

# NOTICE OF PUBLIC HEARING

## SUBDIVISION APPLICATION

### Rural Municipality 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.

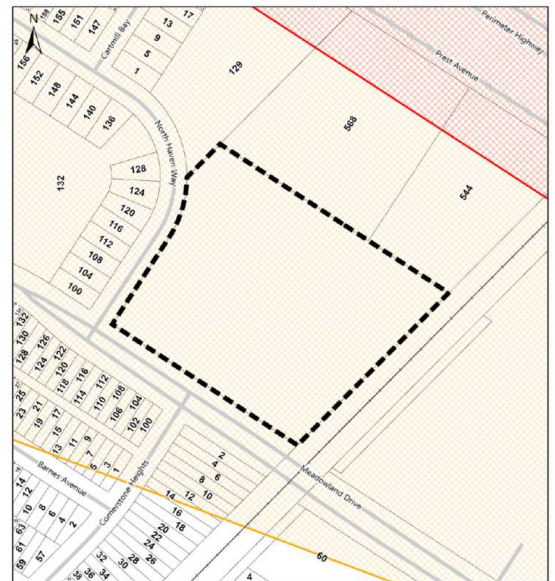
**Thursday**  
**2026-10-08**  
**6:00 p.m.**

**Council Chambers**  
**3550 Main Street, West St. Paul, MB**  
**Rural Municipality of West St. Paul, MB**

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

**Application File:** S-2026-3153  
**Applicant:** Andrei Friesen  
**Property Location:** Rural Municipality of West St. Paul  
Roll #: 28591.0  
Legal: Block 15, Plan 68670



**Application Purpose:** The applicant proposes to subdivide the subject property into two (2) lots, zoned RMF-2 Serviced Multi-Family Residential 2.

| Zoning By-law Requirement                                                                                        | Proposed by Applicant                              |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| "RMF-2" Serviced Multi-Family Residential 2 - Lot Size Requirement<br>7.25 acres in area, 411.3 feet wide (min.) | Lot 1: 4.03 ac; 269.5 ft<br>Lot 2: 3.22 ac; 276 ft |

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

**Subdivision:** S-2026-3153  
**Date Prepared:** 2026-09-15  
**Address:**  
**Legal Description:** Block 15, Plan 68670  
**Roll Number(s):** 28591.0  
**Zoning:** "RMF-2" Serviced Multi-Family  
Residential 2  
**Development Plan:** "SC" Settlement Centre  
**Report Prepared by:** Calvin So, RPP, MCIP, Community  
Planning Assistant



## **PUBLIC HEARING REQUIRED**

### **EXECUTIVE SUMMARY:**

The applicant is seeking to subdivide the subject land into two (2) residential lots, zoned "RMF-2" Serviced Multi-Family Residential 2. No Variances are required as a result of the proposed lots. Given the proposed lot sizes and the surrounding context, the subject proposal is generally consistent with the Settlement Centre designation of the RRPD Development Plan.

### **RECOMMENDATION**

Approve with Conditions

### **1.0 PROPOSAL:**

The applicant is proposing to subdivide the subject land into two (2) lots of 4.03 acres and 3.22 acres for project financing purposes. No Variances are required as a result of the proposed lot sizes.

### **2.0 SITE CONTEXT AND BACKGROUND:**

The subject land is a 7.25 acre lot with frontage onto both Meadowland Drive and North Haven Way, and is currently zoned "RMF-2" Serviced Multi-Family Residential 2. It currently has a dwelling with an attached deck, a detached shed, and a detached garage. (see the SAM attached in Appendix A)

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 – Industrial properties zoned "M1" General Industrial.
- To the South – Meadowland Drive, followed by residential properties zoned "RMF-1" Serviced Multi-Family Residential 1.
- To the East – CP Winnipeg Beach Sub, followed by property under development zoned "CH" Commercial Highway.
- To the West – North Haven Way, followed by residential properties zoned "RMF-1" Serviced Multi-Family Residential 1.

### **3.0 DEVELOPMENT PLAN ():**

#### **Land Use Designation: Settlement Centre**

The purpose of the “SC” Settlement Centre designation is areas where a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available, or are planned to provide these services in the future when they are economically viable. Settlement Centres function as administrative and service centres for their respective municipality.

