

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of St. Clements

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 204-482-3300

Tuesday
March 24th, 2026
6:00 PM

Council Chambers,
1043 Kittson Road East Selkirk,
RM of St. Clements, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: S26-3130

Applicant: Sylvia Urciuol & Eugene Heinrichs

Property Location: Henderson Hwy, Ludwick and Rebeck Roads, St. Clements.
Roll #: 15021,15400,15700,15900,16100, 16300,16400,16500
Legal: CT2198353/1, CT2023590/1, CT3130900/1, CT2760492/1, CT1960823/1, CT3073961/1, CT3178383/1, CT3300607/1, respectively



Application Purpose:

The subject property consists of 8 lots of ±91.02 acres on title 8 titles. The applicant is seeking to subdivide the subject land into seventeen (17) Proposed lots with (7) Residuals Lots and create a new road with 2 cul-de-sacs in "AR" zone.

"AR" Agriculture Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Site Area and width requirements (Table 11, Section 5.4)	4 acres (min.) site area and 198 ft (min) width	Proposed Lots 1- 17: 2.01-2.57 ac, 99.6 ft- 357.7 ft Residual lots : 3.52-10.01 ac, 248-485 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 S26-3130

Date Prepared: March 4, 2026

Address:	Henderson Hwy, Ludwick and Rebeck Roads, St, Clements
Legal Description:	CT 2198353/1, CT2023590/1, CT 3130900/1, CT 2760492/1, CT 1960823/1, CT 3073961/1, CT 3178383/1, CT 3300607/1,
Roll Number(s):	15021,15400,15700,15900,16100, 16300,16400,16500 respectively
Zoning:	“AR” Agricultural Restricted
Development Plan:	“AR” Agriculture Restricted
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

The subject property consists of 8 lots of ±91.02 acres on title 8 titles. The applicant is seeking to subdivide the subject land into seventeen (17) Proposed lots of 2.01-2.57 ac leaving seven (7) Residuals Lots between 3.52 ac – 10.01 ac and create a new road with 2 cul-de-sacs.

The proposal is generally consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for “AR” Agricultural Restricted designation as an exemption by sections 4.2.11 and 4.2.11.1. The Red River Planning District recommends that the application **be approved**.

RECOMMENDATION –APPROVE WITH A CONDITIONS

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

Land Use Designation: Agriculture Restricted

The *Agriculture Restricted* designation “Is a designation that allows small scale agricultural operations on smaller lots, and low density non-farm residential uses. This designation may also acts as a buffer between large scale agricultural enterprises and rural residential or urban development.” (p. 38, Development Plan)

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

.....

4.2.11 New properties created through a subdivision in the Agriculture Restricted area for non-farm residential development, small scale agricultural activities (e.g. nurseries, horticulture, bee keeping, etc.), or small-scale neighborhood oriented commercial or institutional uses, should generally be at a minimum 4 acres in size. Land divisions which create parcels *smaller than 4 acres* in size should not be permitted except as provided herein:

4.2.11.1 In recognition of the existing historic small-scale residential subdivision and development pattern found in the Agricultural Restricted areas of South St. Clements (the area described as those lands *north of Coronation Rd.*, west of PR 202., east of Henderson Hwy., and south of Lockport), much of which was established prior to The Planning Act, the subdivision of smaller “infill” residential lots may be permitted.....

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. 5-2002):

The proposed subdivision is located within the Agricultural Restricted zone, as per the R.M of St Clements Zoning By-law. The Agricultural Restricted zone has a minimum site area requirement of 4 acres and a minimum site width requirement of 198 feet.

Zone: Agricultural Restricted			
Proposed lots	Site Area and width required	Site Area and width proposed	Note: Compliance with the By-Law
Proposed Lot 1	4 acres and 198 ft	2.13 ac, 293.4ft	Not in Compliance
Proposed Lot 2	4 acres and 198 ft	2.01 ac, 291.8 ft	No for the site area, yes for the width
Proposed Lot 3	4 acres and 198 ft	2.01 ac, 291.8 ft	No for the site area, yes for the width
Proposed Lot 4	4 acres and 198 ft	2.46 ac, 357.4 ft	No for the site area, yes for the width
Proposed Lot 5	4 acres and 198 ft	2.46 ac, 357.4 ft	No for the site area, yes for the width
Proposed Lot 6	4 acres and 198 ft	2.48 ac, 357.6 ft	No for the site area, yes for the width
Proposed Lot 7	4 acres and 198 ft	2.04 ac, 295.8 ft	No for the site area, yes for the width

Proposed Lot 8	4 acres and 198 ft	2.04 ac, 198.2 ft	No for the site area, yes for the width
Proposed Lot 9	4 acres and 198 ft	2.04 ac, 99.6 ft	Not in Compliance
Proposed Lot 10	4 acres and 198 ft	2.26 ac, 305.8 ft	No for the site area, yes for the width
Proposed Lot 11	4 acres and 198 ft	2.06 ac, 296.3 ft	No for the site area, yes for the width
Proposed Lot 12	4 acres and 198 ft	2.44 ac, 353.7 ft	No for the site area, yes for the width
Proposed Lot 13	4 acres and 198 ft	2.45 ac, 355.5 ft	No for the site area, yes for the width
Proposed Lot 14	4 acres and 198 ft	2.45 ac, 355.5 ft	No for the site area, yes for the width
Proposed Lot 15	4 acres and 198 ft	2.03 ac, 295.1 ft	No for the site area, yes for the width
Proposed Lot 16	4 acres and 198 ft	2.03 ac, 295.1 ft	No for the site area, yes for the width
Proposed Lot 17	4 acres and 198 ft	2.57, ac 341.3 ft	No for the site area, yes for the width
Residual Lot under CT3073961/1 West	4 acres and 198 ft	10.01 ac, 133.7 ft	<i>Yes for the site area, no for the width</i>
Residual Lot under CT3300607/1 East	4 acres and 198 ft	7.33 ac, 101.6 ft	<i>Yes for the site area, no for the width</i>
Residual Lot under CT2760492/1 East	4 acres and 198 ft	6.91 ac, 100.1 ft	<i>Yes for the site area, no for the width</i>
Residual Lot under CT3130900/1 East	4 acres and 198 ft	6.55 ac, 100.1 ft	<i>Yes for the site area, no for the width</i>
Residual Lot under CT2023590/1 East	4 acres and 198 ft	6.17 ac, 100.2 ft	<i>Yes for the site area, no for the width</i>
Residual Lot under CT2198353/1 East and West	4 acres and 198 ft	2.33 ac, 484.9 ft + 1.19 ac, 248.0 ft	No for the site area, yes for the width

*If the Council wishes to approve the subdivision, variance approval will be required to bring the proposed lots into compliance, however no variance needed for unaltered width according to the sec. 3.31.1.3 of the ZBL of St. Clements. (the applicant applied for VO 2 , 2026).

5.0 SERVICES AND INFRASTRUCTURE:

<p>Wastewater Services</p> <ul style="list-style-type: none"> - Proposed: Municipal sewer, holding tank - Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
<p>Drinking Water</p> <ul style="list-style-type: none"> - Proposed: Individual Well - Required: As per municipal / Province of Manitoba standards
<p>Road Standards</p> <ul style="list-style-type: none"> - Proposed: New road proposed - Required: Municipality / Province is authority responsible for roadway
<p>Drainage</p> <ul style="list-style-type: none"> - Proposed: Ditches - Required: As per municipal / Province of Manitoba standards

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

<p>Municipality</p>	<p>Administration for the R.M. of St. Clements has the following requirements:</p> <ol style="list-style-type: none"> 1. Taxes on the lands to be subdivided for the current year and any arrears have been paid; 2. Required applicable fees to be paid as per By-Law 8-2023; 3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements; 4. Applicant / Owner provide an engineered design for roads, drainage and sewer system. The existing low pressure sewer system is 600m from the proposed development. The low pressure sewer should be extended to the proposed development at the cost of the developers. The capacity of the existing low pressure sewer should be reviewed and, if necessary, upgraded at the cost of the developers. 5. Road naming has been approved as per the municipal Road Naming Policy # 324. Manitoba Land Surveyor to include approved road name(s) on the Plan of Subdivision. 6. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required: <ol style="list-style-type: none"> a. Drainage b. Drainage Plan of Easement 7. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required: <ol style="list-style-type: none"> a. Engineered road, drainage and sewer system design; b. Letter of credit for road, drainage and sewer system construction; c. Capital development fees and road levy fee; d. Administration fee
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	<ul style="list-style-type: none"> e. Sewer utility buy-in fees f. Security deposit for charges that the municipality may incur throughout the development process; g. Cash in lieu fees; h. Street lighting. <p>8. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council.</p>
<p>Manitoba Agriculture and Resource Development</p>	<p>Subdivision for non-farm residential development can be considered under Policy 4.2.11; however, this policy states new properties should generally be a minimum 4-acre lot size. Land divisions which create parcels smaller than 4 acres in size should not be permitted except as provided in sub-policies under 4.2.11., which include: 4.2.11.1, the subdivision of smaller “infill” residential lots within a special area of South St. Clements; or 4.2.11.2, conservation subdivisions within South St. Clements.</p> <p>The lands within the proposed subdivision application reside within the South St. Clements Boundary area, and the application describes the subdivision as infill development. The Development Plan defines infill development as, “new development within existing built up areas on lands which are currently vacant or underutilized and is considered at both a neighbourhood and individual lot basis.”</p> <p>The proposed subdivision parcel represents 46 acres of trees and agricultural land under annual cultivation which does not represent an existing built up area or align with a “vacant or underutilized” land in the context of an established neighbourhood. As such this proposal does not meet the intentions of the definition of infill development within the Development Plan. Further the proposed subdivision does not appear to meet the criteria described within 4.2.11.1 specifically:</p> <ul style="list-style-type: none"> • 4.2.11.1.1 “Infill lots must be located along an existing developed public roadway.” This proposal includes the construction of new roads. • 4.2.11.1.2 “Lot sizes must reflect the established size and character of existing lots along the same roadway.” The lots on the south side of Ludwig Road are currently 4 acres or larger, not 2 acres. <p>In addition, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted Area as stated in the Development Plan:</p> <ul style="list-style-type: none"> • 4.2.b “To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.”; • 4.2.c “To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.”; and • 4.2.f “To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.” <p>The proposed subdivision appears to be inconstant with Policy 4.2.2 “Land uses which would interfere with agricultural production or which</p>

	<p>would have an inflationary effect on land values shall be avoided.”</p> <p>We recommend that the area be redesignated to Rural Residential or that the proposed subdivision be reconfigured to more closely align with the Agriculture Restricted policies for the conservation subdivision design. The Planning District should verify that there is sufficient demonstrated demand to ensure compliance with Policy 4.2.12.1 of the Development Plan.</p>
Manitoba Infrastructure - Highway Planning and Design Branch	<p>The applicant is required to provide written confirmation from our department that either drainage is not an issue or that the applicant has adequately addressed any potential drainage issues (including any potential impacts the proposed service road may have on the highway drainage system). The applicant will have to provide our regional Technical Services Engineer, Nicole Fleury with the sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. Nicole can be reached by calling 204-770-4929 or by email at Nicole.Fleury@gov.mb.ca. If necessary, the regional engineer may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study and any revisions to the highway drainage system directly associated with this proposed development will be the responsibility of the developer.</p>
Drainage and Water Control	<p>On behalf of Drainage & Water Rights Licencing – Drainage Section, a <i>Licence to Construct Water Control Works is required for the works associated with this subdivision development</i>. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide.</p> <p>Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.</p> <p>Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained [see full comment attached in Appendix A]</p>
Winnipeg Land Titles Office (Teranet Manitoba)	<p>A Plan of Subdivision as proposed is required</p>
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	<p>No Concerns [see full comment attached in Appendix A]</p>
Manitoba Sport, Culture and Heritage – Historic Resources Branch	<p>No Concerns at this Time [see full comment attached in Appendix A]</p>
Manitoba Transportation and Infrastructure – Water Management	<p>No concerns or comments [see full comment attached in Appendix A]</p>

UTILITIES

MB Hydro and Centra Gas	<p>Easements required— Manitoba Hydro and Centra Gas Manitoba Inc. will require easements. [see full comment attached in Appendix A]</p>
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BellMTS	Bell MTS will require easements and requests that as a condition of approval for this proposal, the landowner is required to enter into a Right-of-Way Agreement (“Agreement”) with Bell MTS ("Bell Canada") for existing and/or future telecommunications facilities in connection with the subdivision for 1.5M & 3.6M easements as indicated below.
Rogers Communications	Rogers will pursue easement acquisition through a joint application with Hydro, provided they are participating. [see full comment attached in Appendix A]

OTHER AGENCIES

School Division	No comments received
Canada Post	No comments received
CPKC	No comments received

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 8 lots of ±91.02 acres on title 8 titles. The applicant is seeking to subdivide the subject land into seventeen (17) Proposed lots of 2.01-2.57 ac leaving seven (7) Residuals Lots between 3.52 ac – 10.01 ac and create a new road with 2 cul-de-sacs.

