

# NOTICE OF PUBLIC HEARING

## SUBDIVISION APPLICATION RM of St. Clements

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-482-3300

**Tuesday**  
**June 23<sup>rd</sup>, 2026**  
**6:00 PM**

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

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

**Application File:** S26-3134 Amendment  
**Applicant:** Kelly Glowasky  
**Property Location:** 15 Old River Road, St. Clements.  
**Roll:** 35500  
**Legal:** CT 2885499/1

#### Application Purpose:

The subject property consists of 1 lot of 1.89 acres. The applicant is seeking to subdivide the subject land into total 4 lots in "RS" Services Residential zone.



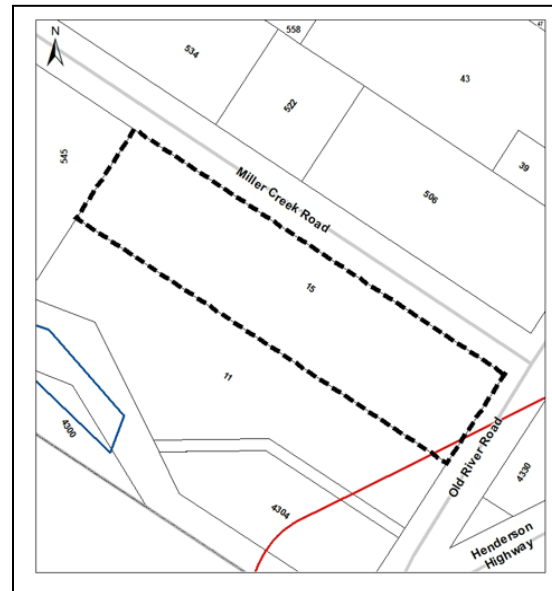
"RS" Services Residential zone	Zoning By-law Requirement	Proposed by Applicant
Site Area and Width requirements (Table 11, Section 5.4)	0.23 acres (min.) and 75 ft (min)	<b>Proposed Lots 1-4:</b> 0.44-0.69 ac, 133.33-205 ft

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at [info@rrpd.ca](mailto:info@rrpd.ca)

## Subdivision S26-3134 Amendment

Date Prepared: June 8<sup>th</sup>, 2026

<b>Address:</b>	15 Old River Road, St. Clements
<b>Legal Description:</b>	CT 2885499/1
<b>Roll Number(s):</b>	35500
<b>Zoning:</b>	“RS” Services Residential zone.
<b>Development Plan:</b>	“GD” General Development
<b>Report Prepared by:</b>	Valentina Esman, Community Planner



### **PUBLIC HEARING REQUIRED**

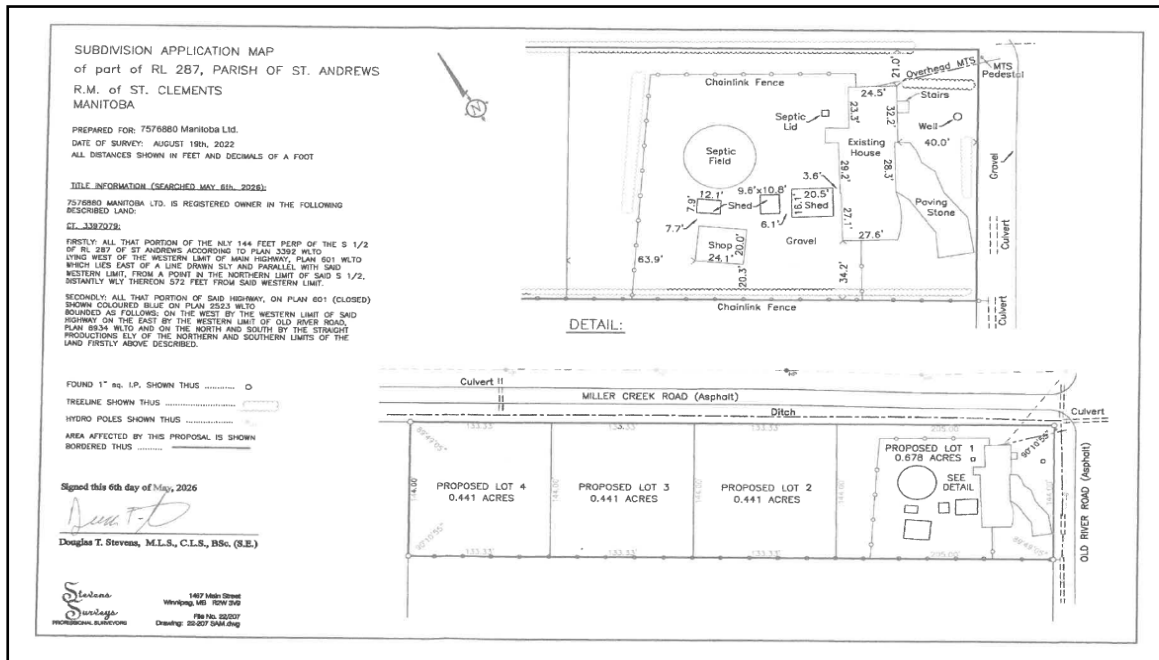
### **EXECUTIVE SUMMARY:**

The subject property consists of one lot of 1.89 acres on title CT 2885499/1. The applicant is seeking to subdivide the subject land into total 4 lots of 0.44-0.69 ac for site area and 133.33-205 ft for site width.