Settlement Centres found throughout the RRPD include the Village of Dunnottar; unincorporated town of Birds Hill (East St. Paul); Clandeboye, Petersfield, Matlock and Lockport (St. Andrews); East Selkirk, Grand Marais, Libau and Lockport (St. Clements); and Middlechurch (West St. Paul).

The following are *Settlement Centre* policies that are relevant to the subject proposal:

##### **Policy 4.5.1**

Growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.

##### **Policy 4.5.2**

Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in settlement centres. Where suitable vacant infill land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.

##### **Policy 4.5.4**

Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses.

##### **Policy 4.5.18**

In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:

- There is sufficient demand for the proposed development.
- The proposal is not wasteful of land.
- The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
- The proposed development will have direct frontage and legal access onto a developed all-weather public road.
- That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
- 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.
- 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.
- The proposed development will have adequate surface water drainage.
- The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

The subject proposal is consistent with the general intent of the Development Plan, as this is a one-lot split of a multi-family residential zoned lot in an area surrounded by residential development to the west and commercial/industrial development to the east. Municipal services are available on this property.

#### **4.0 ZONING BY-LAW ():**

##### **Section: 6.3**

Zone: "RMF-2" Serviced Multi-Family Residential 2

##### **SITE AREA**

**"RMF-2" – 1 ac min required as per Development Plan and compliance with Middlechurch Secondary Plan**

Proposed Lot 1: 4.03 ac (In compliance)

Proposed Lot 2: 3.22 ac (In compliance)

##### **SITE WIDTH**

**"RMF-2" – 54.9 m (180 ft) min required as per Development Plan and compliance with Middlechurch Secondary Plan**

Proposed Lot 1: 269.52 ft (In compliance)

Proposed Lot 2: 276.09 ft (In compliance)

#### **5.0 SERVICES AND INFRASTRUCTURE:**

##### **Wastewater Services**

- Proposed: Municipal Sewer
- Required: As per municipal standards

##### **Drinking Water**

- Proposed: Piped Water
- Required: As per municipal standards

##### **Road Standards**

- Proposed: Municipal Road
- Required: Municipality is authority responsible for roadway

##### **Drainage**

- Proposed: Curb and Gutter, Storm Sewer
- Required: Municipality is authority responsible for drainage

#### **6.0 CIRCULATION AND COMMENTS:**

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

##### **Manitoba Agriculture**

The proposed subdivision resides within a designated Settlement Centre Policy Area. No comments.

##### **Manitoba Historic Resources Branch**

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

HRB requires an HRPP be included in planning, development, and operations, in the event heritage resources (including human remains and palaeontological resources) are accidentally encountered.(see full comment attached in Appendix C)

##### **Manitoba Transportation and Infrastructure - Highway Design**

No comments received.

**Manitoba Business, Mining, Trade and Job Creation - Mines Branch - No comments received.**

**Manitoba Transportation and Infrastructure - Hydrologic Forecasting and Water Management**

No concerns or comments.

**Manitoba Environment and Climate Change - Drainage and Water Control**

No comments received.

**Seven Oaks School Division**

No comments received.

**Manitoba Environment and Climate Change - Environmental Compliance and Enforcement**

No comments received.

**Land Titles Office**

The Plan of the Subdivision as proposed is required.

**Manitoba Hydro and Centra Gas**

No easements requirements (see full comment in Appendix C)

**BellMTS**

No new easement requirements.

**Rogers**

No new easement requirements.

**Valley Fiber Ltd.**

Upon review of the proposed subdivision and the relevant details, we confirm that Valley Fiber Ltd. does not require an easement over the subject lands.

**Canada Post**

No comments received.

**Canadian Pacific Kansas City**

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:

1. The land that is proposed to be subdivided is suitable for the purpose for which the subdivision is intended; and
2. The proposed subdivision conforms with
  - a. The development plan by-law and zoning by-law,
  - b. Any secondary plan, and
  - c. 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 applicant is seeking to subdivide the subject land into two (2) residential lots, zoned “RMF-2” Serviced Multi-Family Residential, no new road proposed. All proposed lots are in compliance to the ZBL of WSP . Given the proposed lot sizes and the surrounding context, the subject proposal is generally consistent with the Settlement Centre designation of the RRPD Development Plan.

