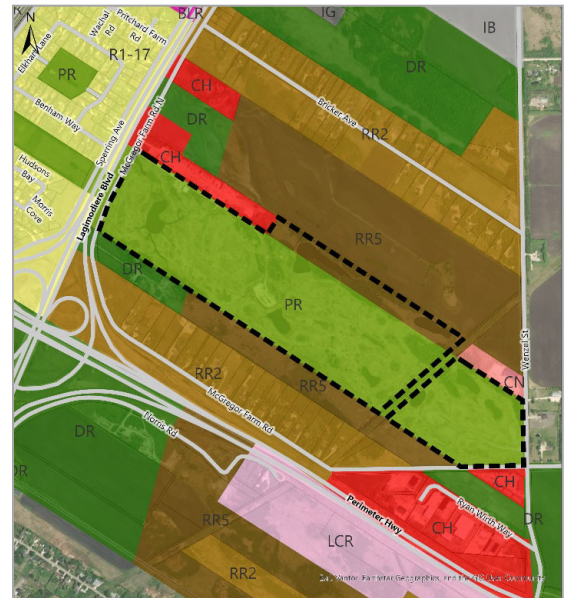


Subdivision S26-3141

Date Prepared: July 6, 2026
UPDATED WITH PROVINCIAL HIGHWAYS COMMENTS ON
JULY 15TH 2026

Address:	2511 McGregor Farm Road and unaddressed property, East St. Paul, Manitoba
Legal Description:	Title No. 3309804/1 LOT 113 OTM PARISH OF SAINT PAUL EXC FIRSTLY: ALL THAT PORTION WHICH LIES TO THE EAST OF THE STRAIGHT PRODUCTION SLY OF THE WESTERN LIMIT OF SEC 28-11-4 EPM SECONDLY: ALL THAT PORTION OF NLY 1056 FEET WHICH LIES TO THE WEST OF THE SAID WESTERN LIMIT AND ITS PRODUCTION SLY THIRDLY: ALL THAT PORTION OF THE SLY 1353 FEET WHICH LIES TO THE WEST OF THE SAID PRODUCTION FOURTHLY: POWER LINE PLAN 2794 WLTO AND AND FIFTHLY: ROAD PLANS 1156, 2548, 8682, 10231, AND 11456 WLTO SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED IN THE CROWN LANDS ACT EXC SUBSECTION (D) SEC 5 OF THE SAID ACT Title No. 3309805/1 PARK LOT "G" PARISH OF ST PAUL EXC: ALL THAT PORTION WHICH LIES TO THE SOUTH OF A LINE DRAWN SOUTH OF PARALLEL AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 PARISH OF ST PAUL EXCEPT THEREOUT ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT Title No. 3309807/1 PARCEL ONE: ALL THAT PORTION OF SLY 792 FEET OF NLY 1056 FEET OF LOT 113 OTM PARISH OF ST PAUL LYING TO THE WEST OF WESTERN LIMIT OF ROAD ALLOWANCE WEST OF AND ADJOINING THE WESTERN LIMIT OF THE SW 1/4 28-11-4 EPM AND TO THE WEST OF ITS PRODUCTION SLY EXC FIRSTLY: POWER LINE PLAN 2794 WLTO SECONDLY: ROAD PLANS 1156 WLTO AND 11456 WLTO THIRDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES TO THE EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND



	PERP DISTANT 25 FEET FROM THE SAID WESTERN LIMIT AND FOURTHLY: ROAD PLANS 8682 AND 10231 WLTO PARCEL 2: ALL THAT PORTION OF PARK LOT LETTER G OF THE SAID PARISH WHICH LIES SOUTH OF A LINE DRAWN SOUTH OF PARALLEL WITH AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 OF SAID PARISH PARCEL 3: PARCEL "A" PLAN 19909 WLTO EXC MINES, MINERALS AND OTHER MATTERS AS SET FORTH IN THE CROWN LANDS ACT IN SAID OTM LOT 113 AND IN GOVERNMENT ROAD ALLOWANCE (CLOSED) Title No. 3309808/1 ALL THAT PORTION OF THE NLY 338.25 FEET PERP OF THE SLY 1353 FEET PERP OF LOT 113 OTM PARISH OF SAINT PAUL WHICH LIES WEST OF THE WESTERN LIMIT OF ROAD PLAN 1156 WLTO EXC FIRSTLY: POWER LINE PLAN 2794 WLTO SECONDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERPENDICULARLY DISTANT 25 FEET FROM SAID WESTERN LIMIT AND THIRDLY: ROAD PLANS 2548, 8682, AND 10231 WLTO
Roll Number(s):	99000, 98900
Zoning:	<i>Current</i> "PR" Parks and Recreation Zone "RR5" Rural Residential Zone <i>Proposed</i> "RMX" Meadows Zone
Development Plan:	General Development
Report Prepared by:	Joseph Westfall, MCP Community Planner

PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

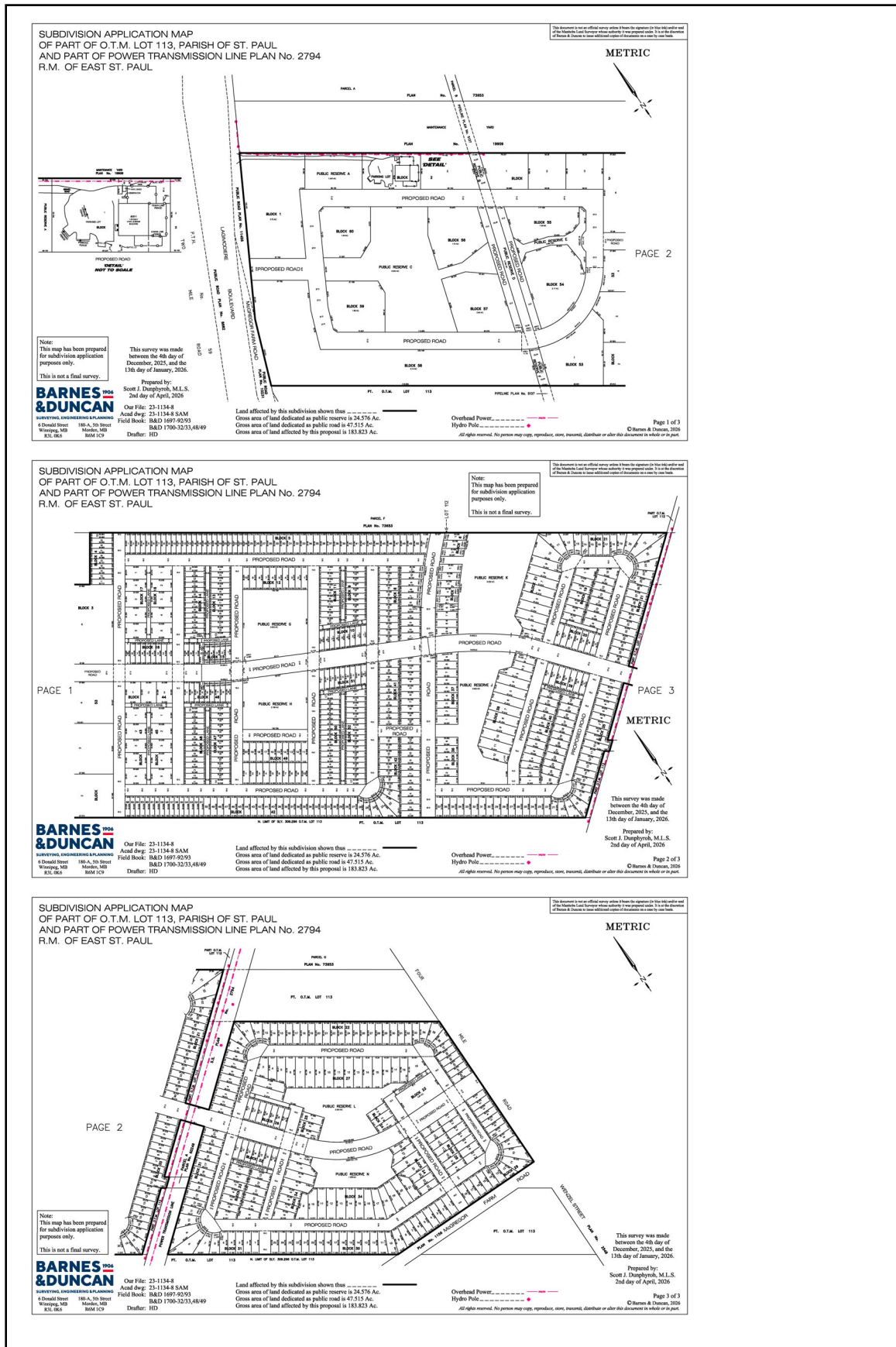
The applicant proposes to subdivide approximately 183.8 acres of land, currently comprised of four (4) titles across two (2) roll numbers, to create a comprehensively planned mixed-use neighbourhood consisting of 760 development lots and 12 Public Reserve lots. The proposed subdivision will establish the lot and block pattern, public road network, parks and open space system, and development parcels intended to accommodate a range of residential housing types, neighbourhood-serving commercial uses, institutional opportunities, and supporting municipal infrastructure.

The subject lands are presently zoned PR – Parks and Recreation Zone and RR5 – Rural Residential Zone under the RM of East St. Paul Zoning By-law No. 2009-04. In support of the proposed subdivision, the applicant has submitted a concurrent zoning by-law amendment application (By-law No. 2026-11) to rezone the lands to a new site-specific RMX Meadows Zone, which would establish the land use permissions necessary to implement the proposed subdivision. The subdivision and rezoning applications are intended to function together and should be considered concurrently.

The subject lands are designated General Development under the Red River Planning District Development Plan By-law No. 272/19. This designation is intended to accommodate significant residential growth and the planned extension of centralized services, while supporting a mix of housing forms and neighbourhood-serving commercial development in appropriate locations. Based on our review, the proposed subdivision appears to be consistent with the Red River Planning District Development Plan By-law No. 279/19.

RECOMMENDATION: APPROVE WITH CONDITIONS

1.0 PROPOSAL:



2.0 SITE CONTEXT AND BACKGROUND:

The subject properties are designated “General Development” under the Red River Planning District Development Plan, as adopted by the RRPD Board on August 19, 2020. The lands comprise of approximately 183.8 acres held under four (4) titles and are mostly vacant, except for a newly constructed daycare not currently in operation, and remaining buildings from the lands previous use as a golf course.

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

- *To the North* – The properties are designated General Development and zoned “CH”, DR, RR2 and RR5.
- *To the South* – The properties are designated General Development and zoned “DR”, RR5 and CH
- *To the East* – Roll 99000 abuts McGregor Farm Road N, the property to the east of Roll 98900 is designated General Development and zoned CH
- *To the West* – the property is designated General Development and zoned CN. Roll 99000 also abuts the Rural Municipality of Springfield.

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

Land Use Designation: General Development

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

The General Development designation is for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned.

Neighbourhood commercial development that offer local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.

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

Objectives:

- 4.6.a** *To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services.*
- 4.6.b** *To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses.*
- 4.6.c** *To ensure that uses located within general development areas do not adversely affect adjacent uses.*

- 4.6.d** *To promote mixed use nodal development along major transportation corridors that support public transit services.*
- 4.6.e** *To direct growth of General Development areas to one side of provincial trunk highways and provincial roads where possible to limit cross highway traffic and protect the integrity of the transportation system.*

Policies:

- 4.6.1** *Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.*
- 4.6.2** *Residential lots should be of a size that can accommodate on-site wastewater disposal, and, development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and / or wastewater services, and the potential for infill development (e.g. subdivision) in order to make connection to those services an economically viable option.*
- 4.6.3** *Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.*
- 4.6.5** *Mixed Use Nodal areas shall seek to provide a range of housing options and goods and services to the local community, while reducing reliance on automobiles and promoting sustainable development practices.*
- 4.6.6** *Multiple-family residential development shall be permitted in appropriate locations in the General Development areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:*
 - 4.6.6.1** *Multiple-family residential development should be located close to community facilities, commercial areas and / or places of employment;*
 - 4.6.6.2** *Higher density multiple-family residential development (e.g. high rise apartments) should be located on sites that are adjacent or close to key transportation routes, are within or adjacent to Mixed Use Nodal areas, or within walking distance to a transit node such as a bus stop.*
 - 4.6.6.3** *Higher density multiple-family residential development (e.g. high rise apartments) may be located on the periphery of residential neighbourhoods in order to minimize its negative impacts (e.g. traffic, shadow cast, etc.) on the residents of single-family homes, and where it can act as a buffer between the residential neighborhoods and conflicting land uses, such as commercial areas.*
 - 4.6.6.4** *Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.*
- 4.6.7** *Small scale commercial uses may be appropriate in the General Development areas if they service the local population, are not reliant on municipal piped services and no suitable urban location exist within convenient proximity to the area. In reviewing proposals for a commercial use in a General Development area, the following shall be considered:*
 - 4.6.7.1** *The size and type of operation;*

- 4.6.7.2** *Compatibility with the surrounding land uses and activities;*
- 4.6.7.3** *The requirement for provision of municipal services;*
- 4.6.7.4** *The potential for adverse effect on surface and groundwater, air quality, noise levels, and other characteristics important to the region.*
- 4.6.8** *Commercial uses which cater to highway traffic (e.g. motels, gas stations etc.), and those which require large sites, shall be grouped and located on sites zoned for highway commercial areas which may be adjacent to provincial highways. Highway commercial areas shall be designed to least interfere with the flow of traffic which may require service roads, and shall have a high quality of design.*
- 4.6.9** *Home based businesses may be allowed in General Development areas subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment.*
- 4.6.10** *Trails, parks and open space should be designed to meet the needs of the local community with passive and / or active recreational facilities and provide amenities for alternative transportation.*
- 4.6.11** *Where a regional plan or strategy for alternative transportation or parks exists, the design of the park or open space shall respect the regional plan or strategy.*
- 4.6.12** *In order to ensure that an adequate amount public parks and open space is provided in new developments, a municipal council may require, where needed, the applicants for a proposed development of land to dedicate park space, in accordance with the provisions contained in The Planning Act.*
- 4.6.13** *Small scale institutional uses that are intended to service the local population may be permitted in General Development areas.*
- 4.6.14** *In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:*
- 4.6.14.1** *There is sufficient demand for the proposed development.*
- 4.6.14.2** *The proposal is not wasteful of land.*
- 4.6.14.3** *The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.*
- 4.6.14.4** *The proposed development will have direct frontage and legal access onto a developed all-weather public road.*
- 4.6.14.5** *The new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.*
- 4.6.14.6** *The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.*
- 4.6.14.7** *That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with*

reasonable efficiency and without undue cost to the local authority.

