

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of St. Andrews

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)738-2264

**Tuesday
April 8th, 2025
5:30 PM**

**Council Chambers,
500 Railway Ave, RM of
St. Andrews, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

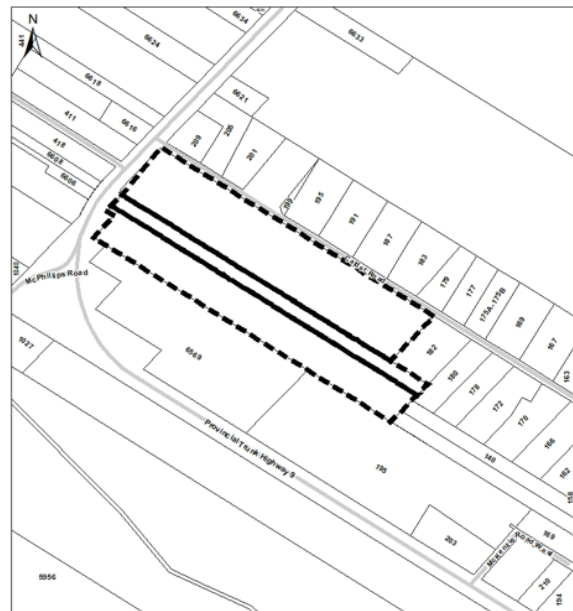
Application File: S24-3092

Applicant: Robert Doolan

Property Location: Calder Rd, St. Andrews.
Roll #: 310875, 310850,
310800
Legal: RL9/10, RL7/8,
RL8. Plan:3405

Application Purpose:

The applicant is seeking to subdivide the 3 lots of subject land into a total of twenty-eight (28) lots and a new road (U-shaped Street with two entrances/exits to Calder Road) in the "AR" Agricultural Restricted zone.



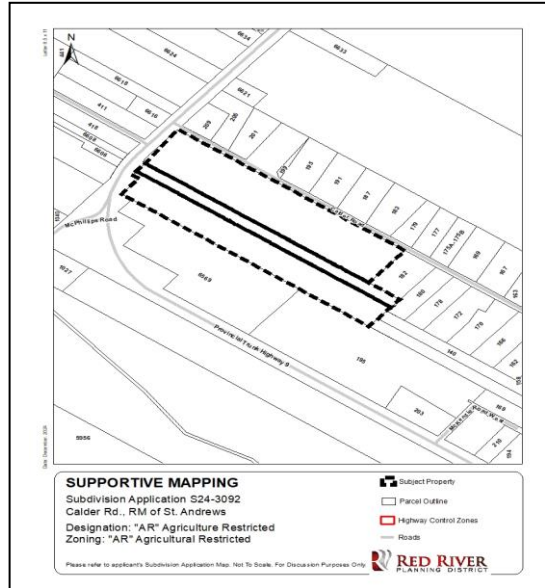
Zoning By-law Requirement	Proposed by Applicant
<p>"AR" Agricultural Restricted zone Lot Size Requirement: 4 ac in area, 198 ft wide(min.)</p>	<p>Lot 1-28: 2.01 – 4.07 ac in site area, 200-300 ft in width, New Road</p>

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 S24-3092

Date Prepared: March 19, 2025

Address:	Calder Rd, St. Andrews
Legal Description:	RL9/10-CL-3405, RL8-CL-3405 and RL7/8-CL-3405
Roll Number(s):	310875, 310850 and 310800
Zoning:	“AR” Agricultural Restricted
Development Plan:	“AR” Agriculture Restricted
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

