

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of East St. Paul

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions.

For more info on how to register for the public hearing please contact the municipality at 204-668-8112

Tuesday
April 28th, 2026
5:30 PM

Council Chambers,
3021 Birds Hill Rd,
RM of East St. Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application S26-3137

File:

Applicant: Waterside Development Corp.

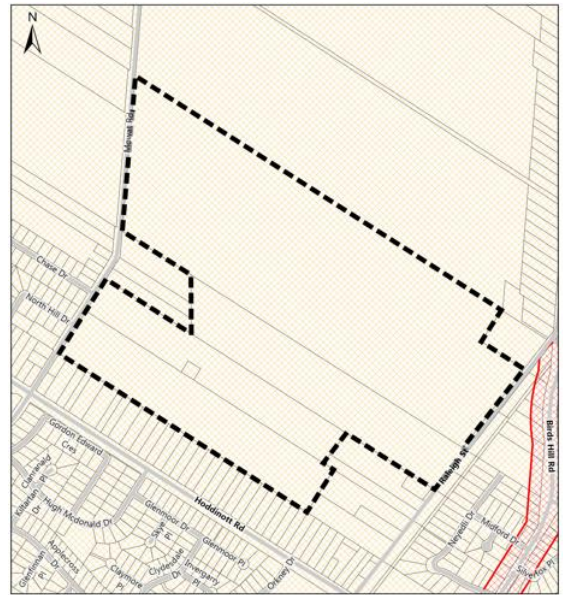
Property Location: A portion of 3401, 643 Mowat Road, East St. Paul, MB.

Roll: 54203, 55800, 57300, 57400, 58460.

Legal: CT2043814/1; CT1992810/1; CT1992807/1; C3134971/1; CT1992729/01 respectively.

Application Purpose:

The applicant is seeking approval to subdivide 5 lots of (+/-)240.29 ac under 5 titles into 482 lots for single housing dwellings, two-family housing dwellings, condominium development, new roads, Parks and Recreation areas.



Zoning By-law requirements in proposed "RM"- Multiple Housing Dwelling, "R1-8"- Single Housing Dwelling, "RT"- Two Housing Dwelling zones and "PR" - Park and Recreation zones	Proposed Lots by Applicant
<p>"RM"- Multiple Housing Dwelling, "R1-8"- Single Housing Dwelling, "RT"- Two Housing Dwelling zones Lot Size Requirements (site area and site width): 10,000 ft² and 100 ft*, 8,000 ft² and 60 ft, 10,000 ft² ac and 100 ft respectively</p>	<p>482 proposed lots, 10 Public Parks and Recreation areas.</p>

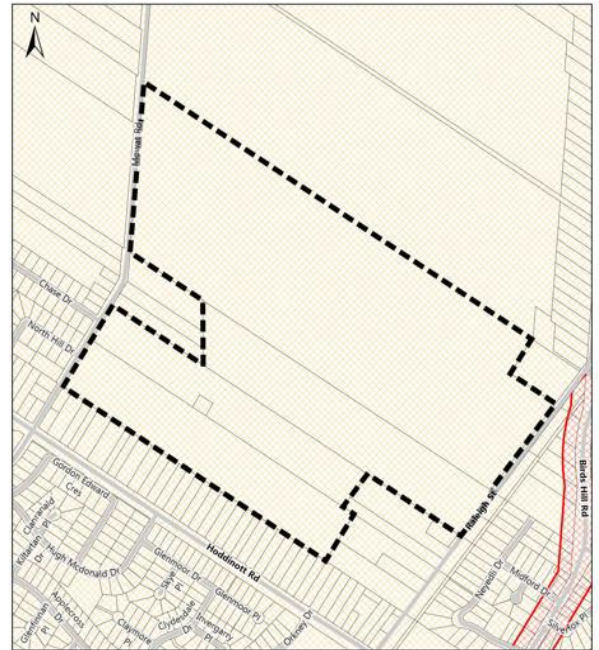
*1,250 ft² for each additional dwelling unit

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 S26-3137

Date Prepared: April 15th, 2026

Civic Address:	643 Mowat Road (Roll # 57400) 643 Mowat Road (Roll # 57300) 3401 Mowat Road (partial) (Roll #54203) 2 undressed parcels (Roll #58460 and 55800)
Legal Description:	<p>Portion of PARCELS A, B, AND C PLAN 9590 WLTO EXC OUT OF PARCEL A, FIRSTLY:</p> <p>ALL THAT PORTION OF ELY 440 FEET PERP WHICH LIES NORTH OF A LINE DRAWN PARALLEL WITH THE NORTHERN LIMIT OF SAID PARCEL A, THROUGH A POINT IN THE EASTERN LIMIT OF SAID PARCEL A, DISTANT SLY THEREON 297 FEET FROM SAID NORTHERN LIMIT AND SECONDLY: SURVEY PLANS 12723, 19316 AND 19976 WLTO AND FURTHER EXC OUT OF PARCEL B, FIRSTLY: DRAIN PLAN 11150 WLTO AND SECONDLY: PLANS 20227 WLTO, 37449 WLTO AND 43107 WLTO IN RL 80 TO 89 PARISH OF ST. PAUL (CT 2043814/1);</p> <p>ALL THOSE PORTIONS OF RL 90 AND 91 PARISH OF ST PAUL ACCORDING TO PLAN 13069 WLTO LYING TO THE WEST OF THE WESTERN LIMIT OF THE ROAD ALLOWANCE ADJOINING ON THE WEST THE RIGHT OF WAY OF THE CANADIAN PACIFIC RLY, PLAN 79 WLTO (S DIV); WHICH LIES TO THE EAST OF A STRAIGHT LINE DRAWN FROM A POINT IN THE SOUTHERN LIMIT OF SAID RL 91, DISTANT ELY THEREON 1068.46 FEET FROM THE EASTERN LIMIT OF ROAD, PLAN 2673 WLTO, TO A POINT IN THE NORTHERN LIMIT OF SAID RL 90, DISTNT ELY THEREON 860.44 FEET FROM SAID</p>



EASTERN LIMIT
(CT 1992810/1) ;

ALL THAT PORTION OF RL 92 PARISH
OF ST PAUL ACCORDING TO PLAN
13069 WLTO
LYING TO THE EAST OF THE EASTERN
LIMIT OF ROAD,
PLAN 2673 WLTO WHICH LIES THE
WEST OF A LINE DRAWN WEST OF,
PARALLEL WITH AND
PERPENDICULARY DISTANT 1100 FEET
FROM THE WESTERN LIMIT OF ROAD
ALLOWANCE WEST OF AND
ADJOINING THE RIGHT OF WAY OF
THE CANADIAN PACIFIC RLY, PLAN 79
WLTO (S DIV)
EXC, ALL THAT PORTION OF THE SLY
140 FEET PERP WHICH LIES BETWEEN
2 LINES DRAWN NLY AT RIGHT
ANGLES TO THE SOUTHERN LIMIT OF
SAID LOT, FROM POINTS IN THE SAME,
DISTANT ELY THEREON 1194 FEET
AND 1350 FEET RESPECTIVELY FROM
SAID EASTERN LIMIT OF SAID ROAD;
SUBJECT TO THE RESERVATIONS AND
PROVISIONS CONTAINED IN THE GRANT
FROM THE CROWN
(CT 1992807/1);

ALL THAT PORTION OF SLY 140 FEET
PERP OF RL 92 PARISH OF ST. PAUL
WHICH LIES BETWEEN 2 LINES DRAWN
NLY AT RIGHT ANGLES TO THE
SOUTHERN LIMIT OF SAID RL FROM
POINTS IN SAME DISTANT ELY
THEREON 1194 FEET AND 1350 FEET
RESPECTIVELY FROM THE EASTERN
LIMIT OF ROAD PLAN 2673 WLTO
SUBJECT TO THE RESERVATIONS AND
PROVISIONS CONTAINED IN THE
GRANT FROM THE CROWN
(CT 3134971/1);

ALL THAT PORTION OF RL93 PARISH
OF ST PAUL LYING EAST OF EASTERN
LIMIT OF PUBLIC ROAD PLAN 2673
WLTO WHICH LIES WEST OF A LINE

	DRAWN AT RIGHT ANGLES TO SOUTHERN LIMIT OF SAID LOT FROM A POINT IN THE SAME DISTANT ELY THEREON 3106.75 FEET FROM THE SAID EASTERN LIMIT (CT 1992729/01) respectively.
Roll Number(s):	<ul style="list-style-type: none"> • CT 1992729 (Roll No. 58460) • CT 1992807 (Roll No. 57300) • CT 3134971 (Roll No. 57400) • CT 1992810 (Roll No. 55800) • Portion of CT 2043814 (Roll No. 54203)
Zoning:	“DR” – Development Reserve
Development Plan:	Settlement Centre

PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

The application proposes to subdivide four (4) full titles and a portion of a fifth title (Roll No. 54203) to create a total of 482 additional lots and ten (10) Public Reserve lots. The proposed development will accommodate single-detached dwellings, two-family dwellings, condominium development, public roadways, and park and recreational areas.

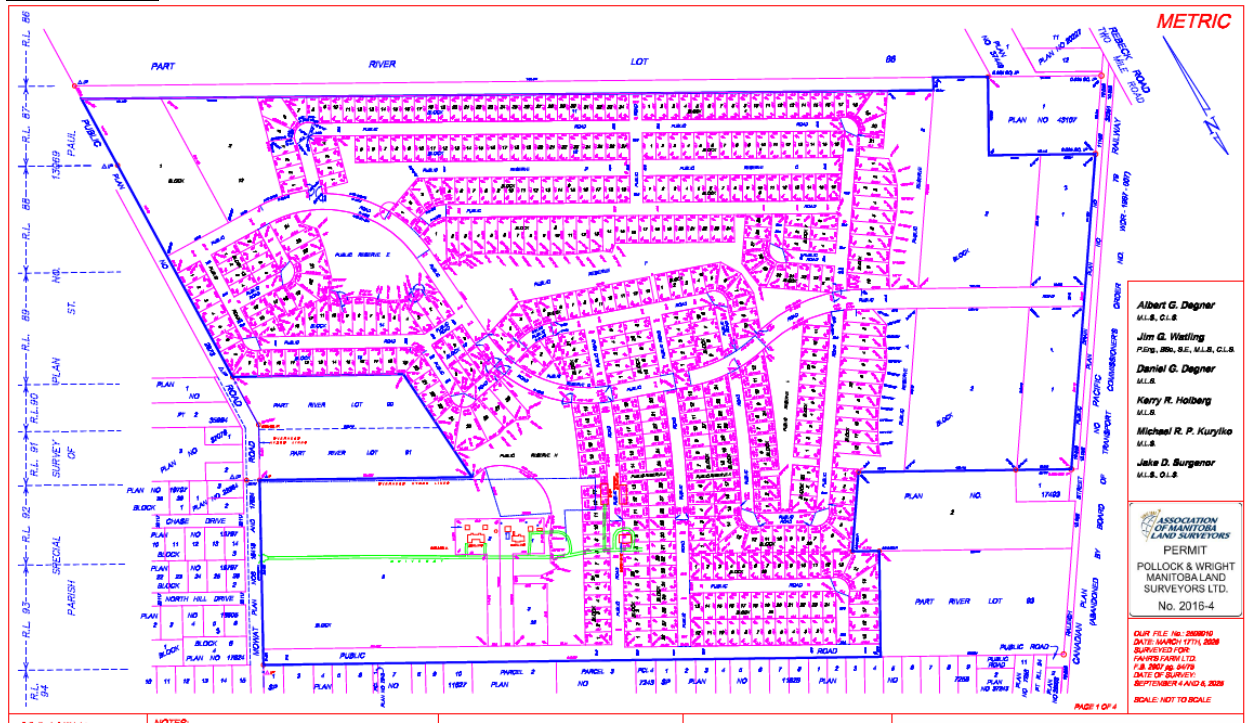
In support of the subdivision, the applicant has also submitted a rezoning application (By-law No. 2026-04) to redesignate the subject lands from the current “DR” (Development Reserve) zone to a range of residential zones. The majority of the lands are proposed to be rezoned to “R1-8” (Single Housing Dwelling), with two (2) lots designated “RT” (Two-Family Housing) and four (4) lots designated “RM” (Multiple Housing Dwelling). The proposed rezoning is intended to facilitate the subdivision.

The subject lands are designated “Settlement Centre” under the Red River Planning District Development Plan By-law No. 279/19. The proposal is generally consistent with the objectives and policies of the Settlement Centre designation. The proposed lots comply with the requirements of the proposed zoning, including minimum site area and frontage, as demonstrated in the submitted Subdivision Application Map.

The Red River Planning District recommends that the application be approved, subject to conditions.

