

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of St. Clements

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 204-482-3300

Tuesday
July 22nd, 2025
6:00 PM

Council Chambers,
1043 Kittson Road East Selkirk,
RM of St. Clements, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

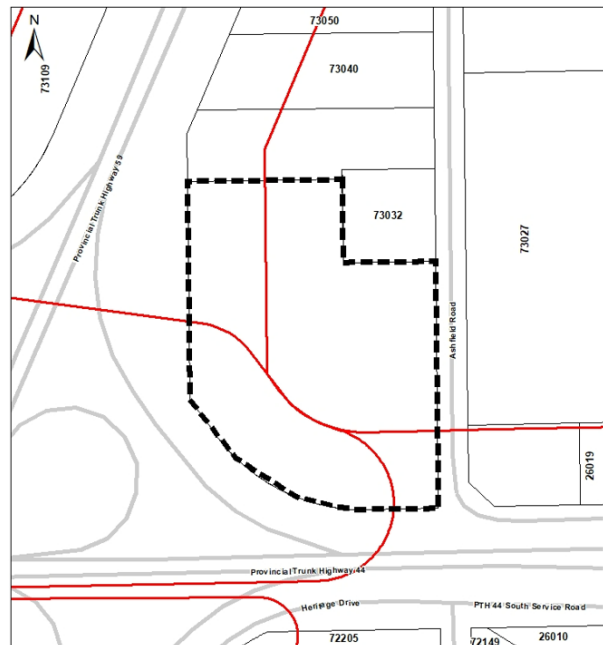
Application File: S25-3108

Applicant: McGowan Russel Group Inc.

Property Location: Ashfield Road, RM of St. Clements
Roll No. 249875
Legal: LOT 4 PLAN 71535 WLTO IN SE ¼ 8-13-5 EPM

Application Purpose:

The applicant is seeking to subdivide the subject land of one (1) lot into a total of 9 lots and new public road (ends with cul-de-sac) in "CH" Commercial Highway Zone.



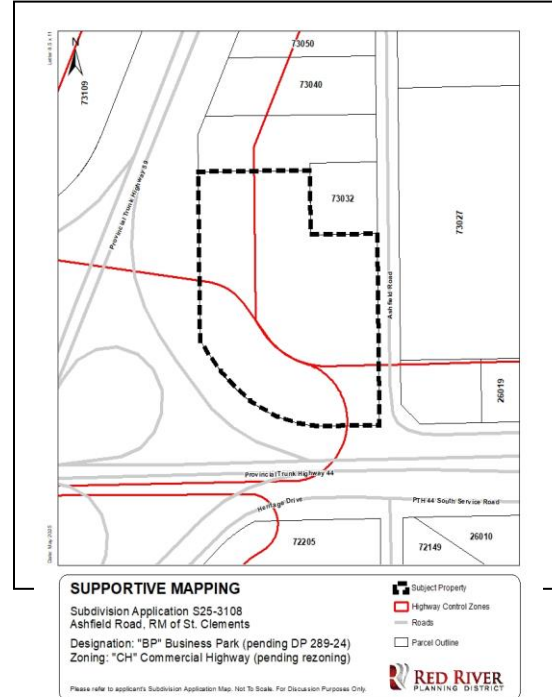
Zoning By-law Requirement	Proposed by Applicant
"CH" Highway Commercial zone requirements: Site area - 40,000 sq.ft/0.92 ac, site width- 150 ft.	Proposed total 9 lots: 1.36-2.02 ac in site area, 156.1-286.7 ft in site width

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 S25-3108

Date Prepared: June 24, 2025

Address:	Ashfield Rd, St. Clements
Legal Description:	Of part of SE ¼ Sec. 8-13-5 EPM being Lot 4, Plan 71535 WLTO
Roll Number(s):	249875
Zoning:	Current: “AR” Agricultural Restricted Proposed “CH” Highway Commercial
Development Plan:	“BP” Business Park
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

