

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

R.M. of West St. Paul

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-338-0306. If not attending, written letters of support or opposition will only be accepted if received before 3pm on the day of the hearing.

Thursday
September 10th, 2026
6:00 PM

Council Chambers
3550 Main Street
R.M. of West St. Paul, MB

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: S26-3150

Applicant: Bodnik

Property Location: 654 Willis Road
Roll #218425
Lot 2, Plan 22741

Application Purpose:

The applicant proposes to subdivide the subject land into two (2) residential lots, zoned “RRO” Rural Residential Overlay.



Zoning By-law Requirement “RRO” Rural Residential Overlay	Proposed by Applicant
Site area: 2 ac (min) Site width: 198 ft (min)	Both proposed lots: 1.25 ac site area, 123.95 ft site 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 S26-3150

Date Prepared: August 24, 2026

Address:	654 Willis Road RM of West St. Paul
Legal Description:	Lot 2, Plan 22741 (CT 2690024/1)
Roll Number(s):	218425
Report Prepared by:	Calvin So, RPP, MCIP Community Planning Assistant



NOTE: A PUBLIC HEARING IS REQUIRED

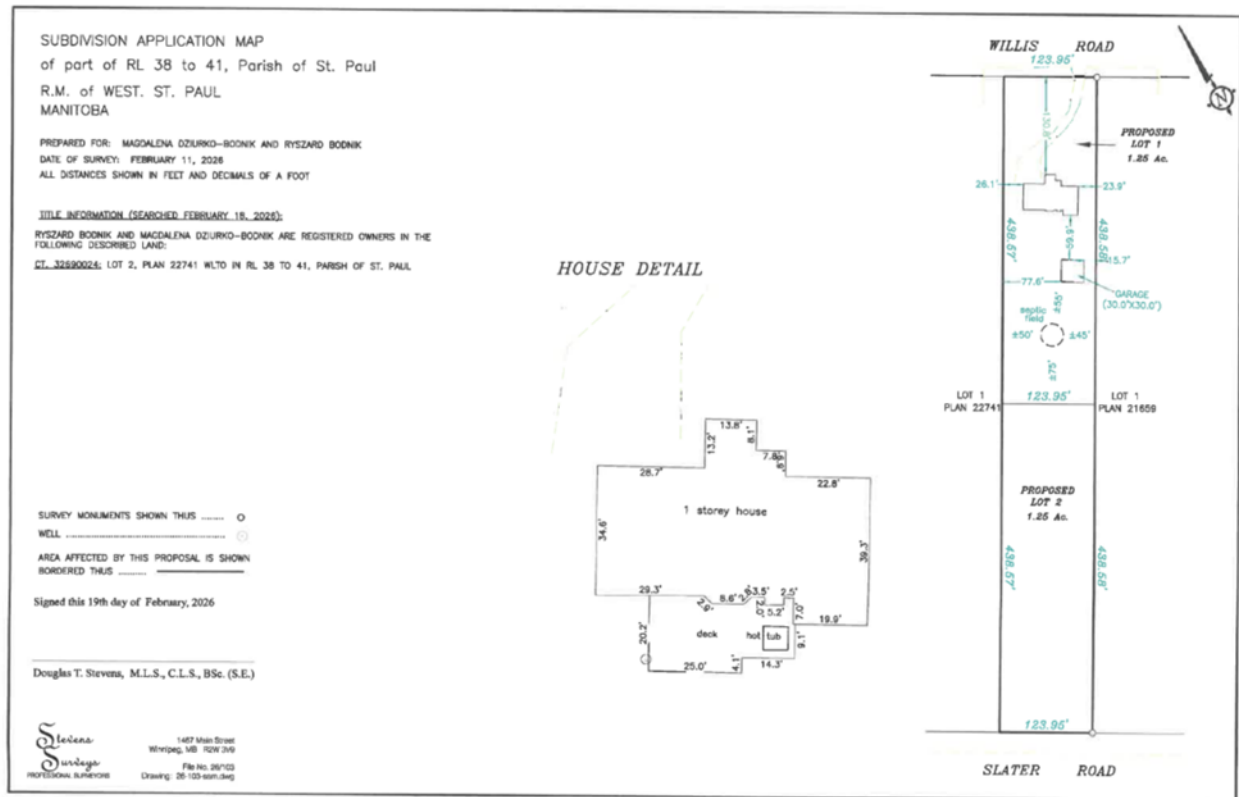
EXECUTIVE SUMMARY:

The applicant is seeking to subdivide the subject land into two (2) residential lots, zoned "RRO" Rural Residential Overlay. The proposed lots do not comply with the minimum lot density requirements in the Zoning By-Law, therefore Variances are required to bring the proposed lots into compliance. Given the proposed lot sizes and the surrounding context, the subject proposal is generally consistent with the Rural Residential designation of the RRPD Development Plan.

RECOMMENDATION: APPROVE WITH CONDITIONS.

1. PROPOSAL

The applicant is proposing to subdivide the subject land into two (2) lots, with the intention of selling proposed lot 2. Proposed lot 1 would contain the current dwelling and garage. Both lots would be 1.25 acres in size with 123.95 ft lot width.



Subdivision Application Map (see Appendix C for full size version)

2. SITE CONTEXT AND BACKGROUND

The subject land is a 2.5 acre through lot with frontages on both Willis Road and Salter Road, and is currently zoned “RRO” Rural Residential Overlay. It currently has a dwelling and a detached garage on the north half of the lot.

The subject land is designated *Rural Residential* in the Red River Planning District Development Plan.

The area around the subject property is as follows:

- To the North– Willis Road, then single-family homes zoned “RRO” Rural Residential Overlay.
- To the South – Salter Road, then single-family homes zoned “RR” Rural Residential.
- To the East – Single-family homes zoned “RRO” Rural Residential Overlay.
- To the West – Single-family homes zoned “RRO” Rural Residential Overlay.

2.1 Development Plan (272/19)

Land Use Designation: “RR” Rural Residential

The subject property is designated *Rural Residential* in the Red River Planning District’s Development Plan. The *Rural Residential* designation allows for the establishment of rural nonfarm residential properties where residents are able to enjoy a rural lifestyle. Rural residential properties consist of small acreage lots and are typically expected to be serviced with their own on-site

wastewater and drinking water systems, until municipal piped services become available in the future.

The following are *Rural Residential* policies that are relevant to the subject proposal:

Policy 4.3.2

Rural residential development shall be directed towards sites with low potential for agriculture, including livestock production, due to poor soil conditions (Agriculture Capability Class 5 to 7) or other physical constraints which make the use of the land for agriculture unfeasible, and where the proposed development will not unduly interfere with existing or proposed agricultural operations.

Policy 4.3.3

Where subdivisions are proposed in areas with significant natural vegetation, the design should protect or enhance these areas.

Policy 4.3.4

Rural residential lots should be of a size that reflects a rural character and can accommodate on-site wastewater disposal.

Policy 4.3.5.2

That the proposal is not wasteful of land.

Policy 4.3.5.4

That the proposed development will have direct frontage and legal access unto a developed all-weather public road.

Policy 4.3.5.6

The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.

Policy 4.3.5.7

That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.

Policy 4.3.5.8

The proposed development will have adequate surface water drainage.

The subject proposal is consistent with the general intent of the Development Plan, given that two rural lots are being proposed with a size that mirrors surrounding properties where similar subdivisions were approved (e.g: S21-2886, S23-3005).

2.2 ZONING BY-LAW (2/99P)

Section: 6.0

Zone: "RRO" Rural Residential Overlay

SITE AREA	"RRO" – 87,120 sq ft (2 ac) min required	
Proposed Lot 1	1.25 ac	Not in compliance
Proposed Lot 2	1.25 ac	Not in compliance

SITE WIDTH	“RRO” – 60.35 m (198 ft) min required	
Proposed Lot 1	123.95 ft	Not in compliance
Proposed Lot 2	123.95 ft	Not in compliance

Lot density variances would be required to bring both lots into compliance.