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

### **RECOMMENDATION – APPROVE WITH CONDITIONS**

## 1.0 PROPOSAL:



The subject property consists of one lot of 1.89 acres on title CT 2885499/1. The applicant is seeking to subdivide the subject land into total 4 lots of 0.44-0.69 ac for site area and 133.33-205 ft for site width. The subdivision application map (SAM) is provided in the appendix to this report.

## 2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of one lot of 1.89 acres on title CT 2885499/1. The applicant is seeking to subdivide the subject land into total 4 lots of 0.44-0.69 ac for site area and 133.33-205 ft for site width.

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

- To the North – Miller Creek Rd and then 0.5-1.34 ac lots zoned “RR” Rural Residential
- To the South – 1.78 ac lot zoned “RR” Rural Residential
- To the East – Old River Rd and then 0.5 ac lot zoned “CH” Highway Commercial
- To the West – 3.35 ac lot zoned “RR” Rural Residential

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

#### **Land Use Designation: General Development**

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

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

#### **4.6 General Development (GD)**

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

##### **Objectives**

- 4.6.a To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services.
- 4.6.b To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses.
- 4.6.c To ensure that uses located within general development areas do not adversely affect adjacent uses.
- 4.6.d To promote mixed use nodal development along major transportation corridors that support public transit services.
- 4.6.e To direct growth of General Development areas to one side of provincial trunk highways and provincial roads where possible to limit cross highway traffic and protect the integrity of the transportation system.

##### **Policies**

- 4.6.1 Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.
- 4.6.2 Residential lots should be of a size that can accommodate on-site wastewater disposal, and, development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and / or wastewater services, and the potential for infill development (e.g. subdivision) in order to make connection to those services an economically viable option.
- 4.6.3 *Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.*
- 4.6.4 *The growth of General Development areas bordering one side of a provincial highway shall be directed to that side of the highway to limit cross highway traffic and protect the integrity of the transportation system.*
- 4.6.5 *Mixed Use Nodal areas shall seek to provide a range of housing options and goods and services to the local community, while reducing reliance on automobiles and promoting sustainable development practices.*  
.....
- 4.6.14 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
  - 4.6.14.1 There is sufficient demand for the proposed development.

- 4.6.14.2 The proposal is not wasteful of land.
- 4.6.14.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
- 4.6.14.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
- 4.6.14.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
- 4.6.14.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
- 4.6.14.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
- 4.6.14.8 The proposed development will have adequate surface water drainage.
- 4.6.14.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

The proposed subdivision application appears to meet the general intent of the RRPD Development Plan. Conditions of subdivision approval are required in order to ensure continued conformance with the RRPD Development Plan policy.

**4.0 ZONING BY-LAW (BY-LAW NO. 5-2002):**

The proposed subdivision is located within “RS” Services Residential zone, as per the R.M of St Clements Zoning By-law. The “RS” Services Residential zone has a minimum site area requirement of 0.23 acres and a minimum site width requirement of 75 ft.

<b>Zone: “RS” Services Residential zone</b>			
<b>Proposed Lots</b>	<b>Required Site Area and Site Width</b>	<b>Proposed Site Area and Site Width</b>	<b>Note</b>
Proposed Lot 1	10,000 ft <sup>2</sup> /0.23 ac and 75 ft	0.0.69 ac and 205 ft	In Compliance
Proposed Lot 2	10,000 ft <sup>2</sup> /0.23 ac and 75 ft	0.44 ac and 133.33 ft	In Compliance
Proposed Lot 3	10,000 ft <sup>2</sup> /0.23 ac and 75 ft	0.44 ac and 133.33 ft	In Compliance
Proposed Lot 4	10,000 ft <sup>2</sup> /0.23 ac and 75 ft	0.44 ac and 133.33 ft	In Compliance