The proposed subdivision is located within the Agricultural Restricted zone, as per the R.M of St Clements Zoning By-law. The Agricultural Restricted zone has a minimum site area requirement of 4 acres and a minimum site width requirement of 198 feet.

The subject proposal is not consistent with Zoning By-Law of St. Clements as all 17 Proposed lots (and 1 Residual) are smaller than 4 ac in size and some are smaller in 198 ft width requirement and will require a variance to bring it into compliance, however no variance needed for unaltered width according to the sec. 3.31.1.3 of the ZBL of St. Clements.

After circulation to the agencies, most of the agencies raised no concerns. The Agriculture Department has mentioned concerns for several sections on the Development Plan, but no objections were presented. Easements will be required for MB Hydro and Gas, BellMTS and Rogers.

The proposal is generally consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for “AR” Agricultural Restricted designation as an exemption by sections 4.2.11 and 4.2.11.1. in “Infill” area and adjacent to existing 2 ac lot area (North to the proposed land).

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

9.0 RECOMMENDED CONDITONS:

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

- 1) Applicant / Owner submits confirmation in writing from the Municipality stating that:
 1. Taxes on the lands to be subdivided for the current year and any arrears have been paid;
 2. Required applicable fees to be paid as per By-Law 8-2023;
 3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;
 4. Applicant / Owner provide an engineered design for roads, drainage and sewer system. The existing low pressure sewer system is 600m from the proposed development. The low pressure sewer should be extended to the proposed development at the cost of the developers. The capacity of the existing low pressure sewer should be reviewed and, if necessary, upgraded at the cost of the developers.
 5. Road naming has been approved as per the municipal Road Naming Policy # 324. Manitoba Land Surveyor to include approved road name(s) on the Plan of Subdivision.
 6. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - i. Drainage
 - ii. Drainage Plan of Easement
 7. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a) Engineered road, drainage and sewer system design;
 - b) Letter of credit for road, drainage and sewer system construction;
 - c) Capital development fees and road levy fee;
 - d) Administration fee

- e) Sewer utility buy-in fees
 - f) Security deposit for charges that the municipality may incur throughout the development process;
 - g) Cash in lieu fees;
 - h) Street lighting.
8. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council.
- 2) Applicant/owner obtains the required lot density variances from the RM.
- 3) The applicant is required to provide written confirmation from **Manitoba Infrastructure - Highway Planning and Design Branch** that either drainage is not an issue or that the applicant has adequately addressed any potential drainage issues (including any potential impacts the proposed service road may have on the highway drainage system). The applicant will have to provide our regional Technical Services Engineer, Nicole Fleury with the sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. Nicole can be reached by calling 204-770-4929 or by email at Nicole.Fleury@gov.mb.ca. If necessary, the regional engineer may request the applicant to submit a detailed drainage plan prepared by qualified experts.
- 4) **Drainage & Water Rights Licencing – Drainage Section, a Licence to Construct Water Control Works** is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide. Please contact: Rick Pemkowski CD, Water Resource Officer, Rick.pemkowski@gov.mb.ca Cel: 204 761-0013.
- 5) Applicant / owner submits written confirmation from **Manitoba Hydro and Centra Gas** that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by *The Real Property Act*, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.
- 6) Applicant / owner submits written confirmation from **BellMTS** that an Easement Agreement(s) has been entered into with BellMTS with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact BellMTS, Property Acquisition Department, Attention: Mr. Gregory Sim, Survey Coordinator PROPERTYACQUISITION@bellmts.ca
- 7) Applicant / owner submits written confirmation from **Rogers** that an Easement Agreement(s) has been entered into with Rogers with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact: Sarah Hill, Project Coordinator, Planning ON, MB & SK ,Rogers Communications, 1635 Paquette Rd Thunder Bay, ON P7G 2J2, sarah.hill@rci.rogers.com

REQUIREMENTS

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

cc: Applicant, WLTO, RM of St. Clements, Water and Drainage Control, MTI Water Drainage Department, MB Hydro and Gas, Rogers.

APPENDIX A – RRPD LOCATION MAPS



Letter: 8.5 x 11

Date: January, 2026

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SUPPORTIVE MAPPING

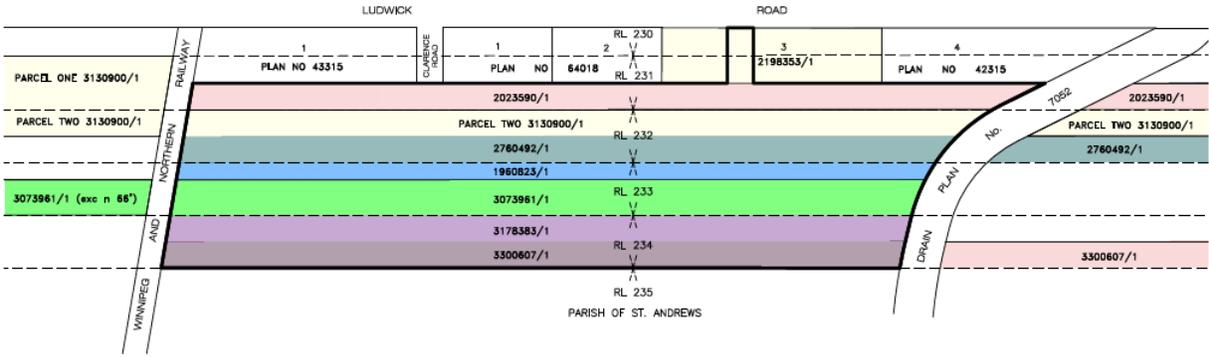
Subdivision Application S26-3130
 4994/5012/5016/5024 Rebeck+340 Ludwick+5545 Henderson, RM of St. Clements

Designation: "AR" Agricultural Restricted, "GD" General Development
 Zoning: "RR" Rural Residential, "AR" Agricultural Restricted

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.

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

TITLE PLOT
 LUDWICK ROAD
 RM OF ST. CLEMENTS
 OF PART OF
 RL 230-234 PARISH OF ST. ANDREWS



BARNES & DUNCAN
 6 Donald Street
 Winnipeg, MB
 R3L 0K6

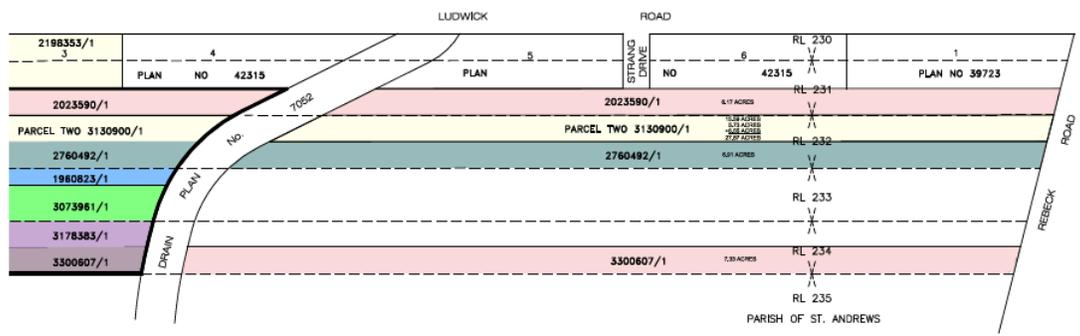
Our File: 21-0194
 Acad dwg: 21-0194-3 SAM
 Field Book: NA
 Drafter: HD

THE LAND AFFECTED BY THIS PROPOSAL IS SHOWN HEREON BORDERED THUS - - - - -

Prepared by:
 Scott J. Dunphyroh, M.L.S.
 6th day of February, 2026

Page 2 of 3
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TITLE PLOT
 LUDWICK ROAD
 RM OF ST. CLEMENTS
 OF PART OF
 RL 230-234 PARISH OF ST. ANDREWS



BARNES & DUNCAN
 6 Donald Street
 Winnipeg, MB
 R3L 0K6

Our File: 21-0194
 Acad dwg: 21-0194-3 SAM
 Field Book: NA
 Drafter: HD

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 6th day of February, 2026

Page 3 of 3
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APPENDIX C – APPLICANT PROVIDED INFO (Letter of intent)

APPENDIX D – CIRCULATION COMMENTS

Subdivision

Support for the Subdivision of
PT RL 231, 232, 233 and 234 Parish of St Andrews
Being Part of Rolls 15021, 15400, 15700, 15900, 16100, 16300, 16440, and 16500

Certificate of Titles Nos.
2023590, 3130900, 2760492- cancelled, 1960823, 3073961, 3300607, 2198353
and 3178383

Bluestem Development
Allison Driedger
bluestemdevelopment@gmail.com

INTRODUCTION:

This report examines and researches how the subdivision of part of River Lots 231, 232, 233, and 234 Parish of St Andrews is a logical extension of the existing Development, complies with the Red River Planning District Development Plan is needed based on multiple supply/ demand scenarios, and follows existing precedent.

Registered owners, C Joyce Banash Frego, Garry and Penny Kaminski, Sylvia Urciuoli, D Weslak, MA Kelly, Sage Heinrichs, Margaret Epp, Denis and Bonnie Pescitelli and BMH Mgmt propose to develop 17 (seventeen), 2 (two)- acre lots south of Ludwick Road, as shown below bounded in black in Figure 1 and more close up in Figure 2. The areas is partly treed and partly cleared, as is shown in Figure 3 below. The parcels proposed for development are parts of river lots that are bounded by Drain Plan 7052 to the east and the Winnipeg and Northern Railway to the west. The segments of the lots proposed for development are fragmented and lack connectivity with the land to the east and west due to registered Drain Plan 7052 and the Winnipeg and Neighbourhood Rail Line, both of which serve to fragment and sever the parcels.

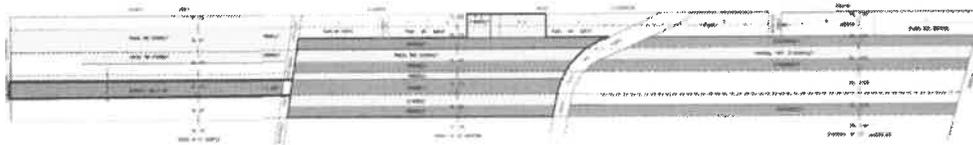


Figure 1: Map from Barnes and Duncan Identifying the entirety of the affected parcels

Figure 2 below is the close up of the area proposed for development.

