

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 on (204)738-2264.

Tuesday
September 9th, 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: S25-3109

Applicant: Landmark Planning & Design Inc.

Property Location: **Address:** 326 River Road and Walter St, St. Andrews
Roll: 26900, 27302, 27314
Legal: River Lots 56, 57 & 58, Parish of St. Andrews including Lot 3, Block 1 and Block 2 Plan No. 56375

Application Purpose:

The applicant proposes to subdivide the subject land of 8.83 acres, 5.01 acres and 7.93 acres into total of 24 lots (20 residential, 1 public reserve and 3 residual) and new road (with two cul-de-sacs) proposed in the “RR” Rural Residential zone.



Zoning By-law Requirement	Proposed by Applicant
“RR” - Rural Residential zone: Lot Size Requirement 1.38 site area(min), 198 site width(min.)	Total 24 lots: Site area - 0.6-1.15 ac, Site width - 71-195 ft and new road (with 2 cul-de-sacs)

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 S25-3109

Date Prepared: June 27, 2025

Address:	326 River Road and Walter St, St. Andrews
Legal Description:	Being part of River Lots 56, 57 & 58, Parish of St. Andrews including Lot 3, Block 1 and Block 2 Plan No. 56375
Roll Number(s):	26900, 27302 and 27314
Zoning:	“RR” Rural Residential
Development Plan:	“GD” General Development
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

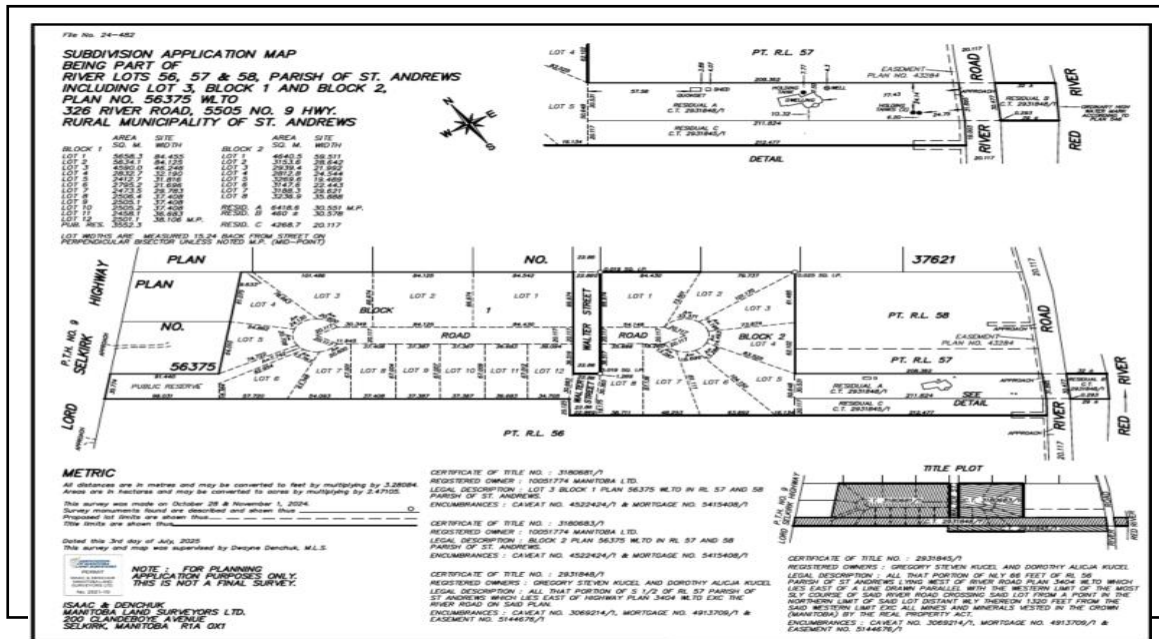
EXECUTIVE SUMMARY:

The subject property consists of three separate lots of 8.83 acres, 5.01 acres and 7.93 acres on titles CT 3180681/1, 3180683/1, 2931848/1 and 2931845/1. The applicant is seeking to subdivide the subject land into a total of 24 lots (20 residential, 1 public reserve and 3 residual), new road (with two cul-de-sacs) proposed.

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

RECOMMENDATION – NOT APPROVE

1.0 PROPOSAL:



The subject property consists of three separate lots of 8.83 acres, 5.01 acres and 7.93 acres on titles CT 3180681/1, 3180683/1, 2931848/1 and 2931845/1. The applicant is seeking to subdivide the subject land into a total of 24 lots (20 residential, 1 public reserve and 3 residual), new road (with two cul-de-sacs) 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 separate lots of 8.83 acres, 5.01 acres and 7.93 acres on titles CT 3180681/1, 3180683/1, 2931848/1 and 2931845/1. The applicant is seeking to subdivide the subject land into a total of 24 lots (20 residential, 1 public reserve and 3 residual), new road (with two cul-de-sacs) proposed.

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

- To the North – 2.9-1.8 ac lots zoned Rural Residential
- To the South – 1-8.79 ac lots zoned Rural Residential
- To the East – River Road and Red River
- To the West – PTH 9 then 5 ac lot zoned Rural Residential

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

Land Use Designation: General Development

General Development is a designation for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services is planned. Neighborhood commercial development that offer local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors. Applicable Subdivision Objectives/Policies for Consideration are listed as follows:

Objectives

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

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

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

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

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

Policies

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

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

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

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

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

4.6.14.1 There is sufficient demand for the proposed development.

4.6.14.2 The proposal is not wasteful of land.

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

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

4.6.14.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least

interferes with through traffic on provincial roads and highways.

6.14.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.

4.6.14.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.

4.6.14.8 The proposed development will have adequate surface water drainage.

4.6.14.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

The proposed subdivision application appears to **not 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. 4066):

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

Zone: Rural Residential			
Site Area	Required	Proposed	Note
Block 1			
Proposed Lot 1	1.38 acres	1.4 acres	In Compliance
Proposed Lot 2	1.38 acres	1.39 acres	In Compliance
Proposed Lot 3	1.38 acres	1.13 acres	Not in compliance
Proposed Lot 4	1.38 acres	0.7 acres	Not in compliance
Proposed Lot 5	1.38 acres	0.6 acres	Not in compliance
Proposed Lot 6	1.38 acres	0.69 acres	Not in compliance
Proposed Lot 7	1.38 acres	0.61 acres	Not in compliance
Proposed Lot 8 to 10	1.38 acres	0.62 acres	Not in compliance
Proposed Lot 11	1.38 acres	0.61 acres	Not in compliance
Proposed Lot 12	1.38 acres	0.62 acres	Not in compliance
<i>Public Reserve Lot</i>			N/A
Block 2			
Proposed Lot 1	1.38 acres	1.15 acres	Not in compliance
Proposed Lot 2	1.38 acres	0.75 acres	Not in compliance
Proposed Lot 3	1.38 acres	0.73 acres	Not in compliance
Proposed Lot 4	1.38 acres	0.69 acres	Not in compliance
Proposed Lot 5	1.38 acres	0.81 acres	Not in compliance
Proposed Lot 6	1.38 acres	0.78 acres	Not in compliance
Proposed Lot 7	1.38 acres	0.79 acres	Not in compliance
Proposed Lot 8	1.38 acres	0.8 acres	Not in compliance
<i>Residual A</i>	1.38 acres	1.59 acres	In Compliance
<i>Residual B</i>	1.38 acres	0.11 acres	Not in compliance
<i>Residual C</i>	1.38 acres	1.06 acres	Not in compliance

