

R.M. of St. Andrews
ZONING BY-LAW 4066
SUBDIVISION APPLICATION S24-3059
PUBLIC HEARING

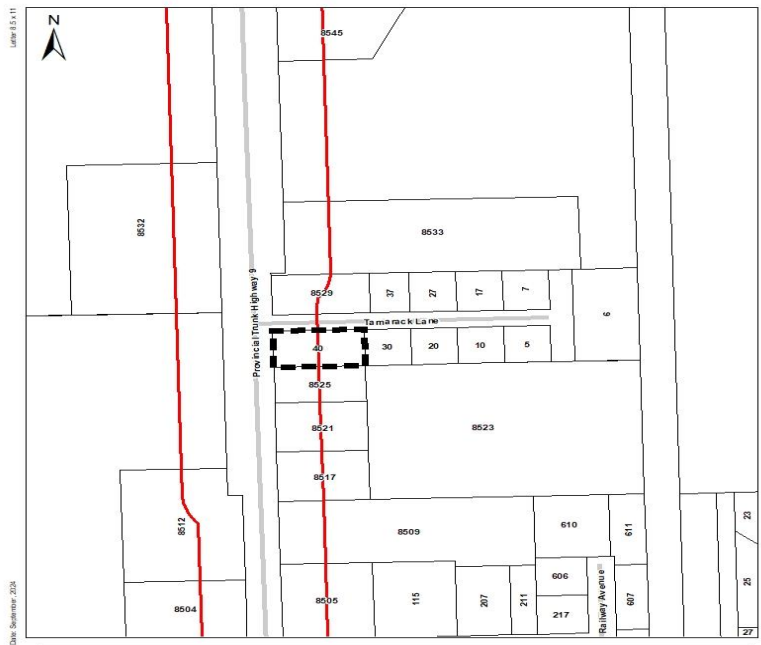
We are
Listening.

As per *The Planning Act*, any person can make representation on the matter at the meeting.

What is S24-3059 about?

This subdivision application is to an additional lot in the "RA" Suburban Residential zone.

**Public
Hearing**
Tuesday,
October 8th, 2024
5:30 PM
Council Chambers
500 Railway Ave.
Clandeboye, MB



SUPPORTIVE MAPPING

Subdivision Application S24, 3059
40 Tamarack Lane, RM of St. Andrews
Designation: "SC" Settlement Centre
Zoning: "RA" Suburban Residential

Legend:
■ Subject Property
□ Parcel Outline
▭ Highway Control Zones
— Roads

RED RIVER
PLANNING DISTRICT

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

40 Tamarack Lane (Roll No. 440510)

Planning meetings may be viewed live through the [RM of St. Andrews Youtube Channel](#). In-person and online attendance for the Public Hearing is available. Registration is required if you wish to attend online. Please contact the municipal office at 204-738-2264 ext. 137 or Braeden@rmofstandrews.com by 2pm the day of the meeting to register for attendance, speaking to council, providing written comments, whether "for" or "against" or for information regarding the application.

For more information, please contact the Red River Planning District.

Red River Planning District
2978 Bird's Hill Road
Mon-Fri*
8:30am-4:15pm

*excludes all statutory holidays

Note: Property owners are responsible for notifying "Tenants".