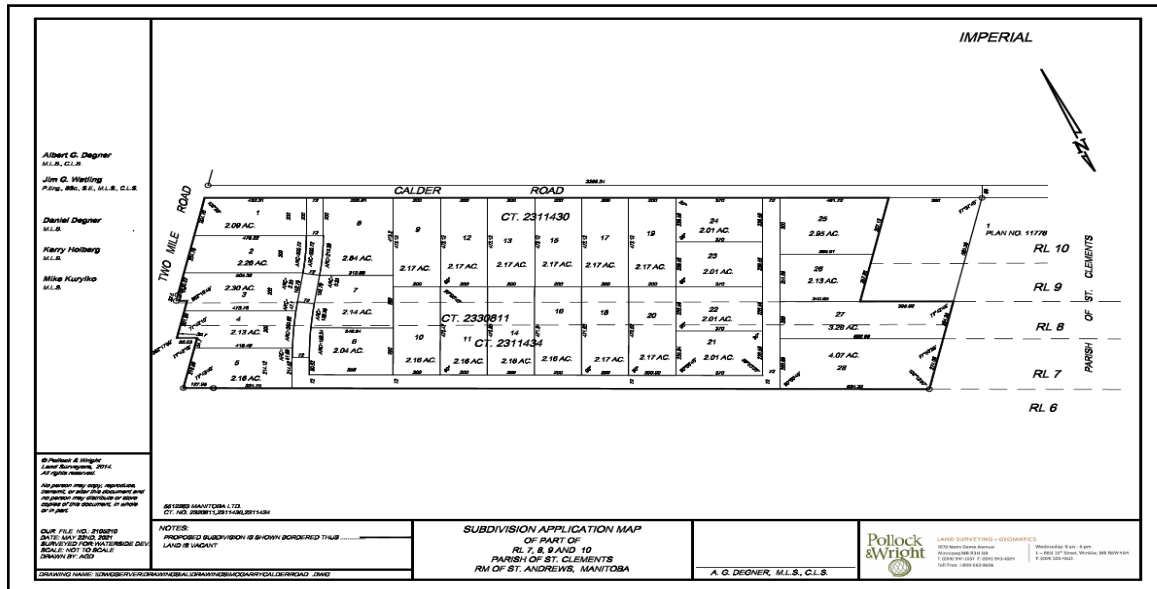
EXECUTIVE SUMMARY:

The subject property consists of three (3) lots of 36.69 acres, 10.08 acres and 24.18 acres on titles CT 3183672/1, 3183671/1 and 3183673/1. The applicant is seeking to subdivide the subject land into a total of twenty-eight (28) lots and new road (U-shaped Street with two entrances/exits to Calder Road).

The proposal is not consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for “AR” Agriculture Restricted designation. The Red River Planning District recommends that the application **not be approved**.

RECOMMENDATION – NOT APPROVE

1.0 PROPOSAL:



The subject property consists of three (3) lots of 36.69 acres, 10.08 acres and 24.18 acres on titles CT 3183672/1, 3183671/1 and 3183673/1. The applicant is seeking to subdivide the subject land into a total of twenty-eight (28) lots and new road (U-shaped Street with two entrances/exits to Calder Road). The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of three (3) lots of 36.69 acres, 10.08 acres and 24.18 acres on titles CT 3183672/1, 3183671/1 and 3183673/1. The applicant is seeking to subdivide the subject land into a total of twenty-seven (27) lots and new road proposed (U-shaped Street with two entrances/exits to Calder Road).

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 – Calder Road then 2.88 ac -5.01 ac lots zoned Agriculture Restricted
- To the South – 30ac – 38 ac lots zoned Agriculture Restricted
- To the East – 4 ac – 30.3 ac lots zoned Agriculture Restricted
- To the West –Provincial Trunk Highway 9 then 2.7 ac 14.6 ac lots zoned Agricultural Limited

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

3.0 RESOURCES, SERVICES, AND INFRASTRUCTURE.

.....
3.2 Transportation.

In addition to the objectives and policies described in Section 2.0 the following are established:

Objectives:

- 3.2.a To establish a safe, efficient, integrated, and high functioning transportation network throughout the RRPD that meets the needs of all users and facilitates economic development.
- 3.2.b To avoid creating hazardous traffic situations.
- 3.2.c To ensure that transit and active transportation options are considered in the design phase of all subdivisions and transportation construction projects.
- 3.2.d To promote a contiguous network of alternative transportation and trail opportunities throughout the RRPD, in particular along or on the Red River.
- 3.2.e To enhance the existing transportation network and services for all residents of the region.
- 3.2.f To provide a system of truck routes, arterial, collector and local roads to accommodate anticipated traffic movements within the City of Selkirk and provide an effective linkage to the provincial highway system.
- 3.2.g To protect and facilitate the various functions of the road and rail systems, airports, and marine transportation within the Planning District in order to move people and goods safely and efficiently.
- 3.2.h To minimize the public costs of constructing, improving, widening and maintaining roadways by proper land use planning.

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Policies:

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3.2.6 New or expanded development, including subdivisions, that may adversely impact the operations of established roadways system (municipal and / or provincial) shall not be permitted, unless mitigative measures acceptable to the authority having jurisdiction on the roadway (local municipality or Province of Manitoba) are incorporated into the development. Adverse impacts to the operations of provincial roadways includes, but are not limited to, the following:

- i. Development that impacts the construction of future roadway systems (e.g. interchanges, Winnipeg-Selkirk Corridor, new corridors, intersections, etc.).*
- ii. Development that impacts the improvement of existing roadway systems (e.g. highway realignment, widening or expansion, intersections, etc.*
- iii. Development that would generate traffic in an amount or type that it may impair the ability of the provincial highway to carry traffic safely and efficiently.*

Land Use Designation: *Agriculture Restricted*

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.

