

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

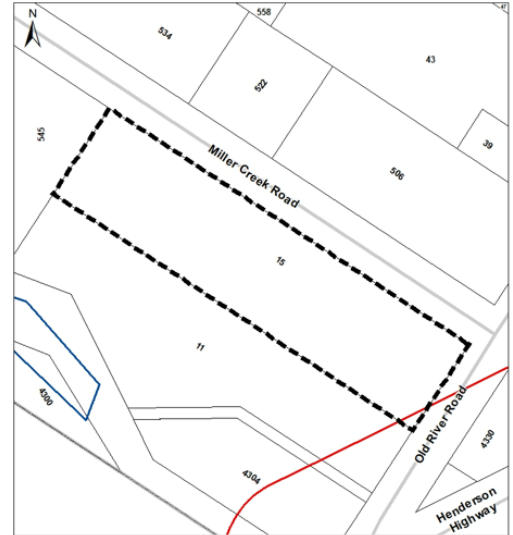
Tuesday
April 28th, 2026
6:00 PM

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
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 3 lots of 0.68-0.66 ac 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)	Proposed Lots 1-3: 0.68-0.66 ac, 200-205 ft

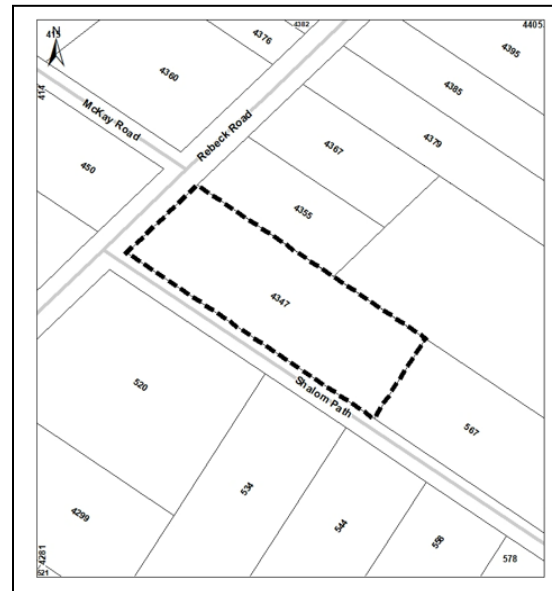
A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East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



Subdivision S26-3134

Date Prepared: April 13, 2026

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



PUBLIC HEARING REQUIRED

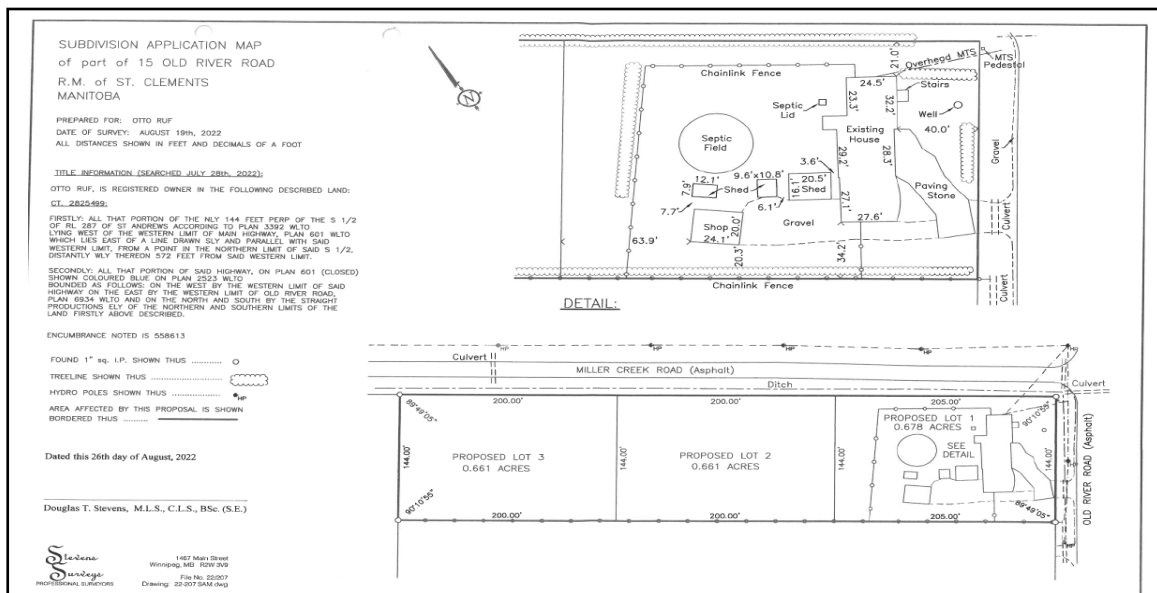
EXECUTIVE SUMMARY:

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 3 lots of 0.68-0.66 ac for site area and 200-205 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 CONDITONS

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 3 lots of 0.68-0.66 ac for site area and 200-205 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 3 lots of 0.68-0.66 ac for site area and 200-205 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.

Zone: “RS” Services Residential zone			
Proposed Lots	Required Site Area and Site Width	Proposed Site Area and Site Width	Note
Proposed Lot 1	10,000 ft ² /0.23 ac and 75 ft	0.68 ac and 200 ft	In Compliance
Proposed Lot 2	10,000 ft ² /0.23 ac and 75 ft	0.66 ac and 200 ft	In Compliance
Proposed Lot 3	10,000 ft ² /0.23 ac and 75 ft	0.66 ac and 205 ft	In Compliance

5.0 SERVICES AND INFRASTRUCTURE:

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

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

<p>Municipality</p>	<p>Administration for the R.M. of St. Clements has the following requirements:</p> <ol style="list-style-type: none"> 1. Taxes on the lands to be subdivided for the current year and any arrears, 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 a 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 Lot 2 & 3. 7. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council. Cash in lieu calculation: 238,100 (2026 land assessment value) x 10% = \$23,810.00. 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"> a. Drainage plan b. Future dwellings on Proposed Lots 2 & 3 connectivity to municipal low-pressure sewer c. Future dwellings on Proposed Lots 2 & 3 enroll in the municipal curbside collection d. Applicable fees: <ol style="list-style-type: none"> i. Capital development levy ii. Road levy iii. Administration fee
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	<p>iv. Sewer utility buy-in fee</p> <p>v. Letter of credit for drainage construction</p> <p>vi. Cash in lieu fee</p>
Manitoba Agriculture and Resource Development	No comments (see full comment in Appendix C)
Manitoba Infrastructure - Highway Planning and Design Branch	No objections (see full comment in Appendix C)
Hydrologic Forecasting & Water Management Branch Manitoba Transportation & Infrastructure	<p>No concerns.</p> <p>[See full comment attached to this report as Appendix C.]</p>
Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required.
Drainage & Water Rights Licencing	<p>On behalf of Drainage & Water Rights Licencing – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with the subdivision development. A Technical Drainage plan must be provided with the application in accordance with section 3 of the attached guide.</p> <p>[See full comment attached to this report as Appendix C.]</p>
Manitoba Sport, Culture and Heritage – Historic Resources Branch	<p>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</p> <p>[See full comment attached to this report as Appendix C.]</p>

UTILITIES

MB Hydro and Centra Gas	Manitoba Hydro will require easements.
BellMTS	Bell MTS has no new easement requirements with respect to application numbered S26-3134.
Rogers Communications	No concerns or easements

OTHER AGENCIES

Lord Selkirk School Division	No comments received up to the day of this report
Canada Post	No requirements from this applicant.

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 3 lots of 0.68-0.66 ac for site area and 200-205 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 3 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 ft², 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.