Phone:
(204) 669-8880
1-800-876-5831

Fax:
(204) 669-8882

E-Mail:
info@rrpd.ca

Website:
redriverplanning.com



2978 Birds Hill Road

East St. Paul, Manitoba R2E 1J5

Toll Free: 800-876-5831

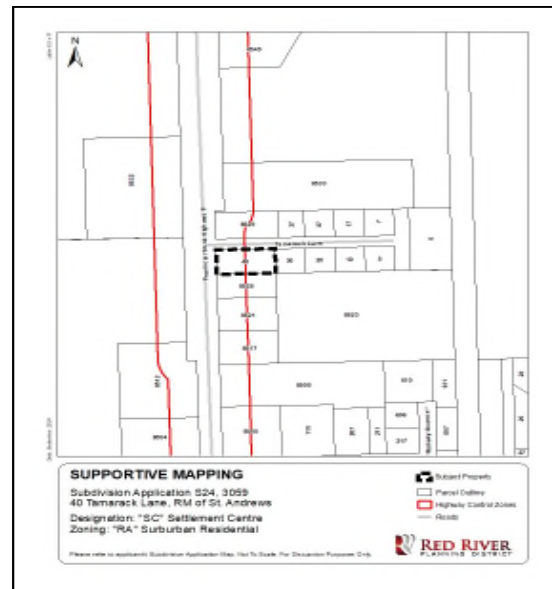
Phone: 204-669-8880

Fax: 204-669-8882

Subdivision S24-3059

Date Prepared: September 12, 2024

Address:	40 Tamarack Lane
Legal Description:	CT 3300967/1 Lot 1 Plan 61761 WLTO in W ½ 3-15-4 EPM
Roll Number(s):	440510
Zoning:	“RA” Suburban Residential
Development Plan:	“SC” Settlement Centre
Report Prepared by:	



PUBLIC HEARING REQUIRED

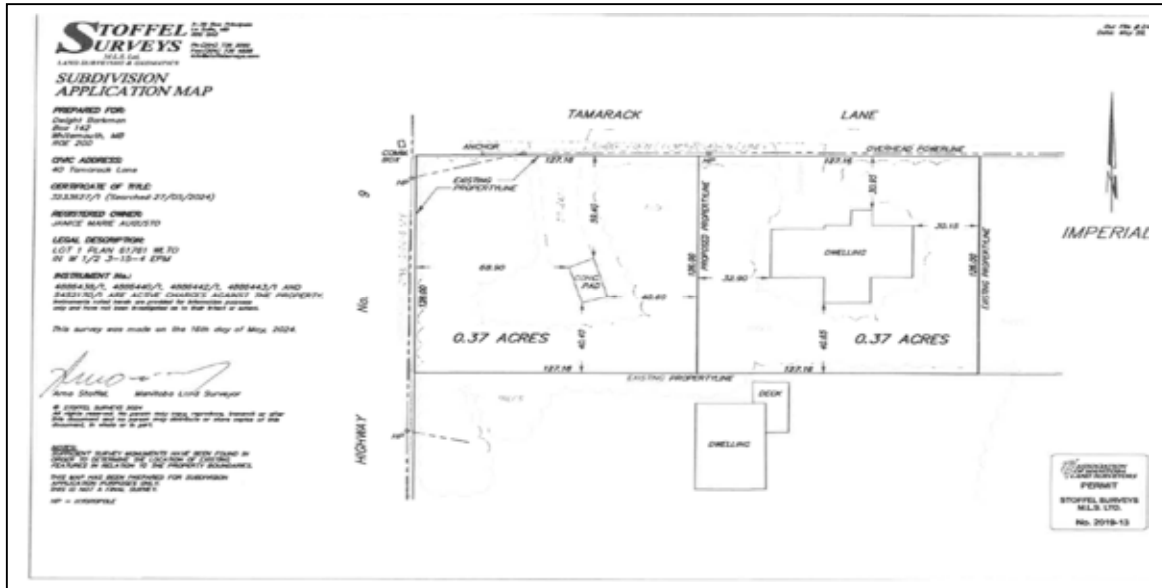
EXECUTIVE SUMMARY:

The applicant is seeking to subdivide the subject land in half with each new lot being 16,000 sqft. in size. The proposed new lots would be similar in size to the majority of the lots already existing along Tamarack Lane, and could be argued that this subdivision is a continuation of the already established neighborhood.

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

RECOMMENDATION – APPROVE WITH CONDITIONS

1.0 PROPOSAL:



The subject property consists of 0.74 acres on title CT 3300967/1. The applicant is seeking to subdivide the subject land into one additional lot. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of 0.74 acres on title CT 3300967/1. The applicant is seeking to subdivide the subject land into one additional lot.

