

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

Rural Municipality of St. Clements

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

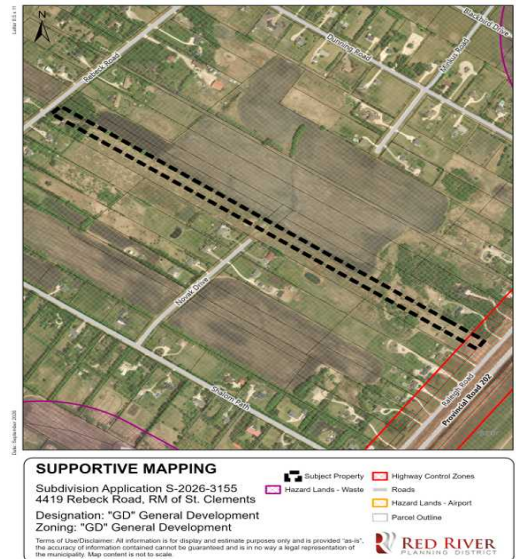
Tuesday
2026-10-20
6:00 p.m.

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: S-2026-3155
Applicant: Cindy Proskurniak
Property Location: 4419 REBECK RD
Rural Municipality of
St. Clements
Roll #: 50425.0
Legal: *OT277-AD-0



Application Purpose: The applicant is seeking to subdivide 1 lot of 9.51 ac into 4 lots in total of 2.33-2.39 ac each, and 5th lot for the future Novak Drive extension.

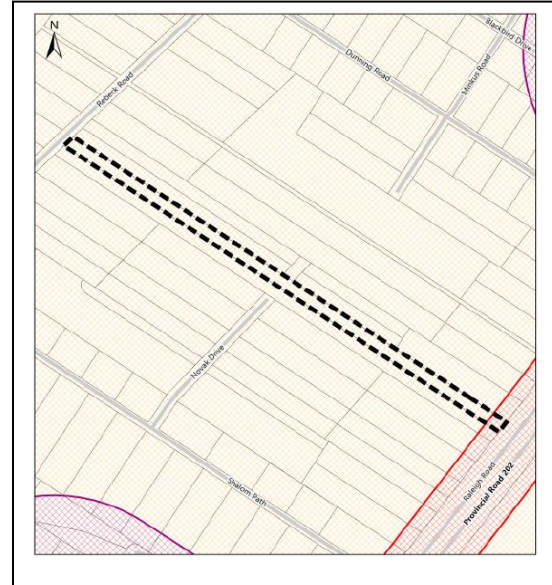
Zoning By-law Requirement in "GD" General Development zone	Proposed by Applicant
GD - Lot Size Requirement 2 ac in area, 200 ft wide (min.)	Proposed Lots 1-4: 2.33-2.39 ac in size and 101.5 in width. Proposed Lot for the Novak Drive: N/A

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 S26-3155

Date Prepared:

Address:	4419 Rebeck Road, St. Clements
Legal Description:	CT 1762993/1 OT277-AD-0
Roll Number(s):	50425
Zoning:	"GD" General Development zone
Development Plan:	"GD" General Development designation
Report Prepared by:	Valentina Esman Community Planner