**5.0 SERVICES AND INFRASTRUCTURE:**

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

**6.0 CIRCULATION AND COMMENTS:**

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

**GOVERNMENT DEPARTMENTS AND AGENCIES**

<p><b>Municipality</b></p>	<p>Administration for the R.M. of St. Clements has the following requirements:</p> <ol style="list-style-type: none"> <li>1. Taxes on the lands to be subdivided for the current year and any arrears, as well as any outstanding fees or fines have been paid.</li> <li>2. Required applicable fees to be paid as per By-Law 8-2023.</li> <li>3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements.</li> <li>4. Applicant / Owner to prepare an engineered drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the municipality.</li> <li>5. Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined.</li> <li>6. Applicant / Owner to pay applicable utility buy-in fees for Proposed Lots 2, 3 &amp; 4.</li> <li>7. Applicant / Owner to dedicate cash in lieu of dedicating land for public reserve purposes. Amount to be determined.</li> <li>8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:             <ol style="list-style-type: none"> <li>a. Drainage plan</li> </ol> </li> </ol>
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	<ul style="list-style-type: none"> <li>b. Future dwellings on Proposed Lots 2, 3 &amp; 4 connectivity to municipal low-pressure sewer</li> <li>c. Future dwellings on Proposed Lots 2, 3 &amp; 4 enroll in the municipal curbside collection</li> <li>d. Applicable fees: <ul style="list-style-type: none"> <li>i. Capital development levy</li> <li>ii. Road levy</li> <li>iii. Administration fee</li> <li>iv. Sewer utility buy-in fee</li> <li>v. Letter of credit for drainage construction</li> <li>vi. Cash in lieu fee</li> </ul> </li> </ul>
<b>Manitoba Agriculture and Resource Development</b>	The proposed subdivision resides within a designated General Development Policy Area, no comments.
<b>Manitoba Infrastructure - Highway Planning and Design Branch</b>	<p>No concerns.</p> <p>Our comments remain the same for subdivision S26-3134.</p>
<b>Hydrologic Forecasting &amp; Water Management Branch Manitoba Transportation &amp; Infrastructure</b>	<p>No concerns.</p> <p>We have no concerns with this amended version. [See full comment attached to this report as Appendix C.]</p>
<b>Winnipeg Land Titles Office (Teranet Manitoba)</b>	A Plan of Subdivision as proposed is required.
<b>Drainage &amp; Water Rights Licencing</b>	<p>Drainage plan must be provided with the On behalf of Drainage &amp; Water Rights Licencing – Drainage Section, a Licence to Construct Water application in accordance with section 3 of the attached guide. Control Works is required for the works associated with the subdivision development. A Technical</p> <p>Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.</p> <p>Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained. [See full comment attached to this report as Appendix C.]</p>
<b>Manitoba Sport, Culture and Heritage – Historic Resources Branch</b>	Manitoba Historic Resources Branch (HRB) has examined the locations in conjunction with <b>Branch records for areas of potential concern</b> . Notably, the development footprint is located within a historical river lot along the Red River corridor in the Parish of St. Andrews, near numerous known archaeological sites that are located within the corridor. 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 [See full comment attached to this report as Appendix C.]
<b>Environment and Climate Change, Environmental Compliance and Enforcement</b>	Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision and has no comments or concerns at this time.

## UTILITIES

<p><b>MB Hydro and Centra Gas</b></p>	<p>1. <b>Easements required— Manitoba Hydro will require easements.</b> Manitoba Hydro will require the landowner to enter into a Statutory Easement Agreement(s) (“Agreements”) with Manitoba Hydro regarding existing and/or future facilities associated with the subdivision as set out in the above noted application. This registration requirement will need to be included as a condition on the final Certificate of Approval.</p> <p>2. <b>No easements required— Centra Gas Manitoba Inc. has no easement requirements.</b></p> <p>3. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.</p> <p>4. We have included the applicant—if the email address was not provided, please provide this letter to them. [See full comment attached to this report as Appendix C.]</p>
<p><b>BellMTS</b></p>	<p>Bell MTS has no new easement requirements with respect to application numbered S26-3134. [See full comment attached to this report as Appendix C.]</p>
<p><b>Rogers Communications</b></p>	<p>Rogers will require 3.5m Easements to be secured through joint-use proposal with Manitoba Hydro Easements Application, provided they are participating.</p>

## OTHER AGENCIES

<p><b>Lord Selkirk School Division</b></p>	<p>No comments received up to the day of this report</p>
<p><b>Canada Post</b></p>	<p>No comments received up to the day of this report</p>

## 7.0 DECISION MAKING CRITERIA AND OPTIONS:

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

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

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

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

## **8.0 ANALYSIS:**

The subject property consists of one lot of 1.89 acres on title CT 2885499/1. The applicant is seeking to subdivide the subject land into total 4 lots of 0.44-0.69 ac for site area and 133.33-205 ft for site width.

The proposed subdivision is located within “RS” Services Residential zone, as per the R.M of St Clements Zoning By-law. The “RS” Services Residential zone has a minimum site area requirement of 0.23 acres and a minimum site width requirement of 75 ft.

On Proposed Lot 1 there are 4 acc. structures while only 2 permitted in “RS” zone, however 2 accessory structures (metal shelters – 8\*12 and 9.6\*10.8) will ne removed as per intent of the applicant. The remaining acc. structures (shed 16\*20.5 and shop) combined floor area exceeds allowed 800 ft<sup>2</sup>, as well as the shed mentioned before is 3.6 ft close to the main dwelling, all those aspects will require a variances to bring it into a compliance (VO 41, 2026 was approved already), the metal shed are required to be removed from the property.

