

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of St. Andrews

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

**Tuesday
December 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: S25-3120

Applicant: Leonard Naayer and
Agness Loutit

Property Location: 8 McLean Road, No
address RL 34,
St. Andrews
Roll:13300, 13400
Legal: *RL34-AD-3404

Application Purpose:

The applicant is seeking to subdivide the subject land of two (2) lots of 0.65 and 10.63 acres into a total of twenty-one (21) lots, no new road proposed in the future “RA” Suburban Residential zone.



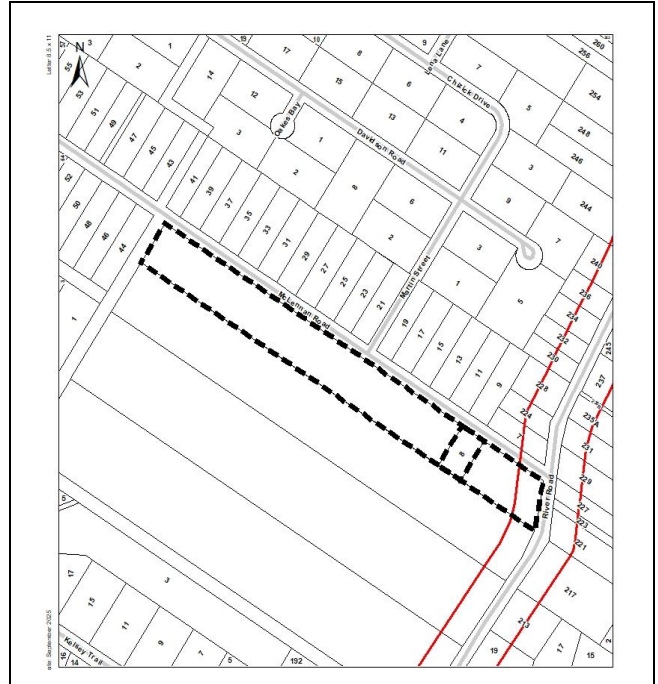
Zoning By-law Requirement in “RA” Suburban Residential zone	Proposed Lots 1-21 (site areas and site widths)
Lot Size Requirement (sec. 6.3, table 14): 0.34 ac site area, 100 site width(min.)	Proposed lots 1-20: 0.52 ac, 104.99 ft Proposed lot 21: 0.81 ac, 133.98 ft

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 S25-3120

Date Prepared: November 24th, 2025

Address:	8 McLeanan Road, No address RL 34, St. Andrews
Legal Description:	*RL34-AD-3404
Roll Number(s):	13300, 13400
Zoning:	“RR” Rural Residential to be rezoned to “RA” Suburban Residential
Development Plan:	“GD” General Development
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

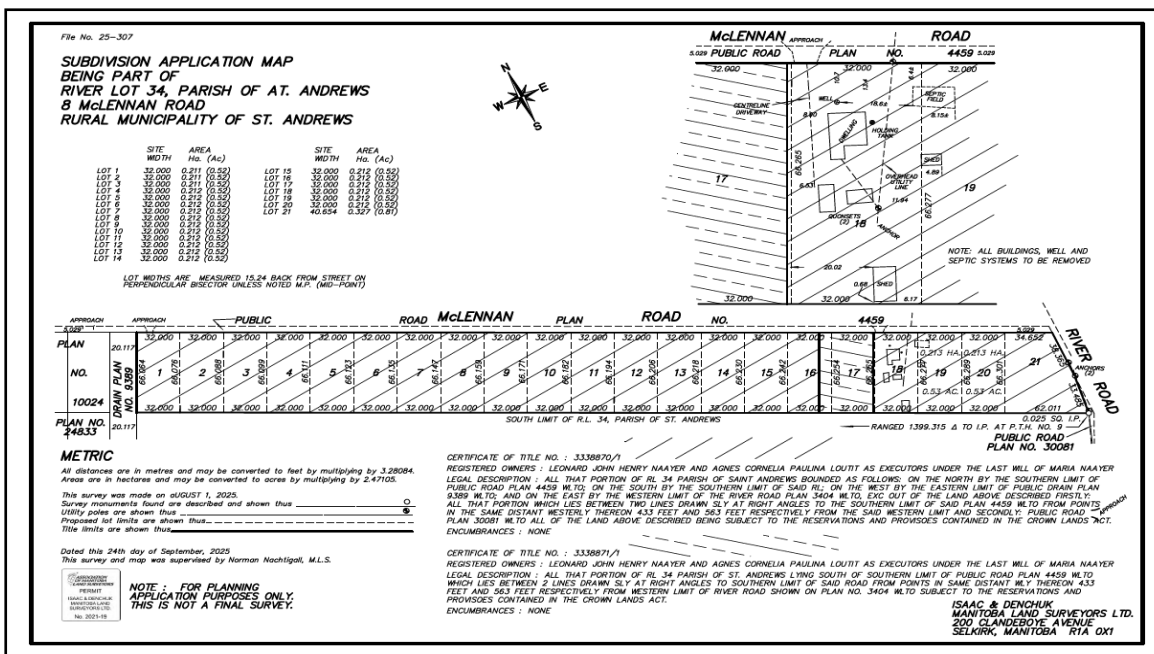
EXECUTIVE SUMMARY:

The subject property consists of two (2) lots of 0.65 and 10.63 acres on titles CT 3338871/1 and 3338870/1. The applicant is seeking to subdivide the subject land into total twenty-one (21) lots.