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

Objectives

- 4.2.a To provide for small holding development under specified conditions.
- 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.
- 4.2.d To protect agricultural land for agricultural use, including different types and sizes of mixed farming enterprises.
- 4.2.e To prevent the development of conflicting agricultural uses and non-agricultural uses in close proximity to each other.
- 4.2.f To maintain the rural character of the municipality for the benefit and long term interest of the agricultural sector.
- 4.2.g To support the development of agro-related industrial and commercial activities, particularly those that complement the agricultural economy, in a manner that is compatible with municipal servicing capabilities, and sensitive to the natural environment and provincial transportation system.
- 4.2.h To ensure that farmers are able to supplement their incomes while maintaining agriculture as their principal activity.

Policies

- 4.2.1 Agricultural activities in Agriculture Restricted areas shall be limited to a restricted range of farming activities and residential activities as further defined in the applicable municipal Zoning By-laws.
- 4.2.2 Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.
- 4.2.3 Land uses that may have a detrimental effect on the local environment or adjacent development shall be treated as Conditional Uses in municipal zoning by-laws to minimize land use conflicts and to prevent pollution of the natural environment.
- 4.2.4 *Where an area of Agriculture Restricted development is bordered on one side by a major transportation corridor or facility such as a highway or rail line, new development shall be directed to the same side of a corridor to maintain safety conditions by eliminating unnecessary cross-corridor movements.*
- 4.2.5 Certain specialized or small scale agricultural activities (e.g. nurseries, horticulture, bee keeping, etc.) may be allowed in the Agriculture Restricted area provided that they are compatible with surrounding residential activities.
- 4.2.6 The subdivision of land for agro-commercial and industrial related developments may be allowed within the Agriculture Restricted area provided they are modest in scale

and investment, service the local population, do not generate significant levels of traffic, or otherwise have adverse effects on neighbouring land uses.

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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 neighborhoods oriented commercial or institutional uses, should generally be at a minimum 4 acres in size.

The proposed subdivision application appears not meet the general intent of the RRPD Development Plan and the objectives/policies such as **3.2.6.**,as well as **4.2.b., 4.2.c., 4.2.f., 4.2.4., 4.2.11.**

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 an 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 sq. ft

Zone: Agricultural Restricted			
Site Area	Required	Proposed	Note
Lot 1	4 acres	2.09 acres	Not In Compliance
Lot 2	4 acres	2.26 acres	Not In Compliance
Lot 3	4 acres	2.30 acres	Not In Compliance
Lot 4	4 acres	2.13 acres	Not In Compliance
Lot 5	4 acres	2.16 acres	Not In Compliance
Lot 6	4 acres	2.04 acres	Not In Compliance
Lot 7	4 acres	2.14 acres	Not In Compliance
Lot 8	4 acres	2.84 acres	Not In Compliance
Lot 9	4 acres	2.17 acres	Not In Compliance
Lot 10	4 acres	2.16 acres	Not In Compliance
Lot 11	4 acres	2.16 acres	Not In Compliance
Lot 12	4 acres	2.17 acres	Not In Compliance
Lot 13	4 acres	2.17 acres	Not In Compliance
Lot 14	4 acres	2.16 acres	Not In Compliance
Lot 15	4 acres	2.17 acres	Not In Compliance
Lot 16	4 acres	2.16 acres	Not In Compliance
Lot 17 to 20	4 acres	2.17 acres	Not In Compliance
Lot 21 to 24	4 acres	2.01 acres	Not In Compliance
Lot 25	4 acres	2.95 acres	Not In Compliance
Lot 26	4 acres	2.13 acres	Not In Compliance
Lot 27	4 acres	3.28 acres	Not In Compliance
Lot 28	4 acres	4.07 acres	In Compliance
Site Width	Required	Proposed	Note
Lot 1	198 ft	200 ft	In Compliance
Lot 2	198 ft	200 ft	In Compliance
Lot 3	198 ft	200 ft	In Compliance
Lot 4	198 ft	200 ft	In Compliance
Lot 5	198 ft	214.12 ft	In Compliance
Lot 6	198 ft	250 ft	In Compliance

Lot 7	198 ft	280 ft	In Compliance
Lot 8	198 ft	296.91ft	In Compliance
Lot 9 -19	198 ft	200 ft	In Compliance
Lot 20	198 ft	200.92 ft	In Compliance
Lot 21 to 24	198 ft	236.56 ft	In Compliance
Lot 25	198 ft	300 ft	In Compliance
Lot 26	198 ft	251.89 ft	In Compliance
Lot 27	198 ft	200 ft	In Compliance
Lot 28	198 ft	266.69 ft	In Compliance

If the Council wishes to approve the subdivision, variance approval will be required to bring the proposed lots into compliance.

