

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
February 12th, 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: S26-3129

Applicant: Daniel Grenkow

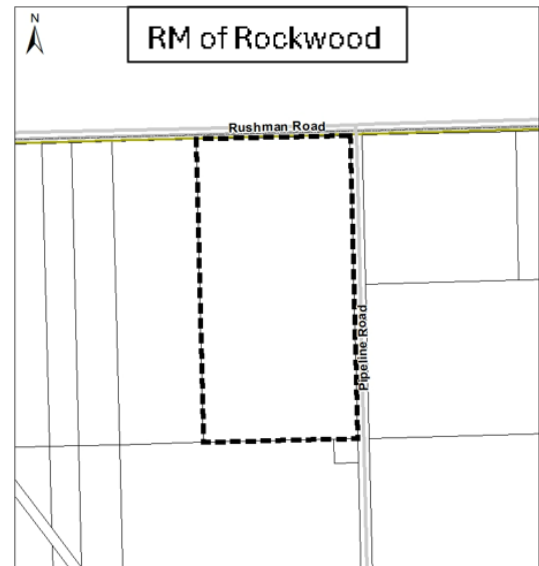
Property Location: 2858 Rushman Road,
WSP.

Roll #312700

Legal: CT 3371645/1

Application Purpose:

The applicant proposes to subdivide the land of 78.77 acres on title CT 3371645/1 into one (1) additional lot of 7 ac in “A80” Agricultural – 80-acre parcels.



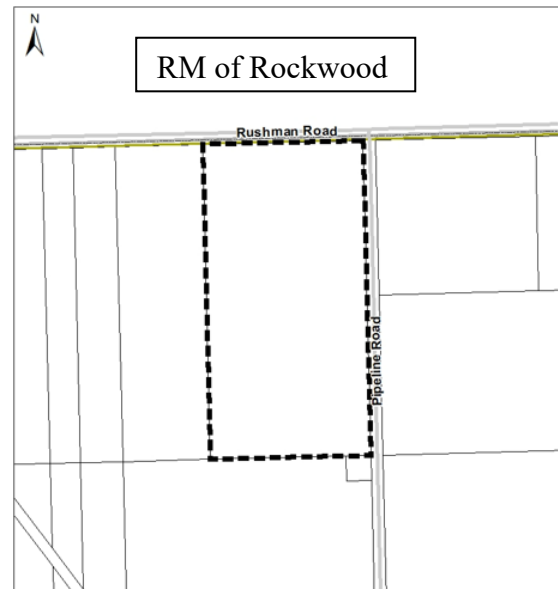
Zoning By-law Requirement “A80” Agricultural – 80-acre parcels	Proposed and Residual Lots site area and site width
Lot Size Requirement: Site area: 80 ac/2-4 ac Site width: 300 ft	Proposed Lots: 7 ac, 719ft Residual Lot: <80 ac but more than 2-4 ac, >300 ft

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 S26-3129

Date Prepared: February 2, 2026

Address:	2858 Rushman Road, WSP.
Legal Description:	CT 3371645/1
Roll Number(s):	312700
Zoning:	"A80" Agricultural – 80 acre parcels
Development Plan:	"RA" Resource and Agriculture
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

The subject property consists of one lot of 78.77 acres on title CT 3371645/1. The applicant is seeking to subdivide the subject land into one (1) additional lot.

The proposal is consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for *Resource and Agriculture* designations as per 4.1.14 policy. The Red River Planning District recommends that the application **be approved with conditions**.

RECOMMENDATION – APPROVE WITH CONDITIONS.

- To the North – Rushman Rd and then RM of Rockwood
- To the South – 1 and 120 ac lots zoned A80- “Agricultural – 80-acre zone parcels”
- To the East – 38.8 and 80 ac lots zoned A80- “Agricultural – 80-acre zone parcels”
- To the West – 139.57 ac lot zoned A80- “Agricultural – 80-acre zone parcels”