All proposed lots comply with a site area and site width requirements to the Zoning By-Law of St. Clements and to the 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:

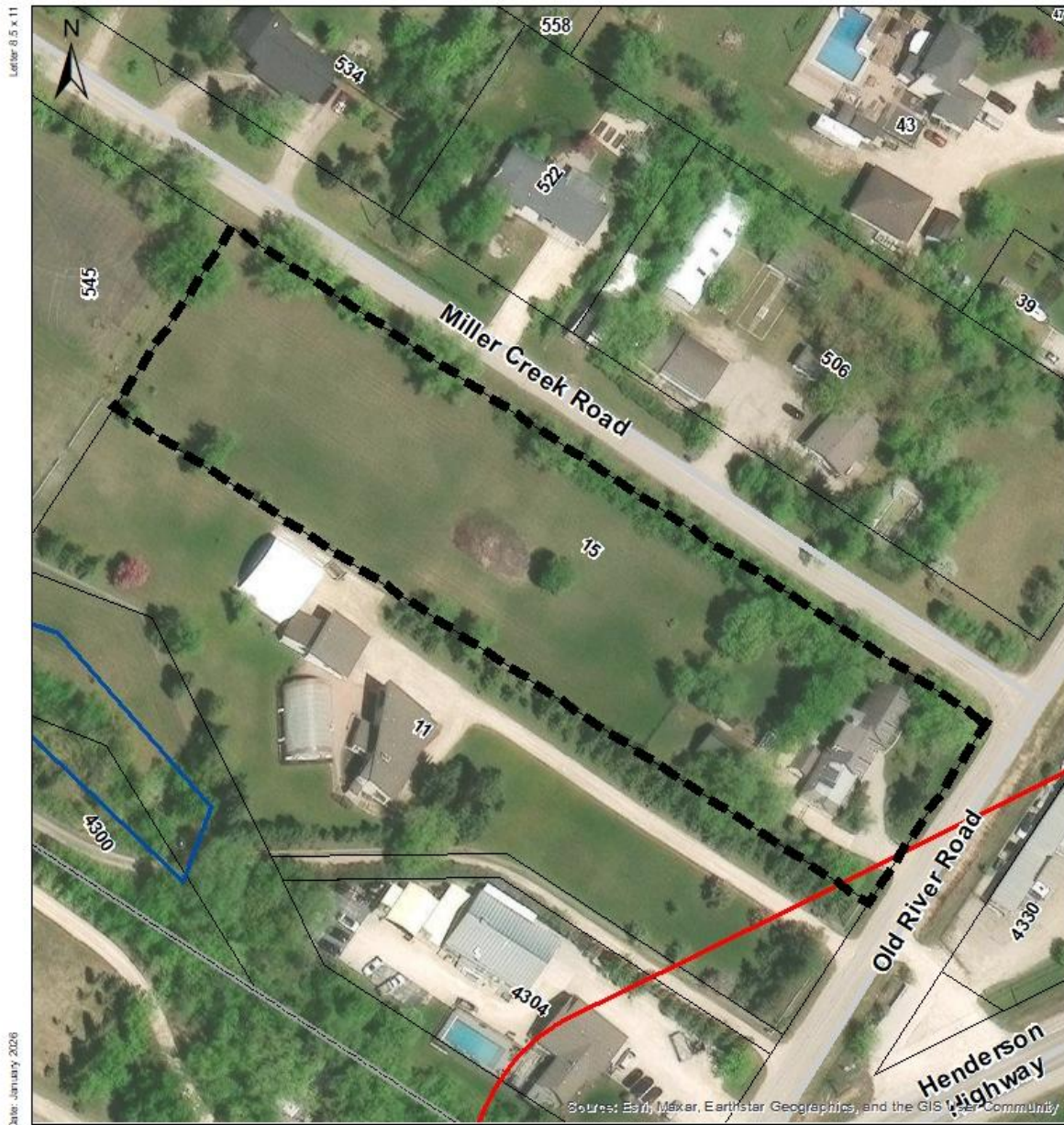
1. Applicant / owner submits confirmation in writing from the R.M. of St. Clements stating that the following requirements have been met:
 - a) Taxes on the lands to be subdivided for the current year and any arrears, as well as any outstanding fees or fines have been paid.
 - b) Required applicable fees to be paid as per By-Law 8-2023.
 - c) Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements.
 - d) Applicant / Owner to prepare a 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.
 - e) Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined.
 - f) Applicant / Owner to pay applicable utility buy-in fees for Proposed Lot 2 & 3.
 - g) Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council. Cash in lieu calculation: 238,100 (2026 land assessment value) x 10% = \$23,810.00.
 - h) Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - 1) Drainage plan
 - 2) Future dwellings on Proposed Lots 2 & 3 connectivity to municipal low-pressure sewer
 - 3) Future dwellings on Proposed Lots 2 & 3 enroll in the municipal curbside collection
 - 4) 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 obtains all required variances. 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 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
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.