The subject land is designated *Settlement Centre* 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 – Tamarack Lane then properties zoned Agricultural General and Suburban Residential
- To the South – Properties zoned Suburban Residential
- To the East – Properties zoned Suburban Residential
- To the West – Provincial Trunk Highway 9 then properties zoned Agricultural General

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

Land Use Designation: Settlement Centre

The subject property is designated *Settlement Centre* in the Red River Planning District's Development Plan. The *Settlement Centre* designation is given to areas with a range of urban, semi-urban and suburban land uses that function as the administrative and service centers for a municipality. *Settlement Centre* areas are typically serviced, or planned to be serviced, with piped municipal wastewater and/or drinking water systems.

Policies specific to areas designated *Settlement Centre* are outlined in Section 4.5. New development is encouraged adjacent to built-up areas, where services can be efficiently extended (Policies 4.5.1 & 4.5.2). Land uses shall be located so as to be compatible with existing uses (Policy 4.5.4).

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

4.0 ZONING BY-LAW (BY-LAW NO. 4066):

The proposed subdivision is located within a Suburban Residential zone, as per the R.M of 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.

Zone: Suburban Residential			
Site Area	Required	Proposed	Note
Proposed Lot 1	15,000 sq. ft *	16,022.16 sq. ft	In Compliance
Proposed Lot 2	15,000 sq. ft *	16,022.16 sq. ft	In Compliance
Site Width	Required	Proposed	Note
Proposed Lot 1	100 ft*	127.16 ft	In Compliance
Proposed Lot 2	100 ft*	127.16 ft	In Compliance

The RM of St Andrews Zoning By-law notes that while the "RA" zone minimum lot size is 60,000 sq.ft., this can be reduced to 15,000 sq.ft and 100ft width if the property will be serviced by a central sewer system or by an approved pump out holding tank septic disposal system.

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services <ul style="list-style-type: none">- Proposed: Holding Tank- Required: As per Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water <ul style="list-style-type: none">- Proposed: individual well- Required: As per municipal / Province of Manitoba standards
Road Standards

<ul style="list-style-type: none"> - Proposed: Existing - Required: Municipality is authority responsible for roadway
Drainage <ul style="list-style-type: none"> - Proposed: natural drainage - Required: As per municipal standards

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	<ol style="list-style-type: none"> 1. Applicant / owner submits confirmation in writing from the Municipality that: <ol style="list-style-type: none"> a. Taxes on the land to be subdivide 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 have been made; and c. Payment of the administrative fee and service deposit required as per By-law No. 4165 for 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; b. Dedication of public reserve land, not exceeding 10% of the subject land, or payment in-lieu; c. Servicing of each lot by an approved holding tank system; and d. Any other standard deemed necessary by the Municipality. 3. Applicant / owner enter into 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.
Manitoba Agriculture and Resource Development	No comments received at the time of this report.
Manitoba Infrastructure - Highway Planning and Design Branch	Do not object. Access to the property shall be off Tamarack Lane.
Manitoba Environment, Climate and Parks: Water Stewardship Division	No comments received at the time of this report.

Winnipeg Land Titles Office (Teranet Manitoba)	Plan of Subdivision as proposed
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	No concerns at this time.
Manitoba Environment and Climate Change – Water Rights Licensing Branch	Does not require a license to Construct Water Control Works.
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No concerns at this time.
Manitoba Transportation and Infrastructure – Hydrological Forecasting & Water Management	No concerns

UTILITIES

MB Hydro and Centra Gas	No Easement required
BellMTS	No Easement required
Rogers Communications	No comments received at the time of this report.

OTHER AGENCIES

School Division	No comments received at the time of this report.
Canada Post	No comments received at the time of this report.

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 is located on the corner of Tamarack Lane and PTH 9. The applicant proposes to subdivide the subject land in half with each new lot being 16,000 sqft. in size. The proposed new lots would be similar in size to the majority of the lots already existing along Tamarack Lane, and could be argued that this subdivision is a continuation of the already established neighborhood.

The proposal generally adheres to the policies outlined in Development Plan, and to the minimum lot area and width required in the “RA” Suburban Residential zone.

Various conditions of approval are proposed including entering into a development agreement with the municipality.