## **9.0 RECOMMENDED CONDITIONS:**

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

- 1) Applicant / owner submits confirmation in writing from the 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;
  - c. a drainage plan has been prepared by a qualified engineer to the satisfaction of the municipality and the drainage plan is to consider both the subject property and impacts on neighbouring properties;
  - d. a Development Agreement has been entered into to address any items deemed necessary by the municipality.
- 2) Applicant / owner to submit written confirmation from Manitoba Sport, Culture and Heritage (Manitoba Historic Resources Branch – Archaeological Assessment Services) that Implement a heritage resource protection plan (HRPP) be included in planning, development, and operations, in the event heritage resources (including human remains and palaeontological resources) are accidentally encountered to the satisfaction of Manitoba Historic Resources Branch (Archaeological Assessment Services Unit, Historic Resources Branch, Main Floor – 213 Notre Dame Avenue, Winnipeg, MB ,R3B1N3 , T: (204) 945-2118 F: (204) 948-2384 , [HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)

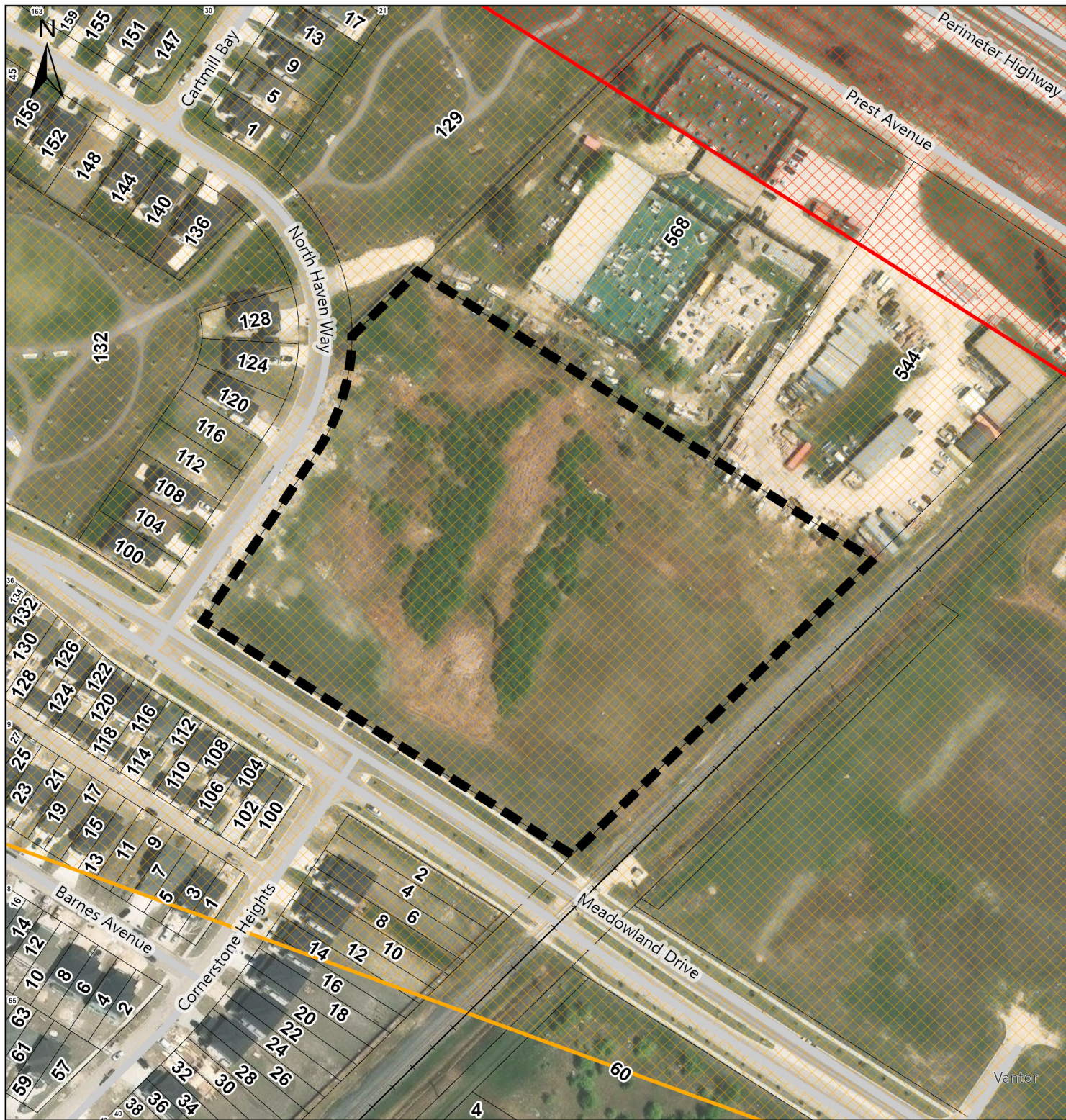
## **REQUIREMENTS**

- 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 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 WSP, HRB.

# Appendix A: Location Map and SAM

Letter 8.5 x 11



Date: August 2026

## SUPPORTIVE MAPPING

Subdivision Application S-2026-3153  
Meadowland Drive and North Haven Way, RM of West St. Paul

Designation: "SC" Settlement Centre

Zoning: "RMF-2" Serviced Multi-Family Residential 2

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



Highway Control Zones

— Rail

— Roads



Hazard Lands - Airport



Parcels Outline



**RED RIVER**  
PLANNING DISTRICT



June 29, 2026

ATTN:  
Santan Singh, RPP,  
MCIP  
Manager of Planning  
Services  
Red River Planning  
District  
2978 Birds Hill Rd.  
East St. Paul  
MB R2E 1J5

## Subdivision Application, R of West St. Paul

M

CT No. 3136407/1  
