

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of West 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)338-0306

Thursday
January 8th, 2026
6:00 PM

Council Chambers
3550 Main Street
RM of West St Paul, MB

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

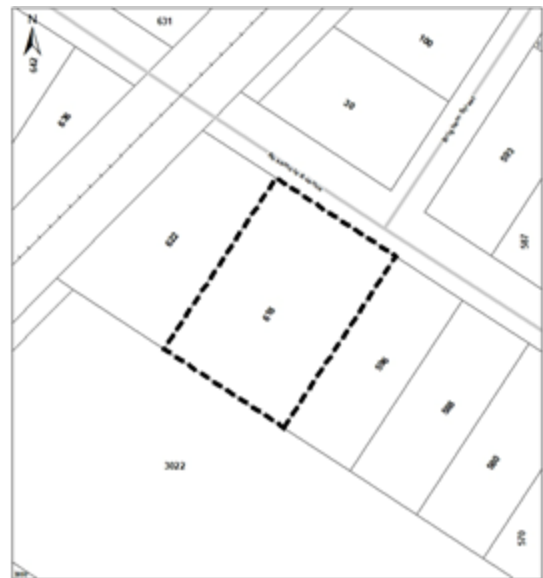
Application File: S25-3124

Applicant: John S. Wintrup

Property Location: 618 Rossmore Ave,
WSP.
Roll #13840
Lot-244/245, Plan-997

Application Purpose:

The subject property consists of 1 lot of 1.06 acres on title CT 3183969/1. The applicant is seeking to subdivide the subject land into total 3 lots in “RRO” – Rural Residential Overlay zone.



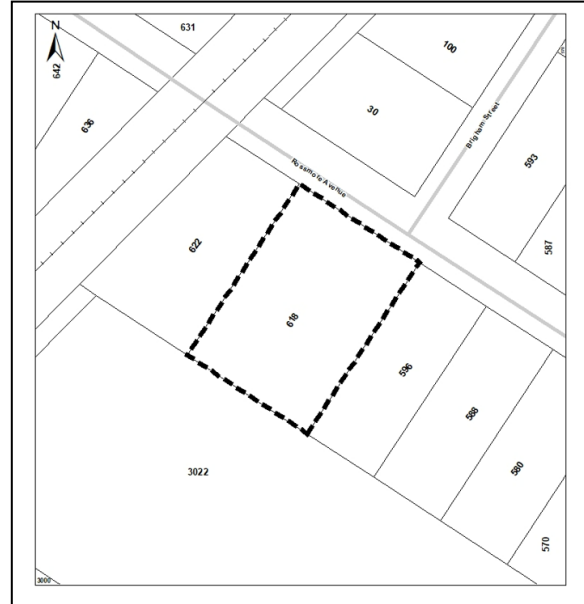
Zoning By-law Requirement in “RRO” – Rural Residential Overlay zone	Proposed Lots site area and site width
Site area and site width – 2 ac and 198 ft.	Proposed Lots 1-3: 0.35 ac and 60 ft.

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 S25-3124

Date Prepared: November 27, 2025

Address:	618 Rossmore Ave, WSP
Legal Description:	CT 3183969/1 Lot-244/245, Plan-997
Roll Number(s):	13840
Zoning:	“RRO” – Rural Residential Overlay Zone
Secondary Plan:	Existing Residential Neighbourhood, Middlechurch
Development Plan:	Settlement Centre
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

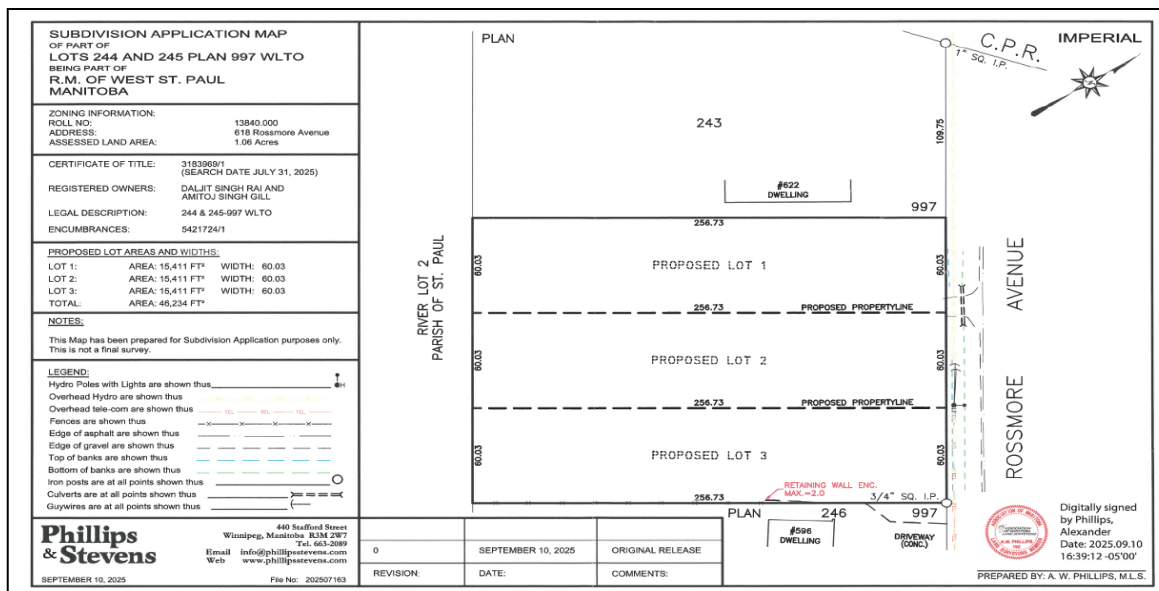
EXECUTIVE SUMMARY:

The subject property consists of 1 lot of 1.06 acres on title CT 3183969/1. The applicant is seeking to subdivide the subject land into total 3 lots.

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, subject to conditions involving Rezoning.**

RECOMMENDATION – APPROVE WITH CONDITONS.

1.0 PROPOSAL:



The subject property consists of 1 lot of 1.06 acres on title CT 3183969/1. The applicant is seeking to subdivide the subject land into total 3 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 1 lot of 1.06 acres on title CT 3183969/1. The applicant is seeking to subdivide the subject land into total 3 lots.

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 0.57-0.77 ac lots zoned “RRO” – Rural Residential Overlayed Zone and Rossmore Ave and to the North 16.87 ac lot zoned “A80” Agricultural 80 ac parcel zone.

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 “RRO” Rural Residential Overlay zone, as per the West St. Paul zoning by-law. The Rural Residential Overlay Zone has a minimum site area requirement of 2 ac and a minimum site width requirement of 198 ft.

Zone: “RRO” Rural Residential Overlay zone			
Proposed lots:	Required site area	Proposed site area	Note
Proposed Lot 1	87,120sq. ft/ 2 ac	15,411sq. ft/ 0.35 ac	Not in Compliance
Proposed Lot 2	87,120sq. ft/ 2 ac	15,411sq. ft/ 0.35 ac	Not in Compliance
Proposed Lot 3	87,120sq. ft/ 2 ac	15,411sq. ft/ 0.35 ac	Not in Compliance
Proposed Lots:	Required site width	Proposed site width	Note
Proposed Lot 1	198 ft	60 ft	Not in Compliance
Proposed Lot 2	198 ft	60 ft	Not in Compliance
Proposed Lot 3	198 ft	60 ft	Not in Compliance

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

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services <ul style="list-style-type: none">- Proposed: Municipal sewer- Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water <ul style="list-style-type: none">- Proposed: Individual Well- Required: As per municipal / Province of Manitoba standards
Road Standards <ul style="list-style-type: none">- Proposed: 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	<ol style="list-style-type: none">1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the Municipality that:<ul style="list-style-type: none">-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-payment of any applicable development levies2. Applicant / owner enter into a development agreement with the municipality to address, but is not limited to the following:<ul style="list-style-type: none">-connection to services-access, including relocation of existing access-development fees-a drainage / lot grading plan to be prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.3. Applicant / owner to pay the remaining Local Improvement District (LID) cost applicable to this property for wastewater service installation. Current amount payable is \$15,666.70.
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 # S25-3124 and have no concerns. The subject property does not have frontage along a highway under MTI jurisdiction.
Drainage and Water Control	If water control works are required to accommodate any new approaches (access crossings) within the Municipal Right of Way, an authorization under the Water Rights Act is required in the name of the Municipality.

Winnipeg Land Titles Office (Teranet Manitoba)	A plan of subdivision as proposed SAM is required
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	Council should be advised that should the proposed subdivision result in alterations to the municipality's public sewerage and/or water system, the municipality will be required as per Sections 6 and 7 of Manitoba Regulation P210-331/88R --Water Works, Sewerage and Sewage Disposal Regulation, to prepare engineering data supporting the proposed sewer or water extension to obtain a public health certificate for the alteration. [See full correspondent attached to Council's package]
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.
Mines Branch	Mines Branch has no concerns as there is no identified medium or high quality aggregate in the area.
CPKC - rail	CPKC is generally not opposed to Commercial/Industrial type developments adjacent to our right of way. [See full correspondent attached to Council's package]

UTILITIES

MB Hydro and Centra Gas	No easements required— Manitoba Hydro and Centra Gas Manitoba Inc. have no easement requirements
BellMTS	Bell MTS has no new easement requirements with respect to application numbered S25-3124.
Rogers Communications	Rogers will pursue easement acquisition through a joint application with Hydro, provided they are participating.

