

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of East St. Paul

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-668-8112.

**Tuesday
September 23rd, 2025
5:30 PM**

**Council Chambers,
3021 Birds Hill Rd,
RM of East St. Paul, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: S25-3116

Applicant: Larissa and Joel Olfert

Property Location: 257 Glenway Ave, RM of East St. Paul
Roll #: 34300
Legal: CT 3359559/1
Lot 6, Block 3, Plan 1950;
Lot 2 and 3, Plan 19997.

Application Purpose:

The applicant is seeking to subdivide the subject land into two (2) additional lots in "R1-17" Single Housing Dwelling zone. No new road proposed.



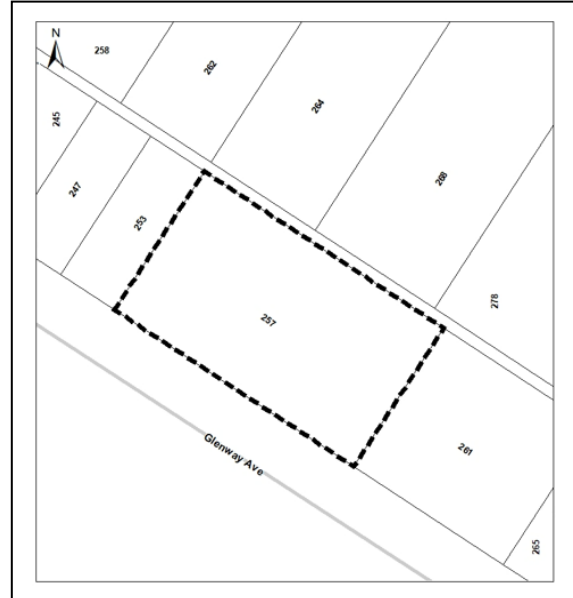
Zoning By-law Requirement	Proposed by Applicant
"R1-17" Single Housing Dwelling zone Site area: 0.34 ac Site width: 80 ft (Section 11.1)	Proposed Lot 1: 0.26 ac, 100 ft Proposed Lot 2 and 3: 0.13 ac, 50 ft

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

Subdivision S25-3116

Date Prepared: September 4, 2025

Address:	257 Glenway Ave, East St. Paul
Legal Description:	CT 3359559/1 Lot 6, Block3, Plan 1950. Lot 2 and 3, Plan 19997
Roll Number(s):	34300
Zoning:	"R1-17" Single Housing Dwelling
Development Plan:	Settlement Centre
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

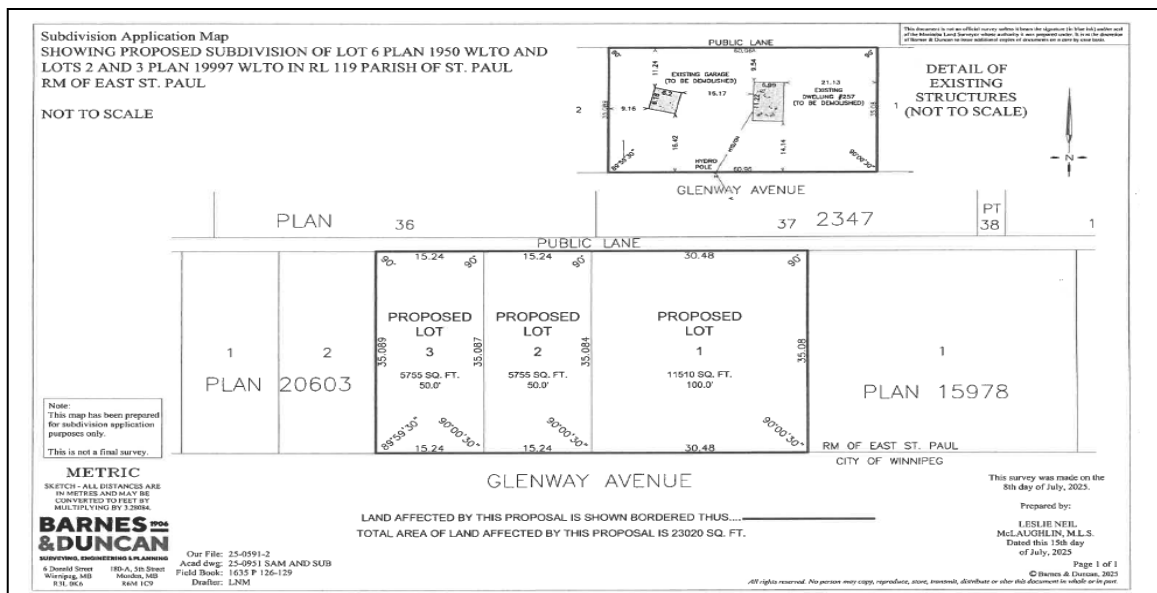
EXECUTIVE SUMMARY:

The subject property consists of 0.53 acres on title CT 3359559/1. The applicant is seeking to subdivide the subject land into 2 additional lots (Lot 1: 0.26 ac, 100 ft width, lot 2 and 3: 0.13 acres, 50 ft width.)

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

RECOMMENDATION – APPROVE WITH CONDITIONS

1.0 PROPOSAL:



The subject property consists of 0.53 acres on title CT 3359559/1. The applicant is seeking to subdivide the subject land into 2 additional lots (Lot 1: 0.26 ac, 100 ft width, lot 2 and 3: 0.13 acres, 50 ft width.) The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of 0.53 acres on title CT 3359559/1. The applicant is seeking to subdivide the subject land into 2 additional lots (Lot 1: 0.26 ac, 100 ft width, lot 2 and 3: 0.13 acres, 50 ft width.)

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

- The subject land surrounded by 0.12-0.6 ac lots zoned “R1-17” Single Housing Dwelling and Glenway Avenue on the South down to the boarder line with Municipality of Winnipeg.

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

Land Use Designation: Settlement Centre

The purpose of the SC designation is a designation for areas where a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available or are planned to provide these services in the future when they are economically viable. Settlement Centres function as administrative and service centres for their respective municipality. Settlement Centres found throughout the RRPD include the Village of Dunnottar; unincorporated town of Birds Hill (East St. Paul); Clandeboye, Petersfield, Matlock and Lockport (St. Andrews); East Selkirk, Grand Marais, Libau and Lockport (St. Clements); and Middlechurch (West St. Paul).

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

Objectives:

- 4.5.a To promote the development of settlement centres to function as administrative and service centres to provide a full range of social, commercial and institutional facilities to the residents of the region.
- 4.5.b To direct all new urban type developments to locate in the City of Selkirk and existing settlement centres rather than establish new competing centres.
- 4.5.c To direct growth of existing settlement centres to one side only of provincial trunk highways and provincial roads.
- 4.5.d To preserve land for expansion of settlement centres in an orderly, sustainable, and economical manner.
- 4.5.e To protect settlement centres from those land use activities that have the potential of being detrimental to the health, safety and general welfare of the community.
- 4.5.f To aim at making available a full range of municipal services such as piped water and sewers, paved streets, sidewalks, street lighting, emergency services and first responders, and the like in settlement centres.
- 4.5.g To avoid and prevent wherever possible conflicts between different urban type land uses.
- 4.5.h To alleviate costs and inconveniences arising from providing services to poorly located and unplanned developments.
- 4.5.i To protect properties and residents from land uses, activities and natural hazards that are, or have the potential of being, detrimental to the health, safety and general well-being of the residents of the community.
- 4.5.j To promote mixed use nodal development along major transportation corridors in a manner that supports public transit services.

Policies

In addition to the policies described in Section 2.0 and Section 3.0 the following policies are established:

- 4.5.1 Growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.....
- 4.5.2 Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in settlement centres. Where suitable vacant infill land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.
- 4.5.3 The growth of settlement centres 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. No new additional accesses will be granted to PTH 101.
- 4.5.4 Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses.

4.5.5 Landscaping is encouraged especially along public rights-of-way, public open spaces and in areas in public view.....

.....

4.5.18 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:

4.5.18.1 There is sufficient demand for the proposed development.

4.5.18.2 The proposal is not wasteful of land.

4.5.18.3 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.

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

4.5.18.5 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.

4.5.18.6 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.

4.5.18.7 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.