BLOCK 15 PLAN 68670 WLTO IN RL 5 TO 9 PARISH OF ST PAUL

Dear Mr. Singh,

Landmark Planning & Design Inc. is pleased to submit this Subdivision Application on behalf of the property owner (see Letter of Authorization attached). The subject property is located in the RM of West St. Paul close to the junction of Meadowland Drive and North Haven Way. The intent of the proposed subdivision is to divide the existing lot into two for financing purposes so that the entire property will not be encumbered related to future project financing.

### Com liance with Develo ment Plan

The ~~subject property is designated~~ "Settlement Centre" in the Red River Planning District Development Plan No. 272/19 which is the Plan that governs land use and development in the RM of West St. Paul at the time of submitting this application. The proposed subdivision complies with the land use objectives and policies of the "Settlement Centre" designation.

### Com liance with Zonin B -law

The ~~subject property is zoned~~ "RMF-2" Serviced Multi-family Residential 2 in R.M. of West St. Paul Zoning By-law. The minimum site area required for subdivisions within the RMF-2 zone as per the Zoning By-law is 1 acre and a minimum site width of 180 feet is also required. The proposed lots exceed the minimum requirements of the Zoning By-law for site area and site width as follows:

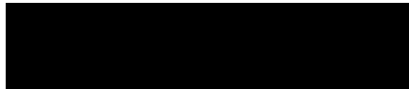
| Lot # | Site Width (ft.) | Site Area (ac.) |
|-------|------------------|-----------------|
| Lot 1 | 269.5            | 4.03            |
| Lot 2 | 276              | 3.22            |
|       |                  |                 |

As part of the application submission requirements, please find enclosed the following:

- Completed Subdivision Application Form;
- Subdivision Application Map;
- Current Status of Title;
- A Letter of Authorization from the landowner

If you have any questions or require additional information, please contact the undersigned at 204-453-8008. We thank you for your cooperation and look forward to working with representatives from your office as well as the RM of West St. Paul on this application.

