

# 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**  
**January 14<sup>th</sup> 2025**  
**5:30 PM**

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

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

#### APPLICATION INFORMATION

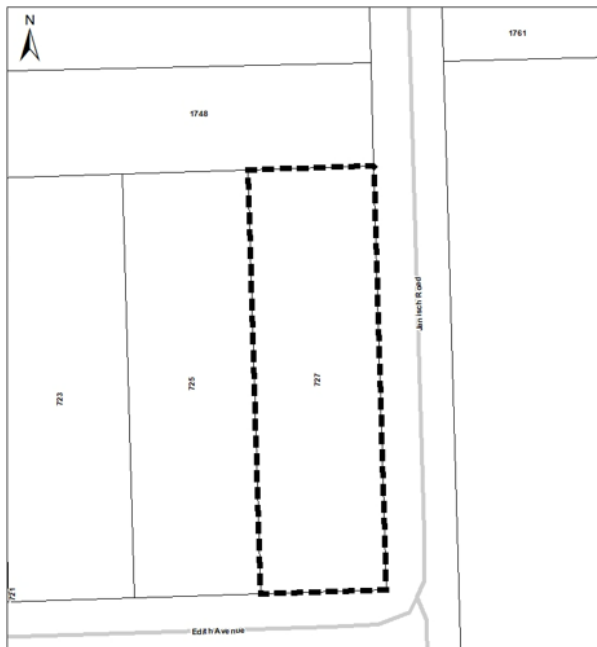
**Application File:** S24-3071

**Applicant:** CK Properties Inc.

**Property Location:** 727 Edith Ave, R.M. of  
St. Andrews  
Roll: 539866  
Legal: Lot 4, Plan:64522

**Application Purpose:**

The applicant proposes to create 2 new lots  
1.13 acres each, no new road proposed in the  
"RA" zone.



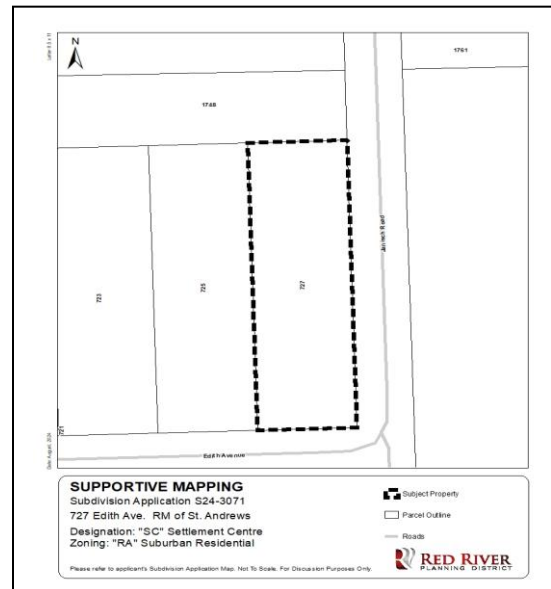
Zoning By-law Requirement	Proposed by Applicant
"RA"- Suburban Residential - Lot Size Requirement 0.34 ac in area(min), 100ft wide (min.)	<b>2 new lots:</b> 1.13 ac each, 171.3 ft and 288.5 ft wide.

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

## Subdivision S24-3071

Date Prepared: November 27, 2024

<b>Address:</b>	727 Edith Ave, St. Andrews
<b>Legal Description:</b>	CT 3179092/1 LOT 4 PLAN 64522 WLTO IN SE ¼ 27-15-4 EPM
<b>Roll Number(s):</b>	539866
<b>Zoning:</b>	“RA” Suburban Residential
<b>Development Plan:</b>	Settlement Centre
<b>Report Prepared by:</b>	Valentina Esman Community Planner