PUBLIC HEARING REQUIRED

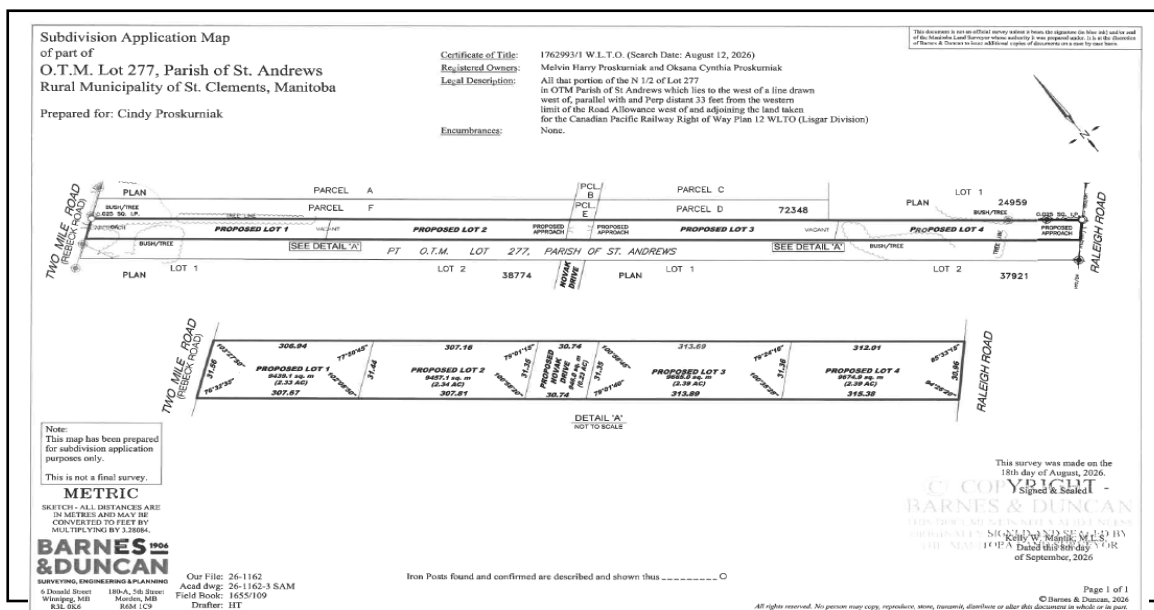
EXECUTIVE SUMMARY:

The applicant is seeking approval to subdivide the land of 1 lot of 9.51 ac into total 5 lots: 4 residential lots of 2.33-2.39 ac and a fifth lot for the future road (Novak Drive extension).

The proposal is consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for "GD" General Development designation. The Red River Planning District recommends that the application **be approved**.

RECOMMENDATION – APPROVE WITH CONDITIONS

1.0 PROPOSAL:



The applicant is seeking approval to subdivide the land of 1 lot of 9.51 ac into total 5 lots: 4 residential lots of 2.33-2.39 ac and a fifth lot for the future road (Novak Drive extension). The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The applicant is seeking approval to subdivide the land of 1 lot of 9.51 ac into total 5 lots: 4 residential lots of 2.33-2.39 ac and a fifth lot for the future road (Novak Drive extension).

The subject land is designated *General Development* 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 – Properties zoned General Development
- To the South – Properties zoned General Development
- To the East – Raleigh Road and Provincial Road 202 then Parks and Recreation zoned properties
- To the West –Rebeck Road then Properties zoned General Development

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

Development Plan By-law No. 272/2019

Land Designation: General Development

(Adopted By RRPD Board on August 19, 2020)

Subdivision Policies for Consideration are listed as follows:

4.6.1 Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.

4.6.2 Residential lots should be of a size that can accommodate on-site wastewater disposal, and, development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and / or wastewater services, and the potential for infill development (e.g. subdivision) in order to make connection to those services an economically viable option.

4.6.3 Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.

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

4.6.14.1 There is sufficient demand for the proposed development.

4.6.14.2 The proposal is not wasteful of land.

4.6.14.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.

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

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

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

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

4.6.14.8 The proposed development will have adequate surface water drainage.

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

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

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

The proposed subdivision is located within a General Development zone, as per the R.M of St Clements Zoning By-law. The “GD” General Development zone has a minimum site area requirement of 2 acres and a minimum site width requirement of 200 ft.

Zone: “GD” General Development zone			
Site Area	Required size and width	Proposed lots size and width	Compliance to the ZBL
Proposed Lot 1	2 acres, 200 ft	2.33 acres, 101.5 ft	Yes, for the size, no, for the width
Proposed Lot 2	2 acres, 200 ft	2.34 acres, 101.5 ft	Yes, for the size, no, for the width
Proposed Lot 3	2 acres, 200 ft	2.39 ac, 101.5 ft	Yes, for the size, no, for the width
Proposed Lot	2 acres, 200 ft	2.39 ac, 101.5	Yes, for the size, no, for the width
Proposed Future Road extension for the Novak Drive	N/A	N/A	Deemed to conform as per Sec. 3.27.2 of the ZBL.

