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 **2026-11-17** **6:00 p.m.**	**Council Chambers** **1043 Kittson Road, East Selkirk, MB** **Rural Municipality of St. Clements, MB**

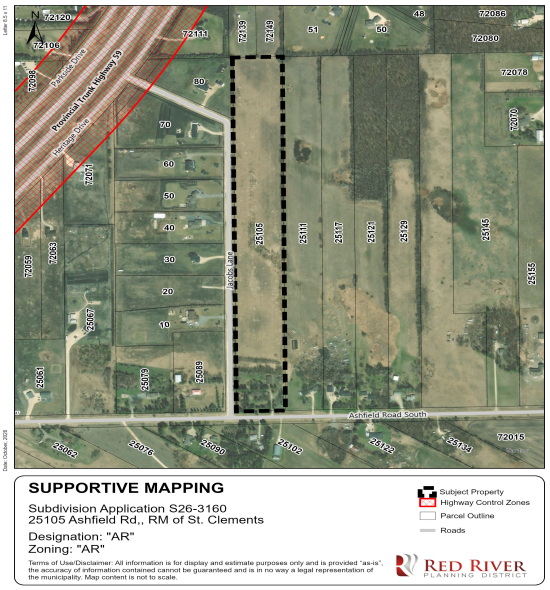
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **S-2026-3160**

Applicant: Nancy Limneos

Property Location: 25105 ASHFIELD RD
Rural Municipality of
St. Clements
Roll #: 245300.0
Legal: 11-2-1792



Application Purpose: To subdivide the land of 18 ac of 1 lot into total 4 lots of 4-5.5 ac in size in "AR"-Agriculture Restricted zone

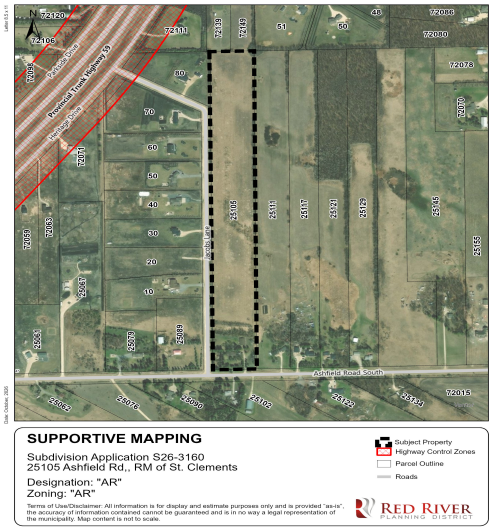
Zoning By-law Requirement	Proposed by Applicant
AR - Lot Size Requirement 4 ac in area, 198 ft wide (min.)	**Proposed Lots 1-4:** 4-5.5 ac in site area and 198-586.5 ft in site width

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

RED RIVER PLANNING DISTRICT

2978 Birds Hill Road
East St. Paul, Manitoba R2E 1J5
Toll Free: 800-876-5831
Phone: 204-669-8880

Subdivision:	S-2026-3160
Date Prepared:	2026-11-03
Address:	25105 ASHFIELD RD
Legal Description:	11-2-1792
Roll Number(s):	245300.0
Zoning:	AR - Agriculture Restricted zone
Development Plan:	AR - Agriculture Restricted designation
Report Prepared by:	Valentina Esman, Community Planner, RRPD



PUBLIC HEARING REQUIRED - Yes

EXECUTIVE SUMMARY:

The applicant is seeking to subdivide the land of 18 ac of 1 lot into total 4 lots of 4-5.5 ac in size, no new road proposed.

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

RECOMMENDATION

APPROVE WITH CONDITIONS

1.0 PROPOSAL:

The applicant is seeking to subdivide the land of 18 ac of 1 lot into total 4 lots of 4-5.5 ac in size, no new road proposed.

2.0 SITE CONTEXT AND BACKGROUND:

The applicant is seeking to subdivide the land of 18 ac of 1 lot into total 4 lots of 4-5.5 ac in size, no new road proposed. The subdivision application map (SAM) is provided in the appendix to this report.