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 1 lot of 1.06 acres on title CT 3183969/1. The applicant is seeking to subdivide the subject land into total 3 lots.

The proposed subdivision is located within a “RRO” Rural Residential Overlay zone, as per the West St. Paul zoning by-law. The Rural Residential Overlay Zone has a minimum site area requirement of **2 ac** and a minimum site width requirement of **198 ft**.

With the proposed lots being **0.35 ac** in size and **60 ft** in the width, they are significantly smaller than the municipal requirements of the “RRO” zone. Therefore, to facilitate the proposal, rezoning the property is required. A variance for the lot size and width would not be appropriate – as it would be changing the land use from Rural to Urban. The MPA section 97(2) – “A variance order must not be made if it makes a change of land use”.

Proposal adheres to purpose of the “SC” designation/Development Plan but does not adhere to the Zoning By-Law. Therefore, to meet the Manitoba Planning Act criteria for subdivision approval, RRPD recommends that the application could be approved so long as there is a condition that the property is **rezoned** to an appropriate zone to facilitate the proposed lot dimensions (e.g. “RS” zone).

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:

- i. 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
- ii. payment of any applicable development levies

2. Applicant / owner enter into a development agreement with the municipality to address, but is not limited to the following:

- a) connection to services
- b) access, including relocation of existing access
- c) development fees
- d) a drainage / lot grading plan to be prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.

3. Applicant / owner to pay the remaining Local Improvement District (LID) cost applicable to this property for wastewater service installation. Current amount payable is \$15,666.70.

4. Applicant / owner submits written confirmation from Rogers (joint application with Hydro) 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

5. Applicant / owner successfully rezones subject lands to facilitate the proposed lot size zone.

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, Rogers

APPENDIX A – RRPD LOCATION MAPS





SUPPORTIVE MAPPING

Subdivision Application S25-3124
618 Rossmore Avenue, RM of West St. Paul

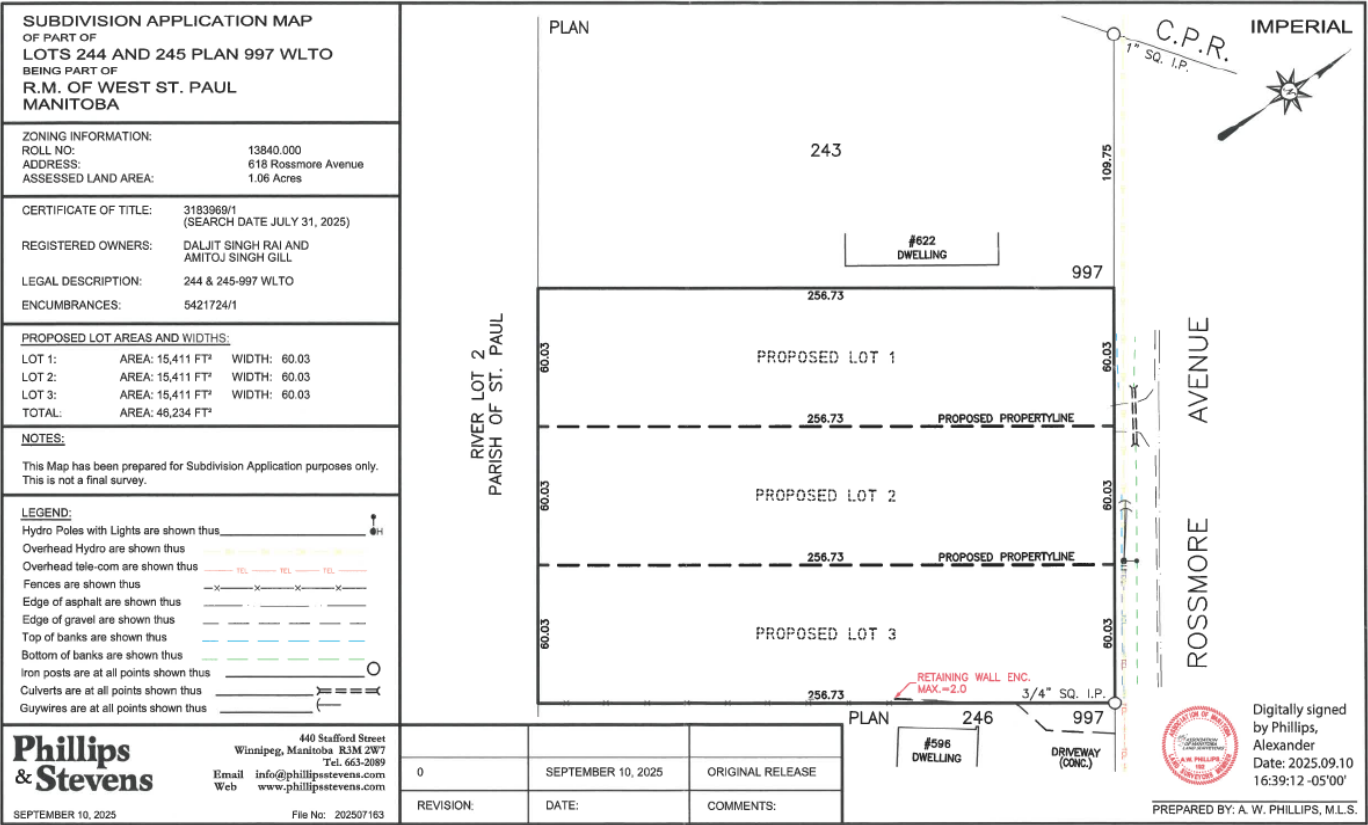
Designation: "SC" Settlement Centre
Zoning: "RRO" Rural Residential Overlay