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services - Proposed: None - Required: As per Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water - Proposed: None - Required: As per municipal standards
Road Standards - Proposed: Existing - Required: Municipality is authority responsible for roadway
Drainage - Proposed: Natural - Required: Municipality is authority responsible for drainage

3. CIRCULATION AND COMMENTS

Government Departments and Agencies

(Comments are paraphrased. Original copy of comments are attached in the Appendix)

MB Agriculture	No comments.
MB Transportation and Infrastructure Highways Design	No concerns.
MB Transportation and Infrastructure Hydrologic Forecasting and Water Management Branch	No concerns.
MB Environment and Climate Change Environmental Compliance and Enforcement	The application only stated the existing method of disposal as a holding tank and a septic field; the proposed method of disposal was not stated. However, if the proponent's application gets approved, the field will have to be decommissioned as the lot sizes will no longer be meeting the minimum requirement. In accordance with the Onsite Wastewater Management Systems Regulation, a minimum lot size of 0.8 hectares (2 acres) and 60 metres (198 feet) frontage (site width) is required to install a disposal field. Therefore, both properties will only be eligible for holding tanks or connection to the municipal sewer system if available.
MB Sport, Culture, Heritage and Tourism	No concerns at this time.

Historic Resources Branch	
MB Mines Branch	No concerns.
RM of West St. Paul	Administration recommends the following condition of approval: 1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that: a. Taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made; b. Payment of any applicable development levies have been paid; and c. Development Agreement has been entered into to address the following, but not limited to: i. development fees ii. servicing iii. access iv. lot grading d. Drainage/lot grading plan to be prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality, and to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.
Winnipeg Land Titles Office	A Plan of Subdivision as proposed is required.
Manitoba Hydro and Centra Gas	No easements required.
BellMTS	Easements required as per The Real Property Act.

4. ANALYSIS AND RECOMMENDATION

This application is to create two lots from the existing parcel in the “RRO” Rural Residential Overlay zone. While the proposed lots do not comply with the lot density requirements of the Zoning By-Law, it is compatible with the neighbourhood character and development pattern within the lots along Slater Road and Willis Road.

The following policies should be taken into consideration:

Consistency with RRPD Development Plan

A policy in the Rural Residential designation of the Red River Development Plan states that “*rural residential development shall be directed towards sites with low potential for agriculture, including livestock production, due to poor soil conditions (Agriculture Class 5 to 7) or other physical constraints which make the use of the land for agriculture unfeasible, and where the proposed development will not unduly interfere with existing or proposed agricultural operations*”. This area is designated as Rural Residential, and Manitoba Agriculture has indicated no concerns with the proposed subdivision.

Under the Transportation Policies of the development plan, one of the main objectives is “*to establish a safe, efficient, integrated, and high functioning transportation network throughout the RRPD that meets the need of all uses and facilitate economic development*” (3.2.a).

In addition, policy 4.3.5.4 states that *“the proposed development will have direct frontage and legal access onto a developed all-weather public road”*.

The subject proposal aligns with the aforementioned objective and policy in that the proposed lots front onto an existing all-weather municipal public roadway (Willis Road and Slater Road). The subject proposal is compatible with the existing land uses and development pattern in the area as per policy 4.3.5.9 of the RRPD Development Plan.

Municipal Services

Under the RRPD Development Plan, the Municipal Services Policy 3.4.9 states that *“new or expanded development, including subdivisions, shall be serviced with piped municipal wastewater services, where available. Extension of municipal services to the proposed development by the proponent may be required. Where piped municipal services have not yet been extended to an area, holding tanks may be used. However, holding tanks must be located to enable future connection to municipal services, and must connect to piped municipal wastewater services once available. When piped municipal wastewater services are not available and not planned for an area, on site waste treatment will be developed in accordance with provincial regulations”*.

The applicant has indicated that proposed lot 2 would not be serviced at this time, as they intend to sell that portion. Lot 1 is currently serviced by holding tank, septic field, and individual well. The existing septic field would have to be decommissioned.

Compatibility with the surrounding area

The subject proposal, in terms of zoning and the sizes of the lots being proposed, is compatible with an existing lot sizes and character within the surrounding area. This is consistent with RRPD Development Plan – policy 4.3.4, which speaks to rural residential lots reflecting rural character and fronts onto an existing developed public roadway.