### PUBLIC HEARING REQUIRED

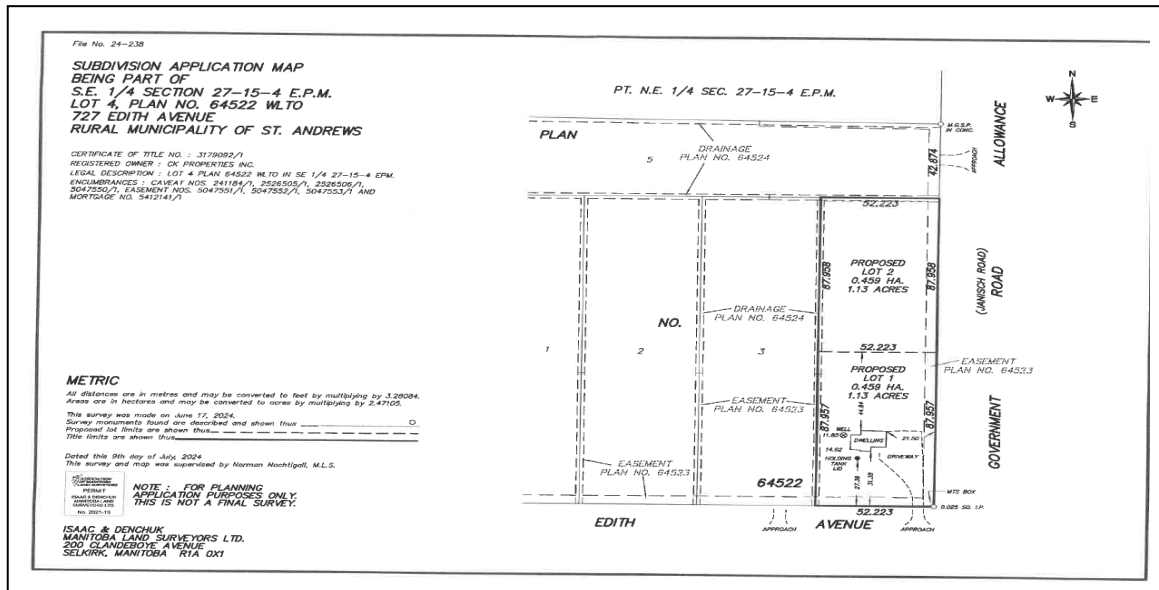
### EXECUTIVE SUMMARY:

The applicant is seeking to subdivide the subject land into two lots in total: 1.13 acres each, no new road proposed.

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

### RECOMMENDATION – APPROVE WITH CONDITONS

## 1.0 PROPOSAL:



The subject property consists of 2.27 acres on title CT 3179092/1. The applicant is seeking to subdivide the subject land into two lots in total: 1.13 acres each.

The subdivision application map (SAM) is provided in the appendix to this report.

## 2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of 2.27 acres on title CT 3179092/1. The applicant is seeking to subdivide the subject land into two lots in total: 1.13 acres each.

The subject land is designated *Settlement Center* 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 – Similar and bigger sized lots zoned both Suburban Residential and Agricultural General accordingly.
- To the South – Edith Road then smaller and similar size lots zoned Suburban Residential
- To the East – Janisch Road then bigger size lots zoned Agricultural General
- To the West – Similar size lots zoned Suburban Residential

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

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

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

#### **Objectives:**

- 4.5.a To promote the development of settlement centres to function as administrative and service centres to provide a full range of social, commercial and institutional facilities to the residents of the region.
- 4.5.b To direct all new urban type developments to locate in the City of Selkirk and existing settlement centres rather than establish new competing centres.
- 4.5.c To direct growth of existing settlement centres to one side only of provincial trunk highways and provincial roads.
- 4.5.d To preserve land for expansion of settlement centres in an orderly, sustainable, and economical manner.
- 4.5.e To protect settlement centres from those land use activities that have the potential of being detrimental to the health, safety and general welfare of the community.
- 4.5.f To aim at making available a full range of municipal services such as piped water and sewers, paved streets, sidewalks, street lighting, emergency services and first responders, and the like in settlement centres.
- 4.5.g To avoid and prevent wherever possible conflicts between different urban type land uses.
- 4.5.h To alleviate costs and inconveniences arising from providing services to poorly located and unplanned developments.
- 4.5.i To protect properties and residents from land uses, activities and natural hazards that are, or have the potential of being, detrimental to the health, safety and general well-being of the residents of the community.
- 4.5.j To promote mixed use nodal development along major transportation corridors in a manner that supports public transit services.

#### **Policies:**

In addition to the policies described in Section 2.0 and Section 3.0 the following policies are established:

- 4.5.1 Growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.....
- .....4.5.18 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
  - 4.5.18.1 There is sufficient demand for the proposed development.
  - 4.5.18.2 The proposal is not wasteful of land.
  - 4.5.18.3 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.
  - 4.5.18.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
  - 4.5.18.5 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.
  - 4.5.18.6 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.
  - 4.5.18.7 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.

