

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of St. Andrews

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)738-2264

**Tuesday
July 14th, 2026
5:30pm**

**Council Chambers,
500 Railway Ave, RM of St.
Andrews, MB**

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: S26-3143

Applicant: 5304261 MB Ltd.

Property Location: 325,329,331 Parkdale Road,
St. Andrews
Roll: 6300
Legal: CT 3095121/1,
OT11/12-AD

Application Purpose:

The applicant is seeking to subdivide the subject land of 6.79 ac into two (2) additional lots of 1.19-2.86 ac in “M1” General Industrial zone.



Zoning By-law Requirement in “M1” General Industrial zone.	Proposed Lots:
Lot Size Requirements: 0.69 ac site area, 100 site width(min.)	Proposed lots 1-3: 1.19-2.86 ac site area, 362->100 ft site width

*No exact widths measurements were provided for the lot 2 and 3.

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 S26-3143

Date Prepared/Updated: July 14, 2026

Address:	325,329,331 Parkdale Rd, RM of St. Andrews.
Legal Description and Title:	CT 3095121/1 RL11/12-AD-3404
Roll Number(s):	6300
Zoning:	“M1”- General Industrial Zone
Secondary Plan:	Light Industrial area
Development Plan:	“BP” Business Park designation
Report Prepared by:	Valentina Esman Community Planner



PUBLIC HEARING REQUIRED

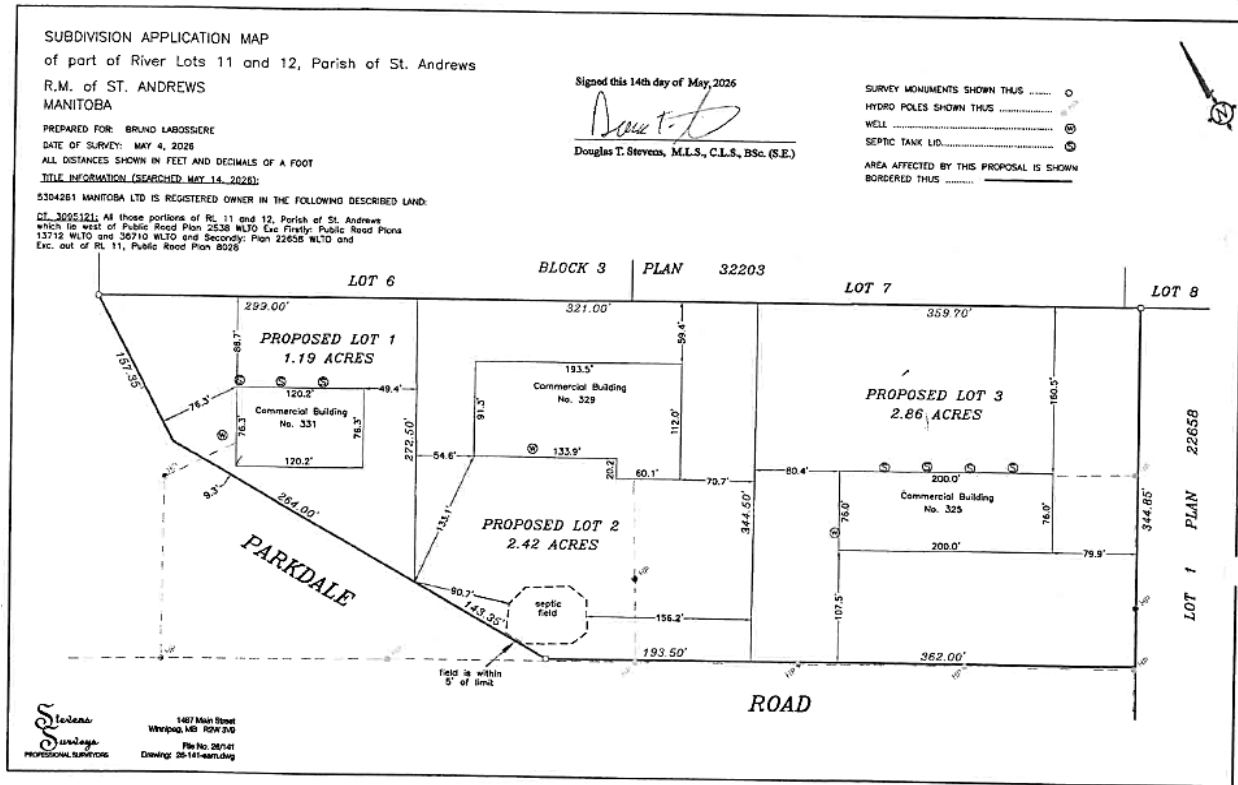
EXECUTIVE SUMMARY:

The subject property consists of one lot of 6.79 acres on title CT 3095121/1. The applicant is proposing to subdivide the subject land into three (3) lots in total. No new road has been proposed.

The proposed subdivision demonstrates alignment with the St. Andrews Airport Area Secondary Plan. The subject land appears to meet the policies and objectives Business Park designation in the Red River Development Plan (adopted by RRPD Board on August 19, 2020). The Red River Planning District recommends that the application **be approved**.