5.0 SERVICES AND INFRASTRUCTURE:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	<p>By-Law / Fire Department: Strongly suggested that, if the province upholds their condition to close the intersection, the Developer shall be required to establish an alternative secondary access to this development and the surrounding residences on Calder Road.</p> <p>Public Works: Drainage in this area is already quite strained; our department will require a drainage and stormwater management plan for review and approval.</p> <p>Infrastructure: The property is located within the Red River Corridor, but no sewer utility is available. Holding tanks will be required and septic fields are not permitted. Our department strongly suggests that new dwellings be constructed and positioned to one side of their</p>
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	<p>respective lot, to accommodate future underground services and in-fill development. Additionally, our department will require a streetlight layout for review, to ensure minimum design standards have been achieved.</p> <p>Recreation: No concerns.</p> <p>CONDITIONS OF APPROVAL:</p> <p>The R.M. of St. Andrews has reviewed the above noted subdivision application and requires the following condition(s) of approval:</p> <ol style="list-style-type: none"> 1. Applicant / Owner submits confirmation in writing from the Municipality stating that: <ol style="list-style-type: none"> a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made; and b. payment of any capital development levies has been made; and c. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges. 2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to: <ol style="list-style-type: none"> a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development; b. establishing alternative secondary access to the subject property, if required; c. an engineered road plan and profile; d. positioning of dwellings and accessory structures on the proposed lots; e. installation of streetlight(s); f. signage requirements; g. dedication of public road lands and lands for municipal services; h. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; and i. Any other standard deemed necessary by the Municipality. 3. Applicant/Owner enters into a drainage easement(s) with the Municipality, if required. 4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.
<p>Manitoba Agriculture and Resource Development</p>	<p>The subdivision request proposes to consolidate three lots (36.69-acres, 10.08-acres and 24.18-acres) to create a 70.95-acre parcel and then subsequently subdivide the parcel into 26 lots ranging in size from approximately 2 to 4-acres.</p> <p>While subdivision for rural residential can be considered under Policy 4.2.11, it does specify that the lots “should generally be at a minimum 4 acres in size”; further, the proposed subdivision does not appear to meet the objectives for development within an Agriculture Restricted</p>

	<p>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.”</p> <p>The proposed subdivision appears to be inconstant with Policy 4.2.2 “Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.” As the parcel has been under active cultivation and parcels to the south and west are also under annual cultivation. In addition, the proposed subdivision is characterized by predominately class 2, prime agricultural land. To further comply with the development plan The Planning District should verify that there is sufficient demonstrated demand prior to developing prime agricultural land.</p>
Manitoba Infrastructure - Highway Planning and Design Branch	<p>Objection</p> <p>The proposed development falls within and is affected by the current corridor plan and does not conform to the long-term Winnipeg-Selkirk Corridor highway routing and design study which passes through this area.</p> <p>We recommend that the proposed development be re-designed to conform to the future Winnipeg-Selkirk Corridor. Please submit the revised plan to our office for review. If approved, we will remove our objection. The proposed subdivision would then be subject to a drainage and traffic impact study.</p> <p>[Note: See full correspondence attached to Council’s package]</p>
Manitoba Environment, Climate and Parks: Water Stewardship Division	No comments received as of date of this report
Winnipeg Land Titles Office (Teranet Manitoba)	No comments received as of date of this report
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	No concerns
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No comments received as of date of this report
Manitoba Transportation and Infrastructure – Water Management	No comments received as of date of this report

UTILITIES

MB Hydro and Centra Gas	Manitoba Hydro will require easements Centra Gas Manitoba Inc. has no easement requirements.
BellMTS	No comments received as of date of this report
Rogers Communications	No concerns

OTHER AGENCIES

School Division	We wish to acquire 10% of the development under Section 135(6(c)) of the planning act.
Canada Post	No comments

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 three (3) lots of 36.69 acres, 10.08 acres and 24.18 acres on titles CT 3183672/1, 3183671/1 and 3183673/1. The applicant is seeking to subdivide the subject land into a total of twenty-eight (28) lots and new road (U-shaped Street with two entrances/exits to Calder Road).

1)The proposed subdivision is located within an “AR” Agricultural Restricted designation in the Development Plan which has 4 ac lot site area minimum (sec.4.2.11).

The subject proposal is also located in “AR“ 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 sq. ft.

27 of the 28 proposed lots are not in compliance with a Development Plan (as per section **4.2.11.**) or Zoning By-Law for the minimum required site area, with that in mind, the property should be redesigned (Development Plan) and Re-zoned (Zoning By-Law) before subdivision is considered.

