

R.M. of St. Clements  
ZONING BY-LAW 5-2002  
SUBDIVISION S24-3060

# PUBLIC HEARING

We are  
Listening.

**Public  
Hearing**  
Tuesday,  
October 22nd, 2024  
6:00 PM  
Council Chambers  
1043 Kittson Rd.  
East Selkirk, MB

Phone:  
(204) 669-8880  
1-800-876-5831  
Fax:  
(204) 669-8882  
E-Mail:  
[info@rrpd.ca](mailto:info@rrpd.ca)

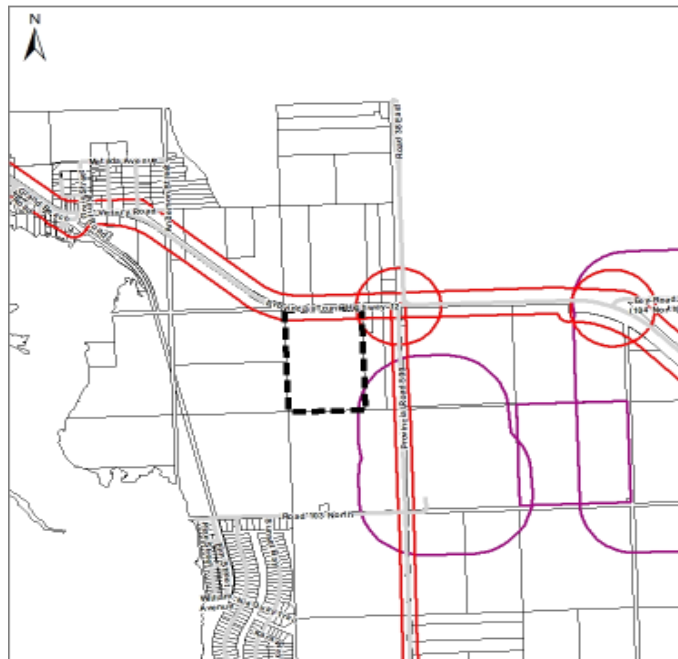
Website:  
[redriverplanning.com](http://redriverplanning.com)



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

## What is S24-3060 about?

This subdivision proposes to create 26 residential lots zoned "SR" Seasonal Residential and a new roadway, in the Grand Marais area.



PTH 12

(Roll # 726800)

Seating at the public hearing will be limited to accommodate social distancing. We ask that you contact the municipal office at 204-482-3300 or [info@rmofstclements.com](mailto:info@rmofstclements.com) to register your attendance so that we can insure adequate physical distancing seating. Alternatively, you can contact the RM of St. Clements to receive an invitation to public hearing remotely through Zoom, submit questions or concerns in writing or visit the municipality's website for the link to live streaming with interactive chat.

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

Red River Planning District  
2978 Birds Hill Rd., East St. Paul, MB

Mon-Fri\*  
8:30am-4:15pm

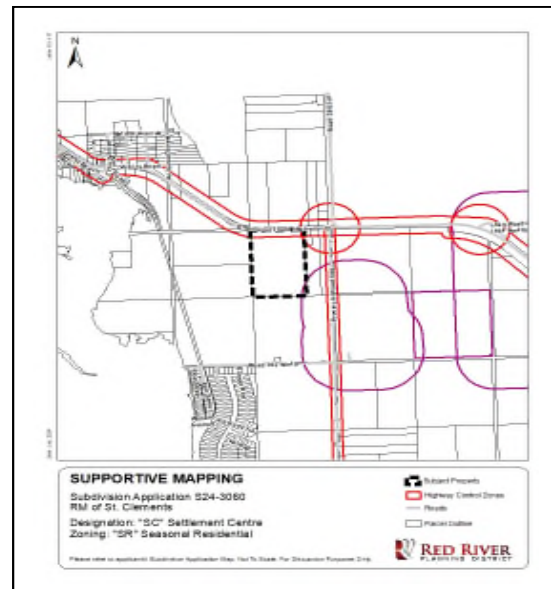
\*excludes all statutory holidays

\*Note: Property owners are responsible for notifying "Tenants"

## Subdivision S24-3060

Date Prepared:

<b>Address:</b>	N/A
<b>Legal Description:</b>	CT 2593378/1 Of part of NE ¼ SEC 8-18-7 EPM
<b>Roll Number(s):</b>	726800
<b>Zoning:</b>	“SR” Seasonal Residential
<b>Development Plan:</b>	“SC” Settlement Centre
<b>Report Prepared by:</b>	Derek Eno, MCIP, RPP Manager of Planning Services