4.6.14.8 *The proposed development will have adequate surface water drainage.*

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

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

4.6.15.1 *School sites should be centrally located in residential area.*

4.6.15.2 *School sites should have access to key transportation routes, for ease of school bus routing.*

4.6.15.3 *School sites should be connected to sidewalks and other active transportation features.*

4.5.15.4 *School sites should be located adjacent to amenities that can be jointly used (e.g. greenspace, park space, etc.).*

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

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

The proposed subdivision is located primarily within the "PR" and "RR5" Zones under the R.M. of East St. Paul Zoning By-law. To facilitate the proposed development, the applicant has applied to rezone the subject lands to the RMX Meadows Zone.

The proposed RMX Meadows Zone establishes a minimum site width of 26 feet for single detached dwellings and 22 feet for two-unit dwellings. The zone does not prescribe a minimum site area requirement for either housing type. The RMX Meadows Zone has been specifically drafted to accommodate the proposed subdivision layout and housing forms.

The table below summarizes the proposed lot dimensions and housing types within the RMX Meadows Zone, based on the subdivision plan and survey information submitted by the applicant.

	Proposed Width (feet)*	Proposed Area (sq feet)*	Note: subject to proposed RMX Meadows zone
Standalone Blocks			
<i>Lots</i>	<i>Width</i>	<i>Area</i>	
1	<i>Non-given</i>	161,363	<i>Unknown</i>
23	220.5	26,457	In compliance
54	<i>Non-given</i>	94,522	<i>Unknown</i>
55	<i>Non-given</i>	56,370	<i>Unknown</i>

56	265	74,919	In compliance
57	282.5	87,095	In compliance
58	<i>Non-given</i>	354,692	<i>Unknown</i>
59	270.7	73,201	In compliance
60	255.01	63,319	In compliance
Block 2			
<i>Lots</i>			
1	297	54,955	In compliance
2	270.8	50,672	In compliance
Block 3			
<i>Lots</i>			
1	206.1	41,012	In compliance
2	191.5	35,428	In compliance
3	191.5	35,428	In compliance
4	321.1	130,109	In compliance
Block 4			
<i>Lots</i>			
1	28	3,372	In compliance
2 to 9	26 feet	3,130 sq feet	In compliance
10	28	3,370	In compliance
Block 5			
<i>Lots</i>			
1 to 24	26 feet	2,862 sq feet	In compliance
25 to 27	32 feet	3,523 sq feet	In compliance
28 to 49	34 feet	3,744 sq feet	In compliance
50	36 feet	3,964 sq feet	In compliance
51	40 feet	4,556 sq feet	In compliance
Block 6			
<i>Lots</i>			
1	38 feet	4,471 sq feet	In compliance
2	42 feet	4,923 sq feet	In compliance
3	40 feet	4,671 sq feet	In compliance
Block 7			
<i>Lots</i>			
1	42 feet	4,876 sq feet	In compliance
2	40 feet	4,632 sq feet	In compliance
3	38 feet	4,392 sq feet	In compliance
4	42 feet	4,846 sq feet	In compliance
5	40 feet	4,609 sq feet	In compliance
6	38 feet	4,371 sq feet	In compliance
7	42 feet	4,823 sq feet	In compliance
8	40 feet	4,593 sq feet	In compliance
9	39.8 feet	4,601 sq feet	In compliance
Block 8 In compliance			
<i>Lots</i>			
1	33.8 feet	3,804	In compliance
2	34 feet	3,740	In compliance
3	36 feet	3,960	In compliance

4	32 feet	3,520	In compliance
5	34 feet	3,741	In compliance
6	36 feet	4,004	In compliance
7	32 feet	3,624	In compliance
8	34 feet	3,934	In compliance
9	36 feet	4,278	In compliance
10	32 feet	3,916	In compliance
11	34.3 feet	4,338	In compliance
12	32 feet	3,520	In compliance
13	32 feet	3,520	In compliance
14	30 feet	3,300	In compliance
15	32 feet	3,520	In compliance
16	34 feet	3,740	In compliance
17	32 feet	3,520	In compliance
18	32 feet	3,520	In compliance
19	30 feet	3,300	In compliance
20	34 feet	3,740	In compliance
21	32 feet	3,520	In compliance
22	32 feet	3,520	In compliance
23	37.3 feet	4,112	In compliance
Block 9			
<i>Lots</i>			
1	29 feet	3,190	In compliance
2	28 feet	3,080	In compliance
3	28 feet	3,080	In compliance
4	26 feet	2,860	In compliance
5	28 feet	3,080	In compliance
6	28 feet	3,080	In compliance
7	26 feet	2,860	In compliance
8	28 feet	3,080	In compliance
9	28 feet	3,080	In compliance
10	30.3 feet	3,412	In compliance
Block 10			
<i>Lots</i>			
1	28.3 feet	3,134	In compliance
2	28 feet	3,106	In compliance
3	28 feet	3,106	In compliance
4 to 8	26 feet	2,885	In compliance
9	26.3 feet	2,913	In compliance
Block 11			
<i>Lots</i>			
1	31.9 feet	3,503	In compliance
2	30 feet	3,300	In compliance
3	28 feet	3,080	In compliance
4	28 feet	3,080	In compliance
5	30 feet	3,300	In compliance
6	28 feet	3,080	In compliance
7	28 feet	3,080	In compliance
8	28 feet	3,080	In compliance

9	30 feet	3,300	In compliance
10	35.3 feet	3,887	In compliance
Block 12			
<i>Lots</i>			
1	32.3	3,870	In compliance
2 to 5	32	3,840	In compliance
6	34	4,079	In compliance
7 to 9	34	4,080	In compliance
10	34.3	4,110	In compliance
Block 13			
<i>Lots</i>			
1	29	3,190	In compliance
2 to 12	28	3,080	In compliance
13	29.4	3,233	In compliance
Block 14			
<i>Lots</i>			
1	26.2	2,881	In compliance
2	26	2,860	In compliance
3	26	2,860	In compliance
4	26	2,860	In compliance
5	26	2,860	In compliance
6	26	2,860	In compliance
7	26	2,860	In compliance
8	26	2,861	In compliance
9	26	2,860	In compliance
10	26	2,860	In compliance
11	26	2,860	In compliance
12	28	3,080	In compliance
13	27	2,970	In compliance
14	28.3	3,118	In compliance
Block 15			
<i>Lots</i>			
1	28.3	3,118	In compliance
2	28	3,086	In compliance
3	28	3,083	In compliance
4	26	2,862	In compliance
5	26	2,860	In compliance
6	26	2,860	In compliance
7	26	2,860	In compliance
8	26	2,860	In compliance
9	26.3	2,888	In compliance
Block 16			
<i>Lots</i>			
1	67.5	7,425	In compliance
2	62	6,820	In compliance
3	80	8,800	In compliance
4	80	8,800	In compliance
5	80.1	8,807	In compliance
Block 17			

<i>Lots</i>			
1	67.5	7,425	In compliance
2	62	6,820	In compliance
3	80	8,800	In compliance
4	80	8,800	In compliance
5	80.1	8,807	In compliance
Block 18			
<i>Lots</i>			
1	28.3	3,107	In compliance
2	28	3,080	In compliance
3	28	3,080	In compliance
4	26	2,860	In compliance
5	26	2,861	In compliance
6	26	2,860	In compliance
7	26	2,860	In compliance
8	26	2,860	In compliance
9	26.2	2,887	In compliance
Block 19			
<i>Lots</i>			
1	47.5	5,450	In compliance
2	40	4,400	In compliance
3	38	4,180	In compliance
4	40	4,400	In compliance
5	38	4,180	In compliance
6	40	4,400	In compliance
7	36.1	3,970	In compliance
8	38	4,180	In compliance
9	38	4,180	In compliance
10	38	4,180	In compliance
11	38	4,180	In compliance
12	38	4,180	In compliance
13	38	4,180	In compliance
14	38	4,180	In compliance
15	46.6	5,176	In compliance
Block 20			
<i>Lots</i>			
1	30	3,600	In compliance
2	32	3,840	In compliance
3	32	3,840	In compliance
4	32	3,840	In compliance
5	32	3,840	In compliance
6	32	3,840	In compliance
7	30	3,599	In compliance
Block 21			
<i>Lots</i>			
1	40	4,663	In compliance
2	46	6,551	In compliance
3	46	7,820	In compliance
4	46	7,820	In compliance

5	46	7,820	In compliance
6	46	7,820	In compliance
7	46	7,820	In compliance
8	46	7,820	In compliance
9	46.2	7,612	In compliance
10	54.3	11,436	In compliance
11	47.5	9,026	In compliance
12	47.5	5,783	In compliance
13	38.8	4,327	In compliance
14	36	4,307	In compliance
15	36	4,320	In compliance
16	36	4,320	In compliance
17	36	4,320	In compliance
18	36	4,200	In compliance
19	40.8	4,566	In compliance
20	45.3	6,119	In compliance
21	45.3	10,751	In compliance
22	45.3	10,066	In compliance
23	43	4,683	In compliance
24	38.6	4,313	In compliance
25	38	4,436	In compliance
26	36	4,320	In compliance
27	40	4,800	In compliance
28	36	4,320	In compliance
29	40	4,800	In compliance
30	38	4,560	In compliance
31	36	4,320	In compliance
32	40	4,800	In compliance
33	36	4,320	In compliance
34	36	4,320	In compliance
35	38	4,560	In compliance
36	39	4,678	In compliance
Block 23			
<i>Lots</i>			
1	40	4,800	In compliance
2	40	4,800	In compliance
3	40	4,800	In compliance
4	40	4,800	In compliance
5	40	4,800	In compliance
6	40	4,800	In compliance
7	40	4,800	In compliance
8	40	4,640	In compliance
9	43.6	4,923	In compliance
10	45.3	6,489	In compliance
11	45.3	6,790	In compliance
12	44.2	5,040	In compliance
13	40	4,593	In compliance
14	38	4,560	In compliance
15	40	4,800	In compliance

16	36	4,320	In compliance
17	38	4,560	In compliance
18	40	4,800	In compliance
19	36	4,320	In compliance
20	38	4,560	In compliance
21	40	4,800	In compliance
22	36	4,320	In compliance
23	38	4,560	In compliance
24	40	4,800	In compliance
25	36	4,320	In compliance
26	38	4,560	In compliance
27	40	4,800	In compliance
28	36	4,320	In compliance
29	38	4,560	In compliance
30	40	4,800	In compliance
31	36	4,320	In compliance
32	38	4,560	In compliance
33	38	4,323	In compliance
34	44.5	5,118	In compliance
35	45.3	6,091	In compliance
36	42	4,792	In compliance
37	34.1	3,871	In compliance
38	34	4,080	In compliance
39	34	4,080	In compliance
40	34	4,080	In compliance
41	34	4,080	In compliance
42	36.4	4,371	In compliance
Block 24			
<i>Lots</i>			
1	42.2	4,728	In compliance
2	40.1	4,600	In compliance
3	40.1	4,602	In compliance
Block 25			
<i>Lots</i>			
1	42.1	4,965	In compliance
2	40	4,720	In compliance
3	40.6	4,756	In compliance
Block 26			
<i>Lots</i>			
1	30.3	3,666	In compliance
2	32	3,876	In compliance
3	32	3,876	In compliance
4	32	3,876	In compliance
5	32	3,876	In compliance
6	32	3,876	In compliance
7	30.2	3,661	In compliance
Block 27			
<i>Lots</i>			
1	46	7,820	In compliance

2	466	7,719	In compliance
3	51.6	5,511	In compliance
4	44	5,283	In compliance
5	44	5,835	In compliance
6	50	7,935	In compliance
7	50	8,000	In compliance
8	50	8,000	In compliance
9	46	7,360	In compliance
10	50	8,000	In compliance
11	50	8,000	In compliance
12	50	8,000	In compliance
13	46	7,360	In compliance
14	50	8,000	In compliance
15	50	8,000	In compliance
16	46	6,756	In compliance
17	44	5,885	In compliance
18	42	5,615	In compliance
19	91.6	8,851	In compliance
Block 28			
<i>Lots</i>			
1	38.8	4,272	In compliance
2	38	4,189	In compliance
3	40	4,409	In compliance
4	38	4,189	In compliance
5	40	4,409	In compliance
6	38	4,189	In compliance
7	40	4,409	In compliance
8	40	4,409	In compliance
9	38	4,189	In compliance
10	40	4,409	In compliance
11	38	4,189	In compliance
12	40	4,409	In compliance
13	38	4,189	In compliance
14	39.3	4,328	In compliance
Block 29			
<i>Lots</i>			
1	34.0	4,080	In compliance
2	34.0	4,080	In compliance
3	34.0	4,080	In compliance
4	34.0	4,080	In compliance
5	34.0	4,080	In compliance
6	34.0	4,080	In compliance
7	38.0	4,541	In compliance
8	39.0	4,347	In compliance
9	43.0	5,217	In compliance
10	43.0	7,644	In compliance
11	43.0	7,795	In compliance
12	43.0	5,258	In compliance
13	39.2	4,364	In compliance

14	38.0	4,534	In compliance
15	38.0	4,560	In compliance
16	38.0	4,560	In compliance
17	38.0	4,560	In compliance
18	39.8	4,779	In compliance
Block 30			
<i>Lots</i>			
1	40.5	4,865	In compliance
2	38.0	4,560	In compliance
3	36.0	4,320	In compliance
4	40.0	4,800	In compliance
5	40.0	4,800	In compliance
6	38.0	4,560	In compliance
7	36.0	4,324	In compliance
8	42.0	5,233	In compliance
9	42.0	5,358	In compliance
10	42.0	5,389	In compliance
11	42.0	5,246	In compliance
12	40.4	4,878	In compliance
13	40.0	4,800	In compliance
14	38.0	4,560	In compliance
15	38.0	4,560	In compliance
16	40.0	4,800	In compliance
17	38.0	4,560	In compliance
18	38.0	4,560	In compliance
19	40.0	4,800	In compliance
20	38.0	4,560	In compliance
21	38.0	4,560	In compliance
22	40.0	4,800	In compliance
23	38.0	4,560	In compliance
24	38.0	4,560	In compliance
25	40.5	4,864	In compliance
Block 31			
<i>Lots</i>			
1	40.4	4,848	In compliance
2	40.0	4,800	In compliance
3	40.0	4,800	In compliance
4	40.0	4,800	In compliance
5	42.0	4,994	In compliance
6	44.2	4,932	In compliance
7	49.8	6,572	In compliance
8	47.5	11,283	In compliance
9	47.5	10,226	In compliance
10	49.8	6,302	In compliance
11	43.4	4,857	In compliance
12	40.0	4,783	In compliance
13	42.0	5,040	In compliance
14	40.0	4,800	In compliance
15	42.0	5,040	In compliance