4.5.18.8 The proposed development will have adequate surface water drainage.

4.5.18.9 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. 4066):**

The proposed subdivision is located within a Suburban Residential zone section 6.3, as per the St Andrews Zoning By-Law. The Suburban Residential zone has a minimum site area requirement of 60,000 sq. ft and a minimum site width requirement of 198 ft\*. \*(15,000 sq. ft minimum site area and 100 ft minimum site width for dwellings or mobile homes serviced by an approved central sewer system or by an approved pump out holding tank septic disposal system) \*

<b>Zone: Suburban Residential</b>			
<b>Site Area</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	15,000 sq. ft/0.34 ac	1.13 acres	In Compliance
Proposed Lot 2	15, 000 sq. ft/0.34 ac	1.13 acres	In Compliance
<b>Site Area</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	100 ft	171.3 ft	In Compliance
Proposed Lot 2	100 ft	288.5 ft	In Compliance

**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: Diches</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>Municipal Safety / Fire Department: No concerns</p> <p>Public Works: Existing engineered drainage plan on file for the original subdivision, installation of a common swale between the proposed lots, graded to Janisch Road, should be sufficient for runoff water disposal. The applicant will need to have the plan reviewed by a professional engineer and re-stamped for approval if any changes are required.</p> <ol style="list-style-type: none"><li>1. Applicant / Owner submits confirmation in writing from the Municipality stating that:<ol style="list-style-type: none"><li>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;</li><li>b) payment of any capital development levies has been made; and</li><li>c) dedication of public reserve lands, not exceeding 10% of the subject land, or payment in-lieu.</li></ol></li><li>2. Applicant/Owner to provide written confirmation from the Municipality that professional engineering review of the existing drainage plan has taken place, and alterations to the plan, if any, have been constructed to the satisfaction of the Municipality, to ensure post development stormwater runoff is equal to or less than pre-development runoff levels.</li></ol>
<b>Manitoba Agriculture and Resource Development</b>	No comments received as of date of this report
<b>Manitoba Infrastructure - Highway Planning and Design Branch</b>	No concerns.  The proposed and residual properties do not have frontage along a highway under our jurisdiction.
<b>Manitoba Environment, Climate and Parks: Water Stewardship Division</b>	No comments received as of date of this report
<b>Winnipeg Land Titles Office (Teranet Manitoba)</b>	A Plan of Subdivision as proposed is required
<b>Manitoba Conservation and Climate – Environmental Compliance and Enforcement</b>	No concerns.

<b>Manitoba Sport, Culture and Heritage – Historic Resources Branch</b>	No comments received as of date of this report
<b>Manitoba Transportation and Infrastructure – Water Management</b>	The proposed subdivision is subject to Section 17 of the Water Resources Administration Act and the Designated Flood Area Regulation. All permanent structures within the Lower Red River Designated Flood Area must meet certain requirements for minimum elevations of flood protection measures. Any new owner of the subdivided land should be made aware of the Lower Red River Designated Flood Area. The flood risk and the Designated Flood Area should be made known to any potential purchaser.

#### **UTILITIES**

<b>MB Hydro and Centra Gas</b>	MB Hydro and Centra Gas have no easement requirements
<b>BellMTS</b>	No new easement requirements
<b>Rogers Communications</b>	No concerns or easement requirements

#### **OTHER AGENCIES**

<b>School Division</b>	No comments received
<b>Canada Post</b>	No comments received

### **7.0 DECISION MAKING CRITERIA AND OPTIONS:**

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

- (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 proposed subdivision is located within a “RA” - Suburban Residential zone section 6.3, as per the St Andrews Zoning By-Law. The Suburban Residential zone has a minimum site area requirement of 60,000sq. ft (1.38 ac) and a minimum site width requirement of 198 ft\*. (\*15,000 sq. ft (0.35 ac) minimum site area and 100 ft minimum site width for dwellings or mobile homes serviced by an approved central sewer system or by an approved pump out holding tank septic disposal system).

In order to ensure that holding tanks are used, a requirement of the 15000ft lot, RRPD recommends that council require the applicant enters into a Development Plan Agreement with the RM.

The applicant is seeking to subdivide the subject land into two lots in total: 1.13 acres each with lot 1 width of 171.3 ft and lot 2 of 288.5 ft width.

After circulation to the agencies, **Manitoba Transportation and Infrastructure – Water Management** warns about extensive flood area all around the subject property. No other government departments raised any concerns.

