

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 on (204)738-2264

Tuesday
August 11th, 2026
5:30 PM

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

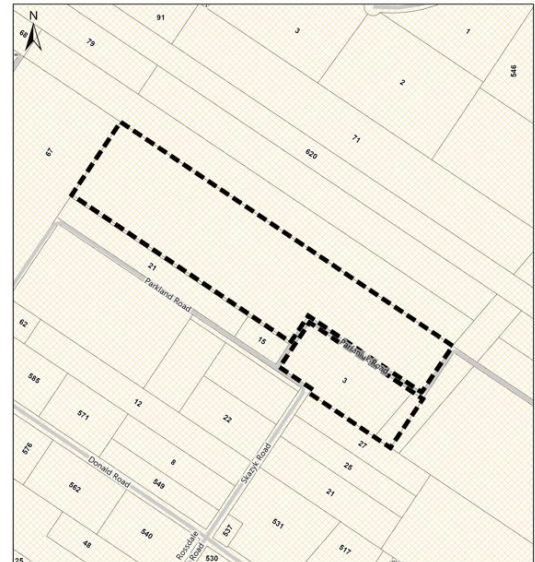
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: S26-3146
Applicant: GDAN Solutions
Property Location: 3 Parkland Rd, St. Andrews.
Roll: 241100, 242000
Legal: CT3111635/1, CT3185387/1

Application Purpose:

The subject property consists of 2 lots of 40.37 acres on 2 titles. The applicant is seeking to subdivide the subject land into sixteen (16) Proposed lots and create a new road with 2 cul-de-sacs in "AR" zone.



"AR" Agriculture Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Site Area and Width requirements (Table 11, Section 5.4)	4 acres (min.) site area and 198 ft (min) width	Proposed Lots 1- 16: 2.01-2.96 ac in area, 205 ft- 394.6 ft in width.

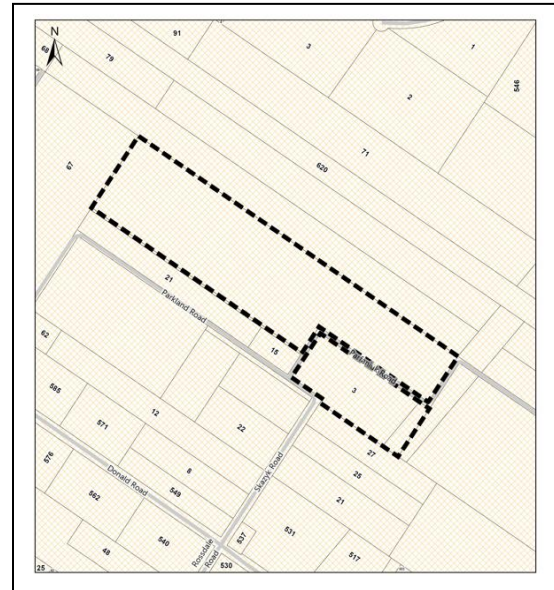
A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East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



Subdivision S26-3146

Date Prepared: July 28th, 2026

Address:	Unaddressed parcel and 3 Parkland Rd, St. Andrews
Legal Description:	CT3111635/1, 3185387/1
Roll Number(s):	241100, 242000
Zoning:	“AR” Agricultural Restricted
Development Plan:	“AR” Agriculture Restricted
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

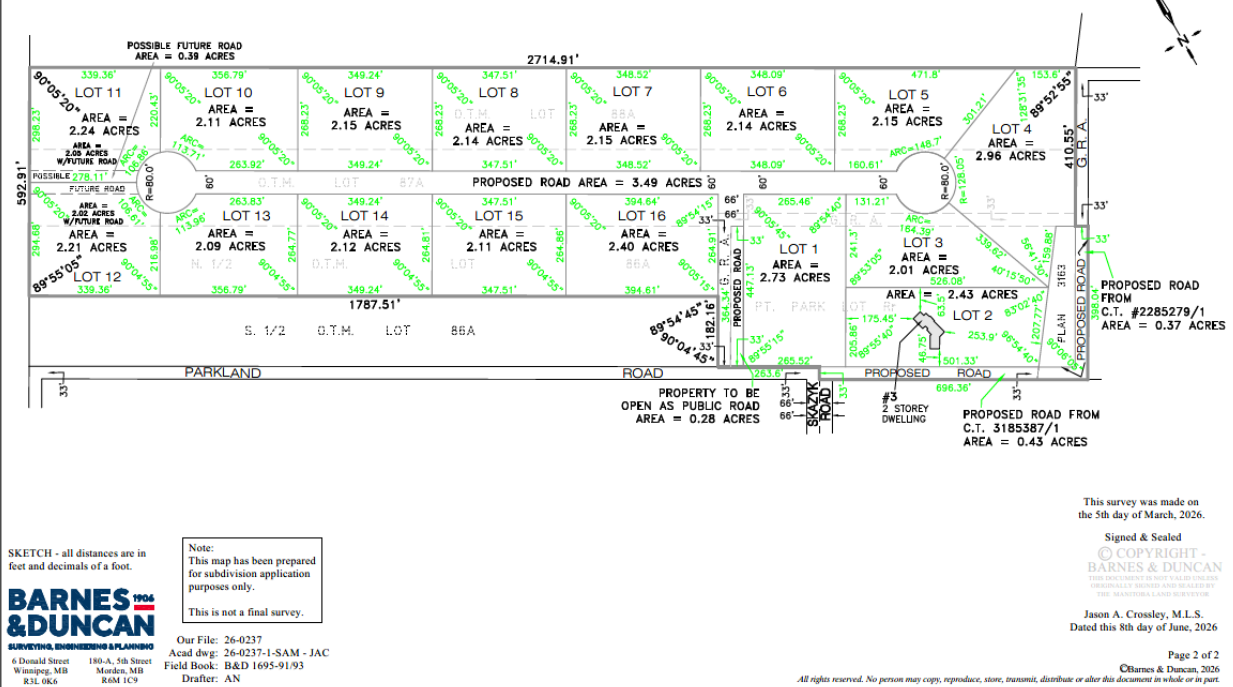
The subject property consists of two lots (33.04 ac and 7.33 ac) under 2 titles CT3111635/1, CT3185387/1. The applicant is seeking to subdivide the subject land into a total of sixteen (16) lots (2.01 - 2.96 ac in site area), a new road with 2 cul-de-sacs proposed.

