

# NOTICE OF PUBLIC HEARING

## SUBDIVISION and VARIANCE APPLICATION

R.M. of East 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 204-668-8112.

**Tuesday**  
**July 21, 2026**  
**5:30 PM**

**East St. Paul Arena – Banquet Hall**  
**266 Hoddinott Road, 2<sup>nd</sup> Floor**  
**RM of East St. Paul, MB**

*Note: property owners are responsible for notifying “tenants”*

### APPLICATION INFORMATION

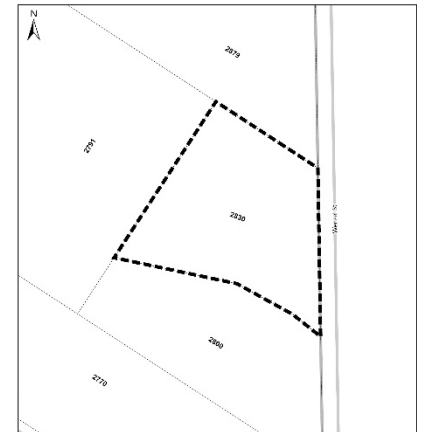
**Application File:** S26-3144 + VO 65, 2026

**Applicant:** Lopes Property Management

**Property Location:** 2830 Wenzel Street, East St Paul  
Roll # 94695  
Legal: Lot 1 Plan 20832 WLTO

**Application Purpose:**

The applicant proposes to subdivide a 6.17 acre property into three (3) lots with one (1) residual. The applicant is also seeking a variance for each property to reduce size requirements, setbacks, and to allow for accessory structures on properties without a primary use structure.



Zoning By-law Requirement	Proposed by Applicant
<b>Site Area:</b> 2 acres <b>Site Width:</b> 150 ft.	<b>Site Area:</b> 1.065 acres <b>Site Width:</b> 132.97 feet
	<b>Site Area:</b> 1.26 acres <b>Site Width:</b> 132.97 feet
	<b>Site Area:</b> 1.44 acres <b>Site Width:</b> 132.97 feet
	<b>Site Area:</b> 2.25 acres <b>Site Width:</b> 132.97 feet
<b>Side yard setback:</b> 10 ft.	<b>Side yard setback:</b> 0 feet
No accessory buildings without permitted use	Accessory building before permitted use

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)

## VARIANCE APPLICATION REPORT

<b>Date</b>	June 22
<b>Application File</b>	<b>VO 65, 2026</b>
<b>Applicant</b>	Lopes Property Management

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	2830 Wenzel Street, RM of East St. Paul
- Roll #	94695
- Title	1059446/1
<b>Zoning</b>	"RR2" Rural Residential
<b>Development Plan Designation</b>	General Development designation per RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	Area: 6.01 acres Width: ± 532 feet <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request in "RR2" Rural Residential zone	Zoning By-law Requirement for lot size and width	Proposed Lot sizes by Applicant
<ul style="list-style-type: none"> <li>• Lot Density</li> <li>• Side Yard Separation</li> <li>• Accessory structure Prior to Main Dwelling</li> </ul>	<b>Lot Size:</b> min. 2 acres <b>Lot Width:</b> min. 150 feet	<b>Proposed Lot 1:</b> 1.065 acres; 132.97 ft <b>Proposed Lot 2:</b> 1.26 acres; 132.97 ft <b>Proposed Lot 3:</b> 1.44 acres, 132.97 ft <b>Proposed Lot 4:</b> 2.25 acres, 132.97 ft

### Application Purpose

The applicant is proposing to reduce the side setback, a Lot Density variance to allow for smaller lots, and a variance to allow for an accessory building to be located on a separate lot than the principal building. In the applicants Letter of Intent, they indicated that there will be a phased approach to the development of the Proposed Lots, starting with the decommissioning of the septic field and instillation of holding tanks for each lot.

## **Analysis**

The RM of East St. Paul has commented that rather than this Variance application, the applicant / owner should rezone the property, due to the variances described being more in-line with the RR1 zone. The proposed variances are considered “significant” and better addressed through a rezoning. The full comments can be found in the coinciding subdivision report.

## **OPTIONS FOR COUNCIL’S CONSIDERATION**

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
  - (iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
  - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

## **RECOMMENDED CONDITIONS OF APPROVAL**

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval.
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

# RRPD LOCATION MAP



## SUPPORTIVE MAPPING

Variance Order VO 65, 2026  
 2830 Wenzel Street, RM of East St. Paul  
 Designation: "GD" General Development  
 Zoning: "RR2" Rural Residential

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

-  Subject Property
-  Roads
-  East St. Paul Boundary
-  Parcel Outline



**ADDITIONAL INFORMATION – SAM**

File No. 26-157

**SUBDIVISION APPLICATION MAP  
BEING PART OF  
OTM LOTS 103 TO 105, PARISH OF ST. PAUL  
LOT 1, PLAN NO. 20832 WLTO  
2830 WENZEL ROAD  
RURAL MUNICIPALITY OF EAST ST. PAUL**





