

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

R.M. of West St. Paul

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-338-0306. If not attending, written letters of support or opposition will only be accepted if received before 3pm on the day of the hearing.

**Thursday
April 9th, 2026
6:00 PM**

**Council Chambers
3550 Main Street
R.M. of West St. Paul, MB**

Note: property owners are responsible for notifying “tenants”

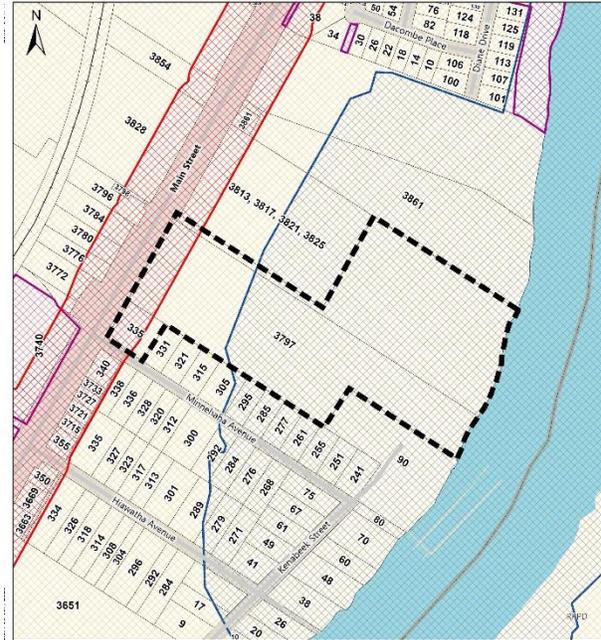
APPLICATION INFORMATION

Application File: S26-3133

Applicant: Landmark Planning & Design Inc.

Property Location: Main Street,
West St. Paul
Roll # 52000, 52700,
50105
Legal: *RL23/24/25-PA-
3922, 1-14567

Application Purpose:
The applicant proposes to create 100 new lots, public roads and public reserves in the proposed “RS” Serviced Residential Zone.



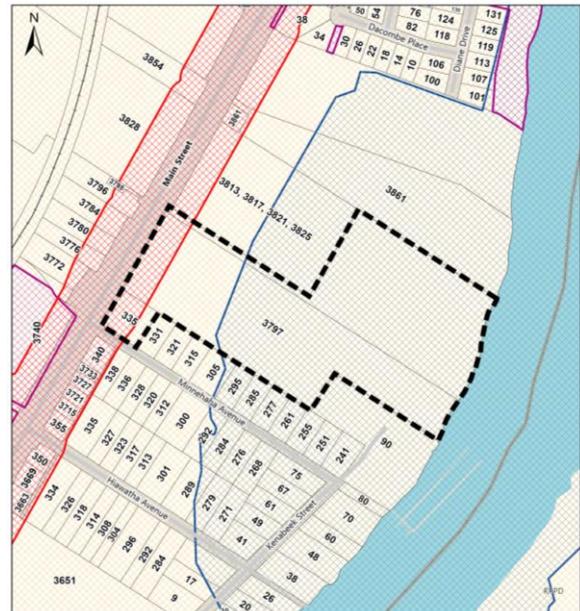
Zoning By-law Requirement	Proposed by Applicant
Proposed Property Zone: “RS” Serviced Residential <u>Lot Size Requirements:</u> 4,400 square feet in area (min.) and 44 feet in width (min.)	Proposing 100 new lots, public roads, and public reserves

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 S26-3133

Date Prepared: March 26, 2026

Address:	335 Minnehaha Avenue, 3797 Main Street and unaddressed property on Main Street
Legal Description:	<p>LOT 1, PLAN 14567 WLTO IN RL 22 PARISH OF ST PAUL</p> <p>ALL THAT PORTION OF RL 23 PARISH OF ST PAUL LYING TO THE EAST OF THE EASTERN LIMIT OF THE MAIN HIGHWAY PLAN 3992 WLTO EXC ALL THAT PORTION OF THE SLY 220 FEET PERP WHICH LIES TO THE EAST OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE SOUTHERN LIMIT OF SAID LOT FROM A POINT IN THE SAID SOUTHERN LIMIT DISTANT ELY THEREON 1119.6 FEET FROM THE EASTERN LIMIT OF SAID HIGHWAY</p> <p>FIRSTLY: ALL THOSE PORTIONS OF RL 24 AND 25 IN THE PARISH OF ST PAUL WHICH LIES TO THE EAST OF A LINE DRAWN PARALLEL TO THE EASTERN LIMIT OF THE MAIN HIGHWAY AS SHOWN ON PLAN 3992 WLTO DISTANT ELY THEREFROM 833.2 FEET MEASURED ALONG THE SOUTHERN LIMIT OF SAID LOT 24</p> <p>SECONDLY: ALL THAT PORTION OF THE SLY 33 FEET PERP OF SAID LOT 24 LYING TO THE WEST OF THE WESTERN LIMIT OF THE LAND FIRSTLY ABOVE DESCRIBED WHICH LIES TO THE EAST OF THE SAID EASTERN</p>



	LIMIT OF THE MAIN HIGHWAY AS SHEWN ON SAID PLAN 3992 WLTO
Roll Number(s):	50105, 52000, 52700
Proposed Zoning:	“RS” Serviced Residential
Development Plan:	“SC” Settlement Centre
Report Prepared by:	Gillian Kolody, Community Planning Assistant

PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

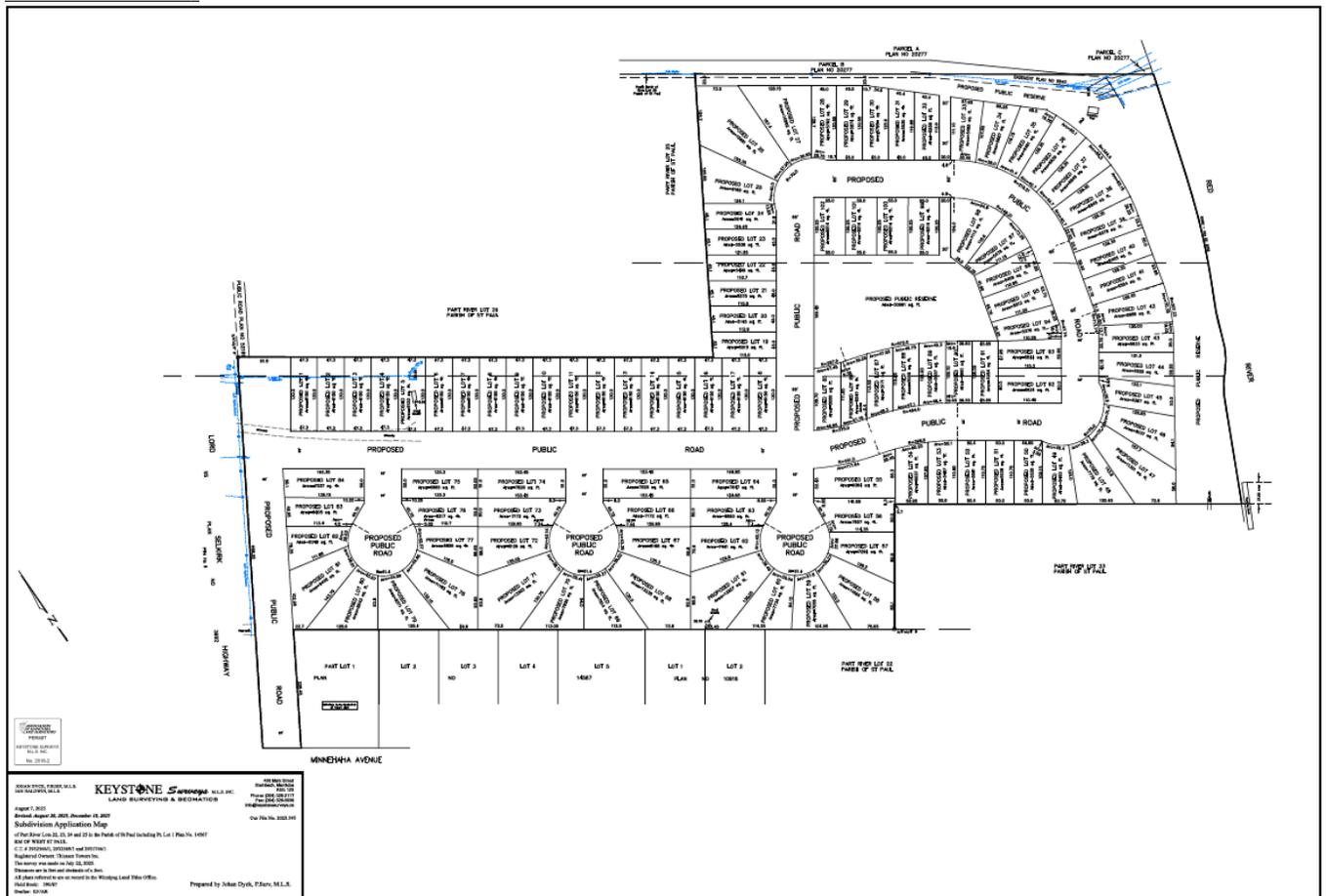
The subject subdivision application proposes the creation of 100 additional lots intended for single-family residential development. The proposed lots have an average area of 6,845.9 square feet and an average frontage of 52.8 feet.

The subject lands, with the exception of 335 Minnehaha Avenue, are concurrently subject to a related Zoning By-law Amendment (By-law No. BL 2026-01 “P”). If approved, this amendment would rezone the lands to the “RS” Serviced Residential designation.

Based on a preliminary review, the proposed subdivision appears to be generally consistent with the applicable policy framework, including the Red River Planning District Development Plan By-law No. 279/19, the Middlechurch Secondary Plan, and the West St. Paul Zoning By-law.

RECOMMENDATION – APPROVE WITH CONDITIONS

1.0 PROPOSAL:



The subject properties consist of three lots of 1 acre, 14.83 acres, and 10.45 acres on titles CT 2932569/1, 2931746/1, and 2932566/1. The applicant is seeking to subdivide the subject land into one hundred (100) additional lots. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject properties consist of three lots of 1 acre, 14.83 acres, and 10.45 acres on titles CT 2932569/1, 2931746/1, and 2932566/1. The applicant is seeking to subdivide the subject land into one hundred (100) additional lots, public roads, and public reserves.

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

- To the North – Properties zoned “R3” Multi-Family Dwelling and “A4” Agricultural – 4 acre parcels
- To the South – Properties zoned “RG” Residential General and “OS” Open Space
- To the East – The Red River
- To the West – Main Street and properties zoned as “RRO” Rural Residential, “CH” Commercial Highway, and “OS” Open Space

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

Land Use Designation: Settlement Centre

The purpose of the Settlement Centre designation is as follows:

“Is a designation for areas where a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available, or are planned to provide these services in the future when they are economically viable. Settlement Centres function as administrative and service centres for their respective municipality.” (RRPD Development Plan, p. 38)

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

Objectives

- 4.5.a** To promote the development of settlement centres to function as administrative and service centres to provide a full range of social, commercial and institutional facilities to the residents of the region.
- 4.5.d** To preserve land for expansion of settlement centres in an orderly, sustainable, and economical manner.
- 4.5.f** To aim at making available a full range of municipal services such as piped water and sewers, paved streets, sidewalks, street lighting, emergency services and first responders, and the like in settlement centres.

Policies

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

4.5.1 Growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.

The proposed subdivision is located contiguous to existing development and is intended to be serviced, which supports the logical and cost-effective extension of municipal services.

4.5.2 Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in settlement centres. Where suitable vacant infill land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.

The subject lands are situated adjacent to existing built-up areas, and the proposal reflects an expansion where infill opportunities may be limited, consistent with this policy direction.

4.5.4 Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses.

The proposed single-family residential lots are compatible with the surrounding and planned residential land uses, subject to appropriate design and buffering where required.

4.5.12 Residential areas shall be developed and maintained with a view to creating a high quality of life for residents and a safe and pleasant living environment with high quality public spaces for community service, recreation and alternative transportation facilities such as school sites, parks, playgrounds and the like.

4.5.13 Trails, parks and open space should be designed to meet the needs of the local community with passive and / or active recreational facilities and provide amenities for alternative transportation. *Opportunities exist within the subdivision design to integrate trails, parks, and open space to serve future residents and support active transportation.*

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

4.5.18.1 There is sufficient demand for the proposed development.

4.5.18.2 The proposal is not wasteful of land.

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

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

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

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

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

4.5.18.8 The proposed development will have adequate surface water drainage.

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

4.5.19 It is advised that proponents for new or expanded residential development, including subdivision, involving the creation of more than twenty-five (25) dwelling units should consult with the local school division to determine if land dedication will be required for a future school sites, and if needed, to design the development in a manner that will accommodate a school site.

Overall, the proposed subdivision application appears to meet the general intent of the RRPD Development Plan. Conditions of subdivision approval will be required to ensure continued conformance with the applicable policies, including matters related to servicing, transportation, drainage, and community amenities.

4.0 MIDDLECHURCH SECONDARY PLAN:

Secondary Plan Designation: Emerging Residential Neighbourhood

The purpose of the Emerging Residential Neighbourhood designation is as follows:

“Development of Middlechurch will involve...extension of municipal wastewater collection and treatment services into new subdivisions. New neighbourhoods will require new investment in municipal infrastructure including, waste water management, streets, parks and local services to support new development and connect it with the surrounding fabric of the community.”(Middlechurch Secondary Plan, p. 14).

Applicable Policies for consideration are listed as follows:

1. New neighbourhood design will reflect the Sustainable Development Principles of the Secondary Plan as well as the local community context. Fit with local community context will be guided by the following considerations:
 - a) The pattern of streets, development blocks, open spaces and other infrastructure will be designed to inter-connect, positively reinforce and compliment existing development;
 - b) The mix and location of land uses will be designed to be compatible with adjoining existing uses; and
 - c) Connect new neighbourhoods, streets, parklands, schools, sports fields, recreation facilities and trails with the surrounding neighbourhoods’ street and pedestrian systems, recreation facilities and parklands to strengthen ties and link the neighbourhoods together.
2. New neighbourhoods to be designed to include:
 - a) Community focal points, such as schools, parks and recreation facilities, within easy walking distance of the neighbourhood’s residents;
 - b) A system of interconnected streets and pedestrian/cycle routes that define development blocks;
 - c) High quality parks and open spaces; and
3. New neighbourhoods, to be carefully integrated into the surrounding fabric of the Community, will include:
 - a) Good connections to the surrounding streets and open spaces;
 - b) Residential uses and building scales that are compatible with surrounding single family residential development; and
 - c) Community services and parks that fit within the wider Municipal public open space system.

The proposed subdivision application appears to meet the general intent of the Middlechurch Secondary Plan.

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

The subject lands (excluding 335 Minnehaha Avenue) are subject to a related zoning by-law amendment (BL 2026-01 “P”) which, if approved, would re-zone the lands to “RS” Serviced Residential, as per the R.M of West St. Paul Zoning By-law. The Serviced Residential Zone has a minimum site area requirement of 4,400 square feet and a minimum site width requirement of 44 feet.

Proposed Zone: Serviced Residential
Minimum Site Area: 4,400 square feet
Minimum Site Width: 44 feet

Site Area	Proposed Site Width (feet)	Proposed Site Area (square feet)	Note
Proposed Lot 1	47.31	6150.16	In Compliance
Proposed Lot 2	47.31	6150.12	In Compliance
Proposed Lot 3	47.31	6150.08	In Compliance
Proposed Lot 4	47.31	6150.04	In Compliance
Proposed Lot 5	47.31	6150.00	In Compliance
Proposed Lot 6	47.31	6149.96	In Compliance
Proposed Lot 7	47.31	6149.92	In Compliance
Proposed Lot 8	47.31	6149.88	In Compliance
Proposed Lot 9	47.31	6149.84	In Compliance
Proposed Lot 10	47.31	6149.8	In Compliance
Proposed Lot 11	47.31	6149.76	In Compliance
Proposed Lot 12	47.31	6149.72	In Compliance
Proposed Lot 13	47.31	6149.68	In Compliance
Proposed Lot 14	47.31	3149.64	In Compliance
Proposed Lot 15	47.31	6149.60	In Compliance
Proposed Lot 16	47.31	6149.58	In Compliance
Proposed Lot 17	47.31	6149.81	In Compliance
Proposed Lot 18	47.31	6150.11	In Compliance
Proposed Lot 19	45	5015.07	In Compliance
Proposed Lot 20	45	5145.22	In Compliance
Proposed Lot 21	45	5275.37	In Compliance
Proposed Lot 22	45	5405.51	In Compliance
Proposed Lot 23	45	5535.66	In Compliance
Proposed Lot 24	45	5641.19	In Compliance
Proposed Lot 25	65.02	9167.53	In Compliance
Proposed Lot 26	66.45	15980.91	In Compliance
Proposed Lot 27	45	10991.47	In Compliance
Proposed Lot 28	45	5791.86	In Compliance
Proposed Lot 29	45	5874.61	In Compliance
Proposed Lot 30	45	5796.3	In Compliance
Proposed Lot 31	45	5532.42	In Compliance
Proposed Lot 32	45	5260.96	In Compliance
Proposed Lot 33	50	5473.04	In Compliance
Proposed Lot 34	50	5690.97	In Compliance
Proposed Lot 35	50	6508.73	In Compliance
Proposed Lot 36	50	6866.7	In Compliance
Proposed Lot 37	50	6798.59	In Compliance
Proposed Lot 38	50	6964.58	In Compliance
Proposed Lot 39	50	6737.99	In Compliance
Proposed Lot 40	50	6542.04	In Compliance
Proposed Lot 41	50	6628.57	In Compliance
Proposed Lot 42	50	7042.7	In Compliance
Proposed Lot 43	50	6641.87	In Compliance

Proposed Lot 44	50	6614.98	In Compliance
Proposed Lot 45	50	6358.62	In Compliance
Proposed Lot 46	50	8102.83	In Compliance
Proposed Lot 47	50	11298.89	In Compliance
Proposed Lot 48	56.69	7778.56	In Compliance
Proposed Lot 49	51.62	5480.95	In Compliance
Proposed Lot 50	50	5540.71	In Compliance
Proposed Lot 51	50	5540.71	In Compliance
Proposed Lot 52	50	5541.11	In Compliance
Proposed Lot 53	50	5479.72	In Compliance
Proposed Lot 54	50	6040.3	In Compliance
Proposed Lot 55	52.68	9193.77	In Compliance
Proposed Lot 56	66.17	7620.8	In Compliance
Proposed Lot 57	58.84	7293.75	In Compliance
Proposed Lot 58	66.42	11693.75	In Compliance
Proposed Lot 59	68.03	7056.29	In Compliance
Proposed Lot 60	69.3	7733.62	In Compliance
Proposed Lot 61	69.65	12927.27	In Compliance
Proposed Lot 62	56.66	7441.27	In Compliance
Proposed Lot 63	56.72	6993.09	In Compliance
Proposed Lot 64	51	7646.55	In Compliance
Proposed Lot 65	51	7825.51	In Compliance
Proposed Lot 66	56.71	7171.56	In Compliance
Proposed Lot 67	59.62	8198.17	In Compliance
Proposed Lot 68	69.29	13235.26	In Compliance
Proposed Lot 69	70.29	7613.49	In Compliance
Proposed Lot 70	70.56	7649.82	In Compliance
Proposed Lot 71	69.64	13303.21	In Compliance
Proposed Lot 72	59.18	8129.1	In Compliance
Proposed Lot 73	56.77	7171.56	In Compliance
Proposed Lot 74	51	7825.51	In Compliance
Proposed Lot 75	50	6665.33	In Compliance
Proposed Lot 76	57.49	6216.78	In Compliance
Proposed Lot 77	61.94	6826.34	In Compliance
Proposed Lot 78	69.81	11165.18	In Compliance
Proposed Lot 79	78.64	8371.09	In Compliance
Proposed Lot 80	74.72	8642.54	In Compliance
Proposed Lot 81	62.74	9445.2	In Compliance
Proposed Lot 82	55.1	6047.9	In Compliance
Proposed Lot 83	57.28	6405.17	In Compliance
Proposed Lot 84	50	7036.94	In Compliance
Proposed Lot 85	46.21	5042.42	In Compliance
Proposed Lot 86	46.18	5201.86	In Compliance
Proposed Lot 87	46.18	5137.94	In Compliance
Proposed Lot 88	46.18	5029.97	In Compliance
Proposed Lot 89	46.18	4968.49	In Compliance
Proposed Lot 90	46.18	4947.72	In Compliance
Proposed Lot 91	46.31	4946.64	In Compliance

Proposed Lot 92	55.01	5515.78	In Compliance
Proposed Lot 93	55.01	5515.29	In Compliance
Proposed Lot 94	55.01	5515.26	In Compliance
Proposed Lot 95	55.01	5513.54	In Compliance
Proposed Lot 96	62.97	6994.3	In Compliance
Proposed Lot 97	50	5276.65	In Compliance
Proposed Lot 98	50	5441.75	In Compliance
Proposed Lot 99	50	5460.33	In Compliance
Proposed Lot 100	50	5372.32	In Compliance
Proposed Lot 101	50	5473.67	In Compliance
Proposed Lot 102	50.27	6596.87	In Compliance
Public Reserve Dedication	20	>4,400	In Compliance (see note below)

As per Section 4.5.2 of the West St. Paul Zoning By-law, “the regulations contained within this zoning by-law may not apply to streets, lanes and public utility right-of-ways within zone boundaries” (West St. Paul Zoning By-law, p. 80).