The proposal is not consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for “AR” Agriculture Restricted designation. The Red River Planning District recommends that the application **be rejected**.

RECOMMENDATION – NOT TO APPROVE

1.0 PROPOSAL:

Subdivision Application Map
Part Park Lot Rr, Part Lots 86A, Lots 87A and 88A,
O.T.M. of Parish of St. Andrews
West St. Paul, Manitoba



The subject property consists of two lots (33.04 ac and 7.33 ac) under 2 titles CT3111635/1, CT3185387/1. The applicant is seeking to subdivide the subject land into a total of sixteen (16) lots (2.01 - 2.96 ac in site area), a new road with 2 cul-de-sacs proposed. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of two lots (33.04 ac and 7.33 ac) under 2 titles CT3111635/1, CT3185387/1. The applicant is seeking to subdivide the subject land into a total of sixteen (16) lots (2.01 - 2.96 ac in site area), a new road with 2 cul-de-sacs proposed.

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 – 19.55 ac lot zoned Agriculture Restricted
- To the South – 1.24-5.55 ac lots zoned Agriculture Restricted
- To the East – 2.07 ac lot zoned Agriculture Restricted
- To the West – 25 ac lot zoned Agricultural General

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

Land Use Designation: *Agriculture Restricted*

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.

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

Objectives

- 4.2.a To provide for small holding development under specified conditions.
- 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.
- 4.2.d To protect agricultural land for agricultural use, including different types and sizes of mixed farming enterprises.
- 4.2.e To prevent the development of conflicting agricultural uses and non-agricultural uses in close proximity to each other.
- 4.2.f To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.
- 4.2.g To support the development of agro-related industrial and commercial activities, particularly those that complement the agricultural economy, in a manner that is compatible with municipal servicing capabilities, and sensitive to the natural environment and provincial transportation system.
- 4.2.h To ensure that farmers are able to supplement their incomes while maintaining agriculture as their principal activity.

Policies

- 4.2.1 Agricultural activities in Agriculture Restricted areas shall be limited to a restricted range of farming activities and residential activities as further defined in the applicable municipal Zoning By-laws.
- 4.2.2 Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.
- 4.2.3 Land uses that may have a detrimental effect on the local environment or adjacent development shall be treated as Conditional Uses in municipal zoning by-laws to minimize land use conflicts and to prevent pollution of the natural environment.
- 4.2.4 Where an area of Agriculture Restricted development is bordered on one side by a major transportation corridor or facility such as a highway or rail line, new development shall be directed to the same side of a corridor to maintain safety conditions by eliminating unnecessary cross-corridor movements.
- 4.2.11 *New properties created through a subdivision in the Agriculture Restricted area for non-farm residential development, small scale agricultural activities (e.g. nurseries, horticulture,*

bee keeping, etc.), or small scale neighborhoods oriented commercial or institutional uses, should generally be at a minimum 4 acres in size.

The proposed subdivision application does not adhere to the RRPD Development Plan and the objectives/policies.

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

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

Proposed Lots	Required site area and site width	Proposed site area and site width	Note
Lot 1	4 ac, 198 ft	2.73 ac, 265.5 ft	Not in Compliance
Lot 2 (with existing dwelling on it)	4 ac, 198 ft	2.43, 507.40 ft	Not in Compliance
Lot 3	4 ac, 198 ft	2.01 ac, 330.13	Not in Compliance
Lot 4	4 ac, 198 ft	2.96 ac, 281.8 ft	Not in Compliance
Lot 5	4 ac, 198 ft	2.15 ac, 313.8 ft	Not in Compliance
Lot 6	4 ac, 198 ft	2.14, 348.1 ft	Not in Compliance
Lot 7	4 ac, 198 ft	2.15 ac, 348.5 ft	Not in Compliance
Lot 8	4 ac, 198 ft	2.14 ac, 347.5 ft	Not in Compliance
Lot 9	4 ac, 198 ft	2.15 ac, 349.2 ft	Not in Compliance
Lot 10	4 ac, 198 ft	2.11 ac, 357.1 ft	Not in Compliance
Lot 11	4 ac, 198 ft	2.24 ac, 233.5 ft	Not in Compliance
Lot 12	4 ac, 198 ft	2.21 ac, 232.84 ft	Not in Compliance
Lot 13	4 ac, 198 ft	2.09 ac, 357.1 ft	Not in Compliance
Lot 14	4 ac, 198 ft	2.12 ac, 349.2 ft	Not in Compliance
Lot 15	4 ac, 198 ft	2.11 ac, 347.5 ft	Not in Compliance
Lot 16	4 ac, 198 ft	2.4 ac, 394.6 ft	Not in Compliance

If the Council wishes to approve the subdivision, variance approval will be required to bring the proposed lots into compliance.