RECOMMENDATION – APPROVE WITH CONDITIONS

1.0 PROPOSAL:



The subject property consists of five titles:

- CT 1992729 (Roll No. 58460) – 38.00 acres
- CT 1992807 (Roll No. 57300) – 26.44 acres
- CT 3134971 (Roll No. 57400) – 0.50 acres
- CT 1992810 (Roll No. 55800) – 38.82 acres
- Portion of CT 2043814 (Roll No. 54203) – total title area is 289.03 acres; however, only a portion is included in the subdivision application

The applicant wishes to create 482 lots from these titles as reflected in the SAM above.

2.0 SITE CONTEXT AND BACKGROUND:

The subject lands are designated “Settlement Centre” under the Red River Planning District Development Plan, as adopted by the RRPD Board on August 19, 2020. The lands comprise approximately 240.29 acres held under five (5) titles and are predominantly vacant, with the exception of two (2) existing dwellings located on Lots 53700 and 57400. Additional accessory structures are present on these properties and will be required to be brought into compliance with the provisions of the proposed zoning.

The surrounding land uses and zoning are as follows:

- **North:** Vacant land (approximately 145.05 acres), zoned “RR-5” Rural Residential
- **South:** Residential development zoned “R1-17” Single Housing Dwelling
- **East:** Raleigh Street, beyond which are residential developments zoned “RR1” Rural Residential (Infill), “R1-17” Single Housing Dwelling, and “R1-10” Single Housing Dwelling
- **West:** Residential developments zoned “R1-17” Single Housing Dwelling and “RR-5” Rural Residential

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

Land Use Designation: Settlement Centre

The subject lands are designated “Settlement Centre” under the Red River Planning District Development Plan By-law No. 272/19.

The Settlement Centre designation applies to areas where a range of urban, semi-urban, and suburban land uses either exist or may be permitted. These areas are typically serviced, or intended to be serviced, by piped municipal wastewater and/or potable water systems, where such services are or will become economically feasible.

Settlement Centres function as administrative and service hubs for their respective municipalities. Within the Red River Planning District, Settlement Centres include the Village of Dunnottar; the unincorporated community of Birds Hill (Rural Municipality of East St. Paul); Clandeboye, Petersfield, Matlock, and Lockport (Rural Municipality of St. Andrews); East Selkirk, Grand Marais, Libau, and Lockport (Rural Municipality of St. Clements); and Middlechurch (Rural Municipality of West St. Paul).

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

Objectives:

- 4.5.a To promote the development of settlement centres to function as administrative and service centres to provide a full range of social, commercial and institutional facilities to the residents of the region.
- 4.5.c To direct growth of existing settlement centres to one side only of provincial trunk highways and provincial roads.
- 4.5.d To preserve land for expansion of settlement centres in an orderly, sustainable, and economical manner.
- 4.5.e To protect settlement centres from those land use activities that have the potential of being detrimental to the health, safety and general welfare of the community.
- 4.5.f To aim at making available a full range of municipal services such as piped water and sewers, paved streets, sidewalks, street lighting, emergency services and first responders, and the like in settlement centres.
- 4.5.g To avoid and prevent wherever possible conflicts between different urban type land uses.
- 4.5.i To protect properties and residents from land uses, activities and natural hazards that are, or have the potential of being, detrimental to the health, safety and general well-being of the residents of the community.

Policies

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

- 4.5.1 Growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.
- 4.5.2 Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in settlement centres. Where suitable vacant infill land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.

- 4.5.3 The growth of settlement centres 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. No new additional accesses will be granted to PTH 101.
- 4.5.4 Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses.
- 4.5.5 Landscaping is encouraged especially along public rights-of-way, public open spaces and in areas in public view.
- 4.5.18 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
 - 4.5.18.1 There is sufficient demand for the proposed development.
 - 4.5.18.2 The proposal is not wasteful of land.
 - 4.5.18.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
 - 4.5.18.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
 - 4.5.18.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
 - 4.5.18.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
 - 4.5.18.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
 - 4.5.18.8 The proposed development will have adequate surface water drainage.
 - 4.5.18.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

The proposed subdivision application appears to meet the general intent of the RRPD Development Plan.

4.0 ZONING BY-LAW (BY-LAW NO. 2009-04):

The proposed subdivision is currently zoned “DR” (Development Reserve) under the East St. Paul Zoning By-law. This zone is intended to reserve lands for future residential, recreational, institutional, industrial, and commercial growth, consistent with the East St. Paul Development Plan.

The applicant proposes to rezone the lands as follows: 476 lots to “R1-8” (Single Housing Dwelling), 4 lots to “RM” (Multiple Housing Dwelling), 2 lots to “RT” (Two-Family Housing), and 10 public reserve lots to “PR” (Parks and Recreation).

The R1-8 zone requires a minimum site area of 8,000 sq. ft. and a minimum lot width of 60 ft. The RT and RM zones each require a minimum site area of 10,000 sq. ft. and a minimum lot width of 100 ft. Additional requirements, including permitted uses and setbacks, apply to each zone.

The 476 lots proposed for R1-8 zoning comply with the applicable standards. Detailed lot distribution by block is provided in the table below. Lots zoned RM and RT are larger in area and are intended to accommodate future multi-family and condominium development.

	Proposed Zone	Proposed Width (ft.)	Proposed Area (sq. ft)	Notes
BLOCK 1				
LOTS				
1	RM	273,086	310,194.4	In Compliance with proposed zone
2	RT	563.39	79,393	In Compliance with proposed zone
BLOCK 2				
LOTS				
1	RM	274.05	182,815.3	In Compliance with proposed zone
2	RT	563.4	489,604.1	In Compliance with proposed zone
BLOCK 3				
LOTS				
1	R1-8	65	11,862.9	In Compliance with proposed zone
2	R1-8	65	13,570.1	In Compliance with proposed zone
3	R1-8	65	17,364.4	In Compliance with proposed zone
4	R1-8	65	14,604.5	In Compliance with proposed zone
5	R1-8	65	14,495.8	In Compliance with proposed zone
6	R1-8	65	14,070.6	In Compliance with proposed zone
7	R1-8	65	13,552.8	In Compliance with proposed zone
8	R1-8	65	13,335.4	In Compliance with proposed zone
9	R1-8	65	13,544.2	In Compliance with proposed zone
10	R1-8	76.74	16,409.6	In Compliance with proposed zone
BLOCK 4				
LOTS				
1	R1-8	66.6	8893.1	In Compliance with proposed zone
2	R1-8	60	8017	In Compliance with proposed zone
3	R1-8	60	8017	In Compliance with proposed zone
4	R1-8	60	8017	In Compliance with proposed zone
5	R1-8	60	8017	In Compliance with proposed zone
6	R1-8	60	8017	In Compliance with proposed zone
7	R1-8	60	8017	In Compliance with proposed zone
8	R1-8	60	8017	In Compliance with proposed zone
9	R1-8	60	8017	In Compliance with proposed zone
10	R1-8	60	8017	In Compliance with proposed zone
11	R1-8	60	8017	In Compliance with proposed zone
12	R1-8	60	8017	In Compliance with proposed zone
13	R1-8	60	8017	In Compliance with proposed zone

14	R1-8	60	8017	In Compliance with proposed zone
15	R1-8	60	8017	In Compliance with proposed zone
16	R1-8	60	8017	In Compliance with proposed zone
17	R1-8	60.7	7999.7	In Compliance with proposed zone
18	R1-8	68.4	11675.6	In Compliance with proposed zone
19	R1-8	67.2	17124.3	In Compliance with proposed zone
20	R1-8	66.2	10135.3	In Compliance with proposed zone
21	R1-8	65.6	8720.9	In Compliance with proposed zone
BLOCK 5				
LOTS				
1	R1-8	67.5	9007.2	In Compliance with proposed zone
2	R1-8	64	8547.6	In Compliance with proposed zone
3	R1-8	64	8547.6	In Compliance with proposed zone
4	R1-8	64	8547.6	In Compliance with proposed zone
5	R1-8	64	8547.6	In Compliance with proposed zone
6	R1-8	64	8547.6	In Compliance with proposed zone
7	R1-8	62	8279.3	In Compliance with proposed zone
8	R1-8	62	8279.3	In Compliance with proposed zone
9	R1-8	62	8279.3	In Compliance with proposed zone
10	R1-8	62	8279.3	In Compliance with proposed zone
11	R1-8	62	8279.3	In Compliance with proposed zone
12	R1-8	62	8279.3	In Compliance with proposed zone
13	R1-8	62	8279.3	In Compliance with proposed zone
14	R1-8	62	8279.3	In Compliance with proposed zone
15	R1-8	62	8279.3	In Compliance with proposed zone
16	R1-8	67.8	9050.3	In Compliance with proposed zone
BLOCK 6				
LOTS				
1	R1-8	67	8941.6	In Compliance with proposed zone
2	R1-8	62	8279.6	In Compliance with proposed zone
3	R1-8	62	8279.6	In Compliance with proposed zone
4	R1-8	62	8279.6	In Compliance with proposed zone
5	R1-8	62	8279.6	In Compliance with proposed zone
6	R1-8	62	8279.6	In Compliance with proposed zone
7	R1-8	62	8279.6	In Compliance with proposed zone
8	R1-8	62	8279.6	In Compliance with proposed zone
9	R1-8	62	8279.6	In Compliance with proposed zone
10	R1-8	62	8279.6	In Compliance with proposed zone
11	R1-8	62	8279.6	In Compliance with proposed zone
12	R1-8	62	8279.6	In Compliance with proposed zone
13	R1-8	60	8017	In Compliance with proposed zone
14	R1-8	60	8017	In Compliance with proposed zone
15	R1-8	60	8017	In Compliance with proposed zone
16	R1-8	65.5	8747.8	In Compliance with proposed zone

BLOCK 7				
LOTS				
1	R1-8	60.5	8266.7	In Compliance with proposed zone
2	R1-8	60	8007.3	In Compliance with proposed zone
3	R1-8	60	8007.3	In Compliance with proposed zone
4	R1-8	60	8007.3	In Compliance with proposed zone
5	R1-8	60	8007.3	In Compliance with proposed zone
6	R1-8	73.3	9758.6	In Compliance with proposed zone
BLOCK 8				
LOTS				
1	R1-8	94.7	6215.6	In Compliance with proposed zone
2	R1-8	60.4	14,351.5	In Compliance with proposed zone
3	R1-8	66	11,664.9	In Compliance with proposed zone
4	R1-8	66	11,168.6	In Compliance with proposed zone
5	R1-8	66	10,992.1	In Compliance with proposed zone
6	R1-8	66	10,951.4	In Compliance with proposed zone
7	R1-8	66	11,055.6	In Compliance with proposed zone
8	R1-8	66	11,276.3	In Compliance with proposed zone
9	R1-8	66	11,498	In Compliance with proposed zone
10	R1-8	66	11,605.6	In Compliance with proposed zone
11	R1-8	66	11,586.3	In Compliance with proposed zone
12	R1-8	66	11,811.2	In Compliance with proposed zone
13	R1-8	66	11,513.1	In Compliance with proposed zone
14	R1-8	62	11,120.2	In Compliance with proposed zone
15	R1-8	60	10,841.4	In Compliance with proposed zone
16	R1-8	60	8273.1	In Compliance with proposed zone
17	R1-8	60	8273.1	In Compliance with proposed zone
18	R1-8	60	8273.1	In Compliance with proposed zone
19	R1-8	60	8273.1	In Compliance with proposed zone
20	R1-8	60	8273.1	In Compliance with proposed zone
21	R1-8	60	8273.1	In Compliance with proposed zone
22	R1-8	60	8273.1	In Compliance with proposed zone
23	R1-8	60	8273.1	In Compliance with proposed zone
24	R1-8	60	8273.1	In Compliance with proposed zone
25	R1-8	62	8288.2	In Compliance with proposed zone
26	R1-8	60	8017	In Compliance with proposed zone
27	R1-8	61.4	8414.1	In Compliance with proposed zone
28	R1-8	66.2	10,544.3	In Compliance with proposed zone
29	R1-8	66.2	10,816.7	In Compliance with proposed zone
30	R1-8	64.5	9139.6	In Compliance with proposed zone
31	R1-8	60.6	8051.4	In Compliance with proposed zone
32	R1-8	60.7	8065.4	In Compliance with proposed zone
33	R1-8	60.7	8065.4	In Compliance with proposed zone
34	R1-8	60.7	8065.4	In Compliance with proposed zone

