights Licensing Branch may require an Engineered Drainage Plan to mitigate any potential or cumulative impacts from the proposed development.

Section 4: Engineered Drainage Plans

Criteria

- The subdivision is 10 or more lots in size, or;
- The subdivision is 2 or more lots in size, and the lots are less than 2 acres (0.8 hectares), and;
- Lots are less than 40 acres (16.2 hectares) in size, and;
- The soil has a capability for agriculture rating of Class 1 through Class 5. *Please note: Development of Class 6 and 7, or unimproved organic soils cannot be authorized by the Drainage and Water Rights Licensing Branch.*

Requirements

1. Site Map.
2. Engineered Drainage Plan (Report and Design Drawings).
3. Wetland Assessment Report (*please see [Section 5](#)*).
4. Written authorization from the landowner where the works will outlet (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development), completed and signed.
5. Apply for a License to Construct Water Control Works on our online portal: [Environment, Climate and Parks | Province of Manitoba \(gov.mb.ca\)](https://www.gov.mb.ca), and include the items listed in Requirements 1 through 4 inclusive with your application (*please see [Section 6](#) for more information*). *Note: Requirements that are not included with your application, or have not been fully met, will result in delays processing your application.*
6. When a license is issued by our Branch, supply a copy to the Approving Authority (Community Planning Branch, or Planning District office) as written confirmation that our requirements have been met.

Definitions

Site Map:

A *Site Map* consists of a drawing depicting the location and full extent of the proposed development in relation to other features on the landscape, such as adjacent developments, subdivisions, roads, waterways, etc., overlaid on an aerial photograph. The *Site Map* shall be clearly labeled with the legal land description (Section, Township, and Range E/W), the municipality or local government where the development will be located, and a North Arrow.

Engineered Drainage Plan:

An *Engineered Drainage Plan* is a site development plan consisting of a Report and Design Drawings prepared and sealed by a professional engineer registered with *Engineers and Geoscientists Manitoba (EGM)*.

Report requirements

Hydraulic design calculations are to be provided for review using a design scenario that details how post-development storm water runoff rates of the subject property are to be equal to, or less than pre-development run-off rates subject to the following criteria:

- The site design must be able to handle at a minimum, a 1-in-25 year storm event. Water-ponding volumes should equal the difference between a one-in-five year allowable outflow, and a 1-in-25 year post-development flow hydrograph. The allowable outflow is the 1-in-5 year peak flow based on pre-development conditions. The ponding storage is typically accomplished through retention ponds, or internal storage via drains and drainage patterns.
- The storm duration for the design should be 3 hours.
- The report must clearly detail the pre-development catchment area runoff volumes and rate for the design event, and the post-development catchment area runoff volumes and rate for the design event.
- The volume of water to be stored and proposed outflow rate.

Design drawing requirements

Drawings (blueprints) delineating any construction, alteration, improvement, blocking or modification of new or existing drainage works servicing the property, including detailed design drawings of proposed storm water storage works. Drawings should include:

- Drain flow direction(s).
- Proposed/existing culvert sizes, locations, and schematics of any buried land drainage system.
- Typical cross-sections of proposed drains.
- Existing and proposed geodetic lot grade elevations (in metric).
- Public right-of-ways or easements.
- Outlet(s) of proposed drainage works (where water exits the development).
- *Design Drawings* are to be computer generated or professionally drafted to adequately depict the parameters and features of the development, clearly labeled with the legal land description (Section, Township, and Range E/W), and the municipality or local government where the development will be located.

Wetland Assessment Report:

A report prepared by a qualified wetland expert that delineates the location, extent, and Class of wetlands on properties slated for development. The information necessary for a comprehensive wetland assessment includes:

- Identification of aquatic plant species.
- Identification of soil types derived from direct observations of the soil profile, which may include the collection and analysis of soil samples.

- A historic aerial photo analysis of wetlands on the subject property.
- A map or maps illustrating the location, extent, area (delineated in acres), and Class of all wetlands within the proposed development area, overlaid on an aerial photograph.
- Photographs of each wetland, associated aquatic species, soils, and soil sample sites.
- Any other information deemed relevant to adequately assess wetlands within the proposed development area.
- Completion of a Wetland Compensation Form.
- If applicable, proof of compensation for the loss of any Class 3 wetlands.

Wetland Compensation Notice Form:

This form is used to identify areas of Class 3 wetlands on properties slated for development, such as the construction of a subdivision, and to provide proof of compensation for the loss of Class 3 wetlands.