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services - Proposed: Holding tank, Septic Field - Required: As per Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water - Proposed: Individual Well - Required: As per Province of Manitoba standards
Road Standards - Proposed: Existing - Required: As per municipal standards
Drainage - Proposed: Natural, Ditches - Required: As per municipal standards

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that: a) Taxes on the lands to be subdivided for the current year and any arrears have been paid; b) Required applicable fees to be paid as per By-Law 8-2023; c) Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements; d) Applicant / Owner to prepare a drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the Municipality. The drainage plan is to include side lot swales in the approximate locations of proposed buildings;. e) Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined; f) Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required: I. Drainage II. Drainage Plan of Easement g) Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required: 1) Drainage Plan 2) Applicable fees 3) Proposed future road “Novak Drive” to be constructed at the cost of the developer. No building permits shall be issued for Proposed Lots 2 & 3 until the road has been constructed. h) Ensure future road allowance “Novak Drive” to be shown on the Plan of Subdivision is registered under its own separate Title in the name of the R.M. of St. Clements, if required.
Manitoba Agriculture and Resource Development	The proposed subdivision resides within a designated General Development Policy Area, no comments.
Manitoba Infrastructure - Highway Planning and Design Branch	No comments received
Drainage & Water Control	No comments received

Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required.
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	No comments
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No Concerns at this Time [See full correspondent attached to council package]
Manitoba Transportation and Infrastructure – Water Management	We have no concerns with this file.
Mines Branch	No comments received

UTILITIES

MB Hydro and Centra Gas	Easements required— Manitoba Hydro will require easements. Manitoba Hydro will require the landowner to enter into a Statutory Easement Agreement(s) (“Agreements”) with Manitoba Hydro regarding existing and/or future facilities associated with the subdivision as set out in the above noted application. This registration requirement will need to be included as a condition on the final Certificate of Approval. No easements required— Centra Gas Manitoba Inc. has no easement requirements. 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.
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 this subdivision. [See full correspondent attached to council package]
Rogers Communications	Rogers requires blanket easements on this file. Rogers would like to secure easements through joint application with Hydro.
Valley Fiber Ltd	Valley Fiber Ltd. will require easements and requests that as a condition of approval for this subdivision proposal, the landowner be required to enter into a Statutory Easement Agreement ("Agreement") with Valley Fiber Ltd. ("Valley Fiber") for existing and/or future telecommunications facilities in connection with the subdivision as set out in the above noted application. [See full correspondent attached to council package]

OTHER AGENCIES

School Division	No comments Received
Canada Post	Canada Post has no requirement of this applicant

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 applicant is seeking approval to subdivide the land of 1 lot of 9.51 ac into total 5 lots: 4 residential lots of 2.33-2.39 ac and a fifth lot for the future road (Novak Drive extension).

The proposed subdivision is located within a General Development zone, as per the R.M of St Clements Zoning By-law. The General Development zone has a minimum site area requirement of 2 acres and a minimum site width requirement of 200 ft. The applicant is providing/dedicating land for the future road development ("Proposed Novak Rd" lot on the SAM) as has been done by the surrounding property owners to the North and South to the subject land.

The proposal does not comply with the Zoning By-Law of St. Clements as the widths of all proposed lots are less than 200 ft, but no variance needed for unaltered width according to the sec. 3.31.1.3 of the ZBL of St. Clements.

After circulation to the agencies, no objection or concerns were raised, Hydro, Bell MTS, Rogers and Valley Fiber Ltd. will require a new easement agreement to enter.

Subject proposal adheres to RRPD Development Plan policies and objects in general.

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

9.0 RECOMMENDED CONDITONS:

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

1) Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:

- a) Taxes on the lands to be subdivided for the current year and any arrears have been paid;
- b) Required applicable fees to be paid as per By-Law 8-2023;
- c) Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;
- d) Applicant / Owner to prepare a drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the Municipality. The drainage plan is to include side lot swales in the approximate locations of proposed buildings;.
- e) Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined;
- f) Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - I.Drainage
 - II.Drainage Plan of Easement
- g) Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - 1) Drainage Plan
 - 2) Applicable fees
 - 3) Proposed future road “Novak Drive” to be constructed at the cost of the developer. No building permits shall be issued for Proposed Lots 2 & 3 until the road has been constructed.
- h) Ensure future road allowance “Novak Drive” to be shown on the Plan of Subdivision is registered under its own separate Title in the name of the R.M. of St. Clements, if required.