The subject land is designated *Agriculture Restricted* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020). The area around the subject property is as follows:

- To the North – 4-5.25 ac lots zoned "AR" Agricultural Restricted
- To the South –Ashfield Rd South and then 28.47 ac lot zoned "AR" Agricultural Restricted
- To the East – 14 ac lot zoned AR" Agricultural Restricted
- To the West –3.6-4.5 ac lot zoned "AR" Agricultural Restricted

3.0 DEVELOPMENT PLAN ():

Land Use Designation: Agriculture Restricted

The *Agriculture Restricted* designation "Is a designation that allows small scale agricultural operations on smaller lots, and low density non-farm residential uses. This designation may also acts as a buffer between large scale agricultural enterprises and rural residential or urban development." (p. 38, Development Plan)

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

…….

4.2.11 New properties created through a subdivision in the Agriculture Restricted area for non-farm residential development, small scale agricultural activities (e.g. nurseries, horticulture, bee keeping, etc.), or small-scale neighborhood oriented commercial or institutional uses, should generally be at a minimum 4 acres in size. Land divisions which create parcels *smaller than 4 acres* in size should not be permitted except as provided herein:

……

4.2.12 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:

4.2.12.1 There is sufficient demand for the proposed development.

4.2.12.2 The proposal is not wasteful of land.

4.2.12.3 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.

4.2.12.4 The proposed development will have direct frontage and legal

access onto a developed all-weather public road.

4.2.12.5 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.

4.2.12.6 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.

4.2.12.7 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.

4.2.12.8 The proposed development will have adequate surface water

drainage.

4.2.12.9 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 (5-2002):

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

Proposed Lot 1: 5.5 ac, 807.4 ft - In Compliance

Proposed Lot 2: 4 ac, 586.5 ft - In Compliance

Proposed Lot 3: 4 ac, 586.5 ft - In Compliance

Proposed Lot 4: 4.53 ac, 198 ft - In Compliance

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services

- Proposed: Septic Field and Holding Tank
- Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards

Drinking Water

- Proposed: Individual Well
- Required: As per municipal / Province of Manitoba standards

Road Standards

- Proposed: Existing
- Required: Municipality / Province is authority responsible for roadway

Drainage

- Proposed: Ditches and Natural
- Required: As per municipal / Province of Manitoba standards

6.0 CIRCULATION AND COMMENTS:

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

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;
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:
    - Drainage

- Drainage Plan of Easement

7. Applicant / Owner to amend the Plan of Subdivision to dedicate a 100-foot-wide municipal road right away, without compensation, on Proposed Lot 2.
8. Future road allowance should align with the current road allowance on Ashfield Road South to the East. (Property line between Proposed Lots 1 & 2 to be adjusted, to ensure Lot 2 remains in compliance with lot

   density requirements).
9. Ensure future road allowance 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

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The application proposes to subdivide four (4.17-acres, 4.17-acres, 4.52-acres and 5.48-acres) rural residential lots from an 18-acre agricultural. The proposed subdivision resides within a designated Agriculture Restricted Policy Area under the Red River Planning District Development Plan.

While subdivision for rural residential within a designated Agriculture Restricted may be considered under Policy 4.2.11, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted Area as stated in the Development Plan:

4.2.b “To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.”;

4.2.c “To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.”; and

4.2.f “To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.”

The parcel appears to be under active annual cultivation / an agricultural operation.

To further comply with the development plan The Planning District should verify that there is sufficient demonstrated demand prior to developing prime agricultural land. [see full comment attached in Appendix C]

Manitoba Infrastructure - Highway Planning and Design Branch

No comments

Drainage and Water Control

No comments

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 comment attached in Appendix C]

Manitoba Transportation and Infrastructure – Water Management

No comments

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.

BellMTS

Bell MTS will require a new easement agreement with respect to application numbered S26-3160.

Rogers Communications

No comments received

Mines

No comments received

OTHER AGENCIES

School Division

No requirements for the applicant.

Canada Post

Canada Post has no requirements of this applicant.

CPKC

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 land of 18 ac of 1 lot into total 4 lots of 4-5.5 ac in size, no new road proposed.

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

The subject proposal is consistent with both Zoning By-Law of St. Clements and the Red River Planning District Development Plan By-Law 279/19 objectives and policies for "AR" Agricultural Restricted designation.

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

9.0 RECOMMENDED CONDITIONS:

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

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

1. Administration for the R.M. of St. Clements has the following requirements:
   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;
   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 to amend the Plan of Subdivision to dedicate a 100-foot-wide municipal road right away, without compensation, on Proposed Lot 2.
   h) Future road allowance should align with the current road allowance on Ashfield Road South to the East. (Property line between Proposed Lots 1 & 2 to be adjusted, to ensure Lot 2 remains in compliance with lot density requirements).
   I) Ensure future road allowance 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 **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
3. 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.]