Site Width	Required	Proposed	Note
Block 1			
Proposed Lot 1	198 ft	277 ft	In Compliance
Proposed Lot 2	198 ft	275.9 ft	In Compliance
Proposed Lot 3	198 ft	151.7 ft	Not in Compliance
Proposed Lot 4	198 ft	102.3 ft	Not in Compliance
Proposed Lot 5	198 ft	104.4 ft	Not in Compliance
Proposed Lot 6	198 ft	71.2 ft	Not in Compliance
Proposed Lot 7	198 ft	97.7 ft	Not in Compliance
Proposed Lot 8	198 ft	122.7 ft	Not in Compliance
Proposed Lot 9	198 ft	122.7 ft	Not in Compliance
Proposed Lot 10	198 ft	122.7 ft	Not in Compliance
Proposed Lot 11	198 ft	120.3 ft	Not in Compliance
Proposed Lot 12	198 ft	125 ft	Not in Compliance
<i>Public Reserve Lot</i>			<i>N/A</i>
Block 2			
Proposed Lot 1	198 ft	195.2 ft	Not in Compliance
Proposed Lot 2	198 ft	94 ft	Not in Compliance
Proposed Lot 3	198 ft	72.1 ft	Not in Compliance
Proposed Lot 4	198 ft	80.5 ft	Not in Compliance
Proposed Lot 5	198 ft	64 ft	Not in Compliance
Proposed Lot 6	198 ft	73.6 ft	Not in Compliance
Proposed Lot 7	198 ft	97.2 ft	Not in Compliance
Proposed Lot 8	198 ft	117.7 ft	Not in Compliance
<i>Residual A</i>	198 ft	100.2 ft	Not in Compliance
<i>Residual B</i>	198 ft	100.3 ft	Not in Compliance
<i>Residual C</i>	198 ft	66 ft	Not in Compliance

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

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services
<ul style="list-style-type: none"> - Proposed: Municipal sewer - Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water
<ul style="list-style-type: none"> - Proposed: Individual Well - Required: As per municipal / Province of Manitoba standards
Road Standards
<ul style="list-style-type: none"> - Proposed: New road proposed - 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	<p>Public Works: A Drainage & Stormwater Management Plan is required. Council should also consider opening the section of Walter Road, between Deer Rapids Drive and Gusnowsky Road East, as a secondary point of access. This could be required of the Developer or as planned road upgrade by the Municipality in the near future.</p> <p>Infrastructure: Suggest considering the installation of a gravity sewer upstream of the existing curb stops at Walter Street and exploring the feasibility of one central well to service the 20 homes. As of today, there are 333 sewer service connections online in the system, with several additional connections pending inspection.</p> <p>Recreation: We support the proposed trail connection from the reserve space, with a preference to minimize tree removal by aligning the path alongside or through existing tree cover where feasible. While an asphalt path is more desirable, a gravel surface similar to the PTH 9 trail is acceptable. Additional amenities may be considered but are not required for final approval.</p> <p>Municipal Safety / Fire Department: Ensure adequate (65') paved cul-de-sac radius for emergency apparatus turnaround. Consider requiring a well to be installed by the Developer for emergency purposes to supplement our limited water supply.</p> <p>Municipality:</p> <ol style="list-style-type: none">1. Applicant / Owner submits confirmation in writing from the Municipality stating that:<ol style="list-style-type: none">a) taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;b) payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.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">a) an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;b) an engineered road plan and profile;c) an engineered sewer utility servicing plan;d) road upgrades to Walter Street;e) installation of a well or other suitable alternative to supplement the Fire Department's water supply for fire protection;f) installation of ornamental streetlights;g) walking trail requirements;
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	<ul style="list-style-type: none"> h) construction timelines; i) dedication of public reserve lands, not exceeding 10% of the subject land, payment in lieu, or acceptable combination; j) payment of capital development levies for the creation of seventeen (17) new lots; and k) any other standard deemed necessary by the Municipality. <p>3. Applicant/Owner enter into a drainage and/or right-of-way easement(s) with the Municipality, if required.</p> <p>4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.</p>
Manitoba Agriculture and Resource Development	<p>No comments</p> <p>The proposed subdivision resides within a designated General Development Policy Area;</p>
Manitoba Infrastructure - Highway Planning and Design Branch	<p>Based on the information available, we do not object to this subdivision. Please be advised that PTH 9 is a Limited Access Highway and Manitoba Transportation and Infrastructure will not approve any direct property access. In addition, Manitoba Transportation and Infrastructure will not approve any additional direct property access onto PR 238 (River Road) nor any increase in use of the existing residential access to the eastern residual. If there are any changes in land use and/or future development of the residual, access rationalization will be undertaken which may include access removal.</p> <p>[See full correspondent attached to Council's package]</p>
Manitoba Environment, Climate and Parks: Water Stewardship Division	<p>On behalf of the Drainage & Water Rights Licencing Branch – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide.</p> <p>Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.</p> <p>Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.</p>
Winnipeg Land Titles Office (Teranet Manitoba)	<p>A Plan of Survey to address the differing surface rights followed by a Plan of Subdivision as proposed are required.</p>
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	<p>No concerns at this time.</p>
Manitoba Sport, Culture and Heritage – Historic Resources Branch	<p>Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. Notably, the subdivision footprint is located along a major waterway corridor, the Red River, in proximity to known archaeological sites, former historic parish buildings and historic cart trails. These factors,</p>