2. Applicant / owner submits written confirmation from **Manitoba Hydro** that an Easement Agreement(s) has been entered into with Manitoba Hydro 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.] **OR** [Please contact Manitoba Hydro, Subdivision Coordinator, Property Department, 12-630 Portage Ave., Winnipeg, MB., R3C 0G8, 204-360-4399, for information.]

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 submits written confirmation from Rogers that an Easement Agreement(s) has been entered into with Rogers 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: Sarah Hill, Project Coordinator, Planning ON, MB & SK
Rogers Communications, 1635 Paquette Rd Thunder Bay, ON P7G 2J2
sarah.hill@rci.rogers.com

5. Valley Fiber Ltd. will require easements and requests that as a condition of approval for this subdivision proposal, the landowner be required to enter into a Statutory Easement Agreement ("Agreement") with Valley Fiber Ltd. ("Valley Fiber") for existing and/or future telecommunications facilities in connection with the subdivision as set out in the above noted application. The contact for proceeding with the Statutory Easement Agreement is as follows:

Valley Fiber Ltd., 108-1479 Buffalo Place, Winnipeg, Manitoba R3T 1L7 Email:

municipalplanning@valleyfiber.ca

REQUIREMENTS

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

cc: Applicant, WLTO, RM of St. Clements

APPENDIX A – RRPD LOCATION MAP



SUPPORTIVE MAPPING

Subdivision Application S-2026-3155
4419 Rebeck Road, RM of St. Clements

Designation: "GD" General Development
Zoning: "GD" General Development

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



APPENDIX B – SUBDIVISION APPLICATION MAP

Subdivision Application Map

of part of

O.T.M. Lot 277, Parish of St. Andrews

Rural Municipality of St. Clements, Manitoba

Prepared for: Cindy Proskurniak

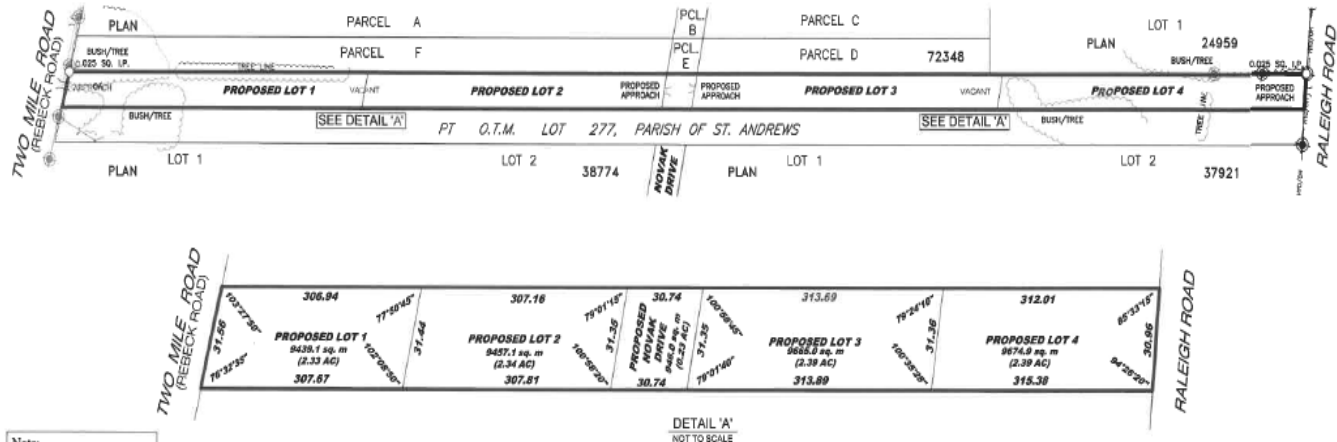
Certificate of Title: 1762993/1 W.L.T.O. (Search Date: August 12, 2026)

Registered Owners: Melvin Harry Proskurniak and Oksana Cynthia Proskurniak

Legal Description: All that portion of the N 1/2 of Lot 277 in OTM Parish of St Andrews which lies to the west of a line drawn west of, parallel with and Perp distant 33 feet from the western limit of the Road Allowance west of and adjoining the land taken for the Canadian Pacific Railway Right of Way Plan 12 WLTO (Lisgar Division)

Encumbrances: None.

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 in 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.