16	40.0	4,800	In compliance
17	42.0	5,040	In compliance
18	40.0	4,800	In compliance
19	42.0	5,040	In compliance
20	40.0	4,800	In compliance
21	40.5	4,859	In compliance
Block 32			
<i>Lots</i>			
1	30.2	3,599	In compliance
2	32.0	3,808	In compliance
3	32.0	3,808	In compliance
4	32.0	3,808	In compliance
5	32.0	3,808	In compliance
6	32.0	3,808	In compliance
7	30.3	3,600	In compliance
Block 33			
<i>Lots</i>			
1	40.0	4,410	In compliance
2	42.0	4,631	In compliance
3	40.0	4,410	In compliance
4	38.0	4,189	In compliance
5	40.0	4,410	In compliance
6	38.0	4,189	In compliance
7	45.9	5,111	In compliance
8	46.8	5,388	In compliance
9	40.0	4,410	In compliance
10	40.0	4,410	In compliance
11	42.0	4,630	In compliance
12	40.0	4,410	In compliance
13	42.0	4,632	In compliance
Block 34			
<i>Lots</i>			
1	44.0	5,087	In compliance
2	46.0	6,778	In compliance
3	46.0	7,360	In compliance
4	46.0	7,051	In compliance
5	38.0	4,370	In compliance
6	40.0	4,600	In compliance
7	38.0	4,370	In compliance
8	45.2	5,244	In compliance
9	47.6	6,519	In compliance
10	46.0	7,004	In compliance
11	46.0	7,360	In compliance
12	50.0	8,000	In compliance
13	50.0	8,000	In compliance
14	46.0	7,360	In compliance
15	46.0	7,360	In compliance
16	46.0	7,378	In compliance
17	46.4	7,627	In compliance

18	45.7	7,506	In compliance
19	47.0	7,539	In compliance
20	46.0	7,360	In compliance
21	45.3	6,212	In compliance
22	36.1	4,146	In compliance
23	38.0	4,365	In compliance
24	38.0	4,365	In compliance
25	48.0	6,596	In compliance
26	46.0	7,335	In compliance
27	46.0	6,308	In compliance
28	35.8	4,257	In compliance
Block 35			
<i>Lots</i>			
1	36.0	4,320	In compliance
2	36.0	4,320	In compliance
3	38.0	4,560	In compliance
4	36.0	4,320	In compliance
5	36.0	4,320	In compliance
6	36.0	4,320	In compliance
7	36.0	4,320	In compliance
8	36.0	4,320	In compliance
9	38.0	5,254	In compliance
10	36.0	5,048	In compliance
11	38.0	4,560	In compliance
12	36.0	4,320	In compliance
13	38.0	4,560	In compliance
14	36.0	4,320	In compliance
15	38.0	4,560	In compliance
16	36.0	4,044	In compliance
17	40.5	4,673	In compliance
18	40.7	6,061	In compliance
19	40.7	5,321	In compliance
20	40.3	4,065	In compliance
21	36.0	3,693	In compliance
22	36.0	3,960	In compliance
23	36.0	3,960	In compliance
24	36.0	3,960	In compliance
25	36.0	3,960	In compliance
26	36.0	3,960	In compliance
27	36.0	3,960	In compliance
28	38.0	4,180	In compliance
29	38.0	4,180	In compliance
30	38.0	4,180	In compliance
31	38.0	4,180	In compliance
32	38.0	4,180	In compliance
33	36.0	3,960	In compliance
34	36.0	3,960	In compliance
35	36.0	3,960	In compliance
36	36.0	3,960	In compliance

37	37.3	4,098	In compliance
Block 36			
<i>Lots</i>			
1	40.0	4,600	In compliance
2	38.0	4,370	In compliance
3	42.0	4,830	In compliance
4	40.0	4,600	In compliance
5	38.0	4,370	In compliance
6	42.0	4,830	In compliance
Block 37			
<i>Lots</i>			
1	42.0	4,830	In compliance
2	40.0	4,600	In compliance
3	38.0	4,370	In compliance
4	42.0	4,830	In compliance
5	40.0	4,601	In compliance
6	38.0	4,370	In compliance
7	42.0	4,830	In compliance
8	40.0	4,600	In compliance
9	41.4	4,813	In compliance
Block 38			
<i>Lots</i>			
1	39.6	4,460	In compliance
2	40.0	4,593	In compliance
3	46.0	6,929	In compliance
4	48.0	8,160	In compliance
5	50.0	8,500	In compliance
6	46.0	7,820	In compliance
7	48.0	8,160	In compliance
8	50.0	8,500	In compliance
9	46.0	7,820	In compliance
10	48.0	8,160	In compliance
11	50.0	8,500	In compliance
12	46.4	6,865	In compliance
Block 39			
<i>Lots</i>			
1	30.0	3,600	In compliance
2	32.0	3,840	In compliance
3	32.0	3,840	In compliance
4	32.0	3,840	In compliance
5	32.0	3,840	In compliance
6	32.0	3,840	In compliance
7	30.0	3,599	In compliance
Block 40			
<i>Lots</i>			
1	38.3	4,214	In compliance
2	40.3	4,440	In compliance
3	36.0	3,979	In compliance
4	38.2	4,204	In compliance

5	38.1	4,193	In compliance
6	38.0	4,180	In compliance
7	36.0	3,960	In compliance
8	38.0	4,180	In compliance
9	38.0	4,180	In compliance
10	36.0	3,960	In compliance
11	38.0	4,180	In compliance
12	38.0	4,180	In compliance
13	37.6	4,132	In compliance
14	41.2	4,528	In compliance
15	38.0	4,180	In compliance
16	36.0	3,960	In compliance
17	38.0	4,180	In compliance
18	38.0	4,180	In compliance
19	36.0	3,960	In compliance
20	38.0	4,180	In compliance
21	36.0	3,960	In compliance
22	38.0	4,180	In compliance
23	36.0	3,960	In compliance
24	40.0	4,303	In compliance
25	45.3	4,307	In compliance
Block 41			
<i>Lots</i>			
1	38.3	4,218	In compliance
2	34.0	3,740	In compliance
3	34.0	3,740	In compliance
4	34.0	3,740	In compliance
5	34.0	3,740	In compliance
6	36.0	3,960	In compliance
7	34.0	3,740	In compliance
8	36.0	3,960	In compliance
9	32.0	3,520	In compliance
10	34.0	3,738	In compliance
11	32.0	3,520	In compliance
12	30.0	3,300	In compliance
13	34.0	3,740	In compliance
14	32.0	3,520	In compliance
15	34.0	3,740	In compliance
16	32.0	3,520	In compliance
17	32.0	3,520	In compliance
18	34.0	3,740	In compliance
19	34.0	3,740	In compliance
20	37.1	4,164	In compliance
Block 42			
<i>Lots</i>			
1	35.0	3,850	In compliance
2	34.0	3,740	In compliance
3	36.0	3,960	In compliance
4	34.0	3,740	In compliance

5	32.0	3,520	In compliance
6	36.0	3,960	In compliance
7	34.0	3,740	In compliance
8	32.0	3,520	In compliance
9	36.0	3,960	In compliance
10	34.0	3,740	In compliance
11	32.0	3,520	In compliance
12	36.0	3,960	In compliance
13	35.0	3,850	In compliance
14	32.0	3,520	In compliance
15	34.0	3,740	In compliance
16	32.0	3,520	In compliance
17	34.0	3,740	In compliance
18	32.0	3,520	In compliance
19	34.0	3,541	In compliance
20	34.9	3,473	In compliance
21	36.2	4,191	In compliance
22	36.2	6,216	In compliance
23	36.2	5,719	In compliance
24	36.2	4,008	In compliance
25	34.2	3,392	In compliance
26	32.0	3,380	In compliance
27	34.0	3,740	In compliance
28	32.0	3,520	In compliance
29	30.0	3,300	In compliance
30	32.0	3,520	In compliance
31	30.0	3,300	In compliance
32	32.0	3,520	In compliance
33	30.0	3,300	In compliance
34	32.0	3,520	In compliance
35	30.0	3,300	In compliance
36	32.0	3,520	In compliance
37	30.0	3,300	In compliance
38	32.0	3,520	In compliance
39	34.0	3,740	In compliance
40	32.0	3,520	In compliance
41	34.0	3,740	In compliance
42	34.0	3,740	In compliance
43	34.0	3,740	In compliance
44	34.0	3,740	In compliance
45	34.0	3,740	In compliance
46	34.0	3,740	In compliance
47	34.0	3,740	In compliance
48	34.0	3,740	In compliance
49	34.0	3,740	In compliance
50	34.0	3,740	In compliance
Proposed Side-by-side			
51	25.0	2,750	In compliance
52	25.0	2,750	In compliance

53	25.0	2,750	In compliance
54	25.0	2,750	In compliance
55	25.0	2,750	In compliance
56	25.0	2,750	In compliance
57	25.0	2,750	In compliance
58	25.0	2,750	In compliance
59	25.0	2,750	In compliance
60	25.0	2,750	In compliance
61	25.0	2,750	In compliance
62	25.0	2,750	In compliance
63	25.0	2,750	In compliance
64	25.0	2,750	In compliance
65	25.0	2,750	In compliance
66	25.6	2,817	In compliance
Block 43			
<i>Lots</i>			
1	82.0	9,020	In compliance
2	80.0	8,800	In compliance
3	68.4	7,526	In compliance
4	80.0	8,800	In compliance
5	82.0	9,023	In compliance
Block 44			
<i>Lots</i>			
1	80.0	8,800	In compliance
2	80.0	8,800	In compliance
3	80.5	8,856	In compliance
Block 45			
<i>Lots</i>			
1	82.0	9,020	In compliance
2	80.0	8,800	In compliance
3	68.4	7,528	In compliance
4	80.0	8,800	In compliance
5	82.0	9,021	In compliance
Block 46			
<i>Lots</i>			
1	26.3	2,887	In compliance
2	26.0	2,860	In compliance
3	26.0	2,860	In compliance
4	26.0	2,860	In compliance
5	26.0	2,866	In compliance
6	26.0	2,881	In compliance
7	28.0	3,130	In compliance
8	28.0	3,171	In compliance
9	28.3	3,254	In compliance
Block 47			
<i>Lots</i>			
1	28.2	3,105	In compliance
2	28.0	3,080	In compliance
3	28.0	3,080	In compliance

4	28.0	3,080	In compliance
5	28.0	3,080	In compliance
6	28.0	3,080	In compliance
7	28.0	3,080	In compliance
8	28.0	3,080	In compliance
9	28.0	3,080	In compliance
10	28.0	3,080	In compliance
11	28.0	3,080	In compliance
12	28.0	3,080	In compliance
13	28.0	3,080	In compliance
14	28.2	3,105	In compliance
Block 48			
<i>Lots</i>			
1	28.2	3,104	In compliance
2	28.0	3,080	In compliance
3	28.0	3,080	In compliance
4	28.0	3,080	In compliance
5	28.0	3,080	In compliance
6	28.0	3,080	In compliance
7	28.0	3,080	In compliance
8	28.0	3,081	In compliance
9	28.0	3,080	In compliance
10	28.0	3,080	In compliance
11	28.0	3,080	In compliance
12	28.0	3,080	In compliance
13	28.0	3,080	In compliance
14	28.2	3,106	In compliance
Block 49			
<i>Lots</i>			
1	34.3	3,767	In compliance
2	34.0	3,740	In compliance
3	34.0	3,740	In compliance
4	34.0	3,740	In compliance
5	34.0	3,740	In compliance
6	32.0	3,520	In compliance
7	32.0	3,520	In compliance
8	32.0	3,520	In compliance
9	32.0	3,520	In compliance
10	32.2	3,547	In compliance
11	32.2	3,547	In compliance
12	32.0	3,520	In compliance
13	32.0	3,520	In compliance
14	32.0	3,520	In compliance
15	32.0	3,520	In compliance
16	34.0	3,740	In compliance
17	34.0	3,740	In compliance
18	34.0	3,740	In compliance
19	34.0	3,740	In compliance
20	34.3	3,767	In compliance

Block 50			
<i>Lots</i>			
1	28.1	3,096	In compliance
2	28.0	3,080	In compliance
3	28.0	3,080	In compliance
4	28.0	3,080	In compliance
5	28.0	3,080	In compliance
6	28.0	3,080	In compliance
7	28.0	3,080	In compliance
8	28.0	3,080	In compliance
9	26.0	2,860	In compliance
10	26.0	2,860	In compliance
11	26.0	2,860	In compliance
12	26.0	2,860	In compliance
13	26.0	2,860	In compliance
14	26.0	2,860	In compliance
15	26.0	2,860	In compliance
16	26.0	2,860	In compliance
17	28.9	3,262	In compliance
Block 51			
<i>Lots</i>			
1	26.3	2,912	In compliance
2	26.0	2,885	In compliance
3	26.0	2,885	In compliance
4	26.0	2,885	In compliance
5	26.0	2,885	In compliance
6	26.0	2,885	In compliance
7	28.0	3,106	In compliance
8	28.0	3,106	In compliance
9	28.3	3,135	In compliance
Block 52			
<i>Lots</i>			
1	32.8	3,615	In compliance
2	26.0	2,860	In compliance
3	28.0	3,080	In compliance
4	28.0	3,080	In compliance
5	28.0	3,080	In compliance
6	28.0	3,080	In compliance
7	28.0	3,080	In compliance
8	28.0	3,080	In compliance
9	28.0	3,080	In compliance
10	28.0	3,080	In compliance
11	28.0	3,080	In compliance
12	28.0	3,080	In compliance
13	28.0	3,080	In compliance
14	28.0	3,080	In compliance
15	28.0	3,080	In compliance
16	28.0	3,080	In compliance
17	28.1	3,094	In compliance