BLOCK 9				
LOTS				
1	R1-8	60.3	829.1	In Compliance with proposed zone
2	R1-8	63	9106.3	In Compliance with proposed zone
3	R1-8	63.5	10870.5	In Compliance with proposed zone
4	R1-8	63.5	9741.3	In Compliance with proposed zone
5	R1-8	61.8	8264	In Compliance with proposed zone
6	R1-8	62	8280	In Compliance with proposed zone
7	R1-8	62	8280	In Compliance with proposed zone
8	R1-8	62	8280	In Compliance with proposed zone
9	R1-8	62	8280	In Compliance with proposed zone
10	R1-8	62	8280	In Compliance with proposed zone
11	R1-8	62	8280	In Compliance with proposed zone
12	R1-8	62	8280	In Compliance with proposed zone
13	R1-8	62	8280	In Compliance with proposed zone
14	R1-8	62	8280	In Compliance with proposed zone
15	R1-8	64	8280	In Compliance with proposed zone
16	R1-8	64	8280	In Compliance with proposed zone
17	R1-8	64	8280	In Compliance with proposed zone
18	R1-8	64	8280	In Compliance with proposed zone
19	R1-8	66.1	8832.9	In Compliance with proposed zone
BLOCK 10				
LOTS				
1	R1-8	60	8017	In Compliance with proposed zone
2	R1-8	60	8017	In Compliance with proposed zone
3	R1-8	60	8017	In Compliance with proposed zone
4	R1-8	76	10234.3	In Compliance with proposed zone
5	R1-8	60	8017	In Compliance with proposed zone
6	R1-8	60	8017	In Compliance with proposed zone
7	R1-8	60	8017	In Compliance with proposed zone
8	R1-8	60	8017	In Compliance with proposed zone
9	R1-8	60	8017	In Compliance with proposed zone
10	R1-8	60	8017	In Compliance with proposed zone
11	R1-8	60	8017	In Compliance with proposed zone
12	R1-8	60	8017	In Compliance with proposed zone
13	R1-8	60	8017	In Compliance with proposed zone
14	R1-8	60	8017	In Compliance with proposed zone
15	R1-8	60	8017	In Compliance with proposed zone
16	R1-8	60	8017	In Compliance with proposed zone
17	R1-8	60	8017	In Compliance with proposed zone
18	R1-8	60	8017	In Compliance with proposed zone
19	R1-8	60	8017	In Compliance with proposed zone
20	R1-8	60	8017	In Compliance with proposed zone
21	R1-8	60	8017	In Compliance with proposed zone

22	R1-8	60	8017	In Compliance with proposed zone
23	R1-8	60	8017	In Compliance with proposed zone
24	R1-8	60	8017	In Compliance with proposed zone
25	R1-8	60	8017	In Compliance with proposed zone
26	R1-8	60	8017	In Compliance with proposed zone
27	R1-8	60	8017	In Compliance with proposed zone
BLOCK 11				
LOTS				
1	R1-8	69	9361.4	In Compliance with proposed zone
2	R1-8	65.6	8761.8	In Compliance with proposed zone
3	R1-8	65.6	8761.8	In Compliance with proposed zone
4	R1-8	60.7	9710.1	In Compliance with proposed zone
5	R1-8	67.3	11,926.4	In Compliance with proposed zone
6	R1-8	67.2	20149	In Compliance with proposed zone
7	R1-8	68	11,291.3	In Compliance with proposed zone
8	R1-8	60.7	8012.7	In Compliance with proposed zone
9	R1-8	60	8018	In Compliance with proposed zone
10	R1-8	60	8017	In Compliance with proposed zone
11	R1-8	60	8017	In Compliance with proposed zone
12	R1-8	60	8017	In Compliance with proposed zone
13	R1-8	60	8017	In Compliance with proposed zone
14	R1-8	60	8017	In Compliance with proposed zone
15	R1-8	60	8017	In Compliance with proposed zone
16	R1-8	60	8017	In Compliance with proposed zone
17	R1-8	60	8017	In Compliance with proposed zone
18	R1-8	60	8017	In Compliance with proposed zone
19	R1-8	60	8017	In Compliance with proposed zone
20	R1-8	60	8017	In Compliance with proposed zone
21	R1-8	60	8017	In Compliance with proposed zone
22	R1-8	60	8017	In Compliance with proposed zone
23	R1-8	60	8017	In Compliance with proposed zone
24	R1-8	60	8017	In Compliance with proposed zone
25	R1-8	60	8017	In Compliance with proposed zone
26	R1-8	60	8017	In Compliance with proposed zone
27	R1-8	60	8017	In Compliance with proposed zone
28	R1-8	60	8017	In Compliance with proposed zone
29	R1-8	60	8017	In Compliance with proposed zone
30	R1-8	60	8017	In Compliance with proposed zone
31	R1-8	60	8017	In Compliance with proposed zone
32	R1-8	60	8017	In Compliance with proposed zone
33	R1-8	60	8017	In Compliance with proposed zone
34	R1-8	60	8017	In Compliance with proposed zone
BLOCK 12				
LOTS				

1	RM	352	284,038	In Compliance with proposed zone
2	RM	325.9	228,025.9	In Compliance with proposed zone
BLOCK 13				
LOT				
1	R1-8	60.1	8021.3	In Compliance with proposed zone
2	R1-8	60	8017	In Compliance with proposed zone
3	R1-8	60	8017	In Compliance with proposed zone
4	R1-8	60	8017	In Compliance with proposed zone
5	R1-8	60	8017	In Compliance with proposed zone
6	R1-8	60	8017	In Compliance with proposed zone
7	R1-8	60	8017	In Compliance with proposed zone
8	R1-8	60	8017	In Compliance with proposed zone
BLOCK 14				
LOT				
1	R1-8	60	9431.3	In Compliance with proposed zone
2	R1-8	60	11,420.5	In Compliance with proposed zone
3	R1-8	62.4	11,031.9	In Compliance with proposed zone
4	R1-8	64.9	12,251.5	In Compliance with proposed zone
5	R1-8	60	10,381.8	In Compliance with proposed zone
6	R1-8	60	10,684.3	In Compliance with proposed zone
7	R1-8	60	11,309.6	In Compliance with proposed zone
8	R1-8	60	11,533.5	In Compliance with proposed zone
9	R1-8	60	11,262.3	In Compliance with proposed zone
10	R1-8	60	11,269.8	In Compliance with proposed zone
11	R1-8	60	11,214.9	In Compliance with proposed zone
12	R1-8	60	9674.6	In Compliance with proposed zone
13	R1-8	118.4	14,770.2	In Compliance with proposed zone
14	R1-8	65.7	10,318.3	In Compliance with proposed zone
15	R1-8	60	8017	In Compliance with proposed zone
16	R1-8	61.2	9248.4	In Compliance with proposed zone
17	R1-8	60	8231.2	In Compliance with proposed zone
18	R1-8	60	8496	In Compliance with proposed zone
19	R1-8	67	11,621.8	In Compliance with proposed zone
20	R1-8	67.2	17,236.3	In Compliance with proposed zone
21	R1-8	67.2	14978	In Compliance with proposed zone
22	R1-8	67.5	12,846.7	In Compliance with proposed zone
23	R1-8	65.6	12,526	In Compliance with proposed zone
24	R1-8	108.5	15,459.1	In Compliance with proposed zone
BLOCK 15				
LOTS				
1	R1-8	75	10,013.7	In Compliance with proposed zone
2	R1-8	75	10,014.7	In Compliance with proposed zone
3	R1-8	75	10,014.7	In Compliance with proposed zone
4	R1-8	75	10,014.7	In Compliance with proposed zone

5	R1-8	75	10,014.7	In Compliance with proposed zone
6	R1-8	75	10,011.5	In Compliance with proposed zone
7	R1-8	81.6	12,252.6	In Compliance with proposed zone
8	R1-8	78.2	12,376.3	In Compliance with proposed zone
9	R1-8	67.2	9303.2	In Compliance with proposed zone
10	R1-8	70	9347.4	In Compliance with proposed zone
11	R1-8	70	9347.4	In Compliance with proposed zone
12	R1-8	70	9347.4	In Compliance with proposed zone
13	R1-8	70	9347.4	In Compliance with proposed zone
14	R1-8	70	9347.4	In Compliance with proposed zone
15	R1-8	70	9347.4	In Compliance with proposed zone
16	R1-8	70	9347.4	In Compliance with proposed zone
17	R1-8	70	9347.4	In Compliance with proposed zone
18	R1-8	70	9347.4	In Compliance with proposed zone
19	R1-8	82.3	11,729.4	In Compliance with proposed zone
20	R1-8	75	10011.5	In Compliance with proposed zone
21	R1-8	70.2	9375.4	In Compliance with proposed zone
22	R1-8	70.2	9375.4	In Compliance with proposed zone
23	R1-8	71.6	9815.6	In Compliance with proposed zone
24	R1-8	79.7	15,906.9	In Compliance with proposed zone
25	R1-8	79.2	23,609.6	In Compliance with proposed zone
26	R1-8	71.4	16,777.7	In Compliance with proposed zone
27	R1-8	70.2	14365.5	In Compliance with proposed zone
28	R1-8	70.2	15888.6	In Compliance with proposed zone
BLOCK 16				
LOTS				
1	R1-8	64	9164.4	In Compliance with proposed zone
2	R1-8	60	8332.3	In Compliance with proposed zone
3	R1-8	60	8122.4	In Compliance with proposed zone
4	R1-8	65.3	9033.1	In Compliance with proposed zone
5	R1-8	60	8456.1	In Compliance with proposed zone
6	R1-8	66.4	9033.1	In Compliance with proposed zone
BLOCK 17				
LOTS				
1	R1-8	76.9	10087.9	In Compliance with proposed zone
2	R1-8	67.5	9403.4	In Compliance with proposed zone
3	R1-8	61	9433.5	In Compliance with proposed zone
4	R1-8	69.7	10686.4	In Compliance with proposed zone
5	R1-8	69.1	9521.8	In Compliance with proposed zone
6	R1-8	62	8279.6	In Compliance with proposed zone
7	R1-8	62	8279.6	In Compliance with proposed zone
8	R1-8	62	8279.6	In Compliance with proposed zone
9	R1-8	62	8279.6	In Compliance with proposed zone
10	R1-8	62	8279.6	In Compliance with proposed zone

11	R1-8	62	8279.6	In Compliance with proposed zone
12	R1-8	65	8683.2	In Compliance with proposed zone
13	R1-8	64.4	85945	In Compliance with proposed zone
BLOCK 18				
LOTS				
1	R1-8	62.9	8668.2	In Compliance with proposed zone
2	R1-8	60	8273.1	In Compliance with proposed zone
3	R1-8	60	8273.1	In Compliance with proposed zone
4	R1-8	60	8273.1	In Compliance with proposed zone
5	R1-8	65.6	9808.1	In Compliance with proposed zone
6	R1-8	69.5	10,618.6	In Compliance with proposed zone
7	R1-8	69.5	10,153.6	In Compliance with proposed zone
8	R1-8	64.6	9302.2	In Compliance with proposed zone
9	R1-8	60	8468	In Compliance with proposed zone
10	R1-8	77.3	10,541.1	In Compliance with proposed zone
BLOCK 19				
LOT				
1	R1-8	60	8028.8	In Compliance with proposed zone
2	R1-8	60	8076.2	In Compliance with proposed zone
3	R1-8	60	8076.2	In Compliance with proposed zone
4	R1-8	60	8076.2	In Compliance with proposed zone
5	R1-8	60	8076.2	In Compliance with proposed zone
6	R1-8	70	9283.9	In Compliance with proposed zone
7	R1-8	70	9283.9	In Compliance with proposed zone
8	R1-8	70	9283.9	In Compliance with proposed zone
9	R1-8	78.2	10,232.2	In Compliance with proposed zone
BLOCK 20				
LOT				
1	R1-8	60	8017	In Compliance with proposed zone
2	R1-8	60	8017	In Compliance with proposed zone
3	R1-8	60	8017	In Compliance with proposed zone
4	R1-8	60	8017	In Compliance with proposed zone
5	R1-8	60	8017	In Compliance with proposed zone
6	R1-8	60	8017	In Compliance with proposed zone
7	R1-8	60	8017	In Compliance with proposed zone
8	R1-8	60	8017	In Compliance with proposed zone
9	R1-8	60	8017	In Compliance with proposed zone
10	R1-8	60		
BLOCK 21				
LOT				
1	R1-8	75.1	9883.4	In Compliance with proposed zone
2	R1-8	69.2	9076.1	In Compliance with proposed zone
3	R1-8	71	8886.7	In Compliance with proposed zone
4	R1-8	60	8017	In Compliance with proposed zone