### PUBLIC HEARING REQUIRED

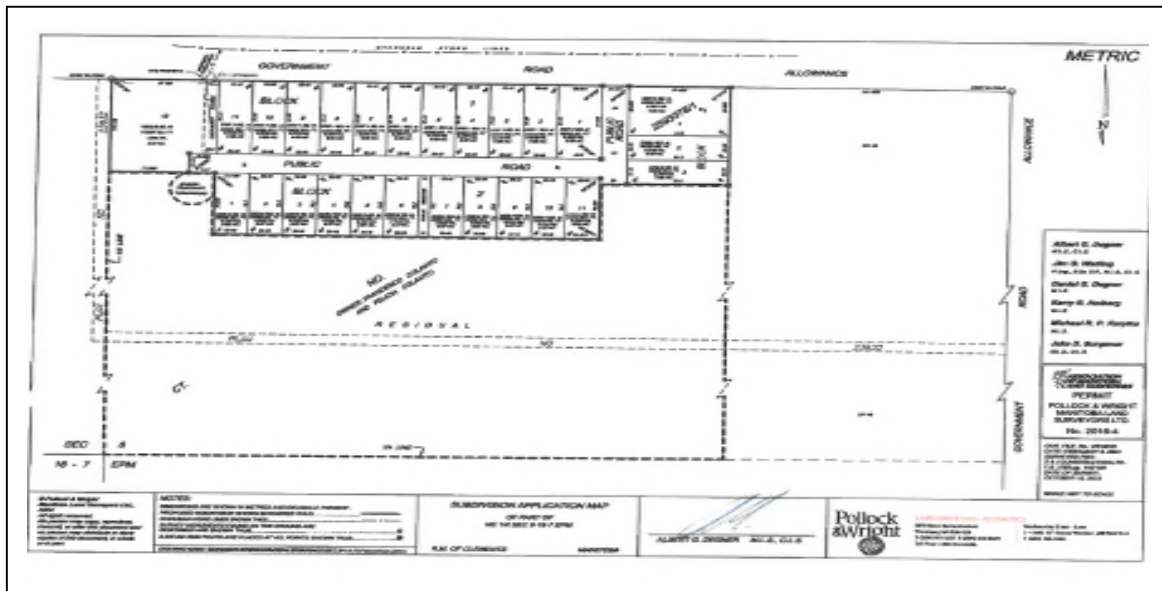
### EXECUTIVE SUMMARY:

The applicant is seeking to subdivide the 110 acre (+/-) subject land and create 26 residential lots and a new public road within an “SR” Seasonal Residential Zone at the north end of the property, where the majority of the new lots are in the size range 25,000 square feet to 30,000 square feet. The new public road is proposed to be accessed from PTH 12.

The proposal is generally 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 110 acres on title CT 2593378/1. The applicant is seeking to create 26 residential lots and a new public road within an “SR” Seasonal Residential Zone at the north end of the property. The subdivision application map (SAM) is provided in the appendix to this report.

## **2.0 SITE CONTEXT AND BACKGROUND:**

The subject property consists of 110 acres on title CT 2593378/1. The applicant is seeking to to create 26 residential lots and a new public road.

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 – Provincial Trunk Highway then properties zoned Recreation Tourism
- To the South – Properties zoned Recreation Tourism
- To the East – Properties zoned Recreation Tourism
- To the West – Properties zoned Recreation Tourism and Seasonal Residential

### **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. Policy 4.5.17 outlines that Grand Marais could be considered a recreation and seasonal area, and due to its unique physical character, outlines policies related to protection of natural habitat, waterways, and access to these areas.

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).

Generally, the *Settlement Centre* designation allows for the establishment of new residential neighbourhoods so long as it adheres to applicable development policies related to infrastructure (e.g. connection to municipal services), hazards (e.g. overland drainage), and other development related 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. 5-2002):**

The proposed subdivision is located within a Seasonal Residential zone, as per the St. Clements Zoning By-Law. The Seasonal Residential zone has a minimum site area requirement of 15,000 sq. ft and a minimum site width requirement of 100 ft.

<b>Zone: Seasonal Residential</b>			
<b>Site Area</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Block 1			
Lot 1	15, 000 sq. ft	39,060 sq.ft.	In Compliance
Lot 2 - 11	15, 000 sq. ft	30,000 sq.ft.	In Compliance
Lot 12	15, 000 sq. ft	113,587 sq.ft.	In Compliance
Block 2			
Lot 1	15, 000 sq. ft	26,296 sq.ft.	In Compliance
Lot 2-11	15, 000 sq. ft	25,000 sq.ft.	In Compliance
Block 3			
Lot 1	15, 000 sq. ft	60, 362 sq.ft.	In Compliance
Lot 2 & 3	15, 000 sq. ft	30,020 sq.ft.	In Compliance
Residual	15, 000 sq. ft	85 acres (+/-)	In Compliance
<b>Site Width</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Block 1			

Lot 1	100 ft.	131.2 ft.	In Compliance
Lot 2 - 11	100 ft.	100.0 ft	In Compliance
Lot 12	100 ft.	82.85 ft.	Not In Compliance*
Block 2			
Lot 1	100 ft.	131.2 ft.	In Compliance
Lot 2-11	100 ft.	100 ft.	In Compliance
Block 3			
Lot 1	100 ft.	267.7 ft.	In Compliance
Lot 2 & 3	100 ft.	100 ft.	In Compliance
Residual	100 ft.	825 ft.	

\*If the Council wishes to approve the subdivision, variance approval may be required to bring the proposed lots into compliance. Land Surveyor to verify dimensions.

## **5.0 SERVICES AND INFRASTRUCTURE:**

<p><b>Wastewater Services</b></p> <ul style="list-style-type: none"> <li>- Proposed: info not provided by applicant</li> <li>- Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards</li> </ul>
<p>Drinking Water</p> <ul style="list-style-type: none"> <li>- Proposed: info not provided by applicant</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 / new</li> <li>- Required: As per municipal / Province of Manitoba standards</li> </ul>
<p><b>Drainage</b></p> <ul style="list-style-type: none"> <li>- Proposed: natural drainage and ditches</li> <li>- Required: As per municipal / Province of Manitoba standards</li> </ul>