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

Land Use Designation: Resource and Agriculture

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

Objectives

- 4.1.a To protect, support and strengthen agriculture as the primary land use in the district.
- 4.1.b To reserve Resource and Agriculture areas in the City of Selkirk for future orderly and sustainable urban expansion.
- 4.1.c To protect Resource and Agricultural areas for agricultural and resource use by preventing the development of conflicting uses which may restrict these uses or have an inflating effect on agricultural land assessment.
- 4.1.d To provide flexibility for farm operators to engage in differing types and sizes of farm operations.
- 4.1.e To minimize the potential for the pollution of water, soil and air, while providing for expansion of livestock production operations in a manner that ensures it is directed to areas where any nuisance, conflict, and environmental impact will be minimized.
- 4.1.f To provide for a limited amount of small holding development under specified conditions.
- 4.1.g To direct intensive commercial and industrial development which requires a high degree of dependence on municipal infrastructure and services to the City of Selkirk and designated Business Park and Industrial areas.
- 4.1.h To support the development of agro-related industrial and commercial activities, particularly those that complement the agricultural economy, as well as limited highway commercial and industrial development in a manner that is compatible with municipal servicing capabilities, the natural environment, surrounding uses, and provincial highway system.
- 4.1.i To ensure that farmers are able to supplement their incomes while maintaining agriculture as their principal activity.

Policies

- 4.1.1 Resource and Agriculture areas shall be preserved for a full range and intensity of agricultural and resource based activities.
- 4.1.2 Development in the Resource and Agriculture areas will be restricted to agriculture, agriculture related, and resource based uses except as further provided herein.
- 4.1.3 Land uses and development that conflict with a full range and intensity of resource and agricultural activities shall be directed away from Resource and Agriculture areas.
- 4.1.4 Where additional accessory housing is necessary to assist with an agricultural enterprise, such accommodation may be provided on the existing farmstead as part of the farm unit if staff or family members living in the additional housing are significantly employed by the agricultural enterprise. Such accommodations may be in the form of permanent or temporary structures. It is not intended that this accessory housing will be subdivided from the farm.

.....

Where feasible, existing non-conforming small holdings should be consolidated as a requirement of subdivision approval.

4.1.13 Land in the Resource and Agriculture designation area should generally be held in parcels of a minimum 80 acres in size in order to accommodate a wide range of agricultural and resource based activities.

4.1.14 Land divisions which create small parcels for non-agricultural or resource related uses shall not be permitted except as provided herein, and subject to a maximum of only one (1) subdivision per 80-acre title:

4.1.14.1 Parcels with a habitable residence that have been acquired through farm enlargement or consolidation or if a retiring farmer wishes to retire on his or her farm, a farmstead may be subdivided taking into consideration the configuration of the existing yard when the residence is not required for the

agricultural enterprise, the bounds of the parcel do not exceed an established shelterbelt or yard and are not wasteful of agricultural lands.

4.1.14.2 A new non-agricultural related dwelling on a separate site for an individual whose presence, is necessary in assisting with the permitted agricultural activity with the intent of deriving a significant income from the agricultural activity.

4.1.14.3 Where a site has been physically separated as a remnant parcel in the development of a transportation corridor or a major drain, cannot reasonably be used for farming purposes, and will not create a land use conflict if subdivided.

4.1.14.4 A farmstead site may be subdivided on an existing river lot of record that is less than 80 acres in size, so long as one has not yet been subdivided out at the time of adoption of this plan.

.....

The proposed subdivision application appears to not meet the general intent of the RRPD Development Plan. Conditions of subdivision approval are required in order to ensure continued conformance with the RRPD Development Plan policy.

4.0 ZONING BY-LAW (BY-LAW NO. 2/99P):

The proposed subdivision is located within both the “A80” Agricultural – 80-acre parcels, as per the R.M of West St. Paul Zoning By-law. The “A80” Zone has a minimum site area requirement of 80 acres and a minimum site width requirement of 300 feet and 2-4 ac and 300 ft as per DPA sec. 4.1.14.

Zone: Agricultural – 80-acre parcels			
Lots	Required site area and width	Proposed site area and width	Compliance to the By-Law
Proposed Lot	80 ac, 300 ft/ 2-4 ac, 300 ft (as per DPA sec. 4.1.4)	7.4 ac, 719 ft	In a compliance
Residual Lot	80 ac, 300 ft/ 2-4 ac, 300 ft (as per DPA sec. 4.1.4)	<80 but more than 2-4 ac, >300 ft	In a compliance

***No exact measurements were provided for the Residual Lots, only approximate.**

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services <ul style="list-style-type: none">- Proposed: Septic Field- Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water <ul style="list-style-type: none">- Proposed: Piped water- 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: Municipality / Province is authority responsible for roadway

6.0 CIRCULATION AND COMMENTS:

Note: Comments are paraphrased. Original copy of comments are attached in the appendix.