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services - Proposed: Holding Tank - Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water - Proposed: Individual Well - Required: As per municipal / Province of Manitoba standards
Road Standards - Proposed: New road proposed - Required: Municipality / Province is authority responsible for roadway
Drainage - Proposed: Ditches - Required: As per municipal / Province of Manitoba standards

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	Planning & Economic Development: Administration has met with the developer on several occasions and is generally supportive of the proposed subdivision; however, the road allowances must meet municipal requirements. The proposed dedication of an additional 33-foot strip along Parfaniuk Road is acceptable, but the internal road allowance must be increased to a minimum of 66 feet (60 feet currently), with 85 feet preferred where feasible. Drainage and stormwater management will be a critical component of this subdivision due to the low-lying nature of the area and longstanding drainage concerns from nearby residents. A drainage and stormwater management plan prepared by a qualified engineer will be required, and may include the need for a retention pond, subject to engineering review and municipal approval of its location and design. The proposed road alignment and extension of Parkland Road along the southern boundary will require further review and clarification, particularly where it appears to extend through lands not owned by the developer (Manitoba Hydro lands). If the proposed alignment is not acceptable or achievable, the Municipality may require revisions to the road and lot layout, including the easterly cul-de-sac revised into a through road connection to the existing Parfaniuk Road. Municipal Safety / Fire: The proposed subdivision should maintain clear and unobstructed access to and from the site at all times, with consideration given to the availability of an adequate water source on-site or nearby. From a by-law perspective, the lands should be kept free of debris and garbage, with grass and weeds maintained throughout the subdivision and construction period. Consideration should also be given to the use of construction fencing where appropriate during active construction. Public Works: No concerns at this time. Infrastructure: No concerns at this time. Recreation: 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 for the current year plus any arrears have been paid or arrangement satisfactory to the Municipality have been made; b. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges. 2. The proposed internal municipal road allowance be revised to a minimum width of 66 feet, or such greater width as may be required by the Municipality, prior to registration of the plan of subdivision;
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	3. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to: a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development; b. an engineered road plan and profile; c. installation of streetlights; d. signage requirements; e. construction timelines; f. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; g. payment of all required capital development levies; h. any other standard deemed necessary by the Municipality. 4. Applicant/Owner enters into a drainage and/or right-of-way easement(s) with the Municipality, if required. 5. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.
Manitoba Agriculture and Resource Development	“There are no policies that support the creation of 2-acres lots as proposed within a designated Agriculture Restricted Policy Area under the Red River Planning District Development Plan. The proposed lots appear to have been, and portions currently still appear, to be under active annual cultivation. The soils of the subject property are classified as Class 2 for Agricultural Capability based on the detailed Soil Survey Report 14 – Winnipeg Region (1:20,000 map scale). This is considered prime agricultural land. The Red River Planning District Development Plan Objectives 4.1.a, 4.1.c. and Policies 4.1.1., 4.1.2, 4.1.3, and 4.1.13, stress the importance of preserving land designated for agriculture for agriculture production and limiting any development that would limit agriculture. Further, while subdivision for rural residential lots may be considered under Policy 4.2.11, it does specify that the lots “should generally be at a minimum 4 acres in size”; further, 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 proposed subdivision appears to be inconstant with Policy 4.2.2 “Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.” Manitoba agriculture objects to the proposal as submitted. The proposed subdivision should be updated to reduce the lots to reflect the 4-acre minimum size or redesignate to an appropriate designation, ie Rural residential. Further, to comply with the development plan The Planning District should verify that there is sufficient demonstrated

	demand prior to developing prime agricultural land.” [Note: See full correspondence attached to Council’s package]
Manitoba Infrastructure - Highway Planning and Design Branch	We have reviewed subdivision file S26-3146 and have no concerns.
Drainage and Water Control	On behalf of Drainage & Water Rights Licencing – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide. Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works. Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.
Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	In regards to Subdivision S26-3146, 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.
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No concerns for now. [Note: See full correspondence attached to Council’s package]
Manitoba Transportation and Infrastructure – Water Management	We have no concerns regarding this proposal.

UTILITIES

MB Hydro and Centra Gas	Easements required— Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.
Mines Branch	No comments received.
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 and 3.6M 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.
Rogers Communications	Rogers has no concerns or requirements with this file as we have no infrastructure in this area.

OTHER AGENCIES

School Division	Pursuant to applicable legislation, and more specifically, The Planning Act, our school division requests as a condition of approval, 10% of the property development in cash as per applicable legislation (The Planning Act Subsection 136 (1)).
Canada Post	Please update our office if the project description changes so that we may determine the impact (if any). An appropriately sized sidewalk section (concrete pad) as per municipal and Canada Post Corporations standards, to place the Community Mailboxes on. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mailboxes. The developer will then indicate these locations on the appropriate servicing plans. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mailboxes within the development, as approved by Canada Post. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox. The developer will provide a suitable and safe temporary site for a Community Mailbox until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans: Any required walkway across the boulevard, per municipal standards Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)

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 two lots (33.04 ac and 7.33 ac) under 2 titles CT3111635/1, CT3185387/1. The applicant is seeking to subdivide the subject land into a total of sixteen (16) lots (2.01 - 2.96 ac in site area), a new road with 2 cul-de-sacs proposed.