Accordingly, the proposed public reserve is exempt from the minimum site width and area requirements of the Zoning By-law, as it is intended to be dedicated and registered as a public reserve.

6.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services <ul style="list-style-type: none"> - Proposed: Municipal Sewer - Required: As per municipal capacity and standards
Drinking Water <ul style="list-style-type: none"> - Proposed: Piped Water - Required: As per municipal capacity and standards
Road Standards <ul style="list-style-type: none"> - Proposed: New - Required: Municipality / Province is authority responsible for roadway
Drainage <ul style="list-style-type: none"> - Proposed: Curb and gutter - Required: Municipality / Province is authority responsible for drainage

7.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

R.M. of West St. Paul	The R.M. of West St. Paul provided conditions of approval. (See full comment in Appendix D)
MB Agriculture (Sustainable Agriculture Branch)	No comments.

MB Transportation and Infrastructure (Highway Design Branch)	MB Transportation and Infrastructure objects to this subdivision as proposed. The department requests an updated SAM; once approved, they will remove the objection. A traffic impact study, any on highway improvements identified from the study and drainage study will be made conditions of approval. (See full comment in Appendix D)
MB Environment and Climate Change (Environmental Compliance and Enforcement Branch)	335 Minnehaha Avenue is required to connect to the wastewater collection system and decommission the existing onsite wastewater system before subdivision. (See full comment in Appendix D)
Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required.
MB Environment and Climate Change (Drainage and Water Rights Licensing Branch)	Requires a License to Construct Water Control Works and an Engineered Drainage Plan. (See full comment in Appendix D)
MB Transportation and Infrastructure (Hydrologic Forecasting & Water Management Branch)	The subject properties are within the Lower Red River Designated Flood Area. All permanent structures within Designated Floor Areas must meet certain requirements for minimum elevations of flood protection measures. (See full comment in Appendix D)
MB Sport, Culture, Heritage and Tourism (Historic Resources Branch)	Have concerns due to subdivision's proximity to the Red River. A Heritage Resource Impact Assessment is required. (See full comment in Appendix D)
Office of the Mining Recorder Manitoba (Mines Branch)	No concerns.

UTILITIES

MB Hydro and Centra Gas Manitoba Inc.	Easements are required for Manitoba Hydro and Centra Gas Manitoba Inc.. (See full comment in Appendix D)
Bell MTS	Bell MTS has requested that the landowner enter into a Right-of-Way Agreement with Bell MTS. 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. (See full comment in Appendix D)

Rogers Communications	No comments received at the time this report was written.
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OTHER AGENCIES

Seven Oaks School Division	No comment received at the time this report was written.
Canada Post	Canada post will require the developer to provide a poured pad for community mailboxes and/or lock box assembly for apartments. (See full comment in Appendix D)
City of Winnipeg	If a Transportation Impact Study is completed, the city requests a copy. Wastewater capacity at the North End Sewage Treatment Plant is limited. Discharging wastewater into the City of Winnipeg’s system must comply with the Service Sharing Agreement. (See full comment in Appendix D)

8.0 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.

9.0 ANALYSIS:

This subdivision application proposes the creation of one hundred (100) additional lots intended for single-family residential development. The proposed lots have an average area of 6,845.9 square feet and an average frontage of 52.8 feet. The subject lands (excluding 335 Minnehaha Avenue) are also subject to a related Zoning By-law Amendment (By-law No. BL 2026-01 “P”), which, if approved, would rezone the lands to the “RS” Serviced Residential Zone.

The “RS” Serviced Residential Zone establishes a minimum site area of 4,400 square feet and a minimum site width of 44 feet. The proposed lots meet or exceed these requirements; therefore, no variances are required with respect to lot area or frontage. However, site-specific variances and/or development permits may be required to address existing structures on the subject lands, including a metal shelter on

proposed Lot 5, a concrete pad within the proposed public reserve, and an existing single-family dwelling on the residual parcel of 335 Minnehaha Avenue. RRPD encourages the applicant to clarify the intended disposition of these structures. A condition of approval has been included requiring the applicant to obtain any necessary variances to bring existing structures and affected lots into compliance.

Although 335 Minnehaha Avenue is included in the subdivision application to facilitate the dedication of land for public roadway purposes, it is not subject to the proposed rezoning and will remain zoned “RG” Residential General. The existing dwelling on the residual parcel may require variances to comply with yard setback requirements under the “RG” Zone. In addition, Manitoba Environment and Climate Change (Environmental Compliance and Enforcement Branch) has requested, as a condition of approval, that the existing on-site wastewater system be decommissioned and that the dwelling be connected to the municipal wastewater collection system.

The application has been circulated to relevant agencies. Manitoba Historic Resources Branch has identified the subject lands as having archaeological potential due to their proximity to the Red River and has requested the completion of a Heritage Resource Impact Assessment prior to development.

The Rural Municipality of West St. Paul has confirmed that there is sufficient servicing capacity to support the proposed development, subject to detailed design and engineering review. A condition has been added to address the municipal requirements of conditional approval. RRPD further notes that lands located north of the subject property along Main Street were recently subject to a subdivision and rezoning application that created 185 lots within the “RS” Zone, reflecting continued residential growth in the area.

Manitoba Transportation and Infrastructure – Roadside Development has objected to the proposal in its current form. The Department has indicated that the proposed public road must be located outside of the new PTH 9 highway right-of-way, which may impact the configuration of proposed Lots 81 to 84. Additionally, Lot 1 Plan 14567 must reflect the adjusted property limits associated with land acquisition for the PTH 9 right-of-way. The Department has advised that a revised Subdivision Application Map (SAM) addressing these requirements is necessary prior to removing its objection. A Traffic Impact Study, any required highway improvements identified through the study, and a drainage study will be required as conditions of approval. RRPD encourages the applicant to work directly with the Province to resolve these matters.

With respect to subdivision design, the proposal represents a conventional residential subdivision and contributes to the expansion of the existing settlement area. The development is contiguous with existing neighbouring residential uses and has available municipal services. The proposed internal road network currently includes a single point of access from Main Street. The provincial Subdivision Regulation 137/2006, which establishes road design standards to ensure adequate access for emergency services, maintenance, and overall connectivity. Furthermore, Section 3(c)(ii) of the Regulation limits continuous frontage along cul-de-sacs to 110 metres (or 230 metres where an emergency access is provided). RRPD encourages the applicant to review these standards and to support appropriate connectivity and emergency access in coordination with the province and municipal authorities.

The proposal is generally consistent with the intent of the Middlechurch Secondary Plan, particularly with respect to lands designated as Emerging Residential Neighbourhood. These policies support phased and contiguous residential growth, efficient servicing, and the long-term development of complete communities. While the current proposal consists of single-family dwellings, the Secondary Plan contemplates a broader mix of housing forms over time. The plan also emphasizes the importance of

connected street networks, provision of parks and open space, and the integration of pedestrian and active transportation linkages. These considerations can be addressed through detailed subdivision design and are reinforced through conditions of approval.

The proposal is also consistent with the Red River Planning District Development Plan By-law No. 279/19, particularly the “SC” Settlement Centre designation, which supports residential development in serviced areas where infrastructure can be efficiently extended.

Overall, the proposed subdivision is consistent with the Middlechurch Secondary Plan and the Red River Planning District Development Plan and complies with the minimum requirements of the proposed “RS” Serviced Residential Zone.

Based on the available information and the foregoing analysis, the Red River Planning District recommends that the proposed subdivision **be approved subject to conditions.**

10.0 RECOMMENDED CONDITIONS:

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

1. Applicant/Owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:
 - a. Taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b. Payment of any applicable development levies have been paid;
 - c. A drainage/lot grading plan to be prepared by a qualified engineer to the satisfaction of the municipality, and to ensure that the proposed properties do not drain into, or impede drainage from neighbouring properties;
 - d. A Development Agreement has been entered into to address the following, but not limited to:
 - i. Development fees;
 - ii. Required connection to municipal services (e.g. water, wastewater and land drainage);
 - iii. Infrastructure standards and phasing (roadways, street lighting, etc.);
 - iv. Landscape plans (including by not limited to, pedestrian infrastructure, including along the Red River and pedestrian connection to Main Street, lighting, public reserve design, trees, fencing, buffering between land uses, etc.);
 - v. Dedication of Public Reserve land to the municipality, without compensation, or fees in lieu of;
 - vi. Traffic signage at cost of developer;
 - vii. Architectural and landscape standards;
 - viii. Flood protection requirements;
 - ix. Removal of existing Main Street access. Any damage to the Main Street pathway as a result of this removal is to be completed by the Development;
 - x. Removal of any existing structures;
 - xi. Applicant/Owner to provide 30 m. (100 ft) wide easement or restrictive covenant along the Red River measured from the ordinary high water mark, without compensation, for riparian area protection, if such distance extends outside of the proposed Public Reserve area.
2. Applicant/Owner obtains all variances and permits, where required.

3. **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, Cell: 204 761-0013.**
4. **Applicant/Owner to submit written confirmation from Manitoba Sport, Culture, Heritage and Tourism (Manitoba Historic Resources Branch – Archaeological Assessment Services Unit) that a Heritage Resources Impact Assessment has been completed for the planned area at their own expense and any mitigation processes required have been completed to the satisfaction of Manitoba Historic Resources Branch (Archaeological Assessment Services Unit, Historic Resources Branch, Main Floor – 213 Notre Dame Avenue, Winnipeg, MB, R3B 1N3, T: (204) 945-2118 F: (204) 948-2384, HRB.archaeology@gov.mb.ca.**
5. **Applicant/Owner submits written confirmation from Bell MTS that an Easement Agreement(s) has been entered into with Bell MTS 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 Bell MTS, Property Acquisition Department, Attention: Mr. Gregory Sim, Survey Coordinator PROPERTYACQUISITION@bellmts.ca**
6. **Applicant/Owner submits written confirmation from Canada Post that all requirements of that agency pertaining to the proposed subdivision have been met. Contact Canada Post, Cathy Aiello-Wilks, Delivery Planning Officer, Canada Post Corporation, 1870 Wellington Avenue, Winnipeg, MB, R3H 3H3, T: (204) 333-7702, cathy.aiello-wilks@canadapost.postescanada.ca.**
7. **Applicant/Owner submits written confirmation from Manitoba Environmental Compliance and Enforcement, Environment and Climate Change, that 335 Minnehaha Avenue has connected to the wastewater collection system and the existing onsite wastewater system is decommissioned before subdivision in accordance with the requirements set out in Section 8.2(1) (Onsite Wastewater Management Systems Regulation). Contact: Katie Martin, Environment Officer at 204-485-6797, Katie.Martin@gov.mb.ca.**
8. **Applicant/Owner submits written confirmation from Manitoba Hydro and Centra Gas that a Statutory 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.**
9. **Applicant/Owner submits written confirmation that the objection and concerns listed in correspondence with Manitoba Transportation and Infrastructure, Highway Design Branch – Roadside Development Section, dated March 25, 2026, are completed and addressed to their satisfaction. Please contact T: 204-430-7176, email: roadsidedevelopment@gov.mb.ca.**

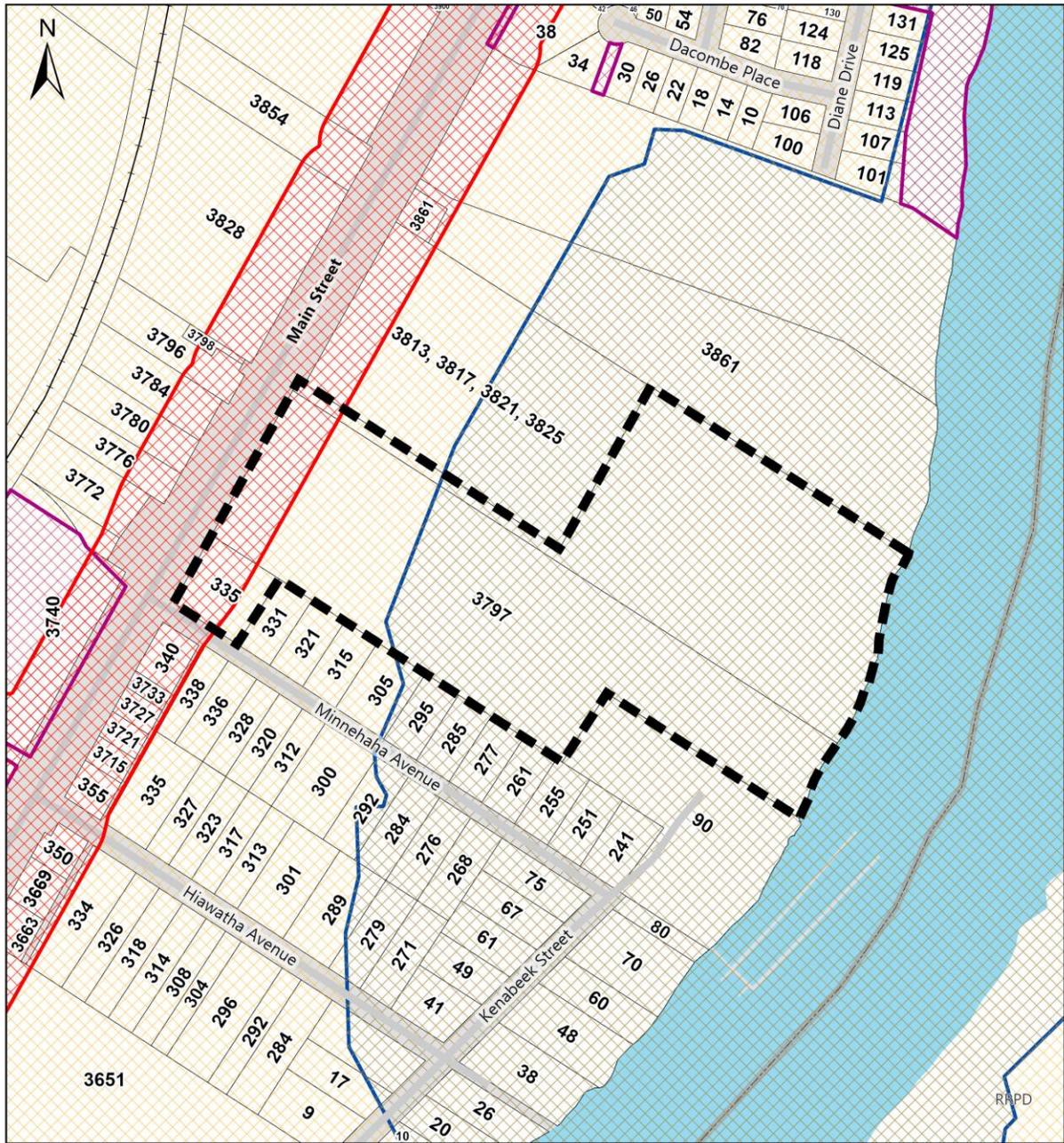
REQUIREMENTS

- 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 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, Rural Municipality of West St. Paul, Red River Planning District, Winnipeg Land Titles Office, Drainage & Water Rights Licensing – Drainage Section, Historic Resources Branch, Bell MTS, Environmental Compliance and Enforcement Branch, Manitoba Hydro and Centra Gas Canada Inc., and Canada Post.