CERTIFICATE OF TITLE NO. : 1059446/1  
REGISTERED OWNER : JOHN MUZIA

LEGAL DESCRIPTION : LOT 1 PLAN 20832 WLTO IN OTM LOTS 103 TO 105 PARISH OF ST PAUL SUBJECT TO A RIGHT OF WAY FOR ALL PURPOSES AS APPURTENANT TO ALL THOSE PORTIONS OF SAID LOTS 103 TO 105 WHICH LIES TO THE WEST OF PLAN NO.20832 WLTO EXC OUT OF SAID LOT 103 ALL THAT PORTION OF THE MOST NLY 80.467 METRES IN WIDTH THEREOF WHICH LIES TO THE WEST OF A LINE DRAWN ACROSS SAID LOT PARALLEL WITH THE WESTERN LIMIT OF SAID LOT FROM A POINT IN THE NORTHERN LIMIT OF SAID LOT DISTANT ELY THEREON 502.92 METRES FROM THE SAID WESTERN LIMIT AND EXC OUT OF SAID LOTS 103 TO 105 PUBLIC ROAD PLAN 8822 WLTO OVER AND UPON THE MOST NLY 6.096 METRES IN WIDTH OF SAID LOT 1.

ENCUMBRANCES : CAVEAT NOS. 87-33114/1, 1607626/1 & MORTGAGE NO. 2078864/1

**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.

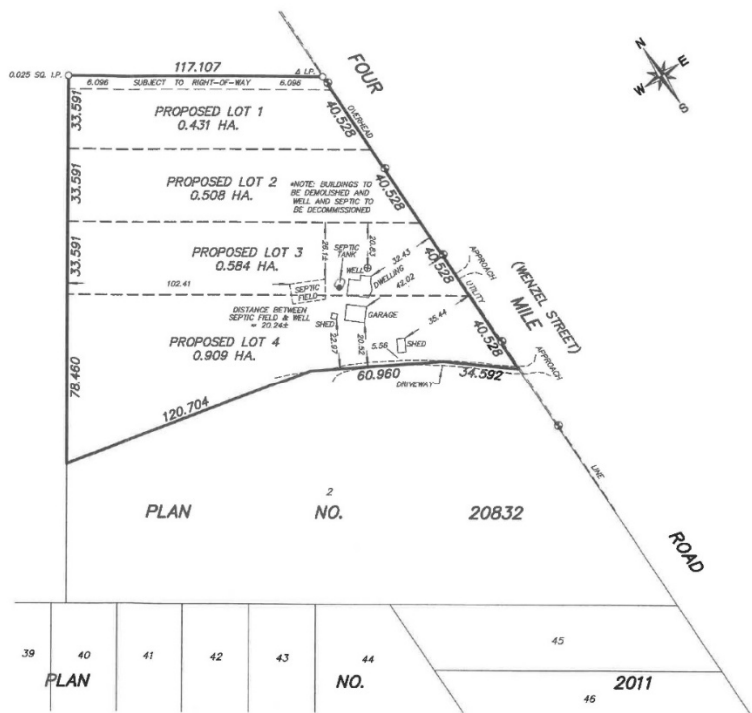
This survey was made on May 28, 2026.  
Survey monuments found are described and shown thus   
Utility poles are shown thus   
Proposed lot limits are shown thus   
Title limits are shown thus 

Dated this 2nd day of June, 2026  
This survey and map was supervised by Michael Kozoway, M.L.S.



**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



# Letter of intent

## STEPS

1. SEPTIC FIELD ~~RE~~ DECOMISIONED + TANK CONVERTED TO HOLDING TANK
2. RENT EXISTING HOUSE WHILE WE
3. BUILD ON LOT 1
4. THEN LOT 2
5. THEN REMOVE <sup>EXISTING</sup> HOUSE + GARAGE + STRUCTURES + SEPTIC TANK.
6. THEN BUILD ON LOT 3
7. THEN BUILD ON LOT 4

GARAGE IS +/- (30' x 40')

1200

SHEDS x2 (12x12)

JUNE 2 2026

ANDREW  
LOPES.



**Public Hearing Comments**

July 21, 2026

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**S26-3144 & VO 65, 2026 – 2830 Wenzel St.**

**CAO:** Administration supports the proposed subdivision, subject to the lands being rezoned to a zoning district that accommodates the proposed lot sizes. Administration is of the opinion that the requested relief is significant and may be more appropriately addressed through a rezoning application rather than a variation order.

**Operations Manager:** N/A

**Planning:** I have reviewed the public hearing package and recommend rezoning the lots to RR1 (min 1-acre lots) rather than a variance. Three of the proposed lots are closer to the minimum required size in the RR1 zone than the minimum 2 acres required in the RR2 zone.

**Project Manager:** The subdivision should be consistent with the secondary plan. Removal of the existing dwelling and accessory structure will be included as a condition of the development agreement.