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 two (2) 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.

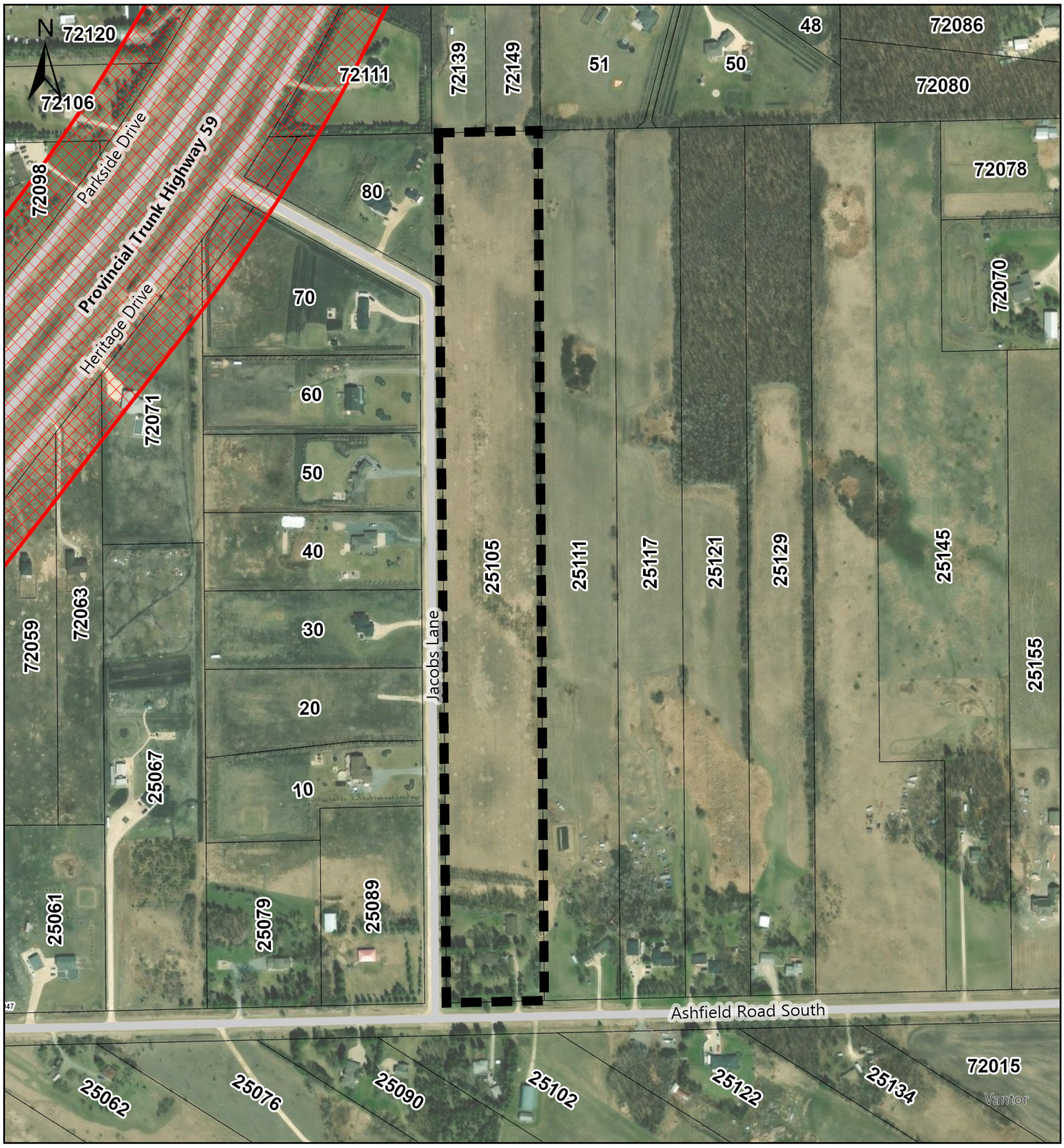
cc: Applicant, WLTO, Rm of St. Clements

APPENDIX A – RRPD LOCATION MAPS

APPENDIX B – SUBDIVISION APPLICATION MAP

APPENDIX C – CIRCULATION COMMENTS

Letter 8.5 x 11



Date: October, 2026

SUPPORTIVE MAPPING

Subdivision Application S26-3160
25105 Ashfield Rd,, RM of St. Clements

Designation: "AR"
Zoning: "AR"