APPENDIX A – RRPD LOCATION MAPS

Letter: 8.5 x 11



Date: February 2026

SUPPORTIVE MAPPING

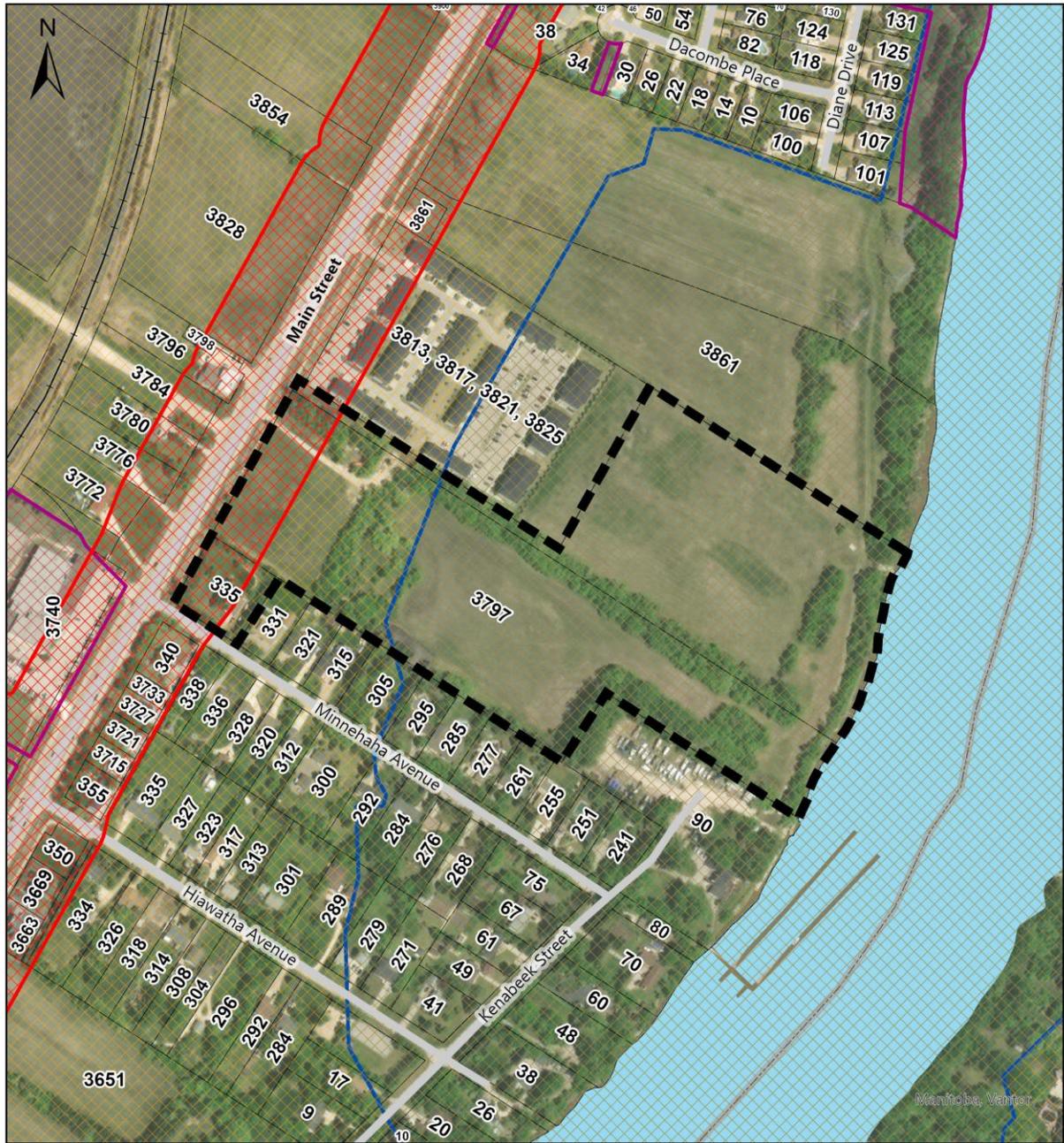
Subdivision Application S26-3133
Main Street, RM of West St. Paul

Designation: "SC" Settlement Centre
Proposed Zoning: "RS" Serviced Residential

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. Map content is not to scale.

-  Subject Property
-  Highway Control Zones
-  Rail
-  Roads
-  Designated Flood Area
-  Hazard Lands - Waste
-  Parcels Outline
-  West St. Paul Boundary
-  Water Bodies





SUPPORTIVE MAPPING

Subdivision Application S26-3133
Main Street, RM of West St. Paul

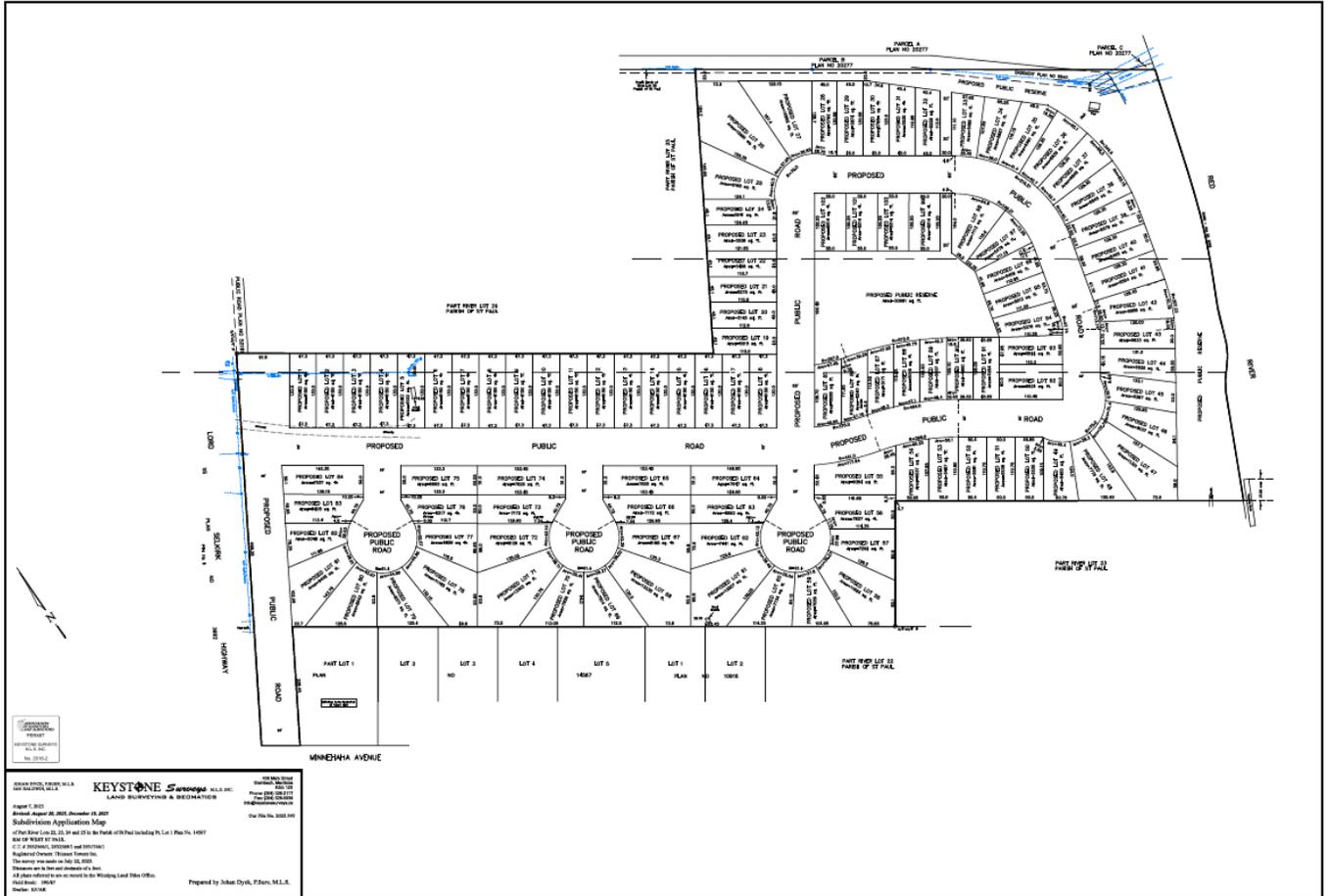
Designation: "SC" Settlement Centre
Proposed Zoning: "RS" Serviced Residential

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-  Subject Property
-  Highway Control Zones
-  Rail
-  Roads
-  Designated Flood Area
-  Hazard Lands - Waste
-  Parcels Outline
-  West St. Paul Boundary
-  Water Bodies



APPENDIX B – SUBDIVISION APPLICATION MAP



KEITH BROWN, FLSM, M.L.L.A.
 1000 S. DAVENPORT, S.W.
 SUITE 100
 MIAMI, FL 33135
 (305) 371-1111
 www.keithbrown.com

KEYSTONE Surveyors M.L.L.C.
 LAND SURVEYORS & DESIGNERS
 1000 S. DAVENPORT, S.W.
 SUITE 100
 MIAMI, FL 33135
 (305) 371-1111
 www.keystone-surveyors.com

Page 7 of 10
 Project: 2025-0001, December 18, 2025
 Subdivision Application Map
 City of Miami, Florida, 1000 S. DAVENPORT, S.W., SUITE 100, MIAMI, FL 33135, including the Lot 1 Plan No. 10001
 City of Miami, Florida, 1000 S. DAVENPORT, S.W., SUITE 100, MIAMI, FL 33135
 Registered Owners: Thomas Thomas, Inc.
 The names are subject to change.
 All other references are as reported to the Planning Land Use Office.
 M.L.L.C. No. 10001
 Project: 2025-0001
 Prepared by Adam Dyck, FLSM, M.L.L.C.

APPENDIX C – APPLICANT PROVIDED INFO

January 23rd, 2026

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

Attention: Jennifer Ferguson, Executive Director

RE: Subdivision and Rezoning Application - 3797 Main Street

*ALL THAT PORTION OF RL 23 PARISH OF ST PAUL LYING TO THE EAST OF THE EASTERN LIMIT OF THE MAIN HIGHWAY PLAN 3992 WLTO EXC ALL THAT PORTION OF THE SLY 220 FEET PERP WHICH LIES TO THE EAST OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE SOUTHERN LIMIT OF SAID LOT FROM A POINT IN THE SAID SOUTHERN LIMIT DISTANT ELY THEREON 1119.6 FEET FROM THE EASTERN LIMIT OF SAID HIGHWAY
Held Under: CT No. 2932566/1*

FIRSTLY: ALL THOSE PORTIONS OF RL 24 AND 25 IN THE PARISH OF ST PAUL WHICH LIES TO THE EAST OF A LINE DRAWN PARALLEL TO THE EASTERN LIMIT OF THE MAIN HIGHWAY AS SHOWN ON PLAN 3992 WLTO DISTANT ELY THEREFROM 833.2 FEET MEASURED ALONG THE SOUTHERN LIMIT OF SAID LOT 24

*SECONDLY: ALL THAT PORTION OF THE SLY 33 FEET PERP OF SAID LOT 24 LYING TO THE WEST OF THE WESTERN LIMIT OF THE LAND FIRSTLY ABOVE DESCRIBED WHICH LIES TO THE EAST OF THE SAID EASTERN LIMIT OF THE MAIN HIGHWAY AS SHEWN ON SAID PLAN 3992 WLTO
Held under: CT No. 2932569/1*

*LOT 1 PLAN 14567 WLTO IN RL 22 PARISH OF ST PAUL
Held under: CT No. 2931746/1*

Dear Mrs. Ferguson,

Landmark Planning & Design Inc. is pleased to submit this subdivision and rezoning application for three properties located in the RM of West St. Paul on behalf of Thiessen Towers Inc. (see Letter of Authorization attached). The subject properties include two undeveloped parcels that are known as 3797 Main Street and 335 Minnehaha Avenue which contains an existing single-family dwelling. Combined, the subject properties encompass approximately 26 acres. The proposed subdivision and rezoning applications are explained in further detail below.

Proposed Subdivision

The proposed subdivision includes a total of 102 single-family lots. These lots are configured with a range of sizes to retain the existing large lot character of existing development located to the south on Minnehaha Avenue, while also providing a transition to single-family lots that would be typical when compared to other new serviced development within the Municipality.

Based on input and recommendations from local residents and members of the West St. Paul Trails Committee, the proposed subdivision has been designed to retain the existing trail and open space that runs parallel to the Red River along the flood protection dike. Retaining this amenity will continue to provide a pedestrian connection between neighbourhoods in the Municipality. The proposed subdivision also includes a centrally located park/open space. When combined with the trail open space, approximately 3.6 acres of overall public reserve is proposed which exceeds the minimum dedication requirements by 38%.

Lots in the proposed subdivision will be serviced with municipal wastewater sewer and piped water. Wastewater servicing will be specific to the planning area and will be independent of other wastewater infrastructure proposed in the Middlechurch area. Water services will be provided using existing municipal water infrastructure.

A preliminary engineered drainage plan has been undertaken to direct water away from existing residential development on Minnehaha Ave. Curb and gutter roadways with storm sewers as well as swales will direct storm water towards the Red River using a combination of new and existing infrastructure. Lot grading plans will be required for new dwellings to ensure drainage from individual properties matches the overall drainage plan for the proposed subdivision.

Manitoba Transportation and Infrastructure (MTI) are proposing upgrades to PTH 9 (Main St.). Access to the proposed subdivision would be via Minnehaha Avenue as reconfigured by MTI. The existing single-family dwelling located at 335 Minnehaha is intended to remain as the new proposed municipal right-of-way.

Proposed Rezoning

The subject properties are currently zoned "A4" - *Agricultural - 4 Acre Parcels Zone* in the *RM of West St. Paul Zoning By-law 2/99P*. With the extension of sewer and wastewater to Middlechurch, the "A4" Zone would be considered a "holding zone" until development is proposed. To accommodate the proposed subdivision, a rezoning to the "RS" *Residential Serviced Zone* is proposed.

Public Consultation

A total of five stakeholder engagement sessions were held related to this project. They can be summarized as follows:

January 21, 2020 - Stakeholder Meeting with Minnehaha Residents

- This meeting introduced the planning process, timelines, and anticipated next steps as well as received input from adjacent residents.

October 27, 2020 - Virtual Open House 1

- This Open House introduced land use concepts that illustrated a variety of potentially suitable residential land uses including single-family, duplex and multi-family uses that could be contemplated for the subject properties.

December 7, 2020 - Virtual Open House 2

- This Open House introduced preferred land use concept based on feedback from Virtual Open House 1. This concept included only single-family lotting. The Project Team received additional feedback from residents for consideration.

April 26, 2021 - Virtual Open House 3

- This Open House presented a land use concept that included single-family lotting that re-routed the existing trail network through the proposed subdivision. At this time, the Project Team received additional feedback from residents for consideration to create the final land use concept for the subject property. Following Virtual Open House 3, the project was delayed due to the COVID-19 Pandemic, and since that time, the development proposal for the property was refined to incorporate recommendations from local residents and stakeholders.

June 20, 2024 - Open House 4

- This final Open House was held at the Royal Manitoba Yacht Club and presented an updated land use concept based on recommendations that were presented to the project team since the previous Open House. Of note, the proposed land use concept retained the existing trail and open space that runs parallel to the Red River along the flood protection dike.

Compliance with Development Plan

The subject properties are located in Middlechurch which is designated as a “*Settlement Centre*” in the *Red River Planning District Development Plan*. The Development Plan contains specific policies related to the proposed rezoning within the designated *Settlement Centre* area. These policies are quoted below and comments from Landmark Planning & Design are also included in italics as bullet points below the applicable policies:

- 4.5.1 Growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.

In Compliance

- 4.5.2 Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in settlement centres. Where suitable vacant infill land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.

In Compliance

- 4.5.4 Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses.

In Compliance

- 4.5.12 Residential areas shall be developed and maintained with a view to creating a high quality of life for residents and a safe and pleasant living environment with high quality public spaces for community service, recreation and alternative transportation facilities such as school sites, parks, playgrounds and the like.

In Compliance

- 4.5.13 Trails, parks and open space should be designed to meet the needs of the local community with passive and / or active recreational facilities and provide amenities for alternative transportation.

In Compliance

- 4.5.17.9 In order to ensure that public access to the shoreline is available, new or expanded development, including subdivisions, shall not include a continuous tier of development fronting on the waterfront.

In Compliance

- 4.5.17.10 Public Reserve dedication along waterways shall be strongly encouraged.

In Compliance

Compliance with Middlechurch Secondary Plan

The subject property is located within an area designated as an *Emerging Residential Neighbourhood Policy Areas* within the *Middlechurch Secondary Plan*. The *Secondary Plan* contains a variety of general and specific policies related to the proposed subdivision and rezoning within the designated *Emerging Residential Neighbourhood Policy Areas*. These policies are quoted below and comments from Landmark Planning & Design are also included in italics as bullet points below the applicable policies.

1. New neighbourhood design will reflect the Sustainable Development Principles of the Secondary Plan as well as the local community context. Fit with local community context will be guided by the following considerations:

- a) The pattern of streets, development blocks, open spaces and other infrastructure will be designed to inter-connect, positively reinforce and compliment existing development;

In Compliance

- b) The mix and location of land uses will be designed to be compatible with adjoining existing uses; and

In Compliance

- c) Connect new neighbourhoods, streets, parklands, schools, sports fields, recreation facilities and trails with the surrounding neighbourhoods' street and pedestrian systems, recreation facilities and parklands to strengthen ties and link the neighbourhoods together.

In Compliance

2. New neighbourhoods to be designed to include:

- a) Community focal points, such as schools, parks and recreation facilities, within easy walking distance of the neighbourhood's residents;

In Compliance

- b) A system of interconnected streets and pedestrian/cycle routes that define development blocks;

In Compliance

- c) High quality parks and open spaces; and

In Compliance

3. New neighbourhoods, to be carefully integrated into the surrounding fabric of the Community, will include:

- a) Good connections to the surrounding streets and open spaces;

In Compliance

- b) Residential uses and building scales that are compatible with surrounding single-family residential development; and

In Compliance

c) Community services and parks that fit within the wider Municipal public open space system.

In Compliance

Compliance with Zoning By-law

As mentioned above, the subject properties are proposed to be rezoned from the "A4" - *Agricultural - 4 Acre Parcels Zone* to the "RS" *Serviced Residential Zone* to accommodate the proposed subdivision. The "RS" Zone requires a minimum lot width of 44ft. and an overall site area of 4,400 sq. ft. All proposed lots exceed the minimum requirements and dimensional standards of the "RS" Zone and the proposed subdivision has an average lot width of 53ft. and site area of 6846 sq. ft.

Summary

To conclude, the proposed subdivision and rezoning applications have been in the works since 2020. Over the course of the past 6 years, public engagement and feedback from local residents have informed the subdivision design and uses proposed for the subject properties. The proposed applications comply with policy direction from both the *Red River Planning District Development Plan* and the *Middlechurch Secondary Plan*, and the single-family lotting has been designed to exceed the standards of the *RS Serviced Residential Zone* from the *RM of West St. Paul Zoning By-law*.

As part of the application submission requirements, please find the following enclosed:

- Completed Subdivision Application Form
- Completed Rezoning Application Form
- Subdivision Application Map
- Current Status of Titles
- Letter of Authorization

If you have any questions or require additional information, please do not hesitate to contact the undersigned at 204-453-8008. We thank you for your consideration in this matter, and we look forward to working with representatives from the Red River Planning District and the RM of West St. Paul on this application.

Yours truly,



Andrei Friesen, Planner, RPP, MCIP, LEED AP

LANDMARK PLANNING & DESIGN INC.

4 LAND USE (Check appropriate boxes and describe as indicated)

(a) What are the lands described in the subject certificate(s) of title presently used for?

Agriculture Residential Seasonal Recreation (Cottage) Commercial Industrial
Other . Describe present use in more detail Existing residential lot, and vacant residential land

(b) Are any existing buildings on the lands described in the certificate(s) of title? Yes No
Indicate the general location and use of all buildings on your map.