**Fire Department:** The fire department has no concerns.

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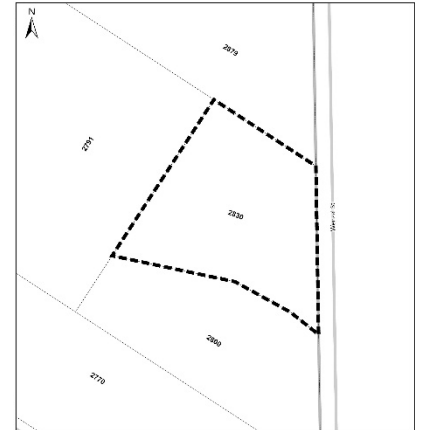
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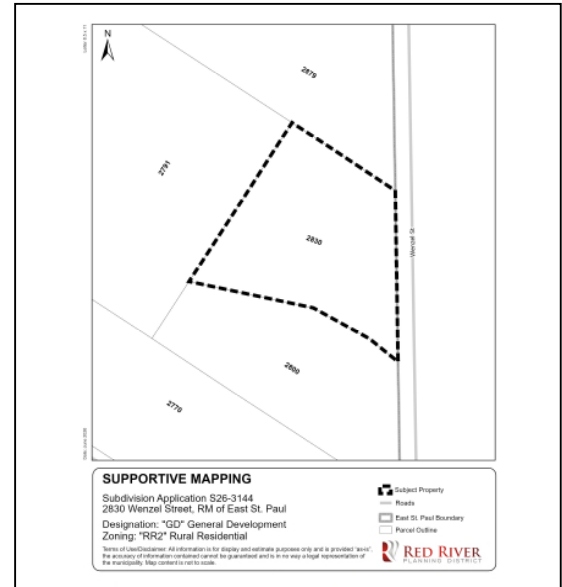
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## Subdivision S26-3144

Date Prepared: June 25, 2026

<b>Address:</b>	<b>2830 Wenzel Street, RM of East St. Paul, Manitoba</b>
<b>Legal Description:</b>	<p><b>Lot 1 Plan 20832 WLTO</b></p> <p>In OTM Lots 103 to 105 Parish of St Paul Subject to a Right of Way for all purposes as appurtenant to all those portions of said Lots 103 to 105 which lies to the west of Plan No.20832 WLTO exc out of said Lot 103 all that portion of the most NLY 80.467 meters in width thereof which lies to the west of a line drawn across said lot parallel with the western limit of said lot from a pint in the northern limit of said lot distant ELY thereon 502.92 meters from the said western limit and exc out of said Lots 103 to 105 Public Road Olan 8682 WLTO over and upon the most NLY 6.096 meters in width of said Lot 1</p> <p><b>CT 1059446/1</b></p>
<b>Roll Number(s):</b>	<b>94695</b>
<b>Zoning:</b>	<b>"RR-2" Rural Residential</b>
<b>Development Plan:</b>	General Development
<b>Report Prepared by:</b>	Joseph Westfall, Community Planner



**PUBLIC HEARING REQUIRED**



- **To the North** – there is a 45.75-acre property designated Industrial and zoned “DR” Development Reserve.
- **To the South** – there is a 5.60-acre property designated General Development and zoned “RR2” Rural residential.
- **To the East** – the subject property abuts Wenzel Street. Beyond that is the RM of Springfield.
- **To the West** – there is a 60.49-acre property designated Industrial and zoned “DR” Development Reserve.

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

#### **Land Use Designation: General Development**

The subject lands are designated “General Development” under the Red River Planning District Development Plan By-law No. 272/19.

The General Development designation is for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned.

Neighbourhood commercial development that offers local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.

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

#### **Objectives**

- 4.6.a** *To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services.*
- 4.6.b** *To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses.*
- 4.6.c** *To ensure that uses located within general development areas do not adversely affect adjacent uses.*
- 4.6.d** *To promote mixed use nodal development along major transportation corridors that support public transit services.*
- 4.6.e** *To direct growth of General Development areas to one side of provincial trunk highways and provincial roads where possible to limit cross highway traffic and protect the integrity of the transportation system.*

#### **Policies**

- 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.*

**4.6.12** *In order to ensure that an adequate amount public parks and open space is provided in new developments, a municipal council may require, where needed, the applicants for a proposed development of land to dedicate park space, in accordance with the provisions contained in The Planning Act.*

**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. 2009-04):**

The proposed subdivision is located within the “RR2” Rural Residential zone, as per the R.M of St East St. Paul Zoning By-law. The Rural Residential Zone has a minimum site area requirement of 2 acres and a minimum site width requirement of 150 ft.

<b>Zone: “RR2” Rural Residential</b>			
<b>Lots</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance Required</b>
Proposed Lot 1	<b>Site Area: 2 acres Site Width: 150 ft.</b>	<b>Site Area:</b> 1.065 acres <b>Site Width:</b> 132.97 feet	Yes – site area and site width
Proposed Lot 2		<b>Site Area:</b> 1.26 acres <b>Site Width:</b> 132.97 feet	Yes – site area and site width
Proposed Lot 3		<b>Site Area:</b> 1.44 acres <b>Site Width:</b> 132.97 feet	Yes – site area and site width
Proposed Lot 4		<b>Site Area:</b> 2.25 acres <b>Site Width:</b> 132.97 feet	Yes – site width

**Proposed Lot 1** will require a site area variance from *2 acres* to *1.065 acres* and a site width variance from *150 feet* to *132.97 feet*. **Proposed Lot 2** will require a site area variance from *2 acres* to *1.26 acres* and a site width variance from *150 feet* to *132.97 feet*. **Proposed Lot 3** will require a site area variance from *2 acres* to *1.44 acres* and a site width variance from *150 feet* to *132.97 feet*. **Proposed Lot 4** will require a site width variance from *150 feet* to *132.97 feet*.