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
-  Rail
-  Roads
-  Parcels Outline



APPENDIX B – SUBDIVISION APPLICATION MAP & INFO FROM APPLICANT



Archived: November 28, 2025 12:15:59 PM

From: [Teranet Manitoba - Surveys Planning](#)

Sent: Thu, 23 Oct 2025 21:48:32

To: [Gillian Kolody](#)

Subject: RE: S25-3124

Importance: Normal

Sensitivity: None

Good Afternoon

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Sincerely

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



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From: Gillian Kolody <gillian@rrpd.ca>

Sent: October 23, 2025 11:59 AM

To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; drinkingwater.subdivisions@gov.mb.ca; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hpsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S25-3124

Hello,

Please find attached a subdivision application in the RM of West St. Paul for your review and comments. Information on this application is as follows:

- Subdivision application S25-3124

- 618 Rossmore Avenue (roll #13840)
- Creating 2 new lots (proposed lots 1-3: 15,411 square feet and 60.03 feet wide)
- Variances will be required for site area and site width of all three proposed lots.

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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Archived: November 28, 2025 12:16:01 PM

From: [Pam Elias](#)

Sent: October 27, 2025 4:10:30 PM

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

Cc: [Jeffrey Simpson](#)

Subject: Re: S25-3124

Importance: Normal

Sensitivity: None

Attachments:

[Outlook-WSP_LOGO_C.png](#) 

Hi Valentina,

Please add another condition to this one, that should Council approve that:

3. Applicant / owner to pay the remaining Local Improvement District (LID) cost applicable to this property for wastewater service installation. Current amount payable is \$15,666.70.

Regards,

Pam Elias, MCIP

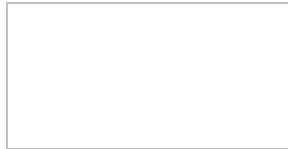
Director of Planning & Economic Development

RM of West St. Paul

3550 Main Street, West St. Paul, MB R4A 5A3

Phone: 204-338-0306 Fax: 204-334-9362

<http://weststpaul.com>



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From: Valentina Esman <valentina@rrpd.ca>

Sent: Friday, October 24, 2025 11:35 AM

To: Pam Elias <edo@weststpaul.com>; Gillian Kolody <gillian@rrpd.ca>

Cc: Jeffrey Simpson <cao@weststpaul.com>

Subject: RE: S25-3124

Thank you, Pam, it is received,

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: Pam Elias <edo@weststpaul.com>
Sent: October 24, 2025 11:06 AM
To: Gillian Kolody <gillian@rrpd.ca>; Planning <planning@weststpaul.com>
Cc: Valentina Esman <valentina@rrpd.ca>; Jeffrey Simpson <cao@weststpaul.com>
Subject: Re: S25-3124

Hi Gillian,

Please be aware this property does not have access to the Municipal water system and would be limited to wells. Land drainage is available in the area through ditches. Should Council approve, administrations recommended conditions are listed below:

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the Municipality that:
 - 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
 - payment of any applicable development levies
2. Applicant / owner enter into a development agreement with the municipality to address, but is not limited to the following:
 - connection to services
 - access, including relocation of existing access
 - development fees
 - a drainage / lot grading plan to be prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.