Yours truly,



Andrei Friesen, Planner, RPP, MCIP, LEED AP  
**LANDMARK PLANNING & DESIGN INC**

## Calvin So

---

**From:** Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>  
**Sent:** Monday, August 17, 2026 8:35 AM  
**To:** Calvin So  
**Subject:** RE: S26-3152 and S26-3153

Hello,

Land Titles requirements are as follows for both S26-3152 and S26-3153:  
A Plan of Subdivision as proposed is required.

**Rose Torrijos** | Surveys - Plan Registration | Teranet Manitoba  
500-200 Graham Ave, Winnipeg, MB R3C 4L5  
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB R3C 2G1  
Office: 1.844.737.5684  
[rose.torrijos@teranet.ca](mailto:rose.torrijos@teranet.ca)

Next office closure: August 3<sup>rd</sup>, 2026



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**From:** Calvin So <calvin@rrpd.ca>  
**Sent:** August 10, 2026 2:08 PM  
**To:** Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>  
**Subject:** S26-3152 and S26-3153

Hello,

As requested, please see subdivision applications S26-3152 and S26-3153 attached for review and comments.

For S26-3152, the applicant proposes to subdivide the subject property at 1032 Miller Road into one additional lot, zoned "RRO" Rural Residential Overlay.

For S26-3153, the applicant is proposing to subdivide the property at Block 15, Plan 68670 into two lots.

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](http://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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## RM of WSP comments:

|            |         |                                                                                |                                       |            |                          |
|------------|---------|--------------------------------------------------------------------------------|---------------------------------------|------------|--------------------------|
| ^ Complete | Pending | Red River Planning District - Rural Municipality of West St. Paul<br>Pam Elias | 2026-08-07, 3:04 p.m.<br>by Calvin So | 2026-10-08 | 2026-08-17<br>12:35 p.m. |
|------------|---------|--------------------------------------------------------------------------------|---------------------------------------|------------|--------------------------|

### Request description

Visibility Authorities and sel

Hello,  
Please see a subdivision application, S-2026-3153, attached for review and comments.  
The applicant is proposing to subdivide the property at Block 15, Plan 68670 into two lots.  
The application is tentatively going to the October 8th, 2026 council meeting.  
Thanks,  
Calvin

### Stakeholder comments

Hi Calvin, for information, per development agreement, there shall be no development of this RMF-2 zoned land until such time as a Supplemental Development Agreement has been entered into. The agreement shall cover Water Utilities, Landscaping, Vegetation, Internal Roadways, Development Fees, Lighting and such other matters as the Municipality shall deem appropriate, including land drainage and runoff.

ADD COMMENT +

by Pam Elias, 2026-08-17, 12:35 p.m.

## Hydro and Gas comments:

|            |           |                                                                                    |                                       |            |                         |
|------------|-----------|------------------------------------------------------------------------------------|---------------------------------------|------------|-------------------------|
| ^ Complete | Delivered | Red River Planning District - Manitoba Hydro<br>Manitoba Hydro Property Department | 2026-08-07, 3:04 p.m.<br>by Calvin So | 2026-09-24 | 2026-09-23<br>3:54 p.m. |
|------------|-----------|------------------------------------------------------------------------------------|---------------------------------------|------------|-------------------------|

### Request description

Visibility Authorities and selected ci

Hello,  
Please see a subdivision application, S-2026-3153, attached for review and comments.  
The applicant is proposing to subdivide the property at Block 15, Plan 68670 into two lots.  
The application is tentatively going to the October 8th, 2026 council meeting.  
Thanks,  
Calvin

### Stakeholder comments

1. No new easements required— Manitoba Hydro and Centra Gas Manitoba Inc. have no new easement requirements.
2. If Manitoba Hydro and Centra Gas Manitoba Inc. have existing easements registered on title and you require details, please send the request to the email provided below.
3. 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.
4. 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.
5. Should you require further electrical or gas services please fill out the online form on the Manitoba Hydro website.

Any inquiries can be sent to HCSC@hydro.mb.ca. should you want details about easements on your title please request to HCSC@hydro.mb.ca

ADD COMMENT +

by Manitoba Hydro Property Department, 2026-09-23, 3:54 p.m.