1) Zoning By-Law, RRPD Development Plan and MB Planning Act Compliance:

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

All proposed lots are less than 4 ac (between 2.01-2.96 ac) in site area and will require a Lot Density variances to bring it into compliance by a R.M of St. Andrews Zoning By-law.

Although, accordingly to the MPA section 97(2) – “A variance order must not be made if it makes a change of land use”: to vary site area from 4 ac to 2.01 ac – it is change from *Agriculture Restricted/Rural Use to Suburban* use of land which will require a *new zone/rezoning proposal and redesignation* as RRPD Development plan also restricts it to be 4 acres lots as per section 4.2.11.

2) Transportation connectivity compliance:

The subject development proposes continuous frontage covering the area of two cul-de-sacs of 2714.91ft although in subdivision Regulation as per PA, Schedule B(subsection 7(2)(3)(d) stated: “In a rural residential subdivision, continuous frontage on each side of a cul-de-sac must not exceed 460 m (1509 ft)”.

In addition, there is only one access point to the municipal road provided although the MBPA section (3)(l) states: “(l) the street system in a plan of subdivision must be integrated with the existing street system so that there are at least **two points of access**, and where a subdivision is to be developed in stages, there must be at least two points of access at each stage, one of which may be temporary;”.

The proposed road at the east-southern end of the SAM is located on Manitoba Hydro lands and alters the front setback for the Proposed Lot 2 to 46.75’ instead of 50’ front setback permitted and will require a variance to bring it into a compliance.

3) Provincial Agencies' comments:

After circulation to the provincial agencies, Manitoba Agricultural Department formally objects to the subject proposal as per several sections of the RRPD Development Plan objectives and policies, indicating sections 4.2.11, 4.2.2 and advises the subject proposal to be updated with minimum 4 ac lots. The rest of the agencies raised no concerns but have conditions and easements to enter addressed in section 9.0.

Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **be rejected**.

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:
 - i. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangement satisfactory to the Municipality have been made;
 - ii. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
2. The proposed internal municipal road allowance be revised to a minimum width of 66 feet, or such greater width as may be required by the Municipality, prior to registration of the plan of subdivision;
3. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
 - a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - b. an engineered road plan and profile;
 - c. installation of streetlights;
 - d. signage requirements;
 - e. construction timelines;
 - f. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu;
 - g. payment of all required capital development levies;
 - h. any other standard deemed necessary by the Municipality.
4. Applicant/Owner enters into a drainage and/or right-of-way easement(s) with the Municipality, if required.
5. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.
6. The applicant/owner successfully rezones and redesignates the subject land to accommodate the proposed subdivision lot dimensions **OR** applies for the Lot Density Variance to bring the Lot dimensions into compliance to the ZBL.
7. The applicant/owner obtains front setback variance for the main dwelling on proposed Lot 2.

8. 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.

9. 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

10. Applicant / owner dedicate land without compensation for **school purposes**, not exceeding 10% of the land being subdivided accordingly to Planning Act sec. 135.6 (c) Please contact: Kelly McDonald, Secretary Treasurer ,Senior Administration **T:** 204-785-7320 **E:** kmcdonald@lssd.ca

11. Applicant / owner submits written confirmation from **Canada Post** that all requirements of that agency pertaining to the proposed subdivision have been met. The applicant will initiate contact with Paul Shymko from Canada Post (email: paul.shymko@canadapost.ca or phone: 204-228-3740)

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. Andrews, MB Hydro and Gas, BellMTS, Canada Post, LSSD.

APPENDIX A – RRPD LOCATION MAPS



SUPPORTIVE MAPPING

Subdivision Application S26-3146
Parkland Road, RM of St. Andrews

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
-  Hazard Lands - Airport
-  Parcel Outline
-  Roads