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

RECOMMENDATION – APPROVE WITH CONDITIONS

1.0 PROPOSAL:



The subject property consists of two (2) lots of 0.65 and 10.63 acres on titles CT 3338871/1 and 3338870/1. The applicant is seeking to subdivide the subject land into total twenty-one (21) lots. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of two lots of 0.65 and 10.63 acres on titles CT 3338871/1 and 3338870/1. The applicant is seeking to subdivide the subject land into total twenty-one (21) lots.

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 – 0.75-1 ac lots zoned “RR” Rural Residential
- To the South – 14.4 ac lot zoned “RR” Rural Residential
- To the East – 1.38-2.67 ac lots zoned “RR” Rural Residential
- To the West – 0.97 ac lot zoned “RR” Rural Residential

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

Land Use Designation: General Development

Land Use Designation: General Development

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

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

4.6 General Development (GD)

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

Objectives

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

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

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

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

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

Policies

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

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

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

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

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

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

4.6.14.1 There is sufficient demand for the proposed development.

4.6.14.2 The proposal is not wasteful of land.

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

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

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

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

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

4.6.14.8 The proposed development will have adequate surface water drainage.

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

The proposed subdivision application appears 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. 4066):

The proposed subdivision to be located within the “RA” Suburban Residential zone, as per the R.M of St. Andrews Zoning By-law. The “RA” Suburban Residential zone has a minimum site area requirement of 15,000 square feet (0.34 acres) and a minimum site width requirement of 100 feet for lots serviced by an approved central sewer system or by an approved pump out holding tank septic disposal system.

Zone: Suburban Residential			
Site Area	Required	Proposed	Note
Lots 1 to 20	0.34 acres	0.52 acres	In Compliance
Lot 21	0.34 acres	0.81 acres	In Compliance
Site Width	Required	Proposed	Note
Lots 1 - 20	100 feet	104.99 feet	In Compliance
Lot 21	100 feet	133.38 feet	In Compliance

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services - Proposed: Municipal Sewer/Holding Tank - Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water - Proposed: Individual Well - Required: As per municipal / Province of Manitoba standards
Road Standards - Proposed: Existing - Required: Municipality / Province is authority responsible for roadway
Drainage - Proposed: Natural/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	1. Applicant/Owner submits confirmation in writing from the Municipality stating that: a. taxes on the land to be subdivided plus any arrears have been paid or arrangements satisfactory to Council have been made; and 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 utility (LPS) servicing plan; c. construction timelines; d. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; e. payment of capital development levies for the creation of all new residential lots; f. 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.
Manitoba Agriculture and Resource Development	The proposed subdivision resides within a designated General Development Policy Area; no comments.
Manitoba Infrastructure - Highway Planning and Design Branch	1)Based on all information available, we object to this subdivision as proposed. We note that the proposed subdivision will not provide connectivity to the adjacent land to the south. Manitoba Transportation

	and Infrastructure will not approve any new public road connection onto PR 238 for the adjacent lands to the south nor any new direct property access onto PR 238 for proposed lot 21. Therefore, we are requiring that the proposed subdivision be revised to allow for public road connectivity to the adjacent land to the south. This public road connectivity should line up with Martin Street to the north. Please submit the revised SAM for review and approval. Once approved, we will remove our objection. Approval would then be subject to a drainage study and a possible traffic impact study. 2) We have reviewed the below correspondence regarding the provision for a road allowance south to the adjacent property. We understand the RM owns ROW identified as green on the below sketch. If this ROW can be developed into a public road southwards to provide connectivity/frontage along all properties south of the proposed residential development, this could be an option. However, we note that the ROW extends southwards and then “doglegs” eastward almost connecting to River Road (separated by roll number 11859). We note that we would not approve a public road connection onto River Road at this location. (see full two comments in Appendix C)
Drainage & Water Rights Licensing – Drainage Section	On behalf of Drainage & Water Rights Licensing – 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.
Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required.
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	1) The existing onsite wastewater management system does not meet the requirements of the Onsite Wastewater Management Systems Regulation (setbacks and/or land parcel size). The onsite wastewater management system must be decommissioned prior to subdivision. For more information, please visit www.manitoba.ca/onsite 2) As per section 8.2(1) of the Onsite Wastewater Management Systems Regulation the applicant is required to connect to the wastewater collection system and decommission the existing onsite wastewater system before subdivision. Decommissioning Form is attached. (see full comment in Appendix C)
Manitoba Sport, Culture and Heritage – Historic Resources Branch	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 HRIA. (see full comment in Appendix C)
Manitoba Transportation and Infrastructure – Water Management	We have no concerns with this file.
Mines Branch, Office of the Mining Recorder Manitoba	Mines Branch has no concerns as there is no identified medium or high-quality aggregate in the area.

UTILITIES

MB Hydro and Centra Gas	Easements required — Manitoba Hydro will require easements.
BellMTS	Bell MTS has no new easement requirements with respect to application numbered S25-3120.
Rogers Communications	Rogers will pursue easement acquisition only through a joint application with Hydro , provided they are participating.

OTHER AGENCIES

School Division	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)).
Canada Post	1. Please update our office if the project description changes so that we may determine the impact (if any). 2. An appropriately sized sidewalk section (concrete pad) as per municipal and Canada Post Corporations standards, to place the Community Mailboxes on. 3. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. 4. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications. 5. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mailboxes.