Additional information may be found in [Section 5](#), or in the Water Rights Regulation – please follow the link below:

[Water Rights Regulation, M.R. 126/87 \(gov.mb.ca\)](#)

A copy of the [Wetland Compensation Notice Form](#) may be found in Section 7.

Landowner Consent Form:

A form whereby a landowner (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development) provides written authorization to another party to construct water control works on their property, or outlet water onto their property.

A copy of the [Landowner Consent Form](#) may be found in Section 7.

Additional information

- The construction of the water control works shall be in accordance with the methods and materials specified by the engineer.
- If the development intends to direct water through provincial infrastructure (Provincial Trunk Highway, Provincial Road, or Provincial Drain (culverts or drains)), then different drainage standards may apply. Please contact Manitoba Transportation and Infrastructure (MTI) for details.
- Where the Drainage and Water Rights Licensing Branch determines it to be appropriate, we may direct the applicant to carry out an engineering analysis of hydrologic regime changes, potential physical impacts, and proposed mitigation measures.
- In cases where increased post development runoff cannot be accommodated within the development, the Engineered Drainage Plan must detail how the developer will mitigate negative downstream impacts from an increase in surface water flows. *Note:*

Mitigation may include upgrading existing drainage infrastructure, such as culverts and drainage channels downstream, to accommodate additional runoff.

- A License to Construct Water Control Works is required for the entire proposed subdivision, and prior to any of the lots therein being developed.
- In situations where a developer has completed construction of a subdivision, and the local government is planning to take over administration and control of that subdivision, it is a requirement that the License to Construct Water Control Works issued for the subdivision be transferred to the local government at that time (see [Section 6](#)).
- The information required for subdivisions falling into this category shall be prepared by a professional engineer registered with *Engineers and Geoscientists Manitoba (EGM)*.

Section 5: Wetland Assessment and Compensation

Criteria

The following considerations with regards to wetlands should be taken into account when developing a property or subdivision:

- Class 1 and 2 wetlands may be altered, drained or filled with a valid License to Construct Water Control Works.
- With compensation and authorization granted by our Branch, Class 3 wetlands may be altered, drained or filled.
- Class 4 and 5 wetlands cannot be altered, drained or filled.

Requirements

1. A Wetland Assessment Report.
2. Completion of a Wetland Compensation Notice Form, and;
3. If applicable, proof of compensation for the loss of Class 3 wetlands, such as:
 - a. Restoration of a prescribed wetland.
 - b. Increasing the area of a prescribed wetland.
 - c. Permanent legal protection of a prescribed wetland.
 - d. Permanent legal protection of wetland enhancements.

Definitions

Wetland:

A *Wetland* is a marsh, bog, fen, swamp or ponded shallow water, including low areas of wet or water-logged soils that are periodically inundated by standing water that is able to support aquatic vegetation and biological activities adapted to the wet environment under normal conditions.

Wetland Classes:

Wetlands are divided into Classes using hydrologic, soil and vegetation criteria, as per Schedule C of the Water Rights Regulation. The specifics of each Class are outlined as follows:

Class 1: Ephemeral Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for one week or less during years with average moisture conditions. Class 1 wetlands frequently have low prairie species of vegetation such as Kentucky bluegrass, goldenrod and forbs.

Class 2: Temporary Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for a period between one week and one month during years with average moisture conditions. Water is frequently retained in a Class 2 wetland for long enough

to enable the establishment of wetland vegetation. Class 2 wetlands frequently have wet meadow vegetation such as fine stemmed grasses, sedges and associated forbs.

Class 3: Seasonal Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for a period between one month and three months. Class 3 wetlands are often dry by mid-June in years with average moisture conditions. However, in years with above-average moisture conditions, Class 3 wetlands may hold water for the entire year. Water is frequently retained in a Class 3 wetland for long enough to enable the establishment of wetland vegetation and gleysolic soils. Class 3 wetlands frequently have shallow marsh vegetation, such as emergent wetland grasses, sedges and rushes.

Class 4: Semi-permanent Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for more than three months, but not on a permanent basis. Class 4 wetlands will hold some water in years with average to above-average moisture conditions but can go dry in years with below-average moisture conditions. Class 4 wetlands typically have gleysolic soils. Class 4 wetlands frequently have marsh vegetation or submerged aquatic vegetation such as cattails, bulrushes and pond weeds in the central area of the wetland.

Class 5: Permanent Wetlands

A wetland that holds surface water caused by melting snow, high water table or precipitation permanently in years with average moisture conditions. Class 5 wetlands may go dry in years with well below-average moisture conditions. Class 5 wetlands typically have gleysolic soils. Class 5 wetlands have permanent open water in the central area that is generally free of emergent vegetation. Submerged plants may be present in the deepest part of the wetland with emergent plants on the edges of the wetland.