All proposed lots comply with both the Zoning By-Law of St. Clements and Development Plan of RRPD.

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

## **9.0 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 R.M. of St. Clements stating that the following requirements have been met:
  - 1.1 Taxes on the lands to be subdivided for the current year and any arrears, as well as an outstanding fees or fines have been paid
  - 1.2 Required applicable fees to be paid as per By-Law 8-2023.
  - 1.3 Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements.
  - 1.4 Applicant / Owner to prepare an engineered drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the municipality.
  - 1.5 Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined.
  - 1.6 Applicant / Owner to pay applicable utility buy-in fees for Proposed Lots 2, 3 & 4.
  - 1.7 Applicant / Owner to dedicate cash in lieu of dedicating land for public reserve purposes. Amount to be determined.

- 1.8 Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
- a. Drainage plan
  - b. Future dwellings on Proposed Lots 2, 3 & 4 connectivity to municipal low-pressure sewer
  - c. Future dwellings on Proposed Lots 2, 3 & 4 enroll in the municipal curbside collection
  - d. Applicable fees:
    - i. Capital development levy
    - ii. Road levy
    - iii. Administration fee
    - iv. Sewer utility buy-in fee
    - v. Letter of credit for drainage construction
    - vi. Cash in lieu fee
2. Applicant / owner removes 2 acc. structures (metal sheds) from the property. Please note, applicant to verify site areas/dimensions or have this information submitted by the applicant's Manitoba Land Surveyor
3. Applicant / owner submits written confirmation that an engineered drainage plan has been approved by **Drainage & Water Rights Licencing** – Drainage Department and 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](mailto:Rick.pemkowski@gov.mb.ca) Cel: 204 761-0013.
4. Applicant / owner to submit written confirmation from **Manitoba Sport, Culture and Heritage** (Manitoba Historic Resources Branch – Archaeological Assessment Services) that a Heritage Resources Impact Assessment has been completed for the planned area at their own expense and any mitigation processes required have been completed to the satisfaction of Manitoba Historic Resources Branch (Archaeological Assessment Services Unit, Historic Resources Branch, Main Floor – 213 Notre Dame Avenue, Winnipeg, MB ,R3B1N3 , T: 204) 945-2118 F: (204) 948-2384 , [HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)
5. Applicant / owner submits written confirmation from **Manitoba Hydro** that an Easement Agreement(s) has been entered into with Manitoba Hydro with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. [Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.
6. Applicant / owner submits written confirmation from **Rogers that an Easement Agreement(s)** has been entered into with Rogers with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact: Sarah Hill, Project Coordinator, Planning ON, MB & SK Rogers Communications, 1635 Paquette Rd Thunder Bay, ON P7G 2J2 [sarah.hill@rci.rogers.com](mailto:sarah.hill@rci.rogers.com)