	The developer will then indicate these locations on the appropriate servicing plans. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mailboxes within the development, as approved by Canada Post. 6. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox. The developer will provide a suitable and safe temporary site for a Community Mailbox until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied. 7. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans: i. Any required walkway across the boulevard, per municipal standards ii. Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
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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 two (2) lots of 0.65 and 10.63 acres on titles CT 3338871/1 and 3338870/1. The applicant is seeking to subdivide the subject land into total twenty-one (21) lots with 0.52 ac in site area and 105-133.4 ft in site width.

The proposed subdivision to be located within the “RA” Suburban Residential zone, as per the R.M of St. Andrews Zoning By-law. The “RA” Suburban Residential zone has a minimum site area requirement of 15,000 square feet (0.34 acres) and a minimum site width requirement of 100 feet for lots serviced by an approved central sewer system or by an approved pump out holding tank septic disposal system.

Accordingly to the declaration of the surveyor on the SAM all 4 existing structures (2 shed and 2 Quonsets) will be removed/demolished **otherwise** the variances will be required (for the number of accessory structures, floor area of the accessory structures, for the side setbacks and a permission for the accessory structure to be remained on the subject land prior to the main dwelling for Proposed Lot 18 and 19) to bring it into compliance to the Zoning By-Law of St. Andrews in “RA” Suburban Residential zone.

After circulation to the agencies, MTI Highways objects to the layout of the proposed SAM regarding future development road connectivity addressing the 4.6.14.5 section of the DP (as they will not approve any new connection to the River Road) and suggests extending Martin St. to the south to solve the issue. After correspondence with the RM there is an alternative access option for the future development located West to the proposed lands - *the mud road* (parallel to the Westman Road) with a bridge across the drainage that might be developed as a road connectivity solution.

If council prefers multiple access for the future development, *the mud road* and Martin St. extension could be utilized. Council’s opportunity to obtain land for the Marteen St. extension can be achieved as a condition of the subject subdivision application.

The proposed subdivision in general resides with both Zoning By-Law of St. Andrews in “RA” Suburban Residential zone and the Red River Planning District Development Plan By-Law 279/19 objectives and policies for “GD” General Development designation.

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

9.0 RECOMMENDED CONDITONS:

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

1. Applicant/Owner submits confirmation in writing from the Municipality stating that:
 - a) taxes on the land to be subdivided plus any arrears have been paid or arrangements satisfactory to Council have been made; and
 - 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 utility (LPS) servicing plan;
 - c. construction timelines;
 - d. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; e. payment of capital development levies for the creation of all new residential lots;
 - e. 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 successfully rezones subject lands to “RA” – Suburban Residential, as proposed within Zoning By-law Amendment BL 4423.
6. Applicant / owner to obtain all required variances or demolish/remove all the accessory structures on the Proposed Lot 18 and 19 (Note: Manitoba Land Surveyor to verify dimensions/existing structures.)
7. 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.]
8. 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 (HRIA)** 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.
9. 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.
10. Applicant / owner submits written confirmation from Canada Post that all requirements of that agency pertaining to the proposed subdivision have been met. (see full comments with 7 conditions in Appendix C).

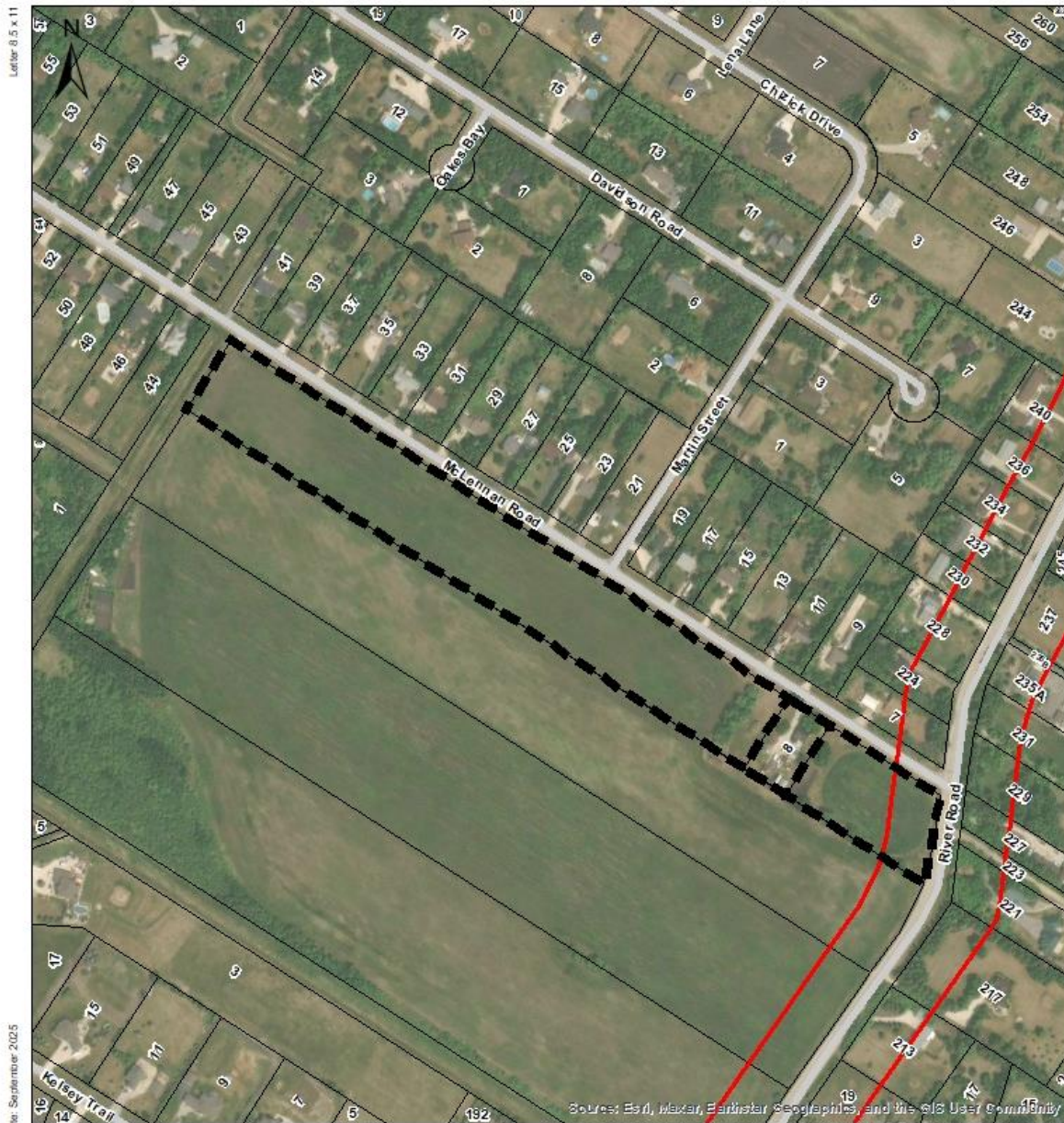
11. Applicant / owner submits written confirmation from Rogers that an Easement Agreement(s) has been entered into with Rogers with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration 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, MB Hydro, Rogers, MHRB, MECC, Canada Post.