4.5.18.8 The proposed development will have adequate surface water drainage.

4.5.18.9 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. 2009-04):

The proposed subdivision is located within a “R1-17” Single Housing Dwelling zone, as per the East St. Paul zoning by-law. The Single Housing Dwelling zone has a minimum site area requirement of 15,000 sq./0.34 ac and a minimum site width requirement of 80 ft.

Zone: Single Housing Dwelling			
Site Area	Required	Proposed	Note
Proposed Lot 1	15,000 sq. ft/0.34 ac	0.26 ac	Not in Compliance
Proposed Lot 2	15,000 sq. ft/0.34 ac	0.13 ac	Not in Compliance
Proposed Lot 3	15,000 sq. ft/0.34 ac	0.13 ac	Not in Compliance
Site Area	Required	Proposed	Note
Proposed Lot 1	80 ft	100 ft	In Compliance
Proposed Lot 2	80 ft	50 ft	Not in Compliance
Proposed Lot 3	80 ft	50 ft	Not in Compliance

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

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services <ul style="list-style-type: none">- Proposed: Municipal sewer (Winnipeg utilities supply)- Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water <ul style="list-style-type: none">- Proposed: Piped water (Winnipeg utilities supply)- 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: Natural- 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>CAO: Although this property is designated R1-17, the request is reasonable given the size of neighboring properties and that Glenway is a shared road with the City of Winnipeg. The proposal would be compatible with the general character of the area.</p> <p>Operations Manager: N/A</p> <p>Planning: I have no concerns with this subdivision. The proposed lot sizes are consistent with the other lots on the street.</p> <p>Project Manager: No comments or concerns at this point.</p> <p>Fire Department: The fire department has no concerns as there is no impact on the delivery of emergency services.</p>
City of Winnipeg	<p><u>Wastewater information for the applicant:</u></p> <ul style="list-style-type: none">• WWD advises that:<ul style="list-style-type: none">○ currently, there are no wastewater capacity limitations for this proposal. For a project that proceeds over an extended period, later construction may experience a lack of servicing from existing City of Winnipeg infrastructure as others may use remaining capacity in the intervening time.○ capacity in the wastewater system is not reserved for the current proposal.○ once capacity of the wastewater system is reached, proposals to discharge additional wastewater flow into the City's wastewater system will be rejected. <p><u>Wastewater comments for the RM of East St Paul:</u></p> <ul style="list-style-type: none">• The subject land is eligible for City wastewater servicing under the Servicing Agreement dated January 6, 2006 for Services on Glenway Avenue.

	<ul style="list-style-type: none"> The provision of wastewater service will be subject to the above-mentioned agreement.
Manitoba Agriculture and Resource Development	The proposed subdivision resides within a designated Settlement Centre Policy Area; no comments.
Manitoba Infrastructure - Highway Planning and Design Branch	We have reviewed Subdivision file # S25-3116 and have no concerns. The subject property does not have frontage along a highway under MTI jurisdiction
Manitoba Environment, Climate and Parks: Water Stewardship Division	This subdivision development proposal is located within a designated urban area, as defined in Section 5.1 (b) of Water Rights Regulation 126/87. In consideration of this point, the Drainage and Water Rights Licensing Branch – Drainage Section, <u>does not require</u> a Licence to Construct Water Control Works for this subdivision development proposal unless a class 3, 4 or 5 wetland is impacted or altered (filling or draining) by this development. It is recommended that a wetland assessment be conducted for the entire property to ensure that no regulated wetlands are impacted by this subdivision development.
Winnipeg Land Titles Office (Teranet Manitoba)	A plan of subdivision as proposed SAM is required
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	No comments or concerns at this time.
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No comments or concerns at this time. [See full correspondent attached to Council's package]
Manitoba Transportation and Infrastructure – Water Management	We have no concerns with this file.

UTILITIES

MB Hydro and Centra Gas	Manitoba Hydro will require easements.
BellMTS	Bell MTS has no new easement requirements with respect to application numbered S25-3116.
Rogers Communications	No comments received

OTHER AGENCIES

Canada Post	No comments received
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7.0 DECISION MAKING CRITERIA AND OPTIONS:

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

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

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

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

8.0 ANALYSIS:

The subject property consists of 0.53 acres on title CT 3359559/1. The applicant is seeking to subdivide the subject land into 2 additional lots (Lot 1: 0.26 ac, 100 ft width, lot 2 and 3: 0.13 acres, 50 ft width.)