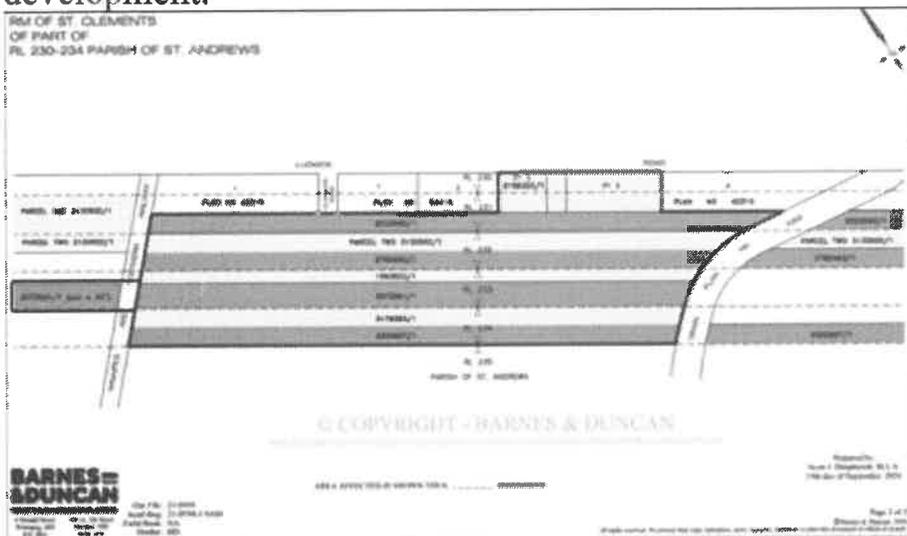


Figure 2: Close up of the portions of the affected parcels

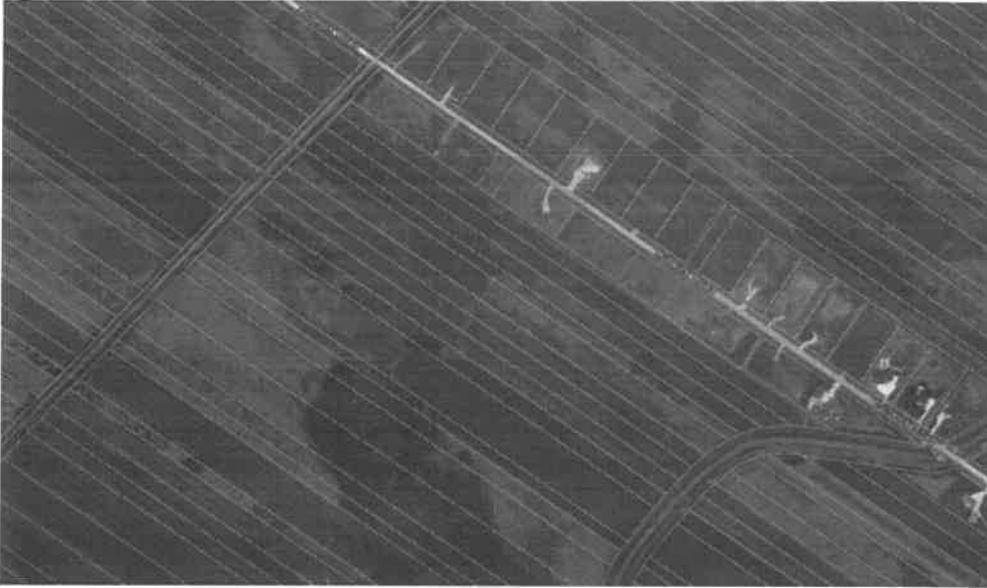


Figure 3: Aerial Photograph of the affected lands from the Manitoba Assessment Website

The image above clearly shows the lack of connectivity to the parcels between the lands on either side of the Rail Line or the Drainage Plan.

PARCELS PROPOSED FOR DEVELOPMENT:

The parcels proposed for development are identified by Manitoba Assessment as being part of roll number 15021, 15400, 15700, 15900, 16100, 16300, 16440, and 16500. They are legally identified as being part of RL 231, 232, 233, and 234 Parish of St Andrews and Lot 3 Plan 42315. The parcels are described in greater detail in table 1 below.

NAME	ROLL	CERTIFICATE OF TITLE	CIVIC	TOTAL SITE AREA	Legal
C Joyce Banash Frego	15400	2023590	5024 Rebeck Rd	13.2 acres	RL 231 Parish of St. Andrews
Garry and Penny Kaminski	15700	3130900	-	18.95 acres	RL 232 Parish of St Andrews
Sylvia Urciuoli	15900	3347022	5016 Rebeck	13.48 acres	RL 232 Parish of St Andrews
D Weslak and MA Kelly	16100	1960823	5012 Rebeck Rd	9.03 acres	RL 233 Parish of St Andrews
Sage Heinrichs	16300	3073961	5545 Henderson Hwy	18.49 acres	RL 233 Parish of St Andrews
BMH Management	16440	3178383	-	13.8 acres	RL 234 Parish of St Andrews
Margaret Epp	16500	3300607	4994 Rebeck Rd.	13.57	RL
Denis and Bonnie Pescitelli	15021	2198353	340 Ludwick Rd	4 acres	Lot 3 Plan 42315

Table 1: Subject property descriptions

The subject parcels are located south of Ludwick Road, East of the Red River/ Henderson Highway, north of Donald Road and

west of Rebeck Road. Figures 1, 2 and 3 outline the subject properties. Rolls 16440 and roll 16300 extend to Henderson Hwy and the existing General Development Designation.

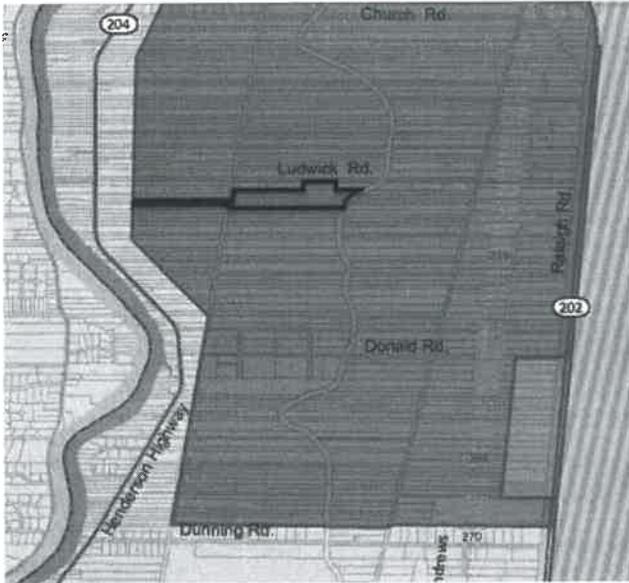


Figure 4: Showing Area to be developed

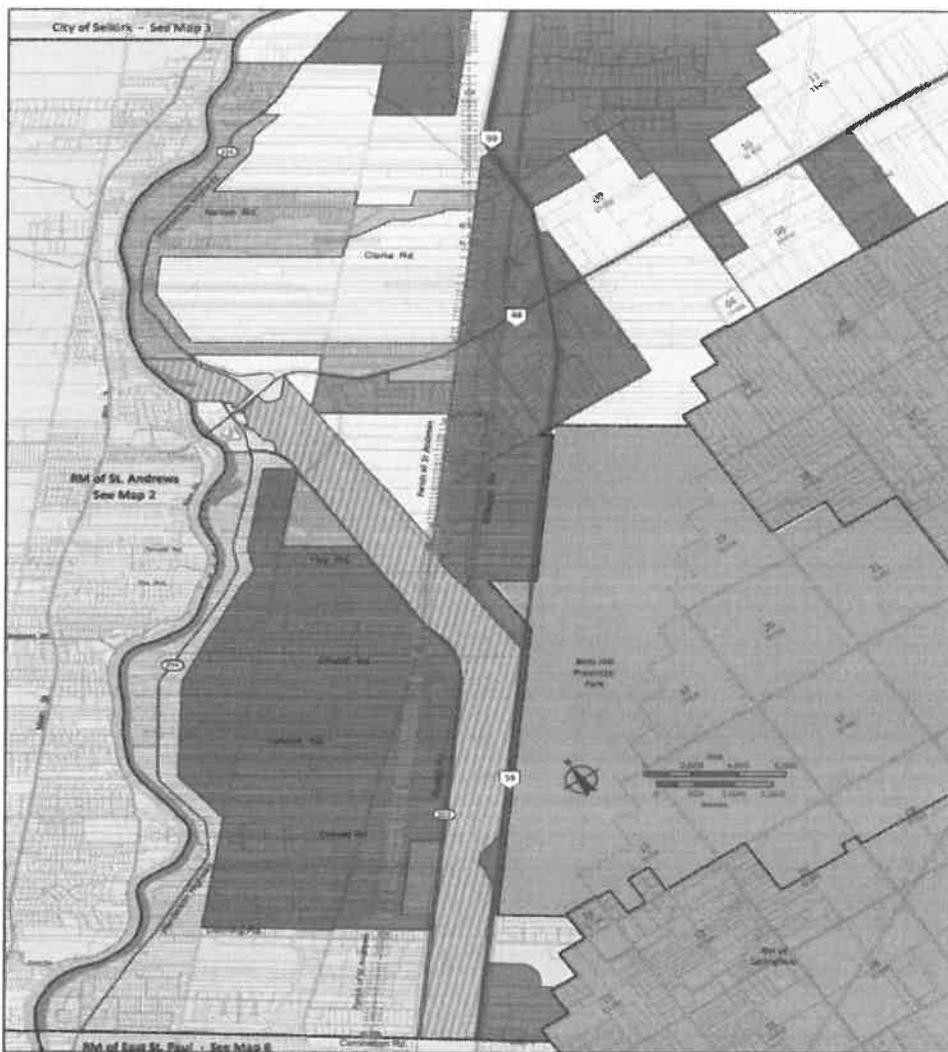
The parcels proposed for subdivision are all parts of River Lots that are located in the Parish of St Andrews. The parcels range in size from 4 acres to 18 acres, collectively the River Lots are long and narrow and are bisected by the Winnipeg and Northern Railway and/or drain plan 7052. The River Lots are fragmented and, in many cases lack actual access to portions proposed for development due to the railway or drainage ditch as is shown in Figure 3 above.

DEVELOPMENT PLAN:

According to the Red River Planning District Development Plan, the parcels are currently designated Agriculture Restricted (Figures 5 and 6). Agriculture Restricted areas are intended to provide a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot. Section 4.0 of the Red River Planning District Development Plan notes that “AGRICULTURE RESTRICTED (AR): Is a designation that allows small scale agricultural operations on smaller lots, and **low density non-farm residential uses**. This designation may also act as a buffer between large scale agricultural enterprises and rural residential or urban development.” Policy 4.2.11 allows the subdivision of Agriculture Restricted areas into 4 acre lots. Policy 4.2.11 provides for smaller infill lots in the area north of Coronation

Rd., west of PR 202., east of Henderson Hwy., and south of Lockport. The subject lands are located within the area described above.

The existing designation provides for the subdivision of the affected lands into smaller 4 acre parcels and in some cases provides for the subdivision of even smaller residential lots that are located along existing roads, as is the case in with the lots along Ludwick.