APPENDIX A – RRPD LOCATION MAPS



SUPPORTIVE MAPPING

Subdivision Application S25-3120
8 McLennan Road, RM of St. Andrews

Designation: "GD" General Development

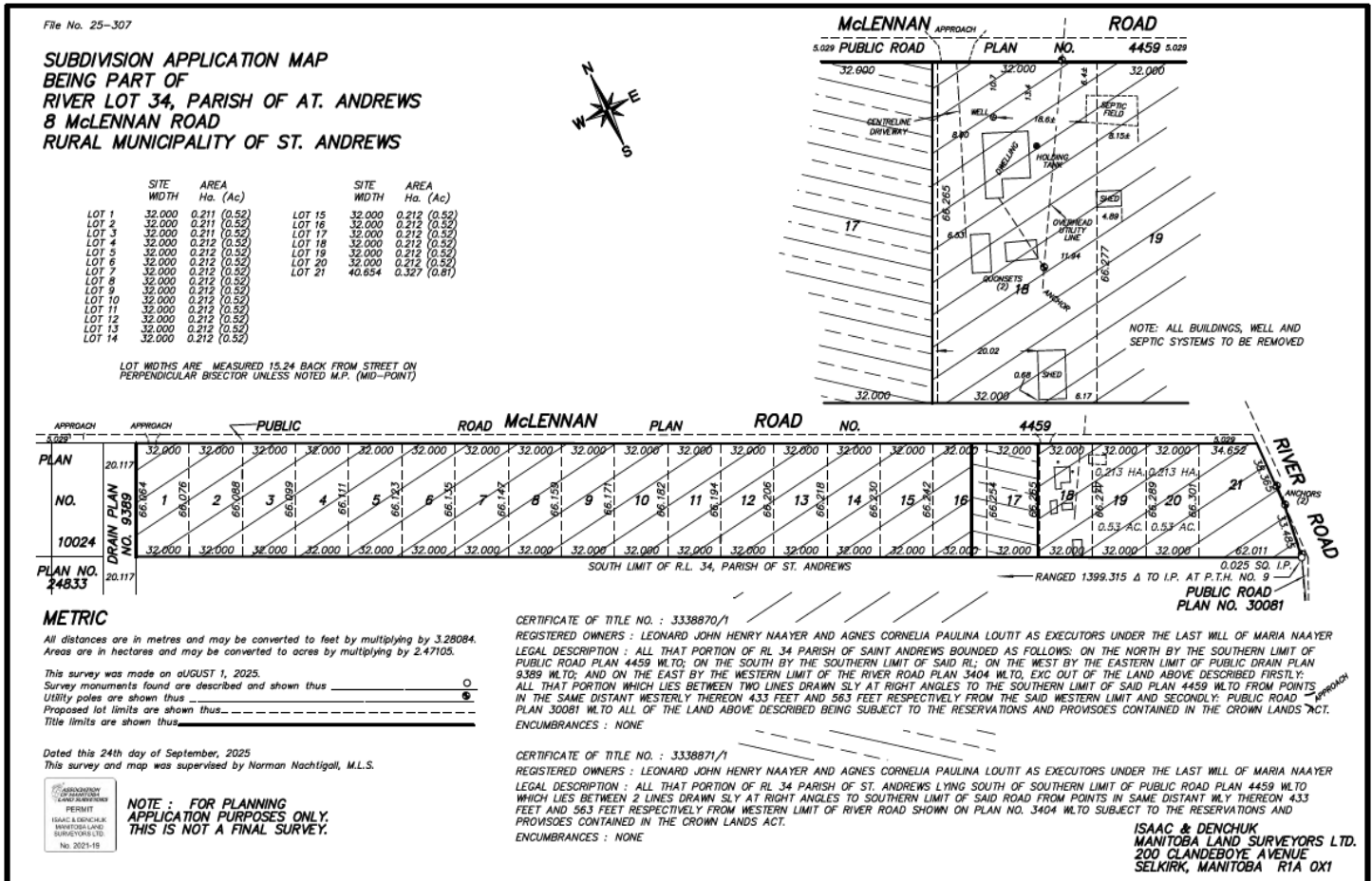
Zoning: "RR" Rural Residential

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



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

APPENDIX B – SUBDIVISION APPLICATION MAP



APPENDIX C – CIRCULATION COMMENTS:

Archived: November 19, 2025 3:08:50 PM

From: [Harms, Tina](#)

Sent: October 2, 2025 2:33:58 PM

To: [Red River Planning District Calvin So](#)

Subject: RE: S25-3120

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: September 25, 2025 9:52 AM

To: Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; Brian.oleary@7oaks.org; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; 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: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>

Subject: S25-3120

Hello,

Please see a subdivision application, S25-3120, attached for review and comments.