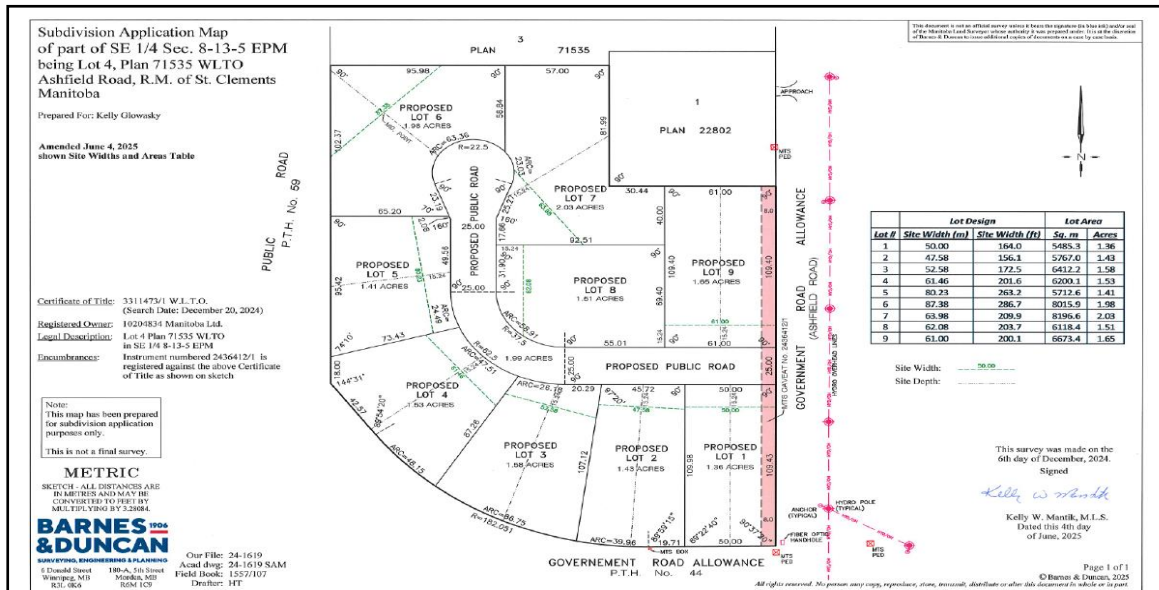
EXECUTIVE SUMMARY:

The subject property consists of one lot of 15.82 acres on title CT 3311473/1. The applicant is seeking to subdivide the subject land into a total of 9 lots and new public road (ends with cul-de-sac).

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

RECOMMENDATION – APPROVE WITH CONDITONS

1.0 PROPOSAL:



The subject property consists of one lot of 15.82 acres on title CT 3311473/1. The applicant is seeking to subdivide the subject land into a total of 9 lots and new public road (ends with cul-de-sac). The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of one lots of 15.82 acres on title CT 3311473/1. The applicant is seeking to subdivide the subject land into eight (8) additional lots

The subject land is designated *Business Park* 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 – 4.2 ac lot zoned Agricultural Restricted
- To the South – Provincial Trunk Highway 44 and then 24.5 ac lot zoned Commercial Highway
- To the East – Ashfield Road then 2.3-17.3 ac lots zoned Agricultural Limited
- To the West – Provincial Trunk Highway 59 then 39.92 ac lot zoned Agricultural Restricted

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

Land Use Designation: Business Park

Is a designation reserved for areas providing employment opportunities, where a mix of manufacturing, processing and commercial businesses are found. Developments within this designation have a higher level of development standards (e.g. exterior finishes, landscaping, etc.) and generate fewer nuisance related impacts than those found within the Industrial designation.

Objectives

- 4.8.a To make available an adequate supply of serviced land in appropriate locations to meet the ongoing needs of the Planning Area and Capital Region for various types of industry.
- 4.8.b To provide planned locations for business park developments, in an environmentally sustainable manner.
- 4.8.c To facilitate economic development by providing a supply of Business Park land adequate to meet the demand for development, as well as land in strategic locations which are accessible to major transportation infrastructure and can be supported by market conditions.
- 4.8.d To encourage industries with similar characteristics to cluster together to avoid land use incompatibilities with adjacent land uses and disruption of the established transportation system.
- 4.8.e To ensure that future business park development does not negatively impact on adjacent land uses.
- 4.8.f To reduce or eliminate land use conflicts between industry and other land uses both within the planning district and adjoining jurisdictions.
- 4.8.g To ensure that Business Park areas provide for a safe and healthy work environment, and are developed in a sustainable and environmentally safe manner.