**Red River Planning District Land Use Designation
Map 4A - Floodway and Area**

Designations

- Agriculture Restricted
- Business Park
- Floodway
- General Development
- Industrial
- Resource and Agriculture
- Rural Residential
- Settlement Centre

Other features

- Assessment parcel
- Municipal boundary
- Water body
- Provincial Highway/Road



Date:
August 28, 2009
Coordinate System:
NAD 83 UTM Zone 18N



Figure 5: Red River Planning District Land Use Designation Map

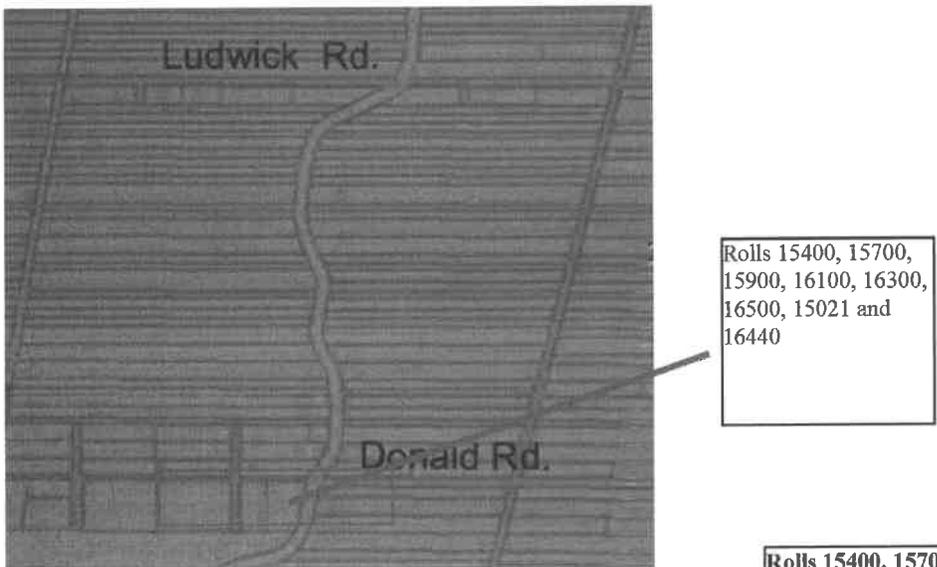


Figure 6: Close up of the Red River Planning District Land Use Designation Map

Rolls 15400, 15700,
15900, 16100, 16300,
16500, 15021 and
16440

PROPOSAL

Collaboratively the registered owners of all affected parcels are proposing to develop portions of the parcels that are land locked into 2 acre lots. The portion proposed for development is generally described as being south of Ludwick Road, West of the drain plan 7052 and east of the Winnipeg and Northern Railway from Restricted Agriculture. The proposed development allows the logical infill of residential lots, as there are existing residential lots and future street network connections along Ludwick Road. The infill fits with the residential lots and a future road network along Donald Road to the south. Figure 7 below shows how the parcels are proposed to be developed.



Road Stubs
off Ludwick
Road and
Donald Road

Figure 8: Aerial photo from Manitoba Assessment showing the existing road network

The proposal is in keeping with the overall style and type of development that exists in this portion of the Municipality. The area is predominantly smaller lots with many residential parcels and clusters. The proposed development allows the logical infill development of the landlocked parcels.



Figure 9: Assessment image showing the affected parcels boundaries

The proposed development allows for the logical expansion of the area, building on the type and style of development that exists and enhancing the existing road infrastructure and network.

INTENT

The intent of the proposed subdivision is to create seventeen (17) 2-acre parcels, as shown

above in figure 7. This project aligns with the current Provincial and Federal goal of providing affordable homeownership for Manitobans and Canadians. The smaller lot size will effectively reduce lot prices and increase supply both of which result in more affordable housing. It meets a growing need for lots in the RM of St Clements and the Province as a whole, as is explained in the section below. Precedent for the subdivision has been approved in the municipality as well. The development is supported by the Red River Planning District Development Plan policies.

SUPPORT FROM THE DEVELOPMENT PLAN

The proposed development aligns with the Policies contained in the Red River Planning District Development Plan. The Red River Planning District (RRPD) Development Plan currently allows for the development of the parcels into 4 acre parcels and in certain areas provides for smaller lots. The proposed development allows offers more compact development resulting in more efficient use of land and the preservation of a finite resource. The Red River Planning District Development Plan supports the preservation of land, the more efficient use of resources and the sustainable nature of the project. Overall, the proposed development allows for the logical expansion of existing development, densifies growth, and complies with the development plan.

THE RED RIVER PLANNING DISTRICT DEVELOPMENT PLAN

The Red River Planning District (RRPD) Development Plan guides growth and development within the Planning District, which includes the RM of St Clements. The current RRPD development plan, by-law 272-19, was adopted in August of 2020. It seeks to direct growth to appropriate areas, and ensure the efficient, sustainable use of land. This development seeks to accomplish both of these goals. It directs residential growth in an area that is not suitable for agriculture due to the lot configuration and constraints such as the railway, drainage ditch, road network, narrow river lot layout and existing residential development. It also seeks to direct growth to an area that is appropriate for residential development. It seeks to promote the sustainable and efficient use of land through compact development.

Support for the development is found throughout the Planning Districts Development Plan. While there are many objectives and policies throughout the development plan that support this development a few of the key objectives and policies are highlighted below.

Section 1 of the plan identifies the overall objectives of the Development Plan. The proposed development complies with many of the objectives as it infills an area that is already

developed with residential uses and is not appropriate for agriculture due to adjacent land uses and the constraints and configuration of the lots.

Objective 1.2 “Encourage land development in a manner that is consistent with the Provincial Planning Regulation and the principles of sustainable development”. The development meets this objective as it infills and allows for the logical development of the area.

Objective 1.2 “To encourage development that protects transportation corridors and enhances nodal based public transportation”. The proposed development will expand on the existing road network by extending the road stubs to allow for the logical infill on land that has a nodal based public transportation system.

Objective 1.2 states that development “will promote orderly growth”. The development promotes orderly growth through the style and type of development proposed. The development extends existing roads, promotes connection between the land to the north and the south and maximizes the use of the land by having smaller lots. The proposed development infills the area, as the development logically extends an existing road stub and will create future connectivity and connection in the area. The development is harmonious with the surrounding area and is not subject to risks from natural hazards. The development does not involve any aggregate extraction areas and does not negatively impact existing infrastructure and is cost effective.

The proposed development complies with the policies and objectives of Section 2.0, Sustainable and Regional Development. The development is an efficient and effective use of land. The Development promotes compact development with 2 acre lots. Reducing the lot size allows for more compact development and maximizes the use of the land. The proposed development extends the future road network by increasing the number of lots using the road. This promotes a variety of housing options versus what is typically promoted on the larger lots. The compact development supports a more sustainable use of the land by decreasing the footprint and maximizing the use of the land.

The proposed development complies with the policies and objective of Section 3.0 Resources, Services and Infrastructure.

The development does not create conflicts with airports. It provides safe, efficient and integrated transportation connections. The area is protected from hazards.

Section 4.0 of the Development Plan is the land use designations. Section 4.2 pertains to areas designated Agriculture Restricted.

Objective 4.2.a & b provide for smaller holding and a variety of lot sizes for residential development.

Policy 4.2.11 allows non-farm residential that should generally be 4 acres. However, Policy 4.2.11.1 recognizes that there are areas where smaller scale residential development and infill residential development may be located.

Overall the proposed development is consistent with the objectives and policies identified in the RRPD Development Plan.

SUPPLY & DEMAND FOR RESIDENTIAL LOTS

There is a growing need for housing across the country and the province as a whole. This demand is well documented and noted as we read reports about Canada's housing crisis and see pushes from all levels of government to support the creation of additional housing units. The Manitoba Home Builders Association reports that "Canada is short 3.5 million homes and needs to double housing starts over the next decade to address the supply-demand imbalance and create long-term affordability"(Manitoba Home Builders, n.d.). The Fraser Institute concludes that Manitoba's home building has not kept pace with our strong population growth, resulting in higher prices and a shortage of housing units. "This housing shortage has pushed prices and rents upwards for Manitobans. Consequently, the Canada Mortgage and Housing Corporation (CMHC) estimates that 260,000 homes must be built in the province by 2030 to restore housing affordability for Manitobans."(Lafleur, 2023). The Fraser Institute concludes that "All levels of government must work together to address the growing gap between population growth and housing completions in the province" (Lafleur, 2023). In order to build houses to meet this demand, lots must be created for this housing. The proposed development creates lots that will help address the housing shortage.

Stevenson Advisors Ltd Supply and Demand Analysis

This need for additional housing and lots extends more specifically into the RM of St Clements. In 2017, during the Red River Planning District Development Plan review process, Stevenson Advisors Ltd, the consultant hired by the Planning District, prepared a Supply and Demand Analysis to assist with future planning and growth strategies. This analysis was used to help shape the current RRPD Development Plan and determine land use designations throughout the Municipality. A complete copy of this report is available at

https://www.redriverplanning.com/wcm-docs/docs/development_plan_update/rrpd_growth_strategy_-_employment_and_residential_lands_analysis_-_final.pdf

for your review and reference.

The analysis noted that the population in St Clements grew by 7.7 percent from 2011 to 2016 meaning an average annual growth rate of 1.5 percent. The report indicates that the population growth rate is higher than the Province average.

The study projects that St Clements population will continue to grow from 2016 to 2021 at an estimated rate of 5.1 percent (a further 1 percent annually). A separate look at census information from Statistics Canada builds on this report and further projected population growth is presented in the figure 10 below.

Year	Actual		Projected		
	2011	2021	2031	2041	2051
Population	10,505	11,586	12,778	14,903	15,543

Statistics Canada. Census Profile. 2011, 2021.

Figure 10 Population growth projections

The report observes that the population is expected to rise. Provincial projections suggest a growth rate of 1.3 to 1.4 percent annually to 2030. The report notes that across the province there is demand for housing and this demand will continue.

ADDITIONAL SUPPLY AND DEMAND ANALYSIS

The following comprehensive look at the supply and demand for residential lots builds off the 2017 report done by Stevenson Advisor. This in-depth review concludes that the population is growing and that additional housing is needed in the Municipality in both the urban and rural context.

Population

Between 2011 and 2021 the population of St. Clements has grown by 1,081 people.

If this trend continues in the future, then the RM stand to grow its overall population to 14,903 by 2041 and to over 15,000 by 2051, based on the projections in figure 8 above and figure 11 below.

Figure 11 St. Clements Population growth

Age

At the same time that the population of St. Clements is growing, it is also getting older. As seen in figure 10 below, the number of children age 0-14 has been essentially stable between 2011 and 2021, and will likely continue to remain stable. The working age population ages 15 to 64 has increased between 2011 and 2021 by some 250 people. If this trend continues into the future then St. Clements will see the working age portion of the population grow to 7,810 in 2031 and as much as 8,310 by 2051. The number of seniors age 65 and older has also grown by some 860 people between 2011 and 2021. If this growth rate continues then St. Clements is projected to see some 3,135 seniors age 65 and older by 2031 growing to 4,895 by 2051.

Age Characteristics	Actual		Projected		
	2011	2021	2031	2041	2051
0 to 14 years	1,795	1,770	1,770	1,770	1,770
15 to 64 years	7,310	7,560	7,810	8,060	8,310
65 years and over	1,395	2,255	3,135	4,015	4,895

Statistics Canada. Census Profile. 2011, 2021.

Figure 12 RM of St Clements Age

These age characteristics and projections are also presented in figure 13 below.

Figure 13 RM of St Clements Age Projections

The need for housing

As the population in St. Clements grows and ages there will be a

need for additional housing for everyone. St. Clements will likely continue to grow in much the same pattern it has in the past. The data presented in figure 14 below uses the same Statistics Canada information sources and shows , St. Clements has added 610 dwellings between 2011 and 2021 – growth rate around 10.3% over ten years. If this trend continues then St. Clements is projected to need an additional 703 dwelling by 2031 and as many as 2,449 additional dwellings by 2051.

	Actual		Projected		
	2011	2021	2031	2041	2051
Total - Structural type of dwelling	3,990	4,600	5,303	6,114	7,049
Single-detached house	3,375	3,915	4,514	5,204	5,999
Semi-detached house	5	5	6	7	8
Apartment in a building that has fewer than five storeys	20	15	17	20	23
Apartment in a building that has five or more storeys	110	150	173	199	230
Other single-attached house	5	10	12	13	15
Movable dwelling	480	505	582	671	774

Statistics Canada. Census Profile. 2011, 2021.

Figure 14: Need for housing

In St. Clements, the vast majority of housing is in the form of detached single family houses, and is likely to continue into the future.

The projections for needed housing in the future are presented in the chart below

Figure 15 Type of Housing and Projection

Based on the above statistical information it becomes clear that there is a growing need for additional housing and lots within the Municipality.

HOUSING NEEDS ASSESSMENT

In August of 2023 the RM of St Clements hired Landmark Planning and Design to conduct a housing needs assessment. The purpose of the Housing Needs Assessment was to analyze and evaluate the current state of housing within the region, and to understand the short, medium, and long-term housing needs.

The Housing Needs Assessment did a statistical analysis of the municipality then projected growth rates and housing needs

based on that analysis.

