

# 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  
July 8<sup>th</sup>, 2025  
5:30pm**

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

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

### APPLICATION INFORMATION

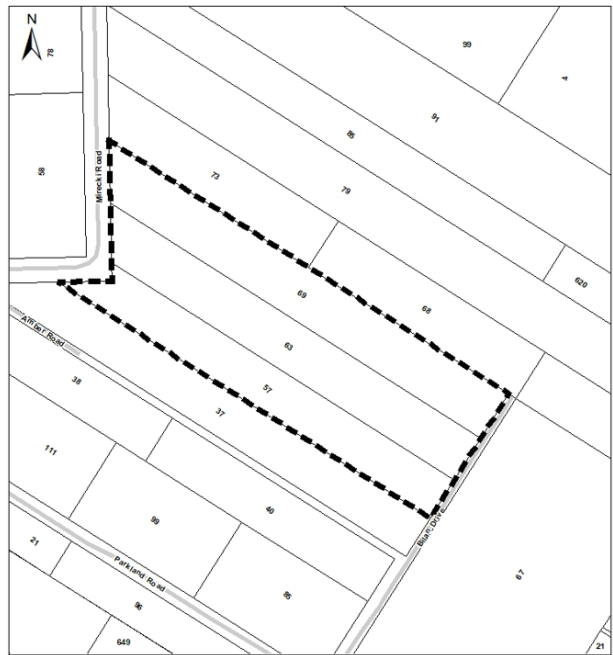
**Application File:** S25-3105

**Applicant:** Jonathan and Kimberley  
Waldner

**Property Location:** 57, 63, 69 Mirecki, R.M.  
of St. Andrews  
Roll:242190,242195,  
242200  
Legal: CT1325089/1,  
CT3225649/1,  
CT2913653/1

**Application Purpose:**

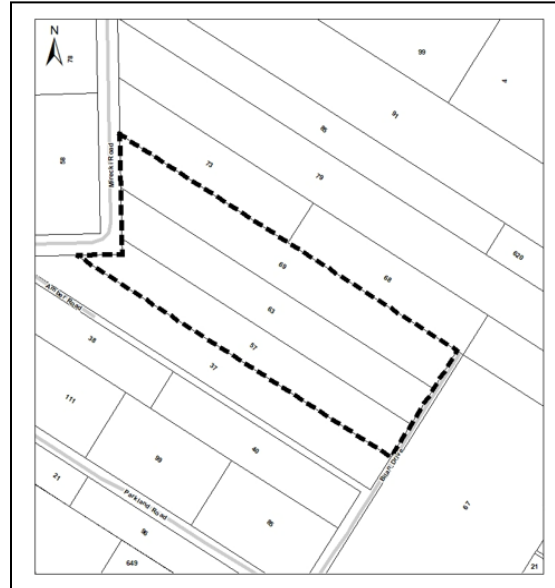
The applicant is seeking to subdivide the subject land of three (3) lots of 6.97 acres, 7.73 acres and 8.92 acres into a total of six (6) lots, no new road proposed in the “AR” Agriculture Restricted zone.



# Subdivision S25-3105

Date Prepared: May 26, 2025

<b>Address:</b>	<b>57,63,69 Mirecki road, St. Andrews</b>
<b>Legal Description:</b>	1325089/1, 3225649/1, 2913653/1
<b>Roll Number(s):</b>	242190, 242195, 242200
<b>Zoning:</b>	“AR” Agricultural Restricted
<b>Development Plan:</b>	“AR” Agriculture Restricted
<b>Report Prepared by:</b>	Valentina Esman, Community Planner