RECOMMENDATION – TO BE APPROVED

1.0 PROPOSAL:



The subject property consists of one lot of 6.79 acres on title CT 3095121/1. The applicant is proposing to subdivide the subject land into three (3) lots in total. No new road has been proposed. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject land is designated Business Park 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 - 2.79-3.33 ac lots zoned "M1"- General Industrial Zone
- To the South - Parkdale Road and them 4 ac lots zoned "M1"- General Industrial Zone
- To the East - 5 ac lot zones "M1" General Industrial Zone
- To the West - PTH 8 and them 75 ac lot zones "A80" Agriculture General

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

The Resource Land Use Designation: “BP” Business Park:

The subject land is designated Business Park in the Red River Development Plan (adopted by RRPD Board on August 19, 2020).

This designation is reserved for areas providing employment opportunities, where a mix of manufacturing, processing and commercial businesses are found. Developments within this designation have a higher level of development standards (e.g. exterior finishes, landscaping, etc.) and generate fewer nuisance related impacts than those found within the Industrial designation.

The following are Business Park policies that are relevant to the subject proposal:

Objectives

To preserve, promote, and enhance recreational, cultural, and historic amenities and resources

4.8.a To make available an adequate supply of serviced land in appropriate locations to meet the ongoing needs of the Planning Area and Capital Region for various types of industry.

4.8.b To provide planned locations for business park developments, in an environmentally sustainable manner.

4.8.c To facilitate economic development by providing a supply of Business Park land adequate to meet the demand for development, as well as land in strategic locations which are accessible to major transportation infrastructure and can be supported by market conditions.

4.8.d To encourage industries with similar characteristics to cluster together to avoid land use incompatibilities with adjacent land uses and disruption of the established transportation system.

4.8.e To ensure that future business park development does not negatively impact on adjacent land uses.

4.8.f To reduce or eliminate land use conflicts between industry and other land uses both within the planning district and adjoining jurisdiction.

.....

4.8.8.9 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.

St. Andrews Airport Area Secondary Plan:

3.1.1 Objectives

The objectives of the St. Andrews Airport Area Secondary Plan are as follows:

1. To provide for potential future expansion of the airport.
2. *To encourage future commercial and industrial development that is compatible with the airport.*
3. To promote the area as a business centre that is exemplary in green building design, energy and water conservation, waste reduction and environmentally conscious landscaping practice.
4. *To establish improved development and design standards for commercial and industrial development.*
5. To plan for a safe and efficient transportation network that will provide for future access into the area.
6. To promote the development of walking and biking pathways.
7. *To reduce conflict between neighboring land uses through height and noise provisions, adequate buffering and separation distances.....*

3.3.1 Commercial and Industrial

3.3.1.1 Introduction

.....3.3.1.2 Objectives

1. Identify lands for a variety of commercial and industrial uses that would be compatible within a Business Park designation.
2. Direct all airport related commercial and industrial uses to lands located within the airport boundaries.

3. Ensure commercial and industrial uses are directed to the St. Andrews Industrial Park or lands designated for future Business Park use.
4. Encourage area businesses to be economic generators for the R.M. of St. Andrews and provide employment opportunities for nearby residents.

.....

3.3.1.3 Policies

1. LOCATION

Designated Commercial and Industrial lands are identified on Map 1. Commercial uses shall be located where the travelling public has clear visibility from adjacent highways. Light industrial uses shall be directed to internal sites of the business park.

2. INFILL SITES

Intent: To reduce the development footprint of the study area and to make the most efficient use of the space available.

Policy: All existing commercial and industrial sites shall be encouraged to intensify. Infill development will be permitted if the proposed use is compatible with adjacent uses and the local infrastructure has the capacity to handle increased density.

3. ADJACENT SITES

Intent: To reduce leap frog development and provide for more cost effective ways to extend services by directing development adjacent to existing development.

Policy: All future commercial and industrial development shall be located adjacent to or in close proximity to existing commercial and industrial development.

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 Zone, as per the R.M of St Andrews Zoning By-law. The “M1”- General Industrial Zone has a minimum site area requirement of 0.7 acres and a minimum site width requirement of 100 ft.

Zone: “M1” General Industrial Zone			
Lots	Required Site Area (acres) and Site Width (feet)	Proposed Site Area and Site Width	Note
Proposed Lot 1	0.7 ac, 100 ft	1.19 ac, 362 ft	In compliance
Proposed Lot 2	0.7 ac, 100 ft	2.42 ac, >100 ft*	In compliance
Proposed Lot 3	0.7 ac, 100 ft	2.66 ac, >100 ft*	In compliance

*No exact widths measurements were provided by the surveyor.