The report further validates the housing need data in the previous sections and concludes that the population in the municipality is growing, and that “a rapid increase of private dwelling units within the next 5 years is necessary in order to provide residents with sufficient housing. At the current rate of private dwelling units being added ... it would take 28 years to build the projected number of dwelling units needed by 2041.

Based on the 1.29% low-growth scenario, there will be an additional 2,183 residents by 2041. Assuming the average household size and the status quo development pattern, will remain steady at 2.5 people per household, the report notes that 1354 dwelling units are required. Further they note that the number of single detached units needed at 1,153, see figure 16 below.

Table 4: St. Clements Housing Demand by Type (2021-2041)

20 Year Demand Scenario (2021-2041)	Status Quo Demand
	Medium (1.29%)
Number of dwelling units required	1,354
Single-detached	1,153
Semi-detached	1
Row house	0
Apartment	49
Duplex	0
Other	129

Source: Census Canada (2021)

Figure 16 Landmark Planning Housing Need Status Quo

Considering the increasing need/demand for non-single-detached houses, by using an altered proportions of housing types within St. Clements where single-detached dwellings account for 20% less than the current proportion, by 2041, St. Clements is forecasted to require an additional 881 single-detached houses, 91 semi-detached houses, 89 row houses, 139 apartments, and 152 moveable/other-attached houses, see figure 17 below.

Table 5: St. Clement Altered Housing Demand by Type (2021-2041)

Increased Demand for Alternative Dwelling Types	
20 Year Demand Scenario (2021-2041)	Medium (1.29%)
Number of dwelling units required	1,354
Single-detached	881
Semi-detached	91
Row house	89
Apartment	139
Duplex	0
Other	152

Source: Census Canada (2021)

Figure 17 Chart Landmark Planning Housing Need Alternative Dwelling Types

The Housing Needs Assessment, Background Study and Analysis in this report all indicate that more housing is needed within the RM of St Clements.

What this means for St. Clements

In the coming years as the population of St. Clements continues to grow, there will be a need to add more housing. This means approving more lots to allow for housing to be constructed. The development of the lands are needed to ensure that St. Clements can support the need for housing over the next 20 years.

PRECEDENT

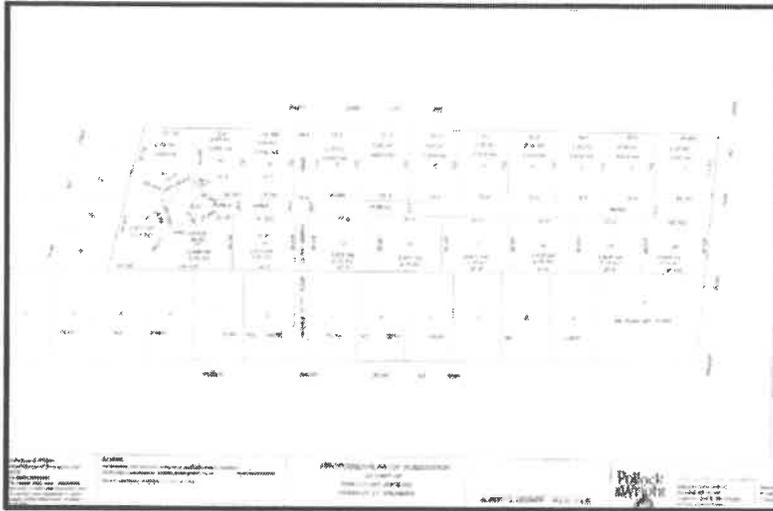
The above sections clarify that the proposed subdivision generally complies with the policies identified in the Red River Planning District Development Plan, and that there is a demand and need for residential lots. This section identifies subdivision of a similar nature and scale that have been approved and development in close proximity to this site setting precedent for the approval of this subdivision. In particular, subdivisions S22-2980 and S22-3014 both created multiple lots that did not meet the minimum 4 acre requirement, a public road and were located in close proximity to the area proposed for development. Setting the precedent for the area to be developed into smaller residential lots of a similar nature in this area.

Subdivision file S22-2980

In January of 2023 the RM of St Clements Council approved by resolution 2023-049, subdivision file S22-2980 which proposed the creation of 20 (twenty) lots and a public road in portions of OTM Lots 267, 268 and 269 Parish of St. Andrews, as is shown below in Figure 18.

1. PROPOSAL

The applicant is seeking to create twenty (20) lots from an existing parcel.



Subdivision Application Map (see Appendix C for full size version)

Figure 18: Subdivision Application Map for Subdivision file S22-2980

Subdivision S22-2980 proposed the creation of 20 (twenty), approximately 2 (two) acre lots and a public road on lands that are designated Agricultural Restricted, as shown above is Figure 18. The subdivision involved multiple River Lots, the development of a public road and lots that are below the required 4 (four) acre minimum. Figure 19, below, shows the parcel prior to subdivision. The parcel involves multiple river lots and has road stubs for future development. A copy of the Resolution approving the subdivision is attached in Appendix 1 for reference. The application was supported by both the Province, The Municipality and the Planning District. The development shows that smaller lot residential development are appropriate in this area, and the effectiveness of neighbours working collaboratively. This development is in a similar location and setting as this proposed subdivision.

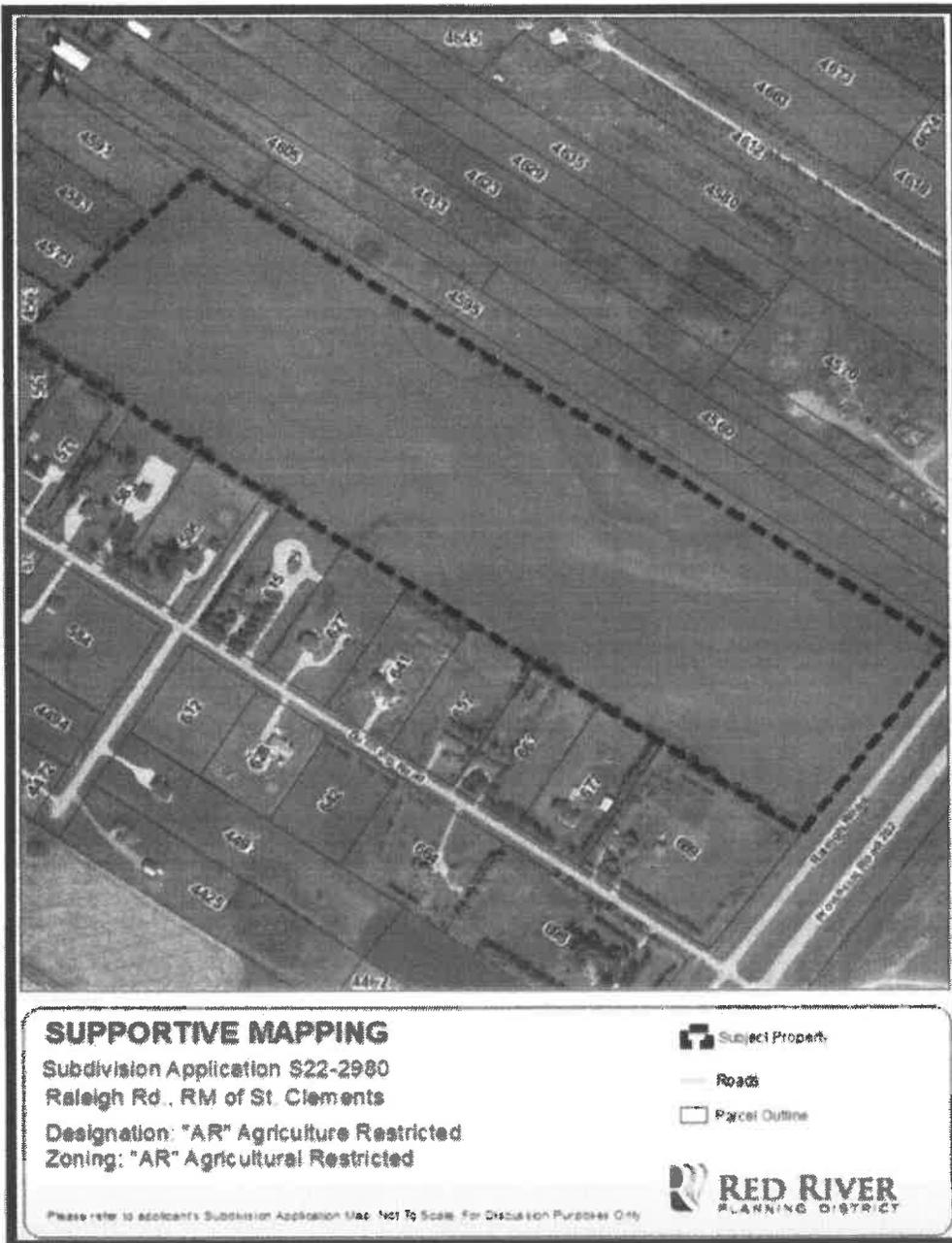


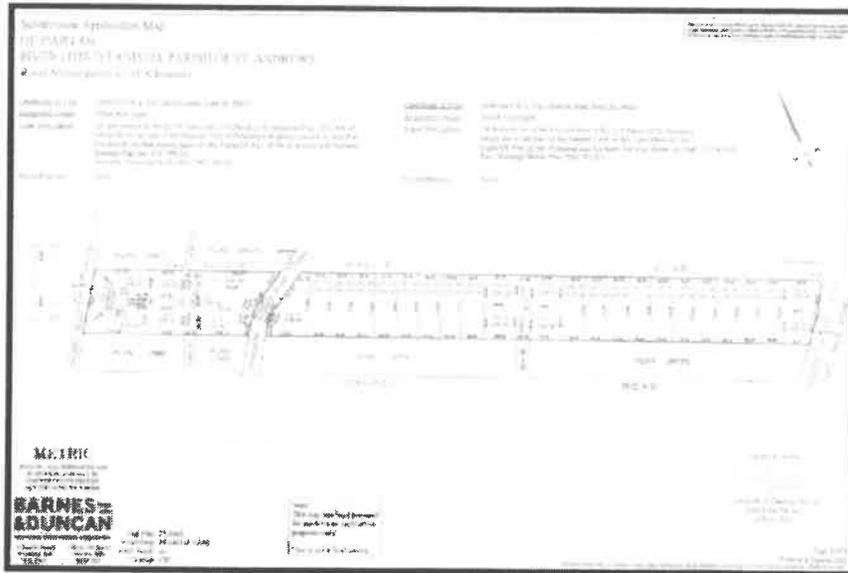
Figure 19: parcel proposed for subdivision in application S22-2980 aerial photograph

Subdivision file S22-3014

In September of 2023, the RM of St Clements Council approved by resolution 2023-545, subdivision file S22-3014 which proposed the creation of 33 (thirty-three) lots and a public road in portions of River Lots 213 and 214 Parish of St Andrews, as is shown below in Figure 20.

1. PROPOSAL

The applicant is seeking to create thirty-three (33) lots from three existing parcels.



Subdivision Application Map (see Appendix C for full size version)

Figure 20: Subdivision Application Map for Subdivision file S22-3014

Subdivision S22-3014 proposed the creation of 33 (thirty-three), approximately 2 (two) acre lots and a public road on lands that are designated Agricultural Restricted. The subdivision involved multiple River Lots, the development of a public road and lots that are below the required 4 (four) acre minimum. Figure 21 below shows the parcel prior to subdivision. Resolution and Report to Council is attached in Appendix 2 for reference.