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

9.0 RECOMMENDED CONDITIONS:

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

1. Applicant / owner submits confirmation in writing from the Municipality that:
 - a. Taxes on the land to be subdivide 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 have been made; and
 - c. Payment of the administrative fee and service deposit required as per By-law No. 4165 for 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;
 - b. Dedication of public reserve land, not exceeding 10% of the subject land, or payment in-lieu;
 - c. Servicing of each lot by an approved holding tank system; and
 - d. Any other standard deemed necessary by the Municipality.
3. Applicant / owner enter into 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.

REQUIREMENTS

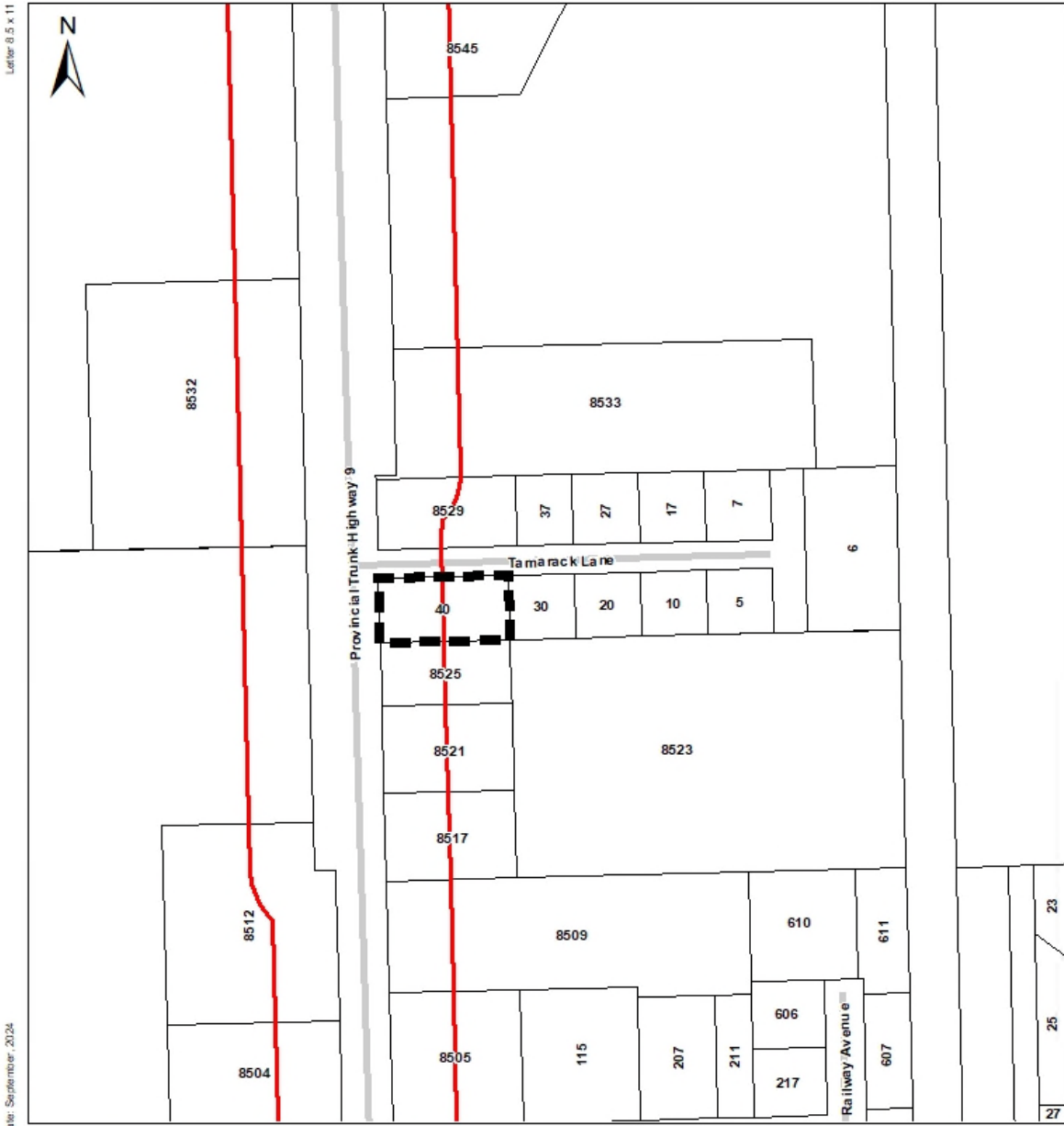
- A. The Winnipeg Land Titles Office will require a Plan of Subdivision as proposed SAM is required. Please submit the surveyor’s final plan tentatively approved by the Examiner of Surveys: one (1) original mylar, two (2) mylar copies and three (3) paper prints. If you have concerns with these