Valley Fiber Ltd.comments:

|   |          |         |                                                                                      |                                       |            |                         |
|---|----------|---------|--------------------------------------------------------------------------------------|---------------------------------------|------------|-------------------------|
| ^ | Complete | Pending | Red River Planning District - Utility Company - Telecommunication<br>Kim Leatherdale | 2026-08-07, 3:04 p.m.<br>by Calvin So | 2026-10-08 | 2026-08-10<br>9:16 a.m. |
|---|----------|---------|--------------------------------------------------------------------------------------|---------------------------------------|------------|-------------------------|

Request description Visibility Authorities and selected

Hello,

Please see a subdivision application, S-2026-3153, attached for review and comments.

The applicant is proposing to subdivide the property at Block 15, Plan 68670 into two lots.

The application is tentatively going to the October 8th, 2026 council meeting.

Thanks,

Calvin

Stakeholder comments

Hello

We are writing in regard to the subdivision application associated with Planning File No S-2026-3153. Upon review of the proposed subdivision and the relevant details, we confirm tl require an easement over the subject lands. We appreciate the opportunity to review the application and thank you for including us in the circulation process. Should any further clari please do not hesitate to contact us.

Thank you,

ADD COMMENT +

by Kim Leatherdale, 2026-08-10, 9:16 a.m.

Rogers comments:

|   |          |           |                                                                                    |                                       |            |                          |
|---|----------|-----------|------------------------------------------------------------------------------------|---------------------------------------|------------|--------------------------|
| ^ | Complete | Delivered | Red River Planning District - Utility Company - Telecommunication<br>Lyle MacNevin | 2026-08-07, 3:04 p.m.<br>by Calvin So | 2026-09-24 | 2026-09-22<br>10:21 a.m. |
|---|----------|-----------|------------------------------------------------------------------------------------|---------------------------------------|------------|--------------------------|

Request description Visibility Authorities and selected

Hello,

Please see a subdivision application, S-2026-3153, attached for review and comments.

The applicant is proposing to subdivide the property at Block 15, Plan 68670 into two lots.

The application is tentatively going to the October 8th, 2026 council meeting.

Thanks,

Calvin

Stakeholder comments

Rogers has existing easement on this lot which is sufficient at this time.

ADD COMMENT +

by Lyle MacNevin, 2026-09-22, 10:21 a.m.

MTI Water Management comments:

|                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div> <div> <div></div> <div>No comments</div> </div> <div>Pending</div> <div> <div>Red River Planning District - Manitoba Transportation and Infrastructure</div> <div>Water Management</div> </div> <div> <div>2026-08-07, 3:04 p.m.</div> <div>by Calvin So</div> </div> <div>2026-10-08</div> <div> <div>2026-08-10 10:11 a.m.</div> </div> </div> | <div> <div>Request description</div> <div> <div>Visibility</div> <div>Authorities and selected circulation assignee</div> <div></div> </div> </div> <div> <p>Hello,</p> <p>Please see a subdivision application, S-2026-3153, attached for review and comments.</p> <p>The applicant is proposing to subdivide the property at Block 15, Plan 68670 into two lots.</p> <p>The application is tentatively going to the October 8th, 2026 council meeting.</p> <p>Thanks,</p> <p>Calvin</p> </div> <div> <div>by Water Management, 2026-08-10, 10:11 a.m.</div> </div> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Agriculture Department comments:

|  |          |           |                                                                  |                                       |            |                         |
|--|----------|-----------|------------------------------------------------------------------|---------------------------------------|------------|-------------------------|
|  | Complete | Delivered | Red River Planning District - Manitoba Agriculture<br>Tina Harms | 2026-08-07, 3:04 p.m.<br>by Calvin So | 2026-09-24 | 2026-08-26<br>1:48 p.m. |
|--|----------|-----------|------------------------------------------------------------------|---------------------------------------|------------|-------------------------|

**Request description**

Hello,

Please see a subdivision application, S-2026-3153, attached for review and comments.

The applicant is proposing to subdivide the property at Block 15, Plan 68670 into two lots.

The application is tentatively going to the October 8th, 2026 council meeting.

Thanks,

Calvin

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**Stakeholder comments**

The proposed subdivision resides within a designated Settlement Centre Policy Area. No comments.