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services	
- Existing: Holding Tank and Septic Field	
- Proposed: Holding Tank and Septic Field	
- Required: As per Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards	
Drinking Water	
- Existing: Individual Well	
- Proposed: Individual Well	
- Required: As per Province of Manitoba standards/ Municipality	

Road Standards - Existing: Driveway - Proposed: Driveway - Required: Province is authority responsible for roadway /Municipality
Drainage - Existing: Natural and Ditches - Proposed: Not provided by applicant - Required: Municipality/Province is authority responsible for drainage ditches

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

Rural Municipality of St. Clements	1. Applicant/Owner submits confirmation in writing from the Municipality stating that: a. taxes on the land to be subdivided plus any arrears have been paid or arrangements satisfactory to Council have been made; and b. payment of capital development levies for the creation of two new commercial/industrial lots.
RRPD Building Department	"Since there are multiple units, I recommend that the owner provide a list of the tenants in each building so we can assign their occupancies to the respective properties. Currently, they are all listed under one property." Proposed lot 1 - 9.3 ft. Setback for consideration. [See full comments in Appendix D]
MB Agriculture (Sustainable Agriculture Branch)	The proposed subdivision resides within a designated Business Park Policy Area, no comments.
MB Transportation and Infrastructure (Highway Design Branch)	The intent is to separate the 3 buildings to their own lots, The proposed lots have frontage along PTH 27 with existing accesses onto the service road Cessna Way. No new development is being proposed. Based on available information, we object to the proposed subdivision. The department has an approved functional for PTH 8 and PTH 27 at this location. The existing permitted temporary accesses approved in 2003 were to be removed when the proposed interchange ramp was to be constructed. The current subdivision layout will not provide access to proposed lot 1 and may not provide access to proposed lot 2 in the future. If the subdivision can be redrawn to show how proposed lots 1 and 2 will gain access in the future, we can remove our objection [See full comments in Appendix D]
MB Environment and Climate Change (Environmental Compliance and Enforcement Branch)	In regards to Subdivision S26-3143, Manitoba Environment and Climate Change, Environmental Compliance and Enforcement Branch, Interlake Region has reviewed the information provided for the proposal and has no concerns at this time.
Winnipeg Land Titles Office (Teranet Manitoba)	Plan of Subdivision as proposed is required.

Office of the Mining Recorder Manitoba (Mines Branch)	No comments received.
Drainage & Water Rights Licensing	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.
MB Sport, Culture, Heritage and Tourism (Historical Resource Branch)	No concerns at this time (See full comment in Appendix D)

UTILITIES

MB Hydro and Centra Gas	Easements required — Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.
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 a Blanket easement as indicated below.
Rogers Communications	Rogers has no concerns or requirements with this file as we have no infrastructure in this area.

OTHER AGENCIES

Canada Post	No comments received.
School Division	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 6.79 acres on title CT 3095121/1. The applicant is proposing to subdivide the subject land into three (3) lots (1.19-2.66 ac in size and 262-400 ft in widths) in total. No new road has been proposed. Industrial Moll and Commercial Shops already exist on the property; the intent is to draw a line in between the existing business structures.

The proposed subdivision is located within the Zone, as per the R.M of St Andrews Zoning By-law. The "M1"- General Industrial Zone has a minimum site area requirement of 0.7 acres and a minimum site width requirement of 100 ft.

The building on Proposed Lot 1 is located 9.6 ft close to the front line of the property, instead of 50 ft required and will require a variance to bring it into compliance.

The proposed subdivision adheres to the Zoning By-Law of St. Andrews as well as the proposed subdivision demonstrates alignment with the St. Andrews Airport Area Secondary Plan (section 3.3.1.3). Moreover, commercial and industrial development aligns and is supported by the Business Park designation objectives and policies of the Development Plan.

Therefore, the Red River Planning District office recommends **approving the application with conditions.**