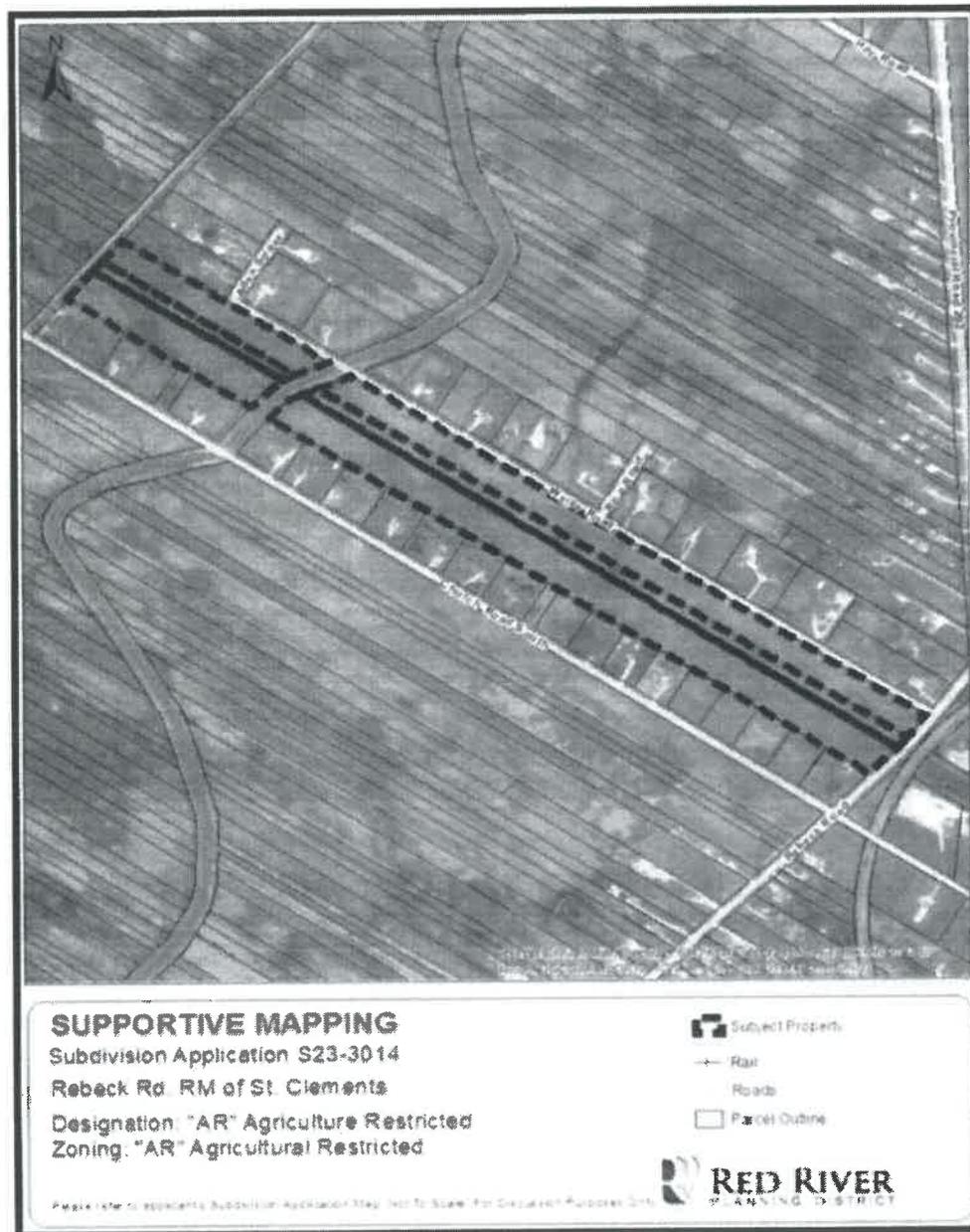


Figure 21: parcel proposed for subdivision in application S22-3014 aerial photograph

The above subdivisions are similar in nature to the proposed development.

CONSULTATION

As part of the preliminary background work the landowners connected with adjacent residential land owners. A letter of intent was provided showing the property owners the proposed design and layout. This provided an opportunity to gather feedback and support for the development.

CONCLUSION

This report provides a comprehensive background analysis on the development of parts of River Lots 231, 232, 233 and 234 in

the Parish of St Andrews. This report has shown that the proposed development aligns with the current Red River Planning District Development Plan. The policies allow for the extension. The location and design of surrounding developments portray that the land is intended to be developed. The report shows that there is an evident need for, and lack of supply of, residential land within the Rural Municipality of St. Clements. The need was emphasized throughout the report and in previous reports by other independent consultants. Further this report identifies that the development of the property will help address some of the need for residential parcels in a logical manner by expanding an existing residential area.

The report concludes by noting that smaller lot residential development is provided for the Agricultural Restricted Area, and precedent for this type and style of development has been established.

REFERENCES

La fleur, Steve. November 23 2023. Manitoba's gap between homebuilding and population growth widest in 40 years. Fraser Institute. Accessed December 7, 2024 at: <https://www.fraserinstitute.org/commentary/manitobas-gap-between-homebuilding-and-population-growth-widest-40-years>
Landmark Planning. 2023. Rural Municipality of St. Clements – Housing Needs Assessment – Final Report. Landmark Planning and Design Inc.
Manitoba Home Builders, n.d. Worried about the future of housing in Winnipeg? Accessed December 6, 2024 at: <https://www.homebuilders.mb.ca/our-industry/housing-supply/>
Statistics Canada. 2012. Census Profile. 2011 Census.

Statistics Canada. 2017. Census Profile. 2016 Census.

Statistics Canada. 2023. Census Profile. 2021 Census.

□

Appendix 1
Resolution Approving the subdivision

Resolution No: 2023-048

Moved By: Dave Sutherland
 Seconded By: Glen Besarovich

Re: Subdivision Application No. S22-2014 Proposal of Terracon Development Ltd. to subdivide all those portions of OTM Lots 267, 268, and 269 Parish of St. Andrews which lies to the west of the western limit of the road allowance west of and adjoining RLY Plan 12 W.L.T.O (J. Div) etc. firstly; out of said Lot 268 the SLY 66 feet prop and secondly; out of all above lots, Plan 25626 W.L.T.O.

RESOLVED that Council approve the said application subject to the following conditions:

1. Applicant / owner submit confirmation in writing from the Chief Administrative Officer of the municipality that:
 - a. Taxes on the land to be subdivided for the current year, and any arrears have been paid;
 - b. Development levies, road levies and administration fee(s) to be paid as per By-Law 14-2009;
 - c. Provide a digital copy of the Plan of Subdivision to the RM of St. Clements.
 - d. An engineered drainage plan be prepared to indicate positive drainage on the property, to the satisfaction of the RM of St. Clements, and to ensure that the proposed property does not drain onto or impede drainage from neighbouring properties.
 - e. An engineered paved road plan for the proposed east/west road and engineered gravel road plan for extension of Mirkus Road south of proposed east/west road be prepared as per municipal servicing standards.
 - f. Enter into a Development Agreement with the RM of St. Clements to address items including, but not limited to, if required:
 - i. An engineered drainage and road plan and easement plan, if required.
 - ii. Installation of street lighting
 - iii. Letter of credit for drainage work and road construction.
 - g. Applicant dedicate 60' wide strip north of proposed roadway as per plan submitted for future right-of-way.
2. Applicant / owner submit confirmation from the Drainage and Water Rights Licensing Branch of Manitoba Conservation and Climate that the applicant has satisfied all requirements from that agency, as detailed in their correspondence from November 16, 2022. These include, if required, approval of an engineered drainage plan, approval of hydraulic design calculations, and obtaining a Water Rights License. For more information, please contact drainage@gov.mb.ca or call 1-800-214-8487;
3. Applicant / owner submit written confirmation to the RRPD from Manitoba Hydro and Centra Gas that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact Manitoba Hydro at HCSC@hydro.mb.ca, 12-360 Portage Ave., Winnipeg, MB R3C 0G6.
4. Applicant/owner required to notify potential new owners that property location is within 400 metres of a former waste disposal ground and an actively operating waste transfer station;
5. Applicant/owner provides written confirmation from Manitoba Environment, Climate and Parks – Environmental Compliance and Enforcement that approval has been received to construct a building(s) within 400 meters of a Waste Disposal Ground in compliance with the Waste Management Facilities Regulation. For more information please visit https://www.gov.mb.ca/ed/pubswaste_management/facilities/policy_construction_dwellings.pdf or contact your local Environment Officer at Kris.Innes@gov.mb.ca;
6. Applicant / owner submit written confirmation from BellMTS that an Easement Agreement(s) has been entered into with BellMTS with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact BellMTS, Property Acquisition Department, Attention: Mr. Gary Dyck Survey Coordinator, at (204) 850-1768, P.O. Box 8688, BW100P, Winnipeg, MB R3C 3V5;
7. Applicant / owner submit written confirmation to the RRPD from Shaw Communication Inc. that an Easement Agreement(s) has been entered into with respect to existing and / or future facilities associated with the subdivision. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact: Lyan Ruttan, ph: 250-594-1774 or Email: WinnipegPlanning@shaw.ca WinnipegPlanning@shaw.ca;
8. Applicant / owner submit written confirmation to the RRPD from Canada Post that all delivery requirements have been met. The applicant will initiate contact with Paul Szymko from Canada Post (email: paul.szymko@canadapost.ca or phone: 204-229-3740);
9. The owners are required to obtain a permit from Manitoba Transportation and Infrastructure for the proposed public road access within the controlled area of PR 202. For permit information, please contact Erica Paulo at 431-338-8897 or by email at Erica.Paulo@gov.mb.ca. Permit information and permit application forms can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>;
10. Applicant/owner obtain variances for undersized lots from the Red River Planning District.

Carried



Appendix 2 Resolution Approving Subdivision S22-3014

Resolution No: 2023-545

Moved By: Robert Belonger
 Recorded By: Glen Basarovich

Re: Subdivision Application No. S23-3014 Proposal of Landmark Planning & Design to subdivide Part of River Lot 213 and 214 Parish of St. Andrews Pias 3393;

RESOLVED that Council approve the said application subject to 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, and any arrears have been paid;
 - b. Development levies, road levies, and administration fee to be paid;
 - c. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;
 - d. An engineered drainage plan and road plan be prepared to the R.M. Servicing Standards;
 - e. A drainage easement plan be prepared, if required;
 - f. Developer responsible to construct Rica Road and Aden Street between Church Road South and Walle Road;
 - g. Dedicate 10% land for public reserve or cash in lieu as determined by Council;
 - h. Enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - i. An engineered drainage and road plan and easement plan, if required;
 - ii. Letter of credit for drainage work and road construction;
 - iii. Any other standards deemed necessary by the municipality;
2. Applicant / owner submits confirmation from the Drainage and Water Rights Licensing Branch of Manitoba Conservation and Climate that the applicant has satisfied all requirements from that agency, as detailed in their correspondence from November 15, 2022. These include, if required, approval of an engineered drainage plan, approval of hydraulic design calculations, and obtaining a Water Rights License. For more information, please contact drainage@gov.mb.ca or call 1-800-214-6497;
3. Applicant / owner submits written confirmation to the RRPD from Manitoba Hydro and Centra Gas that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact Manitoba Hydro at HCSC@hydro.mb.ca, 12-559 Portage Ave., Winnipeg, MB R3C 0G8;
4. Applicant / owner submits written confirmation from BellMTS that an Easement Agreement(s) has been entered into with BellMTS with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact BellMTS, Property Acquisition Department, Attention: Mr. Garry Dyck Survey Coordinator, at (204) 958-1768, P.O. Box 6888, BW100R, Winnipeg, MB R3C 3V8;
5. Applicant / owner submits written confirmation to the RRPD from Shaw Communication Inc. that an Easement Agreement(s) has been entered into with respect to existing and / or future facilities associated with the subdivision. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact Lynn Rutlan, Ph: 250-824-1774 or Email: WinnipegPlanning@shaw.ca;
6. Applicant / owner provides confirmation to the RRPD from Manitoba Archeological Assessment Services Unit that a pre-impact assessment has been completed. Contact Gordon Wallace (Impact Assessment Archeologist), MB HRB, 204-599-2000 or Gordon.Wallace@gov.mb.ca;
7. Applicant / owner obtain variances for undersized lots from the Red River Planning District.