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	<p>1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:</p> <ol 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 levies; andenter into a Development Agreement with the Municipality addressing matters including but not limited to:<ol style="list-style-type: none">Development feesServicingA drainage / lot grading plan to be prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality, and to ensure that the proposed property does not drain into, or impede drainage from neighboring properties;AccessRequirement that owner notify prospective buyers of the property's proximity to the Rockwood Sensitive Area.
Manitoba Agriculture and Resource Development	(see the full comment in Appendix C)
Manitoba Infrastructure - Highway Planning and Design Branch	<p>The intent is to create one lot which contains an existing rural residence. The proposed lot has frontage along PR 321 (Rushman Road) and Pipeline Road with two existing accesses onto PR 321. The residual has frontage along PR 321 and Pipeline Road with an existing access onto PR 321. There are no changes in land use.</p> <p>Based on available information, we do not object to this subdivision as proposed. Please be advised that Manitoba Transportation and Infrastructure will not approve any additional direct property access onto PR 321 nor any increase in use of the existing access onto PR 321.</p> <p>In order to maintain or improve traffic safety and efficiency, our policy is to limit or reduce the number of locations at which turning movements occur onto the highway and maximize the spacing between intersections. Wherever possible, we look for the opportunity to remove access connections and/or utilize existing access for joint use.</p> <p>Please include the following as a condition of approval:</p> <ul style="list-style-type: none">The owners obtain a permit for the removal of the easterly existing access onto PR 321 (access closest to Pipeline Road) for the proposed lot. For permit information, please email accessmgmt@gov.mb.ca or call 204-583-2433. Permit information can also be found at https://forms.gov.mb.ca/highway-permits-application/index.html Please note the following statutory requirements affecting PR 321. <p>Statutory Requirements:</p> <p>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 Infrastructure to construct, modify or relocate</p>

	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.
MTI Water Review	We have no concerns with this file
Drainage & Water Rights Licensing – Drainage Section	no concerns and no requirement (see the full comment in Appendix C)
Winnipeg Land Titles Office (Teranet Manitoba)	Plan of Subdivision is required.
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No concerns (see the full comment in Appendix C)
Manitoba Transportation and Infrastructure – Water Management	No concerns. (see the full comment in Appendix C)
Manitoba Conservation - Environment and Climate Change, Environmental Compliance and Enforcement	no concerns and no requirement (see the full comment in Appendix C)
Mines Branch	No comments received

UTILITIES

MB Hydro and Centra Gas	No comments received
BellMTS	no new easement requirements (see the full comment in Appendix C)
Rogers Communications	no concerns or requirements with this file

OTHER AGENCIES

School Division	No comments received
Canada Post	No requirements or comments

7.0 DECISION MAKING CRITERIA AND OPTIONS:

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

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

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

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

8.0 ANALYSIS:

The subject property consists of one lot of 78.77 acres on title CT 3371645/1. The applicant is seeking to subdivide the subject land into one (1) additional Proposed lot of 7 ac, 716 ft width and ± 71.77 ac and >300 ft width Residual Lot.

The proposed subdivision is located within the “A80” Agricultural – 80-acre parcels Zone, as per the R.M of West St. Paul Zoning By-law. The “A80” Zone has a minimum site area requirement of 80 acres/ 2-4 ac too if the application falls under policy sec.4.1.14 of RRPD DPA and a minimum site width requirement of 300 feet.

The subject proposal adheres to the West St. Paul Zoning By-Law and to the intention of the policy in *Resource and Agriculture designation* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020) **sec. 4.1.14** .

Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **Be Approved with conditions.**

9.0 RECOMMENDED CONDITONS:

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

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:

- a. taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
- b. payment of any applicable development levies; and
- c. enter into a Development Agreement with the Municipality addressing matters including but not limited to:
 - i. Development fees
 - ii. Servicing
 - iii. A drainage / lot grading plan to be prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality, and to ensure that the proposed property does not drain into, or impede drainage from neighboring properties;
 - iv. Access
 - v. Requirement that owner notify prospective buyers of the property's proximity to the Rockwood Sensitive Area.

2. The owners obtain a permit for the removal of the easterly existing access onto PR 321 (access closest to Pipeline Road) for the proposed lot. For permit information, please email accessmgmt@gov.mb.ca or call 204-583-2433. Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>.

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 WSP, MTI Highways.