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

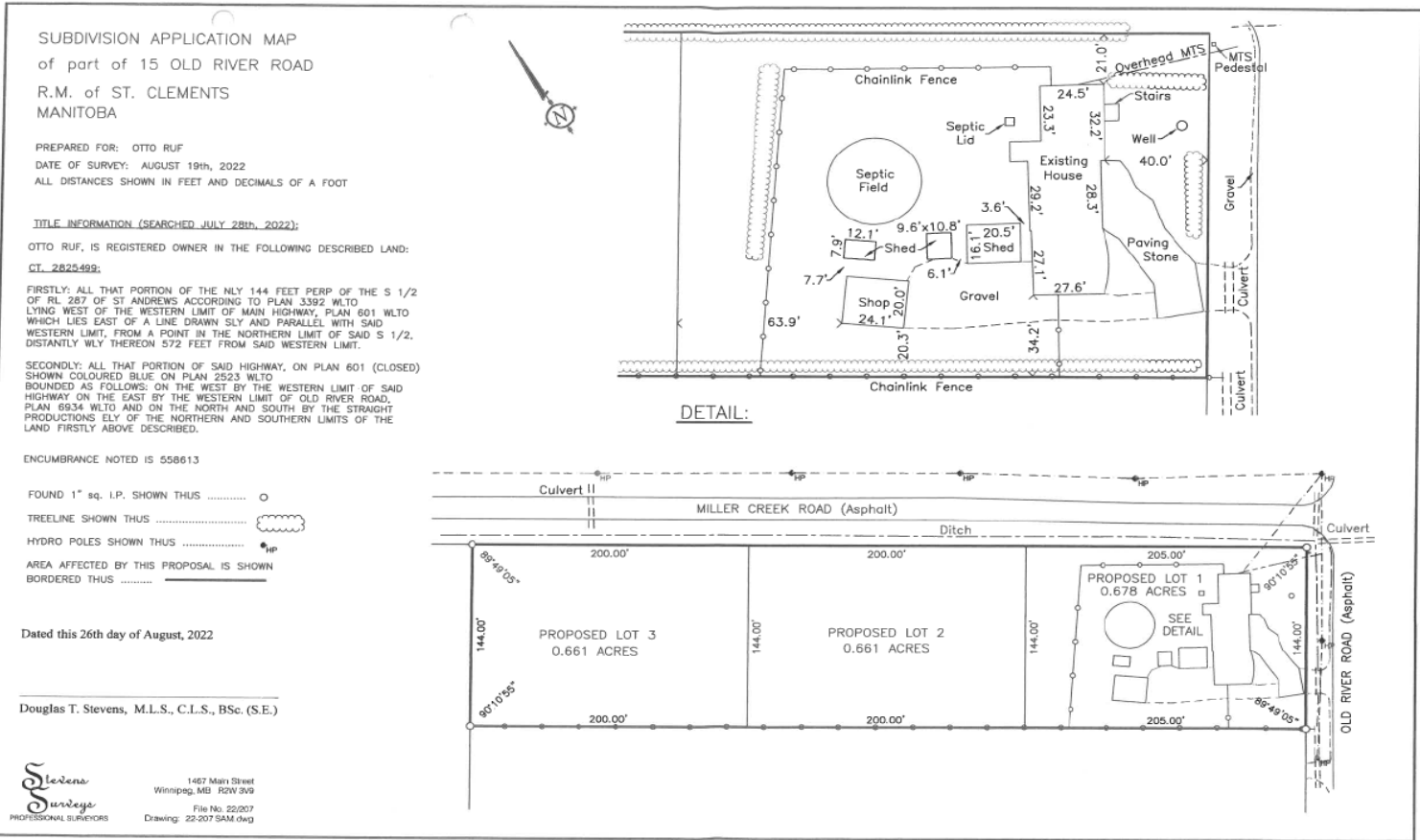
Subdivision Application S26-3134
 15 Old River Road, RM of St. Clements