West St. Paul Council approved similar subdivision proposals along Willis Road and Slater Road, such as S21-2886, S21-2934, and S23-3005.

Other than the requirements from the municipality and BellMTS, other commenting agencies generally noted no concerns with the proposed subdivision.

Based on the analysis presented above, the RRPD recommends that the application be **approved with conditions**.

5. DECISION MAKING CRITERIA

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

- a. Is the land suitable for the subdivision and the intended use?
- b. Does the proposed subdivision conform to the Development Plan, Zoning By-law and Secondary Plan?
- c. Does the proposed subdivision meet the regulations listed in Section 146 of the *Planning Act*?

6. DECISION MAKING OPTIONS

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.

7. RECOMMENDED CONDITIONS

Should Council wish to approve the application, our office recommends the following conditions be placed:

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:
 - a. Taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b. Payment of any applicable development levies have been paid; and
 - c. Development Agreement has been entered into to address the following, but not limited to:
 - i. development fees
 - ii. servicing
 - iii. access
 - iv. lot grading
 - d. Drainage/lot grading plan to be prepared by a qualified engineer and submitted prior to any development to the satisfaction of the municipality, and to ensure that the proposed property does not drain into, or impede drainage from neighbouring properties.
2. Applicant / owner obtain variances for undersized lots.
3. 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
4. Applicant / owner to decommission the existing septic field as the proposed lot sizes will no longer be meeting the minimum lot size requirement of 2 acres and 198 feet frontage for a disposal field. Both properties will only be eligible for holding tanks or connection to the municipal sewer system if available. Please contact Mary Odere, Environment Officer, Environmental Compliance and Enforcement at mary.odere@gov.mb.ca.

Note: The following requirements will be added and are not part of Council's Resolution should the application be conditionally approved by the Red River Planning District Board, being:

- A. The Winnipeg Land Titles Office will require a plan of subdivision as proposed. Please submit the surveyor's final plan tentatively approved by the Examiner of Surveys: one (1) original mylar 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 provides 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.

8. COPY LIST

cc: Applicant, MR-CRP, WLTO, RM of West St. Paul, BellMTS, ECE

APPENDIX A: THE PLANNING ACT SECTION 135

As per *The Planning Act* a subdivision of land may be approved subject to one or more of the following conditions, which must be relevant to the subdivision:

1. Any condition necessary to ensure compliance with this Act or another Act, or the regulations made under them, or a development plan by-law, secondary plan by-law or zoning by-law.
2. Any condition necessary to satisfy the requirements of a municipal by-law, including the payment of subdivision examination fees and capital levies, and the requirement to pay property taxes.
3. A condition that the applicant enter into a development agreement with the government, the municipality or a planning district, as required, respecting
 - a. the construction or maintenance — at the owner's expense or partly at the owner's expense — of works, including, but not limited to, sewer and water, waste removal, drainage, public roads, connecting streets, street lighting, sidewalks, traffic control, access, connections to existing services, fencing and landscaping;
 - b. construction or payment by the owner of all or part of the capacity of works in excess of the capacity required for the proposed subdivision; and
 - c. the use of the land and any existing or proposed building.
4. Any condition recommended or required by a government department or other entity to which the application was referred by the approving authority.
5. Any condition necessary for the proper design of the subdivision or to implement the reorganization of titles.
6. A condition that the applicant dedicate the following land, without compensation:
 - a. land for adequate public roads and municipal services in the subdivision;
 - b. land for public reserve purposes, not exceeding 10% of the land being subdivided, but only if the land is being divided into parcels of less than 4 hectares;
 - c. land for school purposes, not exceeding 10% of the land being subdivided;
 - d. land not suitable for building sites or other development because it is unstable, subject to severe flooding, required for source water protection, or is otherwise unsuitable because of topographical or subsurface features, such as wetlands, gullies, ravines, natural drainage courses, creeks, ponds or lake beds;
 - e. shore lands designated in a development plan by-law as land to be dedicated upon subdivision as a Crown reserve or a public reserve, including land that is or might be required to provide access to shore lands.
7. As an alternative to dedicating land under item 6(d) or (e), a condition that the applicant enter into a development agreement with the government, the municipality, or the planning district as required, whereby the applicant agrees to conditions limiting, regulating or prohibiting any use, activity or development on the land.
8. A condition that a zoning by-law be amended.