9.0 RECOMMENDED CONDITONS:

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

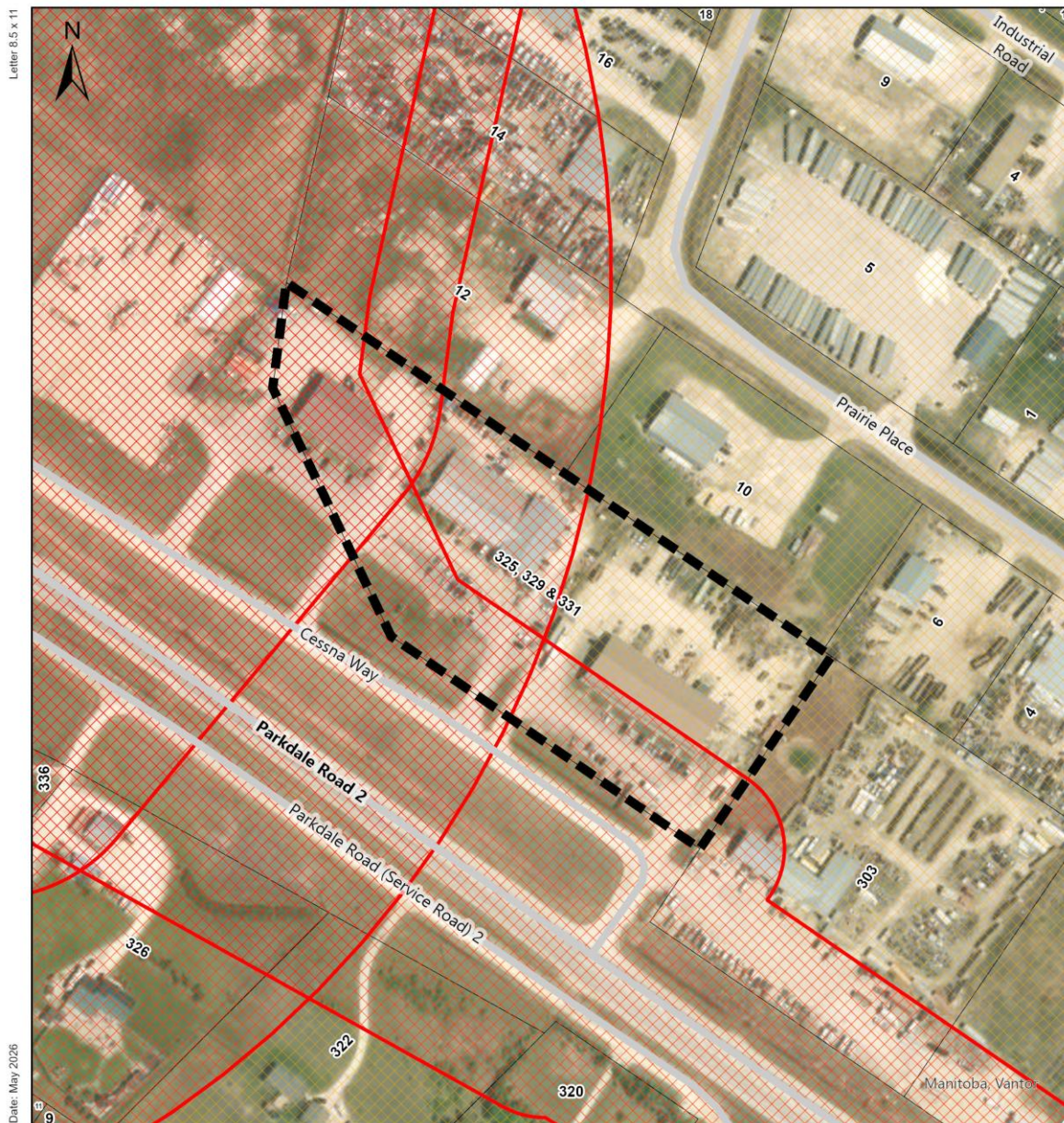
1. Applicant/Owner submits confirmation in writing from the **Municipality** stating that:
 - a) Taxes on the land to be subdivided plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b) Payment of capital development levies for the creation of two new commercial/industrial lots.
2. Applicant / owner to obtain all required variances (building setback).
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.
4. Applicant / owner submits written confirmation from **BellMTS** that an Easement Agreement(s) has been entered into with BellMTS 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 BellMTS, Property Acquisition Department, Attention: Mr. Gregory Sim, Survey Coordinator
PROPERTYACQUISITION@bellmts.ca
5. Applicant / owner to submit written confirmation from MTI Highway Design that all concerns and conditions were met and addressed. Please contact: Juanita Mowbray, Roadside Development Support Technician, Highway Design | Engineering and Technical Services, 1420-215 Garry St, Winnipeg MB R3C 3P3

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, R.M. of St. Andrews, Hydro and Gas, BellMTS, MTI Highway

APPENDIX A – RRPD LOCATION MAPS



SUPPORTIVE MAPPING

Subdivision Application S26-3143
325, 329 and 331 Parkdale Road, RM of St. Andrews

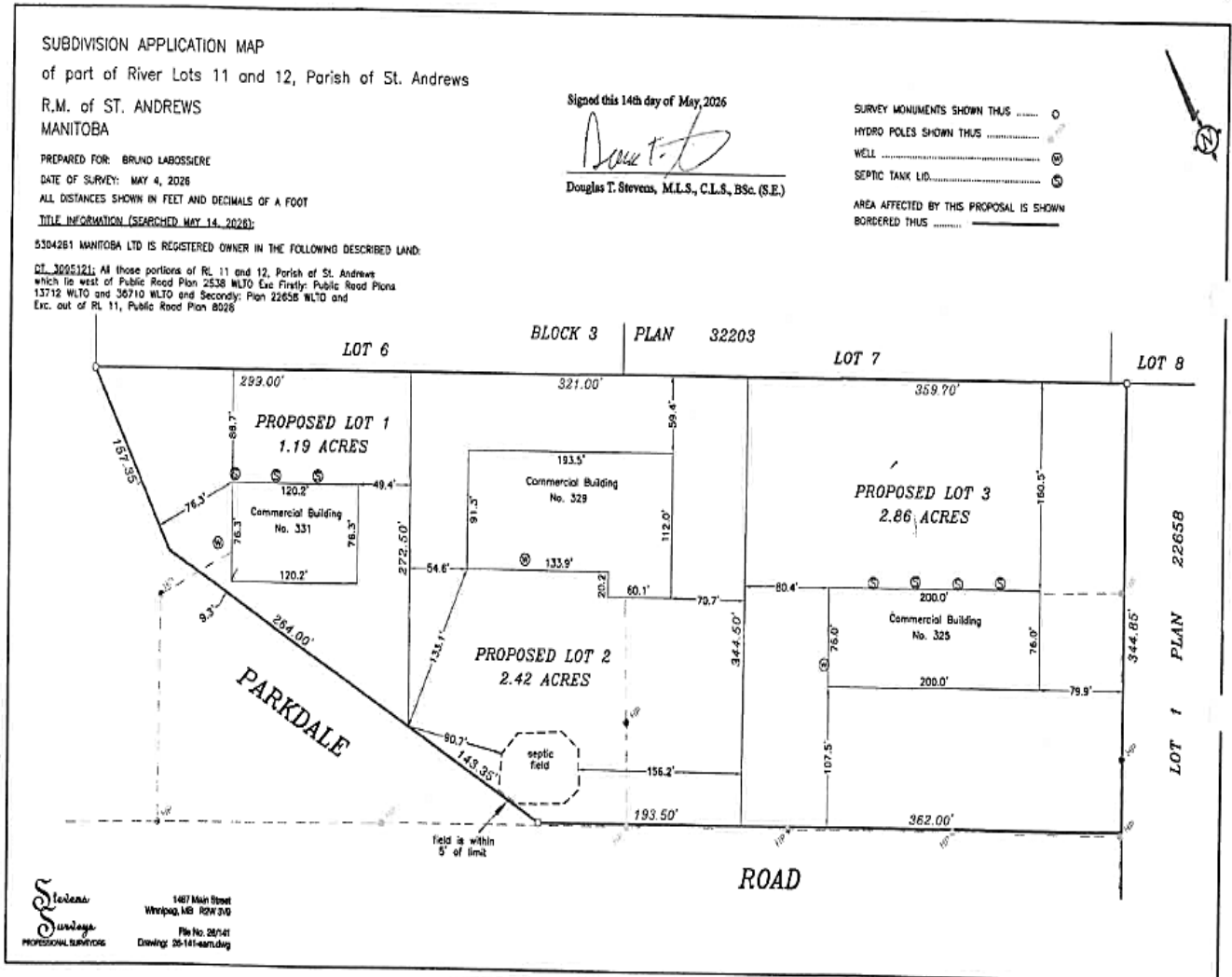
Designation: "BP" Business Park
Zoning: "M1" General Industrial