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

<p><b>Wastewater Services</b></p> <ul style="list-style-type: none"> <li>- Proposed: Holding Tank</li> <li>- Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards</li> </ul>
<p><b>Drinking Water</b></p> <ul style="list-style-type: none"> <li>- Proposed: Individual Well</li> <li>- Required: As per municipal / Province of Manitoba standards</li> </ul>
<p><b>Road Standards</b></p> <ul style="list-style-type: none"> <li>- Proposed: Existing</li> <li>- Required: Municipality / Province is authority responsible for roadway</li> </ul>
<p><b>Drainage</b></p> <ul style="list-style-type: none"> <li>- Proposed: natural / ditches</li> <li>- Required: As per municipal / Province of Manitoba standards</li> </ul>

## **6.0 CIRCULATION AND COMMENTS:**

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

### **GOVERNMENT DEPARTMENTS AND AGENCIES**

<b>Municipality</b>	<p><b>CAO:</b> Administration supports the proposed subdivision, subject to the lands being rezoned to a zoning district that accommodates the proposed lot sizes. Administration is of the opinion that the requested relief is significant and may be more appropriately addressed through a rezoning application rather than a variation order.</p> <p><b>Operations Manager:</b> N/A</p> <p><b>Planning:</b> I have reviewed the public hearing package and recommend rezoning the lots to RR1 (min 1-acre lots) rather than a variance. Three of the proposed lots are closer to the minimum required size in the RR1 zone than the minimum 2 acres required in the RR2 zone.</p> <p><b>Project Manager:</b> The subdivision should be consistent with the secondary plan. Removal of the existing dwelling and accessory structure will be included as a condition of the development agreement.</p> <p><b>Fire Department:</b> The fire department has no concerns.</p>
<b>Manitoba Agriculture and Resource Development</b>	Has no concerns
<b>Manitoba Infrastructure - Highway Planning and Design Branch</b>	No concerns
<b>Manitoba Environment, Climate and Parks: Water Stewardship Division</b>	
<b>Winnipeg Land Titles Office (Teranet Manitoba)</b>	
<b>Manitoba Conservation and Climate Change– Environmental Compliance and Enforcement</b>	“in accordance with the Onsite Wastewater Management Systems Regulation, a minimum lot size of 0.8 hectares (2 acres) and 60 meters (198 feet) frontage (site width) is required to install a disposal field. Proposed Lots 1, 2, and 3 do not meet these requirements and are therefore limited to holding tanks.”
<b>Manitoba Sport, Culture and Heritage – Historic Resources Branch</b>	No concerns
<b>Manitoba Transportation and Infrastructure – Water Management</b>	No concerns

<b>Land and Planning Branch</b>	
<b>Mines Branch</b>	Mines Branch has no concerns. Please note that there is a quarry disposition within 1 mile or 1.6 km of the subject property.
<b>Drainage &amp; Water Rights Licensing- Drainage Section</b>	Drainage noted that they require a Licence to Construct Water Control Works for the proposed subdivision development. A Technical Drainage plan must be provided with the application. [See full correspondent attached to Council's package]
<b>River East Transcona School Division</b>	No objections

#### **UTILITIES**

<b>MB Hydro and Centra Gas</b>	Manitoba Hydro requires easements.
<b>BellMTS</b>	"Bell MTS will require easements and requests that as a condition of approval for this proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("Bell Canada") for existing and/or future telecommunications facilities in connection with the subdivision..."
<b>Rogers Communications</b>	No concerns or requirements

#### **OTHER AGENCIES**

<b>Canada Post</b>	No requirements
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### **7.0 DECISION MAKING CRITERIA AND OPTIONS:**

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

- (a) The land that is proposed to be subdivided is suitable for the purpose for which the subdivision is intended; and
- (b) The proposed subdivision conforms with
  - i. The development plan by-law and zoning by-law,
  - ii. Any secondary plan, and
  - iii. The regulations under section 146.

Under Section 125(1) of *The Planning Act*, 'where the council of a municipality receives an application pursuant to Section 124(2), it shall, after considering the application, by resolution:

- (a) reject or refuse to approve the application for subdivision; or
- (b) approve the application for subdivision, with or without conditions as set out in Section 135.

## **8.0 ANALYSIS:**

The subject property consists of one lot of 6.17 acres on title 1059446/1. The applicant is seeking to subdivide the subject land into three (3) additional lots.

The subject property currently has four structures on it; a dwelling, garage and two sheds. The Dwelling is mostly within Proposed Lot 3; however it crosses into Proposed Lot 4 by about 3 feet. The garage and sheds will be within Proposed Lot 4. These buildings are a part of a coinciding variance application (VO 65-2026), though the dwelling will be required to be demolished as a condition of subdivision. The subject property is currently mostly treed.

The subject property currently is service by a septic field and holding tank. The applicant has indicated that the septic field will be decommissioned, which will be required as a condition of approval for the subdivision.

The property was conditionally approved for a subdivision in 2025, which will expire in March 2027 (S24-3079). S24-3079 would see the subject property divided into two (2) lots, compared to the proposed four (4) lots. The owner of the subject property has not changed between the two applications.

Proposed Lots 3 and 4 have road access to Wenzel Street. Proposed Lots 1 and 2 will require new road access through either new driveways or through shared access.