In addition, the proposed application falls within (almost cut it in the middle) and significantly affected by the current corridor plan and does not conform to the long-term Winnipeg-Selkirk Corridor highway routing (as it written in MTI comments) as well as contradicts Development Plan Policy 3.2.6.i that mentions exactly the same requirements (see map of the Winnipeg- Selkirk Corridor attached).



As well as sec. 4.2.4 states: “Where an area of Agriculture Restricted development is bordered on one side by a major transportation corridor or facility such as a highway or rail line, new development shall be directed to the same side of a corridor to maintain safety conditions by eliminating unnecessary cross-corridor movements.” and the proposed subdivision is located on the both sides of the future highway.

After the circulation the agencies: **Manitoba Agriculture and Resource Development** and **Manitoba Infrastructure - Highway Planning and Design Branch** raised significant concerns and objections to the subject proposal.

Proposed subdivision it not consistent with both St. Andrews Zoning By-law and the Development plan objects and policies such as in sections: **3.2.6.i, as 4.2.b., 4.2.c., 4.2.f., 4.2.11.**

Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **Not Be Approved.**

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 Municipality stating that:
 - a) taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made; and
 - b) payment of any capital development levies has been made; and
 - c) payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
 - a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - b. establishing alternative secondary access to the subject property, if required. Location of which is subject to review and approval of the St. Andrews Fire Department;
 - c. an engineered road plan and profile;
 - d. positioning of dwellings and accessory structures on the proposed lots;
 - e. installation of streetlight(s);
 - f. signage requirements;
 - g. dedication of public road lands and lands for municipal services;
 - h. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; and
 - i. Any other standard deemed necessary by the Municipality.
3. Applicant/Owner enters a drainage easement(s) with the RM, if required.
4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.
5. Applicant / owner to obtain variances for lot size and site width as required.
6. 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.]
7. Applicant / owner dedicate land without compensation for school purposes, not exceeding 10% of the land being subdivided accordingly to Planning Act sec. 135.6 (c).
8. Applicant / owner to submit written confirmation from Manitoba Infrastructure that:
 - i. Traffic Impact Study prepared by a qualified engineer has been provided to the satisfaction of Manitoba Infrastructure to determine what impact the traffic generated by this development will have on the traffic operations at this location and what, if any, highway improvements will be required;
 - ii. The applicant will have to provide our regional Technical Services Engineer with the sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. If necessary, the regional engineer may request the applicant

to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study and any revisions to the highway drainage system directly associated with the proposed development will be the responsibility of the developer.

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. Andrews, MB Hydro, MTI.

APPENDIX A – RRPD LOCATION MAPS



SUPPORTIVE MAPPING

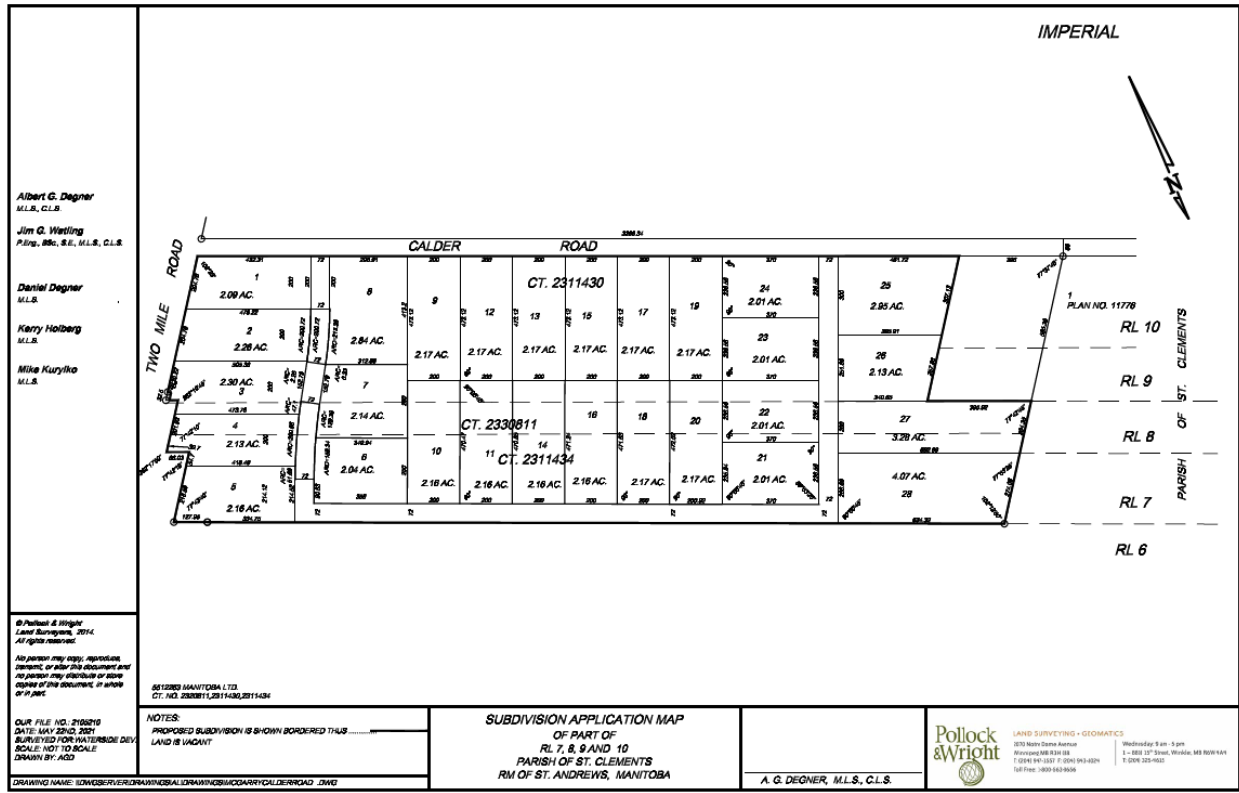
Subdivision Application S24-3092
 Calder Rd., RM of St. Andrews
 Designation: "AR" Agriculture Restricted
 Zoning: "AR" Agricultural Restricted