APPENDIX A – RRPD LOCATION MAPS



SUPPORTIVE MAPPING

Subdivision Application S26-3129
2858 Rushman Road, RM of West St. Paul

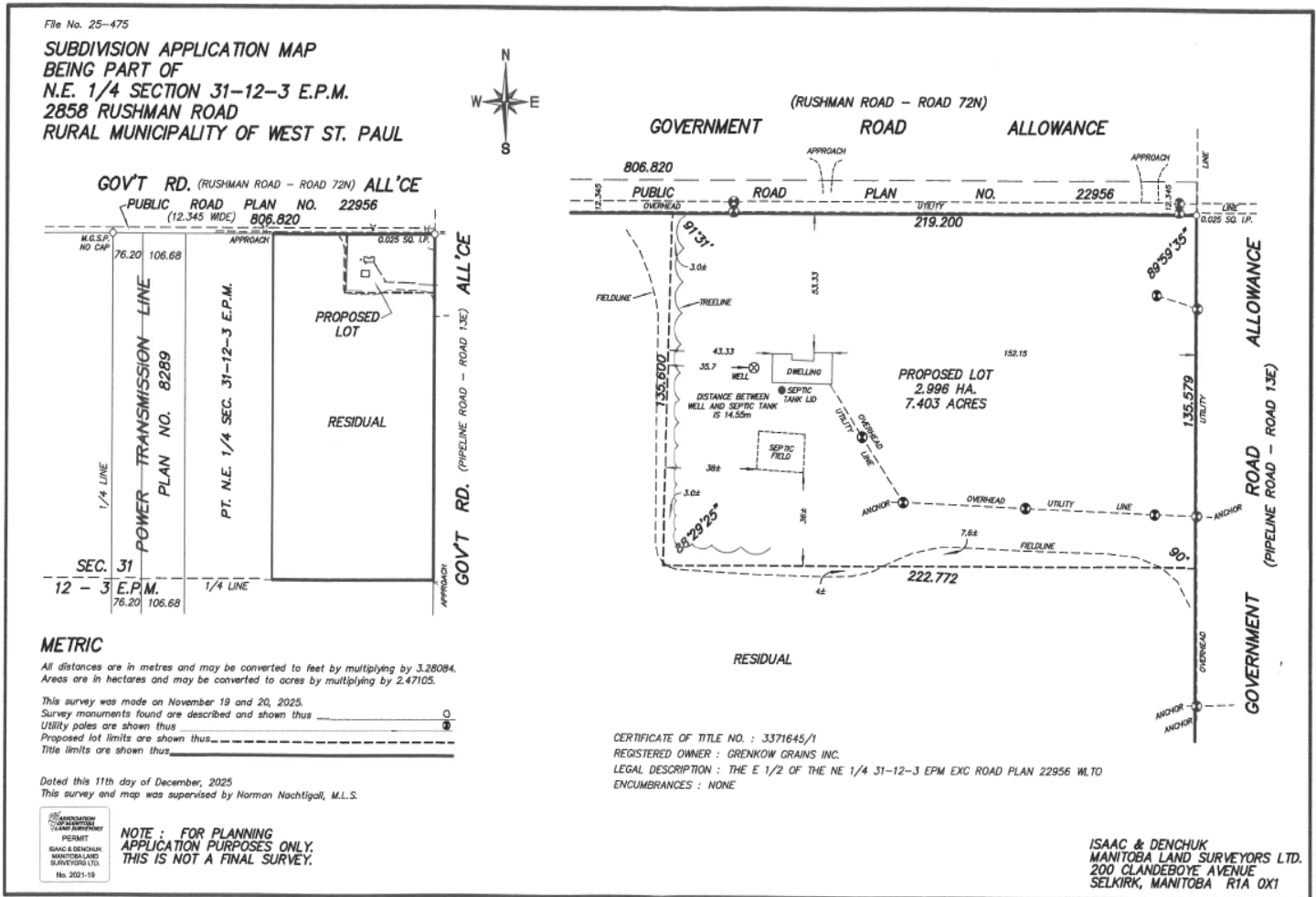
Designation: "RA" Resource and Agriculture
Zoning: "A80" Agricultural General

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
-  West St. Paul Boundary
-  Roads
-  Parcels Outline



APPENDIX B – SUBDIVISION APPLICATION MAP



APPENDIX C – CIRCULATION COMMENTS



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

February 2, 2026

PD 190.10 New

Calvin So, Community Planning Assistant

Red River Planning District

E-mail: calvin@rrpd.ca

Dear Calvin:

Re: Proposed Subdivision

File No: S26-3129

Pt NE ¼ 31-12-3E

RM of West St. Paul

Owner: Grenkow Grains Inc.