Block 53			
<i>Lots</i>			
1	307.4	86,797	In compliance
2	221.4	71,119	In compliance
3	257.6	87,449	In compliance
4	213.0	69,170	In compliance

Public Reserves	Area (Ac.)
A	1.242
B	0.222
C	5.944
D	0.661
E	0.764
F	0.227
G	2.622
H	2.106
J	3.052
K	4.002
L	2.304
N	1.430

**The lot area and width dimensions have been provided by the applicant based on the Subdivision application map provided with the application.*

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services - Proposed: Municipal Sewer - Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water - Proposed: Piped Water - Required: As per municipal / Province of Manitoba standards
Road Standards - Proposed: collector and local roads, sidewalk - Required: Municipality / Province is authority responsible for roadway
Drainage - Proposed: Curb / gutter, Retention Ponds - 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

Municipality	CAO: Administration has reviewed the public hearing packages. The proposed zoning district has been developed to address the characteristics and development objectives of the subject area
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	and will be considered further following the public hearing. <u>Operations Manager:</u> N/A <u>Planning:</u> I have reviewed the public hearing package and note that the proposed new zone would only apply to the Meadows lands, and can not be applied elsewhere in the RM. Planning also recommends the following: 1. Building permits for any buildings cannot be obtained until the RM's sewer and water plants are upgraded as per the moratorium. 2. A development agreement with the municipality has been entered into to address items including, but not necessarily limited to: i. the use of land and any existing or proposed building; ii. Height of buildings iii. Lot grading; iv. Piped sewer and water; v. Waste removal; vi. Drainage; vii. fencing and landscaping plan; viii. Any other standard the Municipality deems necessary. <u>Project Manager:</u> The conceptual drainage plan shows a six-pond on-site retention system discharging west into the existing ESP municipal drainage system, which is already experiencing capacity issues. A detailed stormwater management report should be submitted before the Development Agreement is executed to confirm that the downstream system can accommodate flows at each phase and at full build-out. Any required upgrades should be completed at the developer's cost. The applicant should also explore alternative stormwater outlet options to reduce reliance on the existing municipal system. <u>Fire Department:</u> This development must be serviced by piped water, and the developer must install fire hydrants. As the development is expected to increase the population by 50%, fire department resources will need to increase proportionally, including staffing, training, apparatus, and equipment. A new fire station will be required to accommodate the additional personnel and equipment. Medical calls are also expected to increase proportionally, requiring additional trained medical responders.
Manitoba Agriculture and Resource Development	No comment
Manitoba Infrastructure - Highway Planning and Design Branch	Based on available information, we do not object to this subdivision as proposed. A traffic impact study has been submitted to Manitoba Transportation and Infrastructure and is presently under review. Due to existing and future traffic

Updated comments received July 14th 2026 (refer appendix)	projections of this and other adjacent developments in the area, we expect there to be significant traffic impacts to the intersection of PTH 59 and PR 202. MTI envisions an opportunity to coordinate with the developers around the area and with the RM of East St. Paul to identify a solution to address the required on-highway improvements and if there is an opportunity to cost share amongst all the developers. Three conditions of approval are required by MTI. [full comments are provided in the appendix]
Manitoba Environment, Climate and Parks: Water Stewardship Division	No Comments received at the time of this report.
Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required.
Manitoba Conservation and Climate Change– Environmental Compliance and Enforcement	ECE requires Council to confirm the wastewater treatment has the capacity to treat the additional wastewater. The Municipality is reminded that development of new wastewater collection systems requires approval from ECE.
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No objection, requires the implementation of a heritage resource protection plan (HRPP).
Manitoba Transportation and Infrastructure – Water Management	No concerns
Land and Planning Branch	
Mines Branch	Mines Branch has no concerns
River East Transcona School Division	The RETSD has the following conditions of approval: (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)

UTILITIES

MB Hydro and Centra Gas	Objects to the subdivision on the basis that the proposed road passes under transmission Line P3/P4. Distribution poles that are
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	currently located in the proposed road, would need to get moved at the cost of the developer. The developer / applicant will also be required to purchase the crossing as Manitoba Hydro currently owns the Right-of-way. Manitoba Hydro and Centra Gas will require easements for the proposed lots. [full comments are provided in the appendix]
BellMTS	“Bell MTS will require easements and requests that as a condition of approval for this proposal, the landowner is required to enter into a Right-of-Way Agreement (“Agreement”) with Bell MTS ("Bell Canada") for existing and/or future telecommunications facilities in connection with the subdivision for 1.5M, 3.6M and Blanket easements...”
Rogers Communications	Rogers will require 3.5m Easements to be secured through joint-use proposal with Manitoba Hydro Easements Application. [full comments are provided in the appendix]
OTHER AGENCIES	
Canada Post	

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.

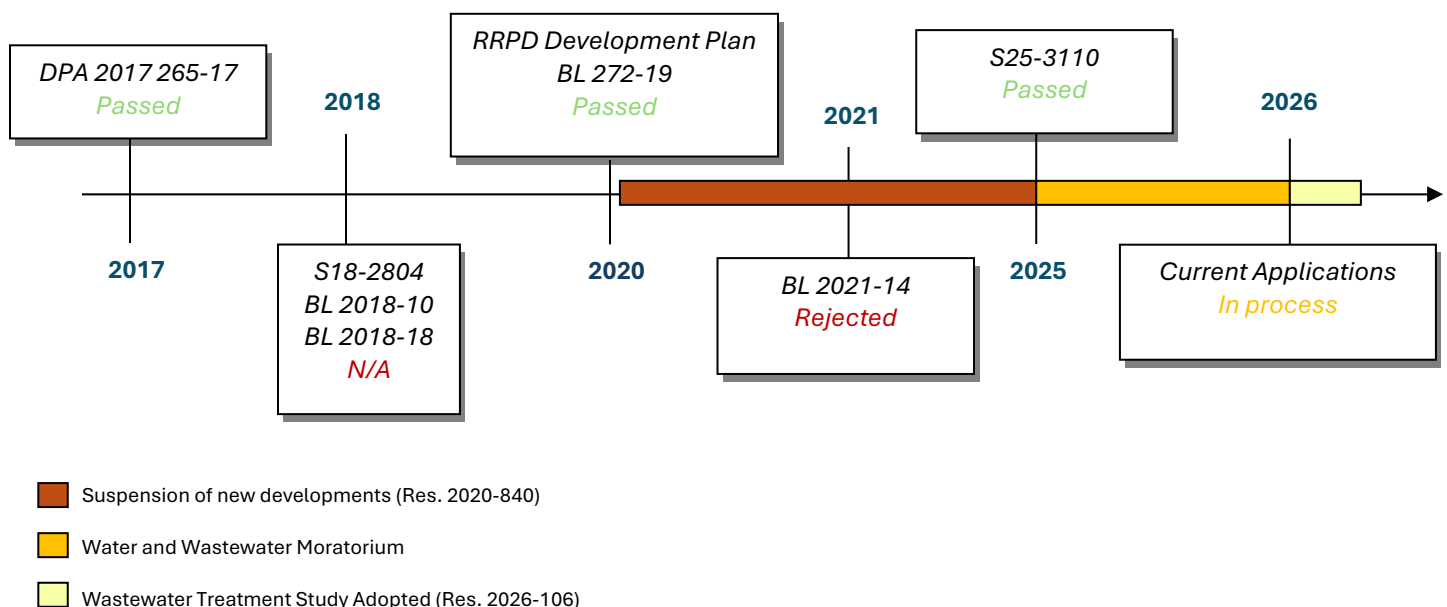
8.0 ANALYSIS:

8.1 Property History

The subject lands have been the subject of several previous planning applications spanning more than a decade. That history is directly relevant to the assessment of the current application and is summarized below.

- 2017 – Development Plan Amendment (DPA No. 265-17): The lands were redesignated from Recreation/Open Space to a site-specific Commercial/Residential Mixed Use designation under the former Red River Planning District Development Plan. The amendment was approved by the Province to facilitate a mixed-use, complete community. Following adoption of the current Red River Planning District Development Plan in 2020, the lands were redesignated General Development.
- 2018 – Subdivision and Rezoning Applications: A subdivision application (S18-2804) proposed the creation of three (3) development lots and two (2) Public Reserve lots to support a neighbourhood-scale commercial business park. Associated rezoning applications (By-laws 2018-10 and 2018-18) proposed rezoning portions of the lands from PR – Parks and Recreation and RR5 – Rural Residential to RM – Residential Multiple Housing Dwelling Zone. The applications were not completed.
- 2021 – Rezoning Application: A rezoning application proposing the creation of two new zoning districts to facilitate redevelopment of the subject lands was considered by Council. The application was refused due to concerns regarding the availability of municipal water and wastewater servicing capacity. The applicant subsequently appealed Council's decision to the Manitoba Municipal Board; however, the Board rejected the appeal and upheld Council's decision, finding that the servicing concerns had not been adequately resolved.
- 2025 – Subdivision Approval (S25-3110): Council approved a subdivision creating four (4) lots. No development proposal accompanied that application.

8.2 Timeline of events



8.3 Analysis

The application proposed to subdivide four (4) titles to create a total of 760 additional lots and 12 public reserve lots. The proposed development will accommodate a mixture of housing types, internal public roadways, commercial space and parks & recreation areas.

In support of the subdivision, the applicant has submitted a rezoning application (By-law 2026-11) seeking to rezone the subject lands from “PR” Parks and Recreation and “RR5” Rural Residential to a site-specific “RMX – Meadows Zone.” The proposed zoning framework is intended to enable the scale and mix of development contemplated while establishing site-specific standards to regulate built form, servicing, and land use compatibility.

In evaluating the application, regard has been had to the applicable policies of the Development Plan, including Policy 4.6.6, which contemplates a range of housing forms, including multi-unit residential development within the General Development designation. The policy framework further permits limited commercial uses where municipal servicing is available or planned, and where such development can be integrated in a manner compatible with surrounding land uses and infrastructure capacity.

The development plan also advises that development that includes the creation of units more than twenty-five (25) should consult with the applicable school division. This was further emphasized in comments by The River East Transcona School Division, which 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.

Servicing capacity remains a fundamental consideration in the assessment of this application. Policies 4.6.2 and 4.6.3 of the Development Plan permit subdivision and higher-density residential development where municipal servicing is available, planned, or can be reasonably extended. The proposal is premised on connection to municipal sewer and piped water systems, supported by preliminary servicing and drainage submissions.

However, servicing constraints must be considered in light of existing municipal limitations and regulatory controls. Council previously enacted Resolution No. 2020-840 suspending new development requiring municipal wastewater servicing due to treatment capacity constraints. That suspension was subsequently modified by Resolution No. 2025-210, allowing Council to consider applications subject to confirmation of available servicing capacity at the time of development. More recently, Resolution No. 2026-106 identified a new wastewater treatment facility as the Municipality’s preferred long-term servicing solution. Accordingly, while the application may be considered within the current policy framework, approval does not confirm available wastewater capacity for full build-out, and all future development phases remain subject to capacity verification, regulatory approvals, and infrastructure upgrades.

The conceptual servicing strategy includes piped water, municipal sewer connection, and a stormwater management system consisting of a six (6) pond on-site retention network discharging westward into the existing municipal drainage system. RM’s technical review has identified concerns regarding downstream drainage capacity and cumulative impacts on the receiving system. A detailed stormwater management report, prepared by a qualified professional, will be required prior to execution of a development agreement to confirm system performance at full build-out and across all phases. Where deficiencies are identified, mitigation measures or upgrades will be required at the developer’s cost, including consideration of alternative discharge or outlet strategies to reduce reliance on the existing municipal system.

Circulation responses from provincial departments and agencies identify technical, regulatory, and infrastructure requirements. Manitoba Transportation and Infrastructure has advised that the proposed development may result in significant traffic impacts, particularly at the PTH 59 and PR 202 intersection, and that a Traffic Impact Study is currently under review. The Province has further indicated that coordination with adjacent developments and potential cost-sharing arrangements for required highway improvements may be appropriate. Three conditions of approval have been identified by the Province and are incorporated accordingly.

Manitoba Hydro has objected to the subdivision as currently configured on the basis that proposed roadway alignments intersect an existing transmission corridor (P3/P4). Existing distribution infrastructure within the proposed road right-of-way will require relocation at the sole cost of the developer, and the applicant will be required to obtain and register necessary crossings and statutory easements in favour of Manitoba Hydro. Easements will also be required for proposed lots affected by Hydro infrastructure.

Similarly, Bell MTS and Rogers Communications have identified requirements for registered easements to accommodate existing and future telecommunications infrastructure. These requirements will be addressed through formal right-of-way agreements and easement registrations as a condition of approval.

The ESP Fire Department has confirmed that the development must be fully serviced by piped water and will require installation of fire hydrants throughout the subdivision. The Department further advises that emergency service demand is expected to increase proportionally with population growth, including requirements for additional staffing, training, apparatus, and equipment. A new fire station has been identified as necessary to accommodate the projected service demand associated with full build-out.

Manitoba Conservation and Climate Change has confirmed that wastewater servicing expansion and collection systems require regulatory approval, and Council must be satisfied that sufficient capacity exists or is planned prior to full servicing authorization. Manitoba Historic Resources Branch requires implementation of a Heritage Resource Protection Plan (HRPP) as a condition of development approval.

The development agreement process will be a critical mechanism for addressing detailed servicing, including but not limited to land use controls, building height parameters, lot grading, sewer and water servicing, waste management, drainage infrastructure, fencing and landscaping, and any additional municipal standards deemed necessary. Building permits will not be issued until the municipal sewer and water moratorium is lifted and servicing capacity is confirmed.

Additional site-specific constraints include limited access to one of the subject parcels, which is currently landlocked, as well as an existing on-site daycare facility that is not presently in operation. These conditions further reinforce the need for coordinated access, servicing, and phasing strategies through the development agreement.