The applicant proposes to subdivide 19 additional lots from 2 current lots on McLennan Road in St. Andrews.

Please note there is an associated rezoning application that is going to first reading in the October council meeting. You will receive that circulation if Council approves first reading.

Thanks,

Calvin So, M.C.P.



**Community Planning Assistant
Red River Planning District**

He2978 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



October 1, 2025

File No. S25-3120

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
Part River Lot 34, Parish of St. Andrews
8 McLennan Road
R.M. of St. Andrews
Registered Owner(s): Leonard John Henry Naayer & Agnes Cornelia Paulina Loutit

Bell MTS has no new easement requirements with respect to application numbered S25-3120.

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.

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.

Developer responsibilities (Bell MTS Pre-Service Charges 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





RE: Subdivision Circular – Subdivision File No. S25-3120, St Andrews, MB

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

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

Regards,
Paul Shymko
Delivery Planning Officer
Winnipeg, Mb
204 228-3740

Archived: November 19, 2025 3:09:04 PM

From: +WPG569 - Drainage

Sent: September 26, 2025 11:13:55 AM

To: Calvin So

Subject: RE: S25-3120

Importance: Normal

Sensitivity: None

Residential or Commercial Subdivision with Water Control Works Proposed (10 lots or more)

On behalf of Drainage & Water Rights Licencing – 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.

Rick Pemkowski CD

Water Resource Officer

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

From: Calvin So <calvin@rrpd.ca>

Sent: September 25, 2025 9:52 AM

To: Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; Brian.oleary@7oaks.org; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; 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: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>

Subject: S25-3120

Hello,

Please see a subdivision application, S25-3120, attached for review and comments.

The applicant proposes to subdivide 19 additional lots from 2 current lots on McLennan Road in St. Andrews.

Please note there is an associated rezoning application that is going to first reading in the October council meeting. You will receive that circulation if Council approves first reading.

Thanks,



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

He2978 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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Out-of-Service Wastewater Management System Decommissioning Form

Manitoba's *Onsite Wastewater Management System Regulation* requires that you must properly decommission your out-of-service onsite wastewater management system.

Please complete and submit this form to your local Manitoba Conservation office within 7 days of decommissioning your septic tank or holding tank.

Name of property owner _____

Mailing address _____

Location of out-of-service system

(Section, Township, Range/Street Address/Lot, Block and Plan No.)

The septic tank/holding tank located at the above noted location was pumped of its

contents on _____ by _____
(Date) (Name of registered hauler)

The septic tank/holding tank at the above location was backfilled with sand/gravel or

suitable soil on _____.
(Date)

(Please check appropriate box)

☐ Disposal field to be dismantled.

☐ Disposal field will not be dismantled.

Signature of owner

Date

For Department Use Only

Reviewed by

EO #

Date

Archived: November 19, 2025 3:09:05 PM

From: [Dorward, Kurt](#)

Sent: September 26, 2025 1:16:40 PM

To: [Calvin So](#)

Subject: RE: S25-3120

Importance: Normal

Sensitivity: None

Attachments:

[OWMS_decommissioning_form.pdf](#) 

To whom it may concern,

Manitoba Environment and Climate Change, Environmental Compliance & Enforcement Branch has reviewed the aforementioned subdivision and has the following comment(s):

1. The existing onsite wastewater management system does not meet the requirements of the Onsite Wastewater Management Systems Regulation (setbacks and/or land parcel size). The onsite wastewater management system must be decommissioned prior to subdivision. For more information please visit www.manitoba.ca/onsite.
2. As per section 8.2(1) of the Onsite Wastewater Management Systems Regulation the applicant is required to connect to the wastewater collection system and decommission the existing onsite wastewater system before subdivision. Decommissioning Form is attached.

Regards,

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: September 25, 2025 9:52 AM

To: Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; Brian.oleary@7oaks.org; +WPG569 - EnvCEInterlake

<EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; 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: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S25-3120

Hello,

Please see a subdivision application, S25-3120, attached for review and comments.

The applicant proposes to subdivide 19 additional lots from 2 current lots on McLennan Road in St. Andrews.

Please note there is an associated rezoning application that is going to first reading in the October council meeting. You will receive that circulation if Council approves first reading.

Thanks,



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

He2978 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: November 19, 2025 3:09:07 PM

From: [DiNella, Jeff](#)

Sent: Tue, 18 Nov 2025 19:11:05

To: [Valentina Esman](#)

Cc: braeden@rmofstandrews.com [Beck, Ashley +STE1000 - Easternutilities](#)

Subject: RE: comments sub file 25-3120 (roll# 13300, 13400) in St. Andrews

Importance: Normal

Sensitivity: None

Attachments:

[25-3120 - property image.png](#) 

Hi Valentina

We have reviewed the below correspondence regarding the provision for a road allowance south to the adjacent property. We understand the RM owns ROW identified as green on the below sketch. If this ROW can be developed into a public road southwards to provide connectivity/frontage along all properties south of the proposed residential development, this could be an option. However, we note that the ROW extends southwards and then “doglegs” eastward almost connecting to River Road (separated by roll number 11859). We note that we would not approve a public road connection onto River Road at this location.