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, municipality.

APPENDIX A – RRPD LOCATION MAPS







Letter 8.5 x 11


Date: September, 2024

SUPPORTIVE MAPPING

Subdivision Application S24, 3059
 40 Tamarack Lane, RM of St. Andrews

Designation: "SC" Settlement Centre
 Zoning: "RA" Surburban Residential

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

 **RED RIVER**
PLANNING DISTRICT

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



Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SUPPORTIVE MAPPING

Subdivision Application S24, 3059
40 Tamarack Lane, RM of St. Andrews

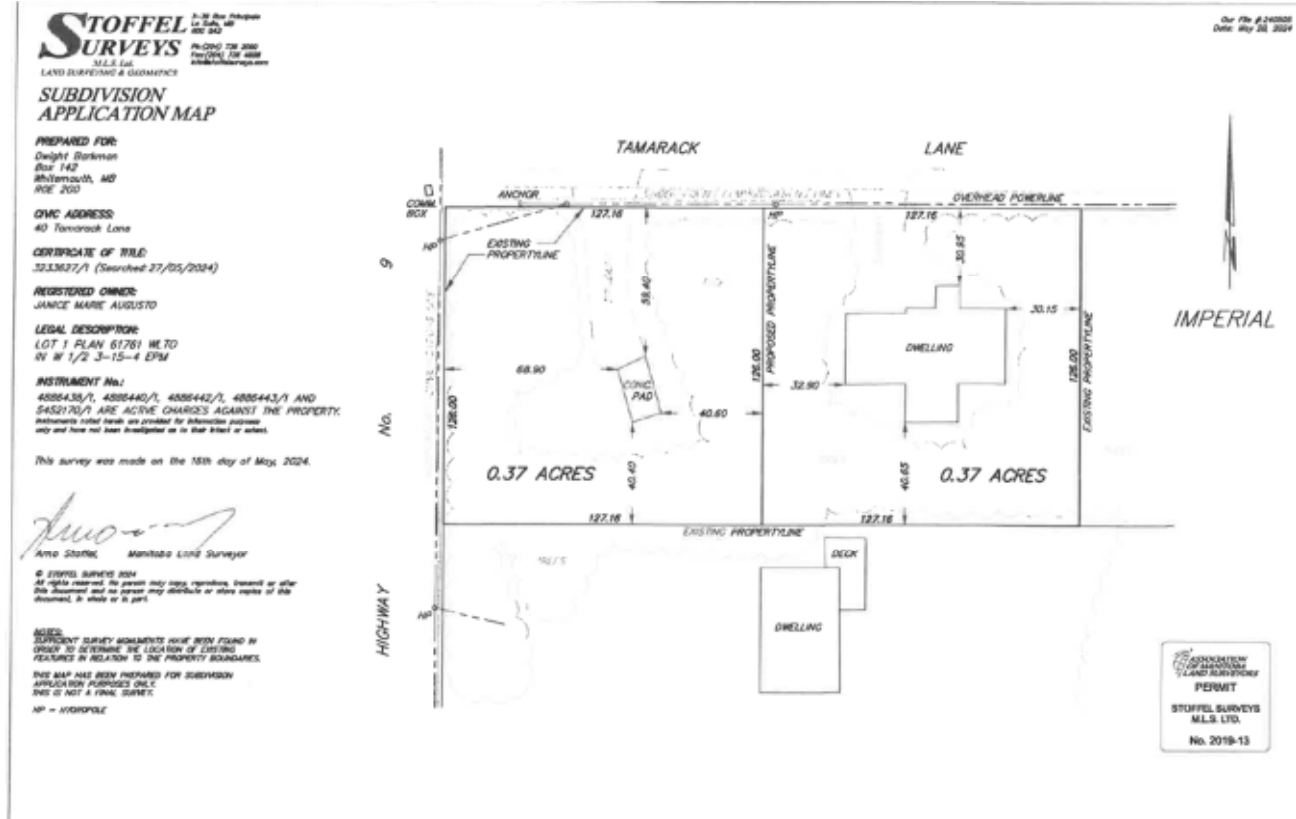
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-  Subject Property
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Please refer to applicant's Subdivision Application Map. Not To Scale. For Discussion Purposes Only.