APPENDIX B – SUBDIVISION APPLICATION MAP

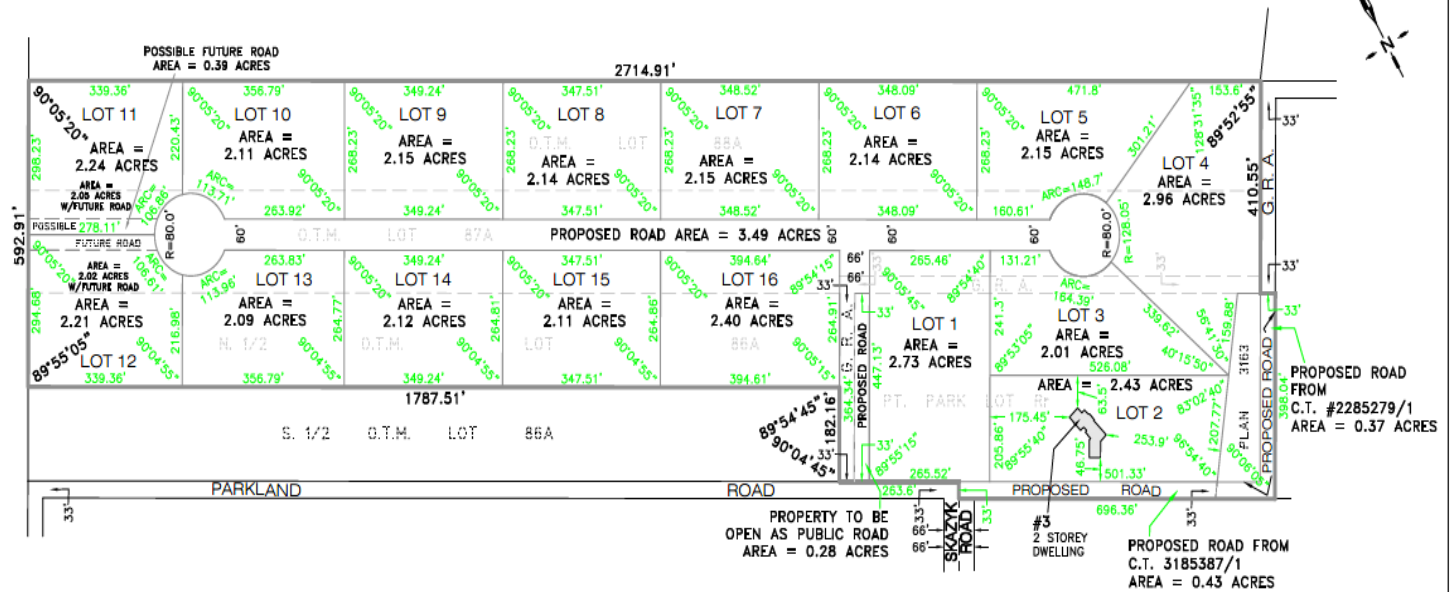
Subdivision Application Map

Part Park Lot Rr, Part Lots 86A, Lots 87A and 88A,

O.T.M. of Parish of St. Andrews

West St. Paul, Manitoba

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.



SKETCH - all distances are in feet and decimals of a foot.

BARNES 1908
& DUNCAN
SURVEYING, ENGINEERING & PLANNING

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

This is not a final survey.

Our File: 26-0237
Acad dwg: 26-0237-1-SAM - JAC
Field Book: B&D 1695-91/93
Drafter: AN

This survey was made on the 5th day of March, 2026.

Signed & Sealed

Jason A. Crossley, M.L.S.
dated this 8th day of June, 2026

Page 2 of 2

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Subdivision Application Map

**Part Park Lot Rr, Part Lots 86A, Lots 87A and 88A,
O.T.M. of Parish of St. Andrews**
West St. Paul, Manitoba

Certificate of Title: 2285279/1 W.L.T.O. (Search Date: May 26, 2026)

Registered Owner: The Manitoba Hydro-Electric Board

Legal Description: All that portion of Park Lot "R.R." OTM Parish of St Andrews Shewn as the Right-of-Way of the Manitoba Power Company Limited Transmission Line Plan 3163 WLTO subject to the reservations contained in the Crown Lands Act

Encumbrances: Instrument numbered 4603166/1 is registered against the above Certificate of Title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

Certificate of Title: 3111635/1 W.L.T.O. (Search Date: March 23, 2026)

Registered Owner: 12773601 Canada Inc.

Legal Description: The N 1/2 of OTM Lot 86 A and all of Lots 87 A and 88 A Parish of St Andrews

Encumbrances: Instruments numbered 125542/1 and 4584780/1 are registered against the above Certificate of Title.

Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

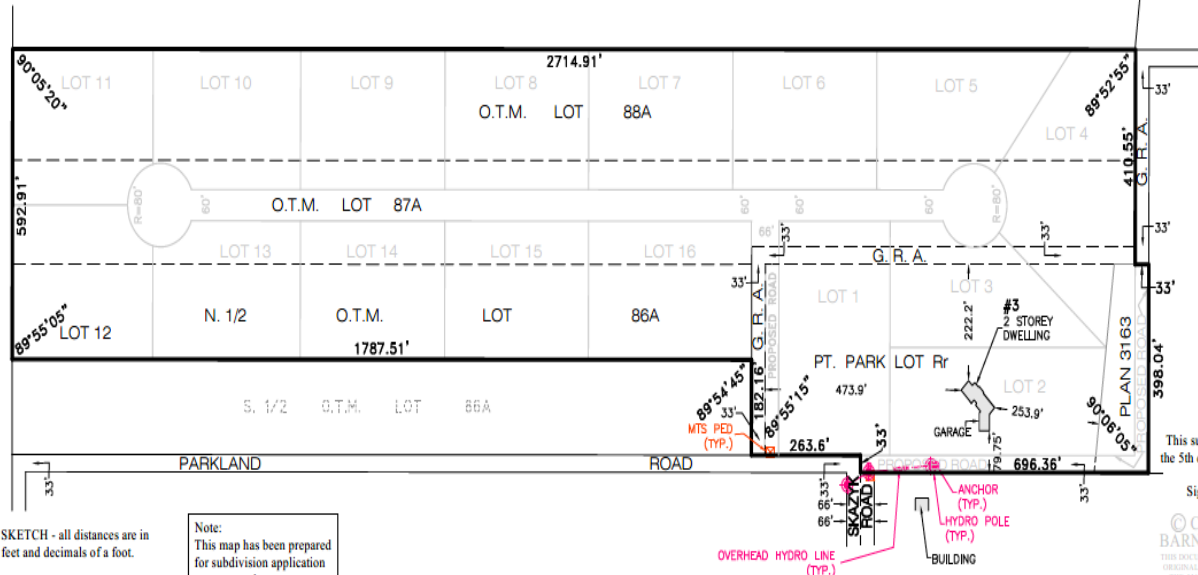
Certificate of Title: 3185387/1 W.L.T.O. (Search Date: March 23, 2026)