Policies

- 4.8.1 Industries that are dependent upon an abundant supply of water and which may have a negative effect on the potable water supply will not be permitted in the rural business park areas.
- 4.8.2 Design guidelines shall be incorporated into municipal zoning by-laws and/or development agreements to ensure that the visual image of development is maintained, and that an overall high standard of development takes place.
- 4.8.3 The area located in the City of Selkirk between the northern limit of the Business Park and the sewage treatment plant may be provided with water service through an extension of the existing water distribution system or by private well.
- 4.8.4 Development of the existing Business Park in the City of Selkirk shall be directed to the north and west of the Business Park limits.
- 4.8.5. Industries presently located in non-business park areas should be encouraged to relocate to appropriate business park areas to reduce the impact or potential for impact of incompatible land uses. Should relocation of existing industry be impractical, steps should be taken to minimize the negative impact on adjoining property.
- 4.8.6 Expansion of business park lands should be staged according to the servicing pattern. Development priority should be given to lands already serviced.
- 4.8.7 While the purpose of the Business Park land use designation is to reserve land for employment opportunities, consideration may be given to allowing residential uses, so long as those residential uses are associated with, and deemed necessary to support, a primary business park / employment related use.
- 4.8.8 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:
 - 4.8.8.1 There is sufficient demand for the proposed development.
 - 4.8.8.2 The proposal is not wasteful of land.

4.8.8.3 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.

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

4.8.8.5 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.

4.8.8.6 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.

4.8.8.7 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.

4.8.8.8 The proposed development will have adequate surface water drainage.

4.8.8.9 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 to meet the general intent of the **RRPD Development Plan**. Conditions of subdivision approval are required in order to ensure continued conformance with the RRPD Development Plan policy.

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

The proposed subdivision is located within an Agricultural Restricted zone, as per the R.M of St Clements Zoning By-law. **There is however an application in place to rezone from “Agriculture Restricted” to “CH” Highway Commercial.** The Highway Commercial Zone has a minimum site area requirement of 40,000 sq.ft and a minimum site width requirement of 150 ft.

Zone: Recreation Tourism			
Site Area	Required	Proposed	Note
Proposed Lot 1	40,000 sq. ft/0.92 ac	1.36 acres	In Compliance
Proposed Lot 2	40,000 sq. ft/0.92 ac	1.43 acres	In Compliance
Proposed Lot 3	40,000 sq. ft/0.92 ac	1.58 acres	In Compliance
Proposed Lot 4	40,000 sq. ft/0.92 ac	1.53 acres	In Compliance
Proposed Lot 5	40,000 sq. ft/0.92 ac	1.41 acres	In Compliance
Proposed Lot 6	40,000 sq. ft/0.92 ac	1.98 acres	In Compliance
Proposed Lot 7	40,000 sq. ft/0.92 ac	2.02 acres	In Compliance
Proposed Lot 8	40,000 sq. ft/0.92 ac	1.51 acres	In Compliance
Proposed Lot 9	40,000 sq. ft/0.92 ac	1.65 acres	In Compliance
Site Width	Required	Proposed	Note
Proposed Lot 1	150 ft	164.042 ft	In Compliance
Proposed Lot 2	150 ft	156.1 ft	In Compliance
Proposed Lot 3	150 ft	172.5 ft	In Compliance
Proposed Lot 4	150 ft	201.6 ft	In Compliance
Proposed Lot 5	150 ft	263.2 ft	In Compliance
Proposed Lot 6	150 ft	286.7 ft	In Compliance
Proposed Lot 7	150 ft	209.9 ft	In Compliance
Proposed Lot 8	150 ft	179.5 ft	In Compliance
Proposed Lot 9	150 ft	200.1 ft	In Compliance

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services <ul style="list-style-type: none">- Proposed: Septic Field- 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- Required: Municipality / Province is authority responsible for roadway
Drainage <ul style="list-style-type: none">- Proposed: Ditches- 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	<ol style="list-style-type: none">1. Taxes on the lands to be subdivided for the current year and any arrears have been paid;2. Required applicable fees to be paid as per By-Law 8-2023;3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;4. An engineered road and drainage plan be prepared as per Municipal Servicing Standards;5. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:<ol style="list-style-type: none">a. Drainage;b. Drainage Plan of Easement.6. Road naming has been approved as per the Road Naming Policy 324. Manitoba Land Surveyor to include approved road name on the Plan of Subdivision;7. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council;8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:<ol style="list-style-type: none">a. Engineered road and drainage plan;b. Letter of credit for road and drainage construction;c. Administration fee and capital development fees;d. Security deposit for charges that the Municipality may incur throughout the development process;e. Installation of street lighting.
Manitoba Agriculture and Resource Development	The proposed subdivision resides within a designated Rural Business Park Policy Area; no comments.