METRIC

SKETCH - ALL DISTANCES ARE
IN METRES AND MAY BE
CONVERTED TO FEET BY
MULTIPLYING BY 3.28084.

BARNES & DUNCAN 1906
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

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

Our File: 26-1162
Acad dwg: 26-1162-3 SAM
Field Book: 1655/109
Drafter: HT

Iron Posts found and confirmed are described and shown thus ----- O

This survey was made on the
18th day of August, 2026.

© COPYRIGHT -
BARNES & DUNCAN
THIS DOCUMENT IS NOT A FINAL SURVEY
ORIGINALLY SIGNED AND SEALED BY
KELLY W. MANLIK, M.L.S.
Dated this 8th day
of September, 2026

Page 1 of 1

© Barnes & Duncan, 2026

All rights reserved. No person may copy, reproduce, store, transmit, distribute or alter this document in whole or in part.

6 REASON FOR APPLICATION AND OTHER COMMENTS

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

To divide one long skinny lot into 4 reasonable sized lots for family.

APPENDIX C – CIRCULATION COMMENTS

September 29, 2026

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

Attention: Community Planner

Re: **Subdivision No. S26-3155**
Proskurniak

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

1. Taxes on the lands to be subdivided for the current year and any arrears have been paid;
2. Required applicable fees to be paid as per By-Law 8-2023;
3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;
4. Applicant / Owner to prepare a drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the Municipality. The drainage plan is to include side lot swales in the approximate locations of proposed buildings;
5. Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined;
6. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Drainage
 - b. Drainage Plan of Easement
7. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Drainage Plan
 - b. Applicable fees

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

Email: info@rmofstclements.com

www.rmofstclements.com



St. Clements
The place to be

- c. Proposed future road "Novak Drive" to be constructed at the cost of the developer. No building permits shall be issued for Proposed Lots 2 & 3 until the road has been constructed.
8. Ensure future road allowance "Novak Drive" to be shown on the Plan of Subdivision is registered under its own separate Title in the name of the R.M. of St. Clements, if required.

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

Sincerely,

Kayla Kozoway, CMMA
Planning Clerk

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

Bell MTS Subdivisions

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



September 17, 2026

File No. S-2026-3155

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

RE: Proposal to Subdivide
4419 Rebeck Road
R.M. of St. Clements
Registered Owners: Melvin and Oksana Proskurniak

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 this subdivision.

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 applicant and/or property owner.

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

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

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

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

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



	Complete	Delivered	Red River Planning District - Manitoba Transportation and Infrastructure Water Management	2026-09-14, 3:52 p.m. by Calvin So	2026-10-06	2026-09-15 11:37 a.m.
---	----------	-----------	--	---------------------------------------	------------	-----------------------

Request description

Visibility

Authorities and selected circulation assignee 

Hello,

Please see a subdivision application, S-2026-3155, attached for review and comments.

The applicant proposes to subdivide the property at 4419 Rebeck Road, zoned "GD" General Development, into a total of four (4) lots.

Thanks,

Calvin

Stakeholder comments

We have no concerns with this file. Thanks.

-MS

ADD COMMENT 

by Water Management, 2026-09-15, 11:37 a.m.



Complete

Delivered

Red River Planning District - Canada Post
Paul Shymko

2026-09-14, 3:52
p.m.
by Calvin So

2026-10-06

2026-10-02
12:36 p.m.

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please see a subdivision application, S-2026-3155, attached for review and comments.

The applicant proposes to subdivide the property at 4419 Rebeck Road, zoned "GD" General Development, into a total of four (4) lots.

Thanks,

Calvin

Stakeholder comments

Canada Post has no requirement of this applicant

Thank you!

ADD COMMENT

by Paul Shymko, 2026-10-02, 12:36 p.m.

Complete with conditions	Delivered	Red River Planning District - Utility Company Telecommunication Kim Leatherdale	2026-09-14, 3:52 p.m. by Calvin So	2026-10-06	2026-09-15 4:24 p.m.
--------------------------	-----------	---	---------------------------------------	------------	-------------------------

Request description

Visibility Authorities and selected circulation assignee 

Hello,

Please see a subdivision application, S-2026-3155, attached for review and comments.

The applicant proposes to subdivide the property at 4419 Rebeck Road, zoned "GD" General Development, into a total of four (4) lots.