-  Subject Property
-  Parcel Outline
-  Highway Control Zones
-  Roads

Please refer to applicant's Subdivision Application Map. Not To Scale. For Discussion Purposes Only.



APPENDIX B – SUBDIVISION APPLICATION MAP



APPENDIX C – CIRCULATION COMMENTS:

Archived: March 21, 2025 2:38:50 PM

From: [Derek Eno](#)

Sent: December 20, 2024 12:08:03 PM


To: [Calvin So](#)

Subject: FW: S24-3092

Response requested: No

Sensitivity: Normal

Attachments:

[SKM_C55824121609241.pdf](#) 

Original mail: S24-3092.msg ;

Please put a copy in the file – digital and paper. Thanks.



Derek Eno RPP, MCIP
Manager of Planning Services
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

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

From: Kelly McDonald <kmcdonald@lssd.ca>

Sent: Monday, December 16, 2024 3:38 PM

To: Ingrid Zarichney <ingrid@rrpd.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; drainage@gov.mb.ca; Harms, Tina <Tina.Harms@gov.mb.ca>; HRB (HRB.archaeology@gov.mb.ca) <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Local Government <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Robert Beltont Brad Allum (MITWaterReview@gov.mb.ca) <MITWaterReview@gov.mb.ca>

Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: RE: S24-3092

Some people who received this message don't often get email from kmcdonald@lssd.ca. [Learn why this is important](#)

Hi there

We wish to acquire 10% of the development under Section 135(6(c)) of the planning act.

Kelly

From: Ingrid Zarichney <ingrid@rrpd.ca>

Sent: Monday, December 16, 2024 10:14 AM

To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; drainage@gov.mb.ca; Harms, Tina <Tina.Harms@gov.mb.ca>; HRB (HRB.archaeology@gov.mb.ca) <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Local Government <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; Kelly McDonald <kmcdonald@lssd.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Robert Beltont Brad Allum (MITWaterReview@gov.mb.ca) <MITWaterReview@gov.mb.ca>
Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S24-3092

A subdivision application for review and comments
Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>
Sent: December 16, 2024 9:25 AM
To: Ingrid Zarichney <ingrid@rrpd.ca>
Subject: Message from KM_C558



Kelly McDonald
Secretary Treasurer
Senior Administration

E: kmcdonald@lssd.ca
T: 204-785-7320

Treaty and Land Acknowledgement

In the spirit of Truth and Reconciliation, we acknowledge that Lord Selkirk School Division is located on Treaty One Territory, the traditional lands of the Anishinaabeg, Ininiwak, Anishinewuk and Dakota People and the homeland of the Red River Metis Nation.

We respect the treaties made on this land and acknowledge the harms and mistakes of the past and present. We stand committed to building positive relationships rooted in a spirit of genuine reconciliation as we move forward.

Archived: March 21, 2025 2:38:10 PM
From: [Derek Eno](#)
Sent: December 20, 2024 12:14:41 PM
To: [Calvin So](#)
Subject: FW: S24-3092
Response requested: No
Sensitivity: Normal
Original mail: S24-3092.msg ;

Please put a copy in the file – digital and paper. Thanks.



Derek Eno RPP, MCIP
Manager of Planning Services
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

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

From: Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>
Sent: Monday, December 16, 2024 1:33 PM
To: Ingrid Zarichney <ingrid@rrpd.ca>
Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>
Subject: RE: S24-3092

Some people who received this message don't often get email from projectmanagermanitoba@rci.rogers.com. [Learn why this is important](#)

Good afternoon,

Thank you for your message. After reviewing the plan, Rogers Communications has no concerns regarding the proposal.