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- Subject Property
- Hazard Lands - Airport
- Highway Control Zones
- Parcel Outline
- Roads



APPENDIX B – SUBDIVISION APPLICATION MAP



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. The property has three existing buildings on two lots. The property line now runs through the middle of all the buildings and I would like to have all three on there own lot.

APPENDIX D – CIRCULATION COMMENT

Archived: June 30, 2026 1:49:39 PM

From: +WPG569 - Drainage

Sent: Tue, 26 May 2026 18:41:53

To: Calvin So

Subject: RE: S26-3143

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 22, 2026 11:38 AM

To: Braeden Bennett <Braeden@rmofstandrews.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>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S26-3143

Hello,

Please see a subdivision application, S26-3143, attached for review and comments.

The applicant proposes to subdivide the subject property at 325/329/331 Parkdale Road into three (3) total lots, zoned “M1” General Industrial.

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: June 30, 2026 1:49:41 PM

From: [Dorward, Kurt](#)

Sent: Fri, 22 May 2026 18:34:48

To: [Calvin So](#)

Subject: RE: S26-3143

Importance: Normal

Sensitivity: None

To whom it may concern,

In regards to Subdivision S26-3143, Manitoba Environment and Climate Change, Environmental Compliance and Enforcement Branch, Interlake Region has reviewed the information provided for the proposal and has no concerns at this time.

Sincerely,

Kurt Dorward, B.Sc., M.Env.

Environment Officer

Emergency Response Team member

Manitoba Environment and Climate Change

Environmental Compliance and Enforcement Branch, Interlake Region

Lower Level, 446 Main Street

Selkirk, MB R1A 1V7

Phone: (204) 785-0296

Fax: (204) 785-5024



24 hour Environmental Emergency Response Line 1-855-944-4888

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Please consider the environment before printing this e-mail

From: Calvin So <calvin@rrpd.ca>

Sent: May 22, 2026 11:38 AM

To: Braeden Bennett <Braeden@rmofstandrews.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>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S26-3143

Hello,

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The applicant proposes to subdivide the subject property at 325/329/331 Parkdale Road into three (3) total lots, zoned "M1" General Industrial.

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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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 13, 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: S26-3143
RL 11, 12, Parish of St Andrews
RM of St Andrews
Owners: 5304261 Manitoba Ltd**

In response to your e-mail dated May 22, 2026, we have reviewed the above noted subdivision application. The intent is to separate the 3 buildings to their own lots, The proposed lots have frontage along PTH 27 with existing accesses onto the service road Cessna Way. No new development is being proposed.

Based on available information, we object to the proposed subdivision. The department has an approved functional for PTH 8 and PTH 27 at this location. The existing permitted temporary accesses approved in 2003 were to be removed when the proposed interchange ramp was to be constructed. The current subdivision layout will not provide access to proposed lot 1 and may not provide access to proposed lot 2 in the future. If the subdivision can be redrawn to show how proposed lots 1 and 2 will gain access in the future, we can remove our objection.

Further, it appears that there has been development within the highway right-of-way that we have no record of and are currently reviewing.

Please note the following statutory requirements affecting the PTH 8 and PTH 27 intersection.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Infrastructure to construct, modify, relocate or intensify the use of an access. A permit is also required from Manitoba Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the **457.2 metre (1,500 foot)** radius control circle centred on the PTH 8 and PTH 27 intersection.