APPENDIX B – SUBDIVISION APPLICATION MAP



APPENDIX C – CIRCULATION COMMENTS



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

June 26, 2024

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

RE: S24-3059 Subdivision (40 Tamarack Lane)

Please see the comments below for the noted subdivision application S24-3059 in St. Andrews.

Municipal Safety / Fire Department: No concerns

Public Works: No concerns

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. payment of the administration fee and service deposit required as per By-law No. 4165 for 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;
 - b. Dedication of public reserve lands, not exceeding 10% of the subject land, or payment in-lieu;
 - c. Servicing of each lot by an approved holding tank system; and
 - d. any other standard deemed necessary by the Municipality.
3. Applicant/Owner enter into 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

B. Bennett

Braeden Bennett
Planning & Economic Development Officer

DATE: 2024-06-26

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

FROM: Archaeological Assessment Services Unit
Historic Resources Branch
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 No. S24-3059
AAS File AAS-24-22066
Proposed Subdivision of land located at 40 Tamarack Lane RM of St. Andrews
Owner(s): Dwight and Brenda Barkman

No Concerns at this Time

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

Legislation

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

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

Historic Resources Branch
Archaeological Assessment Services Unit

Derek Eno

From: +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>
Sent: Friday, July 12, 2024 3:41 PM
To: Jennifer Asaim
Subject: RE: Subdivision Application : S24, 3059

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Jennifer,

We have no concerns regarding the proposed subdivision.

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

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

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From: Jennifer Asaim <jasaim@rrpd.ca>

Sent: Tuesday, June 18, 2024 12:06 PM

To: +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; neteng.control@bellmts.ca; paul.shymko@canadapost.postescanada.ca

Subject: Subdivision Application : S24, 3059

Good afternoon,

Please see attached Subdivision Application S24, 3059 in the R.M of St Andrews for your review and concerns.

Best regards,



Jennifer Asaim

Student Planner

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:
Dunnotar – East St. Paul – St. Andrews – St. Clements – West St. Paul

Archived: June 26, 2024 3:53:45 PM
From: [Roberts, Dan](#)
Sent: Thu, 20 Jun 2024 13:13:04
To: [Jennifer Asaim](#)
Subject: RE: Subdivision Application : S24, 3059
Importance: Normal
Sensitivity: None
Attachments:
[Subdivision Development Proposals Guide.pdf](#)

The Drainage and Water Rights Licensing Branch does not require a License to Construct Water Control Works for this subdivision development proposal. *Please refer to Section 2: Exemptions, in the attached guide for more information.*

Any inquiries regarding these requirements may be made via email at: drainage@gov.mb.ca, or by telephone: 1-800-214-6497.

Sincerely,

Dan Roberts
Water Resource Officer

Environment and Climate Change
Water Stewardship Division
Drainage and Water Rights Licensing Branch
Drainage Section
Cell: (431) 336-1301

From: Jennifer Asaim <jasaim@rrpd.ca>
Sent: Monday, June 17, 2024 3:35 PM
To: Roberts, Dan <Dan.Roberts@gov.mb.ca>
Cc: Santan Singh <santan@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: Subdivision Application : S24, 3059

Dear Dan,

Attached is Subdivision application S24, 3059 in the RM of St. Andrews for your review and concerns.