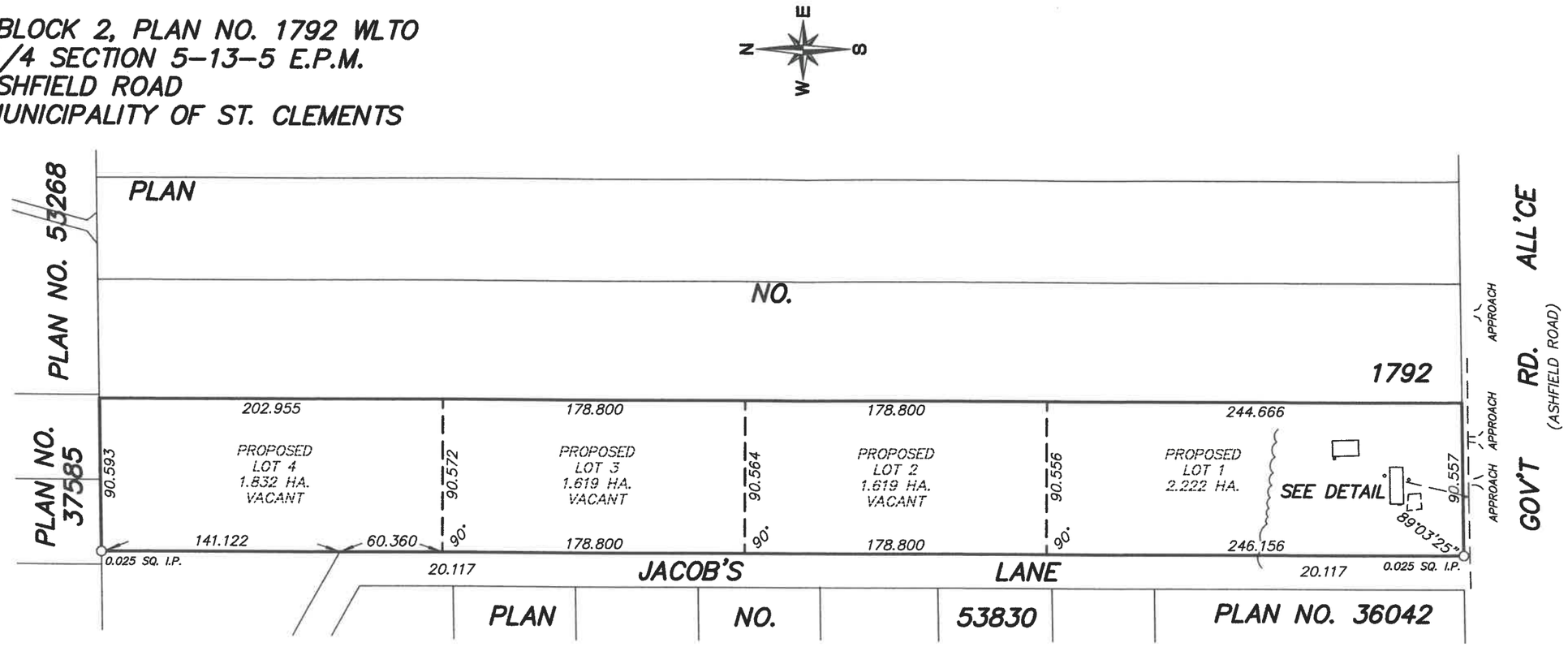
Subject Property
Highway Control Zones
Parcel Outline
Roads

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.

RED RIVER PLANNING DISTRICT

File No. 26–313

SUBDIVISION APPLICATION MAP
BEING
LOT 11, BLOCK 2, PLAN NO. 1792 WLTO
IN S.E. 1/4 SECTION 5–13–5 E.P.M.
25105 ASHFIELD ROAD
RURAL MUNICIPALITY OF ST. CLEMENTS



METRIC

All distances are in metres and may be converted to feet by multiplying by 3.28084.
Areas are in hectares and may be converted to acres by multiplying by 2.47105.