(c) What is the intended use of the lot(s) or parcel(s) to be subdivided?

Agriculture Residential Seasonal Recreation (Cottage) Commercial Industrial
Other . Describe intended use in more detail Single-Family Residential

(d) What is the physical nature of the lot(s) or parcel(s) to be subdivided?

Wooded/Treed Cultivated Pasture Hilly Level/Flat Low/Swampy
Adjacent to Shoreline of Lake , River or Creek Other

(e) Indicate if any of the following are located within 1/2 mile of the parcel(s) to be subdivided:

Livestock/Poultry Operation Waste Disposal Ground (in use or abandoned) Sewage Lagoon
Airport Historic Site or Structure Gravel Pit or Quarry

If any of these uses are within 1/2 mile, indicate direction and approximate distance, type and size of operation (if known) _____

5 SERVICES (check appropriate boxes and describe as indicated)

a) Sewage Disposal

Present: Municipal Sewer Holding Tank Septic Field Ejector Other

Proposed: Municipal Sewer Holding Tank Septic Field Ejector Other

b) Water Supply

Present: Piped Water Community Well Individual Well Other

Proposed: Piped Water Community Well Individual Well Other

If you answered 'Other' to any of the above, please describe: Vacant land, not currently serviced

On your map, show the location of any existing or proposed septic field, ejector system or well, and show approximate distance of such to property lines and buildings.

c) Roads

Is there an existing driveway to the proposed lot(s) or parcel(s)? Yes No

Is there an existing driveway to the parcel to be retained? Yes No

Indicate if you propose to build a new driveway connection onto any of the following:

Provincial Trunk Highway Provincial Road Municipal Road

Show existing and proposed driveways and roads on your map.

d) Drainage

How will the proposed lot(s) or parcel(s) be drained?

Natural Ditches Curb and Gutter Storm Sewer

Do you propose to discharge surface water into a provincial highway ditch or a provincial waterway?

Yes No Has any part of these lands ever been flooded? (if known) Yes No

If yes, describe: _____

Show drainage patterns on your map.

6 REASON FOR APPLICATION AND OTHER COMMENTS

Indicate the reason(s) for making this application and provide any other information or comments you believe relevant. Attach extra sheets if more space is required. See attached Letter of Intent

7 OTHER REQUIREMENTS

a) A fee of **\$2,091.20** shall accompany this application, which includes 1 original parcel/lot/title and 1 new parcel/lot/title. Proposals creating more than 1 parcel/lot/title to be subject to an additional fee of \$312.10 per lot. Advertising and Notice Costs may also apply. Please contact the RRPD Planner for the area for further information. Please make cheques payable to the **Red River Planning District**.

b) A Land Titles photocopy (currently dated) of the certificate(s) of title, with photocopies of any certificates transferred out; or, deed and a copy of the abstract; or, photocopy of duplicate title or status of title (electronic title), currently dated; and photocopies of any restrictive covenant, mineral reservation, easement, right-of-way, or caveat affecting the lands, shall accompany this application.

8 SUBDIVISION APPLICATION MAP (SAM)

What is a subdivision application map (SAM)?

A subdivision application map (SAM) is a map prepared by a Manitoba Land Surveyor showing the proposed lot lines and key features of the land involved in the subdivision. The SAM must include all applicable features, such as:

3797 Main St
 RMof West St Paul

Lot no.	Lot Area (sq. ft)	Lot Area (sq. m)	Lot Width (ft)
1	6150.16	571.37	47.31
2	6150.12	571.36	47.31
3	6150.08	571.36	47.31
4	6150.04	571.36	47.31
5	6150.00	571.35	47.31
6	6149.96	571.35	47.31
7	6149.92	571.35	47.31
8	6149.88	571.34	47.31
9	6149.84	571.34	47.31
10	6149.8	571.33	47.31
11	6149.76	571.33	47.31
12	6149.72	571.33	47.31
13	6149.68	571.32	47.31
14	3149.64	292.61	47.31
15	6149.60	571.32	47.31
16	6149.58	571.31	47.31
17	6149.81	571.34	47.31
18	6150.11	571.36	47.31
19	5015.07	465.92	45.00
20	5145.22	478.01	45.00
21	5275.37	490.10	45.00
22	5405.51	502.19	45.00
23	5535.66	514.28	45.00
24	5641.19	524.08	45.00
25	9167.53	851.69	65.02
26	15980.91	1484.67	66.45
27	10991.47	1021.14	45.00
28	5791.86	538.08	45.00

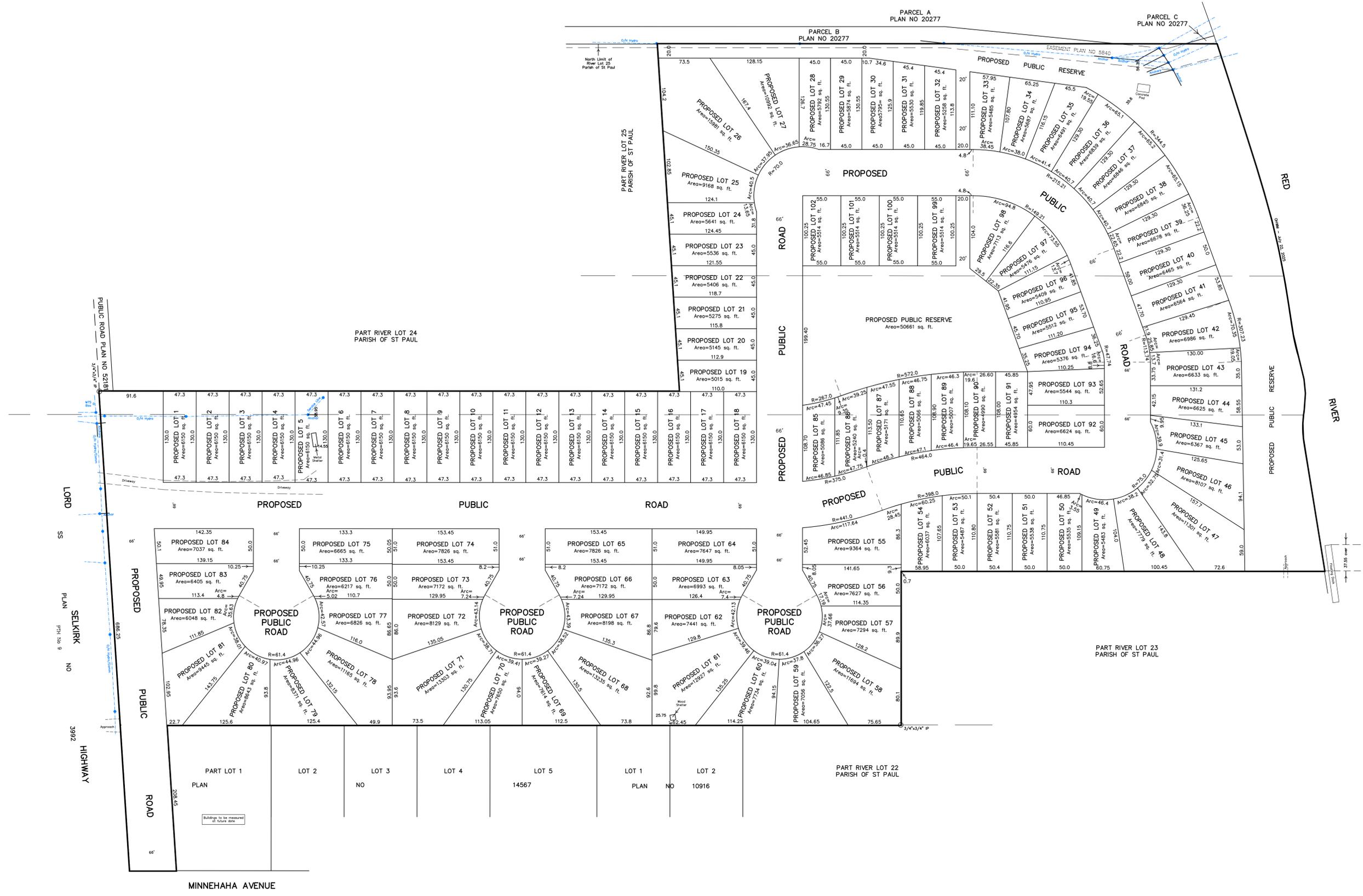
Average Lot Area (sq.ft)	6845.90
Average Lot Area (sq.m)	636.00
Average Lot width (ft)	52.80

PRDedication (sq.m)	14553.29
PRDedication (sq.ft)	156650.19
PRDedication (AC)	3.6

29	5874.61	545.77	45.00
30	5796.3	538.49	45.00
31	5532.42	513.98	45.00
32	5260.96	488.76	45.00
33	5473.04	508.46	50.00
34	5690.97	528.71	50.00
35	6508.73	604.68	50.00
36	6866.7	637.94	50.00
37	6798.59	631.61	50.00
38	6964.58	647.03	50.00
39	6737.99	625.98	50.00
40	6542.04	607.78	50.00
41	6628.57	615.81	50.00
42	7042.7	654.29	50.00
43	6641.87	617.05	50.00
44	6614.98	614.55	50.00
45	6358.62	590.73	50.00
46	8102.83	752.78	50.00
47	11298.89	1049.70	50.00
48	7778.56	722.65	56.69
49	5480.95	509.20	51.62
50	5540.71	514.75	50.00
51	5540.71	514.75	50.00
52	5541.11	514.79	50.00
53	5479.72	509.08	50.00
54	6040.3	561.16	50.00
55	9193.77	854.13	52.68
56	7620.8	708.00	66.17
57	7293.75	677.61	58.84
58	11693.75	1086.38	66.42
59	7056.29	655.55	68.03
60	7733.62	718.48	69.30
61	12927.27	1200.98	69.65

62	7441.27	691.32	56.66
63	6993.09	649.68	56.72
64	7646.55	710.39	51.00
65	7825.51	727.01	51.00
66	7171.56	666.26	56.71
67	8198.17	761.63	59.62
68	13235.26	1229.60	69.29
69	7613.49	707.32	70.29
70	7649.82	710.69	70.56
71	13303.21	1235.91	69.64
72	8129.1	755.22	59.18
73	7171.56	666.26	56.77
74	7825.51	727.01	51.00
75	6665.33	619.23	50.00
76	6216.78	577.56	57.49
77	6826.34	634.19	61.94
78	11165.18	1037.28	69.81
79	8371.09	777.70	78.64
80	8642.54	802.92	74.72
81	9445.20	877.49	62.74
82	6047.9	561.87	55.10
83	6405.17	595.06	57.28
84	7036.94	653.75	50.00
85	5042.42	468.46	46.21
86	5201.86	483.27	46.18
87	5137.94	477.33	46.18
88	5029.97	467.30	46.18
89	4968.49	461.59	46.18
90	4947.72	459.66	46.18
91	4946.64	459.56	46.31
92	5515.78	512.43	55.01
93	5515.29	512.39	55.01
94	5515.26	512.38	55.01

95	5513.54	512.22	55.01
96	6994.3	649.79	62.97
97	5276.65	490.22	50.00
98	5441.75	505.55	50.00
99	5460.33	507.28	50.00
100	5372.32	499.10	50.00
101	5473.67	508.52	50.00
102	6596.87	612.87	50.27



ASSOCIATION OF MANITOBA LAND SURVEYORS
 PERMIT
 KEYSTONE SURVEYS
 M.L.S. INC.
 No. 2016-2

JOHAN DYCK, P.SURV. M.L.S.
 IAN BALDWIN, M.L.S.

KEYSTONE Surveys M.L.S. INC.
 LAND SURVEYING & GEOMATICS

406 Main Street
 Steinbach, Manitoba
 R5G 1Z5
 Phone: (204) 326-2117
 Fax: (204) 326-5939
 info@keystonesurveys.ca

August 7, 2025
 Revised: August 20, 2025, December 18, 2025
 Subdivision Application Map

of Part River Lots 22, 23, 24 and 25 in the Parish of St Paul including Pt. Lot 1 Plan No. 14567
 RM OF WEST ST PAUL
 C.T. # 2932566/1, 2932569/1 and 2931746/1
 Registered Owners: Thiessen Towers Inc.
 The survey was made on July 22, 2025.
 Distances are in feet and decimals of a foot.
 All plans referred to are on record in the Winnipeg Land Titles Office.
 Field Book: 390/87
 Drafter: KF/AR

Prepared by Johan Dyck, P.Surv. M.L.S.

Our File No. 2025.395

APPENDIX D – CIRCULATION COMMENTS

Gillian Kolody

From: Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Sent: Thursday, March 26, 2026 3:59 PM
To: Gillian Kolody
Subject: RE: S26-3133

Good Afternoon,

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Sincerely

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



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From: Gillian Kolody <gillian@rrpd.ca>
Sent: March 25, 2026 11:26 AM
To: Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Subject: FW: S26-3133

Hello,

Just following up on this as I assume you would like to add a condition for a plan of subdivision.

Thanks,



Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
www.redriverplanning.com

Gillian Kolody

From: Pam Elias <edo@weststpaul.com>
Sent: Wednesday, March 25, 2026 4:43 PM
To: Gillian Kolody
Cc: Jeffrey Simpson
Subject: Re: S26-3133 and 2026-01 "P"

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gillian,

No comment on BL2026-01 "P".

For S26-3133, the following are recommended conditions of approval:

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:
 - a. Taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b. Payment of any applicable development levies have been paid;
 - c. A drainage / lot grading plan to be prepared by a qualified engineer to the satisfaction of the municipality, and to ensure that the proposed properties do not drain into, or impede drainage from neighbouring properties;
 - d. A Development Agreement has been entered into to address the following, but not limited to:
 - i. Development fees;
 - ii. Required connection to municipal services (e.g. water, wastewater and land drainage);
 - iii. Infrastructure standards and phasing (roadways, street lighting, etc.);
 - iv. Landscape plans (including but not limited to, pedestrian infrastructure, including along the Red River and pedestrian connection to Main Street, lighting, public reserve design, trees, fencing, buffering between land uses, etc.);
 - v. Dedication of Public Reserve land to the municipality, without compensation, or fees in lieu of;
 - vi. Traffic signage at cost of developer;
 - vii. Architectural and landscape standards;
 - viii. Flood protection requirements;
 - ix. Removal of existing Main Street access. Any damage to the Main Street pathway as a result of this removal is to be completed by the Developer;
 - x. Removal of any existing structures;
 - xi. Applicant / owner to provide 30 m. (100 ft.) wide easement or restrictive covenant along the Red River measured from the ordinary high water mark, without compensation, for riparian area protection, if such distance extends outside of the proposed Public Reserve area.

Regards,

Pam Elias, MCIP

Gillian Kolody

From: Pam Elias <edo@weststpaul.com>
Sent: Thursday, March 26, 2026 12:15 PM
To: Valentina Esman
Subject: Re: S26-3133 and 2026-01 "P"

Hi Valentina,

Yes, they will have to connect to wastewater and water and there is sufficient capacity available to service the proposed development.

Regards,

Pam Elias, MCIP
Director of Planning
RM of West St. Paul
3550 Main Street, West St. Paul, MB R4A5A3
Phone: 204-338-0306 Fax: 204-334-9362
<http://weststpaul.com>



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From: Valentina Esman <valentina@rrpd.ca>
Sent: Thursday, March 26, 2026 9:43 AM
To: Pam Elias <edo@weststpaul.com>
Subject: FW: S26-3133 and 2026-01 "P"

Hi Pam,

Can you please confirm that the land of subject proposal is serviced and connected to the wastewater and water Municipal connections?

Thank you in advance,

Have a great day,



Valentina Esman
Community Planner
Red River Planning District



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

March 25, 2026

PD 190.10 New

Calvin So, Community Planning Assistant
Red River Planning District
E-mail: calvin@rrpd.ca

Dear Calvin:

Re: Proposed Subdivision
File No: S26-3133
RL 22-25 Parish of St. Paul
RM of West St. Paul
Owner: Thiessen Towers Inc.

In response to your e-mail dated February 19, 2026 we have reviewed the above noted subdivision application. The intent is to create a 100 lot residential development along with a new public road connecting onto PTH 9 via Minnehaha Avenue.

Based on available information, we object to this subdivision as proposed. The SAM does not take into account Manitoba Transportation and Infrastructure new highway right-of-way along PTH 9 which affects the proposed public road, Lot 1 Plan 14567 and proposed lots 81-84. The location of the proposed public road is within the new PTH 9 highway right-of-way. In addition, the SAM does not show accurate property limits of Lot 1 Plan 14567 which was taken for PTH 9 highway right-of-way.

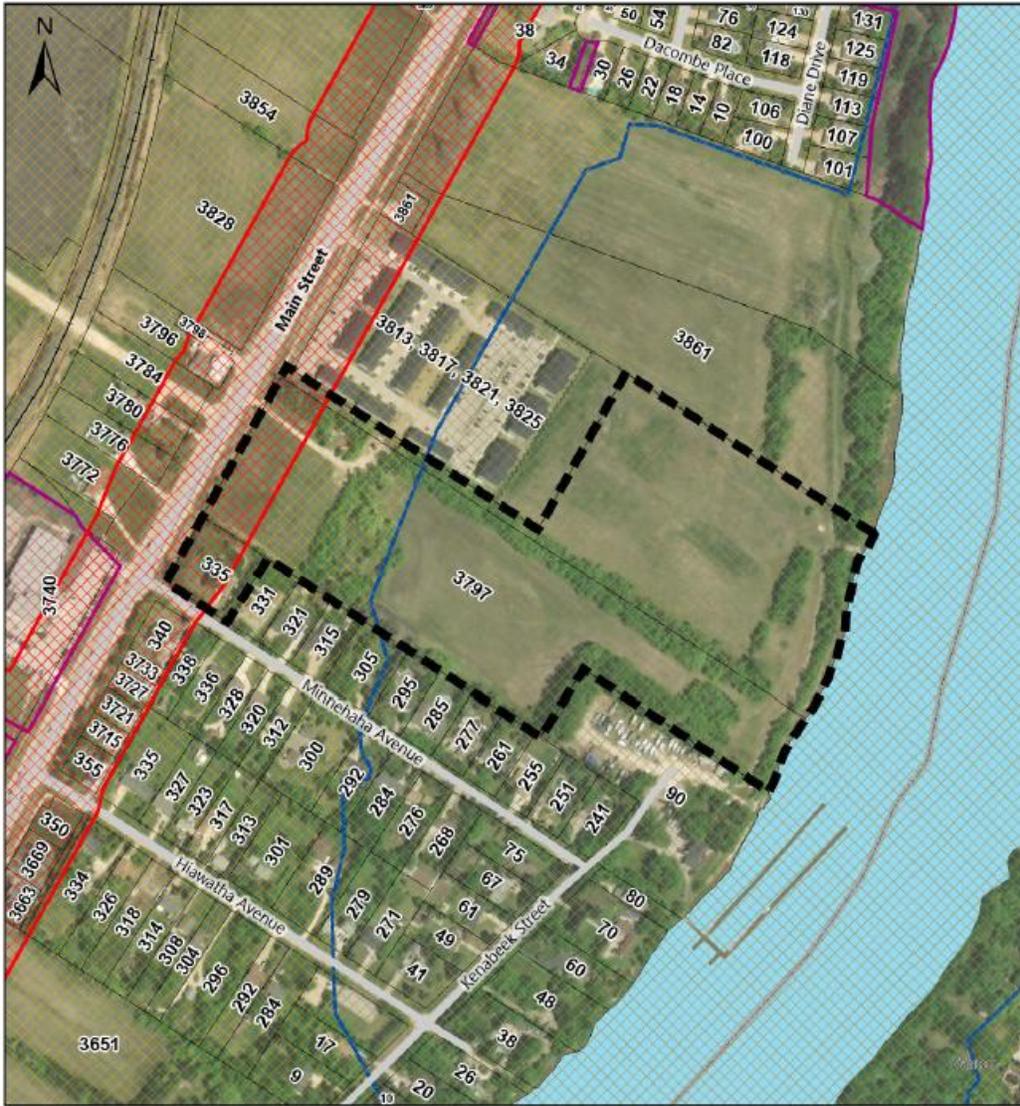
The proposed public road is to be located outside of the new PTH 9 highway right-of-way which may affect the design of proposed lots 81-84. In addition, Lot 1 Plan 14567 needs to show the adjusted property limits which were taken for the new highway right-of-way for PTH 9. Please have the SAM revised taking into account our requirements. Please submit the revised SAM for our review and approval. Once approved, we will remove our objection. A traffic impact study, any on highway improvements identified from the study and drainage study will be made conditions of approval.