Registered Owners: Davinder Singh Dhillon and Gurinder Singh Dhillon

Legal Description: Park Lot "R.R." in the OTM of Parish of St Andrews Exc the Right-of-Way of the Transmission Line of the Manitoba Power Company Limited Plan 3163 WLTO subject to any subsisting reservations in the Crown Lands Act

Encumbrances: Instrument numbered 5424129/1 is registered against the above Certificate of Title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

This document is not an official survey unless it bears the signature (in blue ink) and 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.



SKETCH - all distances are in feet and decimals of a foot.

BARNES & DUNCAN
1904
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

180-A, 5th Street
Morden, MB
R6M 1C9

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

This is not a final survey.

Our File: 26-0237

Acad dwg: 26-0237-1-SAM - JAC

Field Book: B&D 1695-91/93

Drafter: AN

This survey was made on
the 5th day of March, 2026.

Signed & Sealed

BARNES & DUNCAN
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALY SIGNED AND SEALED BY
THE MANITOBA LAND SURVEYOR.

Jason A. Crossley, M.L.S.
Dated this 8th day of June, 2026

Page 1 of 2

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APPENDIX C – LETTER OF INTENT:

Additional Written Responses to Application for Approval of Subdivision under the Planning Act

Question 4 a):

The property in question is presently zoned A80 but is presently not agricultural land under production/cultivation.

Question 4 c):

There are presently a two-story residential unit and garage (Park Lot "R.R.") located at the southeast corner of the property. The owner is seeking to develop a Rural Residential housing development consisting of 15 lots between 2.25 and 2.5 acres which is above the minimum site area of 1.38 acres for a RR development.

Question 5 d): Drainage

The site during spring melt has retained water but slowly dissipates after the thaw. The site has a low-lying area at the north end of the property which is known to the developer and appropriate steps will be taken by the developer to bring that portion of the site to an adequate elevation. This effort will be guided by an Engineering Water Management Study which will include options for constructing a wet or dry retention pond to manage any water issues because of the development. Further the developer would create the opportunity for existing homeowners located adjacent to the proposed development to access the retention pond to manage on-site water they may have to deal with during spring melt or episodes of heavy seasonal rain.

Question 6: Reason for Application and Other Comments

In discussions with the RM's CAO and Planner the proposed development fits into the RM of St. Andrews type of housing development projects they would like to see, those being large site Rural Residential properties.

The Rural Municipality (RM) of St. Andrews experienced a population decrease of 190 people, a change of -1.6%, between the 2016 and 2021 censuses. The population was 11,913 in 2016 and dropped to 11,723 in 2021. This reduction in population has direct impact to the municipalities property tax base which this housing development can help address by bringing on 15 new RR housing lots.

According to the 2021 census, the Rural Municipality (RM) of St. Andrews in Manitoba has 4,404 occupied private dwellings, which are sometimes referred to as houses. The total number of private dwellings, including vacant ones, is 4,736.

- Occupied dwellings: 4,404
- Total private dwellings: 4,736

In the Rural Municipality (RM) of St. Andrews, single-detached houses are the predominant dwelling type, accounting for 94.8% of all occupied private dwellings in 2021.

The housing development in question reflects the overwhelming dwelling type in the RM of St. Andrews being single-detached houses.

In addition, the proposed lot sizes will be larger than the minimum site area of 1.38 acres for a Rural Residential (RR) Zone to lot sizes in excess of 2 acres per lot.

APPENDIX D– CIRCULATION COMMENTS:

Archived: July 21, 2026 2:42:54 PM

From: [DiNella, Jeff](#)

Sent: Fri, 12 Jun 2026 15:55:16

To: [Calvin So](#)

Subject: RE: S26-3146

Importance: Normal

Sensitivity: None

Hi Calvin

We have reviewed subdivision file S26-3146 and have no concerns.

Thank You

Jeff DiNella

*Senior Development Review Technologist
Manitoba Transportation and Infrastructure
Highway Design*

Cell: (204) 430-7176

1420-215 Garry Street
Winnipeg, MB R3C 3P3



From: Calvin So <calvin@rrpd.ca>

Sent: June 8, 2026 4:29 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>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@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: S26-3146

Hello,

Please see a subdivision application, S26-3146, attached for review and comments.

The applicant proposes to subdivide two lots along Parkland Road into a total of 16 lots, zoned "AR" Agricultural Restricted.