5	R1-8	60	8017	In Compliance with proposed zone
6	R1-8	60	8017	In Compliance with proposed zone
7	R1-8	60	8017	In Compliance with proposed zone
BLOCK 22				
LOT				
1	R1-8	64.9	12231	In Compliance with proposed zone
2	R1-8	60	13013.6	In Compliance with proposed zone
3	R1-8	60	13270.8	In Compliance with proposed zone
4	R1-8	60	13825.2	In Compliance with proposed zone
5	R1-8	60	13560.4	In Compliance with proposed zone
6	R1-8	60	13940.3	In Compliance with proposed zone
7	R1-8	60	13036.2	In Compliance with proposed zone
8	R1-8	60	12719.7	In Compliance with proposed zone
9	R1-8	60	12656.2	In Compliance with proposed zone
10	R1-8	60	12812.3	In Compliance with proposed zone
11	R1-8	60	13134.1	In Compliance with proposed zone
12	R1-8	60	13829.5	In Compliance with proposed zone
BLOCK 23				
LOT				
1	R1-8	65.6	8761.8	In Compliance with proposed zone
2	R1-8	60	8017	In Compliance with proposed zone
3	R1-8	60	8017	In Compliance with proposed zone
4	R1-8	60	8017	In Compliance with proposed zone
5	R1-8	60	8017	In Compliance with proposed zone
6	R1-8	60	8017	In Compliance with proposed zone
7	R1-8	60	8017	In Compliance with proposed zone
8	R1-8	60	8017	In Compliance with proposed zone
9	R1-8	60	8017	In Compliance with proposed zone
10	R1-8	60	8017	In Compliance with proposed zone
11	R1-8	60	8017	In Compliance with proposed zone
BLOCK 24				
LOT				
1	R1-8	60.8	8169.8	In Compliance with proposed zone
2	R1-8	60.2	8057.9	In Compliance with proposed zone
3	R1-8	60.2	8081.5	In Compliance with proposed zone
4	R1-8	60.2	8061.1	In Compliance with proposed zone
5	R1-8	60.2	8061.1	In Compliance with proposed zone
6	R1-8	60.2	8061.1	In Compliance with proposed zone
7	R1-8	60.2	8061.1	In Compliance with proposed zone
8	R1-8	60.2	8061.1	In Compliance with proposed zone
9	R1-8	60.2	8061.1	In Compliance with proposed zone
10	R1-8	60.2	8061.1	In Compliance with proposed zone
11	R1-8	60.2	8061.1	In Compliance with proposed zone
12	R1-8	68.3	10,683.2	In Compliance with proposed zone

BLOCK 25				
LOT				
1	R1-8	75	10,014.7	In Compliance with proposed zone
2	R1-8	75	10,014.7	In Compliance with proposed zone
3	R1-8	82.9	11,267.7	In Compliance with proposed zone
BLOCK 26				
LOT				
1	R1-8	60	8017	In Compliance with proposed zone
2	R1-8	60	8017	In Compliance with proposed zone
3	R1-8	60	8017	In Compliance with proposed zone
4	R1-8	198.8	8165.5	In Compliance with proposed zone
5	R1-8	66.4	11,181.6	In Compliance with proposed zone
6	R1-8	84.5	16,845.5	In Compliance with proposed zone
7	R1-8	61.5	8048.2	In Compliance with proposed zone
8	R1-8	60	8017	In Compliance with proposed zone
9	R1-8	60	8017	In Compliance with proposed zone
10	R1-8	60	8017	In Compliance with proposed zone
11	R1-8	60	8017	In Compliance with proposed zone
12	R1-8	67	9452.9	In Compliance with proposed zone
13	R1-8	71.7	15,708.9	In Compliance with proposed zone
14	R1-8	73.1	12,896.2	In Compliance with proposed zone
15	R1-8	62.2	8219.3	In Compliance with proposed zone
16	R1-8	62.2	8354.9	In Compliance with proposed zone
17	R1-8	63.6	8520.7	In Compliance with proposed zone
18	R1-8	68	9071.8	In Compliance with proposed zone
19	R1-8	62.2	8301.1	In Compliance with proposed zone
20	R1-8	62.2	8301.1	In Compliance with proposed zone
21	R1-8	62.2	8301.1	In Compliance with proposed zone
22	R1-8	62.2	8301.1	In Compliance with proposed zone
23	R1-8	62.2	8301.1	In Compliance with proposed zone
24	R1-8	81.9	11,067.5	In Compliance with proposed zone
BLOCK 27				
LOT				
1	R1-8	65.4	8743.5	In Compliance with proposed zone
2	R1-8	60	8017	In Compliance with proposed zone
3	R1-8	60.3	8053.6	In Compliance with proposed zone
4	R1-8	60.2	8036.3	In Compliance with proposed zone
5	R1-8	60.2	8010.5	In Compliance with proposed zone
6	R1-8	60.3	8066.5	In Compliance with proposed zone
7	R1-8	65.7	8813.5	In Compliance with proposed zone
8	R1-8	60.2	8064.3	In Compliance with proposed zone
9	R1-8	60.2	8064.3	In Compliance with proposed zone
10	R1-8	60.2	8064.3	In Compliance with proposed zone
11	R1-8	60.2	8064.3	In Compliance with proposed zone

12	R1-8	60.2	8064.3	In Compliance with proposed zone
13	R1-8	66	8931.9	In Compliance with proposed zone
BLOCK 28				
LOT				
1	R1-8	60	8064.3	In Compliance with proposed zone
2	R1-8	60	8001.9	In Compliance with proposed zone
3	R1-8	60	8001.9	In Compliance with proposed zone
4	R1-8	60	8001.9	In Compliance with proposed zone
5	R1-8	60	8001.9	In Compliance with proposed zone
6	R1-8	60	8001.9	In Compliance with proposed zone
7	R1-8	60	8001.9	In Compliance with proposed zone
8	R1-8	60	8001.9	In Compliance with proposed zone
9	R1-8	60	8001.9	In Compliance with proposed zone
10	R1-8	60	8001.9	In Compliance with proposed zone
11	R1-8	61.5	8201	In Compliance with proposed zone
12	R1-8	61.5	8165.5	In Compliance with proposed zone
13	R1-8	65.6	9740.3	In Compliance with proposed zone
14	R1-8	67.2	17,159.8	In Compliance with proposed zone
15	R1-8	72.1	14,717.5	In Compliance with proposed zone
16	R1-8	66.3	10,276.3	In Compliance with proposed zone
17	R1-8	66.3	10,362.4	In Compliance with proposed zone
18	R1-8	66.3	10,362.4	In Compliance with proposed zone
19	R1-8	68.2	10,670.3	In Compliance with proposed zone
BLOCK 29				
LOT				
1	R1-8	65.6	8761.8	In Compliance with proposed zone
2	R1-8	60	8017	In Compliance with proposed zone
3	R1-8	60	8017	In Compliance with proposed zone
4	R1-8	60	8017	In Compliance with proposed zone
5	R1-8	60	8017	In Compliance with proposed zone
6	R1-8	60	8017	In Compliance with proposed zone
7	R1-8	60	8017	In Compliance with proposed zone
8	R1-8	60	8017	In Compliance with proposed zone
9	R1-8	60	8017	In Compliance with proposed zone
10	R1-8	60	8017	In Compliance with proposed zone
11	R1-8	60	8017	In Compliance with proposed zone
12	R1-8	66	8825.3	In Compliance with proposed zone
13	R1-8	67.1	8953.4	In Compliance with proposed zone
14	R1-8	60	8017	In Compliance with proposed zone
15	R1-8	60	8017	In Compliance with proposed zone
16	R1-8	60	8017	In Compliance with proposed zone
17	R1-8	60	8017	In Compliance with proposed zone
18	R1-8	60	8017	In Compliance with proposed zone
19	R1-8	60	8017	In Compliance with proposed zone

20	R1-8	60	8017	In Compliance with proposed zone
21	R1-8	60	8017	In Compliance with proposed zone
22	R1-8	60	8017	In Compliance with proposed zone
23	R1-8	60	8017	In Compliance with proposed zone
24	R1-8	65.6	8761.8	In Compliance with proposed zone
BLOCK 30				
LOT				
1	R1-8	80.3	10742.4	In Compliance with proposed zone
2	R1-8	66	8814.57	In Compliance with proposed zone
3	R1-8	66	8814.57	In Compliance with proposed zone
4	R1-8	66	8814.57	In Compliance with proposed zone
5	R1-8	66	8814.57	In Compliance with proposed zone
6	R1-8	62.5	8349.6	In Compliance with proposed zone
7	R1-8	60	8017	In Compliance with proposed zone
8	R1-8	60	8017	In Compliance with proposed zone
9	R1-8	60	8017	In Compliance with proposed zone
10	R1-8	60.2	8044.9	In Compliance with proposed zone
11	R1-8	60.2	8072.9	In Compliance with proposed zone
12	R1-8	60.2	8072.9	In Compliance with proposed zone
13	R1-8	65.9	8859.8	In Compliance with proposed zone
14	R1-8	65.8	8817.8	In Compliance with proposed zone
15	R1-8	60.2	8817.8	In Compliance with proposed zone
16	R1-8	60.2	8817.8	In Compliance with proposed zone
17	R1-8	60.2	8817.8	In Compliance with proposed zone
18	R1-8	60.2	8817.8	In Compliance with proposed zone
19	R1-8	66	8902.8	In Compliance with proposed zone
20	R1-8	71.9	9603.6	In Compliance with proposed zone
21	R1-8	62.3	8323.7	In Compliance with proposed zone
22	R1-8	62.3	8323.7	In Compliance with proposed zone
23	R1-8	62.3	8323.7	In Compliance with proposed zone
24	R1-8	62.3	8323.7	In Compliance with proposed zone
25	R1-8	68.1	9096.6	In Compliance with proposed zone
26	R1-8	69.7	9309.7	In Compliance with proposed zone
27	R1-8	62.4	8328	In Compliance with proposed zone
28	R1-8	62.4	8328	In Compliance with proposed zone
29	R1-8	60.7	8102	In Compliance with proposed zone
30	R1-8	60	8017	In Compliance with proposed zone
31	R1-8	60	8017	In Compliance with proposed zone
32	R1-8	60	8017	In Compliance with proposed zone
33	R1-8	62.5	8349.6	In Compliance with proposed zone
34	R1-8	66	8814.6	In Compliance with proposed zone
35	R1-8	66	8814.6	In Compliance with proposed zone
36	R1-8	66	8814.6	In Compliance with proposed zone
37	R1-8	66	8814.6	In Compliance with proposed zone

38	R1-8	81.4	10,869.4	In Compliance with proposed zone
BLOCK 31				
LOT				
1	R1-8	80.3	10,742.4	In Compliance with proposed zone
2	R1-8	66	8814.6	In Compliance with proposed zone
3	R1-8	66	8814.6	In Compliance with proposed zone
4	R1-8	66	8814.6	In Compliance with proposed zone
5	R1-8	66	8814.6	In Compliance with proposed zone
6	R1-8	62.5	8349.6	In Compliance with proposed zone
7	R1-8	60	8017	In Compliance with proposed zone
8	R1-8	60	8017	In Compliance with proposed zone
9	R1-8	60	8017	In Compliance with proposed zone
10	R1-8	60.2	8044.9	In Compliance with proposed zone
11	R1-8	60.2	8072.9	In Compliance with proposed zone
12	R1-8	60.2	8072.9	In Compliance with proposed zone
13	R1-8	65.9	8859.8	In Compliance with proposed zone
14	R1-8	65.8	8817.8	In Compliance with proposed zone
15	R1-8	60.2	8817.8	In Compliance with proposed zone
16	R1-8	60.2	8817.8	In Compliance with proposed zone
17	R1-8	60.2	8817.8	In Compliance with proposed zone
18	R1-8	60.2	8817.8	In Compliance with proposed zone
19	R1-8	66	8902.8	In Compliance with proposed zone
BLOCK 32				
LOTS				
1	R1-8	223.1	70052.6	In Compliance with proposed zone
2	R1-8	223.1	70047.2	In Compliance with proposed zone
3	R1-8		1,091,783.5	In Compliance with proposed zone

PUBLIC RESERVES	Area (Sq. ft)
A	137,591
B	184,927
C	82,350
D	170,878
E	189,367
F	340,281
G	16,937
H	326,761
J	10,690
K	10,690
Total Area	33.76 Acres.

The applicant has indicated that Lots 1 and 2, Block 12; Lot 1, Block 2; and Lot 1, Block 1 are to be rezoned to "RM" (Multiple Housing Dwelling). Lots 2, Block 1 and Lot 2, Block 2 are to be rezoned to "RT" (Two-Family Housing), with all remaining lots rezoned to "R1-8" (Single Housing Dwelling). A total of 10 public reserve lots will be rezoned to "PR" (Parks and Recreation).

RRPD notes that there are currently two (2) existing dwellings located on Lots 53700 and 57400. Additional accessory structures are present on these properties and will be required to be brought into compliance with the provisions of the proposed zoning.