The proposed subdivision is located within a “R1-17” Single Housing Dwelling zone, as per the East St. Paul zoning by-law. The “R1-17” Single Housing Dwelling zone has a minimum site area requirement of 15,000 sq./0.34 ac and a minimum site width requirement of 80 ft.

As per SAM and the intent of the applicant, all existing structures on the subject land will be demolished by the approval of this application.

The proposed Lot 1, 2,3 do not reside (by the sizes and widths) with a Zoning By-Law of East St. Paul and will require a variance to bring it into compliance. After circulation to the agencies, MB Hydro will require easement. No other government departments raised any concerns

The proposed subdivision meets the policies of a **Settlement Centre** designation and Development Plan of RRPD.

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 Chief Administrative Officer of the municipality that:
 - a. taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b. payment of any applicable development levies have been paid;
 - c. development agreement with the municipality has been entered into to address items including, but not necessarily limited to:
 - i. the use of land and any existing or proposed building;
 - ii. Lot grading;
 - iii. Sewer and water;
 - iv. Waste removal;
 - v. Drainage;
 - vi. fencing and landscaping;
 - vii. Any other standard the Municipality deems necessary.
2. Applicants / owner obtain required lot density and setbacks (for the proposed dwelling) variances, as needed.
3. Applicant / owner submits written confirmation from **Manitoba Hydro** that an Easement Agreement(s) has been entered into with Manitoba Hydro with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by *The Real Property Act*, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. [Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.

REQUIREMENTS

- A. The Winnipeg Land Titles Office will require a Plan of Subdivision as proposed SAM is required. Please submit the surveyor's final plan tentatively approved by the Examiner of Surveys: one (1) original mylar, two (2) mylar copies and three (3) paper prints. If you have concerns with these requirements, please contact the District Registrar in the Winnipeg Land Titles Office.
- B. The Red River Planning District requires that the surveyor's drawing includes lot area and site width calculations, and confirmation that Crown land is not involved in the proposal.
- C. The Red River Planning District requires that the applicant provide a geo-referenced (UTM 14 NAD 83), digital plan of subdivision.
- D. The Red River Planning District requires that the applicant / owner submits a lot fee payable for each additional parcel or lot resulting from the approval of the subdivision as per the Fee Schedule at the time of Certificate of Approval issuance.

cc: Applicant, WLTO, RM of East St. Paul, MB Hydro

APPENDIX A – RRPD LOCATION MAPS




SUPPORTIVE MAPPING

Subdivision Application S25,3116
257 Glenway Ave, RM of East St. Paul

Designation: "SC" Settlement Centre
Zoning: "R1-17" Single Housing Dwelling

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

 Subject Property

 Roads

 Parcel Outline



APPENDIX B – SUBDIVISION APPLICATION MAP & INFO FROM APPLICANT

Subdivision Application Map
SHOWING PROPOSED SUBDIVISION OF LOT 6 PLAN 1950 WLTO AND
LOTS 2 AND 3 PLAN 19997 WLTO IN RL 119 PARISH OF ST. PAUL
RM OF EAST ST. PAUL

NOT TO SCALE

Note:
This map has been prepared
for subdivision application
purposes only.

This is not a final survey.