The RM of East St Paul CAO and the Planning Department made comments that the lots would be more suitable to a "RR1" Zoning designation, rather than the currently proposed variances. The subject property is recommended to be rezoned to "RR-1", which would allow for the proposed lots without the need for density variances.

The proposed subdivision is located within "RR-2" Rural Residential zone, as per the R.M of St East St. Paul Zoning By-law. The Rural Residential Zone has a minimum site area requirement of 2 acres and a minimum site width requirement of 150 ft. The "RR-1" zone has a minimum site area of 1 acre and a site width of 110 feet. If the subject property were to be rezoned, the only variance required would be to have an accessory building on a property without a principal structure.

In evaluating the proposal, consideration has been given to the applicable policies of the Development Plan. RRPD found that the proposal was generally consistent with the policies. 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 East St. Paul 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;

2. A development agreement with RM of East St. Paul has been entered into to address items including, but not necessarily limited to:
  - (a) Lot grade and drainage requirements;
  - (b) Approach;
  - (c) Building envelopes;
  - (d) Servicing plan;
  - (e) Development recovery fees
  - (f) Any other standard the Municipality deems necessary.
3. Applicant/owner shall submit written confirmation from Manitoba Hydro that a Statutory Easement Agreement(s), with respect to existing and/or future facilities associated with the subdivision as required under The Real Property Act, has been entered into. Registration of the agreement(s) will be included as a condition of the final Certificate of Approval. Contact Manitoba Hydro at (204) 360-4399, 360 Portage Avenue, Winnipeg, MB R3C 0G8.
4. As a condition of approval, the owner / applicant will rezone the subject property from "RR-2" Rural Residential to "RR-1" Rural Residential, to meet the general intent of the zoning by-law.
5. Applicant/owner apply for variance to either bring the structures on proposed lot 3 and 4 into compliance or demolish the buildings as reflected on the SAM.

## **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 East St. Paul, MB Hydro, MTI*

# APPENDIX A – RRPD LOCATION MAPS



Letter 8.5 x 11

Date: June 2026

## SUPPORTIVE MAPPING

Subdivision Application S26-3144  
2830 Wenzel Street, RM of East St. Paul

Designation: "GD" General Development  
Zoning: "RR2" Rural Residential

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

-  Subject Property
-  Roads
-  East St. Paul Boundary
-  Parcel Outline





## APPENDIX C – APPLICANT PROVIDED INFO

### 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.

WE WANT TO CREATE 4  
LOTS TO BUILD NEW HOMES

SEPTIC FIELD WILL BE ~~REMOVED~~ DECOMISIONED

## APPENDIX D – CIRCULATION COMMENTS

**Archived:** Monday, July 6, 2026 3:31:15 PM

**From:** [Harms, Tina](#)

**Sent:** Thu, 11 Jun 2026 19:47:11

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

**Subject:** RE: S26-3144

**Importance:** Normal

**Sensitivity:** None

---

Good afternoon,

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

Regards,

Tina

**Tina Harms, M.Sc., P.Ag.**

Land Use Specialist

Sustainable Agriculture Branch

[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)

T: 204-761-0701

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**Upcoming leave: June 22 –July 13**

---

**From:** Calvin So <calvin@rrpd.ca>

**Sent:** June 4, 2026 10:20 AM

**To:** Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

**Cc:** Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>

**Subject:** S26-3144

Hello,

Please see a subdivision application, S26-3144, attached for review and comments.

The applicant proposes to subdivide the property at 2830 Wenzel Street to 4 lots, ranging from 1.065 acres to 2.25 acres in size.

There is an associated Variance application, VO 65, 2026, which will be circulated separately.

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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**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)



**June 4, 2026**

**File No. S26-3144**

**Attention:** Calvin So, M.C.P.  
Community Planning Assistant  
Red River Planning District  
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5  
T.204-669-8880 F. 204-669-8882  
[calvin@rrpd.ca](mailto:calvin@rrpd.ca)

**RE:** Proposal to Subdivide  
Part of OTM Lots 103 to 105, Parish of St. Paul, Lot 1, Plan No. 20832 WLTO  
2830 Wenzel Street  
R.M. of East St. Paul  
Registered Owner: John Muzia  
Four (4) Lots

---

Bell MTS will require easements and requests that as a condition of approval for this proposal, the landowner is required to enter into a Right-of-Way Agreement (“Agreement”) with Bell MTS (“Bell Canada”) for existing and/or future telecommunications facilities in connection with the subdivision for a **3.6M easement** as indicated below.

As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed plan, at the appropriate Land Titles Office.

If the subdivision is by legal description, in order to prepare the Agreement, Bell MTS requires a copy of the legal description of the proposed lots/parcels to be conveyed, prepared by a lawyer or surveyor and approved by the Land Titles Office (as stated in the Letter of Conditional Approval).

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan (pdf or hardcopy) to the attention of Mr. Gregory Sim to [PROPERTYACQUISITION@bellmts.ca](mailto:PROPERTYACQUISITION@bellmts.ca). Bell MTS will then review the print and reply to the surveyor with the Bell MTS easement requirements.

The surveyor can then prepare the Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations. The Plan of Easement, if required, is prepared at the developer's expense.

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

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

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

Bell MTS Property Acquisition Department  
Attention: Mr. Gregory Sim  
[PROPERTYACQUISITION@bellmts.ca](mailto: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](mailto:neteng.control@bellmts.ca).