Manitoba Infrastructure - Highway Planning and Design Branch	<p>No concerns</p> <p>The proposed lots do not have frontage along a highway under our jurisdiction</p>
Manitoba Environment, Climate and Parks: Water Stewardship Division	<p>On behalf of the Drainage & Water Rights Licencing Branch – Drainage Section, a License to Construct Water Control Works is required for the works associated with the subdivision development. A Technical Drainage plan must be provided with the application in accordance with section 3 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> <p>Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.</p>
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 the above subdivision proposal (S25-3108), 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. Please note that for all lots less than 0.8 hectares, holding tanks are the only option for sewage disposal.
Manitoba Sport, Culture and Heritage – Historic Resources Branch	<p>No immediate heritage concerns</p> <p>The potential to impact 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.</p> <p>[See full correspondent attached to Council’s package]</p>
Manitoba Transportation and Infrastructure – Water Management	We have no concerns regarding this proposal.

UTILITIES

MB Hydro and Centra Gas	Manitoba Hydro and Centra Gas Manitoba Inc. will require easements
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 3.6M Easement.</p> <p>[See full correspondent attached to Council’s package]</p>
Rogers Communications	No concerns of easement requirement

OTHER AGENCIES

School Division	No comments as of date of this report.
Canada Post	No requirements

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 one lot of 15.82 acres on title CT 3311473/1. The applicant is seeking to subdivide the subject land into a total of 9 lots and new public road (ends with cul-de-sac).

The proposed subdivision is located within an Agricultural Restricted zone, as per the R.M of St Clements Zoning By-law. There is however an application in place to rezone from "Agriculture Restricted" to "CH" Highway Commercial. The Highway Commercial Zone has a minimum site area requirement of 40,000 sq.ft and a minimum site width requirement of 150 ft.

After circulation to the agencies, no immediate objections or concerns were raised, MB Hydro and Gas will require an easement.

Application resides (after rezoning for "CH" zone approval) with both St. Clements Zoning By-Law and RRPD Development plan.

Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **Be Approved Subject to Conditions.**