Jeff DiNella

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

1420-215 Garry Street
Winnipeg, MB R3C 3P3



From: Valentina Esman <valentina@rrpd.ca>

Sent: November 14, 2025 10:22 AM

To: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>

Subject: FW: comments sub file 25-3120 (roll# 13300, 13400) in St. Andrews

Hi Jeff,

I hope the applicant sent this email to you, with another option for connectivity solution for the properties south to the proposed subdivision (please see the RMs comments on it).

The strip of the mud road (see attached image) owned by the RM from the west side of the proposed subdivision and rezoning (Roll # 13300, 13400) connecting Lots south to the proposed subdivision and provides road access to all of them including the subject land too.

I would appreciate a lot if you can check it this option as alternative solution to have,

Thank you in advance,

Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 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: Braeden Bennett <braeden@rmofstandrews.com>
Sent: November 7, 2025 12:23 PM
To: Valentina Esman <valentina@rrpd.ca>
Cc: leonardnaayer@icloud.com; Richard Loutit <rloutit@shaw.ca>
Subject: RE: comments sub file 25-3120

Hi Valentina,

Yes, I agree - While I acknowledge MTI's concern with future connectivity to the south and agree with their assessment that the Martin Street ROW could be extended as part of this development, there is also another alternative: the existing road allowance (mud road) that intersects with Hanssen Drive between McLennan Road and Westman Drive.

The Municipality owns this ROW, which is used occasionally by adjacent landowners on McLennan Road, Westman Drive and Geurts Cove to access the rear of their properties. Should there be interest in developing Roll Nos. 12650.000 and 12640.000, this ROW could also provide access, though it would require infrastructure upgrades (road base and surfacing) as well as a crossing over the McLennan Drain.

The Municipality supports either solution. However, if the applicant is required to dedicate a 66' ROW connecting to Martin Street, our understanding is that the applicant of S25-3120 would not be required to construct the stub road and would instead dedicate the undeveloped ROW to the Municipality for future connectivity.

Thank you,



Braeden Bennett, B.Tech (CM)
Planning & Economic Development Officer | R.M. of St. Andrews

Box 130 | 500 Railway Avenue | Clandeboye, MB | R0C 0P0

Phone: (204) 738-2264 (Ext. 137)

Fax: (204) 738-2500 | www.rmofstandrews.com

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From: Valentina Esman <valentina@rrpd.ca>
Sent: November 7, 2025 11:30 AM
To: Braeden Bennett <braeden@rmofstandrews.com>
Cc: leonardnaayer@icloud.com; Richard Loutit <rloutit@shaw.ca>
Subject: FW: comments sub file 25-3120

Hi Braeden,

We have got the objection from the MTI Highways for this subdivision application for any new connection to the River Road and a possible future solution as a continuation of the Martin St.
As you can see on attached print screen, there is another option for the road connectivity solution in my opinion here too, I would appreciate you feedback if it is a legit option for the applicant to consider
And to suggest maybe as a second/another possible solution for the road connectivity instead of cutting his property in half by the Martin St. dead-end proposal.

I would appreciate you opinion about this and any other options for sure too,

Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 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: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>
Sent: October 23, 2025 10:54 AM
To: Calvin So <calvin@rrpd.ca>
Cc: +STE1000 - Easternutilities <Easternutilities@gov.mb.ca>; +WPG969 - Traffic Impact Studies <trafficimpactstudies@gov.mb.ca>
Subject: comments sub file 25-3120

Hi Calvin

Please find attached our comments for subdivision file 25-3120.

Thank You

Jeff DiNella

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

1420-215 Garry Street
Winnipeg, MB R3C 3P3



Archived: November 19, 2025 3:09:09 PM

From: [DiNella, Jeff](#)

Sent: October 23, 2025 10:55:16 AM

To: [Calvin So](#)

Cc: [+STE1000 - Easternutilities](#) [+WPG969 - Traffic Impact Studies](#)

Subject: comments sub file 25-3120

Importance: Normal

Sensitivity: None

Attachments:

[25-3120 RL 34 parish of St. Andrews rrpj jd.pdf](#) 

Hi Calvin

Please find attached our comments for subdivision file 25-3120.

Thank You

Jeff DiNella

Senior Development Review Technologist

Manitoba Transportation and Infrastructure

Highway Design

Cell: (204) 430-7176

1420-215 Garry Street
Winnipeg, MB R3C 3P3





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

October 21, 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. S25-3120
RL 34 Parish of St. Andrews
RM of St. Andrews
Owner – Naayer and Loutit**

In response to your e-mail dated September 25, 2025, we have reviewed the above noted subdivision application. The intent is to create 21 lots for residential purposes. Proposed lots 1-20 have frontage along McLennan Road while proposed lot 21 (which contains an existing residence) has frontage along McLennan Road and PR 238 (River Road).