In response to your e-mail dated January 5, 2026 we have reviewed the above noted subdivision application. The intent is to create one lot which contains an existing rural residence. The proposed lot has frontage along PR 321 (Rushman Road) and Pipeline Road with two existing accesses onto PR 321. The residual has frontage along PR 321 and Pipeline Road with an existing access onto PR 321. There are no changes in land use.

Based on available information, we do not object to this subdivision as proposed. Please be advised that Manitoba Transportation and Infrastructure will not approve any additional direct property access onto PR 321 nor any increase in use of the existing access onto PR 321. In order to maintain or improve traffic safety and efficiency, our policy is to limit or reduce the number of locations at which turning movements occur onto the highway and maximize the spacing between intersections. Wherever possible, we look for the opportunity to remove access connections and/or utilize existing access for joint use.

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Please note the following statutory requirements affecting PR 321.

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 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.

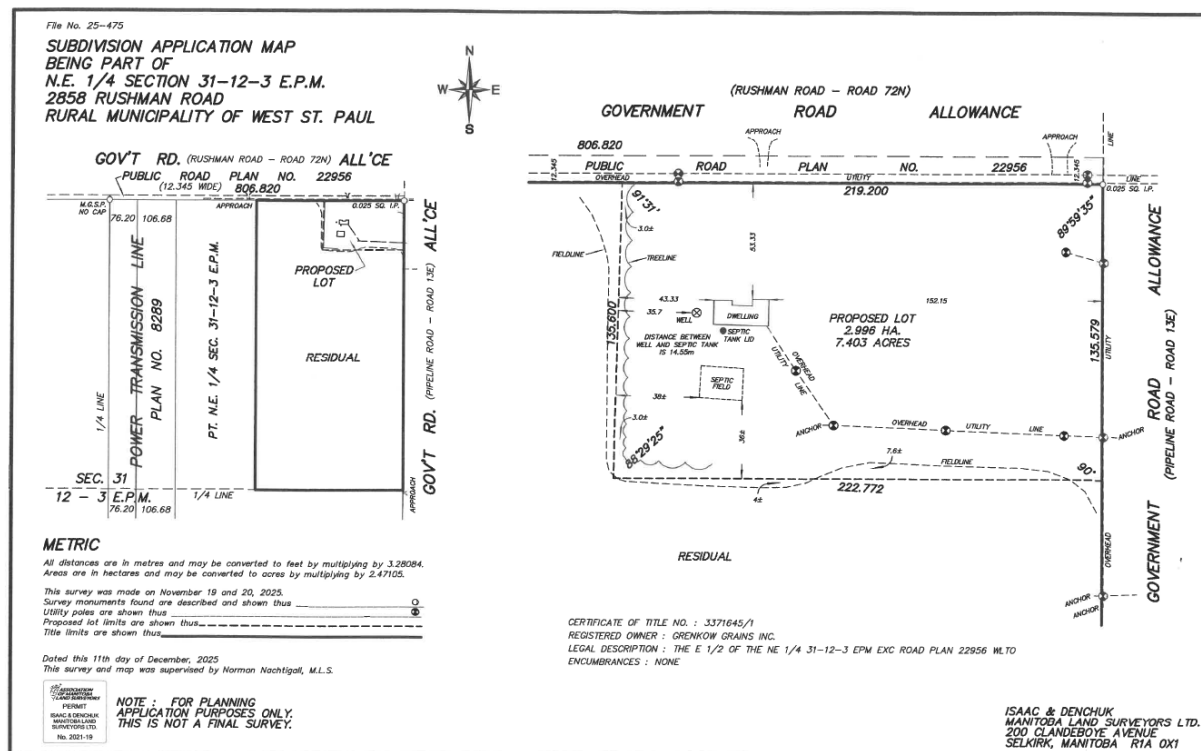
Please e-mail or call if you have any questions regarding our comments.

Thank You,

Original signed and e-mailed February 2, 2026

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region



Archived: February 2, 2026 2:58:55 PM

From: +WPG569 - Drainage

Sent: Tue, 20 Jan 2026 17:20:34

To: Calvin So

Subject: RE: S26-3129

Importance: Normal

Sensitivity: None

On behalf of Drainage & Water Rights Licencing – Drainage Section, there are no concerns and no requirement for an authorization under the Water Rights Act as it appears there are no new water control works proposed for this subdivision. If water control works are proposed, an authorization under the Water Rights Act is required.