Please contact RoadsideDevelopment@gov.mb.ca for any clarification or additional information required before revising the SAM.

Please note the following statutory requirements for PTH 9.

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



SUPPORTIVE MAPPING

Subdivision Application S26-3133
Main Street, RM of West St. Paul

Designation: "SC" Settlement Centre
Proposed Zoning: "RS" Serviced Residential

-  Subject Property
-  Highway Control Zones
-  Rail
-  Roads
-  Designated Flood Area
-  Hazardous Waste Lands
-  Parcels Outline
-  West St. Paul Boundary
-  Water Bodies

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From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: Tuesday, March 17, 2026 3:00 PM
To: Red River Planning District; Valentina Esman; Calvin So; afriesen@landmarkplanning.ca
Cc: PROPERTY ACQUISITION; Project Manager - Manitoba
Subject: S26-3133 - Email to Planning - Hydro File #2026-1202



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

RE: Application(s) S26-3133

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.
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



Gillian Kolody

From: PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>
Sent: Friday, March 20, 2026 9:52 AM
To: Gillian Kolody
Subject: Re: S26-3133 & ZBLA 2026-01

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gillian,

Please see the City's comments below regarding subdivision file S26-3133 and Zoning By-law Amendment 2026-01.

Transportation

If a Transportation Impact Study (TIS) is completed for this proposed development, the City requests a copy of the TIS is shared with the Public Works Department so that the City's modelling and Transportation Master Plan can be updated and this information can be incorporated. If a TIS is not required for this proposed development, the City suggests a TIS is completed for subsequent development proposals. The City's interest is the future projected traffic volumes on Main Street within City limits and other City streets which may be affected.

Wastewater information for the applicant:

The City of Winnipeg's Water and Waste Department (WWD) advises that wastewater capacity at the North End Sewage Treatment Plant is limited. A lack of treatment system capacity may constrain full development of the subject lands until an upgraded treatment system is available. WWD further advises that:

- o our response to this proposal is based on a review of capacity and servicing considerations as of the date of the review. For a project that proceeds over an extended period, further stages may experience a lack of servicing from existing City of Winnipeg infrastructure as others may use remaining capacity in the intervening time.
- o capacity in the wastewater system is not reserved for the current proposal.
- o once capacity of the wastewater system is reached, proposals to discharge additional wastewater flow into the City's wastewater system will be rejected.

Wastewater comments for the RM of West St Paul:

Discharging of wastewater to the City of Winnipeg wastewater system, subject to capacity being available, will need to comply with the Service Sharing Agreement.

Thank you for the opportunity to review,

Anna

Gillian Kolody

From: +WPG1195 - Mines BR <mines_br@gov.mb.ca>
Sent: Tuesday, March 3, 2026 10:29 AM
To: Gillian Kolody
Subject: RE: S26-3133

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

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

Thanks,

-Sahej S.

Office of the Mining Recorder Manitoba

Mines_Br@gov.mb.ca

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From: Gillian Kolody <gillian@rrpd.ca>
Sent: February 19, 2026 9:21 AM
To: Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S26-3133

Hello,

Gillian Kolody

From: Harms, Tina <Tina.Harms@gov.mb.ca>
Sent: Wednesday, February 25, 2026 10:02 AM
To: Gillian Kolody; +WPG112 - AGRLandUse; Red River Planning District
Subject: RE: S26-3133

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

The proposed subdivision resides within a designated Settlement Centre Policy Area; no comments.

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: Gillian Kolody <gillian@rrpd.ca>
Sent: February 19, 2026 9:21 AM
To: Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S26-3133

Hello,

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

Subdivision application S26-3133
Roll numbers 52700, 52000, and 50105 in West St. Paul

Gillian Kolody

From: NEILL, Sheila <sheila.neill@canadapost.postescanada.ca>
Sent: Thursday, February 19, 2026 10:09 AM
To: Gillian Kolody
Cc: AIELLO-WILKS, Cathy; SHYMKO, Paul
Subject: RE: S26-3133
Attachments: MANITOBA WEST DEVELOPMENT COMMENT.doc

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from sheila.neill@canadapost.postescanada.ca. [Learn why this is important](#)

Good morning,

Canada Post will require the developer to provide a poured pad for community mailboxes and/or lock box assembly for apartments. Please have the developer contact Cathy to discuss CPC specs and location/s of the developer poured pad/s.

Thank you,
Sheila Neill
Delivery Service Officer
204-330-2114



From: Gillian Kolody <gillian@rrpd.ca>
Sent: February-19-26 9:29 AM
To: NEILL, Sheila <sheila.neill@canadapost.postescanada.ca>
Subject: FW: S26-3133

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Please see attached, as Cathy is away until March. I have forwarded this to Paul as well.



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

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
www.redriverplanning.com

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



Thank you for the opportunity to comment on Subdivision application S26-3133 Canada Post require that the owner/developer comply with the following conditions for the related file:

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal and Canada Post Corporations standards, to place the Community Mailboxes on.
- Any required curb depressions for wheelchair access according to CPC specs (access slope min 2% and 8%).
- All curb depression must have a full 2.9 meter wide opening based on a single site (3 MODULES). Please contact CPC to discuss required info for clarification.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however should you require further information, please do not hesitate to contact me at the below telephone number.

Cathy Aiello-Wilks
Delivery Planning Officer
Canada Post Corporation
1870 Wellington Ave
Winnipeg MB R3H 3H3
1-204-333-7702

Bell MTS Subdivisions

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



February 19, 2026

File No. S26-3133

Attention: Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
T. 204-669-8880 F. 204-669-8882
gillian@rrpd.ca

RE: Proposal to Subdivide
335 Minehaha Avenue, 3797 Main Street, and an unaddressed property on Main Street
Roll numbers 52700, 52000, and 50105
R.M. of West St. Paul
Registered Owner: Thiessen Towers Inc.
Rel. Zoning By-law Amendment BL 2026-01 "P" (102 lots)

Bell MTS has requested that the landowner enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("Bell Canada") for future telecommunications facilities when related By-Law Amendment No. 2026-01 "P" was received.

3.6M and 1.5M easements is requested for the designated properties 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 if required.

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



DATE: February 20 2026

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

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

SUBJECT: Subdivision S26-3133

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision proposal and has the following comments:

As per section 8.2(1) of the Onsite Wastewater Management Systems Regulation 335 Minnehaha Ave is required to connect to the wastewater collection system and decommission the existing onsite wastewater system before subdivision.

Approval is required for the development of new wastewater collection system or alteration of existing wastewater collection system pursuant to Sections 6 to 7 of the [Water Works, Sewerage and Sewage Disposal Regulation](#) For more information please visit, www.gov.mb.ca/sd/waste_management/wastewater/wastewater_collection/index.html. A copy of the application can be found here, www.gov.mb.ca/sd/eal/wastewater_collection/cert_approval.pdf.

.....
DATE: February 19, 2026

TO: Gillian Kolody
Red River Planning District
2978 Birds Hill Rd
East St. Paul MB R2E 1J5

FROM: Matthew Sebesteny
Development Review Specialist
Hydrologic Forecasting and Water
Management Branch
Manitoba Transportation and
Infrastructure
2nd Floor - 280 Broadway
Winnipeg MB R3C 0R8

PHONE NO: (204) 915-5914
FAX NO: (204) 948-4764
E-MAIL: Matthew.Sebesteny@gov.mb.ca

SUBJECT: Proposed Subdivision
Roll 52000, 52700, 50105
R.M of West St. Paul
S26-3133

The applicant proposes to subdivide the existing titles into 102 single-family lots and create a public roadway for access.

The lands are within the Lower Red River Designated Flood Area and are therefore subject to [Section 17 of the Water Resources Administration Act](#) and the [Designated Flood Area Regulation](#). All permanent structures within Designated Flood Areas must meet certain requirements for minimum elevations of flood protection measures.

Available topographic information, obtained by LiDAR, indicates natural ground elevations at the site, range from approximately 226.01 metres (741.5 feet) to 230.8 metres (757.2 feet) CGVD28.

The minimum criteria which Hydrologic Forecasting and Water Management is now utilizing in assessing the flood hazard is the 200-year flood or flood of record, whichever is greater. The 200-year flood protection level for this location is approximately 228.94 metres (751.11 feet) CGVD28.

Hydrologic Forecasting and Water Management recommends that construction of permanent structures on this site should only occur on lands above or raised to the flood protection level of 228.94 metres (751.11 feet) CGVD28.

The flood risk and the Designated Flood Area should be made known to any potential purchaser.

ORIGINAL SIGNED BY
Matthew Sebesteny

Subdivision Development Proposals

A guide to subdivision development requirements

Manitoba Environment and Climate

Water Stewardship Division

Drainage and Water Rights Licensing Branch

Drainage Section

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Section 1: Introduction

The intent of this guide is to clarify the process and requirements for licensing water control works specifically associated with subdivisions.

Subdivision development proposals are now divided into three tiers or categories:

- 1) Subdivisions that are exempt – see [Section 2](#)
- 2) Subdivisions requiring a Technical Drainage Plan – see [Section 3](#)
- 3) Subdivisions requiring an Engineered Drainage Plan – see [Section 4](#)

Each section clearly outlines the criteria that determines whether or not a particular subdivision development proposal fits into the category, and lists the requirements specific to that category. Criteria are based on the degree of development, including such things as lot sizes, the number of lots, and the likelihood of there being hydraulic impacts associated with the development. Requirements are associated with the degree of development, where larger subdivisions with a higher lot density require greater degrees of design and engineering than smaller developments do.

In Section 2: Exemptions, there are four sub-categories that exempt a subdivision development proposal from requiring either a technical or engineered plan, provided it meets the qualifying criteria. Nevertheless, this does not mean that the client is exempt from licensing other water control works that may result from the consolidation of lots, moving property boundaries, dividing land into two separate parcels, etc. For instance, if as a result of moving property boundaries a need arises for a new access crossing, the crossing would still require authorization under The Water Rights Act, as it constitutes a water control work.

In Sections 3 and 4, the specifics of technical and engineered drainage plans are outlined, including the criteria that determine which type of plan is applicable to a particular subdivision development proposal. There are six requirements listed numerically in each Section defining the elements needed to fulfil the requirements of our Branch, followed by definitions and explanations detailing each requirement.

In 2019 The Water Rights Act and its regulations were revised and broadened to include a requirement and associated delivery program to compensate for the loss of wetland benefits for Class 3 wetlands. The Drainage and Water Rights Licensing Branch of Environment and Climate reviews subdivision development proposals to ensure there is no net loss of Class 3 wetland benefits prior to issuing a License to Construct Water Control Works to clients or developers. Section 5: Wetland Assessment and Compensation, provides information regarding the Wetland Assessment Report requirement, the compensation program for the loss of Class 3 wetland benefits, and wetlands in general.

Section 6 provides a brief overview on applying for a License to Construct Water Control Works, and also includes additional information that may be helpful during this process.

Section 7 contains copies of the various forms that may be necessary to complete your application. Submission of applications using the online [Water Licensing Portal](#) is strongly encouraged for faster service delivery times. If you are unable to submit the application using the online [Water Licensing Portal](#), please contact the Registrar at drainage@gov.mb.ca for an alternate format.

While the Drainage and Water Rights Licensing Branch has made every effort to ensure this guide is as comprehensive as practical, ultimately the responsibility lies with the client to ensure that all regulatory requirements instated under the Water Rights Act and the Water Rights Regulation are met. For more information, please follow the links below:

The Water Rights Act

[C.C.S.M. c. W80 \(gov.mb.ca\)](#)

The Water Rights Regulation

[Water Rights Regulation, M.R. 126/87 \(gov.mb.ca\)](#)

The Drainage and Water Rights Licensing Branch

[Environment, Climate and Parks | Province of Manitoba \(gov.mb.ca\)](#)

Section 2: Exemptions

The types of subdivisions listed in this Section do not require a Technical Drainage Plan, or an Engineered Drainage Plan licensed by the Drainage and Water Rights Licensing Branch, provided the qualifying criteria are met.

Lot Consolidations and Realignment of Property Boundaries

Criteria:

- No new lots are created.

Subdivisions Creating One New Lot

Criteria:

- The subdivision of land only creates one new lot, such as separating a yard-site from a larger agricultural parcel, or dividing a residential property into two separate parcels.

Subdivisions Involving Larger Lot Sizes

Criteria:

- Lot sizes are 40 acres (16.2 hectares) in size or larger.

Urban Areas

Criteria:

- Located within a Designated Urban Area, as per Section 5.1 (b) of Water Rights Regulation 126/87, and;
- The proposed water control works will not outlet onto areas outside of the designated urban area, such as an adjacent municipality, and;
- The water control works will not drain or alter Class 3, 4 or 5 wetlands (see [Section 5](#)).

Definitions

Designated Urban Areas:

A *Designated Urban Area* is a settlement or town defined under Section 5.1 (b) of Water Rights Regulation 126/87, where the licensing of water control works is not required by the Drainage and Water Rights Licensing Branch, provided the water control works:

- Do not outlet onto areas outside of the urban area, such as an adjacent municipality, or;
- Do not drain or alter Class 3, 4 or 5 wetlands (see [Section 5](#)).

Additional information

Water control works required as a result of lot consolidation, moving property boundaries, etc. will require authorization under The Water Rights Act.

For additional information, or to obtain authorization to construct water control works, please follow the link below:

[Environment, Climate and Parks | Province of Manitoba \(gov.mb.ca\)](#)

Section 3: Technical Drainage Plans

Criteria

- The subdivision is 2 to 9 lots in size.
- Lot sizes range from 2 acres (0.8 hectares) up to, but less than 40 acres (16.2 hectares).
- The soil has a capability for agriculture rating of Class 1 through Class 5. *Please note: Development of Class 6 and 7, or unimproved organic soils cannot be authorized by the Drainage and Water Rights Licensing Branch.*

Requirements

1. Site Map.
2. Technical Drainage Plan (Survey, Lot Grading Plan, Technical Drawings).
3. Wetland Assessment Report (*please see [Section 5](#)*).
4. Written authorization from the landowner where the works will outlet (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development), completed and signed.
5. Apply for a License to Construct Water Control Works on our online portal: [Environment, Climate and Parks | Province of Manitoba \(gov.mb.ca\)](#), and include the items listed in Requirements 1 through 4 inclusive with your application (*please see [Section 6](#) for more information*). *Note: Requirements that are not included with your application, or have not been fully met, will result in delays processing your application.*
6. When a License to Construct Water Control Works is issued by our Branch, supply a copy to the Approving Authority (Community Planning Branch, or Planning District office) as written confirmation that our requirements have been met.

Definitions

Site Map:

A *Site Map* consists of a drawing depicting the location and full extent of the proposed development in relation to other features on the landscape, such as adjacent developments, subdivisions, roads, waterways, etc., overlaid on an aerial photograph. The *Site Map* shall be clearly labeled with the legal land description (Section, Township, and Range E/W), the municipality or local government where the development will be located, and a North Arrow.

Technical Drainage Plan:

A *Technical Drainage Plan* is a site development plan that defines the parameters of smaller scale developments, and consists of a Survey, Lot Grading Plan and Technical Drawings.

Survey requirements

- A profile of the existing elevations of drain bottoms, adjacent prairie and roads, and any drainage infrastructure, including, but not limited to:

- Drains,
- Culverts with invert elevations,
- Dams,
- Weirs,
- Bridges, and
- Any other relevant water feature within, or adjacent to the development in question that alters or affects the flow of water.
- Details of proposed construction parameters and design, including, but not limited to:
 - Drain gradient,
 - New culvert elevations or locations,
 - Cross sections of drains, and
 - Any other relevant water feature within, or adjacent to the development in question that alters or affects the flow of water.
- The *Survey* shall be plotted with a readable scale, include the direction and distance of the survey, and be tied to a benchmark.

Lot Grading Plan requirements

Pre and proposed post development contour maps of the development, including, but not limited to adjacent areas that may affect or be affected by the development.

Technical Drawing requirements

Technical information that details site development, including, but not limited to:

- Drainage infrastructure details comprised of the location, type, size, and function of existing and proposed water control works, such as minor culvert upgrades, drains, small dams, etc.
- Existing surface water flow patterns, including drains and waterways.
- Any existing water features, such as wetlands.

Wetland Assessment Report:

A report prepared by a qualified wetland expert that delineates the location, extent, and Class of wetlands on properties slated for development. The information necessary for a comprehensive wetland assessment includes:

- Identification of aquatic plant species.
- Identification of soil types derived from direct observations of the soil profile, which may include the collection and analysis of soil samples.
- A historic aerial photo analysis of wetlands on the subject property.
- A map or maps illustrating the location, extent, area (delineated in acres), and Class of all wetlands within the proposed development area, overlaid on an aerial photograph.
- Photographs of each wetland, associated aquatic species, soils, and soil sample sites.

- Any other information deemed relevant to adequately assess wetlands within the proposed development area.
- Completion of a Wetland Compensation Form.
- If applicable, proof of compensation for the loss of any Class 3 wetlands.

Wetland Compensation Notice Form:

This form is used to identify areas of Class 3 wetlands on properties slated for development, such as the construction of a subdivision, and to provide proof of compensation for the loss of Class 3 wetlands.