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: April 13, 2026 3:20:49 PM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: Mon, 2 Feb 2026 19:34:36
To: [Calvin So](#)
Subject: RE: S26-3134
Importance: Normal
Sensitivity: None

Good afternoon,

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Thank you

Amanda Jankowski
Plan Registration 1 | Surveys

From: Calvin So <calvin@rrpd.ca>
Sent: January 30, 2026 3:05 PM
To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; drainage@gov.mb.ca; edowney@retsd.mb.ca; EnvCEInterlake@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <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

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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Archived: April 13, 2026 3:20:51 PM

From: [Harms, Tina](#)

Sent: Tue, 3 Feb 2026 16:53:57

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

Subject: RE: S26-3134

Importance: Normal

Sensitivity: None

Good morning,

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

Thanks,

Tina

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

Land Use Specialist

Sustainable Agriculture Branch

Tina.Harms@gov.mb.ca

T: 204-761-0701

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From: Calvin So <calvin@rrpd.ca>

Sent: January 30, 2026 3:05 PM

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>; Gillian Kolody <gillian@rrpd.ca>

Subject: S26-3134

Hello,

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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

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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Bell MTS Subdivisions

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



February 2, 2026

File No. S26-3134

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

RE: Proposal to Subdivide
River Lot 287, Plan 3392
15 Old River Road
RM of St. Clements
Registered Owner(s): Alison Ruf, Executor for the Estate of Otto Ruf

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.

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

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



Archived: April 13, 2026 3:20:57 PM

From: [SHYMKO, Paul](#)

Sent: Tue, 3 Feb 2026 16:56:13

To: [Calvin So](#)

Subject: RE: S26-3134

Importance: Normal

Sensitivity: None

Canada Post has no requirements of this applicant.

Paul Shymko
Delivery Planning Officer
Canada Post Corp.
Winnipeg Mb.
204-228-3740



From: Calvin So <calvin@rrpd.ca>

Sent: January-30-26 3:05 PM

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

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

Subject: S26-3134

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[Report Suspicious](#)

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

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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Archived: April 13, 2026 3:20:58 PM

From: [+WPG569 - Drainage](#)

Sent: Tue, 3 Feb 2026 20:21:47

To: [Calvin So](#)

Subject: RE: S26-3134

Importance: Normal

Sensitivity: None

Attachments:

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

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

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

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

Rick Pemkowski CD

Water Resource Officer

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

From: Calvin So <calvin@rrpd.ca>

Sent: January 30, 2026 3:05 PM

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>; Gillian Kolody <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,



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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 Realignments 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 \(gov.mb.ca\)](https://www.gov.mb.ca/environment/climate_parks/)

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/water-rights-regulation/mr-126-87)

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 \(gov.mb.ca\)](http://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 \(gov.mb.ca\)](http://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 \(gov.mb.ca\)](http://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://www.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

Landowner Consent Form

Applicant Name(s) _____					
Telephone # _____		Cellular # _____		Email _____	
Location of Works:					
Municipality _____			Parish _____		
Conservation District _____					
Quarter	Section	Township	Range	E/W	River Lot
Other description(s) _____					
Consent:					
The proposed works (as shown on attached aerial photo/sketch) will affect the land(s) noted below. As the affected landowner, I hereby acknowledge and accept that the proposed project will cause water to discharge or otherwise enter my land(s) as explained to me by the applicant. As such, I do not object to the water control works being constructed.					
Quarter	Section	Township	Range	E/W	River Lot
Legal title holder:					
Private landowner(s)		Municipality	Conservation District	MB Infrastructure	Crown
Affected Landowner Name _____					
Telephone # _____		Cellular # _____		Email _____	
Signature _____			Date _____		

FOR OFFICE USE ONLY

EXEMPTION FROM APPROVAL		
The Drainage and Water Rights Licensing Branch has assessed the proposed works as shown on the attached aerial photo/sketch (signed and dated by Water Resource Officer) and has determined that there will not be a significant impact to the land(s) identified above:		
* As such, you are hereby granted an exemption from obtaining the required landowner approval of the land(s) identified above, dated this _____ day of _____ A.D. 20_____.		
_____	_____	_____
WRO Full Name (printed)	WRO Full Name (signed)	Badge #



Transportation and Infrastructure

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

February 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

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.