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>Per the applicant, shared service agreement has been entered into with the RM of St. Clements</p>
<p>Drinking Water</p> <ul style="list-style-type: none"> - Proposed: Individual Well - Required: As per municipal / Province of Manitoba standards <p>Per the applicant, shared service agreement has been entered into with the RM of St. Clements</p>
<p>Road Standards</p> <ul style="list-style-type: none"> - Proposed: Existing - Required: Municipality / Province is authority responsible for roadway
<p>Drainage</p> <ul style="list-style-type: none"> - Proposed: Natural & Ditches - Required: As per municipal / Province of Manitoba standards

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

<p>Municipality</p>	<p>CAO: I have reviewed the application and have no concerns. Servicing through the RM of St. Clements addresses capacity considerations. Planning: I have reviewed the application, and a Development Agreement will be required. The zones being proposed are from the existing Municipal Zoning By-law. Operations Manager: N/A Project Manager: No comments at this point. Fire Department: The Fire Department would need time to develop proper standard operating procedures for a development of this size and occupancy. If all fire codes are met, then we see no issues.</p>
<p>Manitoba Agriculture and Resource Development</p>	<p>No Comments (on objection on the rezoning application 2026-04)</p>
<p>Manitoba Infrastructure - Highway Planning and Design Branch</p>	<p>No objection, but conditions of approval are as follows:</p> <ul style="list-style-type: none"> • The developer provides written confirmation from our department that we have received and approved a Traffic Impact study for this development. This study is to be prepared by a qualified engineer and will determine what impact the traffic generated by this development will have on the traffic operations on PR 202 and PR 204 and what, if any,

	<p>on highway improvements will be required. The cost of the Traffic Impact Study and any on-highway improvements would be the responsibility of the developer (an on-highway improvement agreement will have to be entered into between the developer and Manitoba Transportation and Infrastructure for the construction of any required on-highway improvements). Contact information: email – trafficimpactstudies@gov.mb.ca .</p> <ul style="list-style-type: none"> • Pending the outcome of the required traffic impact study, an on-highway improvement agreement is to be entered into between Manitoba Transportation and Infrastructure and the developer for the required improvements to the provincial highway system identified from the traffic impact study. The cost of any on-highway improvements are the responsibility of the developer. • The applicant is required to provide written confirmation from our department that either drainage is not an issue or that the applicant has adequately addressed any potential drainage issues (including any potential impacts the proposed service road may have on the highway drainage system). The applicant will have to provide our regional Technical Services Engineer, Nicole Fleury with the sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. Nicole can be reached by calling 204-770-4929 or by email at Nicole.Fleury@gov.mb.ca . If necessary, the regional engineer may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study and any revisions to the highway drainage system directly associated with this proposed development will be the responsibility of the developer. <p>(See attached correspondence for full comments)</p>
Drainage and Water Control	<p>On behalf of Drainage & Water Rights Licencing – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide.</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.</p>
Winnipeg Land Titles Office (Teranet Manitoba)	<p>A plan of subdivision as proposed SAM is required</p>
Manitoba Conservation and Climate – Environmental Compliance and	<p>Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision proposal and has the following comments:</p>

Enforcement	<ul style="list-style-type: none"> • As per section 8.2(1) of the Onsite Wastewater Management Systems Regulation the applicant is required to connect to the wastewater collection system and decommission the existing onsite wastewater system before subdivision. • The proponent must confirm the wastewater treatment facility has the capacity to treat the additional wastewater. • Approval is required for the development of new wastewater collection system or alteration of existing wastewater collection system pursuant to Sections 6 to 7 of the Water Works, Sewerage and Sewage Disposal Regulation <p>(See attached correspondence for full comments)</p>
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No comments or concerns at this time. [See attached correspondence for full comments]
Manitoba Transportation and Infrastructure – Water Management	No concerns
Mines Branch	Mines Branch has no concerns as there is no identified medium or high-quality aggregate in the area.

UTILITIES

MB Hydro and Centra Gas	Easements required— Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.
Bell MTS	Enter into a Right of Way Agreement with Bell MTS for future telecommunication facilities
Rogers Communications	Easements required

OTHER AGENCIES

Canada Post	<p>The applicant will initiate contact with Paul Shymko from Canada Post (email: paul.shymko@canadapost.ca or phone: 204-228-3740) to determine mail delivery requirements.</p> <p>(See attached correspondence for full comments)</p>
River East Transcona School Division	<p>Please be advised that we object to the proposed subdivision unless a land dedication to the River East School Division as per The Planning and Land Dedication for Schools Site Act.</p> <p>(See attached correspondence for full comments)</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 application proposes to subdivide four (4) full titles and a portion of a fifth title (Roll No. 54203) to create a total of 482 additional lots and ten (10) Public Reserve lots. The proposed development will accommodate single-detached dwellings, two-family dwellings, condominium development, internal public roadways, and park and recreational areas.

In support of the subdivision, the applicant has also submitted a rezoning application (By-law No. 2026-04) to redesignate the subject lands from the current "DR" (Development Reserve) zone to a range of residential zones. The majority of the lands are proposed to be rezoned to "R1-8" (Single Housing Dwelling), with select sites designated "RT" (Two-Family Housing) and "RM" (Multiple Housing Dwelling), thereby facilitating the proposed subdivision.

In evaluating the proposal, consideration has been given to the applicable policies of the Development Plan. Policy 4.5.4 requires that land uses be grouped and located to ensure compatibility with existing and proposed surrounding land uses. The subject lands abut established residential development zoned "R1-17" to the east and south. Notwithstanding differences in bulk and density provisions, the proposed zoning framework is generally compatible with the surrounding context. To ensure appropriate integration, the Municipality has requested that a Development Agreement be entered into to address matters including site design, buffering, and transitions between differing land uses, thereby mitigating potential conflicts.

The Development Plan further emphasizes the efficient use of land within Settlement Centres. Policy 4.5.2 supports infill and revitalization as a means of accommodating growth. Given that the majority of the subject lands are currently vacant, the proposed development represents an appropriate and orderly form of infill consistent with this policy direction.

Servicing considerations also form a key component of the policy framework. Policy 4.5.1 promotes development in a manner that allows for the efficient and economically feasible extension of municipal services, including piped water and wastewater systems. Section 3.4.8 reinforces this requirement by directing that new development be connected to piped municipal water where available, or otherwise

demonstrate a sustainable potable water supply without adverse impacts on adjacent properties. In this regard, the proposal is generally consistent with the intent of the Settlement Centre designation.

With respect to servicing capacity, the previous Wastewater Moratorium (Resolution No. 2020-840, dated September 22, 2020) restricted approvals for new development within the Rural Municipality of East St. Paul. This has since been replaced by a Water and Wastewater Moratorium resolution dated July 15, 2025, which permits consideration of subdivision applications while restricting development and servicing connections until capacity is confirmed. The applicant has indicated that water and wastewater servicing will be provided in accordance with an inter-municipal agreement between the Rural Municipality of East St. Paul and the Rural Municipality of St. Clements dated July 15, 2025, through which future servicing capacity has been identified.

The application was circulated to relevant provincial agencies, and no formal objections were received. The provincial highways authority has required the submission and approval of a Traffic Impact Study to assess the need for potential improvements to the highway network, as well as the resolution of drainage matters to its satisfaction. In addition, the provincial drainage authority has requested a detailed engineered drainage plan. These requirements have been incorporated as conditions of approval.

Existing site conditions have also been reviewed. As per the applicant, two (2) grain bins and one (1) storage structure are currently located within proposed Blocks 30 and 31 and are intended to be removed.

Based on Municipal Management Office records, Roll No. 57400 includes a 1,569 sq. ft. dwelling, a 428 sq. ft. garage, a 512 sq. ft. in-ground pool, a 728 sq. ft. cottage, and a 128 sq. ft. wood-frame storage shed. Roll No. 57300 includes a 1,240 sq. ft. row house, a 1,516 sq. ft. row house, a 528 sq. ft. garage, a 192 sq. ft. wood storage shed, a 112 sq. ft. wood gazebo, a 288 sq. ft. wood shed, a 3,744 sq. ft. pole building, a 3,590 sq. ft. grain bin, and a 1,685 sq. ft. feed tank.

The applicant will be required to verify and confirm the accuracy of this information and ensure that all existing structures are either removed or brought into compliance with the applicable zoning and building regulations.

Accordingly, a condition of approval will require that all existing structures be removed or brought into compliance, and that all necessary permits be obtained. Any site-specific variances required for future development are not addressed through this subdivision application and will be considered separately.

The River East Transcona School Division has indicated an objection to the proposed subdivision unless land is dedicated in accordance with *The Planning Amendment and School Sites Act*. The applicant is encouraged to engage with the School Division to address this requirement, and a corresponding condition of approval has been included.

Based on the foregoing analysis, the proposed subdivision is generally consistent with the applicable policies of the Red River Planning District Development Plan. It is therefore recommended that the **application 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 Chief Administrative Officer of] the municipality that:
 - a. taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made.
 - b. payment of any applicable development levies have been paid.
 - c. a development agreement with the RM has been entered into to address items including, but not necessarily limited to, if required:
 - i. the use of land and any existing or proposed building
 - ii. storm water management plan
 - iii. sewer and water
 - iv. waste removal
 - v. Drainage
 - vi. Street lighting
 - vii. Sidewalks
 - viii. Traffic control
 - ix. Access
 - x. Connections to existing services; and
 - xi. Fencing and landscaping.
 - xii. Any other standard the Municipality deems necessary
2. applicant / owner submits written confirmation from Manitoba Hydro and Centra Gas Manitoba Inc. 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.
3. Applicant/owner submits written confirmation from Rogers that easements have been entered. The easement acquisition will be through a joint application with MB Hydro. Please contact Dennis Manuel E: dennis.manuel@rci.rogers.com P: 204-594-7943
4. Applicant/Owner submits written confirmation from Bell MTS that a Right of Way (“Agreement”) has been entered into with Bell MTS for future telecommunication facilities. Developer responsibilities (Bell MTS Pre-Service Charges, Bell MTS Buried Crossings, etc.) can be made available by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca
5. Applicant/Owner submits written confirmation that the comments listed in correspondence with Manitoba Transportation and Infrastructure, Highway Design Branch – Roadside Development Section, dated March 20th, 2026, are completed and addressed to their satisfaction. Please contact T: 204-430-7176, email: roadsidedevelopment@gov.mb.ca.
6. The applicant/owner shall obtain all required approvals from the Province of Manitoba – Drainage and Water Rights Licensing Branch. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide. Please contact: Rick Pemkowski CD, Water Resource Officer, Rick.pemkowski@gov.mb.ca, Cell: 204 761-0013.

7. Applicant / owner obtains confirmation that they have addressed community mail requirements to the satisfaction of Canada Post.
8. Applicant/owner obtains confirmation from River East Transcona School Division that there objection and concerns have been addressed.
9. Applicant/Owner obtains all variances and permits, where required.

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 East St. Paul, MB Hydro, BellMTS, Rogers, MTI, RETS

APPENDIX A – RRPD LOCATION MAPS

Letter 8.5 x 11



Date: March 2026

SUPPORTIVE MAPPING

Subdivision Application S26-3137
Mowat Road and Raleigh Street, RM of East St. Paul

Designation: "SC" Settlement Centre
Proposed Zoning: "R1-8"; "RM"; "RT"; "PR"

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

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

RED RIVER
PLANNING DISTRICT

LETTER OF INTENT

TO: RRPD and The RM of East St. Paul

Dec. 19, 2025

RE: Rolls 57400,55800,57300,54203 and 58460; Titles 3134971, 1992810, 1992807, 2043814 and 1992729

The undersigned intends to subdivide in accordance with the attached SAM, and re-zone, as follows:

1. Lots 1 and 2, block 12, and lot 1 block 2, lot 1 block 1, are to be re-zoned to RM, for future development;
2. Lot 2, block 1 and Lot 2, block 2 are to be re-zoned to RT, to be developed as condominium dwellings.
3. All of the remaining lots will be re-zoned to R1-8 to be developed as single house dwellings;
4. There will be 10 Public Reserves, with a total area of 136,619.70 sm.
5. Lots 1,2 and 3, block 32 have 2 homes that will not immediately be demolished, and accordingly can not be developed at this time ;
6. The 2 grain bins and 1 storage structure that are presently situate where the future Blocks 30 and 31 will be, are to be demolished;
7. All lots will be fully serviced by the RM of St. Clements, and a shared servicing agreement has been entered into with the RM of East St. Paul, as per the attached Resolution of the RM of East St. Paul;.


Waterside Development Corp.
Bill McGarry, President.