## PUBLIC HEARING REQUIRED

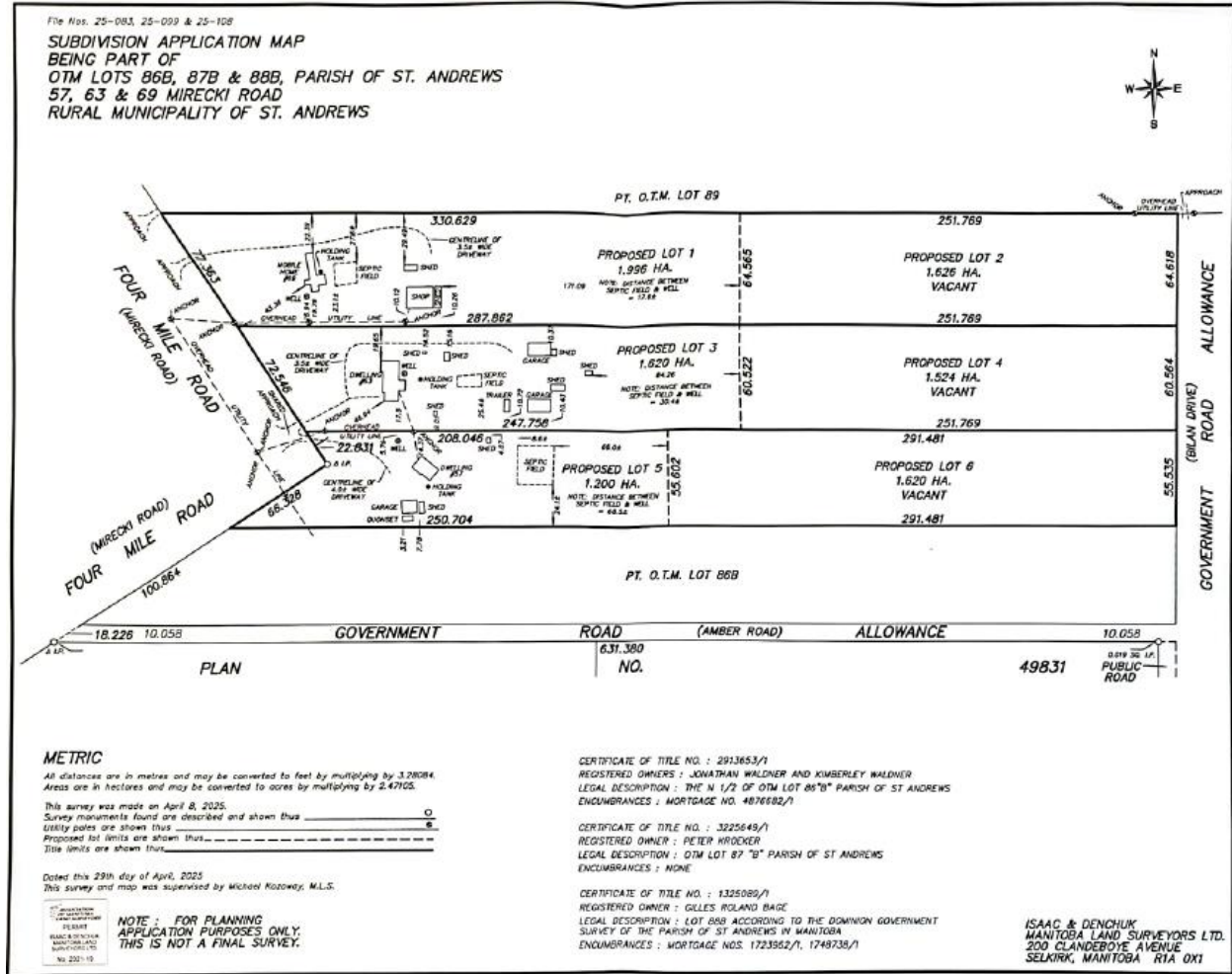
### EXECUTIVE SUMMARY:

The subject property consists of three (3) lots of 6.97 acres, 7.73 acres and 8.92 acres on titles CT1325089/1, CT3225649/1, CT2913653/1 respectfully. The applicant is seeking to subdivide the subject land into a total of six (6) lots, no new road proposed.

The proposal is consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for “AR” Agriculture Restricted designation. The Red River Planning District recommends that the application **be rejected**.

### RECOMMENDATION – NOT TO APPROVE

## 1.0 PROPOSAL:



The subject property consists of three (3) lots of 6.97 acres, 7.73 acres and 8.92 acres on titles CT1325089/1, CT3225649/1, CT2913653/1 respectfully. The applicant is seeking to subdivide the subject land into a total of six (6) lots, no new road proposed.

The subdivision application map (SAM) is provided in the appendix to this report.

## 2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of three (3) lots of 6.97 acres, 7.73 acres and 8.92 acres on titles CT1325089/1, CT3225649/1, CT2913653/1 respectfully. The applicant is seeking to subdivide the subject land into a total of six (6) lots, no new road proposed.

The subject land is designated *Agriculture Restricted* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020). The area around the subject property is as follows:

- To the North – 8.95ac lot zoned Agriculture Restricted
- To the South – Amber Road and then 5-5.46 ac lots zoned Agriculture Restricted
- To the East – 25 ac lots zoned Agriculture Restricted
- To the West – Mirecki Road and then 5-5.2 ac lots zoned Agricultural General

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

#### **Land Use Designation: *Agriculture Restricted***

Is a designation that allows small scale agricultural operations on smaller lots, and low density non-farm residential uses. This designation may also acts as a buffer between large scale agricultural enterprises and rural residential or urban development.

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

#### **Objectives**

- 4.2.a To provide for small holding development under specified conditions.
- 4.2.b To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.
- 4.2.c To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.
- 4.2.d To protect agricultural land for agricultural use, including different types and sizes of mixed farming enterprises.
- 4.2.e To prevent the development of conflicting agricultural uses and non-agricultural uses in close proximity to each other.
- 4.2.f To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.
- 4.2.g To support the development of agro-related industrial and commercial activities, particularly those that complement the agricultural economy, in a manner that is compatible with municipal servicing capabilities, and sensitive to the natural environment and provincial transportation system.
- 4.2.h To ensure that farmers are able to supplement their incomes while maintaining agriculture as their principal activity.

#### **Policies**

- 4.2.1 Agricultural activities in Agriculture Restricted areas shall be limited to a restricted range of farming activities and residential activities as further defined in the applicable municipal Zoning By-laws.
- 4.2.2 Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.
- 4.2.3 Land uses that may have a detrimental effect on the local environment or adjacent development shall be treated as Conditional Uses in municipal zoning by-laws to minimize land use conflicts and to prevent pollution of the natural environment.
- 4.2.4 Where an area of Agriculture Restricted development is bordered on one side by a major transportation corridor or facility such as a highway or rail line, new development shall be directed to the same side of a corridor to maintain safety conditions by eliminating unnecessary cross-corridor movements.

4.2.11 *New properties created through a subdivision in the Agriculture Restricted area for non-farm residential development, small scale agricultural activities (e.g. nurseries, horticulture, bee keeping, etc.), or small scale neighborhoods oriented commercial or institutional uses, should generally be at a minimum 4 acres in size.*

The proposed subdivision application appears to meet the general intent of the RRPD Development Plan and the objectives/policies. Conditions of subdivision approval are required in order to ensure continued conformance with the RRPD Development Plan policy.