*Additional information may be found in [Section 5](#), or in the *Water Rights Regulation* – please follow the link below:*

[Water Rights Regulation, M.R. 126/87 \(gov.mb.ca\)](http://gov.mb.ca)

A copy of the [Wetland Compensation Notice Form](#) may be found in Section 7.

Landowner Consent Form:

A form whereby a landowner (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development) provides written authorization to another party to construct water control works on their property, or outlet water onto their property.

A copy of the [Landowner Consent Form](#) may be found in Section 7.

Additional information

- *Surveys, Lot Grading Plans and Technical Drawings* are to be computer generated or professionally drafted to adequately depict the parameters and features of the development, each overlaid on an aerial photograph, and clearly labeled with the legal land description (Section, Township, and Range E/W), the municipality or local government where the development will be located, and contain a North Arrow.
- It is recommended that clients hire, at their own expense, qualified professionals to prepare the Site Map and Technical Drainage Plan, such as a certified engineering technician or technologist, Manitoba land surveyor, or a professional engineer registered with *Engineers and Geoscientists Manitoba (EGM)*.
- A License to Construct Water Control Works is required for the entire proposed subdivision, and prior to any of the lots therein being developed.
- In situations where a developer has completed construction of a subdivision, and the local government is planning to take over administration and control of that subdivision, it is a requirement that the License to Construct Water Control Works issued for the subdivision be transferred to the local government at that time (see [Section 6](#)).

- **In high-density development areas the Drainage and Water Rights Licensing Branch may require an Engineered Drainage Plan to mitigate any potential or cumulative impacts from the proposed development.**

Section 4: Engineered Drainage Plans

Criteria

- The subdivision is 10 or more lots in size, or;
- The subdivision is 2 or more lots in size, and the lots are less than 2 acres (0.8 hectares), and;
- Lots are less than 40 acres (16.2 hectares) in size, and;
- The soil has a capability for agriculture rating of Class 1 through Class 5. *Please note: Development of Class 6 and 7, or unimproved organic soils cannot be authorized by the Drainage and Water Rights Licensing Branch.*

Requirements

1. Site Map.
2. Engineered Drainage Plan (Report and Design Drawings).
3. Wetland Assessment Report (*please see [Section 5](#)*).
4. Written authorization from the landowner where the works will outlet (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development), completed and signed.
5. Apply for a License to Construct Water Control Works on our online portal: [Environment, Climate and Parks | Province of Manitoba \(gov.mb.ca\)](#), and include the items listed in Requirements 1 through 4 inclusive with your application (*please see [Section 6](#) for more information*). *Note: Requirements that are not included with your application, or have not been fully met, will result in delays processing your application.*
6. When a license is issued by our Branch, supply a copy to the Approving Authority (Community Planning Branch, or Planning District office) as written confirmation that our requirements have been met.

Definitions

Site Map:

A *Site Map* consists of a drawing depicting the location and full extent of the proposed development in relation to other features on the landscape, such as adjacent developments, subdivisions, roads, waterways, etc., overlaid on an aerial photograph. The *Site Map* shall be clearly labeled with the legal land description (Section, Township, and Range E/W), the municipality or local government where the development will be located, and a North Arrow.

Engineered Drainage Plan:

An *Engineered Drainage Plan* is a site development plan consisting of a Report and Design Drawings prepared and sealed by a professional engineer registered with *Engineers and Geoscientists Manitoba (EGM)*.

Report requirements

Hydraulic design calculations are to be provided for review using a design scenario that details how post-development storm water runoff rates of the subject property are to be equal to, or less than pre-development run-off rates subject to the following criteria:

- The site design must be able to handle at a minimum, a 1-in-25 year storm event. Water-ponding volumes should equal the difference between a one-in-five year allowable outflow, and a 1-in-25 year post-development flow hydrograph. The allowable outflow is the 1-in-5 year peak flow based on pre-development conditions. The ponding storage is typically accomplished through retention ponds, or internal storage via drains and drainage patterns.
- The storm duration for the design should be 3 hours.
- The report must clearly detail the pre-development catchment area runoff volumes and rate for the design event, and the post-development catchment area runoff volumes and rate for the design event.
- The volume of water to be stored and proposed outflow rate.

Design drawing requirements

Drawings (blueprints) delineating any construction, alteration, improvement, blocking or modification of new or existing drainage works servicing the property, including detailed design drawings of proposed storm water storage works. Drawings should include:

- Drain flow direction(s).
- Proposed/existing culvert sizes, locations, and schematics of any buried land drainage system.
- Typical cross-sections of proposed drains.
- Existing and proposed geodetic lot grade elevations (in metric).
- Public right-of-ways or easements.
- Outlet(s) of proposed drainage works (where water exits the development).
- *Design Drawings* are to be computer generated or professionally drafted to adequately depict the parameters and features of the development, clearly labeled with the legal land description (Section, Township, and Range E/W), and the municipality or local government where the development will be located.

Wetland Assessment Report:

A report prepared by a qualified wetland expert that delineates the location, extent, and Class of wetlands on properties slated for development. The information necessary for a comprehensive wetland assessment includes:

- Identification of aquatic plant species.
- Identification of soil types derived from direct observations of the soil profile, which may include the collection and analysis of soil samples.

- A historic aerial photo analysis of wetlands on the subject property.
- A map or maps illustrating the location, extent, area (delineated in acres), and Class of all wetlands within the proposed development area, overlaid on an aerial photograph.
- Photographs of each wetland, associated aquatic species, soils, and soil sample sites.
- Any other information deemed relevant to adequately assess wetlands within the proposed development area.
- Completion of a Wetland Compensation Form.
- If applicable, proof of compensation for the loss of any Class 3 wetlands.

Wetland Compensation Notice Form:

This form is used to identify areas of Class 3 wetlands on properties slated for development, such as the construction of a subdivision, and to provide proof of compensation for the loss of Class 3 wetlands.

Additional information may be found in [Section 5](#), or in the [Water Rights Regulation](#) – please follow the link below:

[Water Rights Regulation, M.R. 126/87 \(gov.mb.ca\)](#)

A copy of the [Wetland Compensation Notice Form](#) may be found in [Section 7](#).

Landowner Consent Form:

A form whereby a landowner (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development) provides written authorization to another party to construct water control works on their property, or outlet water onto their property.

A copy of the [Landowner Consent Form](#) may be found in [Section 7](#).

Additional information

- The construction of the water control works shall be in accordance with the methods and materials specified by the engineer.
- If the development intends to direct water through provincial infrastructure (Provincial Trunk Highway, Provincial Road, or Provincial Drain (culverts or drains)), then different drainage standards may apply. Please contact Manitoba Transportation and Infrastructure (MTI) for details.
- Where the Drainage and Water Rights Licensing Branch determines it to be appropriate, we may direct the applicant to carry out an engineering analysis of hydrologic regime changes, potential physical impacts, and proposed mitigation measures.
- In cases where increased post development runoff cannot be accommodated within the development, the Engineered Drainage Plan must detail how the developer will mitigate negative downstream impacts from an increase in surface water flows. *Note:*

Mitigation may include upgrading existing drainage infrastructure, such as culverts and drainage channels downstream, to accommodate additional runoff.

- A License to Construct Water Control Works is required for the entire proposed subdivision, and prior to any of the lots therein being developed.
- In situations where a developer has completed construction of a subdivision, and the local government is planning to take over administration and control of that subdivision, it is a requirement that the License to Construct Water Control Works issued for the subdivision be transferred to the local government at that time (see [Section 6](#)).
- The information required for subdivisions falling into this category shall be prepared by a professional engineer registered with *Engineers and Geoscientists Manitoba (EGM)*.

Section 5: Wetland Assessment and Compensation

Criteria

The following considerations with regards to wetlands should be taken into account when developing a property or subdivision:

- Class 1 and 2 wetlands may be altered, drained or filled with a valid License to Construct Water Control Works.
- With compensation and authorization granted by our Branch, Class 3 wetlands may be altered, drained or filled.
- Class 4 and 5 wetlands cannot be altered, drained or filled.

Requirements

1. A Wetland Assessment Report.
2. Completion of a Wetland Compensation Notice Form, and;
3. If applicable, proof of compensation for the loss of Class 3 wetlands, such as:
 - a. Restoration of a prescribed wetland.
 - b. Increasing the area of a prescribed wetland.
 - c. Permanent legal protection of a prescribed wetland.
 - d. Permanent legal protection of wetland enhancements.

Definitions

Wetland:

A *Wetland* is a marsh, bog, fen, swamp or ponded shallow water, including low areas of wet or water-logged soils that are periodically inundated by standing water that is able to support aquatic vegetation and biological activities adapted to the wet environment under normal conditions.

Wetland Classes:

Wetlands are divided into Classes using hydrologic, soil and vegetation criteria, as per Schedule C of the Water Rights Regulation. The specifics of each Class are outlined as follows:

Class 1: Ephemeral Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for one week or less during years with average moisture conditions. Class 1 wetlands frequently have low prairie species of vegetation such as Kentucky bluegrass, goldenrod and forbs.

Class 2: Temporary Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for a period between one week and one month during years with average moisture conditions. Water is frequently retained in a Class 2 wetland for long enough

to enable the establishment of wetland vegetation. Class 2 wetlands frequently have wet meadow vegetation such as fine stemmed grasses, sedges and associated forbs.

Class 3: Seasonal Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for a period between one month and three months. Class 3 wetlands are often dry by mid-June in years with average moisture conditions. However, in years with above-average moisture conditions, Class 3 wetlands may hold water for the entire year. Water is frequently retained in a Class 3 wetland for long enough to enable the establishment of wetland vegetation and gleysolic soils. Class 3 wetlands frequently have shallow marsh vegetation, such as emergent wetland grasses, sedges and rushes.

Class 4: Semi-permanent Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for more than three months, but not on a permanent basis. Class 4 wetlands will hold some water in years with average to above-average moisture conditions but can go dry in years with below-average moisture conditions. Class 4 wetlands typically have gleysolic soils. Class 4 wetlands frequently have marsh vegetation or submerged aquatic vegetation such as cattails, bulrushes and pond weeds in the central area of the wetland.

Class 5: Permanent Wetlands

A wetland that holds surface water caused by melting snow, high water table or precipitation permanently in years with average moisture conditions. Class 5 wetlands may go dry in years with well below-average moisture conditions. Class 5 wetlands typically have gleysolic soils. Class 5 wetlands have permanent open water in the central area that is generally free of emergent vegetation. Submerged plants may be present in the deepest part of the wetland with emergent plants on the edges of the wetland.

Wetland Assessment Report:

A report prepared by a qualified wetland expert that delineates the location, extent, and Class of wetlands on properties slated for development. The information necessary for a comprehensive wetland assessment includes:

- Identification of aquatic plant species.
- Identification of soil types derived from direct observations of the soil profile, which may include the collection and analysis of soil samples.
- A historic aerial photo analysis of wetlands on the subject property.
- A map or maps illustrating the location, extent, area (delineated in acres), and Class of all wetlands within the proposed development area, overlaid on an aerial photograph.
- Photographs of each wetland, associated aquatic species, soils, and soil sample sites.
- Any other information deemed relevant to adequately assess wetlands within the proposed development area.

Wetland Compensation Notice Form:

This form is used to identify areas of Class 3 wetlands on properties slated for development, such as the construction of a subdivision, and to provide proof of compensation for the loss of Class 3 wetlands.

Additional information may be found in the [Water Rights Regulation](#) – please follow the link below:

[Water Rights Regulation, M.R. 126/87 \(gov.mb.ca\)](#)

A copy of the [Wetland Compensation Notice Form](#) may be found in Section 7.

Section 6: Applying for a License

All water control works require authorization under the Water Rights Act, which includes Technical Drainage Plans and Engineered Drainage Plans. *To apply for a License to Construct Water Control Works, or to transfer an existing license, please follow the link below:*

[Environment, Climate and Parks | Province of Manitoba \(gov.mb.ca\)](https://www.gov.mb.ca)

Checklist

When submitting your application please ensure that the following items are included to prevent any delays in reviewing and licensing your project:

Site Map.

Technical Drainage Plan (see [Section 3](#)), or Engineered Drainage Plan (see [Section 4](#)), whichever is applicable.

Wetland Assessment Report (*please see [Section 5](#)*).

Written authorization from the landowner where the works will outlet (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development), completed and signed.

Once an approved license is issued by our Branch, a copy should be provided to the approving authority (Community Planning Branch, or Planning District) as written confirmation that our conditions have been satisfied.

Definitions

Landowner Consent Form:

A form whereby a landowner (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development) provides written authorization to another party to construct water control works on their property, or outlet water onto their property.

A copy of the [Landowner Consent Form](#) may be found in Section 7.

Site Map:

A *Site Map* consists of a drawing depicting the location and full extent of the proposed development in relation to other features on the landscape, such as adjacent developments, subdivisions, roads, waterways, etc., overlaid on an aerial photograph. The *Site Map* shall be clearly labeled with the legal land description (Section, Township, and Range E/W), the municipality or local government where the development will be located, and a North Arrow.

Water Control Works:

Water control works are defined as any dike, surface or subsurface drain, drainage, improved natural waterway, canal, tunnel, bridge, culvert, borehole or contrivance for

carrying or conducting water, that temporarily or permanently alters, or may, alter the flow or level of water, water in a water body, by any means, including drainage or changes, or may change the location or direction of flow of water by any means including drainage.

The Water Rights Act:

Section 3(1):

Except as otherwise provided in this Act or the regulations, no person shall

(a) in any manner whatsoever use or divert water, unless he or she holds a valid and subsisting licence to do so; or

(b) construct, establish, operate or maintain any works, unless he or she holds a valid and subsisting licence to do so; or

(c) control water or construct, establish, operate or maintain any water control works, unless he or she holds a valid and subsisting licence to do so.

For more information on the Water Rights Act and its associated regulations, please follow the link below:

[C.C.S.M. c. W80 \(gov.mb.ca\)](http://gov.mb.ca/c.c.s.m.c.w80)

Additional Information

- In situations where a developer has completed construction of a subdivision, and the local government is planning to take over administration and control of that subdivision, it is a requirement that the License to Construct Water Control Works issued for the subdivision be transferred to the local government at that time.
- In situations where there are multiple registered landowners on the land title, each registered landowner is required to apply separately for a License to Construct Water Control Works for the same subdivision. All of the required information should be submitted with each application.
- For multi-phase subdivisions, all phases may be applied for under one license, regardless of when each phase will be developed, provided the entire storm water drainage system for all phases of the subdivision are included in the Engineered Drainage Plan.
- A License to Construct Water Control Works is required for the entire proposed subdivision, and prior to any of the lots therein being developed.

Section 7: Forms

Wetland Compensation Notice Form

GENERAL INFORMATION:

Under The Water Rights Act and the Water Rights Regulation, Class 3 (seasonal) wetlands are eligible for drainage through authorization by license. As the proponent you must submit a Landowner Mitigation Form with your application demonstrating the mitigation process and how all options to avoid and minimize impacts to the wetland have been considered (see below). Any proposed loss of wetland benefits must be offset by compensation for lost acres of wetlands as required by The Water Rights Act and the Water Rights Regulation as set out in Schedule D.

Please note that a water rights license **will not** be issued for the drainage of Class 4 (semi-permanent), and 5 (permanent) wetlands. Licenses may be issued for projects that impact Class 4 and 5 wetlands under exceptional circumstances. For example, licenses impacting Class 4 and 5 wetlands may be issued where a project provides significant benefit to society (such as a highway, transmission line, flood infrastructure, etc.) and the impacts to the wetlands are unavoidable. In these situations compensation for the loss of wetland benefits is required to meet the no net loss of wetland benefits mandate in the Water Rights Act. In addition to demonstrating that avoidance and minimization have been considered, the applicant will need to provide justification for the exceptional circumstances that require wetland loss.

Wetland Assessment Process:

If Class 3 wetland:

1. Applicant declares wetland class on application form based on Schedule C of Water Rights Act Regulation 126/87 and the landowner guide to wetland classification.
2. The Water Resource Officer (WRO) will verify the classification of the wetland with technical data and tools available including the Stewart and Kantrud classification system, available wetland inventories, LiDAR and/or a site visit. The assessment will consider the wetland class definitions within the regulation and may also consider when necessary, vegetation zones; open water zones; and the presence of Gleysolic soils. Review of the wetland classification within the regulations is required to connect the wetland assessment with the class definitions.
3. The WRO will determine the area of the wetland that will be altered using the WALLAS map viewer along with the Canadian Wetland Inventory where available, LiDAR and/or a site visit, and may also consider, when necessary, vegetation and the presence of Gleysolic soils.
4. If the applicant wishes to challenge the wetland assessment the application will be reviewed by the Senior Water Resource Officer (SWRO) who will verify the assessment with a site visit. If the applicant wishes to further challenge the wetland assessment, they may enlist an individual qualified through formal education and professional experience to assess wetland classification.

If Class 4 or 5 wetland:

1. As noted above, a water rights license **will not** be issued for the drainage of Class 4 (semi-permanent), and 5 (permanent) wetlands. If a landowner has identified a class 4 or 5 wetland for a proposed water control works project, the proposal should be discussed with a WRO prior to initiating the application process.
2. They may enlist an individual qualified through formal education and professional experience to assess wetland classification to confirm the Classification.

WETLAND COMPENSATION:

An applicant seeking a license that would result in the loss or alteration of a Class 3 wetland must compensate for the loss of the wetland benefits. It has been scientifically demonstrated that restoration and enhancement of wetlands does not provide the same benefit of an intact wetland. Therefore when an intact Class 3 wetland is drained or altered, it is necessary to restore or enhance a larger area than the area impacted to maintain a no net loss of wetland benefits. The size of the area to be restored or enhanced is based on the ratios set out below.

Action	Restoring or increasing the area of a Class 3, 4, or 5 wetland	Permanent legal protection of wetland enhancements	Permanent legal protection of Class 1 or 2
Required Ratio	2:1	3:1	3:1

Compensation for loss of wetland benefits may take three forms as outlined in regulation: pay, purchase or perform.

Pay

An applicant may make a direct payment to the Wetland Mitigation Fund administered by Manitoba Habitat Heritage Corporation.

- Water Resource Officer completes a Wetland Compensation Notice identifying the size of wetland area impacted, and the payment amount required as compensation.
- The payment will be calculated using the following formula:
 - $\text{Payment} = \text{area of wetland impacted in acres} \times 2 \times \6000
- Applicant submits the required payment and the Wetland Compensation Notice to Manitoba Habitat Heritage Corporation.
- Manitoba Habitat Heritage Corporation completes a Wetland Compensation Invoice and submits it to the department on behalf of the applicant and the license is issued (assuming all other requirements are met).

Perform

An applicant may complete the restoration or enhancement of wetlands using their own resources.