Carried

Archived: February 20, 2026 3:46:29 PM

From: [+WPG569 - Drainage](#)

Sent: Tue, 20 Jan 2026 17:25:48

To: [Calvin So](#)

Subject: RE: S26-3130

Importance: Normal

Sensitivity: None

Attachments:

[Subdivision Development Proposals Guide \(1\).pdf](#) 

On behalf of Drainage & Water Rights Licencing – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide.

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

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

Rick Pemkowski CD

Water Resource Officer

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

From: Calvin So <calvin@rrpd.ca>

Sent: January 8, 2026 10:51 AM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; real_estatecanada@cpkcr.com

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

Subject: S26-3130

Hello,

Please see a subdivision application, S26-3130, attached for review and comments.

The applicant proposes to subdivide 8 properties, creating 17 total lots along Rebeck Road, Ludwick Road, and one property on Henderson Highway.

There is an associated Variance application, VO 2, 2026, which will be circulated separately.

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: 2026-01-13

TO: Community & Regional Planning
Municipal Relations
selkirkcrp@gov.mb.ca

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

SUBJECT: Subdivision S26-3130

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 3, 2026

PD 190.10 New

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

Dear Calvin:

Re: Proposed Subdivision
File No. S26-3130
Pt RL 231-234, Parish of St. Andrews
RM of St. Clements
Owners – Kaminski et al., including BMH Management Ltd

In response to your email dated January 8, 2026, we have reviewed the above noted subdivision application. The intent is to create an 17 lot single family residential development along with new public roads. The new public roads connect onto the internal road network. The residual has frontage along municipal roads and PR 204. There are no changes in land use for the residual nor any development plans at this time.

Based on the information provided, MTI has no objection to the proposed subdivision. Please be advised that should any future development be proposed on the residual lands adjacent to PR 204, MTI will not permit direct access to PR 204. All access shall be provided via the internal road network.

Please add the following as our condition of approval:

- The applicant is required to provide written confirmation from our department that either drainage is not an issue or that the applicant has adequately addressed any potential drainage issues (including any potential impacts the proposed service road may have on the highway drainage system). The applicant will have to provide our regional Technical Services Engineer, Nicole Fleury with the sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. Nicole can be reached by calling 204-770-4929 or by email at Nicole.Fleury@gov.mb.ca. If necessary, the regional engineer may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study and any revisions to the highway drainage system directly associated with this proposed development will be the responsibility of the developer.

Please note the following statutory requirements affecting PR 204.

Statutory Requirements:

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

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

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

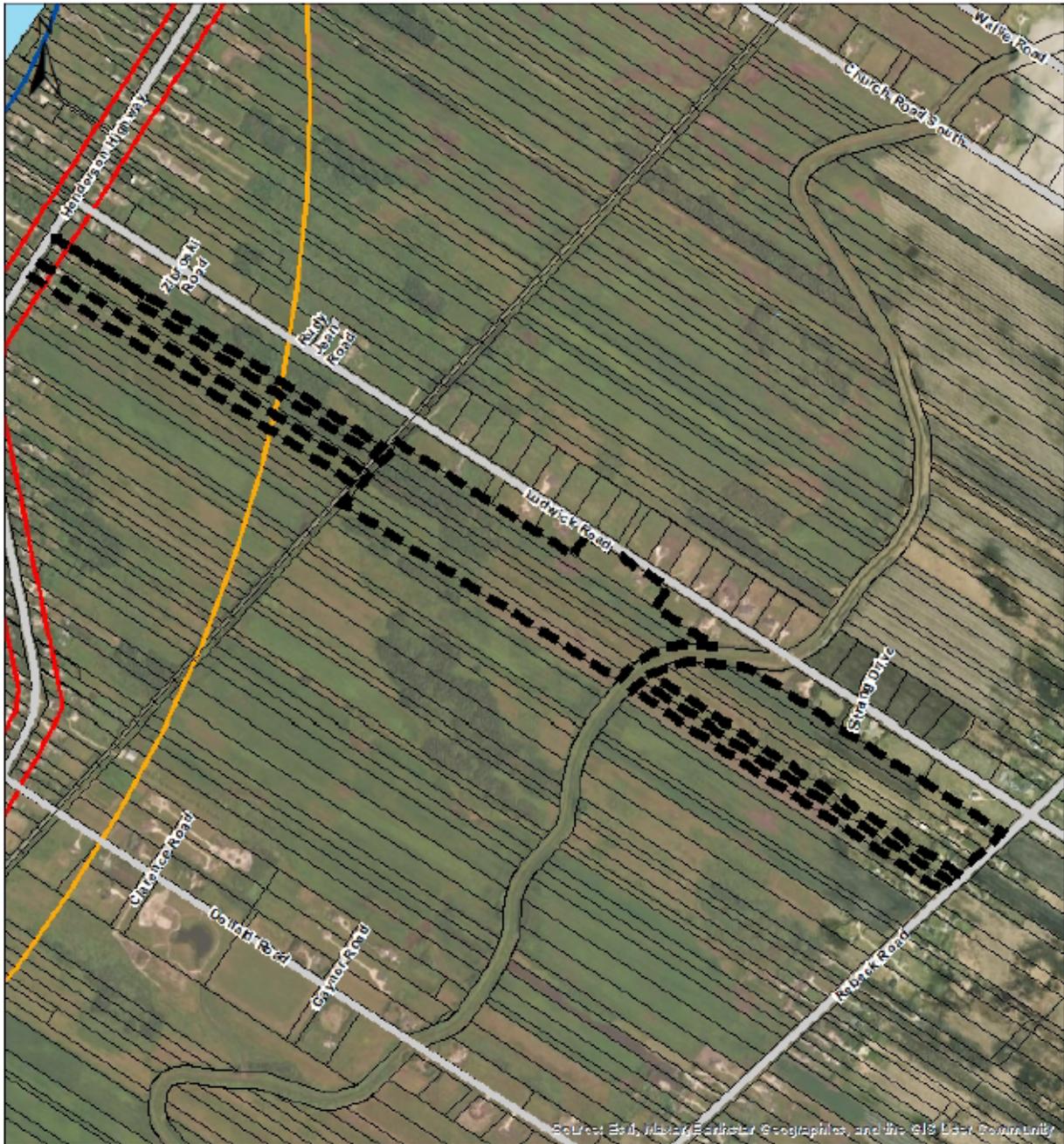
Thank You,

Original signed and e-mailed February 3, 2026

Juanita Mowbray
Roadside Development Support Technician

Cc: Eastern Region

JM/jd



Source: Esri, NAVTEQ, Earthstar Geographics, and the GIS User Community

SUPPORTIVE MAPPING

Subdivision Application S26-3130
 4994/5012/5016/5024 Rebeck+340 Ludwick+5545 Henderson, RM of St. Clements

Designation: "AR" Agricultural Restricted, "GD" General Development
 Zoning: "RR" Rural Residential, "AR" Agricultural Restricted

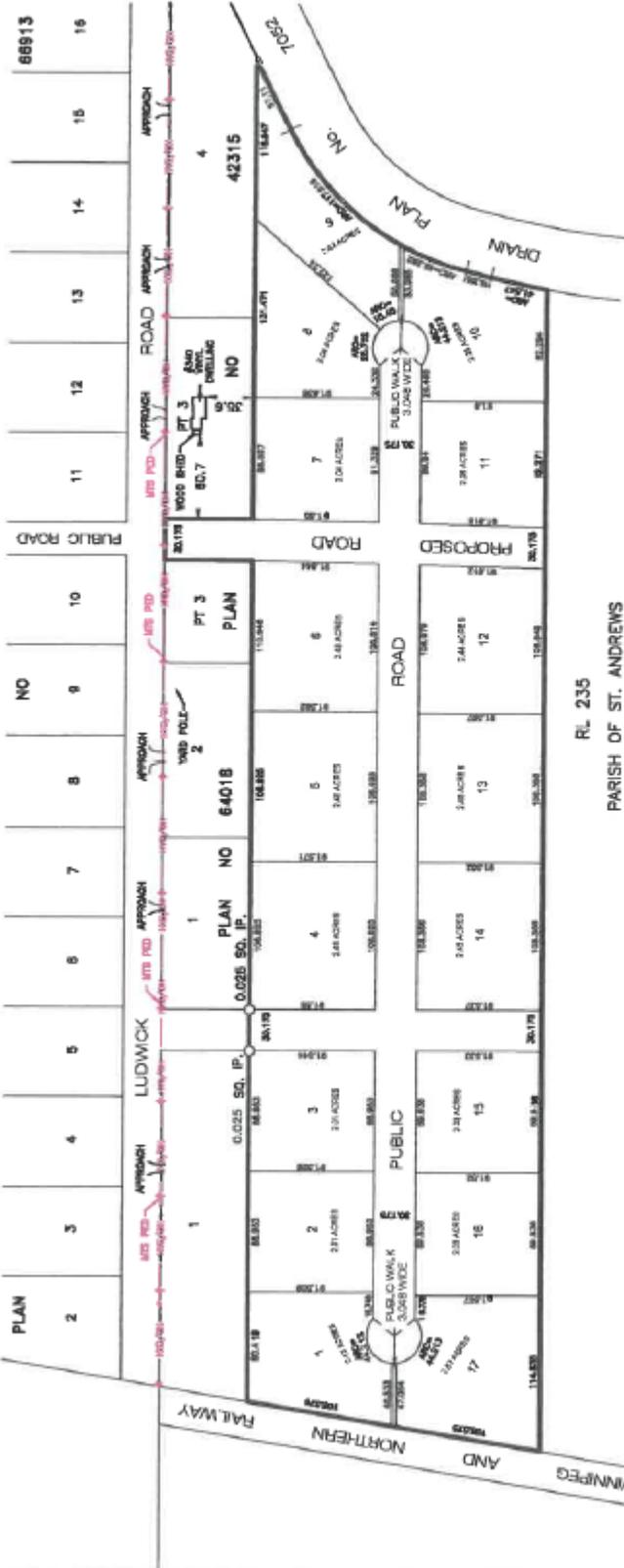
Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

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



SUBDIVISION APPLICATION MAP
 LUDWICK ROAD
 RM OF ST. CLEMENTS
 OF PART OF
 RL 230-235 PARISH OF ST. ANDREWS

METRIC



Note:
 This map has been prepared
 for subdivision application
 purposes only.
 This is not a final survey.

BARNES & DUNCAN
 SURVEYORS, ENGINEERS & PLANNERS
 4 Donald Street
 Winnipeg, MB
 R2L 0G8
 204.982.1239

Our File: 21-0194
 Aced (by): 21-0194-3 SAM
 Field Book: NA
 Drafter: HD

- AREA AFFECTED IS SHOWN THUS
- IRON POSTS FOUND AND CONFIRMED ARE DESCRIBED AND SHOWN THUS
- HYDRO CABLES (OVERHEAD)
- POWER POLE
- GUY WIRE ANCHOR
- TOTAL AREA OF SUBDIVISION = 47.037 AC
- TOTAL AREA OPENED AS PUBLIC ROAD = 9.006 AC.

This survey was made between the 28th day of June, 2022,
 and the 26th day of July, 2024.

Prepared by:
 Scott J. Dunphy, S.L.S.
 26th day of July, 2024

Page 1 of 1
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Archived: February 20, 2026 3:46:33 PM

From: [+WPG574 - HRB Archaeology](#)

Sent: Mon, 19 Jan 2026 16:47:26

To: [Calvin So](#)

Cc: [+WPG574 - HRB Archaeology](#)

Subject: RE: S26-3130

Importance: Normal

Sensitivity: None

Good morning,

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.

Kind regards,

Gordon Wallace

Impact Assessment Archaeologist | Archaeological Assessment Services Unit

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

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

T. (204) 599-2000 | F. 204.945.2384 | e. Gordon.Wallace@gov.mb.ca

From: Calvin So <calvin@rrpd.ca>

Sent: January 8, 2026 10:51 AM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; real_estatecanada@cpkcr.com

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

Subject: S26-3130

Hello,

Please see a subdivision application, S26-3130, attached for review and comments.