9.0 RECOMMENDED CONDITONS:

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

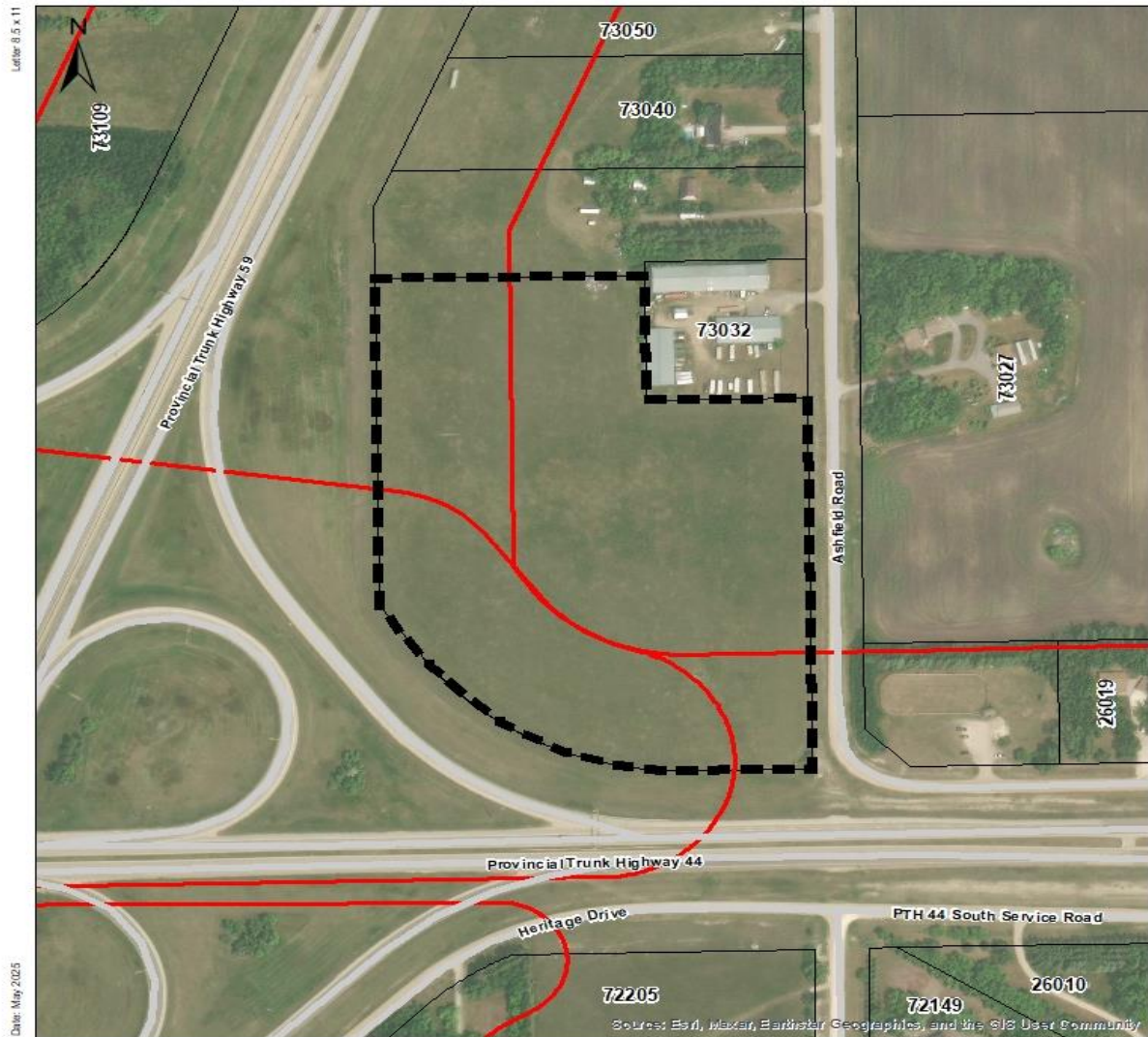
1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
 - a) Taxes on the lands to be subdivided for the current year and any arrears have been paid;
 - b) Required applicable fees to be paid as per By-Law 8-2023;
 - c) Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;
 - d) An engineered road and drainage plan be prepared as per Municipal Servicing Standards;
 - e) Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - I. Drainage;
 - II. Drainage Plan of Easement.
 - f) Road naming has been approved as per the Road Naming Policy 324.
 - g) Manitoba Land Surveyor to include approved road name on the Plan of Subdivision;
2. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council;
3. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Engineered road and drainage plan;
 - b. Letter of credit for road and drainage construction;
 - c. Administration fee and capital development fees;
 - d. Security deposit for charges that the Municipality may incur throughout the development process;
 - e. Installation of street lighting.
4. Applicant / owner submits written confirmation from **Manitoba Hydro and Centra Gas** that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by *The Real Property Act*, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.
5. 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.
6. Applicant / owner successfully rezones subject lands to “CH” Highway Commercial, as proposed within Zoning By-law Amendment No. BL-12,2025.
7. 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. Gregory Sim, Survey Coordinator PROPERTYACQUISITION@bellmts.ca

REQUIREMENTS

- A. The Winnipeg Land Titles Office will require a Plan of Subdivision as proposed.. Please submit the surveyor's final plan tentatively approved by the Examiner of Surveys: one (1) original mylar, one (1) 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. Clements, MB Hydro and Gas.