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

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



File No. 26-157

**SUBDIVISION APPLICATION MAP  
BEING PART OF  
OTM LOTS 103 TO 105, PARISH OF ST. PAUL  
LOT 1, PLAN NO. 20832 WLTO  
2830 WENZEL ROAD  
RURAL MUNICIPALITY OF EAST ST. PAUL**

CERTIFICATE OF TITLE NO. : 1059446/1

REGISTERED OWNER : JOHN MUZIA

LEGAL DESCRIPTION : LOT 1 PLAN 20832 WLTO IN OTM LOTS 103 TO 105 PARISH OF ST PAUL SUBJECT TO A RIGHT OF WAY FOR ALL PURPOSES AS APPURTENANT TO ALL THOSE PORTIONS OF SAID LOTS 103 TO 105 WHICH LIES TO THE WEST OF PLAN NO.20832 WLTO EXC OUT OF SAID LOT 103 ALL THAT PORTION OF THE MOST NLY 80.467 METRES IN WIDTH THEREOF WHICH LIES TO THE WEST OF A LINE DRAWN ACROSS SAID LOT PARALLEL WITH THE WESTERN LIMIT OF SAID LOT FROM A POINT IN THE NORTHERN LIMIT OF SAID LOT DISTANT ELY THEREON 502.92 METRES FROM THE SAID WESTERN LIMIT AND EXC OUT OF SAID LOTS 103 TO 105 PUBLIC ROAD PLAN 0682 WLTO OVER AND UPON THE MOST NLY 6.096 METRES IN WIDTH OF SAID LOT 1.


ENCUMBRANCES : CAVEAT NOS. 87-33114/1, 1807626/1 & MORTGAGE NO. 2078864/1


**Proposed Bell MTS 3.6M Easement**


**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 May 28, 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 

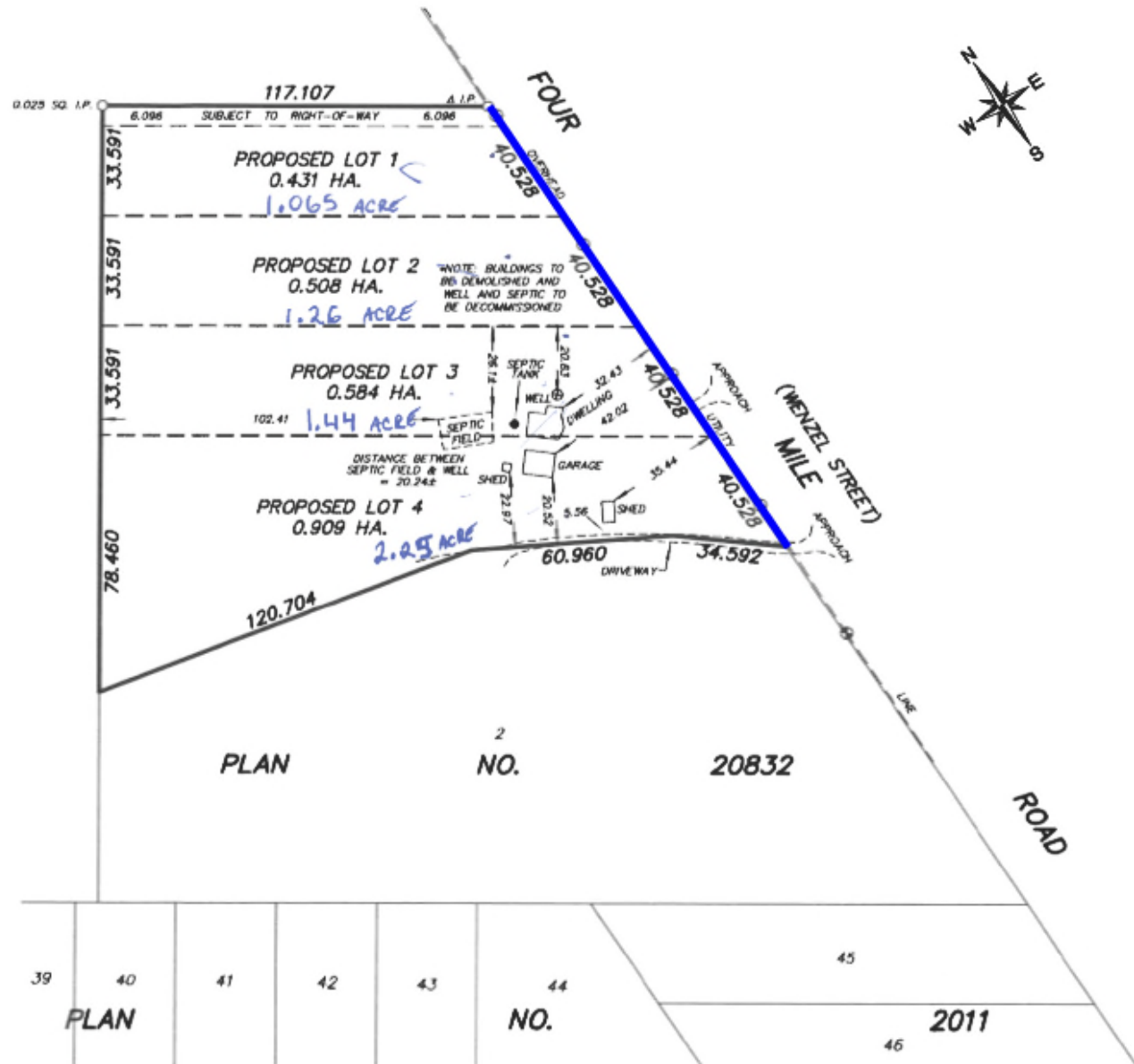
Dated this 2nd day of June, 2026

This survey and map was supervised by Michael Kazaway, M.L.S.