#### **4.0 ZONING BY-LAW (BY-LAW NO. 5-2002):**

The proposed subdivision is located within an Agricultural Restricted zone, as per the R.M of St Andrews Zoning By-law. The Agricultural Restricted zone has a minimum site area requirement of 4 acres and a minimum site width requirement of 198 sq. ft.

<b>Zone: Agricultural Restricted</b>			
<b>Site Area</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Lot 1	4 acres	4.93 acres	In Compliance
Lot 2	4 acres	4.02 acres	In Compliance
Lot 3	4 acres	4 acres	In Compliance
Lot 4	4 acres	3.77 acres	<b>Not In Compliance</b>
Lot 5	4 acres	2.97 acres	<b>Not In Compliance</b>
Lot 6	4 acres	4 acres	In Compliance
<b>Site Width</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Lot 1	198 ft	>200 ft	In Compliance
Lot 2	198 ft	212 ft	In Compliance
Lot 3	198 ft	>200 ft	In Compliance
Lot 4	198 ft	198.4 ft	In Compliance
Lot 5	198 ft	>200 ft	In Compliance
Lot 6	198 ft	182.4 ft	<b>Not In Compliance</b>

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

#### **5.0 SERVICES AND INFRASTRUCTURE:**

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

## **6.0 CIRCULATION AND COMMENTS:**

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

### **GOVERNMENT DEPARTMENTS AND AGENCIES**

<b>Municipality</b>	<ol style="list-style-type: none"><li>1. Applicant / Owner submits confirmation in writing from the Municipality stating that:<ol style="list-style-type: none"><li>a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;</li><li>b. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.</li></ol></li><li>2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:<ol style="list-style-type: none"><li>i. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;</li><li>ii. preservation of existing natural drains;</li><li>iii. installation of one (1) streetlamp at the intersection of Bilan Drive &amp; Parkland Road;</li><li>iv. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu;</li><li>e. payment of capital development levies for the creation of three (3) new lots; and</li><li>v. any other standard deemed necessary by the Municipality.</li></ol></li><li>3. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.</li></ol>
<b>Manitoba Agriculture and Resource Development</b>	<p>While subdivision for rural residential can be considered under Policy 4.2.11, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted Area as stated in the Development Plan:</p> <p>4.2.b “To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.”;</p> <p>4.2.c “To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.”; and</p> <p>4.2.f “To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.”</p> <p>Portions of the parcels have been under cultivation and the adjacent parcel to the north and east are under annual cultivation.</p> <p>In addition, the proposed subdivision is characterized by predominately class 2 and 3 (prime) agricultural land. To further comply with the development plan The Planning District should verify that there is sufficient demonstrated demand prior to developing prime agricultural</p>

	land. [Note: See full correspondence attached to Council's package]
<b>Manitoba Infrastructure - Highway Planning and Design Branch</b>	We have reviewed subdivision file 25-3105 and have no concerns. The proposed lots have frontage along a municipal road.
<b>Manitoba Environment, Climate and Parks: Water Stewardship Division</b>	On behalf of the Drainage & Water Rights Licencing Branch – Drainage Section, there <u>are no concerns and no requirement</u> for an authorization under the Water Rights Act as it appears there are no new water control works proposed for this subdivision. If water control works are proposed, an authorization under the Water Rights Act is required.  Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works. Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.
<b>Winnipeg Land Titles Office (Teranet Manitoba)</b>	A Plan of Subdivision as proposed is required
<b>Manitoba Conservation and Climate – Environmental Compliance and Enforcement</b>	In regards to the above subdivision proposal (S25-3105), 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.
<b>Manitoba Sport, Culture and Heritage – Historic Resources Branch</b>	No concerns for now. [Note: See full correspondence attached to Council's package]
<b>Manitoba Transportation and Infrastructure – Water Management</b>	We have no concerns regarding this proposal.

## UTILITIES

<b>MB Hydro and Centra Gas</b>	Manitoba Hydro will require easements  Centra Gas Manitoba Inc. has no easement requirements.
Mines Branch	Mines Branch has no concerns as there is no identified medium or high potential aggregate in the area.
<b>BellMTS</b>	Bell MTS has no new easement requirements with respect to your application numbered S25-3105. Removal or relocation of existing Bell MTS facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer. Any existing Bell MTS services, easement agreements and or caveats affecting the lands to be subdivided will be brought forward on the new plan of subdivision unless otherwise specified.
<b>Rogers Communications</b>	Rogers doesn't have any concerns or easement requirements on this file.

## OTHER AGENCIES

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

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

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

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

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

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

## **8.0 ANALYSIS:**

The subject property consists of three (3) lots of 6.97 acres, 7.73 acres and 8.92 acres on titles CT1325089/1, CT3225649/1, CT2913653/1 respectfully. The applicant is seeking to subdivide the subject land into a total of six (6) lots, no new road proposed.

The proposed subdivision is located within an Agricultural Restricted zone, as per the R.M of St Andrews Zoning By-law. The Agricultural Restricted zone has a minimum site area requirement of 4 acres and a minimum site width requirement of 198 sq. ft

Proposed subdivision it not consistent with both St. Andrews Zoning By-law by the undersized area and site width of one the proposed lots (but all of them are quite close to the required measurements and can be brought into compliance by the variances) and strictly to the policy it is not consistent with the Development plan objects and policies and the AR designation (sections: 4.2.11.).