Regards,

Pam Elias, MCIP

Director of Planning & Economic Development

RM of West St. Paul

3550 Main Street, West St. Paul, MB R4A 5A3

Phone: 204-338-0306 Fax: 204-334-9362



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From: Gillian Kolody <gillian@rrpd.ca>

Sent: Thursday, October 23, 2025 11:58 AM

To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; drinkingwater.subdivisions@gov.mb.ca <drinkingwater.subdivisions@gov.mb.ca>; tony.kreml@7oaks.org <tony.kreml@7oaks.org>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca <real_estatecanada@cpr.ca>

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S25-3124

Hello,

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Best,

Gillian Kolody, B.A. (Hons), M.C.P.



Community Planning Assistant

Red River Planning District

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

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Planning and Development Services for the Municipalities of:

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Archived: November 28, 2025 12:16:04 PM

From: [Harms, Tina](#)

Sent: November 4, 2025 11:06:35 AM

To: [Gillian Kolody +WPG112 - AGRLandUse](#) [Red River Planning District](#)

Subject: RE: S25-3124

Importance: Normal

Sensitivity: None

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: October 23, 2025 11:59 AM

To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S25-3124

Hello,

Please find attached a subdivision application in the RM of West St. Paul for your review and comments.

Information on this application is as follows:

- Subdivision application S25-3124
- 618 Rossmore Avenue (roll #13840)

- Creating 2 new lots (proposed lots 1-3: 15,411 square feet and 60.03 feet wide)
- Variances will be required for site area and site width of all three proposed lots.

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



October 27, 2025

File No. S25-3124

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
618 Rossmore Avenue
R.M. of West St. Paul
Registered Owner(s): Daljit Singh Rai and Amitoj Singh Gill

Bell MTS has no new easement requirements with respect to application numbered S25-3124.

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

To determine if telephone facilities are available and if construction charges will apply please contact the Bell MTS ANCO Office at ANCO@bellmts.ca.

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

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



Archived: November 28, 2025 12:16:13 PM

From: [Real Estate Canada](#)

Sent: October 24, 2025 11:25:28 AM

To: [Gillian Kolody](#)

Subject: RE: S25-3124

Importance: Normal

Sensitivity: None

You don't often get email from real_estatecanada@cpkcr.com. [Learn why this is important](#)

Good Morning,

Comments on, within 500m of CPKC Rail line

Please note that CPKC's Winnipeg Beach Spur Subdivision is classified as a principal mainline track.

CPKC is generally not opposed to Commercial/Industrial type developments adjacent to our right of way. Notwithstanding that statement, commercial developments should still meet certain recommendations based upon site specific conditions and intended use. CPKC is not in favour of residential uses that are not compatible with rail operations as the safety and welfare of residents can be adversely affected by rail operations. CPKC freight trains operate 24/7 and schedules/volumes are subject to change.

CPKC's approach to any development or expansion in the vicinity of rail operations is encapsulated by the recommended 2013 Proximity Guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. CPKC continues to recommend that all proposed developments (whether residential, commercial, or industrial) follow the 2013 Proximity Guidelines. It is incumbent upon the developer to incorporate these safety measures to a degree that satisfies the requirements of the relevant agencies issuing building and development permits. The 2013 Proximity Guidelines can be found here: <https://www.proximityinitiative.ca/>

In addition, all construction, continued maintenance, access, ingress and egress must be done without entering railroad right of way. This includes but is not limited to maintenance of any equipment, lawn care, snow plowing and emergency exits via windows or doors.

CPKC recommends that the below condition be inserted in all property and tenancy agreements or future offers of purchase and sale for all dwelling units in the proposed building(s):

"CPKC and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, CPKC will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

We would appreciate being circulated with all future correspondence related to developments adjacent to our right of way.

Thank you,

Real Estate Canada



Real_EstateCanada@cpkcr.com
7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

From: Gillian Kolody <gillian@rrpd.ca>

Sent: Thursday, October 23, 2025 10:59 AM

To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; drinkingwater.subdivisions@gov.mb.ca; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S25-3124

! ?Caution: This Message Is From an External Sender ! ?

This email did not originate from CPKC. If the sender is unfamiliar, avoid opening links or attachments.