**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**



**Archived:** Monday, July 6, 2026 3:31:25 PM

**From:** [SHYMKO, Paul](#)

**Sent:** Wed, 10 Jun 2026 16:02:24

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

**Subject:** RE: S26-3144

**Importance:** Normal

**Sensitivity:** None

---

Canada Post has no requirements of this application.

Paul Shymko  
Delivery Planning Officer  
Canada Post Corp.  
Winnipeg Mb.  
204-228-3740



---

**From:** Calvin So <calvin@rrpd.ca>

**Sent:** June-04-26 10:20 AM

**To:** Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; drainage@gov.mb.ca; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

**Cc:** Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>

**Subject:** S26-3144

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[Report Suspicious](#)

Hello,

Please see a subdivision application, S26-3144, attached for review and comments.

The applicant proposes to subdivide the property at 2830 Wenzel Street to 4 lots, ranging from 1.065 acres to 2.25 acres in size.

There is an associated Variance application, VO 65, 2026, which will be circulated separately.

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)

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**Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul**

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**Archived:** Monday, July 6, 2026 3:31:28 PM

**From:** [+WPG569 - Drainage](#)

**Sent:** Wed, 10 Jun 2026 14:45:51

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

**Subject:** RE: S26-3144

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

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

---

On behalf of Drainage & Water Rights Licencing – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with the subdivision development. A Technical Drainage plan must be provided with the application in accordance with section 3 of the attached guide.

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

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

Rick Pemkowski CD

Water Resource Officer

[Rick.pemkowski@gov.mb.ca](mailto:Rick.pemkowski@gov.mb.ca) Cel: 204 761-0013

---

**From:** Calvin So <calvin@rrpd.ca>

**Sent:** June 4, 2026 10:20 AM

**To:** Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

**Cc:** Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>

**Subject:** S26-3144

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

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Tel: 204-669-8880 Fax: 204-669-8882

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DATE: 2026-06-17

TO: Community & Regional Planning  
Municipal Relations  
select email

FROM: Environmental Compliance and Enforcement  
Environment and Climate Change  
EnvCEWinnipeg@gov.mb.ca

**SUBJECT: Subdivision S26-3144**

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision proposal and has the following comments:

- In accordance with the Onsite Wastewater Management Systems Regulation, a minimum lot size of 0.8 hectares (2 acres) and 60 metres (198 feet) frontage (site width) is required to install a disposal field. Proposed Lots 1, 2, and 3 do not meet these requirements and are therefore limited to holding tanks.

**Archived:** Monday, July 6, 2026 3:31:31 PM

**From:** [Mowbray, Juanita](#)

**Sent:** Tue, 23 Jun 2026 14:36:50

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

**Subject:** RE: S26-3144

**Importance:** Normal

**Sensitivity:** None

---

Good morning,

We have reviewed subdivision file # S26-3144 and have no concerns. The subject property does not have frontage along a highway under MTI jurisdiction.

Thank you,

*Juanita Mowbray*

Roadside Development Support Technician  
Highway Design | Engineering and Technical Services  
1420-215 Garry St, Winnipeg MB R3C 3P3



---

**From:** Calvin So <calvin@rrpd.ca>

**Sent:** June 4, 2026 10:20 AM

**To:** Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

**Cc:** Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>

**Subject:** S26-3144

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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

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**DATE:** 2026-06-18

**TO:** Calvin So  
Community Planning Assistant  
Red River Planning District  
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: S26-3144  
AAS File: AAS-26-25779  
Proposed Subdivision located at 2830 Wenzel Street in the RM of East St. Paul  
Registered Owner(s): Lopes Property Management

### **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: Monday, July 6, 2026 3:31:34 PM

From: [SM-Subdivision Circulars](#)

Sent: Wed, 24 Jun 2026 16:32:18

To: [Red River Planning District](#) [Valentina Esman](#) [Calvin So](#) [andrew@lopesconstructionltd.ca](mailto:andrew@lopesconstructionltd.ca)

Cc: [PROPERTYACQUISITION@bellmts.ca](mailto:PROPERTYACQUISITION@bellmts.ca) [ProjectManagerManitoba@rci.rogers.com](mailto:ProjectManagerManitoba@rci.rogers.com)

Subject: S26-3144 - Email to Planning - Hydro File #2026-1668

Importance: Normal

Sensitivity: None

---



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

RE: Application(s) **S26-3144**

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

1. **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. 'a0 'a0

This registration requirement will need to be included as a condition on the final Certificate of Approval.

2. **No easements required**— Centra Gas Manitoba Inc. has no easement requirements.
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. We have included the applicant—if the email address was not provided, please provide this letter to them.