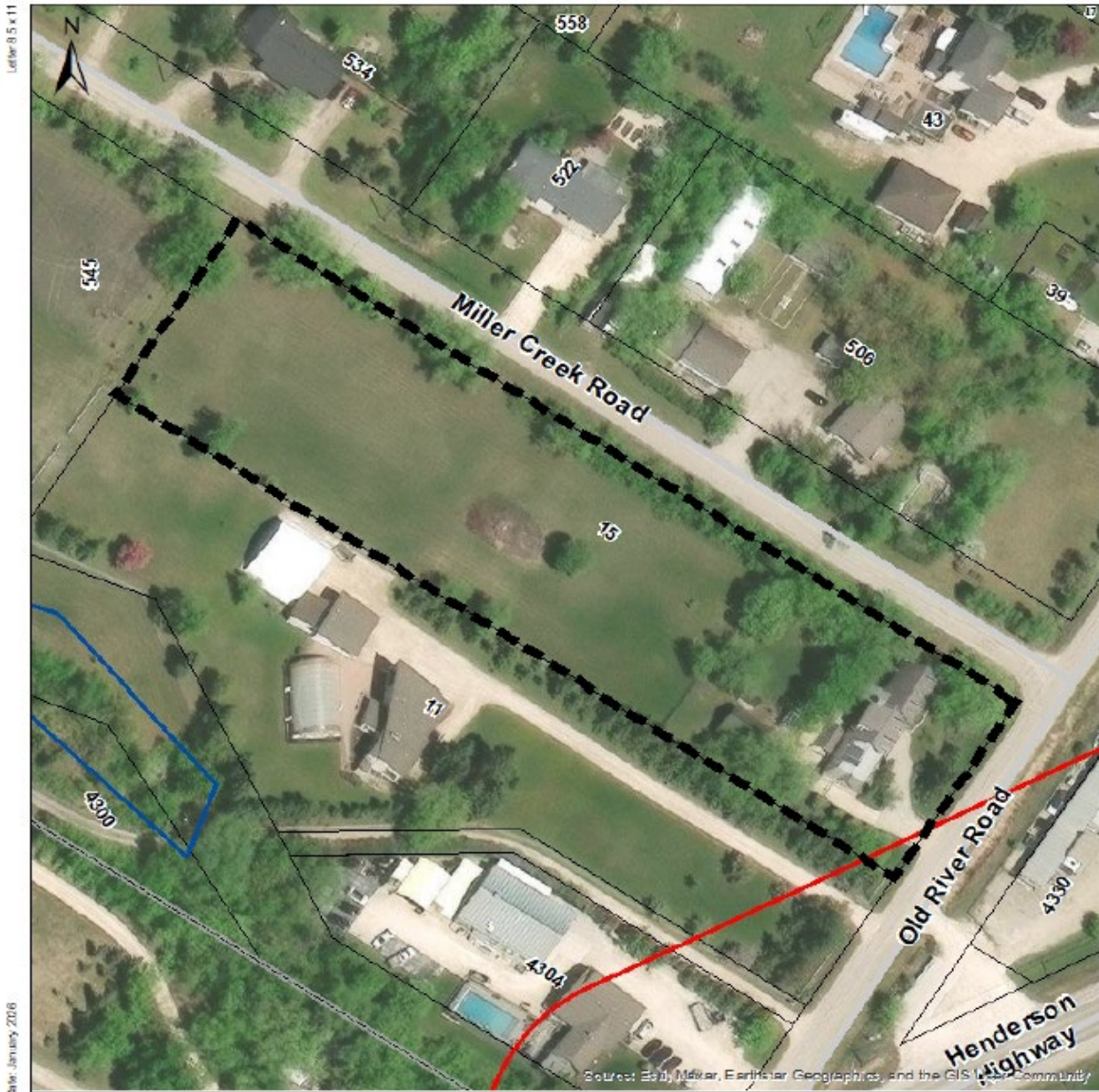
Please call or e-mail if you have any questions regarding our comments.