## **6.0 CIRCULATION AND COMMENTS:**

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

### **GOVERNMENT DEPARTMENTS AND AGENCIES**

<b>Municipality</b>	<ol style="list-style-type: none"> <li>1. Taxes on the lands to be subdivided for the current year and any arrears have been paid;</li> <li>2. Required applicable fees to be paid as per By-Law 8-2023;</li> <li>3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;</li> <li>4. An engineered road and drainage plan be prepared as per municipal servicing standards;</li> </ol>
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	<p>5. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements, if required. Submit Plan of Easement for Drainage, if required;</p> <p>6. Road naming has been approved as per the Road Naming Policy 324;</p> <p>7. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:</p> <ul style="list-style-type: none"> <li>a) Engineered road and drainage plan;</li> <li>b) Letter of credit for road and drainage construction</li> <li>c) Administration fee and capital development fees</li> <li>d) Security deposit for charges that the Municipality may incur throughout the development process;</li> <li>e) Installation of street lighting</li> </ul> <p>8. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council.</p> <p><b>Public Works:</b> The development area has significant drainage issues.</p>
<b>Manitoba Agriculture and Resource Development</b>	No Comments Received
<b>Manitoba Infrastructure - Highway Planning and Design Branch</b>	<p>Highways does not object to this subdivision. Conditions of approval required to address:</p> <ul style="list-style-type: none"> <li>• required permits</li> <li>• Revise SAM</li> <li>• Drainage</li> <li>• Traffic projections</li> </ul> <p>Note : [see full correspondence attached to Council Package]</p>
<b>Manitoba Environment, Climate and Parks: Water Stewardship Division</b>	Requires a license to construct water control works
<b>Winnipeg Land Titles Office (Teranet Manitoba)</b>	Plan of Subdivision as proposed is required.
<b>Manitoba Conservation and Climate – Environmental Compliance and Enforcement</b>	<p>No Concerns. Holding tank required on lots less than 2 acres in size.</p>

<b>Manitoba Sport, Culture and Heritage – Historic Resources Branch</b>	HRB notes areas of potential concern. Applicant may be required to obtain a heritage permit and conduct an HRIA.  [Note: See full correspondence attached to the council package]
<b>Manitoba Transportation and Infrastructure – Water Management</b>	No Concerns

#### **UTILITIES**

<b>MB Hydro and Centra Gas</b>	Manitoba Hydro will require easements.  Centra Gas will not require easements.  Contact: <a href="mailto:HCSC@hydro.mb.ca">HCSC@hydro.mb.ca</a>  (Note: see full correspondence attached to Council Package)
<b>BellMTS</b>	Easement required for BellMTS  [ Note: See full correspondence attached to the council package]
<b>Rogers Communications</b>	No Comments Received

#### **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:**

As noted, the applicant is seeking to subdivide the 110 acre (+/-) subject land and create 26 residential lots and a new public road within an "SR" Seasonal Residential Zone at the north end of the property, where the majority of the new lots are in the size range 25,000 square feet to 30,000 square feet. The new public road is proposed to be accessed from PTH 12.

The proposal generally adheres to the purpose of the "SC" Settlement Centre designation within the Development Plan, and the new proposed lots generally adhere to the minimum lot standards for the "SR" Seasonal Residential Zone as found within the municipal Zoning By-law.

On it's own, the new road layout does not appear to adhere to the MB Subdivision Regulation in terms of maximum roadway layout (e.g. maximum lengths, dead-end roads, etc.). However, the applicant has informed the RRPD (via email), that the roadways layout is intended to allow for future additional lots / phases and extension of the roadways. A concept plan illustrating future subdivision phases was not included with the current application. With that in mind, through future applications it will be incumbent on property owner/applicant, and Council through any approvals, to complete roadway linkages necessary to meet the MB Subdivision Regulation.

Various condition of approval are required by the municipality and government departments to address a range of topics including, a development agreement with the municipality, drainage, roadway access, and utility easements to name a few. Manitoba Historic Resource Branch has noted concerns and will require a heritage permit and heritage resource impact assessment.

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

## **9.0 RECOMMENDED CONDITONS:**

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

1. Applicant / owner submits confirmation in writing from the Municipality that:
  - a. Taxes on the lands to be subdivided for the current year and any arrears have been paid;
  - b. Required applicable fees to be paid as per By-Law 8-2023;
  - c. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;
  - d. An engineered road and drainage plan be prepared as per municipal servicing standards;
2. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements, if required. Submit Plan of Easement for Drainage, if required;