### Directions for the Applicant

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

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

- in trust from our lawyer to the applicant's lawyer to ensure they are signed and registered.
- b. Once signed at the lawyer's office you will be provided with a release of conditions letter which can be given to the planning office.
  3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
  4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

The lawyer information, subdivision plan and any/or inquiries can be sent to [HCSC@hydro.mb.ca](mailto:HCSC@hydro.mb.ca).

### **Subdivision Application Status Dashboard and Land Management Site**

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

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



**Archived:** Monday, July 6, 2026 3:31:37 PM

**From:** [+WPG1195 - Mines BR](#)

**Sent:** Thu, 4 Jun 2026 18:37:36

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

**Subject:** RE: S26-3144

**Importance:** Normal

**Sensitivity:** None

---

Good afternoon,

Mines Branch has no concerns as there is no identified medium or high quality aggregate deposit in the area. Please note that there is a quarry disposition within 1 mile or 1.6 km of the subject property.

Thanks,  
Office of the Mining Recorder Manitoba  
[Mines\\_Br@gov.mb.ca](mailto:Mines_Br@gov.mb.ca)

---

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---

**From:** Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>

**Sent:** June 4, 2026 10:20 AM

**To:** Cara Nichols <[planning@eaststpaul.com](mailto:planning@eaststpaul.com)>; +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; +WPG569 - Drainage <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <[EnvCEWinnipeg@gov.mb.ca](mailto:EnvCEWinnipeg@gov.mb.ca)>; SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>; 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Project Manager - Manitoba <[projectmanagermanitoba@rci.rogers.com](mailto:projectmanagermanitoba@rci.rogers.com)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>

**Cc:** Joseph Westfall <[Joseph@rrpd.ca](mailto:Joseph@rrpd.ca)>; Santan Singh <[santan@rrpd.ca](mailto:santan@rrpd.ca)>

**Subject:** S26-3144

Hello,

Please see a subdivision application, S26-3144, attached for review and comments.

The applicant proposes to subdivide the property at 2830 Wenzel Street to 4 lots, ranging from 1.065 acres to 2.25 acres in size.

There is an associated Variance application, VO 65, 2026, which will be circulated separately.

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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**Archived:** Monday, July 6, 2026 3:31:39 PM

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

**Sent:** Thu, 4 Jun 2026 15:33:20

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

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

**Subject:** RE: S26-3144

**Importance:** Normal

**Sensitivity:** None

---

Hello Calvin,

We have no concerns with this file.

Thanks,

**Matthew Sebesteny**

Development Review Specialist

Hydrologic Forecasting & Water Management Branch

Manitoba Transportation & Infrastructure

---

**From:** Calvin So <calvin@rrpd.ca>

**Sent:** Thursday, June 4, 2026 10:20

**To:** Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

**Cc:** Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>

**Subject:** S26-3144

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**Public Hearing Comments**

July 21, 2026

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**S26-3144 & VO 65, 2026 – 2830 Wenzel St.**

**CAO:** Administration supports the proposed subdivision, subject to the lands being rezoned to a zoning district that accommodates the proposed lot sizes. Administration is of the opinion that the requested relief is significant and may be more appropriately addressed through a rezoning application rather than a variation order.

**Operations Manager:** N/A

**Planning:** I have reviewed the public hearing package and recommend rezoning the lots to RR1 (min 1-acre lots) rather than a variance. Three of the proposed lots are closer to the minimum required size in the RR1 zone than the minimum 2 acres required in the RR2 zone.

**Project Manager:** The subdivision should be consistent with the secondary plan. Removal of the existing dwelling and accessory structure will be included as a condition of the development agreement.

**Fire Department:** The fire department has no concerns.

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\_\_\_\_\_

June 19, 2026

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

calvin@rrpd.ca

Dear Sir:

**Re: Proposed subdivision on land located at  
2830 Wenzel Road, RM of East St. Paul  
File No. S26-3144**

Further to your letter dated June 2, 2026, with respect to the above-proposed subdivision.

Please be advised that there is no objection to the proposed subdivision.

We thank you for the opportunity to express our concerns.

Yours truly,



Elise Downey, CPA, CGA  
Secretary-Treasurer/CFO

ED:kj

**Archived:** Monday, July 6, 2026 3:31:46 PM  
**From:** [Project Manager - Manitoba](#)  
**Sent:** Wed, 10 Jun 2026 12:47:39  
**To:** [Calvin So](#)  
**Cc:** [Project Manager - Manitoba](#) [subdivisioncirculars@hydro.mb.ca](mailto:subdivisioncirculars@hydro.mb.ca)  
**Subject:** RE: S26-3144  
**Importance:** Normal  
**Sensitivity:** None

---

Rogers has no concerns or requirements with this file as we have no infrastructure in this area. Thank you for reaching out to us.

**Sarah Hill**

**Project Coordinator, Planning ON, MB & SK**  
Rogers Communications  
1635 Paquette Rd Thunder Bay, ON P7G 2J2  
e [sarah.hill@rci.rogers.com](mailto:sarah.hill@rci.rogers.com)

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**Sent:** Thursday, June 4, 2026 11:20 AM  
**To:** Cara Nichols <planning@eaststpaul.com>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines\_br@gov.mb.ca>; drainage@gov.mb.ca; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>  
**Cc:** Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>  
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