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



DATE: 2026-02-03

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

FROM: Archaeological Assessment Services Unit
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 File S26-3134
AAS File AAS-25-25044 (following from AAS-22-19743 & AAS-23-20972)
Kelly Glowasky c/o 7576880 Manitoba Ltd.

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
Archaeological Assessment Services Unit*

Archived: April 13, 2026 3:21:01 PM

From: [SM-Subdivision Circulars](#)

Sent: Thu, 19 Feb 2026 22:51:22

To: [Red River Planning District](#) [Valentina Esman](#) [Calvin So](#) bhbs@live.ca

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

Subject: S26-3134 - Email to Planning - Hydro File #2026-1128

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S26-3134**

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

1. **Easements required**— Manitoba Hydro will require easements.

Manitoba Hydro will require the landowner to enter into a Statutory Easement Agreement(s) (“Agreements”) with Manitoba Hydro regarding existing and/or future facilities associated with the subdivision as set out in the above noted application. 'a0' a0

This registration requirement will need to be included as a condition on the final Certificate of Approval.

2. **No easements required**— Centra Gas Manitoba Inc. has no easement requirements.
3. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
4. We have included the applicant—if the email address was not provided, please provide this letter to them.

Directions for the Applicant

Should your subdivision application be issued a Conditional Approval letter (from the Approving Authority), Manitoba Hydro requires the following to complete our condition:

1. Have the surveyor provide Manitoba Hydro with a pdf copy of the Subdivision Plan.
 - a. **Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)**
 - b. Upon receiving the pdf or CAD file of the Subdivision Plan we will review and provide our easement requirements to your surveyor to prepare a Plan of Easement. (Unless otherwise informed by Manitoba Hydro)
 - c. Promptly provide any layout changes. (Including changes requested by Land titles office)
2. Provide us with the name of the lawyer which will be taking care of registration of your subdivision. If this information was included on your planning application, please disregard this item and simply review subsequent items a. and b.
 - a. Agreements will need to be signed by the landowners. The agreements and the plan of easement need to be sent in trust from our lawyer to the applicant’s lawyer to ensure they are signed and registered.

- b. Once signed at the lawyer's office you will be provided with a release of conditions letter which can be given to the planning office.
3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

The lawyer information, subdivision plan and any/or inquiries can be sent to HCSC@hydro.mb.ca.

Subdivision Application Status Dashboard and Land Management Site

View the status of your subdivision within Manitoba Hydro using our Subdivision Application Status Dashboard and [FAQ's](#) about the subdivision process on our [Land Management Site](#). Instructions for how the Subdivision Application Status Dashboard works will be in the Subdivisions tab. (Dashboard is best viewed on a desktop computer)

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



Archived: April 13, 2026 3:21:03 PM
From: [+WPG1166 - MIT Water Review](#)
Sent: Fri, 30 Jan 2026 21:41:17
To: [Calvin So](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: S26-3134
Importance: Normal
Sensitivity: None

Hello Calvin,

We have no concerns with this file.
Thanks,

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

From: Calvin So <calvin@rrpd.ca>
Sent: January 30, 2026 15:05
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>; Gillian Kolody <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

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

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February 20, 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 a 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 Lot 2 & 3.
7. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council. Cash in lieu calculation: 238,100 (2026 land assessment value) x 10% = \$23,810.00.
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 connectivity to municipal low-pressure sewer

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



St. Clements

The place to be

- c. Future dwellings on Proposed Lots 2 & 3 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

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

Sincerely,

Kayla Kozoway, CMMA
Planning Clerk

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

Archived: April 13, 2026 3:21:04 PM

From: [Project Manager - Manitoba](#)

Sent: Tue, 10 Feb 2026 19:28:35

To: [Calvin So](#)

Cc: [SM-Subdivision Circulars](#)

Subject: RE: S26-3134

Importance: Normal

Sensitivity: None

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

Sarah Hill

Project Coordinator, Planning ON, MB & SK

Rogers Communications

1635 Paquette Rd Thunder Bay, ON P7G 2J2

e sarah.hill@rci.rogers.com

From: Calvin So <calvin@rrpd.ca>

Sent: Friday, January 30, 2026 4:05 PM

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

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

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