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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

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Archived: November 28, 2025 12:15:45 PM

From: +WPG569 - Drainage

Sent: October 29, 2025 4:15:47 PM

To: Gillian Kolody

Subject: RE: S25-3124

Importance: Normal

Sensitivity: None

If water control works are required to accommodate any new approaches (access crossings) within the Municipal Right of Way, an authorization under the Water Rights Act is required in the name of the Municipality.

Rick Pemkowski CD

Water Resource Officer

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

From: Gillian Kolody <gillian@rrpd.ca>

Sent: October 23, 2025 11:59 AM

To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca

Cc: Valentina Esman <valentina@rrpd.ca>

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Community Planning Assistant
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Tel: 204-669-8880 Fax: 204-669-8882

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Archived: November 28, 2025 12:15:47 PM

From: [Kiriazis, Dimitrios](#)

Sent: October 24, 2025 10:28:30 AM

To: [Gillian Kolody](#)

Cc: [Bridges, Sonja](#)

Subject: RE: S25-3124

Importance: Normal

Sensitivity: None

Good morning,

Environmental Compliance and Enforcement has reviewed the above subdivision and has the above comments.

- Council should be advised that should the proposed subdivision result in alterations to the municipality's public sewerage and/or water system, the municipality will be required as per Sections 6 and 7 of Manitoba Regulation P210-331/88R --Water Works, Sewerage and Sewage Disposal Regulation, to prepare engineering data supporting the proposed sewer or water extension to obtain a public health certificate for the alteration. If the subdivision will result in the construction of a new water or sewer system, regulatory approval may be required. Additional information is available online at the following link: https://www.gov.mb.ca/sd/waste_management/wastewater/wastewater_collection/index.html
- Environmental Compliance and Enforcement has reviewed the subdivision request and will require written confirmation from the RM of West St. Paul that the North end WWTP has the hydraulic capacity to accommodate the wastewater generated from the proposed 3 additional lots.

Regards

Dimitrios Kiriazis BSc,EP

Environment Officer, Environmental Compliance & Enforcement Branch

Environment and Climate Change

Dimitrios.Kiriazis@gov.mb.ca / cell: 431-323-3549

24hr Environmental Emergency Response Line: 1-204-944-4888/1-855-944-4888

From: +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>

Sent: October 23, 2025 1:05 PM

To: Kiriazis, Dimitrios <Dimitrios.Kiriazis@gov.mb.ca>

Subject: FW: S25-3124

For your review and comment

From: Gillian Kolody <gillian@rrpd.ca>

Sent: October 23, 2025 11:59 AM

To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S25-3124

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Red River Planning District

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

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DATE: 2025-10-30

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: S25-3124
AAS File: AAS-25-24603
Proposed subdivision in the R.M. of West St. Paul – 618 Rossmore Avenue
Registered Owner(s): Daljit Singh Rai and Amitoj Singh Gill

No Concerns at this Time

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

Legislation

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

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

Historic Resources Branch
Archaeological Assessment Services Unit

Archived: November 28, 2025 12:15:48 PM

From: [SM-Subdivision Circulars](#)

Sent: Wed, 12 Nov 2025 22:39:13

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

Cc: [PROPERTY ACQUISITION](#) [Project Manager - Manitoba](#)

Subject: S25-3124 - Email to Planning - Hydro File #2025-2540

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S25-3124**

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

1. **No easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. have no easement requirements.
2. If Manitoba Hydro and Centra Gas Manitoba Inc. have existing easements registered on title and you require details, please sent the request to the email provided below.
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. 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.
5. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

Any inquiries can be sent to HCSC@hydro.mb.ca. should you want details about easements on your title please request to HCSC@hydro.mb.ca

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



Archived: November 28, 2025 12:15:50 PM

From: +WPG1195 - Mines BR

Sent: November 7, 2025 2:49:22 PM

To: Gillian Kolody

Subject: RE: S25-3124

Importance: Normal

Sensitivity: None

Good afternoon,

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

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: October 23, 2025 11:59 AM

To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S25-3124

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Community Planning Assistant
Red River Planning District

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Archived: November 28, 2025 12:15:51 PM

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

Sent: Thu, 23 Oct 2025 17:13:18

To: [Gillian Kolody](#)

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

Subject: RE: S25-3124

Importance: Normal

Sensitivity: None

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: October 23, 2025 11:59

To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca

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Archived: November 28, 2025 12:15:53 PM
From: +WPG969 - [Roadside Development](#)
Sent: November 10, 2025 9:14:28 AM
To: [Gillian Kolody](#)
Subject: RE: S25-3124
Importance: Normal
Sensitivity: None

Good morning,

We have reviewed subdivision file # S25-3124 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



From: Gillian Kolody <gillian@rrpd.ca>
Sent: October 23, 2025 11:59 AM
To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca
Cc: Valentina Esman <valentina@rrpd.ca>
Subject: S25-3124

Hello,

Please find attached a subdivision application in the RM of West St. Paul for your review and comments. Information on this application is as follows:

- Subdivision application S25-3124
- 618 Rossmore Avenue (roll #13840)
- Creating 2 new lots (proposed lots 1-3: 15,411 square feet and 60.03 feet wide)
- Variances will be required for site area and site width of all three proposed lots.