Thanks,

Calvin

Stakeholder comments

Good morning,

We are writing regarding the subdivision application associated with Planning File No . S-2026-3155

Valley Fiber Ltd. will require easements and requests that as a condition of approval for this subdivision proposal, the landowner be required to enter into a Statutory Easement Agreement ("Agreement") with Valley Fiber Ltd. ("Valley Fiber") for existing and/or future telecommunications facilities in connection with the subdivision as set out in the above noted application.

Valley Fiber requests that as a condition of this subdivision, the developer be required to register the Agreement along with the Easement Plan, if required, in series immediately following the proposed subdivision plan, at the appropriate Land Titles Office. This registration requirement should be included as a condition on the final Certificate of Approval.

If the subdivision is by legal description Valley Fiber will require 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.

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan via PDF to the attention of Municipal Planning (municipalplanning@valleyfiber.ca).

Valley Fiber will then review the plan and provide our easement requirements to the surveyor to prepare a Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations, if required. The Plan of Easement, if required, is to be prepared at the developer's expense.

The Agreement and the Plan of Easement must be sent in trust from our lawyer to the developer's lawyer. Please provide us with the name of the lawyer who will be handling this matter.

Any existing Valley Fiber 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.

If there are any existing facilities which require removal or relocation as a result of the subdivision, any resulting costs will be at the expense of the developer.

The contact for proceeding with the Statutory Easement Agreement is as follows:

Valley Fiber Ltd.
108-1479 Buffalo Place
Winnipeg, Manitoba R3T 1L7
Email: municipalplanning@valleyfiber.ca

Thank you!

ADD COMMENT +

by Kim Leatherdale, 2026-09-15, 4:24 p.m.

Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)

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)

Promptly provide any layout changes. (Including changes requested by Land titles office)

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.

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.

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.

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.

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 any/or 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)

Thank you so much!

ADD COMMENT +

by Manitoba Hydro Property Department, 2026-10-05, 3:43 p.m.

	Complete with conditions	Delivered	Red River Planning District - Manitoba Hydro Manitoba Hydro Property Department	2026-09-14, 3:52 p.m. by Calvin So	2026-10-06	2026-10-05 3:43 p.m.
--	--------------------------	-----------	--	---------------------------------------	------------	----------------------

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please see a subdivision application, S-2026-3155, attached for review and comments.

The applicant proposes to subdivide the property at 4419 Rebeck Road, zoned "GD" General Development, into a total of four (4) lots.

Thanks,

Calvin

Stakeholder comments

Easements required— Manitoba Hydro will require easements.
 Manitoba Hydro will require the landowner to enter into a Statutory Easement Agreement(s) ("Agreements") with Manitoba Hydro regarding existing and/or future facilities associated with the subdivision as set out in the above noted application.
 This registration requirement will need to be included as a condition on the final Certificate of Approval.

No easements required— Centra Gas Manitoba Inc. has no easement requirements.
 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.

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:

Have the surveyor provide Manitoba Hydro with a pdf copy of the Subdivision Plan.



No comments

Delivered

Red River Planning District - Manitoba Environment and Climate Change

2026-09-14, 3:52 p.m.
by Calvin So

2026-10-06

2026-09-18 12:08 p.m.

Request description

Visibility Authorities and selected circulation assignee 

Hello,
Please see a subdivision application, S-2026-3155, attached for review and comments.

The applicant proposes to subdivide the property at 4419 Rebeck Road, zoned "GD" General Development, into a total of four (4) lots.

Thanks,

Calvin

by ECE Branch, 2026-09-18, 12:08 p.m.



Complete

Delivered

Red River Planning District - Manitoba Agriculture
Tina Harms

2026-09-14, 3:52
p.m.
by Calvin So

2026-10-06

2026-10-05
3:23 p.m.

Request description

Visibility Authorities and selected circulation assignee 

Hello,

Please see a subdivision application, S-2026-3155, attached for review and comments.

The applicant proposes to subdivide the property at 4419 Rebeck Road, zoned "GD" General Development, into a total of four (4) lots.

Thanks,

Calvin

Stakeholder comments

The proposed subdivision resides within a designated General Development Policy Area, no comments.

Thank you, Tina!

ADD COMMENT 

by Tina Harms, 2026-10-05, 3:23 p.m.