[ADD COMMENT +](#)

by Tina Harms, 2026-08-26, 1:48 p.m.

**Bell MTS Subdivisions**

Bell MTS, a division of Bell Canada  
Winnipeg, Manitoba  
[subdivisions@bellmts.ca](mailto:subdivisions@bellmts.ca)  
[www.bellmts.ca](http://www.bellmts.ca)



**September 8, 2026**

**File No. S-2026-3153**

**Attention:** Red River Planning District  
2978 Birds Hill Road  
East St. Paul, MB R2E 1J5  
T.204-669-8880 F. 204-669-8882  
[www.redriverplanning.com](http://www.redriverplanning.com)

**RE:** Proposal to Subdivide  
Block 15, Plan 68670 WLTO in RL 5 to 9, Parish of St. Paul  
R.M. of West St. Paul  
Registered Owner: Riverdale West Developers Inc.

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Bell MTS has no new easement requirements with respect to application numbered S-2026-3153.

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

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

Future telecommunication services can be obtained by submitting the online form on the [Bell MTS](http://www.bellmts.ca) website.

Thank-you,  
Heather Dixon  
Network Services Associate  
[subdivisions@bellmts.ca](mailto:subdivisions@bellmts.ca)



**DATE:** 2026-09-16

**TO:** Red River Planning District  
c/o Calvin So  
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: S-2026-3153  
AAS File: AAS-26-26108  
Proposed Subdivision located in Part of RL 007-PA and RL 008-PA  
in the RM of West St. Paul  
Registered Owner(s): Riverdale West Developers Inc.

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

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

### **Legislation**

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

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

### **Heritage Resource Protection Plan**

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

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

*Historic Resources Branch*

Enclosure: Heritage Resources Protection Plan (HRPP)

**Archived:** September 24, 2026 11:43:30 AM

**From:** [+WPG1166 - MIT Water Review](#)

**Sent:** Mon, 10 Aug 2026 13:57:16

**To:** [Calvin So](#)

**Cc:** [+WPG1166 - MIT Water Review](#) [Krystal Wenzoski](#)

**Subject:** RE: New circulation request ( -15-68670 being Roll 28591 in West St Paul )

**Importance:** Normal

**Sensitivity:** None

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Hello Calvin,

We have no concerns with this file.

Thanks,

**Matthew Sebesteny**

Development Review Specialist

Hydrologic Forecasting & Water Management Branch

Manitoba Transportation & Infrastructure

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**From:** no-reply@mg.cloudpermit.com <no-reply@mg.cloudpermit.com>

**Sent:** Friday, August 7, 2026 15:05

**To:** +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>

**Subject:** New circulation request



Hi,

The municipal authority has requested comments from you on Cloudpermit for in West St. Paul.

Request description:

Hello,

Please see a subdivision application, S-2026-3153, attached for review and comments.

The applicant is proposing to subdivide the property at Block 15, Plan 68670 into two lots.

The application is tentatively going to the October 8th, 2026 council meeting.

Thanks,

Calvin

Due date: 2026-10-08

Review this request by clicking the link below and you will be redirected to the application.

[Open application](#)

If the button does not work, copy this [link](#) directly on to your browser.

Sincerely, Red River Planning District Phone: 204-669-8880 Email: [info@rrpd.ca](mailto:info@rrpd.ca)

**Please Note:** This email has been sent from an address that is not monitored. Replies to this email will not be read or responded to. If you need assistance or wish to get in touch with Red River Planning District, Planning Department, you can send them a message by logging into Cloudpermit or contacting them separately. Thank you.

Please Note: This email has been sent from an address that is not monitored. Replies to this email will not be read or responded to. If you need assistance or wish to get in touch with The Red River Planning District, you can send them a message by logging into Cloudpermit or contacting them separately. Thank you. Every effort has been made to ensure the accuracy of information contained within this website. However, in the event of a discrepancy between this website and the governing municipal, building or zoning by-law, The Manitoba Building Code, The National Building Code, The National Plumbing Code, The Planning Act, RRPD by-laws and any other governing by-law, the governing by-law will take precedence.

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