METRIC

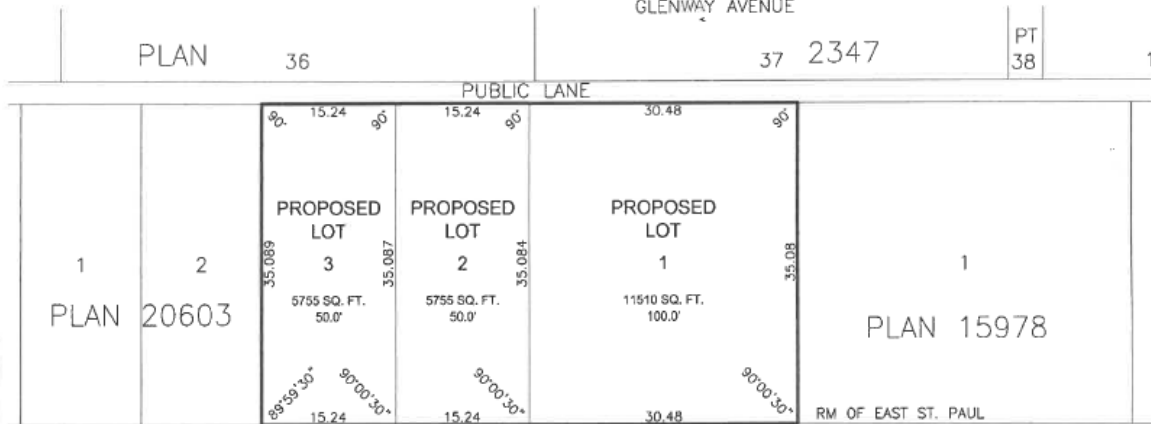
SKETCH - ALL DISTANCES ARE
IN METRES AND MAY BE
CONVERTED TO FEET BY
MULTIPLYING BY 3.28084.

BARNES & DUNCAN 1904
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

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

Our File: 25-0591-2
Acad dwg: 25-0951 SAM AND SUB
Field Book: 1635 P 126-129
Drafter: LNM



LAND AFFECTED BY THIS PROPOSAL IS SHOWN BORDERED THUS.....
TOTAL AREA OF LAND AFFECTED BY THIS PROPOSAL IS 23020 SQ. FT.

This survey was made on the
8th day of July, 2025.

Prepared by:

LESLIE NEIL
McLAUGHLIN, M.L.S.
Dated this 15th day
of July, 2025

Page 1 of 1

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SHOWING PROPOSED SUBDIVISION OF LOT 6 PLAN 1950 WLTO AND
LOTS 2 AND 3 PLAN 19997 WLTO IN RL 119 PARISH OF ST. PAUL
RM OF EAST ST. PAUL

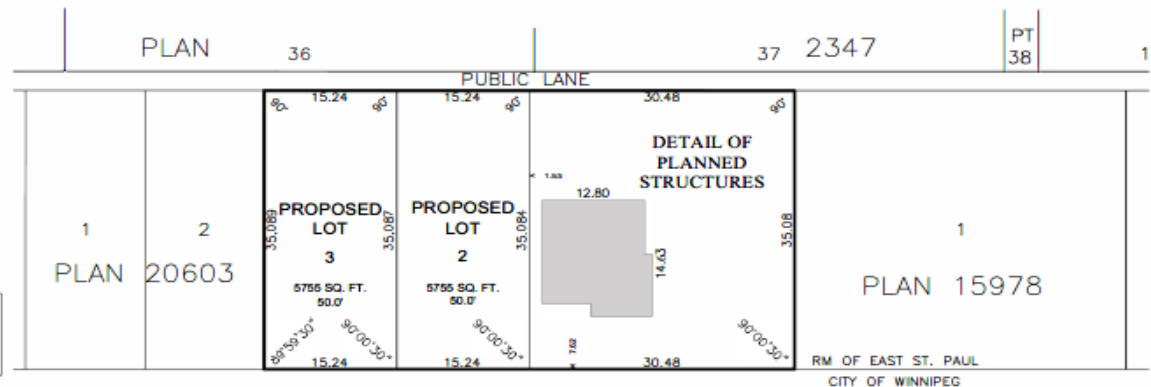
NOT TO SCALE

Note:
This map has been prepared
for application
purposes only.

This is not a final plan.

METRIC

SKETCH - ALL DISTANCES ARE
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CONVERTED TO FEET BY
MULTIPLYING BY 3.28084.



LAND AFFECTED BY THIS PROPOSAL IS SHOWN BORDERED THUS.....
TOTAL AREA OF LAND AFFECTED BY THIS PROPOSAL IS 23020 SQ. FT.