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

However, the council should consider the general intent of proposed subdivision fits to the existing land use of Agriculture Rural Residential development and the proposed lot sizes and widths are very close to the required by DP and ZBL too.



## **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:  
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;  
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) preservation of existing natural drains;
  - c) installation of one (1) streetlamp at the intersection of Bilan Drive & Parkland Road;
  - d) dedication of public reserve lands, not exceeding 10% of the subject land, or payment  
in lieu;
  - e) payment of capital development levies for the creation of three (3) new lots;
  - f) any other standard deemed necessary by the Municipality.
3. Applicant/Owner to provide digital copies of all plans for review and approval by the  
Municipality.
4. Applicant / owner to obtain variances for lot size and site width as required.
5. Applicant / owner submits written confirmation from Manitoba Hydro that an Easement  
Agreement(s) has been entered into with Manitoba Hydro with respect to existing and / or future  
facilities associated with the subdivision and a Plan of Easement, as required by The Real  
Property Act, has been provided. Registration of this agreement will be included as a condition  
of the final Certificate of Approval. [Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage  
Ave., Winnipeg, MB R3C 0G8.]

## **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, MB Hydro.*


## APPENDIX A – RRPD LOCATION MAPS




### SUPPORTIVE MAPPING

Subdivision Application S25-3105  
57, 63, and 69 Mirecki Road, RM of St. Andrews

Designation: "AR" Agricultural Restricted  
Zoning: "AR" Agricultural Restricted

 Subject Property

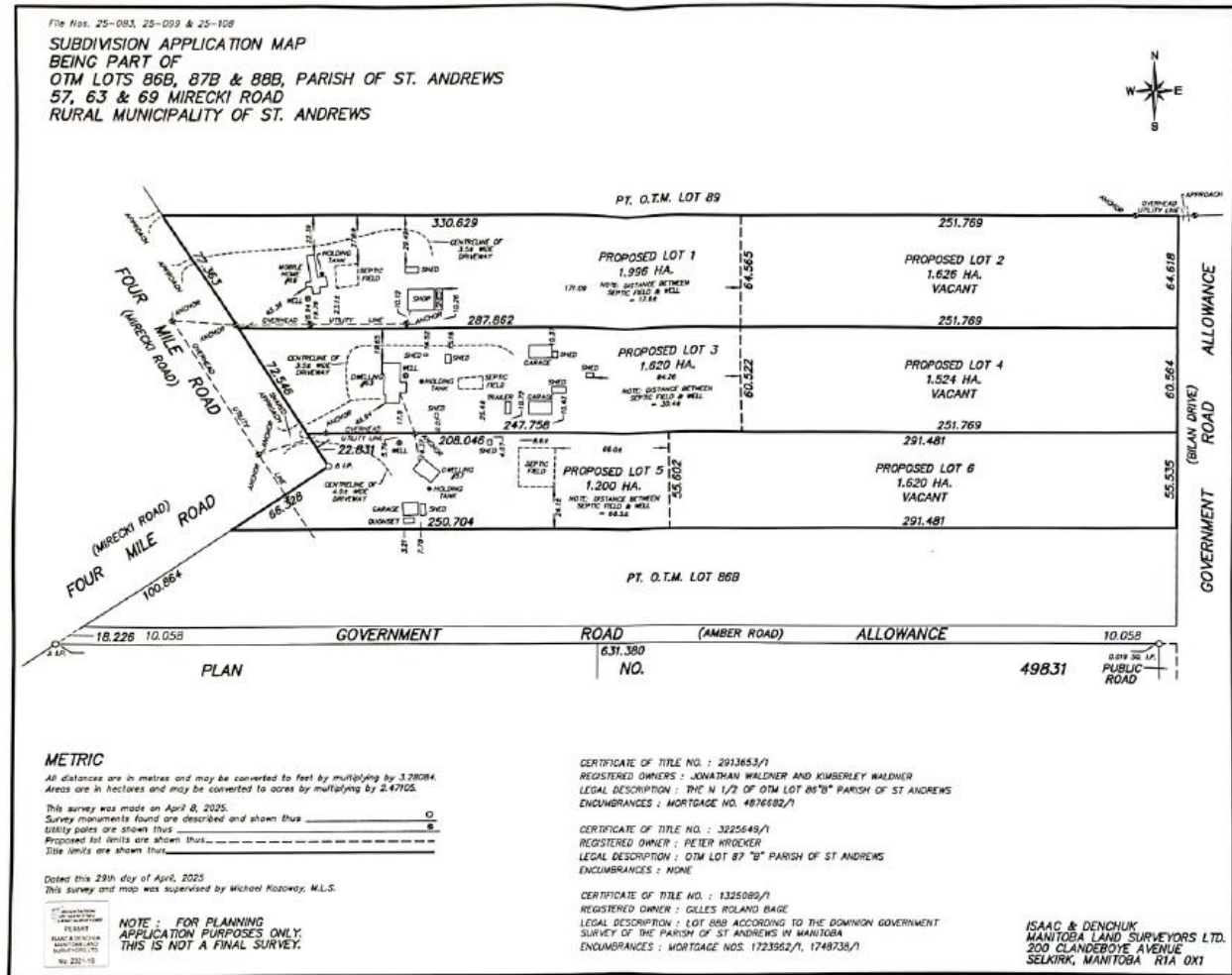
 Parcel Outline

 Roads




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

## APPENDIX B – SUBDIVISION APPLICATION MAP



## APPENDIX C– CIRCULATION COMMENTS:

**Archived:** June 9, 2025 3:47:44 PM  
**From:** [Bell MTS Subdivisions](#)  
**Mail received time:** Mon, 12 May 2025 20:35:00  
**Sent:** May 12, 2025 3:35:01 PM  
**To:** [Calvin So](#)  
**Cc:** [PROPERTY ACQUISITION SM-Subdivision Circulars](#)  
**Subject:** RE: S25-3105  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[S25-3105 - 57, 63, and 69 Mirecki Road \(Waldner, Kroeker, Bage\) - Bell MTS.docx](#) 

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

Good afternoon,

Bell MTS comments are attached.