Having regard to the foregoing, the application is generally consistent with the intent of the Development Plan and the applicable policy framework, subject to the resolution of servicing, infrastructure, and technical constraints through the required regulatory approvals and development agreement process. It is therefore recommended that the **application be approved, subject to conditions.**

9.0 RECOMMENDED CONDITONS:

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

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of East St. Paul 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;
2. Building permits for any building cannot be obtained until the RM's sewer and water plants are upgraded as per the moratorium.
3. A development agreement with RM of East St. Paul has been entered into to address items including, but not necessarily limited to:
 - a. the use of land and any existing or proposed building;
 - b. Height of buildings
 - c. Lot grading;
 - d. Piped sewer and water;
 - e. Waste removal;
 - f. Drainage;
 - g. fencing and landscaping plan;
 - h. Any other standard the Municipality deems necessary.
4. Applicant/owner shall submit written confirmation from Manitoba Hydro that a Statutory Easement Agreement(s), with respect to existing and/or future facilities associated with the subdivision as required under The Real Property Act, has been entered into. Registration of the agreement(s) will be included as a condition of the final Certificate of Approval. Contact Manitoba Hydro at (204) 360-4399, 360 Portage Avenue, Winnipeg, MB R3C 0G8.
5. The owner / applicant shall submit a revised SAM, along with written confirmation from Manitoba Hydro, confirming that their objection/concerns have been addressed to their satisfaction.
6. 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
7. The owner / applicant obtains written confirmation from River East Transcona School Division that their objection and concerns have been addressed.
8. Applicant/Owner obtains all variances and permits, where required.
9. The zoning by law 2026-11 to rezone the property to RMX Meadows zone receives a third reading.

10. The applicant/owner shall provide written confirmation from Manitoba Transportation and Infrastructure that a Traffic Impact Study, prepared by a qualified engineer, has been received and approved by the Department. The study shall determine the impacts of traffic generated by the proposed development on the provincial highway network and identify any required on-highway improvements. Pending the outcome of the approved Traffic Impact Study, the applicant/owner shall enter into an On-Highway Improvement Agreement with the R.M. of East St. Paul and Manitoba Transportation and Infrastructure for the construction of any required on-highway improvements. The cost of the Traffic Impact Study and any required on-highway improvements shall be the responsibility of the applicant/owner, or as otherwise required under the On-Highway Improvement Agreement. Contact information: email – trafficimpactstudies@gov.mb.ca.
11. The applicant/owner shall provide written confirmation from Manitoba Transportation and Infrastructure that drainage associated with the proposed development, including any potential impacts of the proposed service road on the provincial highway drainage system, has been satisfactorily addressed. The applicant/owner shall provide sufficient information to the Department's Regional Technical Services Engineer to demonstrate that drainage from the proposed development will not adversely affect the provincial highway system. Where required by Manitoba Transportation and Infrastructure, the applicant/owner shall submit a detailed drainage plan prepared by qualified professionals. The cost of any required drainage studies, revisions to the provincial highway drainage system, and any associated works shall be the responsibility of the applicant/owner. The applicant/owner shall contact the Regional Technical Services Engineer, Nicole Fleury, at **204-770-4929** or Nicole.Fleury@gov.mb.ca regarding drainage requirements.
12. The owner / applicant is required by the Manitoba Historic Resources Branch to implement a Heritage Resource Protection Plan (HRPP).

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, MTI, MHRB

APPENDIX A – RRPD LOCATION MAPS



Esri, Vantor, Earthstar Geographics, and the GIS User Community

Schedule "B"

Zoning Amendment 2026-11
RM of East St. Paul

Zoning By-Law No. 2009-04, as amended

FROM: "PR" Parks/Recreation + "RR-5" Rural Residential TO: "RMX" Meadows Zone

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.





Schedule "B"

Zoning Amendment 2026-11
RM of East St. Paul

Zoning By-Law No. 2009-04, as amended

FROM: "PR" Parks/Recreation + "RR-5" Rural Residential TO: "RMX" Meadows Zone

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APPENDIX B – SUBDIVISION APPLICATION MAP

This document is not an official survey unless it bears the signature (in blue ink) and/or seal of the Manitoba Land Surveyor whose authority it was prepared under. It is at the discretion of Barnes & Duncan to issue additional copies of documents on a case by case basis.



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SUBDIVISION APPLICATION MAP
OF PART OF O.T.M. LOT 113, PARISH OF ST. PAUL
AND PART OF POWER TRANSMISSION LINE PLAN No. 2794
R.M. OF EAST ST. PAUL

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Note:
This map has been prepared
for subdivision application
purposes only.

This is not a final survey.

PAGE 1

PAGE 3

METRIC

This survey was made
between the 4th day of
December, 2025, and the
13th day of January, 2026.

Prepared by:
Scott J. Dunphyroh, M.L.S.
2nd day of April, 2026

Overhead Power _____
Hydro Pole _____

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BARNES & DUNCAN 1906
SURVEYING, ENGINEERING & PLANNING
6 Donald Street
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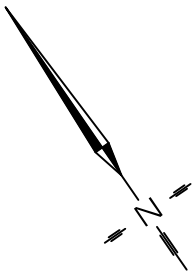
Our File: 23-1134-8
Acad dwg: 23-1134-8 SAM
Field Book: B&D 1697-92/93
B&D 1700-32/33,48/49
Drafter: HD

Land affected by this subdivision shown thus _____
Gross area of land dedicated as public reserve is 24.576 Ac.
Gross area of land dedicated as public road is 47.515 Ac.
Gross area of land affected by this proposal is 183.823 Ac.

SUBDIVISION APPLICATION MAP
OF PART OF O.T.M. LOT 113, PARISH OF ST. PAUL
AND PART OF POWER TRANSMISSION LINE PLAN No. 2794
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METRIC



PAGE 2

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This is not a final survey.

BARNES & DUNCAN¹⁹⁰⁶
SURVEYING, ENGINEERING & PLANNING
6 Donald Street
Winnipeg, MB
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180-A, 5th Street
Morden, MB
R6M 1C9

Our File: 23-1134-8
Acad dwg: 23-1134-8 SAM
Field Book: B&D 1697-92/93
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This survey was made
between the 4th day of
December, 2025, and the
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Prepared by:
Scott J. Dunphyroh, M.L.S.
2nd day of April, 2026

Land affected by this subdivision shown thus ————
Gross area of land dedicated as public reserve is 24.576 Ac.
Gross area of land dedicated as public road is 47.515 Ac.
Gross area of land affected by this proposal is 183.823 Ac.

Overhead Power ————
Hydro Pole ————

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SCHEDULE OF LOT WIDTHS

PUBLIC RESERVE AREAS SUMMARY

Reserve	Area (Ac.)
Public Reserve A	1.242
Public Reserve B	0.222
Public Reserve C	5.944
Public Reserve D	0.661
Public Reserve E	0.764
Public Reserve F	0.227
Public Reserve G	2.622
Public Reserve H	2.106
Public Reserve J	3.052
Public Reserve K	4.002
Public Reserve L	2.304
Public Reserve N	1.430
Total Public Reserves	24.576

AREA SUMMARY

Category	Area (m ²)	Area (Ac.)	Total Lots
Total Lot Areas	452,165.2	111.732	762
Public Reserve Areas	99,455.5	24.576	
Road Areas	192,286.4	47.515	
TOTAL AREA	644,451.6	183.823	

SUMMARY BY BLOCK

Block Number	No. of Lots	Total Area (m ²)	Total Area (ft ²)	Total Area (Ac.)
1	1	14,991.1	161,363	3.704
2	2	9,813.0	105,627	2.425
3	4	22,480.5	241,977	5.555
4	10	2,953.0	31,786	0.730
5	51	15,807.2	170,147	3.906
6	3	1,306.7	14,065	0.323
7	9	3,877.9	41,741	0.958
8	23	7,961.6	85,698	1.967
9	10	2,861.6	30,802	0.707
10	9	2,479.0	26,684	0.613
11	10	3,037.1	32,691	0.750
12	10	3,684.5	39,660	0.910
13	13	3,744.2	40,302	0.925
14	14	3,776.6	40,651	0.933
15	9	2,459.9	26,478	0.608
16	5	3,776.7	40,652	0.933
17	5	3,776.6	40,651	0.933
18	9	2,457.8	26,456	0.607
19	15	6,077.5	65,418	1.502
20	7	2,452.6	26,400	0.606
21	36	19,836.6	213,519	4.902
22	42	18,357.7	197,601	4.536
23	1	2,457.9	26,457	0.607
24	3	1,294.1	13,930	0.320
25	3	1,341.5	14,440	0.332
26	7	2,481.3	26,709	0.613
27	19	12,813.9	137,927	3.166
28	14	5,592.1	60,192	1.382
29	18	8,049.1	86,639	1.989
30	25	11,044.1	118,878	2.729
31	21	10,908.4	117,417	2.696
32	7	2,437.7	26,239	0.602
33	13	5,502.7	59,231	1.360
34	28	16,486.2	177,456	4.074
35	37	14,853.0	159,876	3.670
36	6	2,564.1	27,600	0.634
37	9	3,887.4	41,844	0.961
38	12	8,218.7	88,466	2.031
39	7	2,452.6	26,400	0.606
40	25	9,648.9	103,860	2.384
41	20	6,930.6	74,600	1.713

SUMMARY BY BLOCK				
Block Number	No. of Lots	Total Area (m ²)	Total Area (ft ²)	Total Area (Ac.)
42	66	21,470.3	231,104	5.305
43	5	4,010.5	43,169	0.991
44	3	2,457.8	26,456	0.607
45	5	4,010.5	43,169	0.991
46	9	2,486.9	26,769	0.615
47	14	4,010.5	43,168	0.991
48	14	4,010.5	43,168	0.991
49	20	6,755.0	72,710	1.669
50	17	4,719.3	50,798	1.166
51	9	2,479.0	26,684	0.613
52	17	4,894.8	52,687	1.210
53	4	29,221.3	314,535	7.221
54	1	8,781.4	94,522	2.170
55	1	5,237.0	56,370	1.294
56	1	6,960.2	74,919	1.720
57	1	8,091.4	87,095	1.999
58	1	32,951.8	354,690	8.143
59	1	6,800.6	73,201	1.680
60	1	5,882.6	63,319	1.454
GRAND TOTAL	762	452,165.2	4,867,061	111.732

STANDALONE BLOCKS				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	Non-standard lot clarification required from Development Officer		14,991.1	161,363
23	67.20	220.5	2,457.9	26,457
54	Non-standard lot clarification required from Development Officer		8,781.4	94,522
55	Non-standard lot clarification required from Development Officer		5,237.0	56,370
56	80.79	265.0	6,960.2	74,919
57	86.09	282.5	8,091.4	87,095
58	Non-standard lot clarification required from Development Officer		32,951.8	354,690
59	82.32	270.07	6,800.6	73,201
60	77.73	255.01	5,882.6	63,319

BLOCK 2				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	90.53	297.0	5,105.5	54,955
2	82.54	270.8	4,707.5	50,672
Subtotal	2 lots		9,813.0	105,627

BLOCK 3				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	62.80	206.1	3,810.1	41,012
2	58.36	191.5	3,291.4	35,428
3	58.36	191.5	3,291.4	35,428
4	97.87	321.1	12,087.5	130,109
Subtotal	4 lots		22,480.5	241,977

BLOCK 4				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	8.53	28.0	313.3	3,372
2	7.92	26.0	290.9	3,131
3	7.92	26.0	290.9	3,131
4	7.92	26.0	290.9	3,131
5	7.92	26.0	290.8	3,131
6	7.92	26.0	290.8	3,130
7	7.92	26.0	290.8	3,130
8	7.92	26.0	290.8	3,130
9	7.92	26.0	290.7	3,130
10	8.53	28.0	313.1	3,370
Subtotal	10 lots		2,953.0	31,786

BLOCK 5				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	7.92	26.0	265.9	2,862
2	7.93	26.0	265.9	2,862
3	7.93	26.0	265.9	2,862
4	7.93	26.0	265.9	2,862
5	7.93	26.0	265.9	2,862
6	7.93	26.0	265.9	2,862
7	7.93	26.0	265.9	2,862
8	7.93	26.0	265.9	2,862
9	7.93	26.0	265.9	2,862
10	7.93	26.0	265.9	2,862
11	7.93	26.0	265.9	2,862
12	7.93	26.0	265.9	2,862
13	7.93	26.0	265.9	2,862
14	7.93	26.0	265.9	2,862
15	7.93	26.0	265.9	2,862
16	7.93	26.0	265.9	2,862
17	7.93	26.0	265.9	2,862
18	7.93	26.0	265.9	2,862
19	7.93	26.0	265.9	2,862
20	7.93	26.0	265.9	2,863
21	7.93	26.0	265.9	2,863
22	7.93	26.0	265.9	2,863
23	7.93	26.0	265.9	2,863
24	7.93	26.0	265.9	2,863
25	9.75	32.0	327.3	3,523
26	9.75	32.0	327.3	3,523
27	9.75	32.0	327.3	3,523
28	10.36	34.0	347.8	3,744
29	10.36	34.0	347.8	3,743
30	10.36	34.0	347.8	3,744
31	10.36	34.0	347.8	3,743
32	10.36	34.0	347.8	3,743
33	10.36	34.0	347.8	3,743
34	10.36	34.0	347.8	3,743
35	10.36	34.0	347.8	3,743
36	10.36	34.0	347.8	3,744
37	10.36	34.0	347.8	3,744
38	10.36	34.0	347.8	3,744
39	10.36	34.0	347.8	3,744
40	10.36	34.0	347.8	3,744
41	10.36	34.0	347.8	3,744
42	10.36	34.0	347.8	3,744
43	10.36	34.0	347.8	3,744
44	10.36	34.0	347.8	3,744
45	10.36	34.0	347.8	3,744
46	10.36	34.0	347.8	3,744
47	10.36	34.0	347.8	3,744
48	10.36	34.0	347.8	3,744
49	10.36	34.0	347.8	3,744
50	10.97	36.0	368.3	3,964
51	12.19	40.0	423.3	4,556
Subtotal	51 lots		15,807.2	170,147
BLOCK 6				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	11.58	38.0	415.4	4,471
2	12.80	42.0	457.3	4,923
3	12.19	40.0	434.0	4,671
Subtotal	3 lots		1,306.7	14,065