Based on all information available, we object to this subdivision as proposed. We note that the proposed subdivision will not provide connectivity to the adjacent land to the south. Manitoba Transportation and Infrastructure will not approve any new public road connection onto PR 238 for the adjacent lands to the south nor any new direct property access onto PR 238 for proposed lot 21. Therefore, we are requiring that the proposed subdivision be revised to allow for public road connectivity to the adjacent land to the south. This public road connectivity should line up with Martin Street to the north. Please submit the revised SAM for review and approval. Once approved, we will remove our objection. Approval would then be subject to a drainage study and a possible traffic impact study.

Please note the following statutory requirements affecting PR 238.

Statutory Requirements:

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

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

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

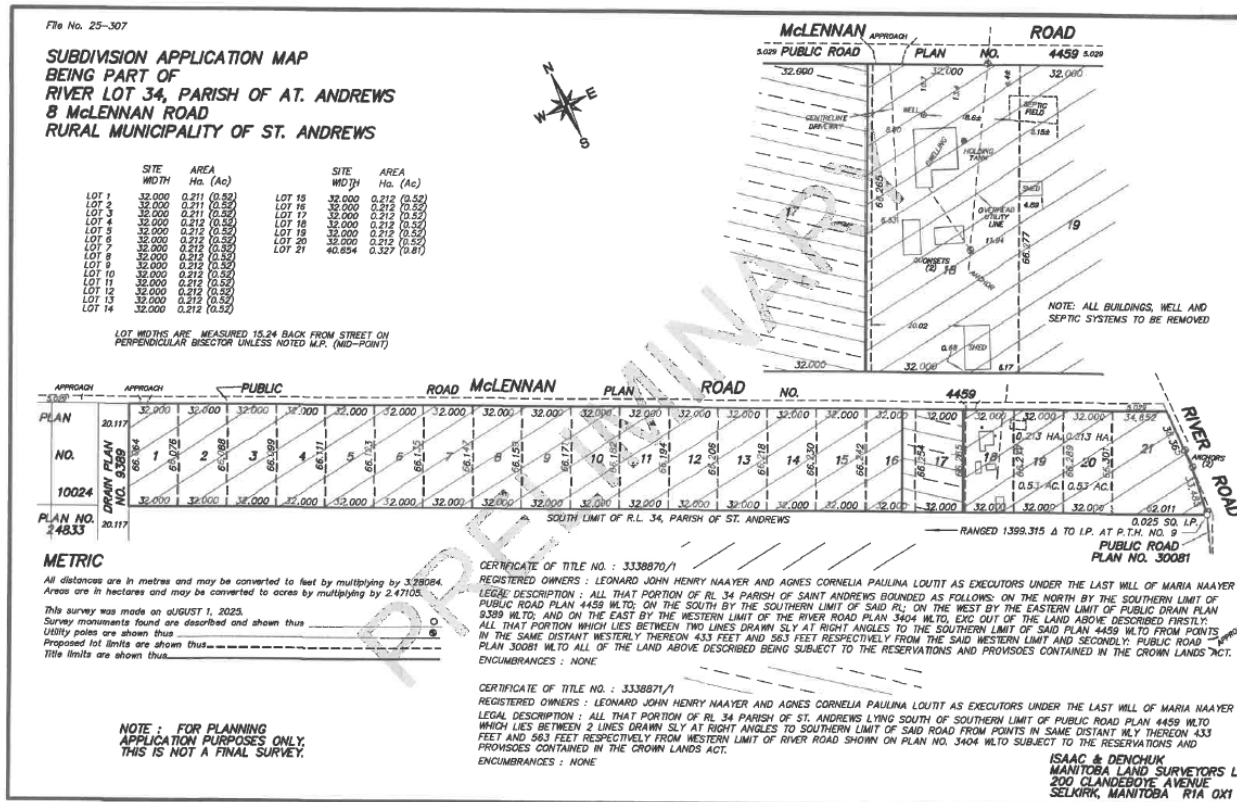
Thank You,

Original signed and e-mailed October 21, 2025

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region

JD/ab



DATE: 2025-10-02

TO: Red River Planning District

c/o Calvin So
Community Planning Assistant
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 No.: S25-3120

AAS File: AAS-25-24093

Proposal to Subdivide and Rezone land located at RL 34 in the Parish of St. Andrews
8 McLennan Road RM of St. Andrews

Registered Owners: Leonard Naayer and Agnes Loutit

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 project is two kilometers west of Clear Lake with Clear Creek running through the footprint to the lake and in proximity to multiple known archaeological sites, the Red River, historic cart trails and numerous parish buildings. 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/landowners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. Any exceptions require planning and consultation with the HRB.

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

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

Historic Resources Branch
Archaeological Assessment Services Unit

Archived: November 19, 2025 3:09:11 PM

From: +WPG574 - HRB Archaeology

Sent: October 2, 2025 11:27:14 AM

To: Calvin So

Cc: +WPG574 - HRB Archaeology

Subject: RE: S25-3120

Importance: Normal

Sensitivity: None

Attachments:

AAS-25-24093_RRPD_S25-3120.pdf  IRIA Process Flowchart.pdf  HRB Heritage Consultants List updated 2025-04-28.pdf 

Good morning,

Please find our review and comments attached.

Best regards,

Archaeological Assessment Services Unit

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

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

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

From: Calvin So <calvin@rrpd.ca>

Sent: September 25, 2025 9:52 AM

To: Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; Brian.oleary@7oaks.org; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; 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: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>

Subject: S25-3120

Hello,

Please see a subdivision application, S25-3120, attached for review and comments.

The applicant proposes to subdivide 19 additional lots from 2 current lots on McLennan Road in St. Andrews.