APPENDIX B: *THE PLANNING ACT* SECTION 123 RESTRICTION ON APPROVALS

A subdivision of land must not be approved unless

- 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 by-law, and
 - iii. the regulations under section 146.

APPENDIX C: ATTACHMENTS

(RRPD Location Maps, Information Submitted by Applicant)



Letter 8.5 x 11

Date: July 2026

SUPPORTIVE MAPPING

Subdivision Application S26-3150
654 Willis Road, RM of West St. Paul

Designation: "RR" Rural Residential

Zoning: "RRO" Rural Residential Overlay

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

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



SUBDIVISION APPLICATION MAP

of part of RL 38 to 41, Parish of St. Paul

R.M. of WEST. ST. PAUL
MANITOBA

PREPARED FOR: MAGDALENA DZIURKO-BODNIK AND RYSZARD BODNIK

DATE OF SURVEY: FEBRUARY 11, 2026

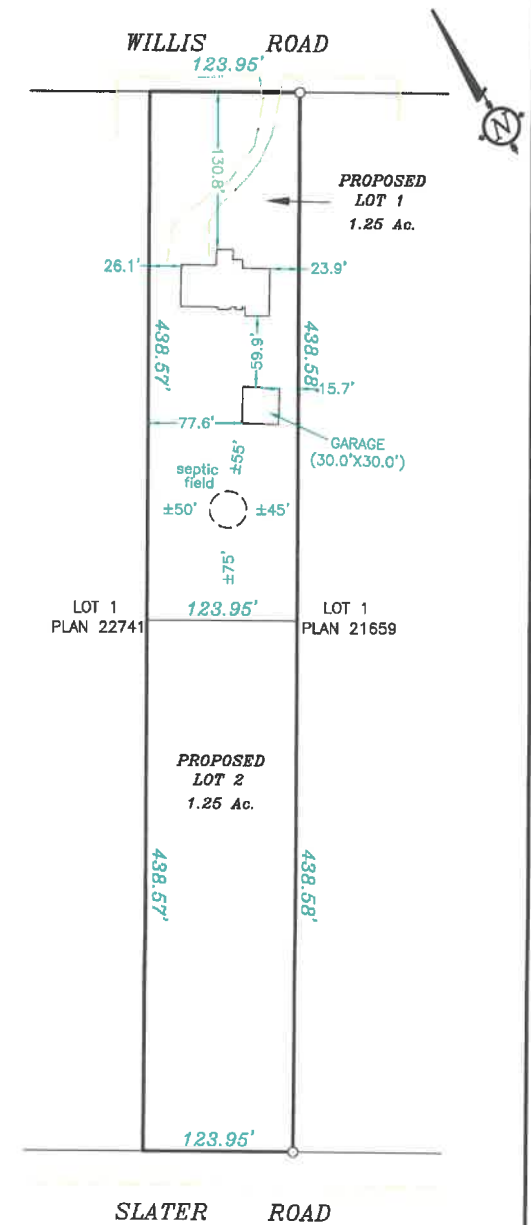
ALL DISTANCES SHOWN IN FEET AND DECIMALS OF A FOOT

TITLE INFORMATION (SEARCHED FEBRUARY 18, 2026):

RYSZARD BODNIK AND MAGDALENA DZIURKO-BODNIK ARE REGISTERED OWNERS IN THE
FOLLOWING DESCRIBED LAND:

CT. 32690024; LOT 2, PLAN 22741 WLTO IN RL 38 TO 41, PARISH OF ST. PAUL

HOUSE DETAIL



SURVEY MONUMENTS SHOWN THUS O

WELL

AREA AFFECTED BY THIS PROPOSAL IS SHOWN
BORDERED THUS

Signed this 19th day of February, 2026

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

PROFESSIONAL SURVEYORS

1467 Main Street
Winnipeg, MB R2W 3V9
File No. 26/103
Drawing: 26-103-sam.dwg