BLOCK 7				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	12.80	42.0	453.0	4,876
2	12.19	40.0	430.3	4,632
3	11.58	38.0	408.0	4,392
4	12.80	42.0	450.2	4,846
5	12.19	40.0	428.2	4,609
6	11.58	38.0	406.0	4,371
7	12.80	42.0	448.1	4,823
8	12.19	40.0	426.7	4,593
9	12.12	39.8	427.4	4,601
Subtotal	9 lots		3,877.9	41,741

BLOCK 8				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	10.31	33.8	353.4	3,804
2	10.36	34.0	347.5	3,740
3	10.97	36.0	367.9	3,960
4	9.75	32.0	327.0	3,520
5	10.36	34.0	347.6	3,741
6	10.97	36.0	372.0	4,004
7	9.75	32.0	336.7	3,624
8	10.36	34.0	365.5	3,934
9	10.97	36.0	397.5	4,278
10	9.75	32.0	363.8	3,916
11	10.47	34.3	403.1	4,338
12	9.75	32.0	327.0	3,520
13	9.75	32.0	327.0	3,520
14	9.15	30.0	306.6	3,300
15	9.75	32.0	327.0	3,520
16	10.36	34.0	347.5	3,740
17	9.75	32.0	327.0	3,520
18	9.75	32.0	327.0	3,520
19	9.14	30.0	306.6	3,300
20	10.36	34.0	347.5	3,740
21	9.75	32.0	327.0	3,520
22	9.75	32.0	327.0	3,520
23	11.37	37.3	382.1	4,112
Subtotal	23 lots		7,961.2	85,694

BLOCK 9				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	8.84	29.0	296.4	3,190
2	8.53	28.0	286.1	3,080
3	8.53	28.0	286.1	3,080
4	7.92	26.0	265.7	2,860
5	8.53	28.0	286.1	3,080
6	8.53	28.0	286.1	3,080
7	7.92	26.0	265.7	2,860
8	8.53	28.0	286.1	3,080
9	8.53	28.0	286.1	3,080
10	9.23	30.3	316.9	3,412
Subtotal	10 lots		2,861.6	30,802

BLOCK 10				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	8.61	28.3	291.2	3,134
2	8.53	28.0	288.6	3,106
3	8.53	28.0	288.6	3,106
4	7.93	26.0	268.0	2,885
5	7.93	26.0	268.0	2,885
6	7.93	26.0	268.0	2,885
7	7.93	26.0	268.0	2,885
8	7.93	26.0	268.0	2,885
9	8.00	26.3	270.6	2,913
Subtotal	9 lots		2,479.0	26,684

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BLOCK 34				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	13.41	44.0	472.6	5,087
2	14.02	46.0	629.7	6,778
3	14.02	46.0	683.8	7,360
4	14.02	46.0	655.0	7,051
5	11.58	38.0	406.0	4,370
6	12.19	40.0	427.4	4,600
7	11.58	38.0	406.0	4,370
8	13.76	45.2	487.2	5,244
9	14.50	47.6	605.7	6,519
10	14.02	46.0	650.7	7,004
11	14.02	46.0	683.8	7,360
12	15.24	50.0	743.2	8,000
13	15.24	50.0	743.2	8,000
14	14.02	46.0	683.7	7,360
15	14.02	46.0	683.8	7,360
16	14.01	46.0	685.4	7,378
17	14.16	46.4	708.6	7,627
18	13.93	45.7	697.3	7,506
19	14.31	47.0	700.4	7,539
20	14.02	46.0	683.8	7,360
21	13.82	45.3	577.1	6,212
22	10.99	36.1	385.2	4,146
23	11.58	38.0	405.5	4,365
24	11.58	38.0	405.5	4,365
25	14.63	48.0	612.8	6,596
26	14.02	46.0	681.4	7,335
27	14.02	46.0	586.1	6,308
28	10.91	35.8	395.5	4,257
Subtotal	28 lots		16,486.2	177,456

BLOCK 35				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	10.97	36.0	401.3	4,320
2	10.97	36.0	401.3	4,320
3	11.58	38.0	423.6	4,560
4	10.97	36.0	401.3	4,320
5	10.97	36.0	401.3	4,320
6	10.97	36.0	401.3	4,320
7	10.97	36.0	401.3	4,320
8	10.97	36.0	401.3	4,320
9	11.58	38.0	488.1	5,254
10	10.97	36.0	469.0	5,048
11	11.58	38.0	423.6	4,560
12	10.97	36.0	401.3	4,320
13	11.58	38.0	423.6	4,560
14	10.97	36.0	401.3	4,320
15	11.58	38.0	423.6	4,560
16	10.97	36.0	375.7	4,044
17	12.33	40.5	434.1	4,673
18	12.42	40.7	563.1	6,061
19	12.42	40.7	494.3	5,321
20	12.30	40.3	377.6	4,065
21	10.97	36.0	343.1	3,693
22	10.97	36.0	367.9	3,960
23	10.97	36.0	367.9	3,960
24	10.97	36.0	367.9	3,960
25	10.97	36.0	367.9	3,960
26	10.97	36.0	367.9	3,960
27	10.97	36.0	367.9	3,960
28	11.58	38.0	388.3	4,180
29	11.58	38.0	388.3	4,180
30	11.58	38.0	388.3	4,180
31	11.58	38.0	388.3	4,180
32	11.58	38.0	388.3	4,180
33	10.97	36.0	367.9	3,960
34	10.97	36.0	367.9	3,960
35	10.97	36.0	367.9	3,960
36	10.97	36.0	367.9	3,960
37	11.36	37.3	380.7	4,098
Subtotal	37 lots		14,853.0	159,877

BLOCK 36				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	12.19	40.0	427.4	4,600
2	11.58	38.0	406.0	4,370
3	12.80	42.0	448.7	4,830
4	12.19	40.0	427.4	4,600
5	11.58	38.0	406.0	4,370
6	12.80	42.0	448.7	4,830
Subtotal	6 lots		2,564.1	27,600

BLOCK 37				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	12.80	42.0	448.7	4,830
2	12.19	40.0	427.4	4,600
3	11.58	38.0	406.0	4,370
4	12.80	42.0	448.7	4,830
5	12.19	40.0	427.4	4,601
6	11.58	38.0	406.0	4,370
7	12.80	42.0	448.7	4,830
8	12.19	40.0	427.4	4,600
9	12.62	41.4	447.1	4,813
Subtotal	9 lots		3,887.4	41,843

BLOCK 41				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	11.66	38.3	391.8	4,218
2	10.36	34.0	347.5	3,740
3	10.36	34.0	347.5	3,740
4	10.36	34.0	347.5	3,740
5	10.36	34.0	347.4	3,740
6	10.97	36.0	367.9	3,960
7	10.36	34.0	347.5	3,740
8	10.97	36.0	367.9	3,960
9	9.75	32.0	327.0	3,520
10	10.36	34.0	347.3	3,738
11	9.75	32.0	327.0	3,520
12	9.14	30.0	306.6	3,300
13	10.36	34.0	347.5	3,740
14	9.75	32.0	327.0	3,520
15	10.36	34.0	347.5	3,740
16	9.75	32.0	327.0	3,520
17	9.75	32.0	327.0	3,520
18	10.36	34.0	347.5	3,740
19	10.36	34.0	347.5	3,740
20	11.31	37.1	386.8	4,164
Subtotal	20 lots		6,930.6	74,600

BLOCK 42				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	10.67	35.0	357.7	3,850
2	10.36	34.0	347.5	3,740
3	10.97	36.0	367.9	3,960
4	10.36	34.0	347.5	3,740
5	9.75	32.0	327.0	3,520
6	10.97	36.0	367.9	3,960
7	10.36	34.0	347.5	3,740
8	9.75	32.0	327.0	3,520
9	10.97	36.0	367.9	3,960
10	10.36	34.0	347.5	3,740
11	9.75	32.0	327.0	3,520
12	10.97	36.0	367.9	3,960
13	10.67	35.0	357.7	3,850
14	9.75	32.0	327.0	3,520
15	10.36	34.0	347.5	3,740
16	9.75	32.0	327.0	3,520
17	10.36	34.0	347.5	3,740
18	9.75	32.0	327.0	3,520
19	10.36	34.0	328.9	3,541
20	10.65	34.9	322.7	3,473
21	11.04	36.2	389.3	4,191
22	11.04	36.2	577.5	6,216
23	11.04	36.2	531.3	5,719
24	11.04	36.2	372.4	4,008
25	10.42	34.2	315.1	3,392
26	9.75	32.0	314.0	3,380
27	10.36	34.0	347.4	3,740
28	9.75	32.0	327.0	3,520
29	9.14	30.0	306.6	3,300
30	9.75	32.0	327.0	3,520
31	9.14	30.0	306.6	3,300
32	9.75	32.0	327.0	3,520
33	9.14	30.0	306.6	3,300
34	9.75	32.0	327.0	3,520
35	9.14	30.0	306.6	3,300
36	9.75	32.0	327.0	3,520
37	9.14	30.0	306.6	3,300
38	9.75	32.0	327.0	3,520
39	10.36	34.0	347.5	3,740
40	9.75	32.0	327.0	3,520
41	10.36	34.0	347.5	3,740
42	10.36	34.0	347.5	3,740

BLOCK 42				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
43	10.36	34.0	347.5	3,740
44	10.36	34.0	347.5	3,740
45	10.36	34.0	347.5	3,740
46	10.36	34.0	347.5	3,740
47	10.36	34.0	347.5	3,740
48	10.36	34.0	347.5	3,740
49	10.36	34.0	347.5	3,740
50	10.36	34.0	347.5	3,740
51	7.62	25.0	255.5	2,750
52	7.62	25.0	255.5	2,750
53	7.62	25.0	255.5	2,750
54	7.62	25.0	255.5	2,750
55	7.62	25.0	255.5	2,750
56	7.62	25.0	255.5	2,750
57	7.62	25.0	255.5	2,750
58	7.62	25.0	255.5	2,750
59	7.62	25.0	255.5	2,750
60	7.62	25.0	255.5	2,750
61	7.62	25.0	255.5	2,750
62	7.62	25.0	255.5	2,750
63	7.62	25.0	255.5	2,750
64	7.62	25.0	255.5	2,750
65	7.62	25.0	255.5	2,750
66	7.81	25.6	261.7	2,817
Subtotal	66 lots		21,470.3	231,104

BLOCK 43				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	24.99	82.0	838.0	9,020
2	24.38	80.0	817.5	8,800
3	20.85	68.4	699.2	7,526
4	24.38	80.0	817.5	8,800
5	25.00	82.0	838.2	9,023
Subtotal	5 lots		4,010.5	43,169

BLOCK 44				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	24.38	80.0	817.5	8,800
2	24.38	80.0	817.5	8,800
3	24.54	80.5	822.7	8,856
Subtotal	3 lots		2,457.8	26,456

BLOCK 45				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	24.99	82.0	838.0	9,020
2	24.38	80.0	817.5	8,800
3	20.86	68.4	699.3	7,528
4	24.38	80.0	817.5	8,800
5	25.00	82.0	838.1	9,021
Subtotal	5 lots		4,010.5	43,169

BLOCK 46				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	8.00	26.3	268.3	2,887
2	7.93	26.0	265.7	2,860
3	7.93	26.0	265.7	2,860
4	7.93	26.0	265.7	2,860
5	7.93	26.0	266.2	2,866
6	7.93	26.0	267.6	2,881
7	8.53	28.0	290.8	3,130
8	8.53	28.0	294.6	3,171
9	8.61	28.3	302.3	3,254
Subtotal	9 lots		2,486.9	26,769

BLOCK 47				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	8.60	28.2	288.5	3,105
2	8.53	28.0	286.1	3,080
3	8.53	28.0	286.1	3,080
4	8.53	28.0	286.1	3,080
5	8.53	28.0	286.1	3,080
6	8.53	28.0	286.1	3,080
7	8.53	28.0	286.1	3,080
8	8.53	28.0	286.1	3,080
9	8.53	28.0	286.1	3,080
10	8.53	28.0	286.1	3,080
11	8.53	28.0	286.1	3,080
12	8.53	28.0	286.1	3,080
13	8.53	28.0	286.1	3,080
14	8.60	28.2	288.5	3,105
Subtotal	14 lots		4,010.5	43,169

BLOCK 48				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	8.60	28.2	288.4	3,104
2	8.53	28.0	286.1	3,080
3	8.53	28.0	286.1	3,080
4	8.53	28.0	286.1	3,080
5	8.53	28.0	286.1	3,080
6	8.53	28.0	286.1	3,080
7	8.53	28.0	286.1	3,080
8	8.54	28.0	286.2	3,081
9	8.53	28.0	286.1	3,080
10	8.53	28.0	286.1	3,080
11	8.53	28.0	286.1	3,080
12	8.53	28.0	286.1	3,080
13	8.53	28.0	286.1	3,080
14	8.61	28.2	288.5	3,106
Subtotal	14 lots		4,010.5	43,169

BLOCK 49				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	10.44	34.3	350.0	3,767
2	10.36	34.0	347.5	3,740
3	10.36	34.0	347.5	3,740
4	10.36	34.0	347.5	3,740
5	10.36	34.0	347.5	3,740
6	9.75	32.0	327.0	3,520
7	9.75	32.0	327.0	3,520
8	9.75	32.0	327.0	3,520
9	9.75	32.0	327.0	3,520
10	9.83	32.2	329.6	3,547
11	9.83	32.2	329.6	3,547
12	9.75	32.0	327.0	3,520
13	9.75	32.0	327.0	3,520
14	9.75	32.0	327.0	3,520
15	9.75	32.0	327.0	3,520
16	10.36	34.0	347.5	3,740
17	10.36	34.0	347.5	3,740
18	10.36	34.0	347.5	3,740
19	10.36	34.0	347.5	3,740
20	10.44	34.3	350.0	3,767
Subtotal	20 lots		6,755.0	72,710

BLOCK 50				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	8.58	28.1	287.6	3,096
2	8.53	28.0	286.1	3,080
3	8.53	28.0	286.1	3,080
4	8.53	28.0	286.1	3,080
5	8.53	28.0	286.1	3,080
6	8.53	28.0	286.1	3,080
7	8.53	28.0	286.1	3,080
8	8.53	28.0	286.1	3,080
9	7.92	26.0	265.7	2,860
10	7.93	26.0	265.7	2,860
11	7.93	26.0	265.7	2,860
12	7.93	26.0	265.7	2,860
13	7.93	26.0	265.7	2,860
14	7.93	26.0	265.7	2,860
15	7.93	26.0	265.7	2,860
16	7.93	26.0	265.7	2,860
17	8.82	28.9	303.1	3,262
Subtotal	17 lots		4,719.3	50,798

BLOCK 51				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	8.00	26.3	270.6	2,912
2	7.93	26.0	268.0	2,885
3	7.93	26.0	268.0	2,885
4	7.93	26.0	268.0	2,885
5	7.93	26.0	268.0	2,885
6	7.93	26.0	268.0	2,885
7	8.53	28.0	288.6	3,106
8	8.53	28.0	288.6	3,106
9	8.61	28.3	291.2	3,135
Subtotal	9 lots		2,479.0	26,684

BLOCK 52				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	9.99	32.8	335.8	3,615
2	7.93	26.0	265.7	2,860
3	8.53	28.0	286.1	3,080
4	8.53	28.0	286.1	3,080
5	8.53	28.0	286.1	3,080
6	8.53	28.0	286.1	3,080
7	8.53	28.0	286.1	3,080
8	8.53	28.0	286.1	3,080
9	8.53	28.0	286.1	3,080
10	8.53	28.0	286.1	3,080
11	8.53	28.0	286.1	3,080
12	8.53	28.0	286.1	3,080
13	8.53	28.0	286.1	3,080
14	8.53	28.0	286.1	3,080
15	8.53	28.0	286.1	3,080
16	8.53	28.0	286.1	3,080
17	8.57	28.1	287.5	3,094
Subtotal	17 lots		4,894.8	52,687

BLOCK 53				
Lot No.	Zoning Width (m)	Zoning Width (ft)	Area (m ²)	Area (ft ²)
1	93.68	307.4	8,063.7	86,797
2	67.48	221.4	6,607.2	71,119
3	78.52	257.6	8,124.3	87,449
4	64.94	213.0	6,426.1	69,170
Subtotal	4 lots		29,221.3	314,535

APPENDIX C – CIRCULATION COMMENTS

RM of ESP Public Hearing Comments

July 21, 2026

BL 2026-11 and S26-3141 – 2511 McGregor Farm Rd.