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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Archived: November 28, 2025 12:15:54 PM

From: [Pam Elias](#)

Sent: October 24, 2025 11:06:24 AM

To: [Gillian Kolody Planning](#)

Cc: [Valentina Esman](#) [Jeffrey Simpson](#)

Subject: Re: S25-3124

Importance: Normal

Sensitivity: None

Attachments:

[Outlook-WSP_LOGO_C.png](#) 

Hi Gillian,

Please be aware this property does not have access to the Municipal water system and would be limited to wells. Land drainage is available in the area through ditches. Should Council approve, administrations recommended conditions are listed below:

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the Municipality that:
 - 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
 - payment of any applicable development levies
2. Applicant / owner enter into a development agreement with the municipality to address, but is not limited to the following:
 - connection to services
 - access, including relocation of existing access
 - development fees
 - a drainage / lot grading plan to be prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.

Regards,

Pam Elias, MCIP

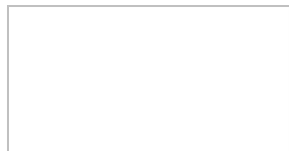
Director of Planning & Economic Development

RM of West St. Paul

3550 Main Street, West St. Paul, MB R4A 5A3

Phone: 204-338-0306 Fax: 204-334-9362

<http://weststpaul.com>



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From: Gillian Kolody <gillian@rrpd.ca>

Sent: Thursday, October 23, 2025 11:58 AM

To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; drinkingwater.subdivisions@gov.mb.ca <drinkingwater.subdivisions@gov.mb.ca>; tony.kreml@7oaks.org <tony.kreml@7oaks.org>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca <real_estatecanada@cpr.ca>

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Archived: November 28, 2025 12:15:57 PM

From: [Project Manager - Manitoba](#)

Sent: November 13, 2025 1:51:38 PM

To: [Gillian Kolody](#)

Cc: subdivisioncirculars@hydro.mb.ca

Subject: RE: S25-3124

Importance: Normal

Sensitivity: None

Attachments:

[S25-3124 - Rogers Easement Requirements.pdf](#) 

Hi,

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

Our easement requirements are attached.

Thanks and regards,

Project Coordinator, NW ON, MB & SK

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



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

From: Gillian Kolody <gillian@rrpd.ca>

Sent: Thursday, October 23, 2025 12:59 PM

To: Planning <planning@weststpaul.com>; Pam Elias <edo@weststpaul.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>; drinkingwater.subdivisions@gov.mb.ca; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca

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SUBDIVISION APPLICATION MAP
OF PART OF
LOTS 244 AND 245 PLAN 997 WLTO
BEING PART OF
R.M. OF WEST ST. PAUL
MANITOBA

ZONING INFORMATION:
ROLL NO: 13840.000
ADDRESS: 618 Rossmore Avenue
ASSESSED LAND AREA: 1.06 Acres

CERTIFICATE OF TITLE: 3183969/1
(SEARCH DATE JULY 31, 2025)
REGISTERED OWNERS: DALJIT SINGH RAI AND
AMITOG SINGH GILL
LEGAL DESCRIPTION: 244 & 245-997 WLTO
ENCUMBRANCES: 5421724/1

PROPOSED LOT AREAS AND WIDTHS:
LOT 1: AREA: 15,411 FT² WIDTH: 60.03
LOT 2: AREA: 15,411 FT² WIDTH: 60.03
LOT 3: AREA: 15,411 FT² WIDTH: 60.03
TOTAL: AREA: 46,234 FT²

NOTES:
This Map has been prepared for Subdivision Application purposes only.
This is not a final survey.