The subdivision is in conformance with both the Development Plan and the Zoning By-law.

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

## **9.0 RECOMMENDED CONDITONS:**

1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
  - d) 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;
  - e) payment of any capital development levies has been made; and
  - f) dedication of public reserve lands, not exceeding 10% of the subject land, or payment in-lieu.
2. Applicant/Owner to provide written confirmation from the Municipality that professional engineering review of the existing drainage plan has taken place, and alterations to the plan, if any, have been constructed to the satisfaction of the Municipality, to ensure post development stormwater runoff is equal to or less than pre-development runoff levels.

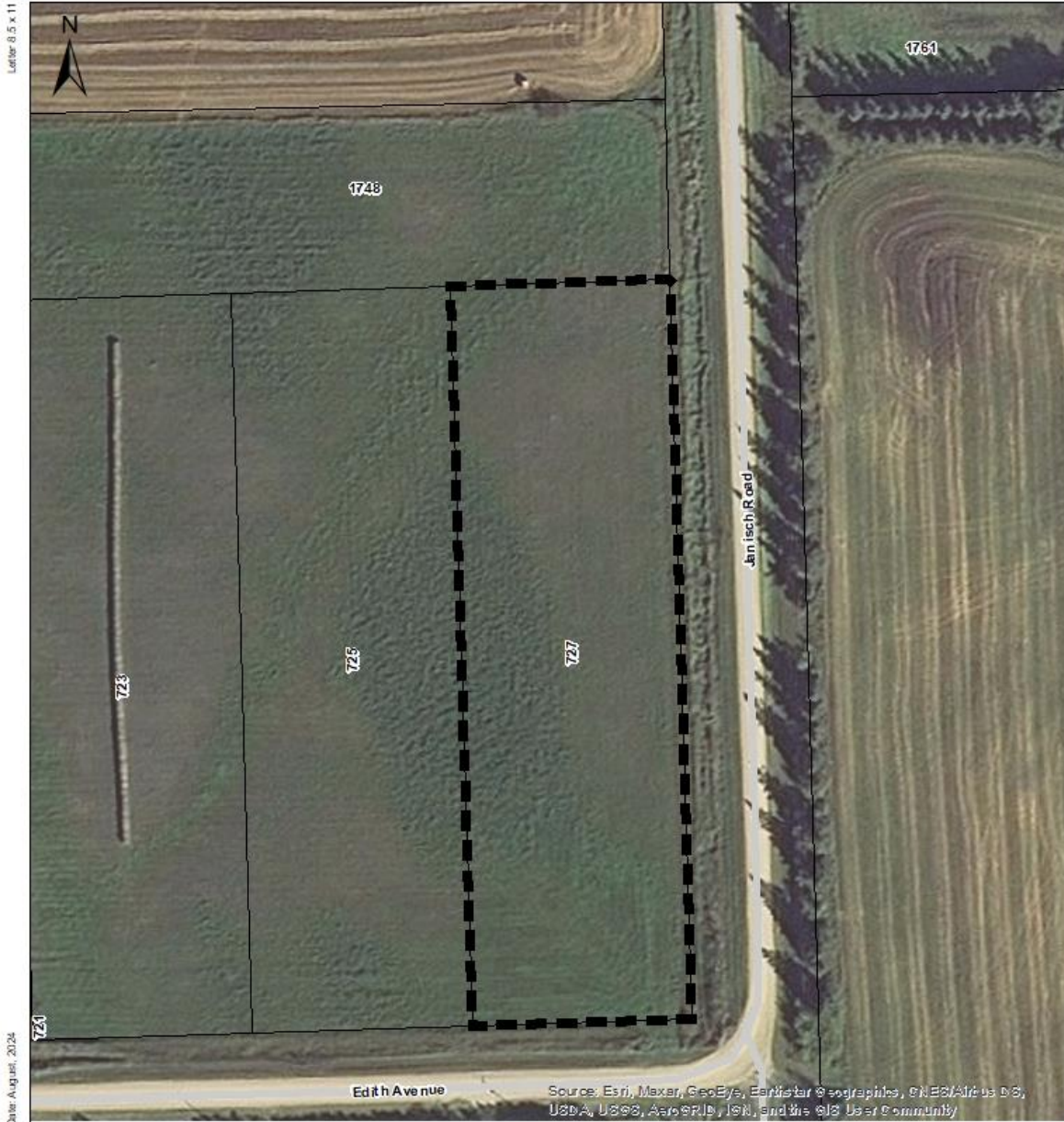
## **REQUIREMENTS**

- 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.*



# APPENDIX A – RRPD LOCATION MAPS



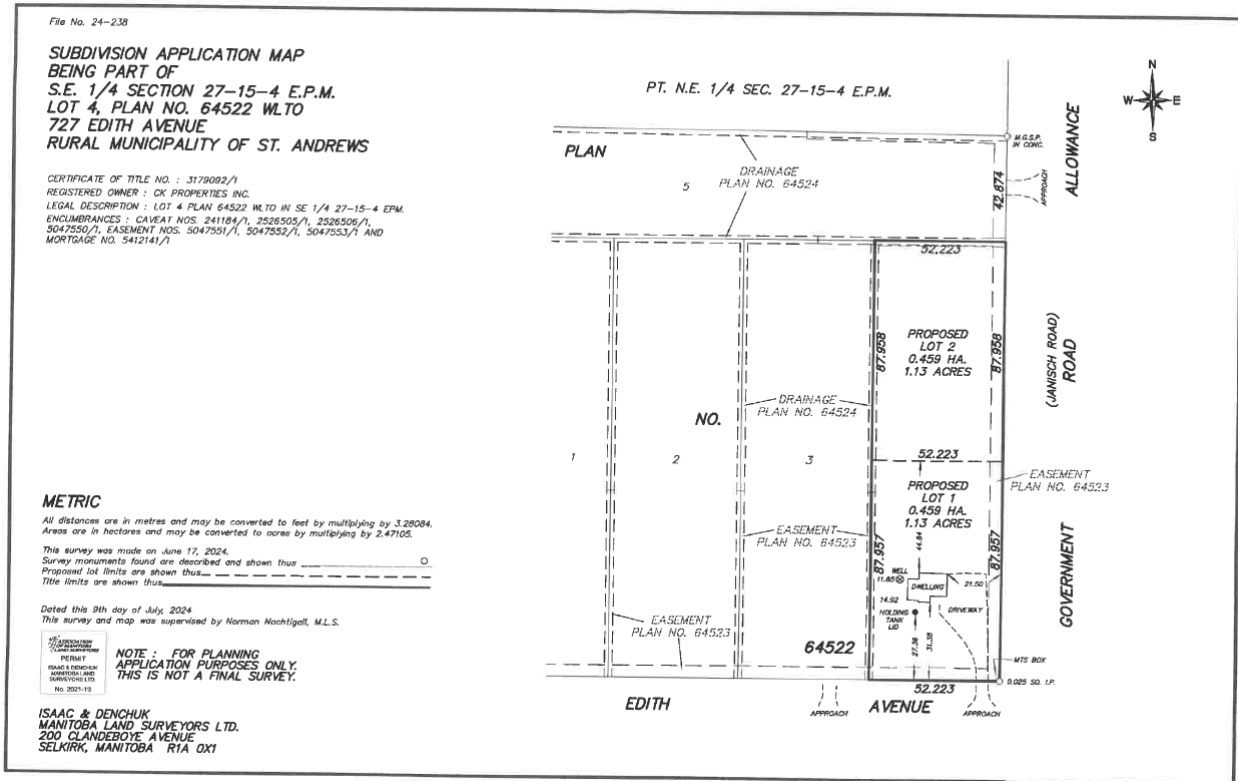
**SUPPORTIVE MAPPING**  
 Subdivision Application S24-3071  
 727 Edith Ave. RM of St. Andrews  
 Designation: "SC" Settlement Centre  
 Zoning: "RA" Suburban Residential

Subject Property  
 Parcel Outline  
 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:

Bell MTS, a division of Bell  
Canada  
PO Box 6666  
3-191 Pioneer Avenue



Date: 6 September 2024

Red River Planning District  
806-A Manitoba Ave.  
Selkirk MB R1A 2H4

**File No.: S24-3071**

Attention: Ingrid Zarichney

**Re:** Proposed Subdivision:  
Lot 4, Plan 64522  
727 Edith Ave.  
R. M. of St. Andrews  
**S24-3071 - CK Properties Inc.**

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BellMTS has no new easement requirements with respect to your application numbered **S24-3071**.

Any removal or relocation of BellMTS existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.

Developer responsibilities (BellMTS Pre-Service Charges, BellMTS Buried Crossings, etc.) can be made available by calling the BellMTS Network Engineering Control Centre at 204-941-4369 or 1-866-756-7642.