## REQUIREMENTS

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

*cc: Applicant, WLTO, RM of St. Clements., MB Hydro, Drainage, HRB.*

# APPENDIX A – RRPD LOCATION MAPS



**SUPPORTIVE MAPPING**

Subdivision Application S26-3134  
 15 Old River Road, RM of St. Clements

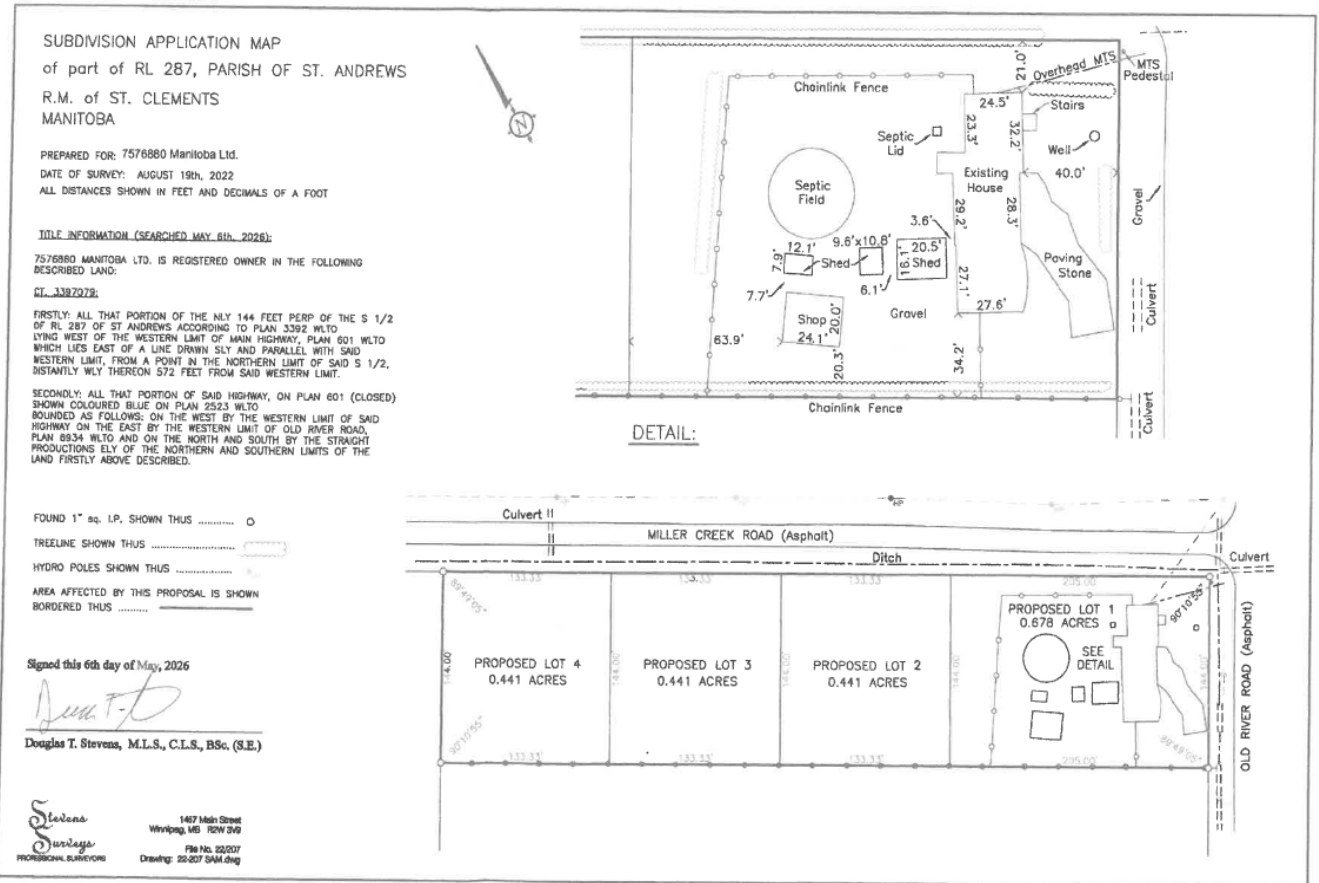
Designation: "GD" General Development  
 Zoning: "RS" Serviced Residential

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.

-  Subject Property
-  Highway Control Zones
-  Roads
-  East St. Paul Boundary
-  Parcel Outline



# APPENDIX B – SUBDIVISION APPLICATION MAP



# APPENDIX C – CIRCULATION COMMENTS:

**Archived:** June 2, 2026 12:33:11 PM

**From:** [+WPG569 - Drainage](#)

**Sent:** Tue, 26 May 2026 18:32:07

**To:** [Calvin So](#)

**Subject:** RE: S26-3134

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

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

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Drainage plan must be provided with the On behalf of Drainage & Water Rights Licencing – Drainage Section, a Licence to Construct Water application in accordance with section 3 of the attached guide. Control Works is required for the works associated with the subdivision development. A Technical

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](mailto:Rick.pemkowski@gov.mb.ca) Cel: 204 761-0013

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**From:** Calvin So <calvin@rrpd.ca>

**Sent:** May 20, 2026 10:13 AM

**To:** Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

**Cc:** Valentina Esman <valentina@rrpd.ca>

**Subject:** RE: S26-3134

Hello,

Please see an amended subdivision application, S26-3134, attached for review and comments.

The applicant proposes to subdivide this property into FOUR lots at 15 Old River Road in St. Clements. Attached is the amended application form and SAM.

Thanks,



Calvin So, RPP, MCIP  
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](http://www.redriverplanning.com)

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

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**From:** Calvin So

**Sent:** Friday, January 30, 2026 3:05 PM

**To:** Kayla Kozoway <[kayla@rmofstclements.com](mailto:kayla@rmofstclements.com)>; Sue <[sue@rmofstclements.com](mailto:sue@rmofstclements.com)>; +WPG112 - AGRLandUse <[agrlanduse@gov.mb.ca](mailto:agrlanduse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[hrb.archaeology@gov.mb.ca](mailto:hrb.archaeology@gov.mb.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG1166 - MIT Water Review <[mitwaterreview@gov.mb.ca](mailto:mitwaterreview@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca); [edowney@retsd.mb.ca](mailto:edowney@retsd.mb.ca); [EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca); Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>; 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Project Manager - Manitoba <[projectmanagermanitoba@rci.rogers.com](mailto:projectmanagermanitoba@rci.rogers.com)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>

**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Gillian Kolody <[gillian@rrpd.ca](mailto:gillian@rrpd.ca)>

**Subject:** S26-3134

Hello,

Please see a subdivision application, S26-3134, attached for review and comments.

The applicant proposes to subdivide this property into three lots at 15 Old River Road in St. Clements. This proposed subdivision is the same as previously approved subdivision S22-2970, which expired in November 2025.