	<p>although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources. Therefore, the Historic Resources Branch has concerns.</p> <p>[See full correspondent attached to Council's package]</p>
Manitoba Transportation and Infrastructure – Water Management	<p>The land in the proposed subdivision's residual, currently a part of existing roll no. 26900. is within the Lower Red River Designated Flood Area and so is subject to Section 17 of the Water Resources Administration Act and the Designated Flood Area Regulation. All permanent structures within the Lower Red River Designated Flood Area must meet certain requirements for minimum elevations of flood protection measures.</p> <p>Available topographic information, obtained by LiDAR, indicates natural ground elevations at the site range from approximately 224.03 metres (735 feet) to 231.95 metres (761 feet) CGVD28. The minimum criteria which Water Management, Planning and Standards is now utilizing in assessing the flood hazard is the 200-year flood or flood of record, whichever is greater. The 200-year flood protection level for this location is approximately 227.31 metres (745.76 feet) CGVD28.</p> <p>Water Management, Planning and Standards recommends that construction of permanent structures on this subdivision should only occur on lands above or raised to the flood protection level of 227.31 metres (745.76 feet) CGVD28. [See full correspondent attached to Council's package]</p>
Mines Branch	<p>Mines Branch has no concerns as there is no identified medium or high potential aggregate in the area</p>

UTILITIES

MB Hydro and Centra Gas	<p>Manitoba Hydro will require easements</p> <p>Centra Gas Manitoba Inc. has no easement requirements.</p> <p>[See full correspondent attached to Council's package]</p>
BellMTS	<p>Bell MTS will require easements and requests that as a condition of approval for this subdivision proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("MTS") for existing and/or future telecommunications facilities in connection with the subdivision for 1.5M & 3.6M easements as shown below. [See full correspondent attached to Council's package]</p>
Rogers Communications	<p>Will require a "Blanket" easement [See full correspondent attached to Council's package]</p>

OTHER AGENCIES

School Division	<p>We wish to acquire 10% of the property development in cash as per applicable legislation (The Planning Act Subsection 136(1))</p>
Canada Post	<p>No comments received</p>

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 separate lots of 8.83 acres, 5.01 acres and 7.93 acres on titles CT 3180681/1, 3180683/1, 2931848/1 and 2931845/1. The applicant is seeking to subdivide the subject land into a total of 24 lots (20 residential, 1 public reserve and 3 residual), new road (with two cul-de-sacs) proposed.

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

The majority of proposed lots are less than 1.38 ac (between 0.6-1.15 ac) in site area and less than 198 ft (between 71-195 ft) in site width and will require a variances to bring it into compliance by a R.M of St. Andrews Zoning By-law.

Although, accordingly to the MPA section 97(2) – “A variance order must not be made if it makes a change of land use”: to vary site area from **1.38 ac to 0.6 ac** as well as site width from **198 ft to 71 ft** – it is change from *Rural Use to Urban or Suburban* use of land which will require a new zone/rezoning proposal.

The proposed subdivision application appears not to meet with the RRPD Development Plan and “GD” General development designation and not adheres to Manitoba Planning Act.

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

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

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

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:
 - c) 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;
 - d) 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:
 - l) an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - m) an engineered road plan and profile;
 - n) an engineered sewer utility servicing plan;
 - o) road upgrades to Walter Street;
 - p) installation of a well or other suitable alternative to supplement the Fire Department's water supply for fire protection.
 - q) installation of ornamental streetlights;
 - r) walking trail requirements;
 - s) construction timelines;
 - t) dedication of public reserve lands, not exceeding 10% of the subject land, payment in lieu, or acceptable combination;
 - u) payment of capital development levies for the creation of seventeen (17) new lots; and
 - v) any other standard deemed necessary by the Municipality.
3. Applicant/Owner enter into a drainage and/or right-of-way easement(s) with the Municipality, if required.
4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.
5. Applicant/Owner to apply for the lot size and lot width variances as required.
6. Applicant / owner 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.
7. Applicant / owner to submit written confirmation from **Manitoba Sport, Culture and Heritage** (Manitoba Historic Resources Branch – Archaeological Assessment Services) that a Heritage Resources Impact Assessment has been completed for the planned area at their own expense and any mitigation processes required have been completed to the satisfaction of Manitoba Historic Resources Branch (Archaeological Assessment Services Unit, Historic Resources Branch, Main Floor – 213 Notre Dame Avenue, Winnipeg, MB ,R3B1N3 , T: (204) 945-2118 F: (204) 948-2384 , HRB.archaeology@gov.mb.ca.

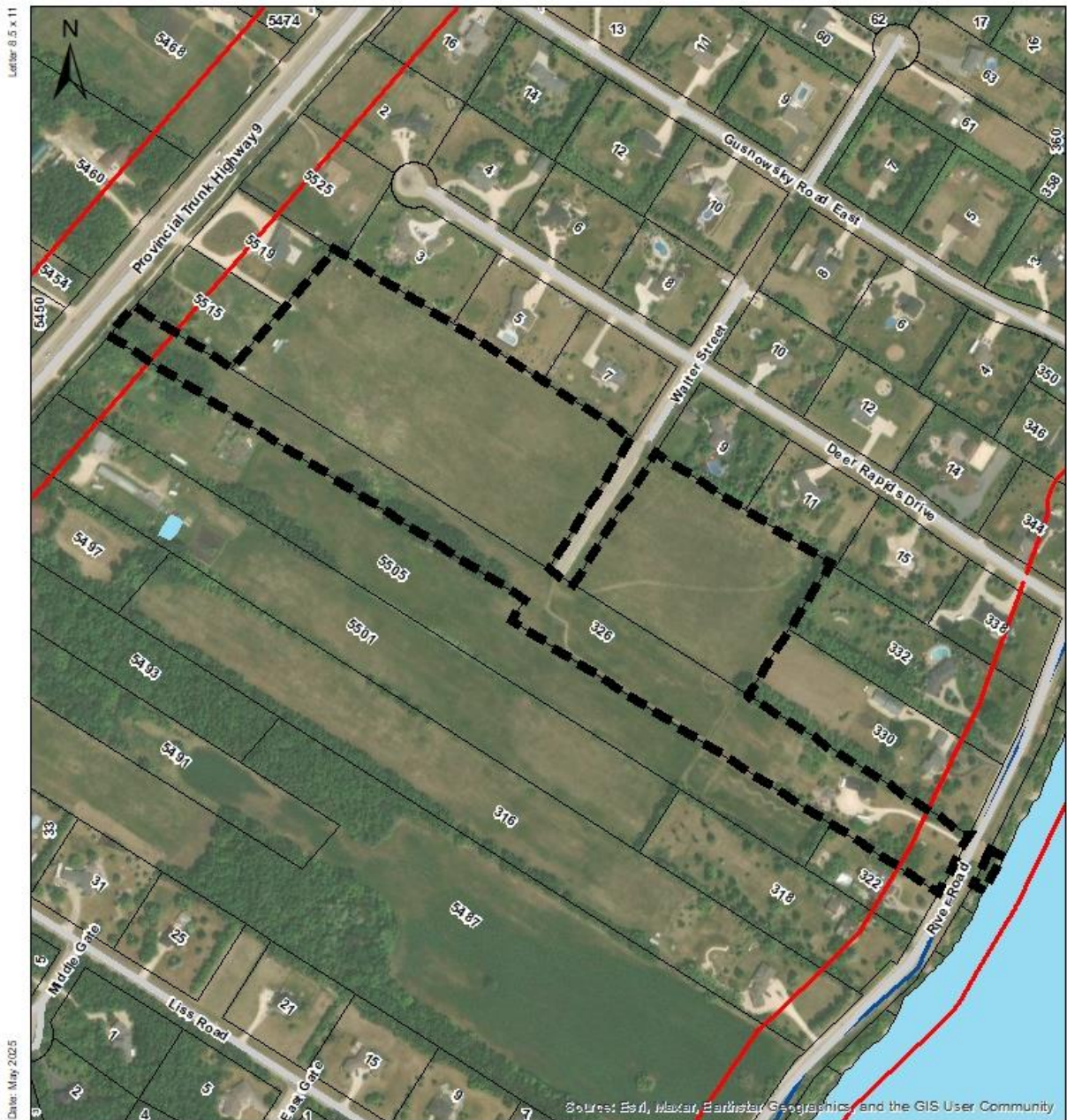
8. The developer provides written confirmation to **Highway and Manitoba Transportation and Infrastructure** that sufficient information has been provided to our regional Technical Services Engineer in Steinbach, Mandip Sainbhi at 204-871-6154 or by email at Mandip.Sainbhi@gov.mb.ca in order to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, our regional office may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study, and any revisions to the highway drainage system directly associated with this proposed development, will be the responsibility of the developer.
9. 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.
10. Applicant / owner submits written confirmation from **BellMTS** that an Easement Agreement(s) has been entered into with BellMTS with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact BellMTS, Property Acquisition Department, Attention: Mr. Cam Dryden, Survey Coordinator, at (204) 958-1768, P.O. Box 6666, BW100P, Winnipeg, MB R3C 3V6.
11. Applicant / owner dedicate land without compensation **for school purposes**, not exceeding 10% of the land being subdivided accordingly to Planning Act sec. 135.6 (c) Please contact: Kelly McDonald, Secretary Treasurer ,Senior Administration **T: 204-785-7320 E: kmcdonald@lssd.ca**
12. Applicant / owner submits written confirmation from **Rogers that an Easement Agreement(s)** has been entered into with Rogers 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, **Wesley Lu , Network Planner, Planning SK, MB**. Email: wei.lu@rci.rogers.com, T: 306-665-3757