Thank-you  
**Heather Dixon**

**BellMTS**  
Network Services Associate  
[subdivisions@bellmts.ca](mailto:subdivisions@bellmts.ca)

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**From:** NETENG CONTROL CENTRE <neteng.control@bellmts.ca>  
**Sent:** Monday, May 05, 2025 8:04 AM  
**To:** Bell MTS Subdivisions <Subdivisions@bellmts.ca>  
**Subject:** FW: S25-3105

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**From:** Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>  
**Sent:** Friday, May 02, 2025 3:43 PM  
**To:** Braeden <[Braeden@rmofstandrews.com](mailto:Braeden@rmofstandrews.com)>; +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; [hrb.archaeology@gov.mb.ca](mailto:hrb.archaeology@gov.mb.ca); +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; [mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca); [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca); [drinkingwater.subdivisions@gov.mb.ca](mailto:drinkingwater.subdivisions@gov.mb.ca); [bspurrill@lssd.ca](mailto:bspurrill@lssd.ca); [EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca); [mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca); [subdivisioncirculars@hydro.mb.ca](mailto:subdivisioncirculars@hydro.mb.ca); NETENG CONTROL CENTRE <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; [projectmanagermanitoba@rci.rogers.com](mailto:projectmanagermanitoba@rci.rogers.com); [paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)  
**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>; Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>  
**Subject:** [EXT]S25-3105

Hello,

Please see a subdivision application, S25-3105, attached for the RM of St. Andrews.

This is a 3-lot subdivision for three adjacent properties, located at 57, 63, and 69 Mirecki Road. Each existing lot would be subdivided into two lots.

As this was a joint application between the three property owners, three different application forms were used.

Thanks,



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

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

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

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

Planning and Development Services for the Municipalities of:

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

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**Bell MTS Subdivisions**

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



**May 12, 2025**

**File No.** S25-3105

**Attention:** Calvin So, M.C.P.  
Community Planning Assistant  
Red River Planning District  
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5  
Tel: 204-669-8880 Fax: 204-669-8882  
[calvin@rrpd.ca](mailto:calvin@rrpd.ca)

**RE:** Proposal to Subdivide  
57, 63, and 69 Mirecki Road  
RM of St. Andrews  
Registered Owner(s): Jonathan & Kimberley Walder, Peter Kroeker, Gilles R. Bage

---

Bell MTS has no new easement requirements with respect to your application numbered S25-3105.

Removal or relocation of existing Bell MTS facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.

Any existing Bell MTS services, easement agreements and or caveats affecting the lands to be subdivided will be brought forward on the new plan of subdivision unless otherwise specified.

Thank-you,  
Heather Dixon  
Network Services Associate  
[subdivisions@bellmts.ca](mailto:subdivisions@bellmts.ca)

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





**Archived:** June 9, 2025 3:47:59 PM

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

**Sent:** May 6, 2025 10:38:22 AM

**To:** [Calvin So](#)

**Subject:** RE: S25-3105

**Importance:** Normal

**Sensitivity:** None

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Good Morning,

On behalf of the Drainage & Water Rights Licencing Branch – Drainage Section, there are no concerns and no requirement for an authorization under the Water Rights Act as it appears there are no new water control works proposed for this subdivision. If water control works are proposed, an authorization under the Water Rights Act is required.

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

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

Thank you,

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

---

**From:** Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>

**Sent:** May 2, 2025 3:43 PM

**To:** Braeden <[Braeden@rmofstandrews.com](mailto:Braeden@rmofstandrews.com)>; +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; +WPG569 - Drainage <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; +WPG569 - Drinking Water - Subdivisions <[drinkingwater.subdivisions@gov.mb.ca](mailto:drinkingwater.subdivisions@gov.mb.ca)>; [bspurrill@lssd.ca](mailto:bspurrill@lssd.ca); +WPG569 - EnvCEInterlake <[EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca)>; [mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca); [subdivisioncirculars@hydro.mb.ca](mailto:subdivisioncirculars@hydro.mb.ca); [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); [projectmanagermanitoba@rci.rogers.com](mailto:projectmanagermanitoba@rci.rogers.com); [paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)

**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>; Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>

**Subject:** S25-3105

Hello,

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Thanks,

Calvin So, M.C.P.



**Community Planning Assistant  
Red River Planning District**

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

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

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Planning and Development Services for the Municipalities of:

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

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**Archived:** June 9, 2025 3:48:01 PM

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

**Sent:** May 7, 2025 10:56:17 AM

**To:** [Calvin So](#)

**Subject:** RE: S25-3105

**Importance:** Normal

**Sensitivity:** None

---

To whom it may concern,

In regards to the above subdivision proposal (S25-3105), Manitoba Environment and Climate Change, Environmental Compliance and Enforcement Branch, Interlake Region has reviewed the information provided for the proposal and has no concerns at this time.