Please let us know if you have any questions.

Best regards,

Heitor F. Mesquita, E.I.T.
Network Planner, Planning SK, MB, NW ON
E: heitorf.mesquitadearaujo@rci.rogers.com
T: (431) 588-9537



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From: Ingrid Zarichney <ingrid@rrpd.ca>
Sent: Monday, December 16, 2024 10:14 AM
To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; drainage@gov.mb.ca; Harms, Tina <Tina.Harms@gov.mb.ca>; HRB (HRB.archaeology@gov.mb.ca) <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Local Government <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; kellymcdonald@lssd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Robert Beltont Brad Allum (MITWaterReview@gov.mb.ca) <MITWaterReview@gov.mb.ca>
Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S24-3092

A subdivision application for review and comments
Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>
Sent: December 16, 2024 9:25 AM
To: Ingrid Zarichney <ingrid@rrpd.ca>
Subject: Message from KM_C558

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Archived: March 21, 2025 2:37:39 PM

From: [Red River Planning District](#)

Sent: January 7, 2025 10:47:21 AM

To: [Calvin So](#)

Subject: FW: S24-3092

Response requested: No

Sensitivity: Normal

Original mail: S24-3092.msg ;

Hi Calvin,

Please see below, thanks.

Rajveer for,



Luanne Martin
Administrative 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

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

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From: Harms, Tina <Tina.Harms@gov.mb.ca>

Sent: January 6, 2025 3:11 PM

To: Ingrid Zarichney <ingrid@rrpd.ca>; Red River Planning District <info@rrpd.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>

Subject: RE: S24-3092

File: S24-3092

Applicant: 10128544 Manitoba Ltd.

Location: Pt of RL 7/10, Plan 3405, RM St. Andrews

Proposal: Consolidation of three lots (36.69-acres, 10.08-acres and 24.18-acres) to create a 70.95-acre parcel and then subsequently subdivide the parcel into 26 lots ranging in size from approximately 2 to 4-acres

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. The subdivision request proposes to consolidate three lots (36.69-acres, 10.08-acres and 24.18-acres) to create a 70.95-acre parcel and then subsequently subdivide the parcel into 26 lots ranging in size from approximately 2 to 4-acres.

While subdivision for rural residential can be considered under Policy 4.2.11, it does specify that the lots “*should generally be at a*

minimum 4 acres in size”; further, 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 proposed subdivision appears to be inconstant with Policy 4.2.2 *“Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.”* As the parcel has been under active cultivation and parcels to the south and west are also under annual cultivation. In addition, the proposed subdivision is characterized by predominately class 2, prime agricultural land. 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

Tina Harms, M.Sc., P.Ag.
Land Use Specialist
Sustainable Agriculture Branch
Tina.Harms@gov.mb.ca
T: 204-761-0701

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Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S24-3092

A subdivision application for review and comments
Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>
Sent: December 16, 2024 9:25 AM
To: Ingrid Zarichney <ingrid@rrpd.ca>
Subject: Message from KM_C558



Rural Municipality of **ST. ANDREWS**

Box 130, 500 Railway Avenue
Clandeboye, Manitoba R0C 0P0

Phone: 204-738-2264

1-866-738-2264 (toll free)

Fax: 204-738-2500

E-mail: office@rmofstandrews.com

Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

(Revised) March 21, 2025

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

Attn: Derek Eno, Manager of Planning Services

RE: S24-3092 Subdivision (Part of River Lots 7-10, Plan 3405– Roll No.'s 310800.000, 310850.000 & 310875.000)

Application Background: *The applicant had previously submitted an application to subdivide the subject property in 2021. Before the application was scheduled for a public hearing, the application was withdrawn due to conditions imposed by Manitoba Infrastructure, which included a revision of the subdivision layout to conform with their future Winnipeg-Selkirk corridor, as well as reaching an agreement with the Municipality to remove the Calder Road connection onto PTH #9 and to have all traffic routed east to PTH #9A. This information was shared with Department heads during circulation, as it's expected Manitoba Infrastructure will impose the same conditions.*

Please see the comments below for the noted subdivision application S24-3092 in St. Andrews.

By-Law / Fire Department: Strongly suggested that, if the province upholds their condition to close the intersection, the Developer shall be required to establish an alternative secondary access to this development and the surrounding residences on Calder Road.

Public Works: Drainage in this area is already quite strained; our department will require a drainage and stormwater management plan for review and approval.