Best regards,



Jennifer Asaim
Student Planner
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

Archived: June 26, 2024 3:53:28 PM

From: [Teranet Manitoba - Surveys Planning](#)

Sent: Wed, 19 Jun 2024 19:18:52

To: [Jennifer Asaim](#)

Subject: RE: Application comments and Feedback : S24. 3058; S24, 3059; S24,3060.

Importance: Normal

Sensitivity: None

Good Afternoon,

Re: S24-3059

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: Jennifer Asaim <jasaim@rrpd.ca>

Sent: Monday, June 17, 2024 9:49 AM

To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Roberts, Dan <dan.roberts@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITwaterreview@gov.mb.ca>; roadsidedevelopment@gov.mb.ca; AGRlanduse@gov.mb.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; paul.shymko@canadapost.postescanada.ca; neteng.control@bellmts.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>

Cc: Derek Eno <deno@rrpd.ca>; Santan Singh <santan@rrpd.ca>; Calvin So <calvin@rrpd.ca>

Subject: Application comments and Feedback : S24. 3058; S24, 3059; S24,3060.

 **? EXTERNAL EMAIL:** Email was sent from outside the organization. Please exercise caution BEFORE engaging with links or attachments contained in this email.

Hi,

Please find attached Subdivision applications S24, 3058; and S24, 3060 in the R.M of St. Clement and S24, 3059 in the R.M of St. Andrews for your review and comments. The location maps of the subject property have been attached to the application.

Best regards,



Jennifer Asaim
Student Planner
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

Archived: June 18, 2024 2:25:01 PM
From: [+WPG569 - EnvCEInterlake](#)
Sent: June 17, 2024 2:30:34 PM
To: [Jennifer Asaim](#)
Subject: RE: Application comments and Feedback : S24, 3059
Importance: Normal
Sensitivity: None

To whom it may concern,
In regards to the above subdivision proposal (S24-3059), 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



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

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 Please consider the environment before printing this e-mail

From: Jennifer Asaim <jasaim@rrpd.ca>
Sent: Monday, June 17, 2024 9:49 AM
To: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; Roberts, Dan <Dan.Roberts@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; paul.shymko@canadapost.postescanada.ca; neteng.control@bellmts.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Cc: Derek Eno <deno@rrpd.ca>; Santan Singh <santan@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: Application comments and Feedback : S24, 3058; S24, 3059; S24,3060.

You don't often get email from jasaim@rrpd.ca. [Learn why this is important](#)

Hi,

Please find attached Subdivision applications S24, 3058; and S24, 3060 in the R.M of St. Clement and S24, 3059 in the R.M of St. Andrews for your review and comments. The location maps of the subject property have been attached to the application.

Best regards,



Jennifer Asaim
Student Planner
Red River Planning District

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



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

July 10, 2024

PD 190.10 New

Santan Singh, Community Planner
Red River Planning District
E-mail: Santan@rrpd.ca

Dear Santan:

Re: Proposed Subdivision
File No: S24-3059
Pt W ½ 3-15-4E
RM of St. Clements
Owner: Barkman

In response to your e-mail dated June 18, 2024, we have reviewed the above noted subdivision application. The intent is to create one lot for residential purposes. The proposed lot has frontage along PTH 9 and Tamarack Lane.

Based on available information, we do not object to this subdivision. Please be advised that PTH 9 is a Limited Access Highway and Manitoba Transportation and Infrastructure will not approve any direct property access onto PTH 9. Access to the new residence shall come off Tamarack Lane.

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 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 highway right-of-way.

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

Thank You,

Original signed and e-mailed July 10, 2024

Jeff DiNella
Senior Development Review Technologist

Cc: Capital Region

SUBDIVISION APPLICATION MAP

PREPARED FOR
 Dwight Peterson
 Box 142
 BERTHOUD, WA 98531
 RCE 200

CHIC ADDRESS
 40 Tamarack Lane

CERTIFICATE OF TITLE
 3213627/A (Searched 27/05/2024)

REGISTERED OWNER
 MARCE MAIRE AUGUSTO

LEGAL DESCRIPTION
 LOT 1, PLAN 61761 W 70
 IN W 1/2 3-15-4 EPM

INCUMBENT No.
 488432/A, 488440/A, 488442/A, 488443/A AND
 563170/A ARE ACTIVE CHARGES AGAINST THE PROPERTY.
 Encumbrances, mortgages, and charges are provided for information purposes
 only and have not been investigated as to their status or amount.