Please note there is an associated rezoning application that is going to first reading in the October council meeting. You will receive that circulation if Council approves first reading.

Thanks,



Calvin So, M.C.P.

Community Planning Assistant

Red River Planning District

He2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

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

www.redriverplanning.com

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Archived: November 19, 2025 3:09:13 PM

From: [SM-Subdivision Circulars](#)

Sent: Wed, 15 Oct 2025 14:37:34

To: [Red River Planning District](#) [Valentina Esman](#) [Calvin So](#) [leonard_naayer@icloud.com](#)

Cc: [PROPERTYACQUISITION@bellmts.ca](#) [Project Manager - Manitoba](#)

Subject: S25-3120 - Email to Planning - Hydro File #2025-2396

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S25-3120**

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

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

Manitoba Hydro will require the landowner to enter into a Statutory Easement Agreement(s) (“Agreements”) with Manitoba Hydro regarding existing and/or future facilities associated with the subdivision as set out in the above noted application. 'a0' a0

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

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

Directions for the Applicant

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

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

- b. Once signed at the lawyer's office you will be provided with a release of conditions letter which can be given to the planning office.
3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

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

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: November 19, 2025 3:09:15 PM

From: [Kelly McDonald](#)

Sent: Thu, 23 Oct 2025 18:05:11

To: [Valentina Esman](#)

Subject: RE: S25-3120

Importance: Normal

Sensitivity: None

Hi Valentina

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: Valentina Esman <valentina@rrpd.ca>

Sent: Wednesday, October 22, 2025 11:45 AM

To: tony.kreml@7oaks.org; info@esd.ca; Kelly McDonald <kmcdonald@lssd.ca>; info@esd.ca

Subject: FW: S25-3120

Hi to all,

We realised that we missed you in the circulation process, we would appreciate your comments asap.

Thank you so much in advance,

Have a great day,



Valentina Esman
Community Planner

Red River Planning District

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

Tel: 204-661-7606 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: Calvin So <calvin@rrpd.ca>

Sent: September 25, 2025 9:52 AM

To: Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water -

Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; Brian.oleary@7oaks.org; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; 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: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S25-3120

Hello,

Please see a subdivision application, S25-3120, attached for review and comments.

The applicant proposes to subdivide 19 additional lots from 2 current lots on McLennan Road in St. Andrews.

Please note there is an associated rezoning application that is going to first reading in the October council meeting. You will receive that circulation if Council approves first reading.

Thanks,



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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: November 19, 2025 3:09:16 PM

From: +WPG1195 - Mines BR

Sent: October 8, 2025 9:01:33 AM

To: Calvin So

Subject: RE: S25-3120

Importance: Normal

Sensitivity: None

Good morning,

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

Thanks,

-Sahej S.

Office of the Mining Recorder Manitoba

Mines_Br@gov.mb.ca

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From: Calvin So <calvin@rrpd.ca>

Sent: September 25, 2025 9:52 AM

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Archived: November 19, 2025 3:09:18 PM

From: [+WPG1166 - MIT Water Review](#)

Sent: September 25, 2025 2:51:16 PM

To: [Calvin So](#)

Cc: [+WPG1166 - MIT Water Review](#)

Subject: RE: S25-3120

Importance: Normal

Sensitivity: None

Hello Calvin,

We have no concerns with this file.

Thanks,

Matthew Sebesteny

Development Review Specialist

Hydrologic Forecasting & Water Management Branch

Manitoba Transportation & Infrastructure

From: Calvin So <calvin@rrpd.ca>

Sent: September 25, 2025 09:52

To: Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; Brian.oleary@7oaks.org; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; 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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Archived: November 19, 2025 3:09:19 PM

From: [Braeden](#)

Sent: Tue, 14 Oct 2025 18:54:05

To: [Calvin So](#)

Cc: [Valentina Esman](#) [Gillian Kolody](#)

Subject: RE: S25-3120

Importance: Normal

Sensitivity: None

Attachments:

[RM Comments S25-3120.pdf](#) 

Good Afternoon Calvin,

Please see the RM's conditions for subdivision file S25-3120.

Thank you,



Braeden Bennett, B.Tech (CM)
Planning & Economic Development Officer | R.M. of St. Andrews

Box 130 | 500 Railway Avenue | Clandeboye, MB | R0C 0P0

Phone: (204) 738-2264 (Ext. 137)

Fax: (204) 738-2500 | www.rmofstandrews.com

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Archived: November 19, 2025 3:09:21 PM

From: [Project Manager - Manitoba](#)

Sent: October 7, 2025 11:30:34 AM

To: [Calvin So](#)

Cc: subdivisioncirculars@hydro.mb.ca

Subject: RE: S25-3120

Importance: Normal

Sensitivity: None

Attachments:

[S25-3120 - Rogers Easement Requirements.pdf](#) 

Hi,

Rogers will pursue easement acquisition only through a **joint application with Hydro**, provided they are participating.

Easement requirements are attached.

Thanks and regards,

Dennis Manuel

Delivery Manager, Technology Planning - Network Implementation

22 Scurfield Blvd, Winnipeg, MB R3Y 1S5

e Dennis.Manuel@rci.rogers.com

p 204-594-7943

***** Please note my email address has changed. Update your address book with Dennis.Manuel@rci.rogers.com**



From: Calvin So <calvin@rrpd.ca>

Sent: Thursday, September 25, 2025 9:52 AM

To: Braeden <Braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; drainage@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; Brian.oleary@7oaks.org; EnvCEInterlake@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; 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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