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: January 5, 2026 3:01 PM

To: Pam Elias <edo@weststpaul.com>; Planning <planning@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-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; cathy.aiello-wilks@canadapost.postescanada.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S26-3129

Hello,

Happy New Year to all!

Please see a subdivision application, S26-3129, attached for review and comments.

The applicant proposes to subdivide their property at 2858 Rushman Road into one lot and one residual lot.

Thanks,



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

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

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

www.redriverplanning.com

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

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DATE: January 7, 2026

TO: Red River Planning District
select email

FROM: Environmental Compliance and Enforcement
Environment and Climate Change
EnvCEWinnipeg@gov.mb.ca

SUBJECT: Subdivision S26-3129

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



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

February 2, 2026

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Calvin So, Community Planning Assistant

Red River Planning District

E-mail: calvin@rrpd.ca

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File No: S26-3129

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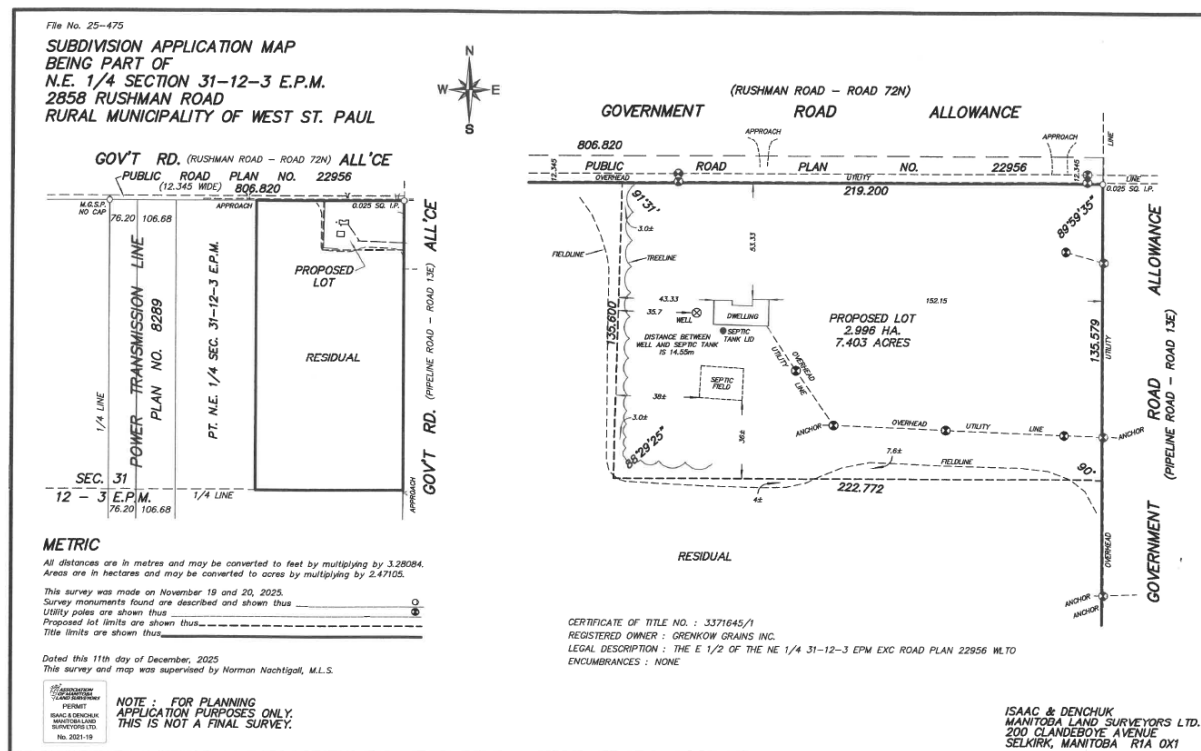
Please e-mail or call if you have any questions regarding our comments.

Thank You,

Original signed and e-mailed February 2, 2026

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region



DATE: 2026-01-12

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

FROM: Archaeological Assessment Services Unit
Historic Resources Branch
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB
R3B 1N3
T: (204) 945-2118 F: (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: File: S26-3129
AAS File: AAS-25-24924
Proposal to Subdivide Land located at Pt East ½ of 31-12-03 EPM RM of West St. Paul

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: February 2, 2026 3:00:59 PM

From: [SM-Subdivision Circulars](#)

Sent: Wed, 21 Jan 2026 21:17:34

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

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

Subject: S26-3129 - Email to Planning - Hydro File #2026-1026

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S26-3129**

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: February 2, 2026 2:58:23 PM
From: [+WPG1166 - MIT Water Review](#)
Sent: Mon, 5 Jan 2026 21:44:54
To: [Calvin So](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: S26-3129
Importance: Normal
Sensitivity: None

Hello Calvin,

We have no concerns with this file.
Thanks. Happy New Year!