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, MECC, MTI Highway, MB Hydro, Bell MTS, LSSD, Rogers.

APPENDIX A – RRPD LOCATION MAP:



SUPPORTIVE MAPPING

Subdivision Application S25-3109
 326 River Road plus 2 unaddressed lots, RM of St. Andrews
 Designation: "GD" General Development
 Zoning: "RR" Rural Residential

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



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

File No. 24-482

**SUBDIVISION APPLICATION MAP
BEING PART OF
RIVER LOTS 56, 57 & 58, PARISH OF ST. ANDREWS
INCLUDING LOT 3, BLOCK 1 AND BLOCK 2,
PLAN NO. 56375 WLTO
326 RIVER ROAD, 5505 NO. 9 HWY.
RURAL MUNICIPALITY OF ST. ANDREWS**

AREA SITE AREA SITE
SQ. M. WIDTH SQ. M. WIDTH

LOT 1 5658.3 84.455 **LOT 2** 4640.5 59.511
LOT 3 3634.1 84.125 **LOT 4** 3153.6 28.642
LOT 5 4590.0 46.246 **LOT 6** 2459.0 31.893
LOT 7 2832.7 32.190 **LOT 8** 2812.8 24.544
LOT 9 2412.7 31.816 **LOT 10** 3259.6 19.489
LOT 11 1785.2 31.686 **LOT 12** 3147.6 22.443
LOT 13 2473.5 28.787 **LOT 14** 3186.3 28.621
LOT 15 3006.4 17.408 **LOT 16** 3236.9 35.098
LOT 17 2505.1 37.408
LOT 18 2505.2 37.408
LOT 19 2458.1 36.693
LOT 20 2501.1 38.108 M.P.
LOT 21 3002.3

RESID. A 6418.6 30.551 M.P.
RESID. B 460.0 30.578
RESID. C 4268.7 20.117

LOT WIDTHS ARE MEASURED 15.24' BACK FROM STREET ON PERPENDICULAR BISECTOR UNLESS NOTED M.P. (MID-POINT)

PLAN

NO.

PT. R.L. 56

PT. R.L. 57

PT. R.L. 58

PT. R.L. 59

PT. R.L. 60

PT. R.L. 61

PT. R.L. 62

PT. R.L. 63

PT. R.L. 64

PT. R.L. 65

PT. R.L. 66

PT. R.L. 67

PT. R.L. 68

PT. R.L. 69

PT. R.L. 70

PT. R.L. 71

PT. R.L. 72

PT. R.L. 73

PT. R.L. 74

PT. R.L. 75

PT. R.L. 76

PT. R.L. 77

PT. R.L. 78

PT. R.L. 79

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APPENDIX C – APPLICANT PROVIDED INFO:

May 9th, 2025
Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

Attention: Valentina Esman, Community Planner

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

CT No. 2931845
ALL THAT PORTION OF NLY 66 FEET OF RL 56 PARISH OF ST ANDREWS LYING WEST OF RIVER ROAD PLAN 3404 WLTO WHICH LIES EAST OF A LINE DRAWN PARALLEL WITH THE WESTERN LIMIT OF THE MOST SLY COURSE OF SAID RIVER ROAD CROSSING SAID LOT FROM A POINT IN THE NORTHERN LIMIT OF SAID LOT DISTANT WLY THEREON 1320 FEET FROM THE SAID WESTERN LIMIT EXC ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT

CT No. 2931848
ALL THAT PORTION OF S 1/2 OF RL 57 PARISH OF ST ANDREWS WHICH LIES EAST OF HIGHWAY PLAN 3404 WLTO EXC THE RIVER ROAD ON SAID PLAN

CT No. 3180683
BLOCK 2 PLAN 56375 WLTO IN RL 57 AND 58 PARISH OF ST. ANDREWS

CT No. 3180681
LOT 3 BLOCK 1 PLAN 56375 WLTO IN RL 57 AND 58 PARISH OF ST. ANDREWS

Dear Mrs. Esman,

Landmark Planning & Design Inc. is pleased to submit this subdivision application for four properties located in the RM of St. Andrews on behalf of 10051774 Manitoba Ltd. and Dorothy and Gregory Kucel (see Letter of Authorization attached). The subject properties are located in the RM of St. Andrews east of Main Street, south of Deer Rapids Drive, and north of Liss Road. The subject properties encompass a total of +/- 20 acres. This proposed subdivision application is explained in further detail below.