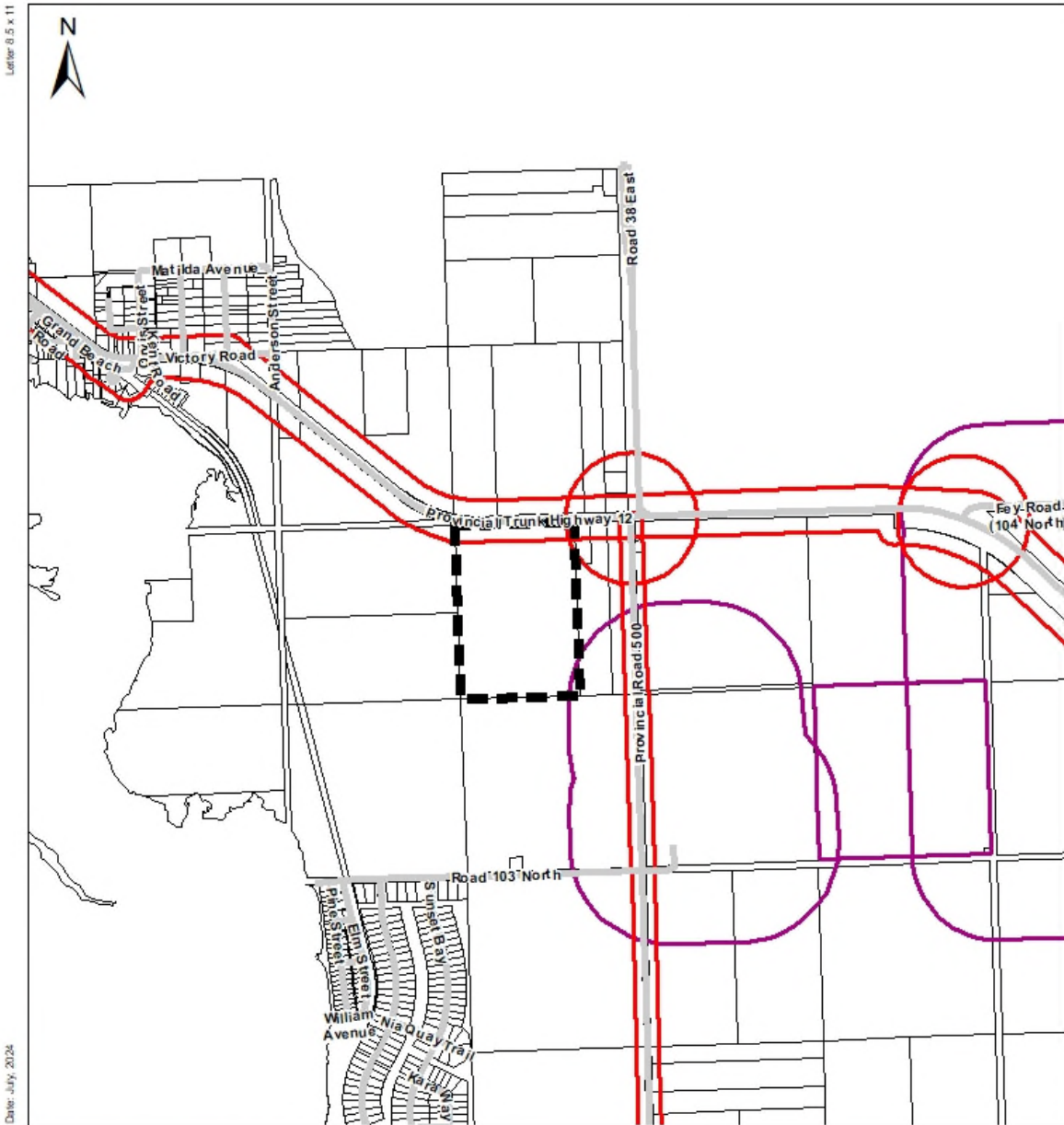
3. Applicant / owner submits confirmation in writing from the Municipality that:
  - a. Road naming has been approved as per the Road Naming Policy 324;
4. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
  - a) Engineered road and drainage plan;
  - b) Letter of credit for road and drainage construction
  - c) Administration fee and capital development fees
  - d) Security deposit for charges that the Municipality may incur throughout the development process;
  - e) Installation of street lighting
5. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council.
6. Applicant / Owner to obtain variance approvals, if required. Land Surveyor to verify lot dimensions and areas.
7. Applicant / Owner obtain a License to Construct Water Control Works from Manitoba Environment and Climate Change (Water Stewardship Division). Contact [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca), or, 1 800 214-6497.
8. Applicant / Owner obtain a heritage permit and conduct a heritage resource impact assessment (HRIA), if required, to the satisfaction of the Manitoba Historical Resources Branch. For more information contact [HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca), or, 204 948-2384.
9. Applicant / owner submits confirmation in writing from Manitoba Transportation and Infrastructure (Highway Design Branch) that:
  - a. A permit has been obtained for connection to PTH 12. Contact Juanita Mowbray at 204 583-2433, or, [Juanita.Mowbray@gov.mb.ca](mailto:Juanita.Mowbray@gov.mb.ca)
  - b. Revise SAM to the satisfaction of Manitoba Transportation and Infrastructure to address road connectivity to adjacent land to the east.
  - c. Information has been provided to Manitoba Transportation and Infrastructure to determine if drainage from the site will adversely affect the provincial drainage system. Contact Technical Services Engineer, Rob Crang at 204 781-4470, or, [Rob.Crang@gov.mb.ca](mailto:Rob.Crang@gov.mb.ca).
  - d. Provide preliminary traffic projections. Contact Karen Toews at 204 794-2733, or, [Karen.Toews@gov.mb.ca](mailto:Karen.Toews@gov.mb.ca)
10. Applicant / owner submits written confirmation to the RRPD from Manitoba Hydro that an Easement Agreement(s) has been entered into 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 at [HCSC@hydro.mb.ca](mailto:HCSC@hydro.mb.ca), 12-360 Portage Ave., Winnipeg, MB R3C 0G8.
11. Applicant / owner submits written confirmation to the RRPD from Bell MTS that an easement / right-of-way agreement has been entered into with respect to existing and / or future facilities associated with the subdivision and a easement / right-of-way agreement, 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 at Garry Dyck at [garry.dyck@bellmts.ca](mailto:garry.dyck@bellmts.ca), or, 204 958-1768.