Thanks,



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

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

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

[www.redriverplanning.com](http://www.redriverplanning.com)

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

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DATE: 2026-05-21

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

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

**SUBJECT: Subdivision S26-3134**

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



**Transportation and Infrastructure**

Engineering and Technical Services Division  
Highway Design Branch – Roadside Development Section  
1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3  
T 204-430-7176 F 204-945-0593  
e-mail: [RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)

February 25, 2026

PD 190.10 New

Calvin So, Community Planning Assistant  
Red River Planning District  
2978 Birds Hill Road  
East St Paul, MB R2E 1J5  
e-mail: [calvin@rrpd.ca](mailto:calvin@rrpd.ca)

Dear Calvin:

**Re: Proposed Subdivision**  
**File No: S26-3134**  
**River Lot 287, Parish of St Andrews**  
**RM of St Clements**  
**Owners: Ruf**

---

In response to your e-mail dated January 30, 2026, we have reviewed the above noted subdivision application. We understand the intent is to create two new residential lots. We note that Proposed Lot 1 has frontage on Old River Road, and a small portion of the property falls within the controlled area of PR 204.

Based on the information available, we do not object to this subdivision as proposed.

Please note the following statutory requirements for PR 204.

**Statutory Requirements:**

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

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

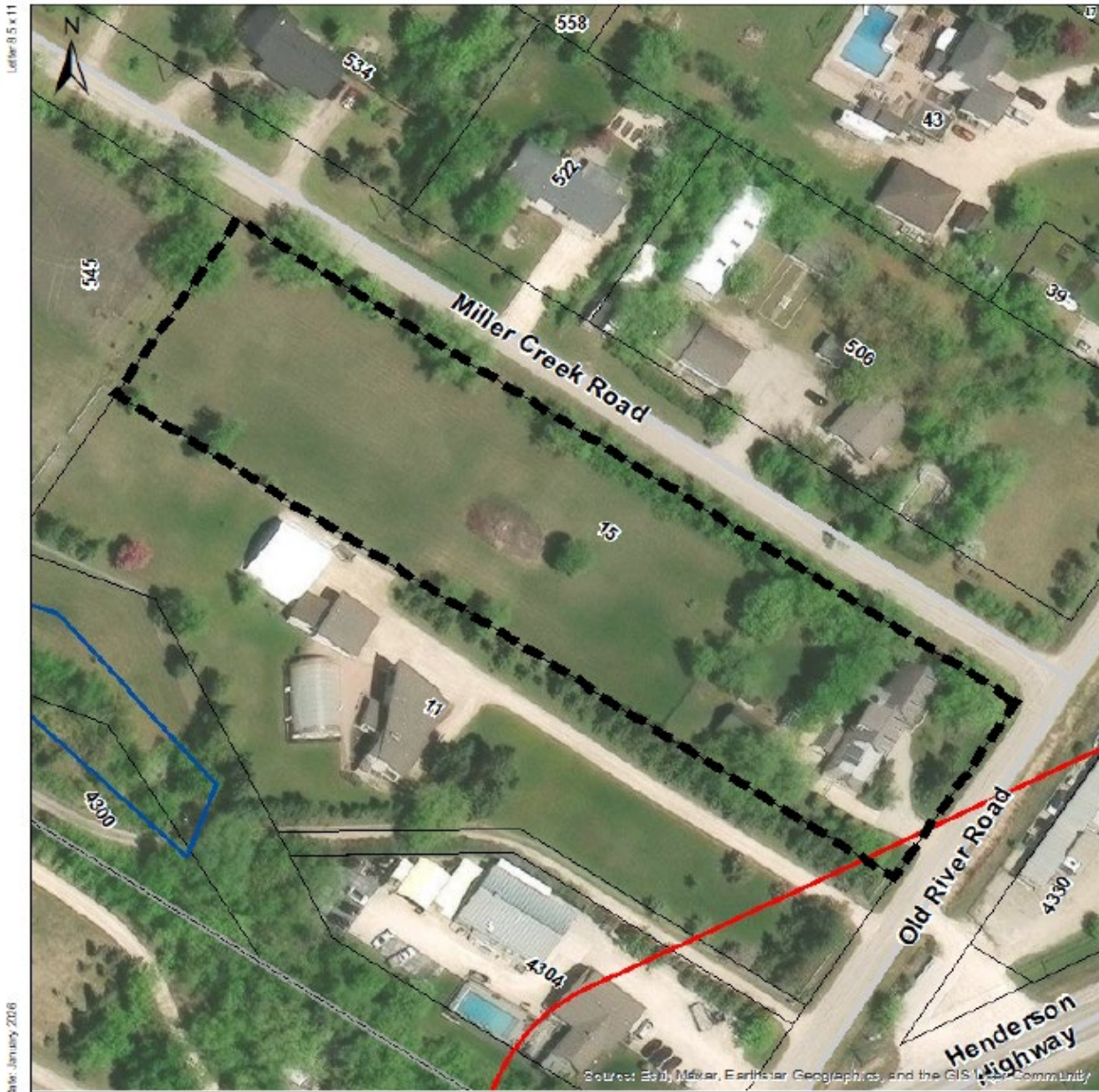
Please call or e-mail if you have any questions regarding our comments.