Sincerely,

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

Environment Officer

Emergency Response Team member

**Manitoba Environment and Climate Change**

Environmental Compliance and Enforcement Branch, Interlake Region

Lower Level, 446 Main Street

Selkirk, MB R1A 1V7

Phone: (204) 785-0296

Fax: (204) 785-5024



**Environment and Climate Change**

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

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Please consider the environment before printing this e-mail

---

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

**Sent:** May 2, 2025 3:43 PM

**To:** Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; bspurrill@lssd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; mb.surveysplanning@teranet.ca; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca

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

**Subject:** S25-3105

Hello,

Please see a subdivision application, S25-3105, attached for the RM of St. Andrews.

This is a 3-lot subdivision for three adjacent properties, located at 57, 63, and 69 Mirecki Road. Each existing lot would be subdivided into two lots.

As this was a joint application between the three property owners, three different application forms were used.

Thanks,



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

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

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

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**Archived:** June 9, 2025 3:48:03 PM

**From:** [DiNella, Jeff](#)

**Sent:** May 9, 2025 11:01:50 AM

**To:** [Calvin So](#)

**Subject:** RE: S25-3105

**Importance:** Normal

**Sensitivity:** None

---

Hi Calvin

We have reviewed subdivision file 25-3105 and have no concerns. The proposed lots have frontage along a municipal road.

Thank You

**Jeff DiNella**

*Senior Development Review Technologist  
Manitoba Transportation and Infrastructure  
Highway Design*  
**Cell: (204) 430-7176**

1420-215 Garry Street  
Winnipeg, MB R3C 3P3



---

**From:** +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>

**Sent:** May 5, 2025 9:41 AM

**To:** DiNella, Jeff <[Jeff.DiNella@gov.mb.ca](mailto:Jeff.DiNella@gov.mb.ca)>

**Subject:** FW: S25-3105

No frontage, multiple lots

Comments due May 22, 2025

*Juanita Mowbray*

Roadside Development Support Technician  
Highway Design | Engineering and Technical Services  
1420-215 Garry St, Winnipeg MB R3C 3P3



Transportation and Infrastructure

---

**From:** Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>

**Sent:** May 2, 2025 3:43 PM

**To:** Braeden <[Braeden@rmofstandrews.com](mailto:Braeden@rmofstandrews.com)>; +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>;

+WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; +WPG569 - Drainage <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; +WPG569 - Drinking Water - Subdivisions <[drinkingwater.subdivisions@gov.mb.ca](mailto:drinkingwater.subdivisions@gov.mb.ca)>; [bspurrill@lssd.ca](mailto:bspurrill@lssd.ca); +WPG569 - EnvCEInterlake <[EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca)>; [mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca); [subdivisioncirculars@hydro.mb.ca](mailto:subdivisioncirculars@hydro.mb.ca); [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); [projectmanagermanitoba@rci.rogers.com](mailto:projectmanagermanitoba@rci.rogers.com); [paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)  
**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>; Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>  
**Subject:** S25-3105

Hello,

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Thanks,



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

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

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

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**DATE:** 2025-05-16

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

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

**SUBJECT: File: S25-3105**  
**AAS File: AAS-25-23470**  
**Proposed subdivision on lands located at 57, 63 and 69 Mirecki Road RM of St. Andrews (joint application among three property owners)**

### No Concerns at this Time

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

### Legislation

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

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

Historic Resources Branch  
Archaeological Assessment Services Unit

**Archived:** June 9, 2025 3:48:05 PM  
**From:** [Red River Planning District](#)  
**Sent:** May 16, 2025 3:50:45 PM  
**To:** [Valentina Esman](#)  
**Subject:** FW: S25-3105 - Email to Planning - Hydro File #2025-1598  
**Importance:** Normal  
**Sensitivity:** None

---

Hi Valentina,

Please see below, thank you.

Rajveer for,



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

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5  
Tel: 204-669-8880 Fax: 204-669-8882  
[www.redriverplanning.com](http://www.redriverplanning.com)

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---

**From:** SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>  
**Sent:** May 16, 2025 3:50 PM  
**To:** Red River Planning District <info@rrpd.ca>; jonwald93@gmail.com  
**Cc:** propertyacquisition@bellmts.ca; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>  
**Subject:** S25-3105 - Email to Planning - Hydro File #2025-1598



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

RE: Application(s) **S25-3105**

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

1. **Easements required**— Manitoba Hydro will require easements.

Manitoba Hydro will require the landowner to enter into a Statutory Easement Agreement(s) (“Agreements”) with Manitoba Hydro regarding existing and/or future facilities associated with the subdivision as set out in the above noted application. 'a0 'a0 This registration requirement will need to be included as a condition on the final Certificate of Approval.

2. **No easements required**— Centra Gas Manitoba Inc. has no easement requirements.
3. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
4. We have included the applicant—if the email address was not provided, please provide this letter to them.

### **Directions for the Applicant**

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

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

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

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

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

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





**Archived:** June 9, 2025 3:48:07 PM

**From:** +WPG1195 - Mines BR

**Sent:** May 12, 2025 3:20:25 PM

**To:** Calvin So

**Subject:** RE: S25-3105

**Importance:** Normal

**Sensitivity:** None

---

Good afternoon,

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

Thanks,

-Sahejpal S.

Office of the Mining Recorder Manitoba

[Mines\\_Br@gov.mb.ca](mailto:Mines_Br@gov.mb.ca)

---

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---

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

**Sent:** May 2, 2025 3:43 PM

**To:** Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; bspurrill@lssd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; mb.surveysplanning@teranet.ca; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca

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

**Subject:** S25-3105

Hello,

Please see a subdivision application, S25-3105, attached for the RM of St. Andrews.