## 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, MB Highways, Water Stewardship, HRB, Hydro, Bell MTS*

# APPENDIX A – RRPD LOCATION MAPS







Letter B.5 x 11

Date: July, 2024


**SUPPORTIVE MAPPING**

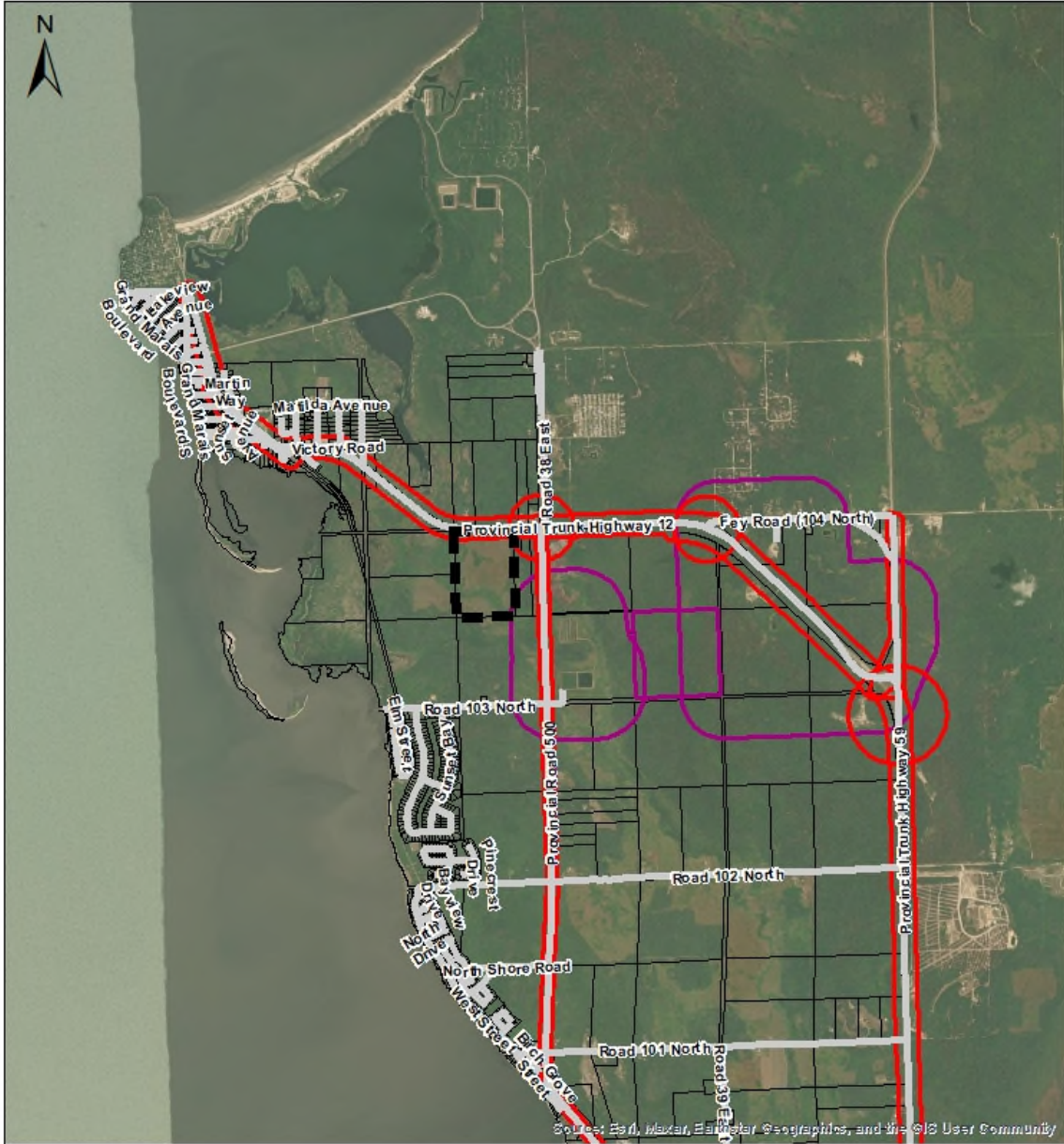
Subdivision Application S24-3060  
 RM of St. Clements