CAO: Administration has reviewed the public hearing packages. The proposed zoning district has been developed to address the characteristics and development objectives of the subject area and will be considered further following the public hearing.

Operations Manager: N/A

Planning: I have reviewed the public hearing package and note that the proposed new zone would only apply to the Meadows lands, and can not be applied elsewhere in the RM.

Project Manager: The conceptual drainage plan shows a six-pond on-site retention system discharging west into the existing ESP municipal drainage system, which is already experiencing capacity issues. A detailed stormwater management report should be submitted before the Development Agreement is executed to confirm that the downstream system can accommodate flows at each phase and at full build-out. Any required upgrades should be completed at the developer's cost. The applicant should also explore alternative stormwater outlet options to reduce reliance on the existing municipal system.

Fire Department: This development must be serviced by piped water, and the developer must install fire hydrants. As the development is expected to increase the population by 50%, fire department resources will need to increase proportionally, including staffing, training, apparatus, and equipment. A new fire station will be required to accommodate the additional personnel and equipment. Medical calls are also expected to increase proportionally, requiring additional trained medical responders.

Bell MTS Subdivisions

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



June 2, 2026

File No. S26-3141

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

RE: Proposal to Subdivide
2511 McGregor Farm Road
R.M. of East St. Paul
Registered Owners: 10089844 Manitoba Inc. & 10215032 Manitoba Ltd.
762 total lots

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

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

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

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

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

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

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

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

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

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

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

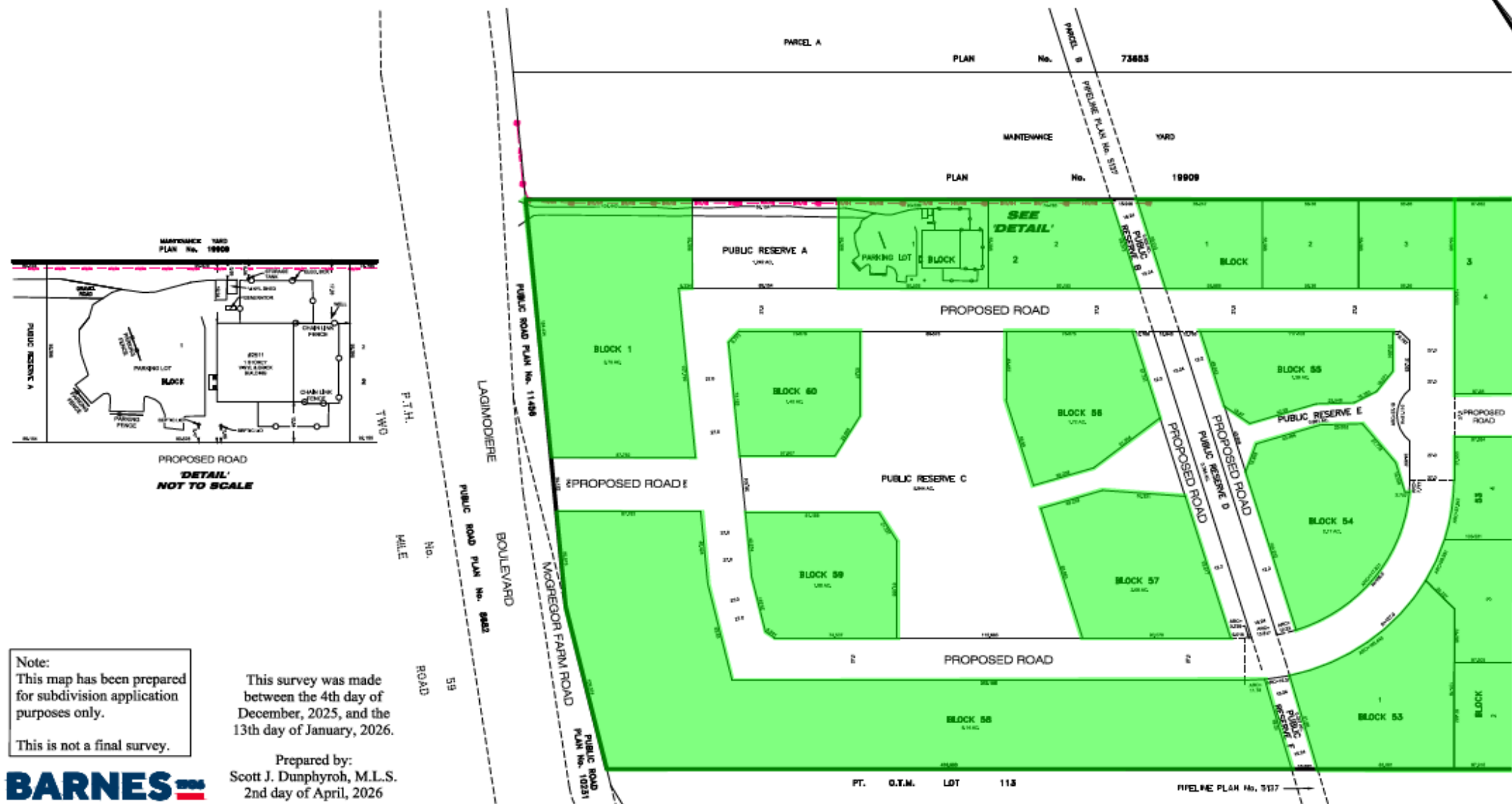
cc. Bell MTS Property Acquisitions / Hydro SM-Subdivision Circulars



SUBDIVISION APPLICATION MAP
OF PART OF O.T.M. LOT 113, PARISH OF ST. PAUL
AND PART OF POWER TRANSMISSION LINE PLAN No. 2794
R.M. OF EAST ST. PAUL

This document is not an official survey unless it bears the signature (in blue ink) and/or seal of the Manitoba Land Surveyor whose authority it was prepared under. It is at the discretion of Barnes & Duncan to issue additional copies of documents on a case by case basis.

METRIC



PAGE 2

Note:
This map has been prepared
for subdivision application
purposes only.

This is not a final survey.

This survey was made
between the 4th day of
December, 2025, and the
13th day of January, 2026.

Prepared by:
Scott J. Dunphyroh, M.L.S.
2nd day of April, 2026

Our File: 23-1134-8
Acad dwg: 23-1134-8 SAM
Field Book: B&D 1697-92/93
B&D 1700-32/33,48/49
Drafter: HD

BARNES & DUNCAN
SURVEYING, ENGINEERING & PLANNING
6 Donald Street
Winnipeg, MB
R3L 0K6
180-A, 5th Street
Morden, MB
R6M 1C9

Land affected by this subdivision shown thus -----
Gross area of land dedicated as public reserve is 24.576 Ac.
Gross area of land dedicated as public road is 47.515 Ac.
Gross area of land affected by this proposal is 183.823 Ac.

PROPOSED BELL MTS BLANKET EASEMENT

Overhead Power -----
Hydro Pole -----

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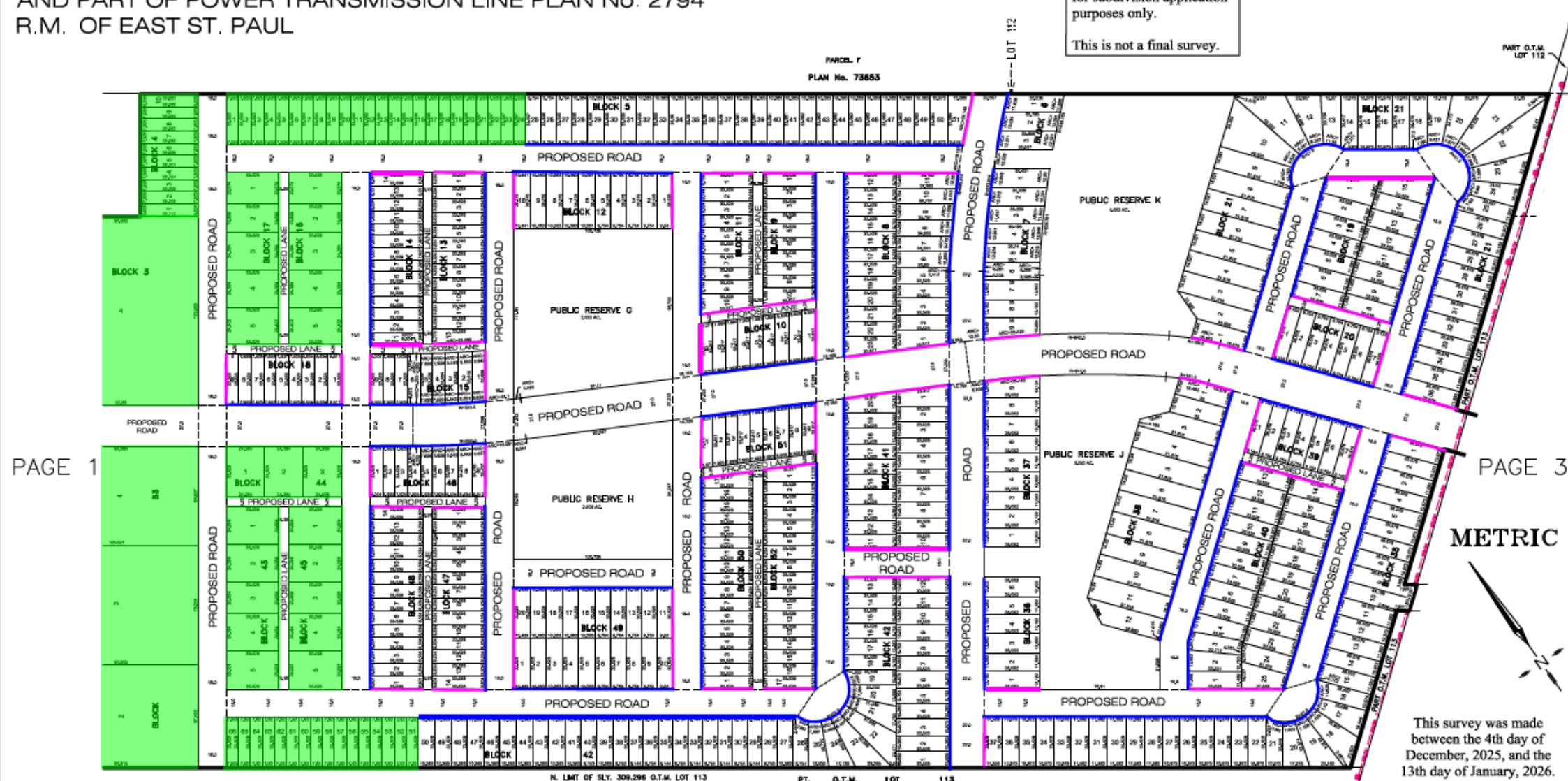
Page 1 of 3
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SUBDIVISION APPLICATION MAP
OF PART OF O.T.M. LOT 113, PARISH OF ST. PAUL
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PROPOSED BELL MTS 3.6M EASEMENT
PROPOSED BELL MTS BLANKET EASEMENT