- Water Resource Officer completes a Wetland Compensation Notice identifying the size of wetland area impacted.
- Applicant completes a Wetland Compensation Project Proposal and submits it to the department.
- The Director may approve the proposal or may require specified changes to the proposal.
- The compensation works in the Wetland Compensation Project Proposal must be registered or licensed as a separate project and are subject to all the requirements of the Water Rights Regulation. Director approval of the Wetland Compensation Project Proposal **does not** replace the need to register/license the project.
- The applicant must complete all compensation works in accordance with the requirements set forth in the approved proposal to the satisfaction of the Water Resource Officer prior to a license being issued.

WETLAND COMPENSATION NOTICE FORM

Application File #:

Name:
Municipality:
Watershed District:
Water Resource Officer:

Wetland Assessment:

Explanation of process used to assess wetland class and size (for example, wetland inventory, aerial photo, LiDAR, vegetation, soils, site inspection date, experts consulted etc.)

Wetland	Wetland Class	Total Area (acres)	Area of impact (acres)	Process used for assessment
1				
2				
3				
4				

Compensation Options (only one option is required)

Pay:

Total payment required for compensation of works that alter a wetland is \$ _____

Required Payment = area of wetland impacted x 2 x \$6000

If pay is selected as the compensation option, the proponent should submit this notice with full payment to Manitoba Habitat Heritage Corporation. Upon confirmation of full payment received by Manitoba Habitat Heritage Corporation, Sustainable Development will issue a license for proposed works.

Perform:

Area of wetlands impacted to be compensated for: _____ acres X compensation ratio (2:1 or 3:1)

Approval of a Compensation Proposal and evidence of completion of all works in the proposal are required prior to the license being issued. The compensation works must be registered or licensed as a separate project and are subject to all requirements of the Water Rights Regulation. Director approval of the Compensation Project Proposal is not a substitute for the registration/licensing process. (No standards of construction or design for perform option)

Water Resource Officer

Date

WETLAND COMPENSATION RECEIPT: WETLAND MITIGATION FUND

This receipt fulfills the PAY option for wetland compensation under the Water Rights Regulation.

Upon receipt of the Wetland Compensation Notice and full payment outlined in the Compensation Notice from the proponent, Manitoba Habitat Heritage Corporation will complete the Wetland Compensation Receipt and submit it to the department on behalf of the applicant.

Applicant Name:
Location of Wetland Impacted (legal land description):
Area of Wetland Impacted:
Payment Required:
Area of wetland impacted (acres) x 2 x \$6000

The amount of \$ _____ has been received by Manitoba Habitat Heritage Corporation as compensation for loss of wetland benefits as a result of drainage works approved in the Water Rights License identified above.

Received by:

Representative of MHHC

Date:

WETLAND COMPENSATION FORM – PERFORM OPTION

Applicant:

Name:
Application File #:

Compensation Design Plan:

Please attach a description of the compensation plan including approved actions and ratios per the table below.

Action	Restoring or increasing the area of a Class 3, 4, or 5 wetland		
Required Ratio	2:1		

Please include a photo, sketch, plan, or drawing that depicts an accurate representation of the proposed works. Please include flow direction, description of all works (including depth and distance) north arrow and location of the works and / or an industry accepted engineering plan and construction standards.

Approval of Proposal:

Director/WRO

Date

Verification of completion of compensation works

Water Resource Officer

Date

Gillian Kolody

From: +WPG569 - Drainage <drainage@gov.mb.ca>
Sent: Monday, February 23, 2026 3:15 PM
To: Gillian Kolody
Subject: RE: S26-3133
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: Gillian Kolody <gillian@rrpd.ca>
Sent: February 19, 2026 9:21 AM
To: Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; tony.kreml@7oaks.org; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; AIELLO-WILKS, Cathy <cathy.aiello-wilks@canadapost.postescanada.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S26-3133

Hello,

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

Subdivision application S26-3133

Roll numbers 52700, 52000, and 50105 in West St. Paul

Civic addresses 335 Minehaha Avenue, 3797 Main Street, and an unaddressed property on Main Street

Creating 100 new lots (102 lots total) and public roadways, see application for lot sizes

This application is associated with zoning by-law amendment BL2026-01 “P”

Best,

DATE: 2026-03-02

TO: Landmark Planning & Design Inc.
c/o Andrei Friesen
298 Waterfront Drive
Winnipeg, MB R3G 2G8

FROM: Archaeological Assessment Services Unit
Historic Resources Branch
Manitoba Sport, Culture, Heritage and Tourism
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB
R3B 1N3

T: (204) 945-2118 F: (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: File: S26-3133
AAS File: AAS-25-25137
Proposal to subdivide land located at RL 0023-PA - RL 0025-PA
(335 Minehaha Avenue, 3797 Main Street, and an unaddressed property on Main Street) RM of West St. Paul
Owners: Thiessen Towers Inc.

Concerns

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the locations in conjunction with Branch records for areas of potential concern. Notably, the development footprint is in proximity to the Red River, numerous known archaeological sites and historic parish buildings as well as historic cart trails and sites of a sensitive nature. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources; therefore, the Historic Resources Branch has concerns.

Legislation

Under Section 12(2) of [The Heritage Resources Act](#) (the Act), if there is reason to believe that heritage resources or human remains upon or within or beneath lands are likely to be damaged or destroyed by any work, activity, development or project, then the Minister may require a proponent to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project's start. As per sections 46 and 51 of the Act, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources.

A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit. Please find attached a flow chart outlining the general process of an HRIA.

HRIA Expectations

The Branch will work with the proponent/landowners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. Any exceptions require planning and consultation with the HRB.

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

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

*Historic Resources Branch
Archaeological Assessment Services Unit*

This Consultant List contains the names of consultants who have identified themselves to Archaeological Assessment Services, Historic Resources Branch as being available to conduct heritage resource impact assessment and management studies, as well as consultants with expertise in associated fields. The list is not intended to be exhaustive as there may be other consultants eligible to conduct such work that do not appear on the Consultant List. It is the responsibility of those wishing to appear on this list to update their working status every year.

The Consultant List is provided for information purposes only. The Historic Resources Branch makes no recommendation with respect to this listing. It is not intended as a statement of professional qualifications. All firms in this listing have staff qualified to apply for a Heritage Permit. The Province of Manitoba is not responsible for any errors or omissions on the Consultant List, and assumes no responsibility or liability for the acts or omissions of any person or firm on the Consultant List contained herein.

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AECOM Canada ULC.
99 Commerce Dr
Winnipeg, Manitoba
R3P 0Y7
aecom.com

AECOM Canada ULC.	99 Commerce Dr Winnipeg, MB R3P 0Y7	Phone 204-477-5381
	300, 48 Quarry Park Boulevard SE Calgary AB T2C 5P2	Brent Murphy Brent.murphy@aecom.com 403-835-2958
	250 York St. London, ON N6A 6K2	Samantha Markham Samantha.markham@aecom.com 226-378-9069

AECOM is built to deliver a better world. We design, build, finance, maintain and operate infrastructure assets for governments, businesses and organizations in more than 150 countries. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital.

The AECOM Cultural Resources Department, formed in 2007, provides archaeological, built heritage and cultural heritage landscape services to a wide variety of public and private sector clients across Canada. We have a multidisciplinary Cultural Heritage team of dedicated researchers, archaeologists, cultural heritage specialists, and heritage planners that offer a range of services. AECOM’s Cultural Heritage team has the right mix of skill sets, experience, relationships, and understanding of cultural resource management and working with multiple stakeholders (notably Indigenous communities). AECOM provides a full range of cultural resource management services including:

- **Heritage Resource Impact Assessment**
- **Desktop Heritage Resource Overview**
- **Heritage Resource Protection Plans**
- **Modelling and Constraints Mapping**
- **Historical and Archival Research**
- **Built Heritage**
- **Traditional Land and Resource Studies**
- **Indigenous Engagement**

Agassiz-CRS
#3305-197 Victor Lewis Drive
Winnipeg, Manitoba
R3P 2A4

Contact:

Mark Paxton-MacRae

Owner

Phone : (204) 509-4757

Email : Paxton-macrae@agassiz-crs.ca

Website : <http://agassiz-crs.ca/>

Agassiz C.R.S. is a Manitoba based cultural heritage service company formed in 2015 to provide projects, developers, individuals, and First Nations of Manitoba with comprehensive and professional archaeological, anthropological and historic resource services. We have experience working on sites throughout Canada including Manitoba, Saskatchewan, and Ontario, as well as international experience. We can provide engagement with the public through professionally led public archaeological excavations and programming.

We offer First Nations consultation and engagement. We are interested in providing consultation to First Nations on archeology and heritage concerns relating to land development. Agassiz is currently working with Peguis First Nation on several projects.

Our services include:

Heritage assessments:

Project and regional mapping via GIS software and drone software,
HRIA (historic resource impact assessment),
HRO (historic resource overview),
Archaeological mitigation, monitoring and post impact assessment,

Research:

Archival research,
Historical research,
Site and region specific research,

Consultation:

First Nations engagement,
TLU (traditional land use),
ATK (Aboriginal traditional knowledge),
Public consultation.

We have experience in managing projects that range from one-day, two-person site surveys up to large regional studies and multi-year archaeological excavations employing a large work force. We also have considerable experience in coordinating archaeological research with industry requirements.



ATLHERITAGE SERVICES
Unit 10 – 3810 Burrton Avenue
Saskatoon, SK
S7P 0E4
www.atlheritage.ca

Contact: Mike Markowski
Title: Director, Principal Archaeologist
Phone : c. (306) 370-9972; o. (306) 242-2822
Email : mike.markowski@atlheritage.ca

Atlheritage has built a strong and respected reputation with helping our client's navigate the Heritage regulatory approval process. We understand and appreciate developments, which is why we work closely with our clients to ensure regulatory requirements (i.e., Heritage Resources Impact Assessments) are professionally and efficiently completed to ensure Heritage Clearance is achieved well in advance of construction schedules. **HRIs are our expertise.** Most importantly, we pride ourselves in our commitment and customer service we provide to our clients while working closely with the Historic Resources Branch.

Atlheritage consists of a group of respected archaeologists with extensive heritage assessment experience across the Prairies. Our areas of expertise include:

- Heritage Desktop Studies
- Heritage Resource Reviews and Project submissions to the Historic Resources Branch.
- Heritage Resources Impact Assessments (HRIA)
- Archaeological Monitoring and Post-Impact Assessments
- Heritage Resources Impact Assessment – Mitigation (HRIA-Mitigation)
- Traditional Land Use Studies (TLU)
- Traditional Knowledge Studies (TEK)
- Cemetery Management (mapping marked and unmarked graves)
- Ground Penetrating Radar (GPR)

Atlheritage is a division of ATL Group of Companies Limited (ATL Group). ATL Group provides niche consulting services specializing in Heritage/Archaeology (Atlheritage Services), engagement, facilitation, and communications (Atlwest Communications), and GIS and AutoCad mapping services (Prairie Mapping Industries).

Big Muddy Heritage Consulting Ltd.

127 Centre St.
Coronach, SK S0H 0Z0
www.bigmuddyheritage.com
P. 306-265-7622

Contacts:

Dr. Dan Meyer – President and Senior Project Archaeologist
dan@bigmuddyheritage.com

Destiny McPeek – Senior Archaeologist
destiny@bigmuddyheritage.com

Big Muddy Heritage Consulting Ltd. (BMHC) is an archaeological, heritage, and historic resources consulting firm based in Saskatchewan, and offering services throughout western Canada. BMHC works with industrial proponents, government agencies, and Indigenous communities to meet requirements of Provincial, Territorial, and Federal regulations regarding the identification, assessment, protection, and investigation of heritage resources including archaeological and historic sites. At Big Muddy Heritage Consulting, we have the expertise and means to complete heritage resources projects throughout Manitoba, Saskatchewan, Alberta, Northwest Territories, and Yukon. We do this by providing comprehensive consulting services focusing on heritage and archaeological impact assessments that are tailored to the unique needs of each client.

In Manitoba, we offer several services to help private, government, and Indigenous development proponents to meet the requirements of The Heritage Resources Act and the guidelines for Heritage Resources Impact Assessments and other applicable guidelines and legislation. These services include Heritage Resources Overviews (HRO), consultation with the Heritage Resources Branch (HRB) on Terms of Reference for HRIA work, Heritage Resources Impact Assessments, Heritage Resources Impact Mitigations, Indigenous Engagement and Traditional Use Studies, Construction Monitoring, and Expert Testimony.

Our President and Senior Project Archaeologist, Dr. Dan Meyer (RPA 17246), has over 30 years of experience in heritage resources management. He has directed and participated in numerous Heritage Resource Studies or Archaeological Impact Assessments as a Project Archaeologist throughout the northern Plains, Boreal Forest, Sub-Arctic, and Eastern Slopes since 2001, in addition to his other experience across North America including Alberta, British Columbia, Manitoba, Northwest Territories, Saskatchewan, Chiapas (Mexico), New Mexico, Colorado, Wyoming, North Dakota, Vermont, and Yellowstone National Park. In Manitoba, Dan has undertaken HRIA work on behalf of clients such as Manitoba Hydro, Parks Canada, Shared Health Manitoba (with Architecture49). Dan has expertise in directing regional surveys and large-scale excavations of complex, multi-component sites, has conducted extensive surveys for forestry and mining clients, has produced predictive models, and authored Heritage Resources Protection Plans. Dan has supervised over 100 field assessment projects that have recorded over one thousand five hundred archaeological sites in the last twenty-three years. Many of the projects with which he has been involved have had Indigenous consultation or traditional use components. Dr. Meyer is assisted in HRIA work by Senior Archaeologist Destiny McPeek, whose 8-year career has seen involvement in heritage projects for the oil and gas industry, forestry, and mineral exploration throughout Manitoba, Saskatchewan, Alberta, Northwest Territories, British Columbia, and Ontario. Destiny worked on Enbridge's Line 5 Replacement project in Manitoba. Destiny has strong historical family ties to the Red River Métis community.

Canada North Environmental Services
211 Wheeler Street
Saskatoon, Saskatchewan
S7P 0A4

Contact:

Karmen VanderZwan

Heritage Division Manager / Senior Archaeologist

Phone: 306-652-4432 (office); 306-227-8182 (cell)

Email: karmen.vanderzwan@cannorth.com

Website: <https://cannorth.com/>

Canada North Environmental Services (CanNorth) is a multidisciplinary and comprehensive heritage, engagement, and environmental consulting company. We are 100% First Nations owned. We offer specialized and expert services that are geared towards helping clients achieve regulatory compliance under heritage and environmental legislation. We have the capacity to handle both large and small projects.

Since 1997, CanNorth has provided high quality environmental and heritage services to a diversity of clients for a wide range of project types. Our experienced, interdisciplinary team offers the technical skills and knowledge to protect the environment, satisfy regulatory requirements, benefits our clients, and support local communities.

Heritage services are provided through CanNorth's Heritage Division. We provide to our clients a wide range of services, including:

- Heritage Resource Impact Assessment and Mitigation (HRIA, HRIA-M),
- Archaeological monitoring and post-impact assessments,
- Project referrals,
- Archaeological consulting,
- Traditional Land Use studies (TLU),
- Archival and historical research, and
- Indigenous engagement.

Our heritage programs are delivered with the same high-quality commitment to service and excellence that have made CanNorth a proven leader in environmental programs and consulting services.

Circle CRM Group Inc.
4807 32 St, SE
Calgary Alberta
T2B 2X3
Tel: (403) 984 8189
Website: <http://www.circleconsulting.ca>

Contacts:

Margarita de Guzman	Kristin McKay
Managing Director	Senior Manager
c: 403 891 5617	c: 780 977 3157
marg@circleconsulting.ca	kristin@circleconsulting.ca

Circle CRM Group is a heritage resource consulting company with offices in Calgary and Edmonton, Alberta, as well as a seasonal office in Williams Lake, BC. We are professional archaeologists who share a common mission: to protect and promote understanding of heritage resources. We believe in a balance of practical growth and development while preserving our cultural resources for future generations. Through great teamwork and collaboration, we deliver consistent, quality heritage resource services that exceed our client’s expectations.

In its 25-year span, Circle CRM Group has completed archaeological assessments in BC, Alberta, Saskatchewan, Manitoba, the Yukon, and the Northwest Territories. Circle’s managers and senior permit holders have extensive experience in all matters relating to heritage resources; each have over 20 years of archaeological experience, the majority of which are as a permit-holding archaeologists in western Canada.

Circle CRM Group has extensive experience in providing the following list of services across western Canada.

- Heritage Resources Impact Assessments (HRIAs)
- Heritage Resources Impact Mitigations (HRIMs)
- Heritage Resource Overviews (Desktop Assessments)
- Construction Monitoring and Post-Impact Assessments
- GIS Services
- Palaeontological services
- Traditional Land Use
- Traditional Ecological Knowledge

Circle CRM Group is also committed to an Indigenous Inclusion Strategy and Work Plan that strives to support the rising presence of Indigenous Peoples in the field of archaeology and cultural resource management in western Canada. Our vision is to create and nurture an inclusive space for open dialogue and collaboration with Indigenous Peoples and communities throughout all phases of archaeological services provided to our clients, wherever possible.

Ember Archaeology – a Division of Tree Time Services Inc.

Unit 260, 2121 Premier Way

Sherwood Park, Alberta

T8H 0B8

Tel: (780) 472-8878

Website: www.emberarchaeology.ca

Email: contact@emberarchaeology.ca

Contact:

Madeline Coleman, MA

Senior Archaeologist, Accounts Manager

Phone : 780-289-8914

Email : mcoleman@emberarchaeology.ca

Ember Archaeology, a division of Tree Time Services Inc (TTSI), is an Alberta based cultural heritage service company. Started in 2008 (re-branded as Ember Archaeology in April 2021), we provide historic resource management planning and impact assessment services to help our clients manage their impact on heritage resources. We also provide advice, assessments, surveys, reclamation and other consulting services to all sectors: Forestry, Oil and Gas, Aggregate Companies, Urban and Rural Municipalities, Education and Recreation based Non-Profit Organizations, Infrastructure, Transportation, and Utility Companies.

We have developed a strong reputation in our field based on using scientifically demonstrable methodology. Our archaeology team has grown to include eight permanent staff, all of whom are eligible to hold archaeological research permits in multiple provinces. Our principal business is annual historical resource management programs for the forest industry. We currently serve clients with operations from Sundre to Fort McMurray. This specialization has led Ember Archaeology to invest in the identification and development of best practices for archaeological survey. In addition to forestry we conduct Impact Assessments and Impact Mitigations for gravel pits, recreational developments, transmission lines, and highway projects. Ember is also capable of completing Ground Penetrating Radar projects (GPR).

Our services include:

- Historical Resources Overview (background research, including traditional land use)
- Development screening
- Heritage Resources Impact Assessments
- Archaeological Mitigation, Monitoring, and Post-Impact Assessments
- Applications of Geographic Information Systems (GIS)
- pXRF sourcing
- Community engagement (information sessions, written materials, public excavations)
- Ground Penetrating Radar (GPR)

Public outreach is highly valued at Ember Archaeology. We work to engage all ages and communities through public education, social media, non-technical reports, and First Nations engagement. We have also undertaken a range of community archaeology projects and services including:

- Site / Excavation Tours – a chance for the community to see archaeology in action
- Archaeology Roadshows – allows hands-on experience with the type of artifact reproductions and activities; communication of archaeological assessments completed near the community.
- School visits – students become an archaeologist for a day by participating in an interactive presentation and then try to classify, date, and interpret an archaeological using what they learned.