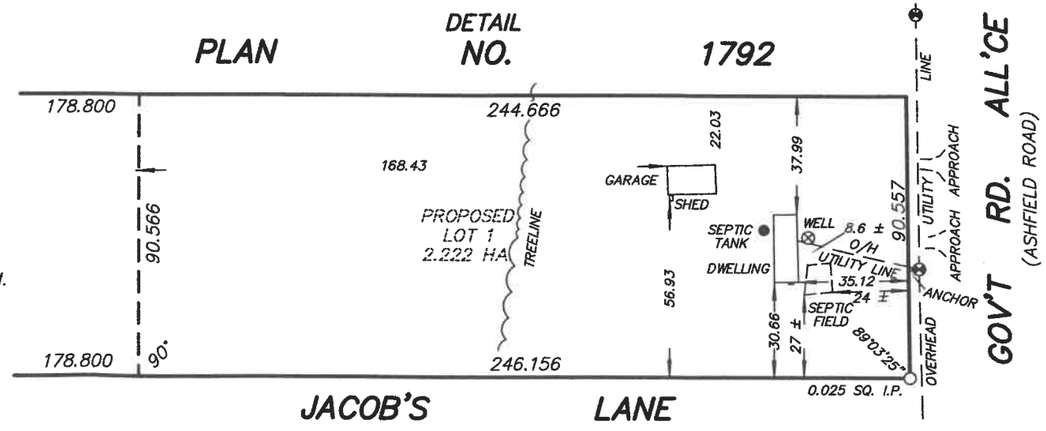
This survey was made on August 18, 2026.
Survey monuments found are described and shown thus ——————○
Utility poles are shown thus ——————⊕
Proposed lot limits are shown thus — — — — — — — — — — — —
Title limits are shown thus ——————

CERTIFICATE OF TITLE NO. : 3418568/1 (DATE OF SEARCH – SEPTEMBER 8, 2026)
REGISTERED OWNERS : RYAN JOSEPH MESSNER AND BRITTANY EMMA MORGAN SCHERS
LEGAL DESCRIPTION : LOT 11 BLOCK 2 PLAN 1792 WLTO IN S 1/2 OF SECTION 5 AND IN SE 1/4 6–13–5 EPM.
ENCUMBRANCES : MORTGAGE NO. 5881889/1

Dated this 24th day of September, 2026
This survey and map was supervised by Dwayne Denchuk, M.L.S.

ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
ISAAC & DENCHUK MANITOBA LAND SURVEYORS LTD.
No. 2021-19

NOTE : FOR PLANNING APPLICATION PURPOSES ONLY. THIS IS NOT A FINAL SURVEY.



ISAAC & DENCHUK
MANITOBA LAND SURVEYORS LTD.
200 CLANDEBOYE AVENUE
SELKIRK, MANITOBA R1A 0X1

November 3, 2026

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

Attention: Community Planner

Re: **Subdivision No. S26-3160**
Limneos

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;

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 to amend the Plan of Subdivision to dedicate a 100-foot-wide municipal road right away, without compensation, on Proposed Lot 2. Future road allowance should align with the current road allowance on Ashfield Road South to the East. (Property line between Proposed Lots 1 & 2 to be adjusted, to ensure Lot 2 remains in compliance with lot density requirements).

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

8. Ensure future road allowance 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

Valentina Esman

From: Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Sent: October 14, 2026 1:19 PM
To: Valentina Esman
Subject: RE: Circulation for 3 subdivision applications

Good Afternoon,

This email is a response to S26-3160

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

Thank you

Victor Castelli | Plan Registration 3, Surveys | Teranet Manitoba
500 – 200 Graham Avenue, Winnipeg, MB, R3C 4L5
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB, R3C 2G1
Office: 1.844.737.5684 | Mobile: 111.222.3333
Email: mb.surveysplanning@teranet.ca

TERANET MANITOBA

From: Valentina Esman <valentina@rrpd.ca>
Sent: October 9, 2026 3:48 PM
To: Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Subject: Circulation for 3 subdivision applications

Hello,

Please, see attached 3 subdivision application for RM of St. Clements (S26-3158, S26-3159,S26-3160)

For your info and comments,

Have a great day,

Valentina Esman
Community Planner
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-661-7606 Fax: 204-669-8882
www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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Complete with conditions	Delivered	Red River Planning District - Manitoba Agriculture Tina Harms	a.m. by Valentina Esman	2026-10-30	2026-10-29 3:30 p.m.	