This survey was made on the 18th day of May, 2024

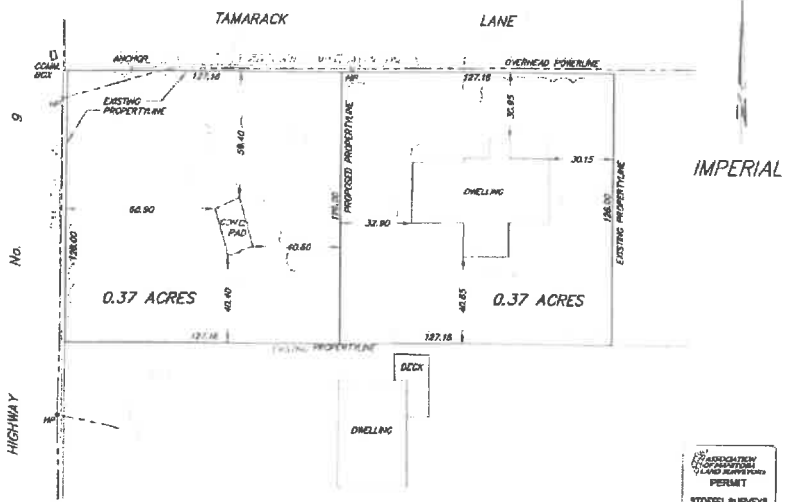
Anno Stoffel
 Anno Stoffel, Multnomah Licensed Surveyor

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NOTICE
 ALL SUBSEQUENT SURVEY DOCUMENTS HAVE BEEN FILED IN
 ORDER TO DETERMINE THE LOCATION OF EXISTING
 FEATURES OR IMPOSITIONS TO THE PROPERTY BOUNDARIES.

THIS MAP HAS BEEN PREPARED FOR SUBDIVISION
 APPLICATION PURPOSES ONLY.
 THIS IS NOT A FINAL SURVEY.

MP - UTAH/OREGON



ASSESSMENT
 CORPORATION
 LAND SURVEYORS
 PERMIT
 STOFFEL SURVEYS
 M.L.B. LTD.
 No. 2019-13

Archived: July 8, 2024 8:36:02 AM
From: [SM-Subdivision Circulars](#)
Sent: Fri, 5 Jul 2024 19:09:03
To: [Jennifer Asaim dwightbarkman@gmail.com](mailto:Jennifer.Asaim.dwightbarkman@gmail.com)
Cc: [PROPERTY ACQUISITION](#)
Subject: S24-3059 -BARKMAN - E-mail to Planning - Hydro File 2024-1654
Importance: Normal
Sensitivity: None



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

RE: Application **S24-3059**

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 online form on the [Manitoba Hydro](#) website.

Any inquiries can be sent to HCSC@hydro.mb.ca.

Thank you,

Subdivision Coordinator
Team Property Department
Manitoba Hydro
12th Floor - 360 Portage Ave
Winnipeg MB
R3C 0G8 Canada
hydro.mb.ca



This communication is intended for the use of the named addressee(s) and may contain information that is private, confidential, and exempt from disclosure under law. If you have received this communication in error, please notify the sender immediately, delete this communication from all data storage devices and destroy all hard copies.

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



Date: 9 July 2024

Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882

File No.: S24-3059

Attention: **Santan Singh**

**Re: Proposed Subdivision:
SW ¼ 3-15-04E, 40 Tamarack Lane
R.M of St Andrews
S24-3059
Allen and Brenda Barkman**

BellMTS has no new easement requirements with respect to your application numbered **S24-3059**

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

cc. Manitoba Hydro
cc. BellMTS