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

From: Calvin So <calvin@rrpd.ca>
Sent: January 5, 2026 15:01
To: Pam Elias <edo@weststpaul.com>; Planning <planning@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-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; cathy.aiello-wilks@canadapost.postescanada.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S26-3129

Hello,

Happy New Year to all!

Please see a subdivision application, S26-3129, attached for review and comments.

The applicant proposes to subdivide their property at 2858 Rushman Road into one lot and one residual lot.

Thanks,



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

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

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

www.redriverplanning.com

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

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Archived: February 2, 2026 2:58:25 PM

From: [Pam Elias](#)

Sent: January 12, 2026 10:49:17 AM

To: [Calvin So Planning](#)

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

Subject: Re: S26-3129

Importance: Normal

Sensitivity: None

Attachments:

[Outlook-WSP_LOGO_C.png](#) 

Hi Calvin,

Administration recommends the following conditions, should this application be approved.

Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:

- a. taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
- b. payment of any applicable development levies; and
- c. enter into a Development Agreement with the Municipality addressing matters including but not limited to:
 - i. Development fees
 - ii. Servicing
 - iii. A drainage / lot grading plan to be prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality, and to ensure that the proposed property does not drain into, or impede drainage from neighboring properties;
 - iv. Access
 - v. Requirement that owner notify prospective buyers of the property's proximity to the Rockwood Sensitive Area.

Regards,

Pam Elias, MCIP

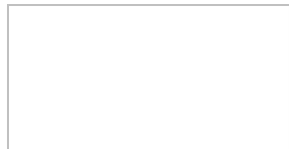
Director of Planning

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: Calvin So <calvin@rrpd.ca>

Sent: Monday, January 05, 2026 3:00 PM

To: Pam Elias <edo@weststpaul.com>; Planning <planning@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>; drainage@gov.mb.ca <drainage@gov.mb.ca>; drinkingwater.subdivisions@gov.mb.ca <drinkingwater.subdivisions@gov.mb.ca>; tony.kreml@7oaks.org <tony.kreml@7oaks.org>; envcewinnipeg@gov.mb.ca <envcewinnipeg@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>; cathy.aiello-wilks@canadapost.postescanada.ca <cathy.aiello-wilks@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S26-3129

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Thanks,



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Community Planning Assistant
Red River Planning District

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

www.redriverplanning.com

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Archived: February 2, 2026 2:58:29 PM

From: [Pam Elias](#)

Sent: Mon, 12 Jan 2026 16:49:04

To: [Calvin So Planning](#)

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

Subject: Re: S26-3129

Importance: Normal

Sensitivity: None

Attachments:

[Outlook-WSP_LOGO_C.png](#) 

Hi Calvin,

Administration recommends the following conditions, should this application be approved.

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 - v. Requirement that owner notify prospective buyers of the property's proximity to the Rockwood Sensitive Area.

Regards,

Pam Elias, MCIP

Director of Planning

RM of West St. Paul

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Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S26-3129

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Archived: February 2, 2026 2:58:33 PM

From: [Project Manager - Manitoba](#)

Sent: Wed, 7 Jan 2026 20:59:42

To: [Project Manager - Manitoba](#) [Calvin So](#) [Pam Elias](#) [Planning +WPG112 - AGRLandUse +WPG574 - HRB Archaeology +SEL1081 - Selkirk CRP +WPG969 - Roadside Development +WPG1166 - MIT Water Review +WPG1195 - Mines BR](#) [drainage@gov.mb.ca](#) [drinkingwater.subdivisions@gov.mb.ca](#) [tony.kreml@7oaks.org](#) [envcewinnipeg@gov.mb.ca](#) [Teranet Manitoba - Surveys Planning SM-Subdivision Circulars](#) ['neteng.control@bellmts.ca'](#) [cathy.aiello-wilks@canadapost.postescanada.ca](#)

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

Subject: RE: S26-3129

Importance: Normal

Sensitivity: None

Rogers has no concerns or requirements with this file as we have no infrastructure in this area. Thank you for reaching out to us.