Proposed Subdivision

The proposed subdivision contains a total of 20 rural residential lots (16 new lots) and will create a new roadway with access to Walter Street.

- The proposed lots immediately south of existing lots on Deer Rapids Drive and immediately west of existing lots on River Road have been designed to maintain a 1 to 1 lotting ratio and to match the site widths of the existing lots where they meet.
- The proposed lots are considerate of the existing neighbourhood character while providing a reasonable transition to a modern serviced development pattern.
- Access to the proposed subdivision will be via Walter Street.
- A Public Reserve has been included to allow for open space and a pedestrian connection to the existing pathway network on Main Street and the RM of St. Andrew's growing trail network.
- The proposed subdivision will be serviced with municipal sewer and with private wells for potable water.
- As part of the overall subdivision design, an engineered drainage plan will be required to ensure new drainage functions with the existing drainage network in the area. Similar to existing development in the area, drainage will be provided via drainage ditches. Lot grading plans will also be required prior to building construction on the new proposed lots.

Public Consultation

Letters notifying neighbours of the proposed subdivision were delivered to immediately adjacent properties on several occasions between March 2022 and April 2024 inviting them to discuss details of the application online and in-person with representatives from Landmark Planning & Design.

An initial subdivision concept that was presented at a Virtual Open House in April 2022. At the Virtual Open House, the project was introduced and feedback was received from stakeholders and residents. Since that meeting, the Project Team has considered the feedback, carried out additional due diligence, and revised the conceptual design to incorporate resident feedback and a portion of an additional property to the south that is now included in this proposed subdivision application.

To inform residents about the revised conceptual design and provide updates on the project, a second Open House was held on April 24, 2024 at the St. Andrews Community Club.

Compliance with Development Plan

The subject properties are designated *General Development* within the *Red River Planning District Development Plan By-law No. 272/19*. This designation supports single-family residential development. The proposed subdivision generally complies with the objectives and policies of this land use designation, including:

- 2.1.1 Sustainable land use and development shall be promoted.
- 3.2.1 All new development should have legal access to a public all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with

the Municipal Council to upgrade an existing road or develop new road access to a standard agreed upon by said Council.

- 4.6.2 Residential lots should be of a size that can accommodate on-site wastewater disposal, and, development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and/or wastewater services, and the potential for infill development (e.g. subdivision) in order to make connection to those services an economically viable option.
- 4.6.3 Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and/or wastewater services.
- 4.6.10 Trails, parks and open space should be designed to meet the needs of the local community with passive and/or active recreational facilities and provide amenities for alternative transportation.

Compliance with Zoning By-law

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

The subject properties are zoned "RR" Rural Residential in the RM of St. Andrews Zoning By-law No. 4066 which requires new lots to be a minimum of 60,000 sq. ft. in site area (1.37 acres) and a minimum of 198 ft. in site width. These minimum requirements are typically associated with residential lots that are privately serviced with holding tanks to meet onsite wastewater management regulations which informed the historic development pattern in this area prior to the extension of municipal sewer services. When the "RR" zone was applied to this area when the Zoning By-law was adopted, municipal sewer services did not exist.

The proposed new lots range in size from 27,000 sq. ft. (0.62 acres) to 60,984 sq. ft. (1.4 acres) in site area. As such, several lots will require site width and site area variances which will be applied for in a subsequent application.

Summary

In summary, the subject site is suitable for the subdivision and its intended use. The proposed subdivision complies with the *Red River Planning District Development Plan By-law No. 272/19* and has been designed to recognize the existing character of adjacent single-family development.

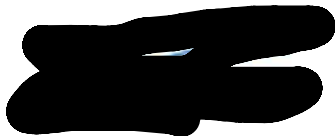
As part of the application submission requirements, please find the following enclosed:

- Completed Subdivision Application Form
- Subdivision Application Map
- Current Status of Titles

- Letters of Authorization

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

Yours truly,

A large, solid black rectangular redaction box covering the signature of Andrei Friesen.

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

APPENDIX D – CIRCULATION COMMENTS:

DATE: 2025-05-28

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: S25-3109
AAS File: AAS-25-23521
Proposed Subdivision of land located on River Lots 56-58 in the Parish of St. Andrews
Registered Owner(s): 10051774 Manitoba Ltd. (Gregory and Dorothy Kucel)

Concerns

Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. Notably, the subdivision footprint is located along a major waterway corridor, the Red River, in proximity to known archaeological sites, former historic parish buildings and historic cart trails. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources. Therefore, the Historic Resources Branch has concerns.

Legislation

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

A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit. Please find attached a flow chart outlining the general process of an HRIA.

HRIA Expectations

The Branch will work with the proponent and their consultant to draw up terms of reference for this project. Monitoring of the entire footprint area is required for this project. Any exceptions require planning and consultation with the HRB.

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

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

Historic Resources Branch
Archaeological Assessment Services Unit

Archived: June 4, 2025 11:29:23 AM
From: [Red River Planning District](#)
Sent: Fri, 30 May 2025 21:00:53
To: [Valentina Esman](#)
Subject: FW: S25-3109 - Email to Planning - Hydro File #2025-1650
Importance: Normal
Sensitivity: None



Luanne Martin
Administrative Assistant
Red River Planning District

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

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

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From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: May 30, 2025 3:53 PM
To: Red River Planning District <info@rrpd.ca>; afriesen@landmarkplanning.ca
Cc: PROPERTY ACQUISITION <propertyacquisition@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>
Subject: S25-3109 - Email to Planning - Hydro File #2025-1650



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

RE: Application(s) **S25-3109**

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](https://www.manitobahydro.ca) website.

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

Subdivision Application Status Dashboard and Land Management Site

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

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



Archived: June 4, 2025 11:29:48 AM

From: [Kelly McDonald](#)

Sent: May 15, 2025 4:33:11 PM

To: [Calvin So](#)

Subject: RE: S25-3109

Importance: Normal

Sensitivity: None

Attachments:

[application submitted by applicant.pdf](#) 

Hi Calvin

Pursuant to applicable legislation, and more specifically, The Planning Act, our school division requests as a condition of approval, 10% of the property development in cash as per applicable legislation (The Planning Act Subsection 136 (1)).

Kelly

From: Calvin So <calvin@rrpd.ca>

Sent: Thursday, May 15, 2025 3:54 PM

To: 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; 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; Kelly McDonald <kmcdonald@lssd.ca>

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

Subject: S25-3109

Hello,

Please see a subdivision application, S25-3109, attached for the RM of St. Andrews.

This is a 20-lot proposed subdivision that includes 4 titles on 3 current RR-zoned lots along River Road and Walter Street.