St. Andrews council is requesting this application to be read in the July 14th council meeting, therefore please provide comments by June 29th 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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DATE: 2026-06-26

TO: Calvin So

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

FROM: Historic Resources Branch

Main Floor – 213 Notre Dame Avenue
Winnipeg, MB
R3B 1N3

T: (204) 945-2118

F: (204) 948-2384

e: HRB.archaeology@gov.mb.ca

SUBJECT: File: S26-3146

AAS File: AAS-26-25801

Proposal to Subdivide OT 0086 A-AD, 0087A-AD and 0088A-AD, West St. Paul

Registered owner(s): 12773601 Canada Inc. (Davinder Singh Dhillon and Gurminder Singh Dhillon)

No Concerns at this Time

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

Legislation

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

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

Historic Resources Branch
Archaeological Assessment Services Unit

Archived: July 21, 2026 1:01:38 PM

From: [SM-Subdivision Circulars](#)

Sent: Thu, 25 Jun 2026 21:40:09

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

Cc: PROPERTYACQUISITION@bellmts.ca ProjectManagerManitoba@rci.rogers.com

Subject: S26-3146 - Email to Planning - Hydro File #2026-1689

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S26-3146**

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

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

Directions for the Applicant

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

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

3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

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

Subdivision Application Status Dashboard and Land Management Site

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

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



Archived: July 21, 2026 1:01:41 PM

From: [Kelly McDonald](#)

Sent: Tue, 16 Jun 2026 19:19:46

To: [Calvin So](#)

Subject: RE: S26-3146

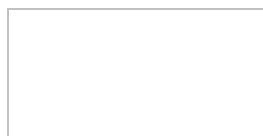
Importance: Normal

Sensitivity: None

Hi Calvin

Pursuant to applicable legislation, and more specifically, The Planning Act, our school division requests as a condition of approval, 10% of the property development in cash as per applicable legislation (The Planning Act Subsection 136 (1)).

Kelly



Kelly McDonald
Secretary Treasurer
Lord Selkirk School Division



[204-482-5942](tel:204-482-5942)
kmcdonald@lssd.ca

From: Calvin So <calvin@rrpd.ca>

Sent: June 8, 2026 4:29 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; drinkingwater.subdivisions@gov.mb.ca; Kelly McDonald <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: S26-3146

Hello,

Please see a subdivision application, S26-3146, attached for review and comments.

The applicant proposes to subdivide two lots along Parkland Road into a total of 16 lots, zoned "AR" Agricultural Restricted.

St. Andrews council is requesting this application to be read in the July 14th council meeting, therefore please provide comments by June 29th 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

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Kelly McDonald
Secretary Treasurer
Senior Administration

E: kmcdonald@lssd.ca
T: 204-785-7320

Treaty and Land Acknowledgement

In the spirit of Truth and Reconciliation, we acknowledge that Lord Selkirk School Division is located on Treaty One Territory, the traditional lands of the Anishinaabeg, Ininiwak, Anishinewuk and Dakota People and the National Homeland of the Red River Metis.

We respect the treaties made on this land and acknowledge the harms and mistakes of the past and present. We stand committed to building positive relationships rooted in a spirit of genuine reconciliation as we move forward.



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

June 19, 2026

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

Attn: Valentina Esman, Community Planner

RE: S26-3146 – Parkland Road (Roll No.'s 241100.000, 241200.000 & 242000.000)

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

Planning & Economic Development:

Administration has met with the developer on several occasions and is generally supportive of the proposed subdivision; however, the road allowances must meet municipal requirements. The proposed dedication of an additional 33-foot strip along Parfaniuk Road is acceptable, but the internal road allowance must be increased to a minimum of 66 feet (60 feet currently), with 85 feet preferred where feasible.

Drainage and stormwater management will be a critical component of this subdivision due to the low-lying nature of the area and longstanding drainage concerns from nearby residents. A drainage and stormwater management plan prepared by a qualified engineer will be required, and may include the need for a retention pond, subject to engineering review and municipal approval of its location and design.

The proposed road alignment and extension of Parkland Road along the southern boundary will require further review and clarification, particularly where it appears to extend through lands not owned by the developer (Manitoba Hydro lands). If the proposed alignment is not acceptable or achievable, the Municipality may require revisions to the road and lot layout, including the easterly cul-de-sac revised into a through road connection to the existing Parfaniuk Road.

Municipal Safety / Fire:

The proposed subdivision should maintain clear and unobstructed access to and from the site at all times, with consideration given to the availability of an adequate water source on-site or nearby. From a by-law perspective, the lands should be kept free of debris and garbage, with grass and weeds maintained throughout the subdivision and construction period. Consideration should also be given to the use of construction fencing where appropriate during active construction.

Public Works:

No concerns at this time.

Infrastructure:

No concerns at this time.

Recreation:

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 for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;
 - b. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
2. The proposed internal municipal road allowance be revised to a minimum width of 66 feet, or such greater width as may be required by the Municipality, prior to registration of the plan of subdivision;
3. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
 - a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - b. an engineered road plan and profile;
 - c. installation of streetlights;
 - d. signage requirements;
 - e. construction timelines;
 - f. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu;
 - g. payment of all required capital development levies; and
 - h. any other standard deemed necessary by the Municipality.
4. Applicant/Owner enters into a drainage and/or right-of-way easement(s) with the Municipality, if required.
5. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer

Archived: July 21, 2026 1:01:43 PM
From: [Project Manager - Manitoba](#)
Sent: Wed, 10 Jun 2026 12:57:47
To: [Calvin So](#)
Cc: [Project Manager - Manitoba](#) subdivisioncirculars@hydro.mb.ca
Subject: RE: S26-3146
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: Monday, June 8, 2026 5:29 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; drinkingwater.subdivisions@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: S26-3146

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

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Archived: July 21, 2026 1:01:44 PM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: Wed, 10 Jun 2026 21:11:56
To: [Calvin So](#)
Subject: RE: S26-3146
Importance: Normal
Sensitivity: None

Good afternoon,

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: June 8, 2026 4:29 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; drinkingwater.subdivisions@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>
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Archived: July 21, 2026 1:01:46 PM

From: [Harms, Tina](#)

Sent: Sun, 21 Jun 2026 03:00:07

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

Subject: RE: S26-3146

Importance: Normal

Sensitivity: None

File: S26-3146

Applicant: GDAN Solutions Ltd.