Designation: "SC" Settlement Centre  
 Zoning: "SR" Seasonal Residential

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

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





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

### SUPPORTIVE MAPPING

Subdivision Application S24-3060  
RM of St. Clements

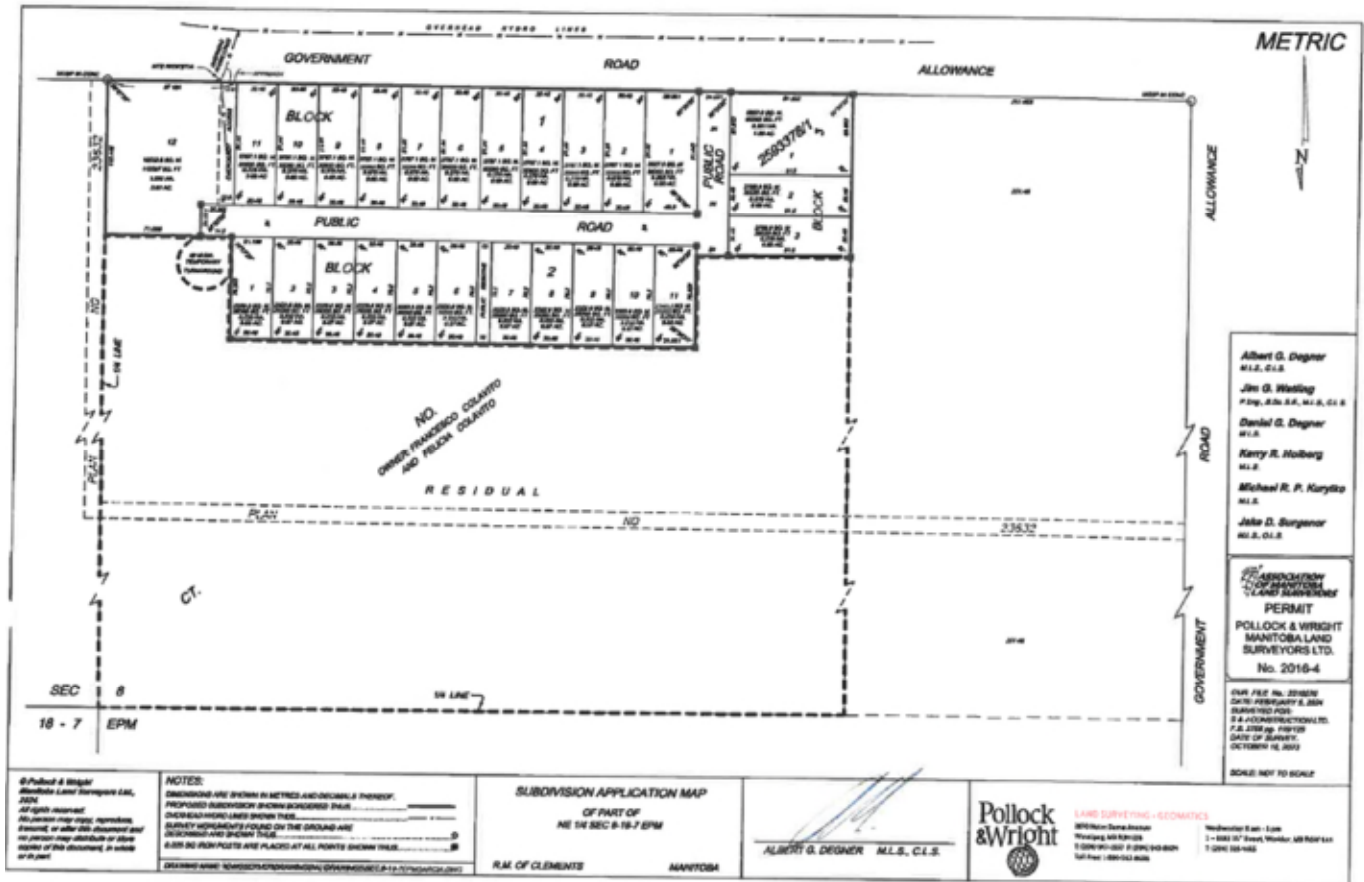
Designation: "SC" Settlement Centre  
Zoning: "SR" Seasonal Residential

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



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

# APPENDIX B – SUBDIVISION APPLICATION MAP



## **APPENDIX C – CIRCULATION COMMENTS**

July 25, 2024



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

Attention: Jennifer Ferguson, Executive Director

Dear Ms. Ferguson,

Re: **Subdivision No. S24-3060**  
**Colavito / Garcea**

Along with any requirements provided by commenting agencies, Administration for the R.M. of St. Clements has the following requirements:

1. Taxes on the lands to be subdivided for the current year and any arrears have been paid;
2. Required applicable fees to be paid as per By-Law 8-2023;
3. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;
4. An engineered road and drainage plan be prepared as per municipal servicing standards;
5. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements, if required. Submit Plan of Easement for Drainage, if required;
6. Road naming has been approved as per the Road Naming Policy 324;
7. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
  - a. Engineered road and drainage plan;
  - b. Letter of credit for road and drainage construction;
  - c. Administration fee and capital development fees;
  - d. Security deposit for charges that the Municipality may incur throughout the development process;
  - e. Installation of street lighting.
8. Applicant / Owner to dedicate 10% land for public reserve or cash in lieu as determined by Council.

R.M. of St. Clements Public Works Department has the following additional comments:

1. The development area has significant drainage issues.

Should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,

Kayla Kozoway  
Planning Clerk

cc: S24-3060

Rural Municipality of St. Clements  
Box 2, Group 35, RR 1  
1043 Kittson Road  
East Selkirk, Manitoba R0E 0M0  
Office Phone: 204-482-3300  
Winnipeg Phone: 204-474-2642  
Toll Free: 1-888-797-8725  
Fax: 204-482-3098

Email: [info@rmofstclements.com](mailto:info@rmofstclements.com)

[www.rmofstclements.com](http://www.rmofstclements.com)



## Memorandum

.....  
**DATE:** July 12, 2024

**TO:** Isaac Laapah  
Community Planner  
Manitoba Municipal and Northern  
Relations  
L01 20 1st St S  
Beausejour MB R0E 0C0

**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:** Proposal to Subdivide  
NE ¼ 8-18-7 EPM  
RM of St. Clements  
Registered Owner: S & J Construction  
File No. S24-3060

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The applicant is proposing to subdivide the present holdings of 110 acres into 26 residential parcels. The proposed subdivision is located near Lake Winnipeg. Water Management, Planning and Standards has no objections to subdivision.

Topographic information is not available for this area.

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 220.07 metres (722 feet) CGVD28. Any structures built on this land should be constructed on land in excess of 220.07 metres (722 feet) CGVD28 or on land which was been raised with clean impervious fill to be in excess of 220.07 metres (722 feet) CGVD28.

The potential flood risk should be made known to any potential purchaser.