LEGEND:
Hydro Poles with Lights are shown thus 
Overhead Hydro are shown thus 
Overhead tele-com are shown thus 
Fences are shown thus 
Edge of asphalt are shown thus 
Edge of gravel are shown thus 
Top of banks are shown thus 
Bottom of banks are shown thus 
Iron posts are at all points shown thus 
Culverts are at all points shown thus 
Guywires are at all points shown thus 

Phillips
& Stevens

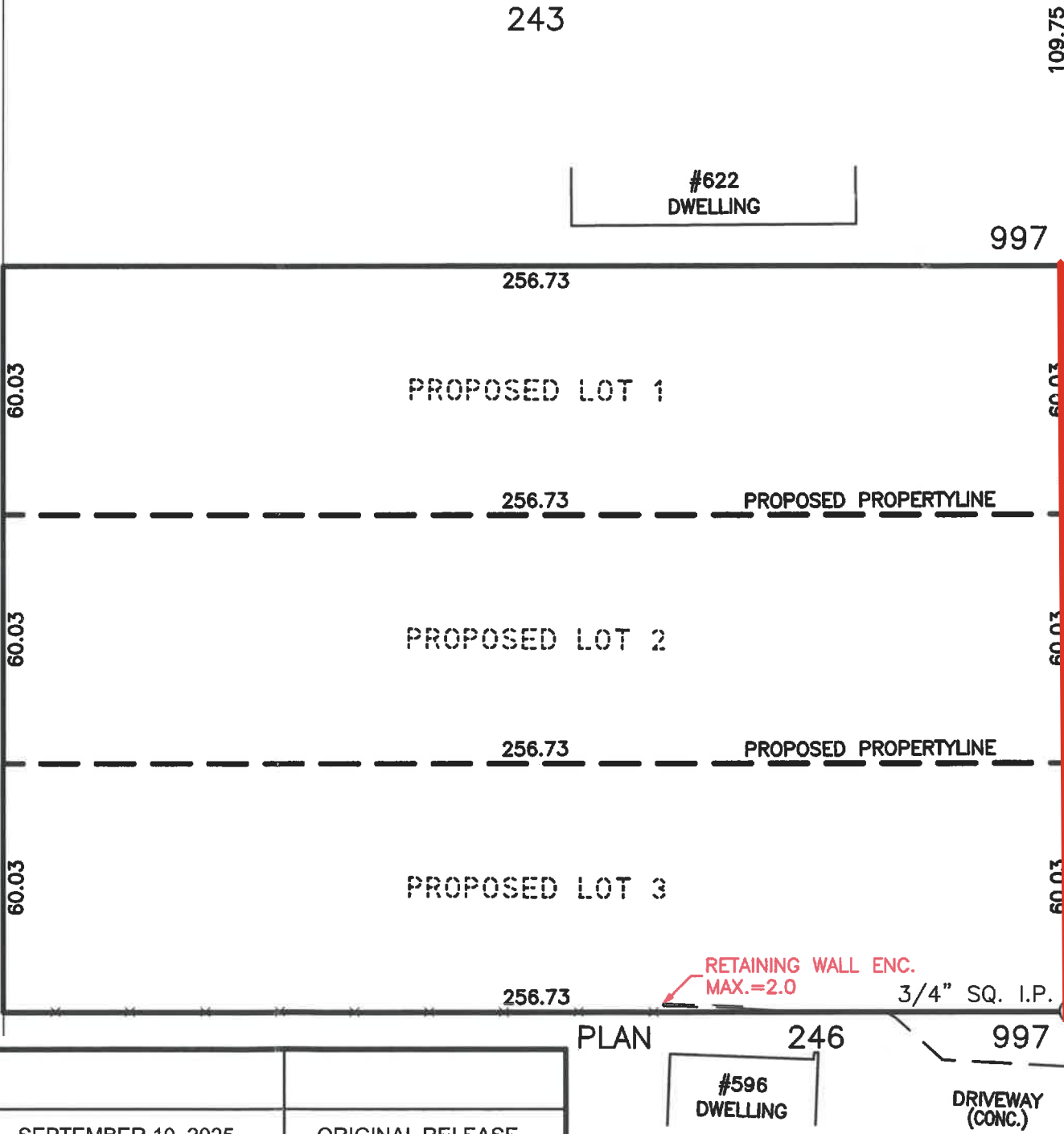
440 Stafford Street
Winnipeg, Manitoba R3M 2W7
Tel. 663-2089
Email info@phillipsstevens.com
Web www.phillipsstevens.com

SEPTEMBER 10, 2025 File No: 202507163

0	SEPTEMBER 10, 2025	ORIGINAL RELEASE
REVISION:	DATE:	COMMENTS:

PLAN

RIVER LOT 2
PARISH OF ST. PAUL



PLAN

246

997

#596
DWELLING

DRIVEWAY
(CONC.)



Digitally signed
by Phillips,
Alexander
Date: 2025.09.10
16:39:12 -05'00'

PREPARED BY: A. W. PHILLIPS, M.L.S.