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

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

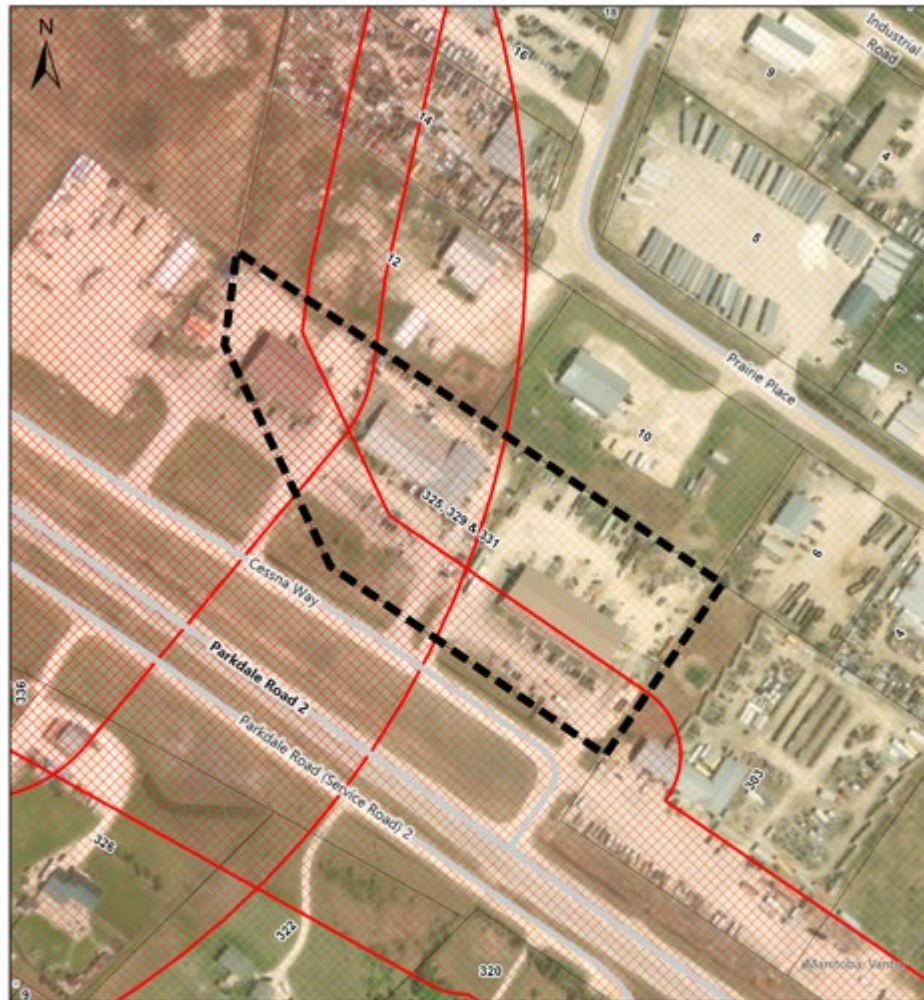
Thank You,

Original signed and e-mailed July 13, 2026

Juanita Mowbray
Roadside Development Support Technician

Cc: Eastern Region

JM/ab



SUPPORTIVE MAPPING

Subdivision Application S26-3143
325, 329 and 331 Parkdale Road, RM of St. Andrews

Designation: "BP" Business Park

Zoning: "M1" General Industrial

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
- Hazard Lands - Airport
- Highway Control Zones
- Parcel Outline
- Roads

RED RIVER
PLANNING DISTRICT

DATE: 2026-06-09

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.: S26-3143
AAS File: AAS-26-25698
Proposed Subdivision Located at S325/329/331 Parkdale Road in the
RM of St. Andrews
Registered Owner(s): Sheri and Bruno Labossiere

No Concerns at this Time

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

Legislation

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

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

Historic Resources Branch

Archived: June 30, 2026 1:49:43 PM

From: [SM-Subdivision Circulars](#)

Sent: Thu, 11 Jun 2026 20:14:28

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

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

Subject: S26-3143 - Email to Planning - Hydro File #2026-1615

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S26-3143**

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: June 30, 2026 1:49:44 PM
From: [+WPG1166 - MIT Water Review](#)
Sent: Fri, 22 May 2026 18:02:54
To: [Calvin So](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: S26-3143
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 22, 2026 11:38
To: Braeden Bennett <Braeden@rmofstandrews.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>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>
Subject: S26-3143

Hello,

Please see a subdivision application, S26-3143, attached for review and comments.

The applicant proposes to subdivide the subject property at 325/329/331 Parkdale Road into three (3) total lots, zoned "M1" General Industrial.

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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Rural Municipality of ST. ANDREWS

Box 130, 500 Railway Avenue
Clandeboyne, Manitoba R0C 0P0
Phone: 204-738-2264 Ext 137
1-866-738-2264 (toll free)
Fax: 204-738-2500
E-mail: braeden@rmofstandrews.com
Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

May 25, 2026

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

Attn: Valentina Esman, Community Planner

RE: S26-3143 – 325, 329 & 331 Parkdale Road (Roll No. 6300.000)

Please see the conditions below for the noted subdivision application in the RM of St. Andrews:

Municipal Safety / Fire: No concerns at this time.