This is a 3-lot subdivision for three adjacent properties, located at 57, 63, and 69 Mirecki Road. Each existing lot would be subdivided into two lots.

As this was a joint application between the three property owners, three different application forms were used.

Thanks,



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

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

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

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Planning and Development Services for the Municipalities of:

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**Archived:** June 9, 2025 3:48:09 PM  
**From:** [+WPG1166 - MIT Water Review](#)  
**Sent:** May 7, 2025 1:40:27 PM  
**To:** [Calvin So](#)  
**Cc:** [+WPG1166 - MIT Water Review](#)  
**Subject:** RE: S25-3103  
**Importance:** Normal  
**Sensitivity:** None

---

Hello Calvin,

We have no concerns regarding this proposal.  
Thank you,

**Matthew Sebesteny**

Flood Risk Mapping & Analysis Technician  
Hydrologic Forecasting & Water Management | Technical Services & Operations  
Manitoba Transportation and Infrastructure  
Second Floor – 280 Broadway | Winnipeg MB R3C 0R8

---

**From:** Calvin So <calvin@rrpd.ca>  
**Sent:** April 10, 2025 1:32 PM  
**To:** Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; mb.surveysplanning@teranet.ca; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca  
**Cc:** Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>  
**Subject:** S25-3103

Hello,

Please see a subdivision application, S25-3103, attached for the RM of East St. Paul.

This is a one-lot subdivision on 2925 Henderson Highway that realigns the property line between two lots, plus creating a 1 acre third lot.

Thanks,



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

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Tel: 204-669-8880 Fax: 204-669-8882  
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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](mailto:office@rmofstandrews.com)

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

## COMMUNITIES WORKING TOGETHER

May 14, 2025

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

Attn: Valentina Esman, Community Planner

### **RE: S25-3105 Subdivision (57, 63 & 69 Mirecki Road)**

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

#### **COMMENTS:**

**Public Works:** *There are 1-2 natural drains running through each of the lots making up the subject area. These natural drains must not be filled in, and any site development must work around them by way of a private culvert crossing or alternative method, acceptable to the Municipality. (See attached Lidar imagery for reference).*

