

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of St. Clements

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

Tuesday
June 23rd, 2026
6:00 PM

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

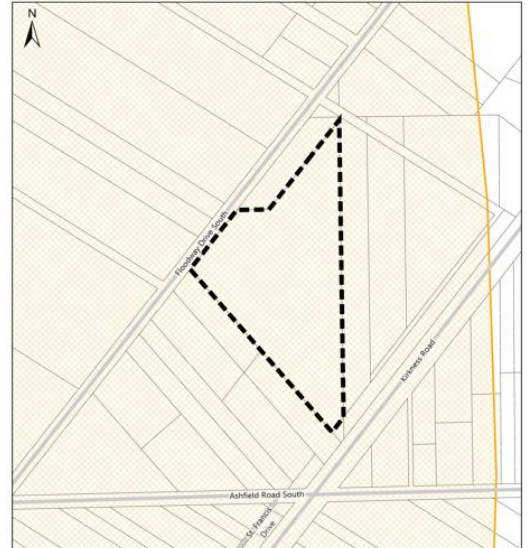
Application File: S26-3142

Applicant: Robert Wiebe

Property Location: 72073 Floodway Drive South,
St. Clements
Roll: 248500
Legal: Lot 8, Plan 18833
CT 3137314/1

Application Purpose:

The subject property consists of 24.33 acres on title CT 3137314/1. The applicant is seeking to subdivide the subject land into total free (3) lots in "AR" Agricultural Restricted zone.



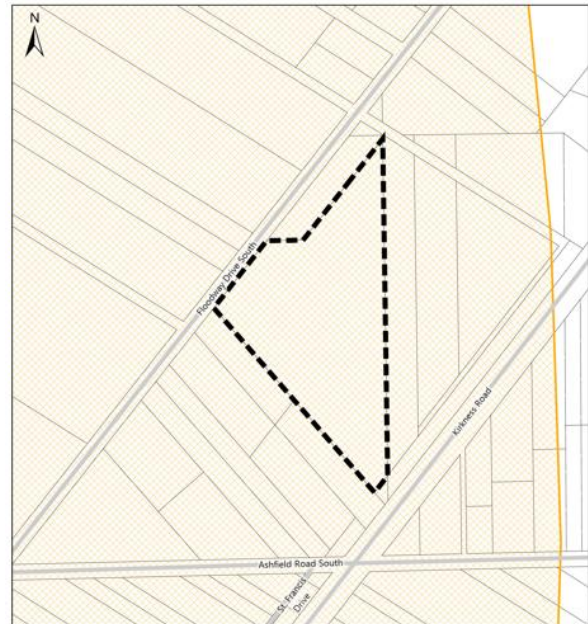
"AR" Agricultural Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Site Area and Width requirements (Table 11, Section 5.4)	4 acres (min.) and 198 ft (min)	Proposed Lots 1-2: 4.06-4.99 ac, 200-202.5 ft Residual Lot: > 4ac and > 200 ft

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

Subdivision S26-3142

Date Prepared: May 26, 2026

Address:	72073 Floodway Drive South, St. Clements
Legal Description:	Lot 8, Plan 18833 CT 3137314/1
Roll Number(s):	248500
Zoning:	“AR” Agricultural Restricted
Development Plan:	“AR” Agriculture Restricted
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