Letter of Intent additional information

8. Block 3 lots 1-10 increased lot width to 65' which increased the overall area larger than the R1-8 zoning.

9. Block 8 Lots 3-13 increased lot width to 65' which increase the overall area larger than the R1-8 zoning.

10. Block 15 lots 1-7 increased lot width to 75' & lots 8-26 increased lot width to 70' which increased the overall area larger than the R18 zoning

Background Letter – Subdivision & Rezoning – Alterations & Considerations from Consultation Process:

Waterside Development Corporation has undertaken an extensive consultation with various stakeholder groups and area residents over the past six months. These processes have included a public open house, a survey of residents, multiple administrative meetings (RRPD, St Clements, East St Paul, Province of MB) and one on one meetings with private landowners of adjacent properties.

Further to this, Waterside has executed thorough analysis of servicing infrastructure and surrounding road networks to generate a comprehensive plan for initiating a multi-staged plan of subdivision for the Fahr Lands. This work has included civil, municipal and traffic engineering to ensure servicing capacity, drainage, and traffic is appropriately planned. We are satisfied that we can address, resolve and create solutions to all concerns and have a positive impact on the surrounding areas. We will continue to work with Council and Administration to ensure our engineering planning meets best in class standards.

In our efforts, our staging plan adapted to the desired off site servicing approaches, necessary upgrades to off site infrastructure, and our lot plan was augmented to address the input we received from our consultation. This included deep discussion on a developer led and developer funded program for infrastructure servicing that will have a lasting benefit for the Municipalities.

With respect to our lot count and configuration we put considerable time into analyzing where we could increase our lot sizes (frontage and areas) beyond the R1-8 zoning dimensions for a minimum of 60 ft of frontage and 8,000 sf of area.

The subdivision and rezoning represent approximately 482 building lots. Of this only 246 (41%) of these lots are designed to the minimum requirement for R1-8 zoning (60 ft of frontage & 8,000 sf of land area). The remaining 59% of the lots exceed the minimum requirements for this zoning category.

It is important to note that 283 of these lots are between 8,100 sf and 15,000+ sf in land area (45 lots are up to 9,000 to 9,999 sf in land area; 98 lots are greater than 10,000 sf in land area).

We identified where we could meaningfully increase our lot frontages, as well. As a result we increased / altered roughly a further 233 lots, which now measure 62 to 90+ ft in width.

Also, along the north side of River Lot 90 & 91 we increased lot frontage to 70 ft. Plus, along our west edge of property along Mowat Road we increased the lot widths to 75 ft in response to neighbour's concerns.

We have increased lot widths along ponds, and right sized lots within the internal part of the subdivision to increase the number of lots that are wider than the minimum standard.

Waterside has also put plans in place to address the preservation of trees in the design of the subdivision. We are committed to meaningful measures being taken to ensure trees remain protected during the construction of homes within the subdivision, as well. Strategically placed Parks & Open Spaces have been established in order to preserve trees, and lots have been set up to ensure that the back of lots will remain treed, where applicable.

It is important to note that future subdivision processes will take place where further dialogue and consultation will be initiated to plan the "Fahr Family Home Lands". We have committed to creating an access point to the back (east) end River Lots 90 & 91 as a result of the expressed desire to future proof their excess lands for subdivision.

Our site includes land being rezoned for a variety of age-in-place housing options. Our vision for these sites include bungalow condominiums to address a growing demand for this type of housing in the area. All of this land will require additional consultation, with open houses plus another round of public hearings with RRPD.

Lastly, a large parcel of land has been set aside for any required future school site should this be deemed necessary. If not deemed necessary, we will initiate public consultation and further public hearings will take place prior to the development of these properties.

The above describes the efforts of Waterside Development Corporation to work alongside stakeholders, municipalities, and the community to evolve the subdivision plans to meet the needs of the greater community at large while at the same time delivering much needed housing in East St Paul.

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

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

Agriculture Residential Seasonal Recreation (Cottage) Commercial Industrial
Other . Describe present use in more detail part farmland and forest

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

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

Agriculture Residential Seasonal Recreation (Cottage) Commercial Industrial
Other . Describe intended use in more detail single family and multi-family

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

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

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

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

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

5 SERVICES (check appropriate boxes and describe as indicated)

a) Sewage Disposal

Present: Municipal Sewer Holding Tank Septic Field Ejector Other

Proposed: Municipal Sewer Holding Tank Septic Field Ejector Other

b) Water Supply

Present: Piped Water Community Well Individual Well Other

Proposed: Piped Water Community Well Individual Well Other

If you answered 'Other' to any of the above, please describe: ~~no wastewater/sewage disposal at present~~

except ejector serving 2 homes that will be removed & replaced with 2 holding tanks & 2 wells

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

c) Roads

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

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

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

Provincial Trunk Highway Provincial Road Municipal Road

Show existing and proposed driveways and roads on your map.

d) Drainage

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

Natural Ditches Curb and Gutter Storm Sewer

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

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

If yes, describe: don't know if ever flooded

Show drainage patterns on your map.

6 REASON FOR APPLICATION AND OTHER COMMENTS

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

7 OTHER REQUIREMENTS

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

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

8 SUBDIVISION APPLICATION MAP (SAM)

What is a subdivision application map (SAM)?

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

July 15, 2025

RESOLUTION

Resolution # 2025-204

Agenda Item # 10.1.1.1 RESOLUTION: Regional Utility Infrastructure Partnership - RM of St. Clements

Moved By : Councillor Horschko

Seconded By : Deputy Mayor Imhoff

WHEREAS the Municipalities of St. Clements and East St. Paul have identified potential opportunities for regional infrastructure sharing;

AND WHEREAS collaboration on major infrastructure initiatives, including water and wastewater services, can result in more efficient, cost-effective, and environmentally responsible solutions for both municipalities;

AND WHEREAS regional infrastructure sharing supports broader municipal goals, including promoting economic growth, protecting the environment, increasing climate resilience, and addressing the servicing needs of growing populations;

AND WHEREAS both municipalities recognize that a shared approach to utility infrastructure planning and development will strengthen regional cooperation and maximize the use of public funds;

THEREFORE BE IT RESOLVED THAT the RM of East St. Paul commits to working in partnership with the RM of St. Clements on a shared utility infrastructure project;

AND BE IT FURTHER RESOLVED THAT the RM of East St. Paul formally expresses its interest in entering into a servicing agreement with the RM of St. Clements for the provision of low-pressure sewer and water infrastructure to service existing residents along Henderson Highway, north of Hoddinott Road;

AND BE IT FURTHER RESOLVED THAT this agreement shall also support future wastewater servicing needs in the north quadrant of the municipality, facilitating long-term planning and development in this currently underserviced area;

AND BE IT FURTHER RESOLVED THAT the RM of East St. Paul is committed to working collaboratively with the RM of St. Clements to explore design options, cost-sharing models, and timelines to implement a regional solution that benefits both communities and supports sustainable growth.

Carried

**Mayor
Rural Municipality of East St.
Paul**

APPENDIX C- CIRCULATION COMMENTS:

Archived: April 9, 2026 12:11:25 PM

From: [Teranet Manitoba - Surveys Planning](#)

Sent: Mon, 30 Mar 2026 21:06:07

To: [Valentina Esman](#)

Subject: RE: S26-3137 Recirculation (no changes for the block sizes or zones)

Importance: Normal

Sensitivity: None

Good Afternoon,

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Sincerely

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



The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you do not wish to receive further communications from us, please email us at clientservice@teranet.ca and indicate your request to be removed from our email list. Please note that even if you unsubscribe you may still receive certain emails as permitted by law.

From: Valentina Esman <valentina@rrpd.ca>

Sent: March 26, 2026 10:15 AM

To: Gillian Kolody <gillian@rrpd.ca>; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Calvin So <calvin@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>; Santan Singh <santan@rrpd.ca>

Subject: S26-3137 Recirculation (no changes for the block sizes or zones)

Hello to all again,

Please see attached an updated (with lager lots and updated LOI) S26-3137 subdivision application in the RM of East St. Paul for your review and comments.

Information on this application is as follows:

- Subdivision application S26-3137
- Rolls numbers 57400, 55800, 57300, 58460, and part of 54203
- Creating 482 new residential lots, 10 public reserve lots and public roadways, see application for lot sizes and widths
- This application is associated with zoning by-law amendment BL 2026-04

Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 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

From: Gillian Kolody <gillian@rrpd.ca>

Sent: March 18, 2026 9:26 AM

To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

Subject: RE: S26-3137

Apologies, here is the final correct version of this circulation letter. This subdivision is located in East St. Paul, the file number is S26-3137, and the roll numbers are 57400, 55800, 57300, 58460, and part of 54203.

Best,



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

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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From: Gillian Kolody

Sent: Wednesday, March 11, 2026 12:53 PM

To: 'Cara Nichols' <planning@eaststpaul.com>; '+WPG112 - AGRLandUse' <agrlanduse@gov.mb.ca>; '+WPG574 - HRB Archaeology' <hrb.archaeology@gov.mb.ca>; '+SEL1081 - Selkirk CRP' <selkirkcrp@gov.mb.ca>; '+WPG969 - Roadside Development' <roadsidedevelopment@gov.mb.ca>; '+WPG1166 - MIT Water Review' <mitwaterreview@gov.mb.ca>; '+WPG1195 - Mines BR' <mines_br@gov.mb.ca>; '+WPG569 - Drainage' <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; '+WPG569 - EnvCEWinnipeg' <envcewinnipeg@gov.mb.ca>; 'Teranet Manitoba - Surveys Planning' <mb.surveysplanning@teranet.ca>; 'SM-Subdivision Circulars' <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; 'SHYMKO, Paul'

<paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

Subject: RE: S26-3137

Hello,

Please see attached a corrected letter of circulation for agencies. There was a typo for the subdivision number. The correct subdivision number is **S26-3137**.

Best,



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

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

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

www.redriverplanning.com

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Subject: RE: S26-3137

Here are the additional files.



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Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

Subject: S26-3137

Hello,

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

- Subdivision application S26-3137
- Rolls numbers 57400, 55800, 57300, 58460, and part of 54203
- Creating 493 new lots (498 total) and public roadways, see application for lot sizes and widths
- This application is associated with zoning by-law amendment BL 2026-04

Please anticipate another email with the additional application documents as the file sizes are large.

Best,



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Gillian Kolody

From: Harms, Tina <Tina.Harms@gov.mb.ca>
Sent: Friday, March 27, 2026 12:25 PM
To: Gillian Kolody; Red River Planning District; +WPG112 - AGRLandUse
Subject: RE: S26-3137

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

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

Regards,
Tina

Tina Harms, M.Sc., P.Ag.
Land Use Specialist
Sustainable Agriculture Branch
Tina.Harms@gov.mb.ca
T: 204-761-0701

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From: Gillian Kolody <gillian@rrpd.ca>
Sent: March 10, 2026 11:31 AM
To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: S26-3137

Hello,

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

- Subdivision application S26-3137



Transportation and Infrastructure

Engineering and Technical Services Division

Highway Design Branch – Roadside Development Section

1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3

T 204-430-7176 F 204-945-0593

e-mail: RoadsideDevelopment@gov.mb.ca

March 20, 2026

PD 190.10 New

Calvin So, Community Planning Assistant

Red River Planning District

E-mail: calvin@rrpd.ca

Dear Calvin:

**Re: Proposed Subdivision
File No: S26-3137
RL 87-93 Parish of St. Paul
RM of East St. Paul
Owner: Fahr's Farm Ltd**

In response to your e-mail dated March 10, 2026 we have reviewed the above noted subdivision application. The intent is to create a 500 lot residential development along with a new public road. The new public road connects onto Raleigh Street which connects to PR 202 and Mowat Road which connects onto Hoddinott Road and eventually to PR 202 and PR 204.

Based on available information, we do not object to this subdivision as proposed. Please include the following as conditions of approval:

- The developer provides written confirmation from our department that we have received and approved a Traffic Impact study for this development. This study is to be prepared by a qualified engineer and will determine what impact the traffic generated by this development will have on the traffic operations on PR 202 and PR 204 and what, if any, on highway improvements will be required. The cost of the Traffic Impact Study and any on-highway improvements would be the responsibility of the developer (an on-highway improvement agreement will have to be entered into between the developer and Manitoba Transportation and Infrastructure for the construction of any required on-highway improvements). Contact information: email – trafficimpactstudies@gov.mb.ca.
- Pending the outcome of the required traffic impact study, an on-highway improvement agreement is to be entered into between Manitoba Transportation and Infrastructure and the developer for the required improvements to the provincial highway system identified from the traffic impact study. The cost of any on-highway improvements are the responsibility of the developer.