Public Works: No concerns at this time.

Infrastructure: No concerns at this time.

CONDITIONS OF APPROVAL:

1. Applicant/Owner submits confirmation in writing from the Municipality stating that:
 - a. taxes on the land to be subdivided plus any arrears have been paid or arrangements satisfactory to Council have been made; and
 - b. payment of capital development levies for the creation of two new commercial/industrial lots.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer

Archived: June 30, 2026 1:49:46 PM
From: [Project Manager - Manitoba](#)
Sent: Tue, 26 May 2026 18:08:21
To: [Calvin So](#)
Cc: [Project Manager - Manitoba](#) subdivisioncirculars@hydro.mb.ca
Subject: RE: S26-3143
Importance: Normal
Sensitivity: None

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

Sarah Hill
Project Coordinator, Planning ON, MB & SK
Rogers Communications
1635 Paquette Rd Thunder Bay, ON P7G 2J2
e sarah.hill@rci.rogers.com

From: Calvin So <calvin@rrpd.ca>
Sent: Friday, May 22, 2026 12:38 PM
To: Braeden Bennett <Braeden@rmofstandrews.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; kmcdonald@lssd.ca; EnvCEInterlake@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>
Subject: S26-3143

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Archived: June 30, 2026 1:49:48 PM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: Tue, 26 May 2026 16:02:18
To: [Calvin So](#)
Subject: RE: S26-3143
Importance: Normal
Sensitivity: None

Good morning,

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

Thanks,

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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From: Calvin So <calvin@rrpd.ca>
Sent: May 22, 2026 11:38 AM
To: Braeden Bennett <Braeden@rmofstandrews.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; kmcdonald@lssd.ca; EnvCEInterlake@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: Valentina Esman <valentina@rrpd.ca>
Subject: S26-3143

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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

www.redriverplanning.com

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Archived: June 30, 2026 1:49:49 PM

From: [Harms, Tina](#)

Sent: Fri, 29 May 2026 15:05:28

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

Subject: RE: S26-3143

Importance: Normal

Sensitivity: None

Good morning,

The proposed subdivision resides within a designated Business Park Policy Area, no comments.

Thanks,

Tina

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

Land Use Specialist

Sustainable Agriculture Branch

Tina.Harms@gov.mb.ca

T: 204-761-0701

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From: Calvin So <calvin@rrpd.ca>

Sent: May 22, 2026 11:38 AM

To: Braeden Bennett <Braeden@rmofstandrews.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>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>

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Bell MTS Subdivisions

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



May 27, 2026

File No. S26-3143

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
325, 329, 331 Parkdale Road
R.M. of St. Andrews
Registered Owner: 5304261 Manitoba Ltd.
Three (3) 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 a **Blanket easement** 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.

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

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

Owners/developers of individual lots can apply for service by submitting the online form on the [Bell MTS](#) website.

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 River Lots 11 and 12, Parish of St. Andrews

R.M. of ST. ANDREWS
MANITOBA

PREPARED FOR: BRUNO LABOSSIERE

DATE OF SURVEY: MAY 4, 2026

ALL DISTANCES SHOWN IN FEET AND DECIMALS OF A FOOT

TITLE INFORMATION (SEARCHED MAY 14, 2026):