To determine if telephone facilities are available in your development and if construction charges will apply please call the BellMTS ANCO Office at 204-941-4217 or 1-888-570-5394.

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

Should you require further information please contact BellMTS Access Engineering at the numbers listed below.

Regards,

**Grace Bushi**

BellMTS  
Access Provisioning  
Tel: 204-958-1959  
Email: [Grace.Bushi@bellmts.ca](mailto:Grace.Bushi@bellmts.ca)

cc. Manitoba Hydro  
cc. BellMTS

**Archived:** October 4, 2024 11:43:39 AM  
**From:** [+WPG969 - Roadside Development](#)  
**Sent:** Mon, 16 Sep 2024 16:29:45  
**To:** [Ingrid Zarichney](#)  
**Subject:** RE: S24-3071  
**Importance:** Normal  
**Sensitivity:** None

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Hi Ingrid,

We have reviewed subdivision file S24-3071 and have no concerns. We note the proposed and residual properties do not have frontage along a highway under our jurisdiction.

Thank You

**Jeff DiNella**

*Senior Development Review Technologist  
Manitoba Transportation and Infrastructure  
Highway Design*  
**Cell: (204) 430-7176**

1420-215 Garry Street  
Winnipeg, MB R3C 3P3



---

**From:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Sent:** Tuesday, August 13, 2024 7:52 AM  
**To:** 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Gas (subdivisioncirculars@hydro.mb.ca) <[subdivisioncirculars@hydro.mb.ca](mailto:subdivisioncirculars@hydro.mb.ca)>; +WPG569 - EnvCEInterlake <[EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca)>; Harms, Tina <[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.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)>; Winnipeg Planning Department <[WinnipegPlanning@sjrb.ca](mailto:WinnipegPlanning@sjrb.ca)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; kellymcdonald@lssd.ca; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG569 - Drinking Water - Subdivisions <[drinkingwater.subdivisions@gov.mb.ca](mailto:drinkingwater.subdivisions@gov.mb.ca)>  
**Cc:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>  
**Subject:** S24-3071

A subdivision for review and comments  
Thank You

**From:** [no-reply@rrpd.ca](mailto:no-reply@rrpd.ca) <[no-reply@rrpd.ca](mailto:no-reply@rrpd.ca)>  
**Sent:** August 13, 2024 7:12 AM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Subject:** Message from KM\_C558

Archived: October 4, 2024 11:52:40 AM  
From: [Red River Planning District](#)  
Sent: Fri, 30 Aug 2024 16:08:43  
To: [Calvin So Ingrid Zarichney](#)  
Subject: FW: S24-3071 - CK Properties Inc. - Email to planning - Hydro File #2024-1921  
Importance: Normal  
Sensitivity: None

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Please see below.

Thank you,

Krystal Wenzoski, CBCO  
Development Technician

On behalf of:



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](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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From: SM-Subdivision Circulars <[SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca)>  
Sent: August 30, 2024 10:57 AM  
To: Red River Planning District <[info@rrpd.ca](mailto:info@rrpd.ca)>; [calcroy85@gmail.com](mailto:calcroy85@gmail.com)  
Cc: [PROPERTYACQUISITION@bellmts.ca](mailto:PROPERTYACQUISITION@bellmts.ca)  
Subject: S24-3071 - CK Properties Inc. - Email to planning - Hydro File #2024-1921

You don't often get email from [subdivisioncirculares@hydro.mb.ca](mailto:subdivisioncirculares@hydro.mb.ca). [Learn why this is important](#)



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

RE: Application(s) **S24-3071**

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

1. **No easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. have no easement requirements
2. 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.
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.

Any inquiries can be sent to [HCSC@hydro.mb.ca](mailto:HCSC@hydro.mb.ca).