Sarah Hill

Project Coordinator, Planning ON, MB & SK

Rogers Communications

1635 Paquette Rd Thunder Bay, ON P7G 2J2

e sarah.hill@rci.rogers.com

From: Calvin So <calvin@rrpd.ca>

Sent: Monday, January 5, 2026 4:01 PM

To: Pam Elias <edo@weststpaul.com>; Planning <planning@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>; drainage@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; tony.kreml@7oaks.org; envcewinnipeg@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>; cathy.aiello-wilks@canadapost.postescanada.ca

Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>

Subject: S26-3129

Hello,

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The applicant proposes to subdivide their property at 2858 Rushman Road into one lot and one residual lot.

Thanks,



Calvin So, M.C.P.
Community Planning Assistant

Red River Planning District

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

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

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Archived: February 2, 2026 2:58:36 PM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: Tue, 6 Jan 2026 20:09:12
To: [Calvin So](#)
Subject: RE: S26-3129
Importance: Normal
Sensitivity: None

Good Afternoon,

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Thank you

Amanda Jankowski
Plan Registration 1 | Surveys

From: Calvin So <calvin@rrpd.ca>
Sent: January 5, 2026 3:01 PM
To: Pam Elias <edo@weststpaul.com>; Planning <planning@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>; drainage@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; tony.kreml@7oaks.org; envcewinnipeg@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>; cathy.aiello-wilks@canadapost.postescanada.ca
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S26-3129

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The applicant proposes to subdivide their property at 2858 Rushman Road into one lot and one residual lot.

Thanks,



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Community Planning Assistant
Red River Planning District

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Archived: February 2, 2026 2:58:39 PM

From: [Harms, Tina](#)

Sent: Fri, 23 Jan 2026 16:59:25

To: [Calvin So +WPG112 - AGRLandUse](#) [Red River Planning District](#)

Subject: RE: S26-3129

Importance: Normal

Sensitivity: None

File: S26-3129

Applicant: Daniel Grenkow

Location: Pt of NE-31-12-3 EPM, RM of West St. Paul

Proposal: subdivision of a 7.4-acre farmstead from a 78.77-acre parcel resulting in a 71.37-acre residual agricultural parcel

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The request proposes to subdivide a 7.4-acre farmstead from a 78.77-acre parcel resulting in a 71.37-acre residual agricultural parcel. The proposed subdivision resides within a designated Resource & Agriculture Policy Area under the Red River Planning District Development Plan. The proposed subdivision may be given consideration under policy 4.1.14.1. of the Development Plan. No objection.

Regards,

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: January 5, 2026 3:01 PM

To: Pam Elias <edo@weststpaul.com>; Planning <planning@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-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>;

'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; cathy.aiello-wilks@canadapost.postescanada.ca

Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>

Subject: S26-3129

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Please see a subdivision application, S26-3129, attached for review and comments.

The applicant proposes to subdivide their property at 2858 Rushman Road into one lot and one residual lot.

Thanks,



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

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

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

www.redriverplanning.com

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Bell MTS Subdivisions

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



January 6, 2026

File No. S26-3129

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
2858 Rushman Road
Being Pt. NE ¼ of Section 31-12-3 EPM
R.M of West St Paul
Registered Owner: Grenkow Grains Inc.

Bell MTS has no new easement requirements with respect to application numbered S26-3129.

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.

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

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



Archived: February 2, 2026 2:58:52 PM

From: [AIELLO-WILKS, Cathy](#)

Sent: Tue, 6 Jan 2026 13:26:08

To: [Calvin So](#)

Subject: Re: S26-3129

Importance: Normal

Sensitivity: None

You don't often get email from cathy.aiello-wilks@canadapost.postescanada.ca. [Learn why this is important](#)

Canada Post has no requirements or comments for above noted subdivision.

Thank you,
Cathy Aiello-Wilks
Delivery Planning Officer
Canada Post Corporation
1870 Wellington Ave
Winnipeg Mb R3H 3H3
Cell # 204 333 7702

From: Calvin So <calvin@rrpd.ca>

Sent: January 5, 2026 3:00 PM

To: Pam Elias <edo@weststpaul.com>; Planning <planning@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>; drainage@gov.mb.ca <drainage@gov.mb.ca>; drinkingwater.subdivisions@gov.mb.ca <drinkingwater.subdivisions@gov.mb.ca>; tony.kreml@7oaks.org <tony.kreml@7oaks.org>; envcewinnipeg@gov.mb.ca <envcewinnipeg@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>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>

Subject: S26-3129

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Thanks,



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