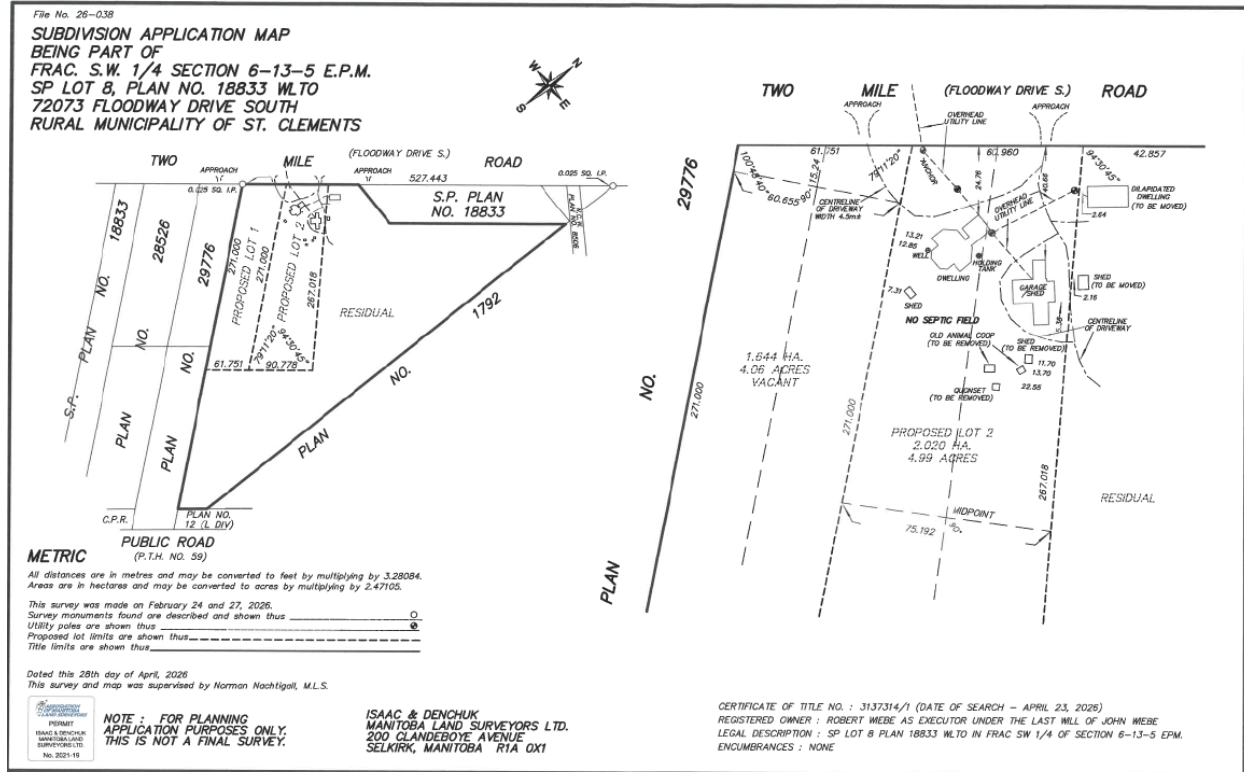
EXECUTIVE SUMMARY:

The subject property consists of one lot of 24.33 acres on title CT 3137314/1. The applicant is seeking to subdivide the subject land into total free (3) lots.

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

RECOMMENDATION –APPROVE WITH A CONDITIONS

1.0 PROPOSAL:



The subject property consists of one lot of 24.33 acres on title CT 3137314/1. The applicant is seeking to subdivide the subject land into total free (3) lots. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of one lot of 24.33 acres on title CT 3137314/1. The applicant is seeking to subdivide the subject land into total free (3) lots.

The subject land is designated *Agriculture Restricted* 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 – 3.76 ac lot zoned “AR” Agricultural Restricted
- To the South – 3.43-3.92 ac lots zoned “AR” Agricultural Restricted
- To the East – 9.03 ac lot zoned “AR” Agricultural Restricted
- To the West – 8.14-54.29 ac lots zones “A40” Agriculture Limited.

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

Land Use Designation: Agriculture Restricted

The *Agriculture Restricted* designation “Is a designation that allows small scale agricultural operations on smaller lots, and low density non-farm residential uses. This designation may also acts as a buffer between large scale agricultural enterprises and rural residential or urban development.” (p. 38, Development Plan)

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

.....

4.2.12 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:

4.2.12.1 There is sufficient demand for the proposed development.

4.2.12.2 The proposal is not wasteful of land.

4.2.12.3 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.

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

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

4.2.12.6 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.

4.2.12.7 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.

4.2.12.8 The proposed development will have adequate surface water drainage.

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

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

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

The proposed subdivision is located within the Agricultural Restricted zone, as per the R.M of St Clements Zoning By-law. The Agricultural Restricted zone has a minimum site area requirement of 4 acres and a minimum site width requirement of 198 feet.

Zone: Agricultural Restricted			
Site Area	Required	Proposed	Note
Proposed Lot 1	4 acres	4.06 acres	In Compliance
Proposed Lot 2	4 acres	4.99 acres	In Compliance
Residual Lot	4 acres	>4 acres*	In Compliance
Site Width	Required	Proposed	Note
Proposed Lot 1	198 feet	202.5 feet	In Compliance
Proposed Lot 2	198 feet	200 feet	In Compliance
Residual Lot	198 feet	>200 feet*	In Compliance