Thank you,

Subdivision Coordinator on Team Property Department  
Manitoba Hydro  
12<sup>th</sup> Floor - 360 Portage Ave  
Winnipeg MB  
R3C 0G8 Canada  
[hydro.mb.ca](http://hydro.mb.ca)



**Archived:** October 4, 2024 1:12:39 PM

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

**Sent:** Tue, 13 Aug 2024 19:03:00

**To:** [Ingrid Zarichney](#)

**Subject:** RE: S24-3071

**Importance:** Normal

**Sensitivity:** None

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To whom it may concern,

In regards to the above subdivision proposal (S24-3071), 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**

**24 hour Environmental Emergency Response Line 1-855-944-4888**

*The information transmitted herein is intended only for the named recipient(s) above and contains information that is privileged, confidential or exempt from disclosure under applicable law. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender and delete this message from any computer. Thank you.*



---

**From:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>

**Sent:** Tuesday, August 13, 2024 7:52 AM

**To:** 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Gas (subdivisioncirculares@hydro.mb.ca) <[subdivisioncirculares@hydro.mb.ca](mailto:subdivisioncirculares@hydro.mb.ca)>; +WPG569 - EnvCEInterlake <[EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca)>; Harms, Tina <[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.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)>; Winnipeg Planning Department <[WinnipegPlanning@sjrb.ca](mailto:WinnipegPlanning@sjrb.ca)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; kellymcdonald@lssd.ca; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG569 - Drinking Water - Subdivisions <[drinkingwater.subdivisions@gov.mb.ca](mailto:drinkingwater.subdivisions@gov.mb.ca)>

**Cc:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>

**Subject:** S24-3071

A subdivision for review and comments

Thank You

**From:** [no-reply@rrpd.ca](mailto:no-reply@rrpd.ca) <[no-reply@rrpd.ca](mailto:no-reply@rrpd.ca)>

**Sent:** August 13, 2024 7:12 AM

**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>

**Subject:** Message from KM\_C558

**Archived:** October 4, 2024 1:13:01 PM  
**From:** [Teranet Manitoba - Surveys Planning](#)  
**Sent:** Wed, 14 Aug 2024 20:02:31  
**To:** [Ingrid Zarichney](#)  
**Subject:** RE: S24-3071  
**Importance:** Normal  
**Sensitivity:** None

---

Good Afternoon,

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Thank you,


**Darren Hlady/Surveys** | Survey Examiner | Teranet Manitoba  
500-200 Graham Ave, Winnipeg, MB R3C 4L5  
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB R3C 2G1  
Office: 1.844.737.5684 ext 1790



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**From:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Sent:** Tuesday, August 13, 2024 7:52 AM  
**To:** 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Gas (subdivisioncirculares@hydro.mb.ca) <[subdivisioncirculares@hydro.mb.ca](mailto:subdivisioncirculares@hydro.mb.ca)>; +WPG569 - EnvCEInterlake <[EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca)>; Harms, Tina <[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)>; HRB (HRB.archaeology@gov.mb.ca) <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; Local Government <[selkirkcrp@gov.mb.ca](mailto:selkirkcrp@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; Winnipeg Planning Department <[WinnipegPlanning@sjrb.ca](mailto:WinnipegPlanning@sjrb.ca)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; kellymcdonald@lssd.ca; Robert Beltont Brad Allum (MITWaterReview@gov.mb.ca) <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; drinkingwater.subdivisions@gov.mb.ca  
**Cc:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>  
**Subject:** S24-3071

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A subdivision for review and comments  
Thank You

**From:** [no-reply@rrpd.ca](mailto:no-reply@rrpd.ca) <[no-reply@rrpd.ca](mailto:no-reply@rrpd.ca)>  
**Sent:** August 13, 2024 7:12 AM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Subject:** Message from KM\_C558

**Archived:** October 4, 2024 1:14:03 PM  
**From:** [+WPG1166 - MIT Water Review](#)  
**Sent:** Thu, 22 Aug 2024 19:47:22  
**To:** [Ingrid Zarichney](#)  
**Subject:** RE: S24-3071  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[MTI WMPS response to S24-3071.pdf](#)

---

Hello Ingrid,

Please see our response attached.

Thank you,

**Angela Howells**  
**(Pronoms/pronouns: elle/she/her)**  
Senior Flood Protection Planning Officer  
Hydrologic Forecasting & Water Management | Technical Services & Operations  
Manitoba Transportation and Infrastructure  
Second Floor – 280 Broadway | Winnipeg MB R3C 0R8 | 204-915-7295 | [Angela.Howells@gov.mb.ca](mailto:Angela.Howells@gov.mb.ca)

See our new Provincial Waterway Online Map at <https://arcg.is/0Cmb4S>

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**Cc:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>  
**Subject:** S24-3071

A subdivision for review and comments  
Thank You

**From:** [no-reply@rrpd.ca](mailto:no-reply@rrpd.ca) <[no-reply@rrpd.ca](mailto:no-reply@rrpd.ca)>  
**Sent:** August 13, 2024 7:12 AM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Subject:** Message from KM\_C558