5304261 MANITOBA LTD IS REGISTERED OWNER IN THE FOLLOWING DESCRIBED LAND:

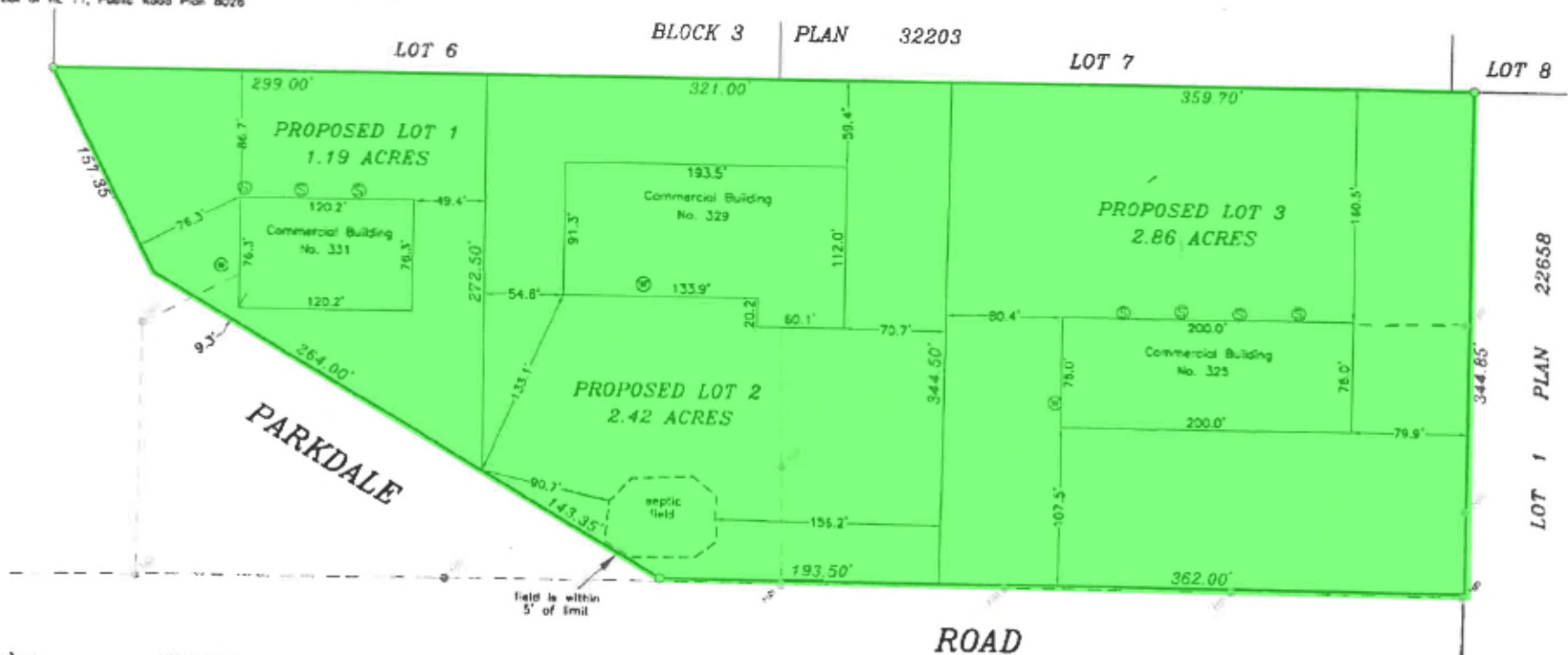
CL 3295121: All those portions of RL 11 and 12, Parish of St. Andrews which lie west of Public Road Plan 2538 WLTO Ext. Firstly: Public Road Plans 13712 WLTO and 36710 WLTO and Secondly: Plan 22658 WLTO and Ext. out of RL 11, Public Road Plan 8028

Signed this 14th day of May, 2026

Douglas T. Stevens
Douglas T. Stevens, M.L.S., C.L.S., BSc. (S.E.)

SURVEY MONUMENTS SHOWN THUS 
HYDRO POLES SHOWN THUS 
WELL 
SEPTIC TANK LID 
AREA AFFECTED BY THIS PROPOSAL IS SHOWN
BORDERED THUS 

PROPOSED BELL MTS BLANKET EASEMENT



Stevens
Surveys
PROFESSIONAL SURVEYORS

1487 Main Street
Winnipeg, MB R2N 3V9
File No 26/141
Drawing: 26-141-asm.dwg

Archived: June 30, 2026 1:49:34 PM

From: [Krystal Wenzoski](#)

Sent: Wed, 17 Jun 2026 19:37:03

To: [Valentina Esman](#) [Jaskaran Singh](#)

Subject: Re: S26-3143

Importance: Normal

Sensitivity: None

Attachments:

[image.png](#) 

Proposed lot 1 - 9.3 ft. Setback for consideration.



**Krystal Wenzoski, CBCO
Special Project Coordinator
Red River Planning District**

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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From: Valentina Esman <valentina@rrpd.ca>

Sent: Tuesday, June 16, 2026 2:26 PM

To: Krystal Wenzoski <krystal@rrpd.ca>; Jaskaran Singh <jaskaran@rrpd.ca>

Subject: FW: S26-3143

Hi Krystal and Jas,

For you feedback or comments,

Thank you in advance,

Have a great day,



**Valentina Esman
Community Planner
Red River Planning District**

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

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

www.redriverplanning.com

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From: Calvin So <calvin@rrpd.ca>

Sent: May 22, 2026 11:38 AM

To: Braeden Bennett <Braeden@rmofstandrews.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>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S26-3143

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Thanks,



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

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Archived: June 30, 2026 1:49:38 PM
From: [Jaskaran Singh](#)
Sent: June 17, 2026 11:47:54 AM
To: [Valentina Esman](#) [Krystal Wenzoski](#)
Cc: [Santan Singh](#)
Subject: RE: S26-3143
Importance: Normal
Sensitivity: None

Hi Val,

No code concerns.

Since there are multiple units, I recommend that the owner provide a list of the tenants in each building so we can assign their occupancies to the respective properties. Currently, they are all listed under one property.

Regards,



Jaskaran Singh, B.Tech. (CM), CBCO
Supervisor of Plan Reviews
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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From: Valentina Esman <valentina@rrpd.ca>
Sent: June 16, 2026 2:27 PM
To: Krystal Wenzoski <krystal@rrpd.ca>; Jaskaran Singh <jaskaran@rrpd.ca>
Subject: FW: S26-3143

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Thank you in advance,

Have a great day,



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Red River Planning District

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

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

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From: Calvin So <calvin@rrpd.ca>

Sent: May 22, 2026 11:38 AM

To: Braeden Bennett <Braeden@rmofstandrews.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>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: S26-3143

Hello,

Please see a subdivision application, S26-3143, attached for review and comments.

The applicant proposes to subdivide the subject property at 325/329/331 Parkdale Road into three (3) total lots, zoned "M1" General Industrial in St. Andrews.

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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