*No measurements were provided for the Residual Lot

5.0 SERVICES AND INFRASTRUCTURE:

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

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

<p>Municipality</p>	<ol style="list-style-type: none"> 1. Taxes on the lands to be subdivided for the current year and any arrears, as well as any outstanding fees or fines have been paid. 2. Required applicable fees to be paid as per By-Law 8-2023. 3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements. 4. Applicant / Owner to prepare a drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the municipality. 5. Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined.
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	6. Applicant / Owner to provide cash in lieu of dedicating public reserve land. Amount to be determined.
Manitoba Agriculture and Resource Development	<p>While subdivision for rural residential within a designated Agriculture Restricted may be considered under Policy 4.2.11, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted Area as stated in the Development Plan:</p> <p>4.2.b “To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.”;</p> <p>4.2.c “To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.”; and</p> <p>4.2.f “To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.”</p> <p>The parcel appears to be under active annual cultivation / an agricultural operation.</p> <p>To further comply with the development plan The Planning District should verify that there is sufficient demonstrated demand prior to developing prime agricultural land.</p>
Manitoba Infrastructure - Highway Planning and Design Branch	We have reviewed subdivision file # S26-3142 and have no concerns. The subject property does not have frontage along a highway under MTI jurisdiction.
Drainage and Water Control	<p>On behalf of Drainage & Water Rights Licencing – Drainage Section, there are no concerns and no requirement for an authorization under the Water Rights Act as it appears there are no new water control works proposed for this subdivision. If water control works are proposed, an authorization under the Water Rights Act is required.</p> <p>Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.</p> <p>Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.</p>
Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision and has no comments or concerns at this time.
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No concerns at this time. [see full comment attached in Appendix A]
Manitoba Transportation and Infrastructure – Water Management	We have no concerns with this file.

UTILITIES

MB Hydro and Centra Gas	Easements required — Manitoba Hydro and Centra Gas Manitoba Inc. will require easements. [see full comment attached in Appendix A]
BellMTS	Bell MTS has no new easement requirements with respect to application numbered S26-3142.
Rogers Communications	Rogers has no concerns or requirements with this file as we have no infrastructure in this area.

OTHER AGENCIES

School Division	No comments received
Canada Post	No comments received

7.0 DECISION MAKING CRITERIA AND OPTIONS:

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

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

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

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

8.0 ANALYSIS:

The subject property consists of one lot of 24.33 acres on title CT 3137314/1. The applicant is seeking to subdivide the subject land into 2 additional lots of 4.06-4.99 ac in site area and 200-202.5 feet width and the Residual Lot with more than 4 ac in site area and 198 feet width (irregular shape lot width measured as 50 ft inside from the front setback).

The proposed subdivision is located within the Agricultural Restricted zone, as per the R.M of St Clements Zoning By-law. The Agricultural Restricted zone has a minimum site area requirement of 4 acres and a minimum site width requirement of 198 feet.

6 out of 8 existing accessory structures (dilapidated sheds) are to be removed (as per SAM) **or** will require a variance to bring it into compliance (a number of acc. structures and setbacks).

After circulation to the agencies, most of the agencies raised no concerns. The Agriculture Department has mentioned concerns for several sections on the Development Plan, but no objections were presented. Easements will be required for MB Hydro and Gas.

The proposal is consistent with both Zoning By-Law of St. Clements and the Red River Planning District Development Plan By-Law 279/19 objectives and policies for “AR” Agricultural Restricted designation.

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

9.0 RECOMMENDED CONDITIONS:

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

- 1) Applicant / Owner submits confirmation in writing from the **Municipality stating** that:
 1. Taxes on the lands to be subdivided for the current year and any arrears, as well as any outstanding fees or fines have been paid.
 2. Required applicable fees to be paid as per By-Law 8-2023.
 3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements.
 4. Applicant / Owner to prepare a drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the municipality.
 5. Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined.
 6. Applicant / Owner to provide cash in lieu of dedicating public reserve land. Amount to be determined.
- 2) Applicant / owner obtains all required variances or removes 6 dilapidated sheds. Please note, applicant to verify site areas/dimensions or have this information submitted by the applicant's Manitoba Land Surveyor.
- 3) Applicant / owner submits written confirmation from **Manitoba Hydro and Centra Gas** that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.

REQUIREMENTS

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

cc: Applicant, WLTO, RM of St. Clements, Hydro and Centra Gas.

APPENDIX A – RRPD LOCATION MAPS

Letter: 8.5 x 11



Date: April 2026

SUPPORTIVE MAPPING

Subdivision Application S26-3142
72073 Floodway Drive South, RM of St. Clements

Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

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

- Subject Property
- Roads
- Hazard Lands - Airport
- Parcel Outline

RED RIVER
PLANNING DISTRICT

APPENDIX C – APPLICANT PROVIDED INFO

6 REASON FOR APPLICATION AND OTHER COMMENTS

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

SUBDIVIDE INTO SMALLER
PIECES FOR MY CHILDREN TO PURCHASE.