Location: Pt of OTM lots 86A, 87A, 88A-AD, and PKRR-AD, RM St. Andrews

Proposal: Consolidation of two lots (33.04-acres and 7.33-acres) to subsequently create 16 lots ranging in size from 2.01-acres to 2.96-acres

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The subdivision request proposes to consolidate two lots (33.04-acres and 7.33-acres) to subsequently create 16 lots ranging in size from 2.01-acres to 2.96-acres.

There are no policies that support the creation of 2-acres lots as proposed within a designated Agriculture Restricted Policy Area under the Red River Planning District Development Plan.

The proposed lots appear to have been, and portions currently still appear, to be under active annual cultivation. The soils of the subject property are classified as Class 2 for Agricultural Capability based on the detailed Soil Survey Report 14 – Winnipeg Region (1:20,000 map scale). This is considered prime agricultural land. The Red River Planning District Development Plan Objectives 4.1.a, 4.1.c. and Policies 4.1.1., 4.1.2, 4.1.3, and 4.1.13, stress the importance of preserving land designated for agriculture for agriculture production and limiting any development that would limit agriculture.

Further, while subdivision for rural residential lots may be considered under Policy 4.2.11, it does specify that the lots *“should generally be at a minimum 4 acres in size”*; further, 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 proposed subdivision appears to be inconstant with Policy 4.2.2 *“Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.”*

Manitoba agriculture objects to the proposal as submitted. The proposed subdivision should be updated to reduce the lots to reflect the 4-acre minimum size or redesignate to an appropriate designation, ie Rural residential. Further, to 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

Tina.Harms@gov.mb.ca

T: 204-761-0701

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From: Calvin So <calvin@rrpd.ca>

Sent: June 8, 2026 4:29 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>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@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: S26-3146

Hello,

Please see a subdivision application, S26-3146, attached for review and comments.

The applicant proposes to subdivide two lots along Parkland Road into a total of 16 lots, zoned "AR" Agricultural Restricted.

St. Andrews council is requesting this application to be read in the July 14th council meeting, therefore please provide comments by June 29th 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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Bell MTS Subdivisions

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



June 9, 2026

File No. S26-3146

Attention: Calvin So, RPP, MCIP
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
Pt. Park Lot "R.R.", N ½ of Lot 86A and all of Lots 87A & 88A O.T.M Parish of St. Andrews
R.M. of St. Andrews
Registered Owners: 12773601 Canada Inc., Davinder Singh Dhillon and Gurminder Singh Dhillon

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 and 3.6M 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.

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

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

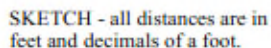
Developer responsibilities (Bell MTS Pre-Service Charges etc.) can be made available by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca.

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

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



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.



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

This is not a final survey.

Our File: 26-0237
Acad dwg: 26-0237-1-SAM - JAC
Field Book: B&D 1695-91/93
Drafter: AN

This survey was made on the 5th day of March, 2026.

Signed & Sealed

© COPYRIGHT -
BARNES & DUNCAN
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED BY
THE HANTONIA LAND SURVEYOR

Jason A. Crossley, M.L.S.
Dated this 8th day of June, 2026

Page 2 of 2

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RE: Subdivision Circular –Subdivision File RE: S26-3146 RM OF ST. ANDREWS MB

The applicant will initiate contact with Paul Shymko from Canada Post (email: paul.shymko@canadapost.ca or phone: 204-228-3740) to determine mail delivery requirements. If via community mailbox (CMB) equipment:

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. An appropriately sized sidewalk section (concrete pad) as per municipal and Canada Post Corporations standards, to place the Community Mailboxes on.
3. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin.
4. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.
5. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mailboxes. The developer will then indicate these locations on the appropriate servicing plans. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mailboxes within the development, as approved by Canada Post.
6. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox. The developer will provide a suitable and safe temporary site for a Community Mailbox until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
7. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - i. Any required walkway across the boulevard, per municipal standards
 - ii. Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)

Regards,
Paul Shymko
Delivery Planning Officer
Winnipeg, Mb
204 228-3740

Archived: July 21, 2026 1:01:36 PM

From: +WPG569 - Drainage

Sent: Wed, 10 Jun 2026 15:05:55

To: Calvin So

Subject: RE: S26-3146

Importance: Normal

Sensitivity: None

Attachments:

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

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

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

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

Rick Pemkowski CD

Water Resource Officer

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

From: Calvin So <calvin@rrpd.ca>

Sent: June 8, 2026 4:29 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>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@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>

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Community Planning Assistant



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Archived: July 22, 2026 10:52:16 AM

From: [Dorward, Kurt](#)

Sent: Thu, 18 Jun 2026 18:32:10

To: [Calvin So](#)

Subject: RE: S26-3146

Importance: Normal

Sensitivity: None

To whom it may concern,

In regards to Subdivision S26-3146, 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

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