Page 1 of 1
August 18, 2025



**Water and Waste
Eaux et déchets**

Joel Olfert
1700-242 Hargrave St
Winnipeg, MB R3C 0V1
Canada

May 23, 2025

Dear Joel,

RE: 257 Glenway Avenue, East St. Paul

This letter is to confirm that the single family dwellings planned in connection with the subdivision of 257 Glenway Avenue, located in the R.M. of East St. Paul, are permitted to connect to the City of Winnipeg wastewater sewer on Glenway Avenue.

The provision of wastewater service will be subject to the Servicing Agreement between the City of Winnipeg and the R.M. of East St. Paul for Services on Glenway Avenue.

Sincerely,

Matthew Nikkel, P. Eng.
Services Development Branch Head

APPENDIX C– CIRCULATION COMMENTS:

Derek Eno

From: Harms, Tina <Tina.Harms@gov.mb.ca>
Sent: Tuesday, August 12, 2025 11:14 AM
To: Gillian Kolody; Red River Planning District
Subject: RE: S25-3116

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

The proposed subdivision resides within a designated Settlement Centre 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: Gillian Kolody <gillian@rrpd.ca>
Sent: August 7, 2025 2:39 PM
To: RegionalPlanning@Winnipeg.ca; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S25-3116

Hello,

Find attached a subdivision application in the R.M. of East St. Paul for your review and comments. Information on this application is as follows:

- Subdivision application S25-3116
- 257 Glenway Avenue (Roll #34300)

- Subdividing one parcel of land into three new lots (proposed lot 1: 11,510 square feet; proposed lots 2 and 3: both 5,755 square feet)
- The applicant has also applied for variance order VO 90, 2025 for site density for all three proposed lots as well as a yard related variance for proposed lot 1

Best,



Gillian Kolody, B.A. (Hons), 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



August 20, 2025

File No. S25-3116

Attention: Gillian Kolody, B.A. (Hons), 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
gillian@rrpd.ca

RE: Proposal to Subdivide
257 Glenway Avenue
R.M. of West St. Paul
Registered Owner(s): Larissa and Joel Olfert

Bell MTS has no new easement requirements with respect to application numbered S25-3116.

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. A cost quote can be initiated by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca.

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

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

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



Derek Eno

From: PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>
Sent: Friday, August 08, 2025 3:42 PM
To: Gillian Kolody
Subject: RE: S25-3116

Hi Gillian,

The City of Winnipeg has reviewed proposed Subdivision S25-3116 (RM of East St Paul) and offers the following comments:

Wastewater information for the applicant:

- WWD advises that:
 - currently, there are no wastewater capacity limitations for this proposal. For a project that proceeds over an extended period, later construction may experience a lack of servicing from existing City of Winnipeg infrastructure as others may use remaining capacity in the intervening time.
 - capacity in the wastewater system is not reserved for the current proposal.
 - once capacity of the wastewater system is reached, proposals to discharge additional wastewater flow into the City's wastewater system will be rejected.

Wastewater comments for the RM of East St Paul:

- The subject land is eligible for City wastewater servicing under the Servicing Agreement dated January 6, 2006 for Services on Glenway Avenue.
- The provision of wastewater service will be subject to the above referenced agreement.

j



Regional Planning

Planning, Property and Development
City of Winnipeg

Telephone: 204-986-2636

Email: RegionalPlanning@winnipeg.ca

Website: winnipeg.ca

Address: 15-30 Fort Street, Winnipeg, MB 4X5

Connect with us:



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From: Gillian Kolody <gillian@rrpd.ca>

Sent: Thursday, August 7, 2025 2:39 PM

To: PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkrp@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; edowney@retsd.mb.ca; envCEWinnipeg@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

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

Subject: S25-3116

EXTERNAL EMAIL : Proceed with Caution!

Think carefully before you click on a link, open an attachment, or scan a QR code. NEVER provide User IDs or Passwords.

Hello,

Find attached a subdivision application in the R.M. of East St. Paul for your review and comments. Information on this application is as follows:

- Subdivision application S25-3116
- 257 Glenway Avenue (Roll #34300)
- Subdividing one parcel of land into three new lots (proposed lot 1: 11,510 square feet; proposed lots 2 and 3: both 5,755 square feet)
- The applicant has also applied for variance order VO 90, 2025 for site density for all three proposed lots as well as a yard related variance for proposed lot 1

Best,



Gillian Kolody, B.A. (Hons), 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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Derek Eno

From: Martynov, Alix <Alix.Martynov@gov.mb.ca>
Sent: Thursday, August 21, 2025 11:03 AM
To: Gillian Kolody
Subject: RE: S25-3116

Follow Up Flag: Follow up
Flag Status: Flagged

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

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision and has no comments or concerns at this time.