ORIGINAL SIGNED BY  
Angela Howells



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.: **S24-3060**

Attention: **Santan Singh**

Re: **Proposed Subdivision:**  
**Kilmany Place**  
**R.M. of St. Andrews**  
**S24-3060- Francesco & Felicia**

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BellMTS will require easements and requests that as a condition of approval for this subdivision proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with BellMTS. ("BellMTS") for existing and/or future telecommunications facilities in connection with the subdivision for the **3.5M easements as shown below.** As a result of changes to The Real Property Act (Manitoba), BellMTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, BellMTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed subdivision plan, at the appropriate Land Titles Office.

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

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan (pdf or hardcopy) to the attention of Garry Dyck ([Garry.Dyck@bellmts.ca](mailto:Garry.Dyck@bellmts.ca)). BellMTS will then review the print and reply to the surveyor with the BellMTS easement requirements. The surveyor can then prepare the Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations. The Plan of Easement, if required, is prepared at the developer's expense.

Any existing BellMTS services, easement agreements and/or caveats affecting the lands to be subdivided will be brought forward on the titles generated by the new plan of subdivision unless otherwise specified. If there are any existing facilities which require removal or relocation as a result of the subdivision, the costs will be at the expense of the developer.

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

BellMTS  
Property Acquisition Department  
Attention: Mr. Garry Dyck, Survey Coordinator  
P.O. Box 6666, BW100P  
Winnipeg, MB R3C 3V6  
Phone: 204-958-1768

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.

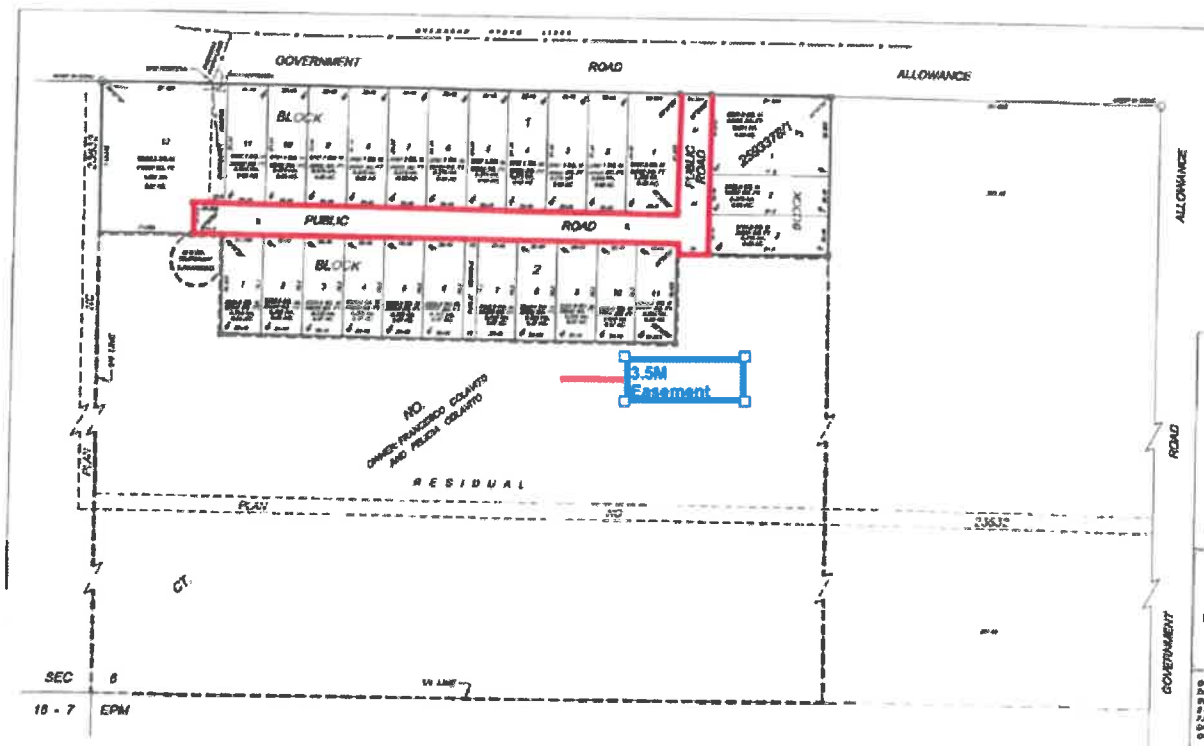
Should you require further information, please contact BellMTS Access Engineering at the numbers below.

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: June 18, 2024 2:30:41 PM  
From: [+WPG569 - EnvCEInterlake](#)  
Sent: June 17, 2024 2:47:23 PM  
To: [Jennifer Asaim](#)  
Subject: RE: Application comments and Feedback : S24. 3058; S24, 3059; S24,3060.  
Importance: Normal  
Sensitivity: None

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To whom it may concern,  
In regards to the above subdivision proposal (S24-3060), 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. Please note that for lots smaller than 2.0 acres, a holding tank is the only acceptable septic system.