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

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

Thank You,

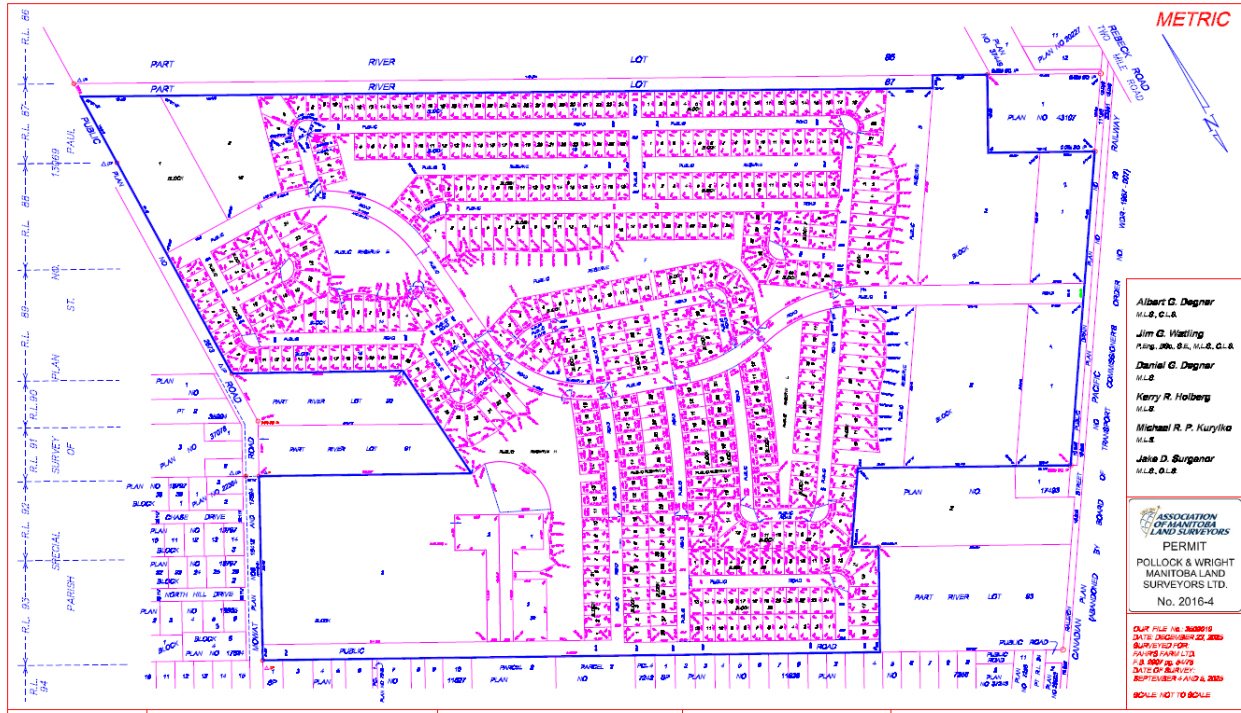
Original signed and e-mailed March 20, 2026

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region

JD/ab

METRIC



Albert G. Degner
M.L.S., C.L.S.

Jim G. Watling
M.L.S., C.L.S., M.L.S., C.L.S.

Daniel G. Degner
M.L.S.

Kerry R. Holberg
M.L.S.

Michael R. P. Kurylko
M.L.S.

Jesse D. Sarganor
M.L.S., C.L.S.

ASSOCIATION
OF MANITOBA
LAND SURVEYORS

PERMIT
POLLOCK & WRIGHT
MANITOBA LAND
SURVEYORS LTD.
No. 2016-4

CLIP FILE NO. 202019
DATE DISMISSED 22 2020
SURVEYED ON
PARCELS PAID TO
V.S. 10000000
DATE OF SURVEY
SEPTEMBER 14, 2020
SCALE 1:10 TO SCALE

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Manitoba Land Surveyors Ltd.
2020

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NOTES:
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
UNDERSHOWN DIMENSIONS ARE DIMENSIONS THEREOF.
UNDERGROUND UTILITIES SHOWN TRUE.
SURVEY EQUIPMENTS FOUND ON THE GROUND ARE
RECORDED AND SHOWN TRUE.

DRAWING NAME: [REDACTED]

SUBDIVISION APPLICATION MAP
OF PART OF
RIVER LOTS BY TO ST. PAUL
INCLUDING PARCELS A AND C, PLAN NO 8800 WILTO
PLAN NO 13008 WILTO AND LOT 6, PLAN NO 8808 WILTO
R.M. OF EAST ST. PAUL
MANITOBA

ALBERT G. DEGNER M.L.S., C.L.S.

Pollock & Wright

LAND SURVEYING - GEOMATICS

2070 Notre Dame Avenue
Winnipeg, MB R2H 0B3
T (204) 941-1157 F (204) 943-6829
Toll Free 1-800-563-8850

Wednesday: 9 am - 5 pm
1 - 888-597-7666, Winnipeg, MB R2H 0B3
1 (204) 335-4653



SUPPORTIVE MAPPING


Subdivision Application S26-3137
Mowat Road and Raleigh Street, RM of East St. Paul

Designation: "SC" Settlement Centre
Proposed Zoning: "R1-8"; "RM"; "RT"; "PR"

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

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



Archived: April 9, 2026 12:11:27 PM
From: +WPG574 - HRB Archaeology
Sent: March 26, 2026 12:58:08 PM
To: [Valentina Esman](#)
Cc: +WPG574 - HRB Archaeology
Subject: RE: S26-3137 Recirculation (no changes for the block sizes or zones)
Importance: Normal
Sensitivity: None
Attachments:
[AAS-25-25411_RRPD_S26-3137.pdf](#) 

Good afternoon,

Please find our review and comments attached.

Best regards,

April Chabot | Archaeological Assessment Services Unit
Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3
t. 204.945.2118 | e. HRB.archaeology@gov.mb.ca

From: Valentina Esman <valentina@rrpd.ca>
Sent: March 26, 2026 10:15 AM
To: Gillian Kolody <gillian@rrpd.ca>; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Calvin So <calvin@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>; Santan Singh <santan@rrpd.ca>
Subject: S26-3137 Recirculation (no changes for the block sizes or zones)

Hello to all again,

Please see attached an updated (with lager lots and updated LOI) S26-3137 subdivision application in the RM of East St. Paul for your review and comments.

Information on this application is as follows:

- Subdivision application S26-3137
- Rolls numbers 57400, 55800, 57300, 58460, and part of 54203
- Creating 482 new residential lots, 10 public reserve lots and public roadways, see application for lot sizes and widths
- This application is associated with zoning by-law amendment BL 2026-04

Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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From: Gillian Kolody <gillian@rrpd.ca>

Sent: March 18, 2026 9:26 AM

To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

Subject: RE: S26-3137

Apologies, here is the final correct version of this circulation letter. This subdivision is located in East St. Paul, the file number is S26-3137, and the roll numbers are 57400, 55800, 57300, 58460, and part of 54203.

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
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Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
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Please anticipate another email with the additional application documents as the file sizes are large.

Best,



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

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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DATE: 2026-03-26

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

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

SUBJECT: **File: S26-3137**
AAS File: AAS-25-25411
Review of S26-3137 Recirculation - Subdivision and re-zoning on lands located on
RL 0087-PA - 0093-PA R.M. of East St. Paul
Registered Owner(s): Fahr's Farm Ltd. and Wolfgang Fahr

No Concerns at this Time

Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of [the Heritage Resources Act](#) (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

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

Historic Resources Branch
Archaeological Assessment Services Unit

Archived: April 9, 2026 12:11:29 PM

From: [SM-Subdivision Circulars](#)

Sent: Mon, 30 Mar 2026 19:46:50

To: [Red River Planning District](#) [Valentina Esman](#) [Calvin So](#) pkeating@mltaikins.com

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

Subject: S26-3137 - Email to Planning - Hydro File #2026-1280

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S26-3137**

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

1. **Easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.
 - a. Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) (“Agreements”) with Manitoba Hydro and Centra Gas regarding existing and/or future facilities associated with the subdivision as set out in the above noted application. 'a0 'a0 This registration requirement will need to be included as a condition on the final Certificate of Approval.
2. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
3. We have included the applicant—if the email address was not provided, please provide this letter to them.

Directions for the Applicant

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

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

proposed subdivision will be at the expense of the developer and/or customer.

4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

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

Subdivision Application Status Dashboard and Land Management Site

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

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



Gillian Kolody

From: +WPG1195 - Mines BR <mines_br@gov.mb.ca>
Sent: Wednesday, April 1, 2026 4:16 PM
To: Gillian Kolody
Subject: RE: S26-3137

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

Confidentiality Notice

The contents of this communication, including any attachment(s), are confidential and may be privileged. If you are not the intended recipient (or are not receiving this communication on behalf of the intended recipient), please notify the sender immediately and delete or destroy this communication without reading it, and without making, forwarding, or retaining any copy or record of it or its contents. Thank you. Note: We have taken precautions against viruses, but take no responsibility for loss or damage caused by any virus present.

Le contenu de la présente communication, y compris tout fichier joint, est confidentiel et peut être privilégié. Si vous n'êtes pas le destinataire visé (ou si vous ne recevez pas la présente communication au nom du destinataire visé), veuillez en aviser immédiatement l'expéditeur et supprimer ou détruire le présent message sans le lire, en tirer des copies, le retransmettre ou en enregistrer le contenu. Merci. À noter : Nous avons pris des mesures de protection contre les virus, mais nous n'assumons aucune responsabilité pour ce qui est de la perte ou des dommages causés par la présence d'un virus.

From: Gillian Kolody <gillian@rrpd.ca>
Sent: March 10, 2026 11:32 AM
To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: RE: S26-3137

Here are the additional files.



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

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

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

www.redriverplanning.com

Archived: April 9, 2026 12:11:33 PM

From: [+WPG1166 - MIT Water Review](#)

Sent: Thu, 26 Mar 2026 15:41:53

To: [Valentina Esman](#)

Cc: [+WPG1166 - MIT Water Review](#)

Subject: RE: S26-3137 Recirculation (no changes for the block sizes or zones)

Importance: Normal

Sensitivity: None

Hello Valentina,

We have no concerns with this file/revision.

Thanks,

Matthew Sebesteny

Development Review Specialist

Hydrologic Forecasting & Water Management Branch

Manitoba Transportation & Infrastructure

From: Valentina Esman <valentina@rrpd.ca>

Sent: Thursday, March 26, 2026 10:15

To: Gillian Kolody <gillian@rrpd.ca>; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Calvin So <calvin@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>; Santan Singh <santan@rrpd.ca>

Subject: S26-3137 Recirculation (no changes for the block sizes or zones)

Hello to all again,

Please see attached an updated (with lager lots and updated LOI) S26-3137 subdivision application in the RM of East St. Paul for your review and comments.

Information on this application is as follows:

- Subdivision application S26-3137
- Rolls numbers 57400, 55800, 57300, 58460, and part of 54203
- Creating 482 new residential lots, 10 public reserve lots and public roadways, see application for lot sizes and widths
- This application is associated with zoning by-law amendment BL 2026-04

Have a great day,

Valentina Esman



**Community Planner
Red River Planning District**

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

Tel: 204-661-7606 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

From: Gillian Kolody <gillian@rrpd.ca>

Sent: March 18, 2026 9:26 AM

To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

Subject: RE: S26-3137

Apologies, here is the final correct version of this circulation letter. This subdivision is located in East St. Paul, the file number is S26-3137, and the roll numbers are 57400, 55800, 57300, 58460, and part of 54203.

Best,



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

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

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

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Planning and Development Services for the Municipalities of:

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From: Gillian Kolody

Sent: Wednesday, March 11, 2026 12:53 PM

To: 'Cara Nichols' <planning@eaststpaul.com>; '+WPG112 - AGRLandUse' <agrlanduse@gov.mb.ca>; '+WPG574 - HRB Archaeology' <hrb.archaeology@gov.mb.ca>; '+SEL1081 - Selkirk CRP' <selkirkcrp@gov.mb.ca>; '+WPG969 - Roadside Development' <roadsidedevelopment@gov.mb.ca>; '+WPG1166 - MIT Water Review' <mitwaterreview@gov.mb.ca>; '+WPG1195 - Mines BR' <mines_br@gov.mb.ca>; '+WPG569 - Drainage' <drainage@gov.mb.ca>; '+WPG569 - Drinking Water -

Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; '+WPG569 - EnvCEWinnipeg' <envcewinnipeg@gov.mb.ca>; 'Teranet Manitoba - Surveys Planning' <mb.surveysplanning@teranet.ca>; 'SM-Subdivision Circulars' <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; 'SHYMKO, Paul' <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: RE: S26-3137

Hello,

Please see attached a corrected letter of circulation for agencies. There was a typo for the subdivision number. The correct subdivision number is **S26-3137**.

Best,



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

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:
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From: Gillian Kolody

Sent: Tuesday, March 10, 2026 11:32 AM

To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

Subject: RE: S26-3137

Here are the additional files.