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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Kelly McDonald
Secretary Treasurer
Senior Administration

E: kmcdonald@lssd.ca
T: 204-785-7320

Treaty and Land Acknowledgement

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

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

Archived: June 4, 2025 11:30:02 AM

From: +WPG1195 - Mines BR

Sent: May 29, 2025 12:04:55 PM

To: Calvin So

Subject: RE: S25-3109

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

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From: Calvin So <calvin@rrpd.ca>

Sent: May 15, 2025 3:54 PM

To: 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>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; mb.surveysplanning@teranet.ca; subdivisioncirculards@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: S25-3109

Hello,

Please see a subdivision application, S25-3109, attached for the RM of St. Andrews.

This is a 20-lot proposed subdivision that includes 4 titles on 3 current RR-zoned lots along River Road and Walter Street.

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: June 26, 2025

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

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

PHONE NO: (204) 915-7295
FAX NO: (204) 948-4764
E-MAIL: Angela.Howells@gov.mb.ca

SUBJECT: Proposal to Subdivide
326 River Rd, plus 2 unaddressed lots
R.M. of St. Andrews
Registered Owner(s): 10051774 MB Ltd.

The applicant is proposing to subdivide the current holdings into a 20-lot proposed subdivision that includes 4 titles on 3 current RR-zoned lots along River Road and Walter Street.

The land in the proposed subdivision's residual, currently a part of existing roll no. 26900, is within the Lower Red River Designated Flood Area and so is subject to [Section 17 of the Water Resources Administration Act](#) and the [Designated Flood Area Regulation](#). All permanent structures within the Lower Red River Designated Flood Area must meet certain requirements for minimum elevations of flood protection measures.

Available topographic information, obtained by LiDAR, indicates natural ground elevations at the site range from approximately 224.03 metres (735 feet) to 231.95 metres (761 feet) CGVD28. The minimum criteria which Water Management, Planning and Standards is now utilizing in assessing the flood hazard is the 200-year flood or flood of record, whichever is greater. The 200-year flood protection level for this location is approximately 227.31 metres (745.76 feet) CGVD28.

Water Management, Planning and Standards recommends that construction of permanent structures on this subdivision should only occur on lands above or raised to the flood protection level of 227.31 metres (745.76 feet) CGVD28.

The flood risk and the Designated Flood Area should be made known to any potential purchaser.

MS

ORIGINAL SIGNED BY
Angela Howells



Rural Municipality of **ST. ANDREWS**

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

Phone: 204-738-2264

1-866-738-2264 (toll free)

Fax: 204-738-2500

E-mail: office@rmofstandrews.com

Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

May 26, 2025

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

Attn: Valentina Esman, Community Planner

RE: S25-3109 Subdivision (Roll No.'s 26900.000, 27302.000 & 27314.000)

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

COMMENTS:

Public Works: *A Drainage & Stormwater Management Plan is required. Council should also consider opening the section of Walter Road, between Deer Rapids Drive and Gusnowsky Road East, as a secondary point of access. This could be required of the Developer or as planned road upgrade by the Municipality in the near future.*

Infrastructure: *Suggest considering the installation of a gravity sewer upstream of the existing curb stops at Walter Street and exploring the feasibility of one central well to service the 20 homes. As of today, there are 333 sewer service connections online in the system, with several additional connections pending inspection.*

Recreation: *We support the proposed trail connection from the reserve space, with a preference to minimize tree removal by aligning the path alongside or through existing tree cover where feasible. While an asphalt path is more desirable, a gravel surface similar to the PTH 9 trail is acceptable. Additional amenities may be considered but are not required for final approval.*

Municipal Safety / Fire Department: *Ensure adequate (65') paved cul-de-sac radius for emergency apparatus turnaround. Consider requiring a well to be installed by the Developer for emergency purposes to supplement our limited water supply.*

CONDITIONS OF APPROVAL:

1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
 - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;
 - b. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
 - a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - b. an engineered road plan and profile;
 - c. an engineered sewer utility servicing plan;
 - d. road upgrades to Walter Street;
 - e. installation of a well or other suitable alternative to supplement the Fire Department's water supply for fire protection;
 - f. installation of ornamental streetlights;
 - g. walking trail requirements;
 - h. construction timelines;
 - i. dedication of public reserve lands, not exceeding 10% of the subject land, payment in lieu, or acceptable combination;
 - j. payment of capital development levies for the creation of seventeen (17) new lots; and
 - k. any other standard deemed necessary by the Municipality.
3. Applicant/Owner enter into a drainage and/or right-of-way easement(s) with the Municipality, if required.
4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer



Bell MTS Subdivisions

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

May 22, 2025

File No. S25-3109

Attention: Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
T: 204-669-8880 F: 204-669-8882
calvin@rrpd.ca

RE: Proposal to Subdivide - 20 Lots
Pt. River Lots, 56, 57 & 58
Including Lot 3, Blocks 1-2, Plan No. 56375 WLTO
326 River Road
RM of St. Andrews
Registered Owner(s): 10051774 MB Ltd.

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

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

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

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

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

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

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.

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

Bell MTS Property Acquisition Department
Attention: Mr. Gregory Sim, Survey Coordinator
PROPERTYACQUISITION@bellmts.ca