APPENDIX A – RRPD LOCATION MAPS



SUPPORTIVE MAPPING

Subdivision Application S25-3108
Ashfield Road, RM of St. Clements

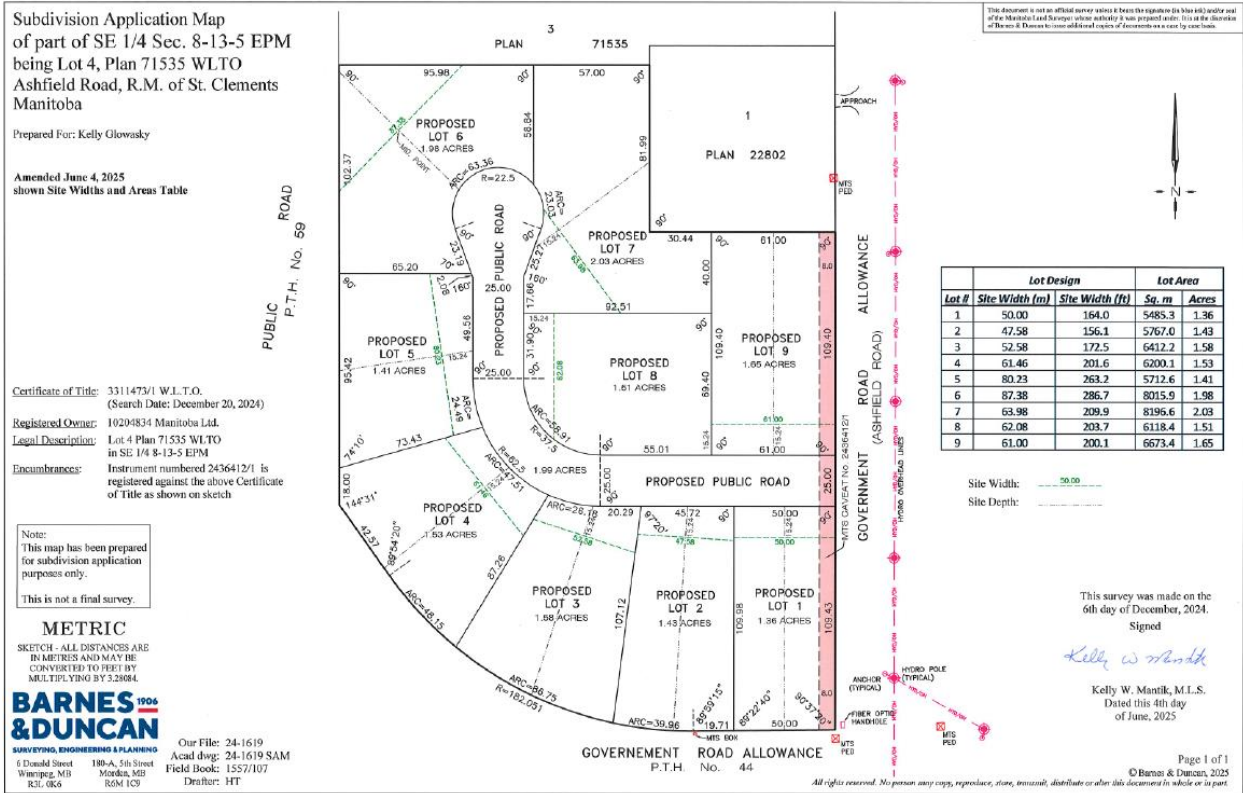
Designation: "BP" Business Park (pending DP 289-24)
Zoning: "CH" Commercial Highway (pending rezoning)

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

- Subject Property
- Highway Control Zones
- Roads
- Parcel Outline



APENDIX B – SUBDIVISION APPLICATION MAP



APPENDIX C – CIRCULATION COMMENTS:

Archived: June 4, 2025 11:14:11 AM
From: [Harms, Tina](#)
Sent: May 30, 2025 2:16:03 PM
To: [Calvin So Red River Planning District](#)
Subject: RE: S25-3108
Importance: Normal
Sensitivity: None

Good afternoon,

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

Thanks,
Tina

Tina Harms, M.Sc., P.Ag.
Land Use Specialist
Sustainable Agriculture Branch
Tina.Harms@gov.mb.ca
T: 204-761-0701

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From: Calvin So <calvin@rrpd.ca>
Sent: May 13, 2025 12:10 PM
To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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 - 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; kmcdonald@lssd.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: S25-3108

Hello,

Please see a subdivision application, S25-3108, attached for the RM of St. Clements.

This is a 8-lot subdivision on Ashfield Road, resulting in 9 commercial highway-zoned lots ranging from 1.36 to 2.02 acres.

Please note there is an associated rezoning application that was submitted to rezone the property from AR – Agricultural Restricted to CH – Commercial Highway. The property also has a development plan amendment application where third reading will be read in the May 21st RRPD Board Meeting, redesignating this property from Agricultural Restricted to Business Park.

Thanks,



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

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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Bell MTS Subdivisions

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



May 21, 2025

File No. S25-3108

Attention: Calvin So

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

**Proposal to Subdivide
Part of SE ¼ Sec. 8-13-05 EPM
Being lot 4, Plan 71535 WLTO
Ashfield Road, R.M of St. Clements, Manitoba
Registered Owner(s): 10204834 Manitoba Ltd
8 Lot Subdivision**

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**.