Infrastructure: The property is located within the Red River Corridor, but no sewer utility is available. Holding tanks will be required and septic fields are not permitted. Our department strongly suggests that new dwellings be constructed and positioned to one side of their respective lot, to accommodate future underground services and in-fill development. Additionally, our department will require a streetlight layout for review, to ensure minimum design standards have been achieved.

Recreation: No concerns.

CONDITIONS OF APPROVAL:

The R.M. of St. Andrews has reviewed the above noted subdivision application and requires the following condition(s) of approval:

1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
 - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made; and
 - b. payment of any capital development levies has been made; and

- c. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.
2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
 - a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - b. establishing alternative secondary access to the subject property, if required;
 - c. an engineered road plan and profile;
 - d. positioning of dwellings and accessory structures on the proposed lots;
 - e. installation of streetlight(s);
 - f. signage requirements;
 - g. dedication of public road lands and lands for municipal services;
 - h. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; and
 - i. Any other standard deemed necessary by the Municipality.
3. Applicant/Owner enters into a drainage easement(s) with the Municipality, if required.
4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer



Transportation and Infrastructure

Engineering and Technical Services Division
Highway Design Branch – Roadside Development Section
1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3
T 204-430-7176 F 204-945-0593
e-mail: RoadsideDevelopment@gov.mb.ca

January 13, 2025

PD 190.10 New

Calvin So, Community Planner
Red River Planning District
2978 Birds Hill Rd
East St. Paul, MB R2E 1J5
E-mail: calvin@rrpd.ca

Dear Calvin:

**Re: Proposed Subdivision
File No. S24-3092
RL 7-10 Parish of St. Clements
RM of St. Andrews
Owner – 10128544 Manitoba Ltd**

In response to your e-mail dated December 16, 2024, we have reviewed the above noted subdivision application. The intent is to create a 28 lot residential development along with new public roads. The new public roads connect onto Calder Road.

Based on the information available, we object to this subdivision as proposed. Please be advised that while not opposed to residential development in the general area, our Department has long term plans for the Winnipeg-Selkirk Corridor. The proposed development falls within and is affected by the current corridor plan and does not conform to the long term Winnipeg-Selkirk Corridor highway routing and design study which passes through this area.

We recommend that the proposed development be re-designed to conform to the future Winnipeg-Selkirk Corridor. Please submit the revised plan to our office for review. If approved, we will remove our objection. The proposed subdivision would then be subject to a drainage and traffic impact study.

Please note the following statutory requirements affecting PTH 9.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within **38.1m** (125ft) controlled area from the edge of the highway right-of-way.

In addition, a permit is required from Manitoba Transportation and Infrastructure for any planting placed within **15 m** (50 ft) from the edge of the right-of-way of this highway.

Please e-mail or call if you have any questions regarding our comments.

Thank You,

Original signed and e-mailed January 13, 2025

Jeff DiNella
Senior Development Review Technologist

Cc: Capital Region

JD/rc



Albert G. Dwyer
 N.L.S. C.E.
 1000 W. 10th St., N.L.S. C.E.
 N.L.S.

Daniel Dwyer
 N.L.S.

Kerry Hoiberg
 N.L.S.

Alan Kuylen
 N.L.S.

4182344444444444
 21 No. 2000122144444444

4182344444444444
 21 No. 2000122144444444

SUBDIVISION APPLICATION MAP
 OF PART OF
 RL 10, 9, 8, 7, 6
 PARCELS OF
 PLAN NO. 11778

PLAN NO. 11778

Scale: 6.5 x 11



Date: December 2024


SUPPORTIVE MAPPING

Subdivision Application S24-3092

Calder Rd., RM of St. Andrews

Designation: "AR" Agriculture Restricted

Zoning: "AR" Agricultural Restricted

 Subject Property

 Parcel Outline

 Highway Control Zones

 Roads

Please refer to applicant's Subdivision Application Map. Not To Scale. For Discussion Purposes Only.



Archived: March 21, 2025 2:39:35 PM
From: [Dorward, Kurt](#)
Sent: December 16, 2024 12:18:06 PM
To: [Ingrid Zarichney](#)
Subject: RE: S24-3092
Sensitivity: Normal
Original mail: S24-3092.msg ;

To whom it may concern,

In regards to the above revised subdivision proposal (S24-3092), Manitoba Environment and Climate Change, Environmental Compliance and Enforcement Branch, Interlake Region has reviewed the information provided for the proposal and has no concerns at this time.

Sincerely,

Kurt Dorward, B.Sc., M.Env.

Environment Officer

Emergency Response Team member

Manitoba Environment and Climate Change

Environmental Compliance and Enforcement Branch, Interlake Region

Lower Level, 446 Main Street

Selkirk, MB R1A 1V7

Phone: (204) 785-0296

Fax: (204) 785-5024



Environment and Climate Change

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