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

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

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From: Gillian Kolody
Sent: Tuesday, March 10, 2026 11:30 AM
To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: S26-3137

Hello,

Please see attached a subdivision application in the RM of East St. Paul for your review and comments.

Information on this application is as follows:

- Subdivision application S26-3137
- Rolls numbers 57400, 55800, 57300, 58460, and part of 54203
- Creating 493 new lots (498 total) and public roadways, see application for lot sizes and widths
- This application is associated with zoning by-law amendment BL 2026-04

Please anticipate another email with the additional application documents as the file sizes are large.

Best,



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

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

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

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Planning and Development Services for the Municipalities of:

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

March 18, 2026

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

gillian@rrpd.ca

Dear Madam:

**Re: *Proposed subdivision on land located at
643 and 3401 Mowat Road, RM of East St. Paul
File No. S26-3137***

Further to your letter dated March 10, 2026, with respect to the above-proposed subdivision.

Please be advised that we object to the proposed subdivision unless a land dedication to the River East School Division as per The Planning and Land Dedication for Schools Site Act:

Land for school sites

[137.1\(3\)](#)

An approving authority must ensure that any approval of an application for subdivision approval made by or on behalf of a developer is made subject to a condition that the developer enter into a written agreement with the school board under which the developer agrees to

(a) convey to the school board, at the specified price, the prescribed area of land

(i) that is within the proposed subdivision, or

(ii) if the developer and the school board agree, that is within any other area included in the school division or school district; or

(b) at the option of the school board, pay money to the school board in lieu of conveying land, in an amount equal to the specified price of the land that would otherwise be conveyed to the school board under clause (a).

We thank you for the opportunity to express our concerns.

Yours truly,

A handwritten signature in black ink that reads "Elise Downey". The signature is written in a cursive style with a long, sweeping tail on the "y".

Elise Downey, CPA, CGA
Secretary-Treasurer/CFO

ED:kj

March 18, 2026

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

gillian@rrpd.ca

Dear Madam:

**Re: *Proposed subdivision on land located at
643 and 3401 Mowat Road, RM of East St. Paul
File No. S26-3137***

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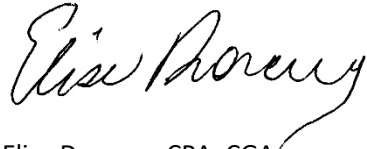
(i) that is within the proposed subdivision, or

(ii) if the developer and the school board agree, that is within any other area included in the school division or school district; or

(b) at the option of the school board, pay money to the school board in lieu of conveying land, in an amount equal to the specified price of the land that would otherwise be conveyed to the school board under clause (a).

We thank you for the opportunity to express our concerns.

Yours truly,

A handwritten signature in black ink that reads "Elise Downey". The signature is written in a cursive style with a long, sweeping tail that extends to the right.

Elise Downey, CPA, CGA
Secretary-Treasurer/CFO

ED:kj

Archived: April 9, 2026 12:11:36 PM

From: [Project Manager - Manitoba](#)

Sent: April 6, 2026 6:17:53 PM

To: [Valentina Esman](#)

Cc: [SM-Subdivision Circulars](#)

Subject: RE: S26-3137 Recirculation (no changes for the block sizes or zones)

Importance: Normal

Sensitivity: None

Attachments:

[S26-3137 - Rogers Easement Reqs.pdf](#) 

Rogers requirement on this file remains the same. Our easement acquisition will be through a joint application with MB Hydro.

Thanks and regards,

Dennis Manuel

Delivery Manager, Technology Planning - Network Implementation

22 Scurfield Blvd, Winnipeg, MB R3Y 1S5

e Dennis.Manuel@rci.rogers.com

p 204-594-7943

***** Please note my email address has changed. Update your address book with Dennis.Manuel@rci.rogers.com**



From: Valentina Esman <valentina@rrpd.ca>

Sent: Thursday, March 26, 2026 10:15 AM

To: Gillian Kolody <gillian@rrpd.ca>; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Calvin So <calvin@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>; Santan Singh <santan@rrpd.ca>

Subject: S26-3137 Recirculation (no changes for the block sizes or zones)

Hello to all again,

Please see attached an updated (with lager lots and updated LOI) S26-3137 subdivision application in the RM of East St. Paul for your review and comments.

Information on this application is as follows:

- Subdivision application S26-3137

- Rolls numbers 57400, 55800, 57300, 58460, and part of 54203
- Creating 482 new residential lots, 10 public reserve lots and public roadways, see application for lot sizes and widths
- This application is associated with zoning by-law amendment BL 2026-04

Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 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

From: Gillian Kolody

Sent: March 18, 2026 9:26 AM

To: Cara Nichols ; +WPG112 - AGRLandUse ; +WPG574 - HRB Archaeology ; +SEL1081 - Selkirk CRP ; +WPG969 - Roadside Development ; +WPG1166 - MIT Water Review ; +WPG1195 - Mines BR ; +WPG569 - Drainage ; '+WPG569 - Drinking Water - Subdivisions' ; 'edowney@retsd.mb.ca' ; +WPG569 - EnvCEWinnipeg ; Teranet Manitoba - Surveys Planning ; SM-Subdivision Circulars ; 'neteng.control@bellmts.ca' ; 'Project Manager - Manitoba' ; SHYMKO, Paul

Cc: Valentina Esman ; Calvin So

Subject: RE: S26-3137

Apologies, here is the final correct version of this circulation letter. This subdivision is located in East St. Paul, the file number is S26-3137, and the roll numbers are 57400, 55800, 57300, 58460, and part of 54203.

Best,



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

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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notify the sender by reply e-mail or phone and **delete** this message and its attachments, if any.

From: Gillian Kolody
Sent: Wednesday, March 11, 2026 12:53 PM
To: 'Cara Nichols' <planning@eaststpaul.com>; '+WPG112 - AGRLandUse' <agrlanduse@gov.mb.ca>; '+WPG574 - HRB Archaeology' <hrb.archaeology@gov.mb.ca>; '+SEL1081 - Selkirk CRP' <selkirkcrp@gov.mb.ca>; '+WPG969 - Roadside Development' <roadsidedevelopment@gov.mb.ca>; '+WPG1166 - MIT Water Review' <mitwaterreview@gov.mb.ca>; '+WPG1195 - Mines BR' <mines_br@gov.mb.ca>; '+WPG569 - Drainage' <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; '+WPG569 - EnvCEWinnipeg' <envcewinnipeg@gov.mb.ca>; 'Teranet Manitoba - Surveys Planning' <mb.surveysplanning@teranet.ca>; 'SM-Subdivision Circulars' <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; 'SHYMKO, Paul' <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: RE: S26-3137

Hello,

Please see attached a corrected letter of circulation for agencies. There was a typo for the subdivision number. The correct subdivision number is **S26-3137**.

Best,



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

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From: Gillian Kolody
Sent: Tuesday, March 10, 2026 11:32 AM
To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water -

Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: RE: S26-3137

Here are the additional files.



Gillian Kolody, B.A. (Hons), M.C.P.
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From: Gillian Kolody

Sent: Tuesday, March 10, 2026 11:30 AM

To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

Subject: S26-3137

Hello,

Please see attached a subdivision application in the RM of East St. Paul for your review and comments.

Information on this application is as follows:

- Subdivision application S26-3137
- Rolls numbers 57400, 55800, 57300, 58460, and part of 54203
- Creating 493 new lots (498 total) and public roadways, see application for lot sizes and widths
- This application is associated with zoning by-law amendment BL 2026-04

Please anticipate another email with the additional application documents as the file sizes are large.

Best,



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

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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 \(gov.mb.ca\)](#)

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://www.gov.mb.ca)

Checklist

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

- Site Map.
- Technical Drainage Plan (see [Section 3](#)), or Engineered Drainage Plan (see [Section 4](#)), whichever is applicable.
- Wetland Assessment Report (*please see [Section 5](#)*).
- Written authorization from the landowner where the works will outlet (private, municipality, Manitoba Transportation and Infrastructure (MTI), Lands Branch-Natural Resources and Northern Development), completed and signed.
- Once an approved license is issued by our Branch, a copy should be provided to the approving authority (Community Planning Branch, or Planning District) as written confirmation that our conditions have been satisfied.

Definitions

Landowner Consent Form:

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

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

Site Map:

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

Water Control Works:

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

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

The Water Rights Act:

Section 3(1):

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

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

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

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

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

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

Archived: April 9, 2026 12:11:48 PM

From: +WPG569 - Drainage

Sent: April 7, 2026 11:51:12 AM

To: [Valentina Esman](#)

Subject: RE: S26-3137 Recirculation (no changes for the block sizes or zones)

Importance: Normal

Sensitivity: None

Attachments:

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

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

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

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

Rick Pemkowski CD

Water Resource Officer

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

From: Valentina Esman <valentina@rrpd.ca>

Sent: March 26, 2026 10:15 AM

To: Gillian Kolody <gillian@rrpd.ca>; Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Calvin So <calvin@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>; Santan Singh <santan@rrpd.ca>

Subject: S26-3137 Recirculation (no changes for the block sizes or zones)

Hello to all again,

Please see attached an updated (with lager lots and updated LOI) S26-3137 subdivision application in the RM of East St. Paul for your review and comments.

Information on this application is as follows:

- Subdivision application S26-3137
- Rolls numbers 57400, 55800, 57300, 58460, and part of 54203
- Creating 482 new residential lots, 10 public reserve lots and public roadways, see application for lot sizes and widths
- This application is associated with zoning by-law amendment BL 2026-04

Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 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

From: Gillian Kolody <gillian@rrpd.ca>

Sent: March 18, 2026 9:26 AM

To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

Subject: RE: S26-3137

Apologies, here is the final correct version of this circulation letter. This subdivision is located in East St. Paul, the file number is S26-3137, and the roll numbers are 57400, 55800, 57300, 58460, and part of 54203.

Best,



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

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

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

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Planning and Development Services for the Municipalities of:

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

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From: Gillian Kolody

Sent: Wednesday, March 11, 2026 12:53 PM

To: 'Cara Nichols' <planning@eaststpaul.com>; '+WPG112 - AGRLandUse' <agrlanduse@gov.mb.ca>; '+WPG574 - HRB Archaeology' <hrb.archaeology@gov.mb.ca>; '+SEL1081 - Selkirk CRP' <selkirkcrp@gov.mb.ca>; '+WPG969 - Roadside Development' <roadsidedevelopment@gov.mb.ca>; '+WPG1166 - MIT Water Review' <mitwaterreview@gov.mb.ca>; '+WPG1195 - Mines BR' <mines_br@gov.mb.ca>; '+WPG569 - Drainage' <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; '+WPG569 - EnvCEWinnipeg' <envcewinnipeg@gov.mb.ca>; 'Teranet Manitoba - Surveys Planning' <mb.surveysplanning@teranet.ca>; 'SM-Subdivision Circulars' <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; 'SHYMKO, Paul' <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: RE: S26-3137

Hello,

Please see attached a corrected letter of circulation for agencies. There was a typo for the subdivision number. The correct subdivision number is **S26-3137**.

Best,



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

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

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

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Planning and Development Services for the Municipalities of:

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From: Gillian Kolody

Sent: Tuesday, March 10, 2026 11:32 AM

To: Cara Nichols <planning@eaststpaul.com>; '+WPG112 - AGRLandUse' <agrlanduse@gov.mb.ca>; '+WPG574 - HRB Archaeology' <hrb.archaeology@gov.mb.ca>; '+SEL1081 - Selkirk CRP' <selkirkcrp@gov.mb.ca>; '+WPG969 - Roadside Development' <roadsidedevelopment@gov.mb.ca>; '+WPG1166 - MIT Water Review' <mitwaterreview@gov.mb.ca>; '+WPG1195 - Mines BR' <mines_br@gov.mb.ca>; '+WPG569 - Drainage' <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; '+WPG569 - EnvCEWinnipeg' <envcewinnipeg@gov.mb.ca>; 'Teranet Manitoba - Surveys Planning' <mb.surveysplanning@teranet.ca>; 'SM-Subdivision Circulars' <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>

Subject: RE: S26-3137

Here are the additional files.



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

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Planning and Development Services for the Municipalities of:
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From: Gillian Kolody
Sent: Tuesday, March 10, 2026 11:30 AM
To: Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRlandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; '+WPG569 - Drinking Water - Subdivisions' <drinkingwater.subdivisions@gov.mb.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: S26-3137

Hello,

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

- Subdivision application S26-3137
- Rolls numbers 57400, 55800, 57300, 58460, and part of 54203
- Creating 493 new lots (498 total) and public roadways, see application for lot sizes and widths
- This application is associated with zoning by-law amendment BL 2026-04

Please anticipate another email with the additional application documents as the file sizes are large.

Best,



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

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

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

www.redriverplanning.com

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

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