Thank You,

**Original signed and e-mailed February 25, 2026**

Juanita Mowbray  
Roadside Development Support Technician

Cc: Eastern Region






### SUPPORTIVE MAPPING

Subdivision Application S26-3134  
15 Old River Road, RM of St. Clements

Designation: "GD" General Development  
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.

-  Subject Property
-  Highway Control Zones
-  Roads
-  East St. Paul Boundary
-  Parcel Outline



**Archived:** June 2, 2026 12:33:14 PM  
**From:** [+WPG969 - Roadside Development](#)  
**Sent:** Fri, 29 May 2026 20:36:26  
**To:** [Calvin So](#)  
**Subject:** RE: S26-3134  
**Importance:** Normal  
**Sensitivity:** None

---

Good afternoon,

Our comments remain the same for subdivision S26-3134.

Thank you

*Juanita Mowbray*

Roadside Development Support Technician  
Highway Design | Engineering and Technical Services  
1420-215 Garry St, Winnipeg MB R3C 3P3



---

**From:** Calvin So <calvin@rrpd.ca>  
**Sent:** May 20, 2026 10:13 AM  
**To:** Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>  
**Cc:** Valentina Esman <valentina@rrpd.ca>  
**Subject:** RE: S26-3134

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The applicant proposes to subdivide this property into FOUR lots at 15 Old River Road in St. Clements. Attached is the amended application form and SAM.

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**To:** Kayla Kozoway <[kayla@rmofstclements.com](mailto:kayla@rmofstclements.com)>; Sue <[sue@rmofstclements.com](mailto:sue@rmofstclements.com)>; +WPG112 - AGRLandUse <[agrlanduse@gov.mb.ca](mailto:agrlanduse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[hrb.archaeology@gov.mb.ca](mailto:hrb.archaeology@gov.mb.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG1166 - MIT Water Review <[mitwaterreview@gov.mb.ca](mailto:mitwaterreview@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca); [edowney@retsd.mb.ca](mailto:edowney@retsd.mb.ca); [EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca); Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>; 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Project Manager - Manitoba <[projectmanagermanitoba@rci.rogers.com](mailto:projectmanagermanitoba@rci.rogers.com)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>  
**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Gillian Kolody <[gillian@rrpd.ca](mailto:gillian@rrpd.ca)>  
**Subject:** S26-3134

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Thanks,



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

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**DATE:** 2026-05-22

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

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

**FOR:** **7576880 Manitoba Ltd.**  
Box 38076, East St. Paul MB R2E 1H3

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

**SUBJECT:** **Subdivision Application S26-3134 (amended)**  
**AAS File: AAS-26-25681** (following from AAS-25-25044, AAS-23-20972, AAS-22-19473)  
**7576880 Manitoba Ltd. – Kelly Glowasky**

### 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 located within a historical river lot along the Red River corridor in the Parish of St. Andrews, near numerous known archaeological sites that are located within the corridor. 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 queuing.

*Historic Resources Branch*

**Archived:** June 2, 2026 12:33:16 PM

**From:** [+WPG1195 - Mines BR](#)

**Sent:** Fri, 29 May 2026 20:05:04

**To:** [Calvin So](#)

**Subject:** RE: S26-3134

**Importance:** Normal

**Sensitivity:** None

---

Good afternoon,

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

Thanks,  
Office of the Mining Recorder Manitoba  
[Mines\\_Br@gov.mb.ca](mailto:Mines_Br@gov.mb.ca)

---

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---

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**Sent:** May 20, 2026 10:13 AM

**To:** Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

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**Community Planning Assistant**  
**Red River Planning District**

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**Archived:** June 2, 2026 12:33:17 PM  
**From:** [+WPG1166 - MIT Water Review](#)  
**Sent:** Wed, 20 May 2026 16:16:18  
**To:** [Calvin So](#)  
**Cc:** [+WPG1166 - MIT Water Review](#)  
**Subject:** RE: S26-3134  
**Importance:** Normal  
**Sensitivity:** None

---

Hello Calvin,

We have no concerns with this amended version.  
Thanks,

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

---

**From:** Calvin So <calvin@rrpd.ca>  
**Sent:** Wednesday, May 20, 2026 10:13  
**To:** Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>  
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May 28, 2026

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

Attention: Community Planner

Re: **Subdivision No. S26-3134**  
**7576880 Manitoba Ltd. (Glowasky)**

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

1. Taxes on the lands to be subdivided for the current year and any arrears, as well as any outstanding fees or fines have been paid.
2. Required applicable fees to be paid as per By-Law 8-2023.
3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements.
4. Applicant / Owner to prepare an engineered drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the municipality.
5. Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined.
6. Applicant / Owner to pay applicable utility buy-in fees for Proposed Lots 2, 3 & 4.
7. Applicant / Owner to dedicate cash in lieu of dedicating land for public reserve purposes. Amount to be determined.
8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
  - a. Drainage plan
  - b. Future dwellings on Proposed Lots 2, 3 & 4 connectivity to municipal low-pressure sewer
  - c. Future dwellings on Proposed Lots 2, 3 & 4 enroll in the municipal curbside collection