Thanks

Alix Martynov, EPT., C.E.T.
Environment Officer
Environmental Compliance and Enforcement
Environment and Climate Change
Box 36 – 14 Fultz Blvd, Winnipeg, MB R3Y 0L6
Phone: 431-323-4188

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

Documents are available in alternate formats upon request.
Ce document est également disponible en d'autres formats, sur demande.

From: Gillian Kolody <gillian@rrpd.ca>
Sent: August 7, 2025 2:39 PM
To: RegionalPlanning@Winnipeg.ca; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S25-3116

Hello,

Find attached a subdivision application in the R.M. of East St. Paul for your review and comments. Information on this application is as follows:

- Subdivision application S25-3116
- 257 Glenway Avenue (Roll #34300)
- Subdividing one parcel of land into three new lots (proposed lot 1: 11,510 square feet; proposed lots 2 and 3: both 5,755 square feet)
- The applicant has also applied for variance order VO 90, 2025 for site density for all three proposed lots as well as a yard related variance for proposed lot 1

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
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Derek Eno

From: +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>
Sent: Thursday, August 14, 2025 8:49 AM
To: Gillian Kolody; RegionalPlanning@Winnipeg.ca; Cara Nichols; +WPG112 - AGRLandUse; +WPG574 - HRB Archaeology; +SEL1081 - Selkirk CRP; +WPG969 - Roadside Development; +WPG1166 - MIT Water Review; +WPG1195 - Mines BR; +WPG569 - Drainage; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg; Teranet Manitoba - Surveys Planning; SM-HCSC; To: SM-Subdivision Circulars; 'neteng.control@bellmts.ca'; Project Manager - Manitoba; SHYMKO, Paul
Cc: Calvin So; Valentina Esman
Subject: RE: S25-3116

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

We have reviewed Subdivision file # S25-3116 and have no concerns. The subject property does not have frontage along a highway under MTI jurisdiction

Thank you

Juanita Mowbray

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

Manitoba 
Transportation and Infrastructure

From: Gillian Kolody <gillian@rrpd.ca>
Sent: August 7, 2025 2:39 PM
To: RegionalPlanning@Winnipeg.ca; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S25-3116

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Derek Eno

From: +WPG569 - Drainage <drainage@gov.mb.ca>
Sent: Monday, August 11, 2025 3:13 PM
To: Gillian Kolody
Subject: RE: S25-3116

Follow Up Flag: Follow up
Flag Status: Flagged

This subdivision development proposal is located within a designated urban area, as defined in Section 5.1 (b) of Water Rights Regulation 126/87. In consideration of this point, the Drainage and Water Rights Licensing Branch – Drainage Section, does not require a Licence to Construct Water Control Works for this subdivision development proposal unless a class 3, 4 or 5 wetland is impacted or altered (filling or draining) by this development. It is recommended that a wetland assessment be conducted for the entire property to ensure that no regulated wetlands are impacted by this subdivision development.

Rick Pemkowski CD

Water Resource Officer
Rick.pemkowski@gov.mb.ca Cel: 204 761-0013

From: Gillian Kolody <gillian@rrpd.ca>
Sent: August 7, 2025 2:39 PM
To: RegionalPlanning@Winnipeg.ca; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S25-3116

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Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District

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From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: Tuesday, August 26, 2025 2:35 PM
To: Red River Planning District; Valentina Esman; Calvin So; larissajoel.olfert@gmail.com
Cc: propertyacquisition@bellmts.ca; Project Manager - Manitoba
Subject: S25-3116 - Email to Planning - Hydro File #2025-2152



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

RE: Application(s) **S25-3116**

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.

This registration requirement will need to be included as a condition on the final Certificate of Approval.