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

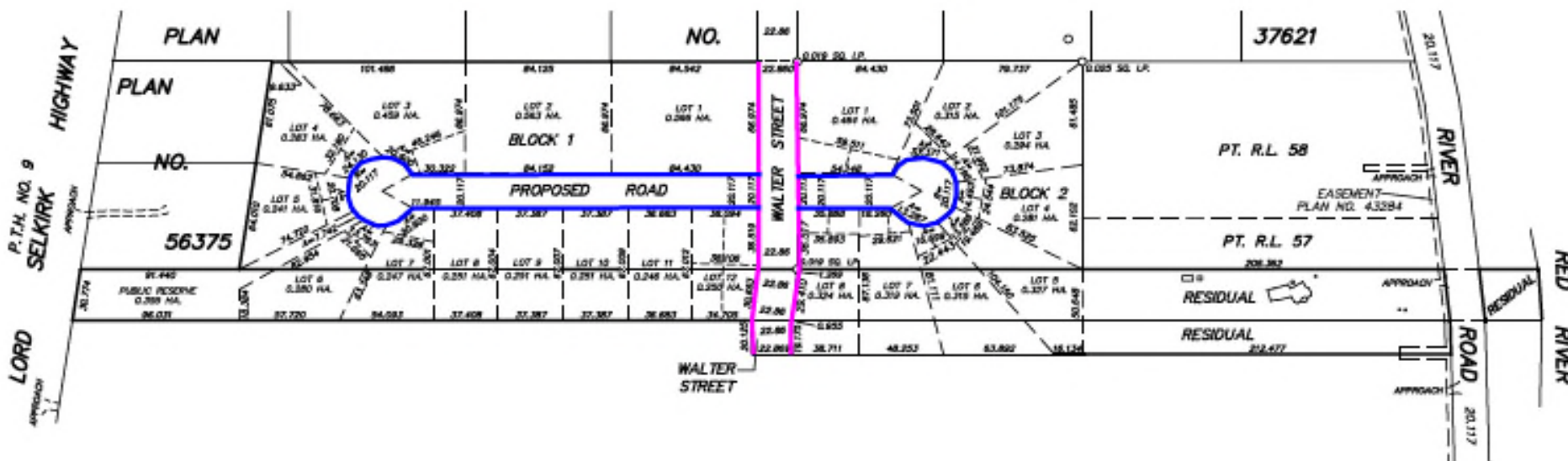
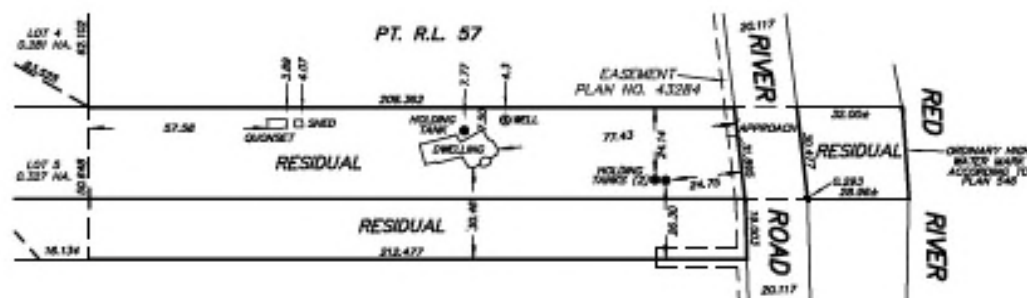
Thank-you,
Heather Dixon
Network Services Associate
subdivisions@bellmts.ca

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



**SUBDIVISION APPLICATION MAP
BEING PART OF
RIVER LOTS 56, 57 & 58, PARISH OF ST. ANDREWS
INCLUDING LOT 3, BLOCK 1 AND BLOCK 2,
PLAN NO. 56375 WLTO
326 RIVER ROAD
RURAL MUNICIPALITY OF ST. ANDREWS**

1.5M EASEMENT FOR BELL MTS ———
3.6M EASEMENT FOR BELL MTS ———



METRIC

All distances are in metres and may be converted to feet by multiplying by 3.28084.
Areas are in hectares and may be converted to acres by multiplying by 2.47105.

This survey was made on October 28 & November 1, 2024.

Survey monuments found are described and shown thus:

Proposed lot limits are shown thus:

Title limits are shown thus:

Dated this 25th day of February, 2025

This survey and map was supervised by Dwayne Denchuk, M.L.S.



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

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

CERTIFICATE OF TITLE NO. : 2931845/1

REGISTERED OWNERS : GREGORY STEVEN KUCHEL AND DOROTHY ALICJA KUCHEL

LEGAL DESCRIPTION : ALL THAT PORTION OF NLY 88 FEET OF RL 58 PARISH OF ST ANDREWS LYING WEST OF RIVER ROAD PLAN 3404 WLTO WHICH LIES EAST OF A LINE DRAWN PARALLEL WITH THE WESTERN LIMIT OF THE MOST SLY COURSE OF SAID RIVER ROAD CROSSING SAID LOT FROM A POINT IN THE NORTHERN LIMIT OF SAID LOT DISTANT NLY THEREON 1320 FEET FROM THE SAID WESTERN LIMIT EXC ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT.

ENCUMBRANCES : CAVEAT NO. 3069214/1, MORTGAGE NO. 4913709/1 & EASEMENT NO. 5144676/1

CERTIFICATE OF TITLE NO. : 2931848/1

REGISTERED OWNERS : GREGORY STEVEN KUCHEL AND DOROTHY ALICJA KUCHEL

LEGAL DESCRIPTION : ALL THAT PORTION OF S 1/2 OF RL 57 PARISH OF ST ANDREWS WHICH LIES EAST OF HIGHWAY PLAN 3404 WLTO EXC THE RIVER ROAD ON SAID PLAN.

ENCUMBRANCES : CAVEAT NO. 3069214/1, MORTGAGE NO. 4913709/1 & EASEMENT NO. 5144676/1

CERTIFICATE OF TITLE NO. : 3180681/1

REGISTERED OWNER : 10051774 MANITOBA LTD.

LEGAL DESCRIPTION : LOT 3 BLOCK 1 PLAN 56375 WLTO IN RL 57 AND 58 PARISH OF ST. ANDREWS.

ENCUMBRANCES : CAVEAT NO. 4522424/1 & MORTGAGE NO. 5415408/1

CERTIFICATE OF TITLE NO. : 3180683/1

REGISTERED OWNER : 10051774 MANITOBA LTD.

LEGAL DESCRIPTION : BLOCK 2 PLAN 56375 WLTO IN RL 57 AND 58 PARISH OF ST. ANDREWS.

ENCUMBRANCES : CAVEAT NO. 4522424/1 & MORTGAGE NO. 5415408/1

Archived: June 4, 2025 11:20:46 AM
From: [Harms, Tina](#)
Sent: May 30, 2025 3:59:18 PM
To: [Calvin So](#) [Red River Planning District](#) [+WPG112 - AGRLandUse](#)
Subject: RE: S25-3109
Importance: Normal
Sensitivity: None

Good afternoon,

The proposed subdivision resides within a designated General Development 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 15, 2025 3:54 PM
To: 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>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; mb.surveysplanning@teranet.ca; subdivisioncirculards@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: S25-3109

Hello,

Please see a subdivision application, S25-3109, attached for the RM of St. Andrews.

This is a 20-lot proposed subdivision that includes 4 titles on 3 current RR-zoned lots along River Road and Walter Street.

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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Archived: June 4, 2025 11:21:45 AM

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

Sent: May 23, 2025 10:51:48 AM

To: [Calvin So](#)

Subject: RE: S25-3109

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 this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide.

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

Note #2 – 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 15, 2025 3:54 PM

To: 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>; +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: S25-3109

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

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 4, 2025 11:23:07 AM

From: [Dorward, Kurt](#)

Sent: May 16, 2025 10:48:09 AM

To: [Calvin So](#)

Subject: RE: S25-3109

Importance: Normal

Sensitivity: None

To whom it may concern,

In regards to the above subdivision proposal (S25-3109), 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 15, 2025 3:54 PM

To: 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>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; mb.surveysplanning@teranet.ca; subdivisioncirculards@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: S25-3109

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This is a 20-lot proposed subdivision that includes 4 titles on 3 current RR-zoned lots along River Road and Walter Street.