APPENDIX D – CIRCULATION COMMENTS

DATE: 2026-05-01

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

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

SUBJECT: Subdivision S26-3142

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

Archived: May 26, 2026 12:06:50 PM

From: +WPG569 - EnvCEInterlake

Sent: Fri, 1 May 2026 19:58:39

To: Calvin So

Subject: RE: S26-3142 R1

Importance: Normal

Sensitivity: None

Attachments:

2026-05-01 - Subdivision Memo - S26-3142.pdf 

Good afternoon,

My apologies I had the wrong subdivision number on the memo. Please see attached

Ashley Mushumanski, *B.Env.Sc., B.Ed., B.A.*

Environment Officer

Cell: 204-492-6611



To report an environmental emergency please call our **24/7 Environmental Emergency Response Line (204) 944-4888 Toll Free in Manitoba 1-855-944-4888**

From: Calvin So <calvin@rrpd.ca>

Sent: May 1, 2026 9:56 AM

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

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S26-3142

Hello,

Please see a subdivision application, S26-3142, attached for review and comments.

The applicant proposes to subdivide the property at 72073 Floodway Drive South to two lots, plus a residual lot.

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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Archived: May 26, 2026 12:06:53 PM
From: [+WPG969 - Roadside Development](#)
Sent: Wed, 20 May 2026 16:38:32
To: [Calvin So](#)
Cc: [Valentina Esman](#)
Subject: RE: S26-3142
Importance: Normal
Sensitivity: None

Good morning,

We have reviewed subdivision file # S26-3142 and have no concerns. The subject property does not have frontage along a highway under MTI jurisdiction.

Thank you.

Juanita Mowbray

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



From: Calvin So <calvin@rrpd.ca>
Sent: May 1, 2026 9:56 AM
To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; kmcdonald@lssd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; subdivisioncirculares@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>
Subject: S26-3142

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Archived: May 27, 2026 12:01:12 PM
From: [+WPG574 - HRB Archaeology](#)
Sent: Wed, 27 May 2026 13:55:56
To: [Calvin So](#)
Cc: [+WPG574 - HRB Archaeology](#)
Subject: RE: S26-3142
Importance: Normal
Sensitivity: None

Good morning,

No Concerns at this Time

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

Legislation

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

Thank you,

Gordon Wallace

Impact Assessment Archaeologist | Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3
T. (204) 599-2000 | F. 204.945.2384 | e. Gordon.Wallace@gov.mb.ca

From: Calvin So <calvin@rrpd.ca>

Sent: May 1, 2026 9:56 AM

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

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S26-3142

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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

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Archived: May 26, 2026 12:06:54 PM

From: [SM-Subdivision Circulars](#)

Mail received time: Fri, 22 May 2026 16:23:28

Sent: Fri, 22 May 2026 16:23:08

To: [Red River Planning District Valentina Esman Calvin So pds@mts.net](#)

Cc: [PROPERTYACQUISITION@bellmts.ca](#) [ProjectManagerManitoba@rci.rogers.com](#)

Subject: S26-3142 - Email to Planning - Hydro File #2026-1522

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S26-3142**

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

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

Directions for the Applicant

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

1. Have the surveyor provide Manitoba Hydro/Centra Gas Manitoba Inc. with a pdf copy of the Subdivision Plan.
 - a. We are unable to determine where our gas facilities are in relation to the new proposed lot. We require the surveyor to provide Centra Gas Manitoba Inc. with a sketch showing the location of our facilities in relation to the new proposed lots. Your surveyor can arrange to have the required facilities located by contacting Manitoba Hydro’s click before you dig staff at sm-cccexceptionconsole@hydro.mb.ca .
 - b. **Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)**
 - c. 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)
 - d. 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



Archived: May 26, 2026 12:06:56 PM
From: [+WPG1166 - MIT Water Review](#)
Sent: Fri, 1 May 2026 15:16:10
To: [Calvin So](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: S26-3142
Importance: Normal
Sensitivity: None

Hello Calvin,

We have no concerns with this file.
Thanks,

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

From: Calvin So <calvin@rrpd.ca>
Sent: Friday, May 1, 2026 09:56
To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; kmcdonald@lssd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; subdivisioncirculares@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>
Subject: S26-3142

Hello,

Please see a subdivision application, S26-3142, attached for review and comments.

The applicant proposes to subdivide the property at 72073 Floodway Drive South to two lots, plus a residual lot.