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please, see 4 lots subdivision application in AR zone at 25105 Ashfield Rd. St. Clements

For your comments,

SHOW MORE

Stakeholder comments

File: S26-3160
Applicant: Nancy Limneos
Location: Lot 11, Plan 1792 WLTO in SE-5-13-5 EPM, RM of St. Clements
Proposal: Subdivision of four (4.17-acres, 4.17-acres, 4.52-acres and 5.48-acres) rural residential lots from an 18-acre agricultural parcel

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The application proposes to subdivide four (4.17-acres, 4.17-acres, 4.52-acres and 5.48-acres) rural residential lots from an 18-acre agricultural. The proposed subdivision resides within a designated Agriculture Restricted Policy Area under the Red River Planning District Development Plan.

While subdivision for rural residential within a designated Agriculture Restricted may be considered under Policy 4.2.11, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted Area as stated in the Development Plan:
4.2.b “To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.”;
4.2.c “To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.”; and
4.2.f “To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.”
The parcel appears to be under active annual cultivation / an agricultural operation.

To further comply with the development plan The Planning District should verify that there is sufficient demonstrated demand prior to developing prime agricultural land.

Regards,
Tina

ADD COMMENT +

by Tina Harms, 2026-10-29, 3:30 p.m.

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

October 14, 2026

File No. S-2026-3160

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
Lot 11, Block 2, Plan 1792 WLTO in S ½ of Sec 5 & SE ¼ 6-13-5 EPM
25105 Ashfield Road
R.M. of St. Clements
Registered Owners: Ryan Joseph Messner and Brittany Emma Morgan Schers

---

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

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

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

Complete	Delivered	Red River Planning District - Canada Post Paul Shymko	2026-10-09, 11:23 a.m. by Valentina Esman	2026-10-30	2026-10-30 7:47 a.m.	

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please, see 4 lots subdivision application in AR zone at 25105 Ashfield Rd. St. Clements

For your comments,

SHOW MORE

Stakeholder comments

Canada Post has no requirements of this applicant.

ADD COMMENT +

by Paul Shymko, 2026-10-30, 7:47 a.m.

^	No comments	Delivered	Red River Planning District - Manitoba Environment and Climate Change ECE Branch	2026-10-09, 11:23 a.m. by Valentina Esman	2026-10-30	2026-10-13 10:48 a.m.

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please, see 4 lots subdivision application in AR zone at 25105 Ashfield Rd. St. Clements

For your comments,

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by ECE Branch, 2026-10-13, 10:48 a.m.

Complete	Delivered	Red River Planning District - Manitoba Historic Resources Historic Resources Branch Manitoba Government(SCHT)	2026-10-09, 11:23 a.m. by Valentina Esman	2026-10-30	2026-10-21 1:51 p.m.	

Request description

Visibility Authorities and selected circulation assignee

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Stakeholder comments

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

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

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

ADD COMMENT +

by Historic Resources Branch Manitoba Government(SCHT), 2026-10-21, 1:51 p.m.

Complete with conditions	Delivered	Red River Planning District - Manitoba Hydro Manitoba Hydro Property Department	2026-10-09, 11:23 a.m. by Valentina Esman	2026-10-30	2026-10-29 4:20 p.m.	

Request description

Visibility Authorities and selected circulation assignee

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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.

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)

ADD COMMENT +

^ No comments	Delivered	Red River Planning District - Lord Selkirk School Division Kelly McDonald	2026-10-09, 11:23 a.m. by Valentina Esman	2026-10-30	2026-10-09 1:25 p.m.	

Request description

Visibility Authorities and selected circulation assignee

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by Kelly McDonald, 2026-10-09, 1:25 p.m.

No comments	Delivered	Red River Planning District - Manitoba Transportation and Infrastructure Highway Planning and Design - Roadside Development	2026-10-09, 11:23 a.m. by Valentina Esman	2026-10-30	2026-10-29 10:05 a.m.	

Request description

Visibility Authorities and selected circulation assignee

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by Highway Planning and Design - Roadside Development, 2026-10-29, 10:05 a.m.

^ No comments	Delivered	Red River Planning District - Manitoba Transportation and Infrastructure Water Management	2026-10-09, 11:23 a.m. by Valentina Esman	2026-10-30	2026-10-09 5:05 p.m.	

Request description

Visibility Authorities and selected circulation assignee

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by Water Management, 2026-10-09, 5:05 p.m.