Overhead Power -----
Hydro Pole -----
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Page 2 of 3
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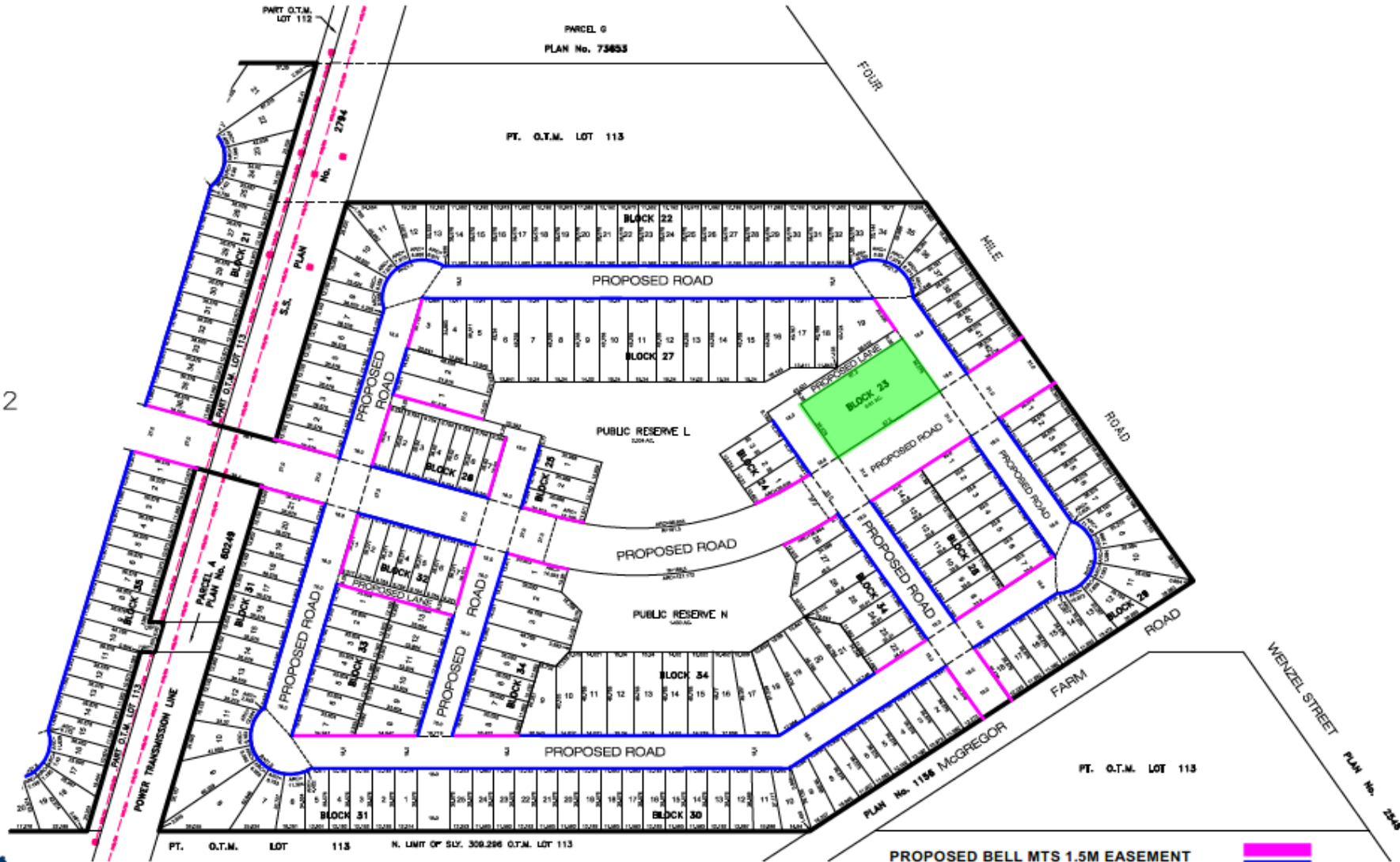
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Prepared by:
Scott J. Dunphyroh, M.L.S.
2nd day of April, 2026

Page 3 of 3
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DATE: 2026-06-15

TO: Community & Regional Planning
Municipal Relations
select email

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

SUBJECT: Subdivision S26-3141

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

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



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

July 14, 2026

PD 190.10 New

Calvin So, Community Planning Assistant

Red River Planning District

E-mail: calvin@rrpd.ca

Dear Calvin:

Re: Proposed Subdivision- REVISED COMMENTS

File No: S26-3141

OTM Lot 113 Parish of St. Paul

RM of East St. Paul

Owner: 10089844 Manitoba Ltd

In response to your e-mail dated June 4, 2026 we have reviewed the above noted subdivision application. The intent is to create a master plan community consisting of a total of 2,385 residential units, as well as, commercial and institutional uses, public reserves and active transportation trails with an internal road network connecting onto McGregor Farm Road and Wenzel Street.

Based on available information, we do not object to this subdivision as proposed. A traffic impact study has been submitted to Manitoba Transportation and Infrastructure and is presently under review. Due to existing and future traffic projections of this and other adjacent developments in the area, we expect there to be significant traffic impacts to the intersection of PTH 59 and PR 202. MTI envisions an opportunity to coordinate with the developers around the area and with the RM of East St. Paul to identify a solution to address the required on-highway improvements and if there is an opportunity to cost share amongst all the developers.

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 the provincial highway network and what, if any, on highway improvements will be required. The cost of the Traffic Impact Study would be the responsibility of the developer 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 the RM of East St. Paul and

Manitoba Transportation and Infrastructure 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 and will be included in the Development Agreement with the RM of East St. Paul. The cost of the improvements include any associated design, construction and contract administration requirements and will be determined from the approved traffic impact study.

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

Please note the following statutory requirements affecting PTH 59, PTH 101 and the PTH 59/PTH 101 intersection.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within **38.1m** (125ft) controlled area from the edge of the PTH 59 and the PTH 101 highway right-of-way's and within the **457.2 metre** (1,500 foot) radius control circle centred on the PTH 59 and PTH 101 intersection.

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

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

Thank You,



Ashley Beck
Manager of Roadside Development

Cc: Eastern Region

JD/ab

Map 4: Site Plan



PREVIOUS HIGHWAYS COMMENTS



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

July 2, 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: S26-3141

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RM of East St. Paul

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

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

Thank You,

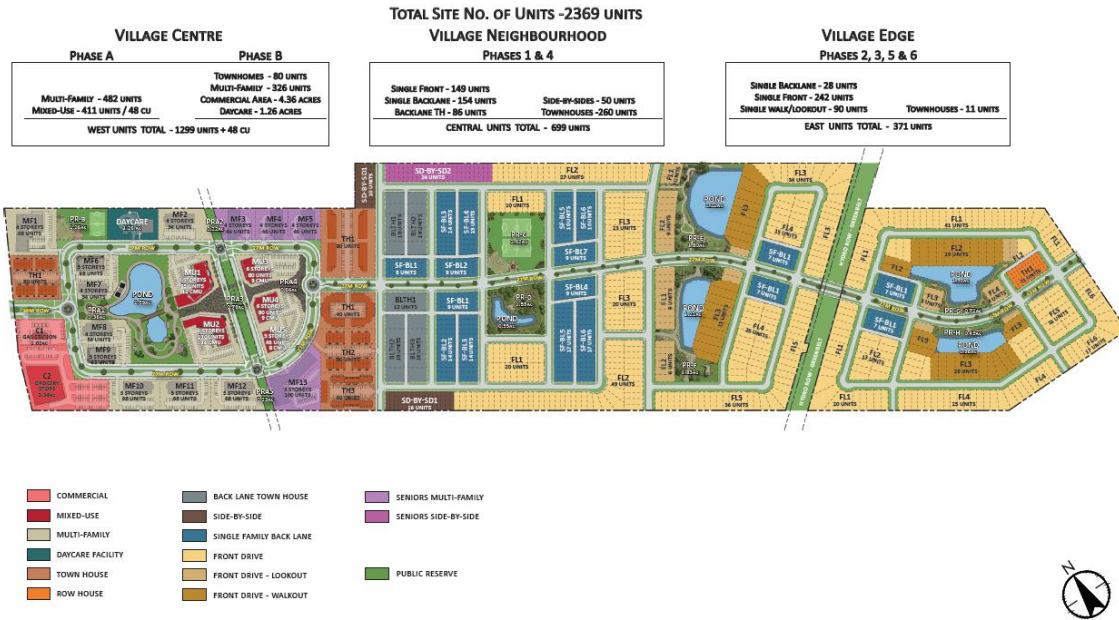
Original signed and e-mailed July 2, 2026

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region

JD/ab

Map 4: Site Plan



DATE: 2026-06-29

TO: Red River Planning District
c/o Calvin So
Community Planning Assistant
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

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

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

SUBJECT: File No.: S26-3141
AAS File: AAS-26-25766
Proposal to Subdivide land located at 2511 McGregor Farm Road, RM of East St. Paul
Registered owner(s): 10089844 Manitoba Inc. and 10215032 Manitoba Ltd.

Conditional Approval – Implement a heritage resource protection plan (HRPP)

Further to your e-mail regarding the above-noted application, Manitoba's Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact heritage resources is believed to be low based on analysis of current data; therefore, the Historic Resources Branch has no concerns with the proposed project at this time. HRB requires an HRPP be included in planning, development, and operations, in the event heritage resources (including human remains and palaeontological resources) are accidentally encountered.

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.

Under Section 12(2) of the Act, the minister may require such other plans, documents, material and information, with respect to the work, activity, development or project, prior to commencement.

Heritage Resource Protection Plan

The HRPP consists of operational procedures to limit damage or destruction of heritage resources. This document assists proponents, landowners, managers, employees, and/or contractors etc. on what to do and whom to call should heritage resources accidentally be encountered when testing and development is underway on site.

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

Historic Resources Branch

Enclosure: Heritage Resources Protection Plan (HRPP)

FW: S26-3141 - Email to Planning - Hydro File #2026-1649

From Valentina Esman <valentina@rrpd.ca>

Date Thu 6/25/2026 4:05 PM

To Joseph Westfall <Joseph@rrpd.ca>

From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>

Sent: June 25, 2026 4:03 PM

To: Red River Planning District <info@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>; michelle@mrichard.ca

Cc: PROPERTY ACQUISITION <propertyacquisition@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>

Subject: S26-3141 - Email to Planning - Hydro File #2026-1649



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

RE: Application(s) **S26-3141**

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

As it is moving forward currently, **we are unable to approve the subdivision layout due to the location of the proposed road** which passes under Transmission Line P3/P4.

Due to the limited transmission line clearance of P3/P4 we are unable to safely ensure the grading for a road in that location. We are currently having teams determine the exact location of Manitoba Hydro's infrastructure in the area of the proposed road, but our system also flags that there are distribution poles in the proposed road which would need to be moved at the cost of the developer.

The developer/applicant will also need to purchase the crossing as Manitoba Hydro currently owns the Right-of-Way.

Should the developer wish to continue with these changes in mind, please contact Manitoba Hydro about the road crossing at HCSC@hydro.mb.ca.

If this subdivision moves forward with revisions to the location of the proposed road in the future, **Manitoba Hydro and Centra Gas will require easements for the proposed lots.**

Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) ("Agreements") with Manitoba Hydro and Centra Gas regarding existing and/or future facilities associated with the subdivision as set out in the above noted application.

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

When this application is revised, it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.

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



Santan Singh

From: Harms, Tina <Tina.Harms@gov.mb.ca>
Sent: June 11, 2026 2:44 PM
To: Calvin So; Red River Planning District; +WPG112 - AGRLandUse
Subject: RE: S26-3141

Good afternoon,

The proposed subdivision resides within a designated General Development 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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Upcoming leave: June 22 –July 13

From: Calvin So <calvin@rrpd.ca>
Sent: June 1, 2026 4:34 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>; 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>; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>
Cc: Santan Singh <santan@rrpd.ca>; Joseph Westfall <Joseph@rrpd.ca>
Subject: S26-3141

Hello,

Part 1 of 2 emails

I realized my subdivision circulation for this property never went through, so I'll circulate it again.

Please see a subdivision application, S26-3141, attached for review and comments.

The applicant proposes to subdivide the subject property at 2511 McGregor Farm Road (the Meadows property) to 762 total lots. There's an associated rezoning application (BL 2026-11) that was sent on May 4th.

The intention is to have a combined public hearing of both the subdivision and rezoning on July 21st, so please submit your comments by July 3rd at the latest.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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Santan Singh

From: +WPG1195 - Mines BR <mines_br@gov.mb.ca>
Sent: June 4, 2026 2:53 PM
To: Calvin So
Cc: Gallagher, Shaun
Subject: RE: S26-3141

Good afternoon,

Mines Branch has no concerns as there is no identified medium or high quality aggregate deposit in the area. Please note that there is a quarry disposition within 1 mile or 1.6 km of the subject location.

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: Calvin So <calvin@rrpd.ca>
Sent: June 1, 2026 4:36 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>; 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>; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>
Cc: Santan Singh <santan@rrpd.ca>; Joseph Westfall <Joseph@rrpd.ca>
Subject: RE: S26-3141

Part 2 of 2 emails



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

Planning and Development Services for the Municipalities of:
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From: Calvin So

Sent: Monday, June 1, 2026 4:33 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>; 'drainage@gov.mb.ca' <drainage@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>; 'PPD-RegionalPlanning' <RegionalPlanning@winnipeg.ca>

Cc: Santan Singh <santan@rrpd.ca>; Joseph Westfall <Joseph@rrpd.ca>

Subject: S26-3141

Hello,

Part 1 of 2 emails

I realized my subdivision circulation for this property never went through, so I'll circulate it again.

Please see a subdivision application, S26-3141, attached for review and comments.

The applicant proposes to subdivide the subject property at 2511 McGregor Farm Road (the Meadows property) to 762 total lots. There's an associated rezoning application (BL 2026-11) that was sent on May 4th.

The intention is to have a combined public hearing of both the subdivision and rezoning on July 21st, so please submit your comments by July 3rd at the latest.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

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

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June 19, 2026

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

calvin@rrpd.ca

Dear Sir:

**Re: *Proposed subdivision on land located at
2511 McGregor Farm Road, RM of East St. Paul
File No. S26-3141***

Further to your email dated June 1, 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

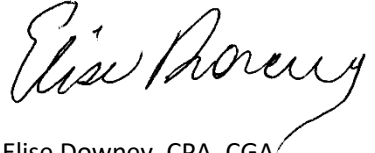
(i) that is within the proposed subdivision, or

(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, appearing to read "Elise Downey". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Elise Downey, CPA, CGA
Secretary-Treasurer/CFO

ED:kj

Santan Singh

From: +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>
Sent: June 2, 2026 10:05 AM
To: Calvin So
Cc: +WPG1166 - MIT Water Review
Subject: RE: S26-3141

Hello Calvin,

We have no concerns with this file.

Note that parts of the site appear to be marshy from satellite imagery; we recommend grading and fill as appropriate to mitigate any risk of flooding that may occur.

Thanks,

Matthew Sebesteny

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

From: Calvin So <calvin@rrpd.ca>
Sent: Monday, June 1, 2026 16:34
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>; 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>; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>
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Santan Singh

From: Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Sent: June 5, 2026 4:03 PM
To: Calvin So
Subject: RE: S26-3141

Good afternoon,

Land Titles requirements are as follows:
A Plan of Subdivision as proposed is required.

Tarina Belke (she/her) | Plan Registration | 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
Email: Tarina.Belke@teranet.ca



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APPENDIX D – APPLICANT PROVIDED INFO