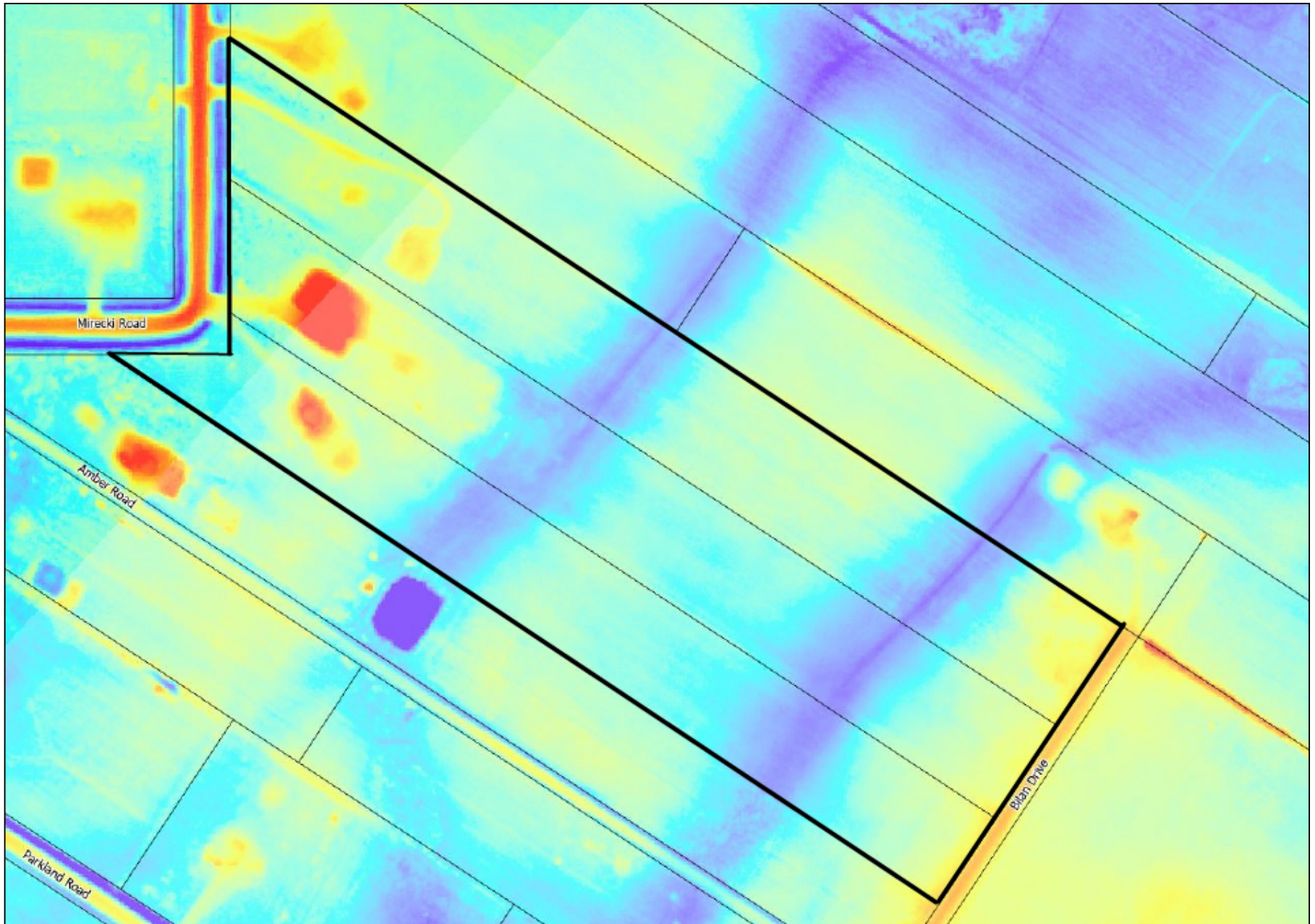
#### **CONDITIONS OF APPROVAL:**

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. preservation of existing natural drains;
  - c. installation of one (1) streetlamp at the intersection of Bilan Drive & Parkland Road;
  - d. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu;
  - e. payment of capital development levies for the creation of three (3) new lots; and
  - f. any other standard deemed necessary by the Municipality.
3. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.

**B. Bennett**

Braeden Bennett  
Planning & Economic Development Officer

Lidar Imagery of Subject Property – RM of St. Andrews



**Archived:** June 9, 2025 3:48:11 PM

**From:** [Project Manager - Manitoba](#)

**Sent:** May 5, 2025 4:06:05 PM

**To:** [Calvin So](#)

**Cc:** [hcsc@hydro.mb.ca](mailto:hcsc@hydro.mb.ca)

**Subject:** RE: S25-3105

**Importance:** Normal

**Sensitivity:** None

---

Hello,

Rogers doesn't have any concerns or easement requirements on this file.

Thank you,

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

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



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

---

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

**Sent:** Friday, May 2, 2025 2:43 PM

**To:** Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; hrb.archaeology@gov.mb.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; mines\_br@gov.mb.ca; drainage@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; bspurrill@lssd.ca; EnvCEInterlake@gov.mb.ca; mb.surveysplanning@teranet.ca; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; paul.shymko@canadapost.postescanada.ca

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

**Subject:** S25-3105

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Thanks,



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

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

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

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

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**Archived:** June 9, 2025 3:48:13 PM  
**From:** [Teranet Manitoba - Surveys Planning](#)  
**Sent:** May 2, 2025 5:53:57 PM  
**To:** [Calvin So](#)  
**Subject:** RE: S25-3105  
**Importance:** Normal  
**Sensitivity:** None

---

Good Afternoon

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required

Sincerely

**Garth Gislason | Plan Registration**, Surveys Department | Teranet Manitoba  
705 Princess Avenue, Brandon, MB R7A 0P4  
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB, R3C 2G1  
Office: 1.844.737.5684 | Extension 1823  
Email: [garth.gislason@teranet.ca](mailto:garth.gislason@teranet.ca)



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**From:** Calvin So <calvin@rrpd.ca>  
**Sent:** Friday, May 2, 2025 3:43 PM  
**To:** Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; hrb.archaeology@gov.mb.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; mines\_br@gov.mb.ca; drainage@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; bspurrill@lssd.ca; EnvCEInterlake@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca  
**Cc:** Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>  
**Subject:** S25-3105

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

Hello,

Please see a subdivision application, S25-3105, attached for the RM of St. Andrews.

This is a 3-lot subdivision for three adjacent properties, located at 57, 63, and 69 Mirecki Road. Each existing lot would be

subdivided into two lots.

As this was a joint application between the three property owners, three different application forms were used.

Thanks,



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

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

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

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

Planning and Development Services for the Municipalities of:

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

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**Archived:** June 9, 2025 3:48:15 PM

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

**Sent:** May 21, 2025 4:05:38 PM

**To:** [Calvin So Red River Planning District +WPG112 - AGRLandUse](#)

**Subject:** RE: S25-3105

**Importance:** Normal

**Sensitivity:** None

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File: S25-3105

Applicant: Multiple

Location: Pt of 57, 63 and 69 Mirecki Rd., RM of St. Andrews

Proposal: Subdivision of 3 rural residential parcels ranging in size from 6.97-acres, 7.73-acres and 8.92-acres resulting in 6 rural residential parcels ranging in size from 4.93-acres, 4.02-acres, 4-acres, 3.77-acres, 2.97-acres, and 4-acres

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The subdivision request proposes the subdivision of 3 rural residential parcels ranging in size from 6.97-acres, 7.73-acres and 8.92-acres resulting in 6 rural residential parcels ranging in size from 4.93-acres, 4.02-acres, 4-acres, 3.77-acres, 2.97-acres, and 4-acres. The proposed subdivision resides within a designated Agriculture Restricted Policy Area under the Red River Planning District Development Plan.

While subdivision for rural residential can be considered under Policy 4.2.11, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted Area as stated in the Development Plan:

4.2.b *"To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.";*

4.2.c *"To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.";* and

4.2.f *"To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector."*

Portions of the parcels have been under cultivation and the adjacent parcel to the north and east are under annual cultivation.

In addition, the proposed subdivision is characterized by predominately class 2 and 3 (prime) agricultural land. To further comply with the development plan The Planning District should verify that there is sufficient demonstrated demand prior to developing prime agricultural land.

Regards,

Tina

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

Land Use Specialist

Sustainable Agriculture Branch

[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)

T: 204-761-0701

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---

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

**Sent:** May 2, 2025 3:43 PM

**To:** Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB

Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; bspurrill@lssd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; mb.surveysplanning@teranet.ca; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca  
**Cc:** Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>  
**Subject:** S25-3105

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