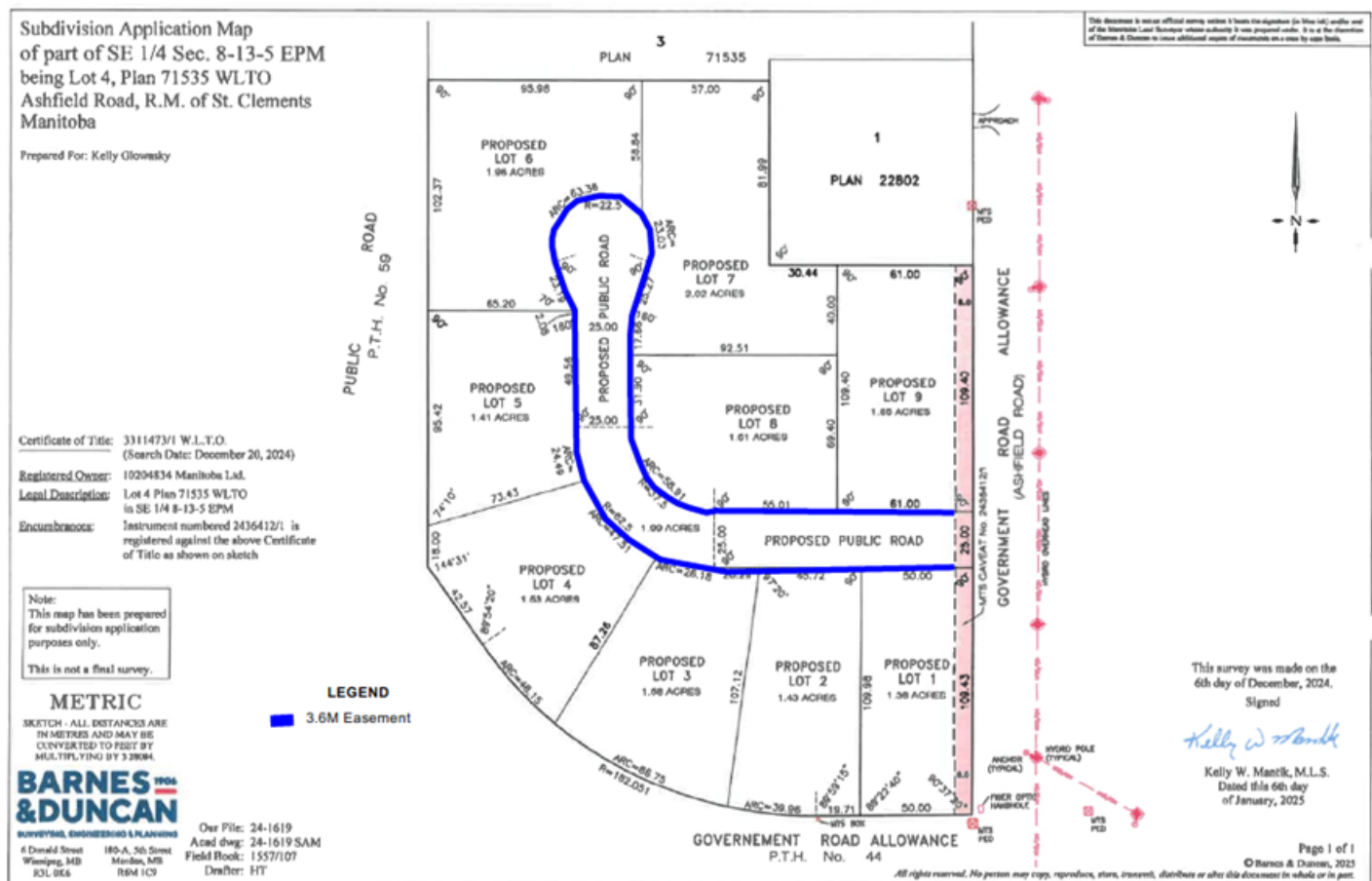
As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register 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 to the attention of Gregory Sim - 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





Archived: June 4, 2025 11:15:01 AM

From: [SHYMKO, Paul](#)

Sent: May 14, 2025 11:49:58 AM

To: [Calvin So](#)

Subject: RE: S25-3108

Importance: Normal

Sensitivity: None

Canada Post has no requirements of this applicant.