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

Directions for the Applicant

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

1. Have the surveyor provide Manitoba Hydro with a pdf copy of the Subdivision Plan.
 - a. **Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)**
 - b. Upon receiving the pdf or CAD file of the Subdivision Plan we will review and provide our easement requirements to your surveyor to prepare a Plan of Easement. (Unless otherwise informed by Manitoba Hydro)
 - c. Promptly provide any layout changes. (Including changes requested by Land titles office)
2. Provide us with the name of the lawyer which will be taking care of registration of your subdivision. If this information was included on your planning application, please disregard this item and simply review subsequent items a. and b.
 - a. Agreements will need to be signed by the landowners. The agreements and the plan of easement need to be sent in trust from our lawyer to the applicant’s lawyer to ensure they are signed and registered.
 - b. Once signed at the lawyer's office you will be provided with a release of conditions letter which can be given to the planning office.

3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

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

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



DATE: 2025-08-11

TO: Gillian Kolody
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: S25-3116
AAS File: AAS-25-23907
Subdivision in the R.M. of East St. Paul - 257 Glenway Avenue
Registered Owner(s): Larissa and Joel Olfert

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

Derek Eno

From: +WPG1195 - Mines BR <mines_br@gov.mb.ca>
Sent: Tuesday, August 26, 2025 2:46 PM
To: Gillian Kolody
Subject: RE: S25-3116

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

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

Thanks,
-Sahejpal S.
Office of the Mining Recorder Manitoba
Mines_Br@gov.mb.ca

Confidentiality Notice

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

From: Gillian Kolody <gillian@rrpd.ca>
Sent: August 7, 2025 3:11 PM
To: RegionalPlanning@Winnipeg.ca; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: RE: S25-3116

Sorry, please see attached as well.

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District

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From: Gillian Kolody

Sent: Thursday, August 7, 2025 2:39 PM

To: RegionalPlanning@Winnipeg.ca; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; mines_br@gov.mb.ca; drainage@gov.mb.ca; edowney@retsd.mb.ca; envCEWinnipeg@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

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

Subject: S25-3116

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Derek Eno

From: +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>
Sent: Wednesday, August 20, 2025 12:31 PM
To: Gillian Kolody
Cc: +WPG1166 - MIT Water Review
Subject: RE: S25-3116

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Gillian,

We have no concerns with this file.
Thanks,

Matthew Sebesteny

Development Review Specialist
Hydrologic Forecasting & Water Management Branch
Manitoba Transportation & Infrastructure

From: Gillian Kolody <gillian@rrpd.ca>
Sent: August 7, 2025 15:11
To: RegionalPlanning@Winnipeg.ca; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
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Sent: Thursday, August 7, 2025 2:39 PM

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

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Derek Eno

From: Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Sent: Friday, August 08, 2025 10:34 AM
To: Gillian Kolody
Subject: RE: S25-3116

Good morning,

Land Titles requirements are as follows:
A Plan of Subdivision as proposed is required.

Amanda Jankowski | Plan Registration | Teranet Manitoba



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From: Gillian Kolody <gillian@rrpd.ca>
Sent: August 7, 2025 3:11 PM
To: RegionalPlanning@Winnipeg.ca; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; mines_br@gov.mb.ca; drainage@gov.mb.ca; edowney@retsd.mb.ca; envCEWinnipeg@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: RE: S25-3116

Sorry, please see attached as well.

Best,



Gillian Kolody, B.A. (Hons), 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

From: Gillian Kolody

Sent: Thursday, August 7, 2025 2:39 PM

To: RegionalPlanning@Winnipeg.ca; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; br@gov.mb.ca; drainage@gov.mb.ca; edowney@retsd.mb.ca; envCEWinnipeg@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

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

Subject: S25-3116

Hello,

Find attached a subdivision application in the R.M. of East St. Paul for your review and comments. Information on this application is as follows:

- Subdivision application S25-3116
- 257 Glenway Avenue (Roll #34300)
- Subdividing one parcel of land into three new lots (proposed lot 1: 11,510 square feet; proposed lots 2 and 3: both 5,755 square feet)
- The applicant has also applied for variance order VO 90, 2025 for site density for all three proposed lots as well as a yard related variance for proposed lot 1

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
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Red River Planning District

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Planning and Development Services for the Municipalities of:

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