The applicant proposes to subdivide 8 properties, creating 17 total lots along Rebeck Road, Ludwick Road, and one property on Henderson Highway.

There is an associated Variance application, VO 2, 2026, which will be circulated separately.

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 20, 2026 3:46:35 PM

From: [SM-Subdivision Circulars](#)

Sent: Wed, 28 Jan 2026 20:18:59

To: [Red River Planning District](#) [Valentina Esman](#) [Calvin So](#) surcioli@gmail.com bmhmanagement@gmail.com

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

Subject: S26-3130 - Email to Planning - Hydro File #2026-1044

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S26-3130**

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

1. **Easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.
 - a. Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) (“Agreements”) with Manitoba Hydro and Centra Gas 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. 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.
3. 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/Centra Gas Manitoba Inc. 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/or any 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 20, 2026 3:46:38 PM
From: [+WPG1166 - MIT Water Review](#)
Sent: Thu, 8 Jan 2026 17:14:21
To: [Calvin So](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: S26-3130
Importance: Normal
Sensitivity: None

Hello Calvin,

We have no concerns with this file. Gunns Creek 'splits' the parcels from west to east, but it is not designated provincial water infrastructure, plus it has its own right of way defined through a boundary. Thanks,

Matthew Sebesteny

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

From: Calvin So <calvin@rrpd.ca>
Sent: January 8, 2026 10:51
To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; real_estatecanada@cpkcr.com
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S26-3130

Hello,

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Thanks,



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

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

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

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January 19, 2026

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

Attention: Community Planner

Re: **Subdivision No. S26-3130**
Urciuoli & Heinrichs

Along with any requirements provided by commenting agencies, Administration for the R.M. of St. Clements has the following requirements:

1. Taxes on the lands to be subdivided for the current year and any arrears have been paid;
2. Required applicable fees to be paid as per By-Law 8-2023;
3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;
4. Applicant / Owner provide an engineered design for roads, drainage and sewer system. The existing low pressure sewer system is 600m from the proposed development. The low pressure sewer should be extended to the proposed development at the cost of the developers. The capacity of the existing low pressure sewer should be reviewed and, if necessary, upgraded at the cost of the developers.
5. Road naming has been approved as per the municipal Road Naming Policy # 324. Manitoba Land Surveyor to include approved road name(s) on the Plan of Subdivision.
6. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Drainage
 - b. Drainage Plan of Easement
7. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Engineered road, drainage and sewer system design;

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
East Selkirk, Manitoba, R0E 0M0
Office Phone: 204-482-3300
Winnipeg Phone: 204-474-2642
Toll Free: 1-888-797-8725
Fax: 204-482-3098

Email: info@rmofstclements.com

www.rmofstclements.com



St. Clements

The place to be

- b. Letter of credit for road, drainage and sewer system construction;
 - c. Capital development fees and road levy fee;
 - d. Administration fee
 - e. Sewer utility buy-in fees
 - f. Security deposit for charges that the municipality may incur throughout the development process;
 - g. Cash in lieu fees;
 - h. Street lighting.
8. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council.

Should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,

Kayla Kozoway, CMMA
Planning Clerk

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
East Selkirk, Manitoba, R0E 0M0
Office Phone: 204-482-3300
Winnipeg Phone: 204-474-2642
Toll Free: 1-888-797-8725
Fax: 204-482-3098

Email: info@rmofstclements.com

www.rmofstclements.com

Archived: February 20, 2026 3:46:41 PM

From: [Project Manager - Manitoba](#)

Sent: Mon, 19 Jan 2026 19:29:50

To: [Calvin So](#)

Cc: [SM-Subdivision Circulars](#)

Subject: RE: S26-3130

Importance: Normal

Sensitivity: None

Attachments:

[S26-3130 - Rogers Easement Requirements.pdf](#) 

Hi Calvin,

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

Please see our easement requirements in the attached.

Thanks and regards,

Project Coordinator, NW ON, MB & SK

e ProjectManagerManitoba@rci.rogers.com



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

From: Calvin So <calvin@rrpd.ca>

Sent: Thursday, January 8, 2026 10:51 AM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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; edowney@retsd.mb.ca; EnvCEInterlake@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; real_estatecanada@cpkcr.com

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

Subject: S26-3130

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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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The place to be

January 19, 2026

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

Attention: Community Planner

Re: **Subdivision No. S26-3130**
Urciuoli & Heinrichs

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3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;
4. Applicant / Owner provide an engineered design for roads, drainage and sewer system. The existing low pressure sewer system is 600m from the proposed development. The low pressure sewer should be extended to the proposed development at the cost of the developers. The capacity of the existing low pressure sewer should be reviewed and, if necessary, upgraded at the cost of the developers.
5. Surveyor to amend the Plan of Subdivision to include parcels that will be part of this subdivision application that are not currently shown on the Subdivision Application Map. Parcels to include:
 - a. 340 Ludwick Road
 - b. N ½ of River Lot 232 (Roll # 15700)
 - c. River Lot 233 (Roll # 16300)
 - d. River Lot 234 (Roll # 16440)
6. Road naming has been approved as per the municipal Road Naming Policy # 324. Manitoba Land Surveyor to include approved road name(s) on the Plan of Subdivision.

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
East Selkirk, Manitoba, ROE 0M0
Office Phone: 204-482-3300
Winnipeg Phone: 204-474-2642
Toll Free: 1-888-797-8725
Fax: 204-482-3098
Email: info@rmofstclements.com
www.rmofstclements.com



7. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Drainage
 - b. Drainage Plan of Easement

8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Engineered road, drainage and sewer system design;
 - b. Letter of credit for road, drainage and sewer system construction;
 - c. Capital development fees and road levy fee;
 - d. Administration fee
 - e. Sewer utility buy-in fees
 - f. Security deposit for charges that the municipality may incur throughout the development process;
 - g. Cash in lieu fees;
 - h. Street lighting.

9. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council.

Should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,

Kayla Kozoway, CMMA
Planning Clerk

Rural Municipality of St. Clements
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East Selkirk, Manitoba, R0E 0M0
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Archived: February 20, 2026 3:46:44 PM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: Wed, 14 Jan 2026 14:29:07
To: [Calvin So](#)
Subject: RE: S26-3130
Importance: Normal
Sensitivity: None

Good morning,

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 8, 2026 10:51 AM
To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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; edowney@retsd.mb.ca; EnvCEInterlake@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; real_estatecanada@cpkcr.com
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S26-3130

Hello,

Please see a subdivision application, S26-3130, attached for review and comments.

The applicant proposes to subdivide 8 properties, creating 17 total lots along Rebeck Road, Ludwick Road, and one property on Henderson Highway.

There is an associated Variance application, VO 2, 2026, which will be circulated separately.

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 20, 2026 3:46:20 PM

From: [Harms, Tina](#)

Sent: Wed, 28 Jan 2026 20:55:36

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

Subject: RE: S26-3130

Importance: Normal

Sensitivity: None

File: S26-3130

Applicant: Sylvia Urciuol & Eugene Heinrichs

Location: Pt. RL 231/234 Plan 2711 & Lot 3 Plan 42315; Ludwick & Rebeck Rd. Parish of St. Andrews, RM St. Clements

Proposal: Consolidate 8 lots to create an approximately 46-acre parcel and subsequently subdivide it into 17 (2.01-acres to 2.57-acres)

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The subdivision request proposes to consolidate 8 lots to create an approximately 46-acre parcel and subsequently subdivide the partially actively cultivated parcel into 17 rural residential lots ranging in size from 2.01 to 2.57-acres within a designated Agriculture Restricted area under the Red River Planning District Development Plan.

Subdivision for non-farm residential development can be considered under Policy 4.2.11; however, this policy states new properties should generally be a minimum 4-acre lot size. Land divisions which create parcels smaller than 4 acres in size should not be permitted except as provided in sub-policies under 4.2.11., which include: 4.2.11.1, the subdivision of smaller "infill" residential lots within a special area of South St. Clements; or 4.2.11.2, conservation subdivisions within South St. Clements.

The lands within the proposed subdivision application reside within the South St. Clements Boundary area, and the application describes the subdivision as infill development. The Development Plan defines infill development as, "*new development within existing built up areas on lands which are currently vacant or underutilized and is considered at both a neighbourhood and individual lot basis.*"

The proposed subdivision parcel represents 46 acres of trees and agricultural land under annual cultivation which does not represent an existing built up area or align with a "vacant or underutilized" land in the context of an established neighbourhood. As such this proposal does not meet the intentions of the definition of infill development within the Development Plan.

Further the proposed subdivision does not appear to meet the criteria described within 4.2.11.1 specifically:

- 4.2.11.1.1 "*Infill lots must be located along an existing developed public roadway.*" This proposal includes the construction of new roads.
- 4.2.11.1.2 "*Lot sizes must reflect the established size and character of existing lots along the same roadway.*" The lots on the south side of Ludwig Road are currently 4 acres or larger, not 2 acres.

In addition, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted Area as stated in the Development Plan:

- 4.2.b "*To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.*";
- 4.2.c "*To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.*"; and
- 4.2.f "*To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.*"

The proposed subdivision appears to be inconstant with Policy 4.2.2 "*Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.*"

We recommend that the area be redesignated to Rural Residential or that the proposed subdivision be reconfigured to

more closely align with the Agriculture Restricted policies for the conservation subdivision design. The Planning District should verify that there is sufficient demonstrated demand to ensure compliance with Policy 4.2.12.1 of the Development Plan.

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 8, 2026 10:51 AM
To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.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>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; real_estatecanada@cpkcr.com
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: S26-3130

Hello,

Please see a subdivision application, S26-3130, attached for review and comments.

The applicant proposes to subdivide 8 properties, creating 17 total lots along Rebeck Road, Ludwick Road, and one property on Henderson Highway.

There is an associated Variance application, VO 2, 2026, which will be circulated separately.

Thanks,



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

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Bell MTS Subdivisions

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



January 8, 2026

File No. S26-3130

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
4494, 5012, 5016, 5024 Rebeck Rd, 5545 Henderson Hwy, 340 Ludwick Rd & RL Lots 232 & 234 Parish of St. Andrews
R.M of St. Clements
Registered Owners: Gary Michael Kaminski & Penner Cavell Kaminski, Margarete Epp, Sage McKinley Heinrichs, BMH Management Ltd., David Dallas Weselak & Mary Anne Kelly, Cecilia Joyce Banash, Silvana Urciuoli, Denis Pescitelli and Bonnie Pescitelli

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

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

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

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

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

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

Removal or relocation of existing Bell MTS facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer. A cost quote can be initiated by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca.

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

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

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

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

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



SUBDIVISION APPLICATION MAP
 LUDWICK ROAD
 RM OF ST. CLEMENTS
 OF PART OF
 RL 230-235 PARISH OF ST. ANDREWS

METRIC



Note:
 This map has been prepared for subdivision application purposes only.
 This is not a final survey.

PROPOSED BELL MTS 1.5M EASEMENT ———
 PROPOSED BELL MTS 3.6M EASEMENT ———

AREA AFFECTED IS SHOWN THUS ———
 IRON POSTS FOUND AND CONFIRMED ARE DESCRIBED AND SHOWN THUS ——— ○
 HYDRO CABLES (OVERHEAD) ——— HV/WH ———
 POWER POLE ●
 GUY WIRE ANCHOR ●
 TOTAL AREA OF SUBDIVISION = 47.037 AC.
 TOTAL AREA OPENED AS PUBLIC ROAD = 9.006 AC

This survey was made between the 28th day of June, 2022,
 and the 26th day of July, 2024.

Prepared by:
 Scott J. Dunphyroch, M.L.S.
 26th day of July, 2024

BARNES & DUNCAN 1904
 SURVEYING, ENGINEERING & PLANNING
 6 Donald Street
 Winnipeg, MB
 R3L 0K5
 186-A, 5th Street
 Medicine Hat, MB
 T2M 1C9

Our File: 21-0194
 Acad. dsg: 21-0194-3 SAM
 Field Book: NA
 Drafter: HD

Page 1 of 1
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