**DATE:** August 22, 2024

**TO:** Ingrid Zarichney  
Red River Planning District  
2978 Birds Hill Rd  
East St. Paul MB R2E 1J5

**FROM:** Angela Howells  
Senior Flood Protection Planning  
Officer  
Water Management, Planning and  
Standards  
Manitoba Transportation and  
Infrastructure  
2nd Floor - 280 Broadway  
Winnipeg, MB R3C 0R8

**PHONE NO:** (204) 915-7295

**FAX NO:** (204) 948-4764

**E-MAIL:** Angela.Howells@gov.mb.ca

**SUBJECT:** Proposed Subdivision  
727 Edith Ave  
R.M. of St. Andrews  
S24-3071 – CK Properties Inc.

---

The applicant proposes to subdivide the current holdings of 2.27 acres into 2 family lots approximately 1.13 acres each. The proposed subdivision is within the Lower Red River Designated Flood Area.

Available topographic information, obtained by LiDAR, indicates natural ground elevations at the proposed subdivision ranges from approximately 220.37 meters (723 feet) to 221.29 meters (726 feet) CGVD28.

The minimum criteria which Water Management, Planning and Standards is now utilizing in assessing the flood hazard is the 200-year flood or flood of record, whichever is greater. The 200-year flood protection level for this location is approximately 221.13 metres (725.5 feet) CGVD28.

The proposed subdivision is subject to [Section 17 of the Water Resources Administration Act](#) and the [Designated Flood Area Regulation](#). All permanent structures within the Lower Red River Designated Flood Area must meet certain requirements for minimum elevations of flood protection measures. Any new owner of the subdivided land should be made aware of the Lower Red River Designated Flood Area.

The flood risk and the Designated Flood Area should be made known to any potential purchaser.

ORIGINAL SIGNED BY  
Angela Howells



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](mailto:office@rmofstandrews.com)

Website: [www.rmofstandrews.com](http://www.rmofstandrews.com)

**COMMUNITIES WORKING TOGETHER**

August 14, 2024

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

Attn: Derek Eno, Manager of Planning Services

**RE: S24-3071 Subdivision (727 Edith Avenue)**

Please see the comments below for the noted subdivision application S24-3071 in St. Andrews.

**Municipal Safety / Fire Department:** No concerns

**Public Works:** Existing engineered drainage plan on file for the original subdivision, installation of a common swale between the proposed lots, graded to Janisch Road, should be sufficient for runoff water disposal. The applicant will need to have the plan reviewed by a professional engineer and re-stamped for approval if any changes are required.

**CONDITIONS:**

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 Council have been made;
  - b. payment of any capital development levies has been made; and
  - c. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in-lieu.
  
2. Applicant/Owner to provide written confirmation from the Municipality that professional engineering review of the existing drainage plan has taken place, and alterations to the plan, if any, have been constructed to the satisfaction of the Municipality, to ensure post development stormwater runoff is equal to or less than pre-development runoff levels.

*B. Bennett*

Braeden Bennett  
Planning & Economic Development Officer

**Archived:** October 4, 2024 3:55:05 PM

**From:** [Project Manager - Manitoba](#)

**Sent:** Tue, 27 Aug 2024 19:51:56

**To:** [Ingrid Zarichney](#)

**Subject:** RE: S24-3071

**Importance:** Normal

**Sensitivity:** None

---

Hello,

Rogers does not have any concerns or easement requirements on this file.

Thank you,

**Project Coordinator, NW ON, MB & SK**

[ProjectManagerManitoba@rci.rogers.com](mailto:ProjectManagerManitoba@rci.rogers.com)



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**From:** Ingrid Zarichney <ingrid@rrpd.ca>

**Sent:** Tuesday, August 13, 2024 6:52 AM

**To:** 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@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>; Winnipeg Planning Department <WinnipegPlanning@sjrb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; kellymcdonald@lssd.ca; Robert Beltont Brad Allum (MITWaterReview@gov.mb.ca) <MITWaterReview@gov.mb.ca>; drinkingwater.subdivisions@gov.mb.ca

**Cc:** Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>

**Subject:** S24-3071

A subdivision for review and comments

Thank You

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**Sent:** August 13, 2024 7:12 AM

**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>

**Subject:** Message from KM\_C558

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