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

Email: [info@rmofstclements.com](mailto:info@rmofstclements.com)

[www.rmofstclements.com](http://www.rmofstclements.com)



St. Clements

The place to be

- d. Applicable fees:
- i. Capital development levy
  - ii. Road levy
  - iii. Administration fee
  - iv. Sewer utility buy-in fee
  - v. Letter of credit for drainage construction
  - vi. Cash in lieu fee

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

Sincerely,

Kayla Kozoway, CMMA  
Planning Clerk



Rural Municipality of St. Clements  
Box 2, Group 35, RR 1  
1043 Kittson Road  
East Selkirk, Manitoba, R0E 0M0  
Office Phone: 204-482-3300  
Winnipeg Phone: 204-474-2642  
Toll Free: 1-888-797-8725  
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Email: [info@rmofstclements.com](mailto:info@rmofstclements.com)

[www.rmofstclements.com](http://www.rmofstclements.com)

**Archived:** June 2, 2026 12:33:19 PM

**From:** [Harms, Tina](#)

**Sent:** Fri, 29 May 2026 15:00:00

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

**Cc:** [+WPG112 - AGRLandUse](#)

**Subject:** RE: S26-3134

**Importance:** Normal

**Sensitivity:** None

---

Good morning,

The proposed subdivision resides within a designated General Development Policy Area, no comments.

Thanks,  
Tina

**Tina Harms, M.Sc., P.Ag.**

Land Use Specialist

Sustainable Agriculture Branch

[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)

T: 204-761-0701

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---

**From:** Calvin So <calvin@rrpd.ca>

**Sent:** May 20, 2026 10:13 AM

**To:** Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

**Cc:** Valentina Esman <valentina@rrpd.ca>

**Subject:** RE: S26-3134

Hello,

Please see an amended subdivision application, S26-3134, attached for review and comments.

The applicant proposes to subdivide this property into FOUR lots at 15 Old River Road in St. Clements. Attached is the amended application form and SAM.

Thanks,



Calvin So, RPP, MCIP  
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](http://www.redriverplanning.com)

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

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---

**From:** Calvin So

**Sent:** Friday, January 30, 2026 3:05 PM

**To:** Kayla Kozoway <[kayla@rmofstclements.com](mailto:kayla@rmofstclements.com)>; Sue <[sue@rmofstclements.com](mailto:sue@rmofstclements.com)>; +WPG112 - AGRLandUse <[agrlanduse@gov.mb.ca](mailto:agrlanduse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[hrb.archaeology@gov.mb.ca](mailto:hrb.archaeology@gov.mb.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG1166 - MIT Water Review <[mitwaterreview@gov.mb.ca](mailto:mitwaterreview@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca); [edowney@retsd.mb.ca](mailto:edowney@retsd.mb.ca); [EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca); Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>; 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Project Manager - Manitoba <[projectmanagermanitoba@rci.rogers.com](mailto:projectmanagermanitoba@rci.rogers.com)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>

**Cc:** Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Gillian Kolody <[gillian@rrpd.ca](mailto:gillian@rrpd.ca)>

**Subject:** S26-3134

Hello,

Please see a subdivision application, S26-3134, attached for review and comments.

The applicant proposes to subdivide this property into three lots at 15 Old River Road in St. Clements. This proposed subdivision is the same as previously approved subdivision S22-2970, which expired in November 2025.

Thanks,



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

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

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

[www.redriverplanning.com](http://www.redriverplanning.com)

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**Bell MTS Subdivisions**

Bell MTS, a division of Bell Canada  
Winnipeg, Manitoba  
[subdivisions@bellmts.ca](mailto:subdivisions@bellmts.ca)  
[www.bellmts.ca](http://www.bellmts.ca)



**May 21, 2026**

**File No. S26-3134 \*Revision**

**Attention:** Calvin So, M.C.P.  
Community Planning Assistant  
Red River Planning District  
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5  
T.204-669-8880 F. 204-669-8882  
[calvin@rrpd.ca](mailto:calvin@rrpd.ca)

**RE:** Proposal to Subdivide  
River Lot 287, Plan 3392  
15 Old River Road  
RM of St. Clements  
Registered Owner: 7576880 Manitoba Ltd.  
Four (4) Lots

---

Bell MTS has no new easement requirements with respect to application numbered S26-3134.

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

Removal or relocation of existing Bell MTS facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.

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

Thank-you,  
Heather Dixon  
Network Services Associate  
[subdivisions@bellmts.ca](mailto:subdivisions@bellmts.ca)

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