Wetland Assessment Report:

A report prepared by a qualified wetland expert that delineates the location, extent, and Class of wetlands on properties slated for development. The information necessary for a comprehensive wetland assessment includes:

- Identification of aquatic plant species.
- Identification of soil types derived from direct observations of the soil profile, which may include the collection and analysis of soil samples.
- A historic aerial photo analysis of wetlands on the subject property.
- A map or maps illustrating the location, extent, area (delineated in acres), and Class of all wetlands within the proposed development area, overlaid on an aerial photograph.
- Photographs of each wetland, associated aquatic species, soils, and soil sample sites.
- Any other information deemed relevant to adequately assess wetlands within the proposed development area.

Wetland Compensation Notice Form:

This form is used to identify areas of Class 3 wetlands on properties slated for development, such as the construction of a subdivision, and to provide proof of compensation for the loss of Class 3 wetlands.

Additional information may be found in the Water Rights Regulation – please follow the link below:

[Water Rights Regulation, M.R. 126/87 \(gov.mb.ca\)](http://gov.mb.ca)

A copy of the [Wetland Compensation Notice Form](#) may be found in Section 7.

Section 6: Applying for a License

All water control works require authorization under the Water Rights Act, which includes Technical Drainage Plans and Engineered Drainage Plans. *To apply for a License to Construct Water Control Works, or to transfer an existing license, please follow the link below:*

[Environment, Climate and Parks | Province of Manitoba \(gov.mb.ca\)](https://www.gov.mb.ca)

Checklist

When submitting your application please ensure that the following items are included to prevent any delays in reviewing and licensing your project:

- ☐ Site Map.
- ☐ Technical Drainage Plan (see [Section 3](#)), or Engineered Drainage Plan (see [Section 4](#)), whichever is applicable.
- ☐ Wetland Assessment Report (*please see [Section 5](#)*).
- ☐ Written authorization from the landowner where the works will outlet (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development), completed and signed.
- ☐ Once an approved license is issued by our Branch, a copy should be provided to the approving authority (Community Planning Branch, or Planning District) as written confirmation that our conditions have been satisfied.

Definitions

Landowner Consent Form:

A form whereby a landowner (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development) provides written authorization to another party to construct water control works on their property, or outlet water onto their property.

A copy of the [Landowner Consent Form](#) may be found in Section 7.

Site Map:

A *Site Map* consists of a drawing depicting the location and full extent of the proposed development in relation to other features on the landscape, such as adjacent developments, subdivisions, roads, waterways, etc., overlaid on an aerial photograph. The *Site Map* shall be clearly labeled with the legal land description (Section, Township, and Range E/W), the municipality or local government where the development will be located, and a North Arrow.

Water Control Works:

Water control works are defined as any dike, surface or subsurface drain, drainage, improved natural waterway, canal, tunnel, bridge, culvert, borehole or contrivance for

carrying or conducting water, that temporarily or permanently alters, or may, alter the flow or level of water, water in a water body, by any means, including drainage or changes, or may change the location or direction of flow of water by any means including drainage.

The Water Rights Act:

Section 3(1):

Except as otherwise provided in this Act or the regulations, no person shall

(a) in any manner whatsoever use or divert water, unless he or she holds a valid and subsisting licence to do so; or

(b) construct, establish, operate or maintain any works, unless he or she holds a valid and subsisting licence to do so; or

(c) control water or construct, establish, operate or maintain any water control works, unless he or she holds a valid and subsisting licence to do so.

For more information on the Water Rights Act and its associated regulations, please follow the link below:

[C.C.S.M. c. W80 \(gov.mb.ca\)](http://C.C.S.M. c. W80 (gov.mb.ca))

Additional Information

- In situations where a developer has completed construction of a subdivision, and the local government is planning to take over administration and control of that subdivision, it is a requirement that the License to Construct Water Control Works issued for the subdivision be transferred to the local government at that time.
- In situations where there are multiple registered landowners on the land title, each registered landowner is required to apply separately for a License to Construct Water Control Works for the same subdivision. All of the required information should be submitted with each application.
- For multi-phase subdivisions, all phases may be applied for under one license, regardless of when each phase will be developed, provided the entire storm water drainage system for all phases of the subdivision are included in the Engineered Drainage Plan.
- A License to Construct Water Control Works is required for the entire proposed subdivision, and prior to any of the lots therein being developed.