InterGroup Consultants Ltd.

300-259 Portage Avenue

Winnipeg, MB, R3B 2A9

Tel: (204) 942-0654

Website: <http://www.intergroup.ca>

Contacts:

Amber Flett, M.A., RPA

Principal & Senior Archaeologist

E: aflett@intergroup.ca

Daniel Szot, M.A.

Archaeologist, GIS & Drone Technician

E: dszot@intergroup.ca

InterGroup is an independent, multi-disciplinary firm based in Winnipeg, Manitoba. We have over 50 years of experience providing cultural, archaeological, socio-economic, public engagement and regulatory consulting services to clients across Canada.

Our Heritage Team has experience in managing all phases of project development from planning stages through implementation and mitigation. We are knowledgeable in governmental requirements and guidelines related to the management of heritage resources and successfully assisted in licensing numerous large-scale development projects. InterGroup's heritage professionals provide all levels of archaeological assessments, engagement, and consultation services, working closely with Indigenous communities and local stakeholders. We pride ourselves on providing high quality services that meet the client's need, on time and on budget with expertise in the following areas:

Heritage Assessments

- § Heritage Resource Impact Assessment (HRIA)
- § Heritage and Cultural Mitigation and Monitoring Programs
- § Archival and Historical Research

Community Engagement

- § Indigenous Engagement and Consultations
- § Archaeological Education, Outreach, Public Excavation Programs

Museum and Curation

- § Collections Management
- § Exhibit Design and Curation
- § Repatriation
- § Grant Writing

GIS and UAV/Drone Services

- § GIS Mapping and Predictive Modeling
- § Traditional Land Use and Occupancy (TLUO) Studies and Mapping Services
- § Cemetery Mapping and Documentation

Jacobs
411 1st St. SE Suite 2700
Calgary, AB
T2G 4Y5
Website: Jacobs.com

Contact:
Name: Tobi Krahulic
Title: Lead Archaeologist
Phone : 403-407-8555
Email : tobi.krahulic@jacobs.com

Jacobs provides comprehensive services regarding the management of archaeological, palaeontological, and historical resources. Jacobs effectively fulfills time-critical heritage requirements while promoting and preserving the past for future generations. Municipal, provincial and territorial legislation regulates the protection of cultural properties and resources. Our team of experienced professionals is intimately familiar with the legislation and provides the knowledge and skills necessary to comply with regulations. Services Provided: Heritage Resource Overviews; Heritage Resource Impact Assessments (HRIA); Archaeological excavations and Mitigations; Site Delineation and Inventory; Heritage Resource Protection Plans, and Construction Monitoring.

KGS Group Inc.
3rd Floor – 865 Waverley Street
Winnipeg, Manitoba
R3T 5P4
Phone: 204-896-1209
Fax: 204-896-0754

<https://kgsgroup.com/services/environmental/archaeology-and-heritage-resources>

Contacts:

Kristian Sullivan, M.A., R.P.A.
Cultural Heritage Lead

Laura McRae, M.A., C.A.H.P., R.P.A.
Archaeology Lead

Office: 306-500-2357 ext. 772
Cell: 639-471-2921
Email: ksullivan@kgsgroup.com

Office: 204-896-1209
Cell: 431-554-0136
Email: lmcrae@kgsgroup.com

KGS Group offers the complete line of archaeological and heritage resource assessment services. Our services encompass all aspects of heritage assessment with a focus on identifying and managing heritage resources. Our experienced team of experts provide clients with tangible, workable solutions to heritage management issues by offering a vast array of investigation, avoidance, and mitigation strategies. Our archaeologists are experienced working with regulatory agencies, proponents, construction teams, stakeholders, and Rightsholders to support project objectives. KGS archaeologists work to stay true to project timelines and objectives while still meeting regulatory requirements concerning heritage resources.

Our areas of expertise include:

- Regulatory engagement
- Desktop heritage sensitivities review and analysis
- Heritage resource inventories and overviews
- Heritage Impact Resource Assessments (HRIAs)
 - Pedestrian Surveys
 - Shovel Testing Programs
 - Deep Testing Activities
 - Mitigative and salvage excavations
 - Artifact cataloguing and analysis
- Heritage construction monitoring
- Heritage resource protection plans
- Post-construction heritage impact surveys
- Public engagement
- First Nation and Métis Consultation

Lifeways of Canada Limited

**105, 809 Manning Road N.E.
Calgary, AB T2E 7M9
www.lifewaysofcanada.com
P. 403-730-9461
F. 403-730-5192**



Contact:

Claire Bourges M.A. – Managing Partner and Senior Project Archaeologist

Claire@lifewaysofcanada.com

Miriam Reichel-Bodner – Senior Project Palaeontologist

Miriam@lifewaysofcanada.com

Lifeways of Canada Limited (Lifeways) is a private company specializing in archaeological, palaeontological, and heritage consulting. Incorporated in 1972, we are proud to stand as one of the longest operating heritage resources consulting and contracting companies in western Canada, providing services to government, private industries, and Indigenous communities in western and northern Canada.

We provide a complete spectrum of heritage resources work to ensure that all *Heritage Resources Act* clearances are granted and in place for our clients in a timely manner. These include:

- Heritage Resources Overviews (HRO) – submissions to the Historic Resources Branch (HRB) for project guidance, approvals, and/or requirements;
- Liaison to acquire Terms of Reference from HRB;
- Heritage Resources Impact Assessments (HRIA)- field studies meant to assess in detail a development area;
- Heritage Resources Impact Mitigations (HRIM) – the excavation and mitigation of all sites needing clearance that cannot be avoided by the developer;
- Construction monitoring – archaeological and palaeontological monitoring of construction activities to mitigate impact to Heritage Resources;
- Palaeontological Overviews, HRIAs, and Monitoring;
- Development of Heritage Resources Protection Plans;
- Archival Research;
- First Nations Consultation, Indigenous Engagement, and Traditional Use Studies;
- Expert Testimony at hearings; and
- Public archaeology programs, tours, and lectures.

Lifeways' Experienced Staff

We are a private company with a sizeable, full-time, permanent team who work efficiently together and are able to adapt quickly to Project-specific needs. Lifeways provides field supervision and labour and all required follow-up lab, mapping, and reporting tasks for projects of all levels. We are proud of our large and full-time permanent staff with a very low rate of turnover, who have the experience and clear understanding of Provincial Regulations to execute all of our projects efficiently. Four of our Senior Project Archaeologists are partners in the company and have a vested interest in providing the highest level of service to our clients. Currently we have six Project Archaeologists and one Project Palaeontologist (with M.A.s or Ph.Ds.) who are permitted to conduct fieldwork in Manitoba, Alberta, British Columbia, Saskatchewan, Northwest Territories, and Yukon. Eight Senior and Junior Archaeologists (with B.A.s, B.Sc.s., or M.A.s) work as field assistants, lab technicians, draftspersons, GIS specialists, and researchers for the company. Collectively we have over 230 years of experience in heritage resources. We provide expertise in lithic and faunal analysis, Precontact and Historic Period sites, fossil processing, archaeological and palaeontological potential modeling, GIS applications and archival research.

NORTH ROOTS RESEARCH
15080 31W
Stanley, Manitoba
R6T 0B4

Contact:

Lisa C. Bobbie, M.A.
Senior Archaeologist/Historical Researcher
Phone : 204-997-3626
Email : Lbobbie@northrootsresearch.ca
Website : www.northrootsresearch.ca

North Roots Research is an independently owned, Manitoba-based company that provides high-quality, practical and cost-effective heritage solutions for your development needs. Our professional archaeologists offer a full range of services involving archaeological, historical and Indigenous research across Manitoba, Saskatchewan and northern Ontario.

Our considerable experience has involved all scales of projects for a variety of clients including: private landowners, large and small-scale developers, governmental agencies and Indigenous communities and organizations. We collaborate with our clients to tailor services that preserve and manage heritage and cultural resources while facilitating sustainable and progressive development. North Roots Research delivers timely, focused products, ensuring our clients are in compliance with regulatory heritage requirements and legislation while managing project needs and timelines. These services may be integrated with other environmental, economic and social impact studies, or as stand-alone investigations.

Our Services Include:

- Heritage Resource Impact Assessment (HRIA) – Stage 1 through 4
- Heritage Resource Impact Monitoring (HRIM)
- Historical Resource Overviews (Desktop studies)
- Cultural and Heritage Protection Planning
- Traditional Knowledge & Land Use Studies
- Geographic Information System (GIS) Mapping Technology
- Archaeological Educational Programming & Training
- Modelling & Constraints Mapping

PEMBINA PALEONTOLOGY

Box 47

Pilot Mound, Manitoba

R0G 1P0

Contact:

Name – Joseph & Anita-Maria Hatcher

Title – Vertebrate Paleontologists

Phone : (431) 773-8881

Email : pembinapaleo@gmail.com

Website : www.pembinapaleo.com

Facebook: www.facebook.com/PembinaPaleo

Pembina Paleontology was established in 2021 by Manitoba's most published vertebrate paleontologists, Joseph and Anita-Maria Hatcher to ensure Manitoba's paleontological record is preserved for future generations through research, conservation and education. In addition to public fossil digs and virtual educational programming, some of the consulting services that we offer include:

Paleontological Impact Assessments

Through the Manitoba Heritage Act of 1987, most earthworks that are planned in Manitoba near established vertebrate fossil bearing horizons will require a paleontological impact assessment. With over 30 years of combined professional paleontology experience, our team is uniquely suited to acquire the proper heritage permits, provide fossil resource management plans, impact evaluations and mitigation plans, construction monitoring and data capture, stratigraphy, and fossil preparation.

Film Advisory Consultation

We offer a variety of paleontology services for the film and gaming industry. From our expertise in dinosaur and marine reptile paleontology, your creative team will flourish with authenticity in their designs! From pre-production concepts to on-set guidance and post-production follow through, your next dinosaur film will roar to the front of the line! Whether you're writing the script or in charge of art, design or animal animation in gaming entertainment, our vertebrate paleontologists are available for hire as science consultants. Let our expertise lend to your vision a unique sense of authenticity. Our scientists work *with* you to blend scientific accuracy with in-game or movie magic so that your work shines like a Hollywood star! Contact us about your customized project.

Museums, Zoos & Aquariums

Is your institution planning a new dinosaur exhibit, or that truly unique aquarium theme that represents the Cretaceous Seas of Manitoba? Consult with the professionals and bring scientific accuracy to your concepts and elevate them to world-class innovations!



Respect Heritage Consulting

202 29th Street West
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Contact:

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Senior Archaeologist

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Website: www.RespectHeritage.ca

Respect forms the basis of all great relationships. Our primary guiding principle, at RESPECT HERITAGE CONSULTING we build respect into everything we do. Respect for the history of the land and its people; Respect for team members; and Respect for you, the client. You can choose our firm with confidence we will invest in a mutually beneficial, long-term relationship with you, your company and your community.

Alan Korejbo is RESPECT HERITAGE CONSULTING's founding archaeologist. His over 20 years of archaeological experience has included working with some of the largest environmental firms in Canada. Alan's considerable knowledge of heritage legislation and regulatory process ensures regulatory compliance for your project that is *on time, and on budget.*

RESPECT HERITAGE CONSULTING provides you with proven experience and cost-effective services. Alan and his knowledgeable team deliver effective heritage resource management for your project.

Heritage, Archaeology, and Community Services:

- Heritage Resource Impact Assessments (HRIA)
 - Including pre-impact, post-impact, monitoring, and mitigation
 - Identification of human and faunal remains, ethnobotanical analysis, archival research, GIS mapping services, and DStretch photography analysis
- Heritage Resource Overview (desktop heritage screening)
- Project referrals and submissions
- Traditional Land Use Studies (TLU)
- Indigenous collaboration
- Community engagement
- Public outreach and education

Stantec Consulting Ltd.

Contact:

Butch Amundson

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Stantec Consulting Ltd. provides a full range of heritage resource impact assessment and cultural management services. Through our experienced staff, we are able to integrate archaeological, historical and oral history investigations into comprehensive environmental assessment studies, heritage resource impact assessments, heritage resource management strategies, assistance with land claim entitlements and heritage resource surveys to record land use activities on private, public and traditional lands from the recent to the ancient past.

Our staff has the background skills in archaeological site survey, site excavation, interpretation and reporting, geophysical studies, GIS mapping, extant building recording, heritage displays and cultural resource management strategies. Stantec also offers laser imaging, high resolution historical air photo analysis (to map now extinct sites), cemetery rehabilitation, mapping and unmarked grave location and artefact conservation.

Stantec has developed a Traditional Land Use and Traditional Ecological Knowledge group who have completed a number of studies across Canada for various environmental assessment projects. These projects have involved Stantec staff completing the studies through assistance with the First Nation communities or facilitating independent community studies.

SYNERGY LAND AND ENVIRONMENTAL SERVICES LTD.

1501 13 St,
Brandon,
MB R7A 4S7

Contact

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Synergy Land and Environmental Services Ltd. offers a full range of heritage consulting services. With over 15 years of archaeological experience our staff aim for the most reliable and economical solutions to satisfy all client and regulatory requirements. Using our live data capture methods, we can supply clients with real time data, allowing them to make decisions while crews are still in the field, saving both time and cost. Our archaeological consulting services include archaeological modelling, Heritage Resource Impact Assessments, artifact analysis, and artifact cataloguing.

Western Heritage: Winnipeg

30-360 Main Street Unit 13B - PMB#326

Winnipeg, MB R3C3Z8

Website: www.westernheritage.ca

Telephone: (204) 944-8325

e-mail: projects@westernheritage.ca

Contacts:

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	322 Duchess St. Saskatoon SK S7K 0R1	Phone: (306) 975-3860 Toll Free: 1-877-699-0784 www.westernheritage.ca	• Jim Finnigan finnigan@westernheritage.ca • Peggy McKeand pmckeand@westernheritage.ca

Western Heritage is a multi-provincial firm that has been providing archaeological and other heritage services since 1990. Our Winnipeg office, formerly Quaternary Consultants, has extensive experience in working throughout Manitoba. The scale of projects has ranged from small survey projects to large scale excavation projects.

Archaeological services include heritage overviews, compliance-based heritage overviews, archaeological assessment and excavation projects. We have worked across the province from the US border, to as far north as Churchill. We regularly work with First Nations' and Métis communities and community monitors. We have provided training for indigenous archaeology teams.

Our technical services include satellite-based remote sensing, digital landscape mapping (GIS) and specialized archaeological and land management software development. Our specialized services include heritage potential modeling, archaeological magnetic, radar, and resistivity surveys, detailed soil studies and POSL dating. Western Heritage has nearly 20 years of experience in mapping cemeteries with GPR.

In addition to archaeology, we provide services in the area of indigenous consultation and engagement, traditional land use and traditional environmental knowledge studies and archival research.

All Manitoba employees are covered by comprehensive professional liability and WCB insurance. Western Heritage has an Energy Safety Canada COR.

White Spruce Archaeology Inc. (WSA)

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[Information for Landowners](#)

[Information for Resource Developers](#)

[Information for Engineering Firms](#)

[Information for First Nation Communities](#)

White Spruce Archaeology Inc. (WSA) is the oldest heritage firm in Manitoba and will provide expert support for the project's archaeological assessments. WSA archaeologists are qualified and licensed to conduct heritage work in Manitoba and Ontario.

The work conducted by WSA includes Heritage Resource Impact Assessments (HRIA), Traditional Land Use (TLU) and occupancy studies, archaeological survey and assessments related to sustainable development. WSA has undertaken archaeological and heritage studies for a variety of local government agencies, engineering firms, resource extraction developments and homeowners. We take pride in our commitment to working with local First Nations communities and maintain a policy of training and employing First Nations people within whose traditional territory we work for positions as field assistants.

Archaeological assessments, including HRIA typically include background research (archaeological inventory, review of historical literature, review of geology and the natural environment), TLU data collection and analysis, field research, and reporting according to provincial guidelines and regulations. When initiating an archaeological assessment, WSA will first apply for a heritage permit and begin discussions with First Nation communities, if needed. Once the heritage permit is received, WSA acquires archaeological site information for the study area and begins to review the geographic, land use, and historical information. Current literature about the area is reviewed and existing conditions in the study area are examined to assist in the identification of areas heritage potential and devise an informed strategy about which surface and subsurface survey methods would be used. WSA has experience, expertise and technology to manage, analyze and store the land and archaeological databases using geographic information systems platform.

Based on preliminary information gathering and fieldwork, when required, WSA reviews and summarizes what is known about the archaeology, history and prehistory of the study area and proposes recommendations to either clear the area of archaeological concern, or if this is not possible, WSA will work with the proponent to develop a strategy for long-term protection of impacted archaeological sites. If protection of archaeological resources is not a viable option due to project design, WSA would conduct an archaeological excavation to document and recover artifacts prior to construction. WSA adheres to provincial guidelines regarding the excavation and processing of artifacts.



WSP Canada Inc.

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WSP: <https://www.wsp.com/en-ca>

WSP Heritage: <https://www.wsp.com/en-CA/services/archaeology-and-heritage>

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WSP offers a complete range of archaeological assessment and heritage conservation services to clients across both public and private sectors and for all levels of local, provincial, and federal governments. Our services encompass all aspects of heritage assessment with a focus on identification and management of heritage resources, including protection plans that outline both avoidance and mitigative strategies. In Canada, our experienced team of experts help clients work to minimize their project’s impact on heritage resources in a way that is the least detrimental to their project’s timeline and objective while still meeting regulatory requirements.

No project is too small or too complex. Our team has conducted hundreds of heritage programs and archaeological assessments to date, for clients in the following sectors: commercial, communication & technology, energy and natural resources, government, industrial, rail, residential, retail, roads and bridges, urban regeneration and water and waste.

Our areas of expertise include:

- Desktop heritage sensitivities review and analysis
- Heritage baseline inventories
- Pre-construction heritage surveys
- Heritage construction monitoring
- Post-construction heritage impact studies
- Public engagement
- First Nations and Métis consultation
- Community engagement
- Indigenous relations

Our Core Services:

- Heritage Resource Impact Assessments (HRIA)
- Heritage resource overview studies
- Heritage resource desktop screening analysis
- Heritage resource mitigation studies
- Monitoring of heritage resources during project implementation
- Post-impact heritage studies
- Heritage resource protection plan development
- Heritage conservation studies and planning
- Geomatics and Geospatial Analysis
- Built heritage assessments
- Cultural heritage landscape analysis, evaluation, design, and restoration



Heritage Resource Impact Assessment (HRIA) Process