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:

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Transportation and Infrastructure

Engineering and Technical Services Division

Highway Design Branch – Roadside Development Section

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

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

e-mail: RoadsideDevelopment@gov.mb.ca

June 12, 2025

PD 190.10 New

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

Dear Calvin:

Re: Proposed Subdivision
File No. S25-3109
RL 56-58 Parish of St. Andrews
RM of St. Andrews
Owner – 10051774 Manitoba Ltd

In response to your e-mail dated May 15, 2025, we have reviewed the above noted subdivision application. The intent is to create a 20 lot residential development along with new public roads and the extension of Walter Street. All proposed lots have frontage along the new public roads. The western residual (proposed public reserve) has frontage along PTH 9 and the eastern residual has frontage along PR 238 (River Road) with an existing access to a residence.

Based on the information available, we do not object to this subdivision. Please be advised that PTH 9 is a Limited Access Highway and Manitoba Transportation and Infrastructure will not approve any direct property access. In addition, Manitoba Transportation and Infrastructure will not approve any additional direct property access onto PR 238 (River Road) nor any increase in use of the existing residential access to the eastern residual. If there are any changes in land use and/or future development of the residual, access rationalization will be undertaken which may include access removal.

Please include the following as conditions of approval:

- The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer in Steinbach, Mandip Sainbhi at 204-871-6154 or by email at Mandip.Sainbhi@gov.mb.ca in order to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, our regional office may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study, and any revisions to the highway drainage system directly associated with this proposed development, will be the responsibility of the developer.

Please note the following statutory requirements affecting PTH 9 and PR 238.

Statutory Requirements:

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

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

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

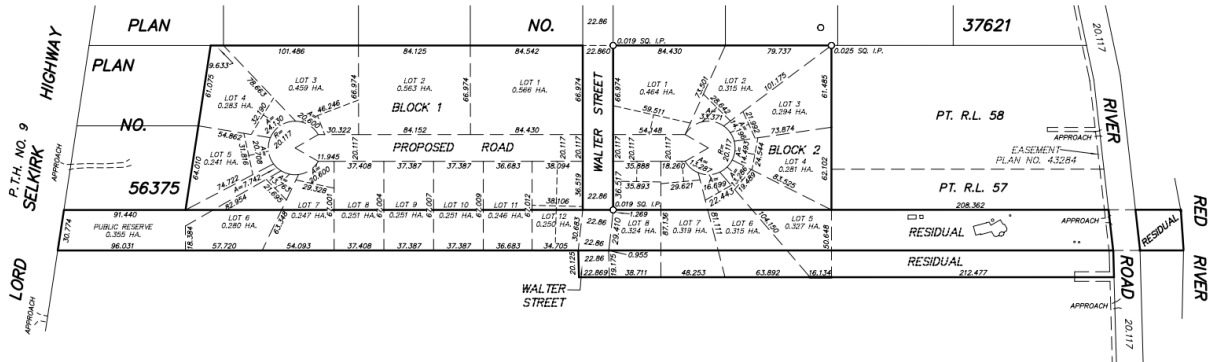
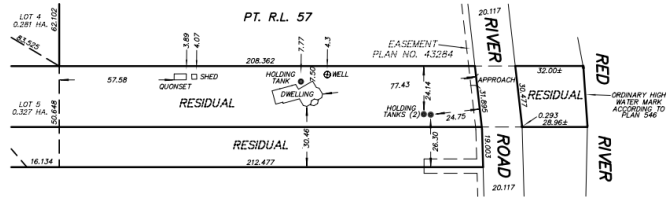
Thank You,

Original signed and e-mailed June 12, 2025

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region

**SUBDIVISION APPLICATION MAP
BEING PART OF
RIVER LOTS 56, 57 & 58, PARISH OF ST. ANDREWS
INCLUDING LOT 3, BLOCK 1 AND BLOCK 2,
PLAN NO. 56375 WLTO
326 RIVER ROAD
RURAL MUNICIPALITY OF ST. ANDREWS**



METRIC

All distances are in metres and may be converted to feet by multiplying by 3.28084.
Areas are in hectares and may be converted to acres by multiplying by 2.47105.
This survey was made on October 28 & November 1, 2024.
Survey monuments found are described and shown thus ———— O ————
Proposed lot limits are shown thus ————
Title limits are shown thus ————

Dated this 25th day of February, 2025

This survey and map was supervised by Dwayne Denchuk, M.L.S.



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

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

CERTIFICATE OF TITLE NO. : 2931845/1

REGISTERED OWNERS : GREGORY STEVEN KUCIEL AND DOROTHY ALICIA KUCIEL
LEGAL DESCRIPTION : ALL THAT PORTION OF NLY 66 FEET OF RL 56 PARISH OF ST ANDREWS LYING WEST OF RIVER ROAD PLAN 3404 WLTO WHICH LIES EAST OF A LINE DRAWN PARALLEL WITH THE WESTERN LIMIT OF THE MOST SLY COURSE OF SAID RIVER ROAD CROSSING SAID LOT FROM A POINT IN THE NORTHERN LIMIT OF SAID LOT DISTANT WLY THEREON 1320 FEET FROM THE SAID WESTERN LIMIT EXC ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT.
ENCUMBRANCES : CAVEAT NO. 3069214/1, MORTGAGE NO. 4913709/1 & EASEMENT NO. 5144676/1

CERTIFICATE OF TITLE NO. : 2931849/1

REGISTERED OWNERS : GREGORY STEVEN KUCIEL AND DOROTHY ALICIA KUCIEL
LEGAL DESCRIPTION : ALL THAT PORTION OF S 1/2 OF RL 57 PARISH OF ST ANDREWS WHICH LIES EAST OF HIGHWAY PLAN 3404 WLTO EXC THE RIVER ROAD ON SAID PLAN.
ENCUMBRANCES : CAVEAT NO. 3069214/1, MORTGAGE NO. 4913709/1 & EASEMENT NO. 5144676/1

CERTIFICATE OF TITLE NO. : 3180681/1

REGISTERED OWNER : 10051774 MANITOBA LTD.
LEGAL DESCRIPTION : LOT 3 BLOCK 1 PLAN 56375 WLTO IN RL 57 AND 58 PARISH OF ST. ANDREWS.
ENCUMBRANCES : CAVEAT NO. 4522424/1 & MORTGAGE NO. 5415408/1

CERTIFICATE OF TITLE NO. : 3180683/1

REGISTERED OWNER : 10051774 MANITOBA LTD.
LEGAL DESCRIPTION : BLOCK 2 PLAN 56375 WLTO IN RL 57 AND 58 PARISH OF ST. ANDREWS.
ENCUMBRANCES : CAVEAT NO. 4522424/1 & MORTGAGE NO. 5415408/1