Section 7: Forms

Wetland Compensation Notice Form

GENERAL INFORMATION:

Under The Water Rights Act and the Water Rights Regulation, Class 3 (seasonal) wetlands are eligible for drainage through authorization by license. As the proponent you must submit a Landowner Mitigation Form with your application demonstrating the mitigation process and how all options to avoid and minimize impacts to the wetland have been considered (see below). Any proposed loss of wetland benefits must be offset by compensation for lost acres of wetlands as required by The Water Rights Act and the Water Rights Regulation as set out in Schedule D.

Please note that a water rights license **will not** be issued for the drainage of Class 4 (semi-permanent), and 5 (permanent) wetlands. Licenses may be issued for projects that impact Class 4 and 5 wetlands under exceptional circumstances. For example, licenses impacting Class 4 and 5 wetlands may be issued where a project provides significant benefit to society (such as a highway, transmission line, flood infrastructure, etc.) and the impacts to the wetlands are unavoidable. In these situations compensation for the loss of wetland benefits is required to meet the no net loss of wetland benefits mandate in the Water Rights Act. In addition to demonstrating that avoidance and minimization have been considered, the applicant will need to provide justification for the exceptional circumstances that require wetland loss.

Wetland Assessment Process:

If Class 3 wetland:

1. Applicant declares wetland class on application form based on Schedule C of Water Rights Act Regulation 126/87 and the landowner guide to wetland classification.
2. The Water Resource Officer (WRO) will verify the classification of the wetland with technical data and tools available including the Stewart and Kantrud classification system, available wetland inventories, LiDAR and/or a site visit. The assessment will consider the wetland class definitions within the regulation and may also consider when necessary, vegetation zones; open water zones; and the presence of Gleysolic soils. Review of the wetland classification within the regulations is required to connect the wetland assessment with the class definitions.
3. The WRO will determine the area of the wetland that will be altered using the WALLAS map viewer along with the Canadian Wetland Inventory where available, LiDAR and/or a site visit, and may also consider, when necessary, vegetation and the presence of Gleysolic soils.
4. If the applicant wishes to challenge the wetland assessment the application will be reviewed by the Senior Water Resource Officer (SWRO) who will verify the assessment with a site visit. If the applicant wishes to further challenge the wetland assessment, they may enlist an individual qualified through formal education and professional experience to assess wetland classification.

If Class 4 or 5 wetland:

1. As noted above, a water rights license **will not** be issued for the drainage of Class 4 (semi-permanent), and 5 (permanent) wetlands. If a landowner has identified a class 4 or 5 wetland for a proposed water control works project, the proposal should be discussed with a WRO prior to initiating the application process.
2. They may enlist an individual qualified through formal education and professional experience to assess wetland classification to confirm the Classification.

WETLAND COMPENSATION:

An applicant seeking a license that would result in the loss or alteration of a Class 3 wetland must compensate for the loss of the wetland benefits. It has been scientifically demonstrated that restoration and enhancement of wetlands does not provide the same benefit of an intact wetland. Therefore when an intact Class 3 wetland is drained or altered, it is necessary to restore or enhance a larger area than the area impacted to maintain a no net loss of wetland benefits. The size of the area to be restored or enhanced is based on the ratios set out below.

Action	Restoring or increasing the area of a Class 3, 4, or 5 wetland	Permanent legal protection of wetland enhancements	Permanent legal protection of Class 1 or 2
Required Ratio	2:1	3:1	3:1

Compensation for loss of wetland benefits may take three forms as outlined in regulation: pay, purchase or perform.

Pay

An applicant may make a direct payment to the Wetland Mitigation Fund administered by Manitoba Habitat Heritage Corporation.

- Water Resource Officer completes a Wetland Compensation Notice identifying the size of wetland area impacted, and the payment amount required as compensation.
- The payment will be calculated using the following formula:
 - $\text{Payment} = \text{area of wetland impacted in acres} \times 2 \times \6000
- Applicant submits the required payment and the Wetland Compensation Notice to Manitoba Habitat Heritage Corporation.
- Manitoba Habitat Heritage Corporation completes a Wetland Compensation Invoice and submits it to the department on behalf of the applicant and the license is issued (assuming all other requirements are met).

Perform

An applicant may complete the restoration or enhancement of wetlands using their own resources.