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



From: Calvin So <calvin@rrpd.ca>

Sent: May-13-25 12:10 PM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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; envceinterlake@gov.mb.ca; mb.surveysplanning@teranet.ca; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; kmcdonald@lssd.ca

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

Subject: S25-3108

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[Report Suspicious](#)

Hello,

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Thanks,



Calvin So, M.C.P.
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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 4, 2025 11:15:37 AM

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

Sent: May 23, 2025 10:44:24 AM

To: [Calvin So](#)

Subject: RE: S25-3108

Importance: Normal

Sensitivity: None

Attachments:

[Subdivision Development Proposals Guide.pdf](#) 

Good Morning,

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 the subdivision development. A Technical Drainage plan must be provided with the application in accordance with section 3 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 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

Thank you,

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

From: Calvin So <calvin@rrpd.ca>

Sent: May 13, 2025 12:10 PM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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 - 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; kmcdonald@lssd.ca

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

Subject: S25-3108

Hello,

Please see a subdivision application, S25-3108, attached for the RM of St. Clements.

This is a 8-lot subdivision on Ashfield Road, resulting in 9 commercial highway-zoned lots ranging from 1.36 to 2.02 acres.

Please note there is an associated rezoning application that was submitted to rezone the property from AR – Agricultural Restricted to CH – Commercial Highway. The property also has a development plan amendment application where third reading will be read in the May 21st RRPD Board Meeting, redesignating this property from Agricultural Restricted to Business Park.

Thanks,



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

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

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

www.redriverplanning.com

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Archived: June 4, 2025 11:15:51 AM

From: [Dorward, Kurt](#)

Sent: May 15, 2025 2:32:25 PM

To: [Calvin So](#)

Subject: RE: S25-3108

Importance: Normal

Sensitivity: None

To whom it may concern,

In regards to the above subdivision proposal (S25-3108), 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. Please note that for all lots less than 0.8 hectares, holding tanks are the only option for sewage disposal.

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 13, 2025 12:10 PM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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 - 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; kmcdonald@lssd.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
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Archived: June 4, 2025 11:16:08 AM

From: [Project Manager - Manitoba](#)

Sent: May 23, 2025 4:01:58 PM

To: [Calvin So](#)

Cc: [SM-HCSC](#)

Subject: RE: S25-3108

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



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

From: Calvin So <calvin@rrpd.ca>

Sent: Tuesday, May 13, 2025 11:10 AM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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; 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; kmcdonald@lssd.ca

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

Subject: S25-3108

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

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Archived: June 4, 2025 11:16:22 AM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: May 13, 2025 2:22:31 PM
To: [Calvin So](#)
Subject: RE: S25-3108
Importance: Normal
Sensitivity: None

Good Afternoon,

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Thank you,

Stacey Tummillo | Plan Registration | Teranet Manitoba

Stacey.Tummillo@teranet.ca




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From: Calvin So <calvin@rrpd.ca>

Sent: May 13, 2025 12:10 PM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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; envceinterlake@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca; kmcdonald@lssd.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: S25-3108

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Thanks,



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DATE: 2025-05-27

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

FROM: Archaeological Assessment Services Unit
Historic Resources Branch
Manitoba Sport, Culture, Heritage and Tourism
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB
R3B 1N3

FOR: McGowan Russell Group Inc.
825 St. Joseph Street, Winnipeg MB R2H 3A8

T: (204) 945-2118 F: (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: Subdivision Application S25-3108
AAS File AAS-25-23508
McGowan Russell Group Inc. – Attn: Melissa Neirinck

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*

June 3, 2025

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

Attention: Community Planner

Re: **Subdivision No. S25-3108**
McGowan Russel Group Inc.

Along with any requirements provided by commenting agencies, Administration for the R.M. of St. Clements has the following requirements:

1. Taxes on the lands to be subdivided for the current year and any arrears have been paid;
2. Required applicable fees to be paid as per By-Law 8-2023;
3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;
4. An engineered road and drainage plan be prepared as per Municipal Servicing Standards;
5. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Drainage;
 - b. Drainage Plan of Easement.
6. Road naming has been approved as per the Road Naming Policy 324. Manitoba Land Surveyor to include approved road name on the Plan of Subdivision;
7. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council;
8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Engineered road and drainage plan;
 - b. Letter of credit for road and drainage construction;
 - c. Administration fee and capital development fees;
 - d. Security deposit for charges that the Municipality may incur throughout the development process;
 - e. Installation of street lighting.

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
East Selkirk, Manitoba, R0E 0M0
Office Phone: 204-482-3300
Winnipeg Phone: 204-474-2642
Toll Free: 1-888-797-8725
Fax: 204-482-3098
Email: info@rmofstclements.com
www.rmofstclements.com



St. Clements
The place to be

Should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,

Kayla Kozoway, CMMA
Planning Clerk

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
East Selkirk, Manitoba, R0E 0M0
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