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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St. Clements
The place to be

May 12, 2026

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

Attention: Community Planner

Re: **Subdivision No. S26-3142**
Wiebe

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

1. Taxes on the lands to be subdivided for the current year and any arrears, as well as any outstanding fees or fines have been paid.
2. Required applicable fees to be paid as per By-Law 8-2023.
3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements.
4. Applicant / Owner to prepare a drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the municipality.
5. Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined.
6. Applicant / Owner to provide cash in lieu of dedicating public reserve land. Amount to be determined.

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

Sincerely,

Kayla Kozoway, CMMA
Planning Clerk

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

Email: info@rmofstclements.com

www.rmofstclements.com

Archived: May 26, 2026 12:06:58 PM

From: [Project Manager - Manitoba](#)

Sent: Fri, 1 May 2026 15:40:05

To: [Calvin So](#)

Cc: [Project Manager - Manitoba](#) subdivisioncirculars@hydro.mb.ca

Subject: RE: S26-3142

Importance: Normal

Sensitivity: None

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

Leo Monzon

Project Coordinator, Planning ON, MB & SK

22 Scurfield Blvd., Winnipeg, Manitoba



From: Calvin So <calvin@rrpd.ca>

Sent: Friday, May 1, 2026 9:56 AM

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

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S26-3142

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Archived: May 26, 2026 12:48:02 PM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: Mon, 4 May 2026 15:02:18
To: [Calvin So](#)
Subject: RE: S26-3142
Importance: Normal
Sensitivity: None

Good Morning,

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

Thank you

Victor Castelli | Plan Registration 3, Surveys | Teranet Manitoba
500 – 200 Graham Avenue, Winnipeg, MB, R3C 4L5
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB, R3C 2G1
Office: 1.844.737.5684 | Mobile: 111.222.3333
Email: mb.surveysplanning@teranet.ca



From: Calvin So <calvin@rrpd.ca>
Sent: May 1, 2026 9:56 AM
To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; kmcdonald@lssd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; subdivisioncirculars@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>
Subject: S26-3142

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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

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Archived: May 26, 2026 12:06:59 PM

From: [Harms, Tina](#)

Sent: Thu, 21 May 2026 20:53:40

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

Subject: RE: S26-3142

Importance: Normal

Sensitivity: None

File: S26-3142

Applicant: Robert Wiebe

Location: 72073 Floodway Dr S, RM of St. Clements

Proposal: Subdivision of two (4.06-acre and 4.99-acres) rural residential lots from a 24.33-acre parcel resulting in a 15.28-acre residual agricultural parcel

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The application proposes to subdivide two (4.06-acre and 4.99-acres) rural residential lots from a 24.33-acre parcel resulting in a 15.28-acre residual agricultural parcel. The proposed subdivision resides within a designated Agriculture Restricted Policy Area under the Red River Planning District Development Plan.

While subdivision for rural residential within a designated Agriculture Restricted may be considered under Policy 4.2.11, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted Area as stated in the Development Plan:

4.2.b "To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.";

4.2.c "To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation."; and

4.2.f "To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector."

The parcel appears to be under active annual cultivation / an agricultural operation.

To further comply with the development plan The Planning District should verify that there is sufficient demonstrated demand prior to developing prime agricultural land.

Regards,

Tina

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

Land Use Specialist

Sustainable Agriculture Branch

T: 204-761-0701

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From: Calvin So <calvin@rrpd.ca>

Sent: May 1, 2026 9:56 AM

To: Kayla Kozoway <kayla@rmofstclements.com>; Sue <sue@rmofstclements.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage

<drainage@gov.mb.ca>; kmcdonald@lssd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; subdivisioncirculars@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>
Subject: S26-3142

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Bell MTS Subdivisions

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



May 1, 2026

File No. S26-3142

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
72073 Floodway Drive South
Lot 8, Plan 18833
R.M. of St. Clements
Registered Owner: Robert Wiebe

Bell MTS has no new easement requirements with respect to application numbered S26-3142.

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

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

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

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

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



Archived: May 26, 2026 12:07:01 PM

From: [+WPG569 - Drainage](#)

Sent: Wed, 6 May 2026 18:27:45

To: [Calvin So](#)

Subject: RE: S26-3142

Importance: Normal

Sensitivity: None

On behalf of Drainage & Water Rights Licencing – Drainage Section, there are no concerns and no requirement for an authorization under the Water Rights Act as it appears there are no new water control works proposed for this subdivision. If water control works are proposed, an authorization under the Water Rights Act is required.

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

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

Rick Pemkowski CD

Water Resource Officer

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

From: Calvin So <calvin@rrpd.ca>

Sent: May 1, 2026 9:56 AM

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

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