- Water Resource Officer completes a Wetland Compensation Notice identifying the size of wetland area impacted.
- Applicant completes a Wetland Compensation Project Proposal and submits it to the department.
- The Director may approve the proposal or may require specified changes to the proposal.
- The compensation works in the Wetland Compensation Project Proposal must be registered or licensed as a separate project and are subject to all the requirements of the Water Rights Regulation. Director approval of the Wetland Compensation Project Proposal **does not** replace the need to register/license the project.
- The applicant must complete all compensation works in accordance with the requirements set forth in the approved proposal to the satisfaction of the Water Resource Officer prior to a license being issued.

WETLAND COMPENSATION NOTICE FORM

Application File #:

Name:
Municipality:
Watershed District:
Water Resource Officer:

Wetland Assessment:

Explanation of process used to assess wetland class and size (for example, wetland inventory, aerial photo, LiDAR, vegetation, soils, site inspection date, experts consulted etc.)

Wetland	Wetland Class	Total Area (acres)	Area of impact (acres)	Process used for assessment
1				
2				
3				
4				

Compensation Options (only one option is required)

Pay:

Total payment required for compensation of works that alter a wetland is \$ _____

Required Payment = area of wetland impacted x 2 x \$6000

If pay is selected as the compensation option, the proponent should submit this notice with full payment to Manitoba Habitat Heritage Corporation. Upon confirmation of full payment received by Manitoba Habitat Heritage Corporation, Sustainable Development will issue a license for proposed works.

Perform:

Area of wetlands impacted to be compensated for: _____ acres X compensation ratio (2:1 or 3:1)

Approval of a Compensation Proposal and evidence of completion of all works in the proposal are required prior to the license being issued. The compensation works must be registered or licensed as a separate project and are subject to all requirements of the Water Rights Regulation. Director approval of the Compensation Project Proposal is not a substitute for the registration/licensing process. (No standards of construction or design for perform option)

Water Resource Officer

Date

WETLAND COMPENSATION RECEIPT: WETLAND MITIGATION FUND

This receipt fulfills the PAY option for wetland compensation under the Water Rights Regulation.

Upon receipt of the Wetland Compensation Notice and full payment outlined in the Compensation Notice from the proponent, Manitoba Habitat Heritage Corporation will complete the Wetland Compensation Receipt and submit it to the department on behalf of the applicant.

Applicant Name:
Location of Wetland Impacted (legal land description):
Area of Wetland Impacted:
Payment Required:
Area of wetland impacted (acres) x 2 x \$6000

The amount of \$ _____ has been received by Manitoba Habitat Heritage Corporation as compensation for loss of wetland benefits as a result of drainage works approved in the Water Rights License identified above.

Received by:

Representative of MHHC

Date:

WETLAND COMPENSATION FORM – PERFORM OPTION

Applicant:

Name:

Application File #:

Compensation Design Plan:

Please attach a description of the compensation plan including approved actions and ratios per the table below.

Action	Restoring or increasing the area of a Class 3, 4, or 5 wetland		
Required Ratio	2:1		

Please include a photo, sketch, plan, or drawing that depicts an accurate representation of the proposed works. Please include flow direction, description of all works (including depth and distance) north arrow and location of the works and / or an industry accepted engineering plan and construction standards.

Approval of Proposal:

Director/WRO

Date

Verification of completion of compensation works

Water Resource Officer

Date

Landowner Consent Form

Applicant Name(s) _____					
Telephone # _____		Cellular # _____		Email _____	
Location of Works:					
Municipality _____ Parish _____					
Conservation District _____					
Quarter	Section	Township	Range	E/W	River Lot
Other description(s) _____					
Consent:					
The proposed works (as shown on attached aerial photo/sketch) will affect the land(s) noted below. As the affected landowner, I hereby acknowledge and accept that the proposed project will cause water to discharge or otherwise enter my land(s) as explained to me by the applicant. As such, I do not object to the water control works being constructed.					
Quarter	Section	Township	Range	E/W	River Lot
Legal title holder:					
Private landowner(s) Municipality Conservation District MB Infrastructure Crown					
Affected Landowner Name _____					
Telephone # _____		Cellular # _____		Email _____	
Signature _____				Date _____	

FOR OFFICE USE ONLY

EXEMPTION FROM APPROVAL		
<p>The Drainage and Water Rights Licensing Branch has assessed the proposed works as shown on the attached aerial photo/sketch (signed and dated by Water Resource Officer) and has determined that there will not be a significant impact to the land(s) identified above:</p>		
<p>* As such, you are hereby granted an exemption from obtaining the required landowner approval of the land(s) identified above, dated this _____ day of _____ A.D. 20_____.</p>		
_____ WRO Full Name (printed)	_____ WRO Full Name (signed)	_____ Badge #