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.*

 Please consider the environment before printing this e-mail

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

REPLY You don't often get email from [jasaim@rrpd.ca](mailto: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

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

Archived: July 5, 2024 8:55:36 AM

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

Sent: Wed, 19 Jun 2024 19:23:01

To: [Jennifer Asaim](#)

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

Importance: Normal

Sensitivity: None

---

Good Afternoon,

Re: S24-3060

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](mailto:jasaim@rrpd.ca)>

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

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

Cc: Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>; Santan Singh <[santan@rrpd.ca](mailto:santan@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto: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](http://www.redriverplanning.com)

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

Archived: July 5, 2024 8:56:09 AM  
From: [SM-Subdivision Circulars](#)  
Sent: Thu, 4 Jul 2024 19:23:01  
To: [Jennifer Asaim dan@sjconstruction.ca](mailto:Jennifer.Asaim.dan@sjconstruction.ca)  
Cc: [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)  
Subject: S24,3060 - Colavito - Email to planning - Hydro File # 2024-1657  
Importance: Normal  
Sensitivity: None

---



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

RE: Application(s) **S24,3060**

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

**1. Easements required**—Manitoba Hydro will require easements.

Manitoba Hydro will require the land owner to enter into a Statutory Easement Agreement(s) (“Agreements”) with Manitoba Hydro regarding existing and/or future facilities associated with the subdivision as set out in the above noted application. This registration requirement will need to be included as a condition on the final Certificate of Approval.

**2. No easements required**—Centra Gas Manitoba Inc. has no easement requirements.

3. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
4. We have included the applicant—if the email address was not provided please provide this letter to them.

### **Directions for the Applicant**

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

1. Have the surveyor provide Manitoba Hydro with a pdf copy of the Subdivision Plan.
  - a. **Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)**
  - b. Upon receiving the pdf or CAD file of the Subdivision Plan we will review and provide our easement requirements to your surveyor to prepare a Plan of Easement. (Unless otherwise informed by Manitoba Hydro)
  - c. Promptly provide any layout changes. (Including changes requested by Land titles office)
2. Provide us with the name of the lawyer which will be taking care of registration of your subdivision.
  - a. Agreements will need to be signed by the land owners. The agreements and the plan of easement need to be sent in trust from our lawyer to the applicant’s lawyer to ensure they are signed and registered.
  - b. Once signed at the lawyers office you will be provided with a release of conditions letter which can be given to the planning office.
3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out online form on the [Manitoba Hydro](#) website.

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

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

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

**Thank you,**

Subdivision Coordination 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:** July 5, 2024 8:56:19 AM

**From:** +WPG574 - HRB Archaeology

**Sent:** Mon, 24 Jun 2024 14:27:26

**To:** Jennifer Asaim

**Cc:** +WPG574 - HRB Archaeology

**Subject:** RE: Subdivision Application : S24, 3060

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[AAS-24-22067\\_Red River Planning District\\_S24-3060\\_Concerns.pdf](#) [IRIA Process Flowchart.pdf](#) [HRB Heritage Consultants List updated June 2024.pdf](#)

---

Good morning,

Historic Resources Branch archaeologists have screened the aforementioned subdivision proposal and have identified heritage concerns for the application (see attached memo).

All the best,

**Gordon Wallace**

Impact Assessment Archaeologist | Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism  
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3  
T. (204) 599-2000 | F. 204.945.2384 | e. [Gordon.Wallace@gov.mb.ca](mailto:Gordon.Wallace@gov.mb.ca)

**From:** Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>

**Sent:** Tuesday, June 18, 2024 10:20 AM

**To:** +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>

**Subject:** Subdivision Application : S24, 3060

Good morning,

Please find attached Subdivision application S24, 3060 in the RM of St. Clements 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](http://www.redriverplanning.com)

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](mailto:RoadsideDevelopment@gov.mb.ca)

July 8, 2024

PD 190.10 New

Santan Singh, Community Planner  
Red River Planning District  
2978 Birds Hill Rd  
East St. Paul, MB R2E 1J5  
E-mail: [Santan@rrpd.ca](mailto:Santan@rrpd.ca)

Dear Santan:

**Re: Proposed Subdivision**  
**File No: S24-3060**  
**Pt NE ¼ 8-18-7E**  
**RM of St. Clements**  
**Owner: Colavito**

---

In response to your e-mail dated June 18, 2024, we have reviewed the above noted subdivision application. The intent is to create 26 lots for cottages along with a new public road and new public road connection onto PTH 12.

Based on available information, we do not object to this subdivision. However, we have some concerns with the layout of the proposed development. We are requesting a revision so the new public road provide connectivity to the adjacent lands to the east. In this way, the new public road can provide access any future development and for the removal of the existing access onto PTH 12.

Please include the following as a condition of approval:

- a) The owners obtain a permit from Manitoba Transportation and Infrastructure for the new public road connection onto PTH 12 and for the emergency use of the existing access onto PTH 12 located at the western part of the development. For permit information, please contact Juanita Mowbray at 204-583-2433 or by email at [Juanita.Mowbray@gov.mb.ca](mailto:Juanita.Mowbray@gov.mb.ca). Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>.
- b) That the SAM be revised so the new public road provide connectivity to the adjacent lands to the east, as stipulated above. Please submit the revised SAM for our review and approval.
- c) The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer, Rob Crang at 1-204-781-

4470 or [Rob.Crang@gov.mb.ca](mailto:Rob.Crang@gov.mb.ca) to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, our regional office 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 this proposed development, will be the responsibility of the developer;

- d) We have some concerns that traffic generated by this development may have an impact on the traffic operations of PTH 12. Therefore, we require the developer to provide some preliminary traffic projections. Please contact Karen Toews (204) 794-2733 or by email at [Karen.Toews@gov.mb.ca](mailto:Karen.Toews@gov.mb.ca). Based on this information, our department will determine if a more detailed Traffic Impact Study is required. If required, this study is to be prepared by a qualified engineer and will determine what impact the traffic generated by this development will have on the traffic operations at this location and what, if any, on highway improvements will be required.

Please note the following statutory requirements affecting PTH 12.

**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.

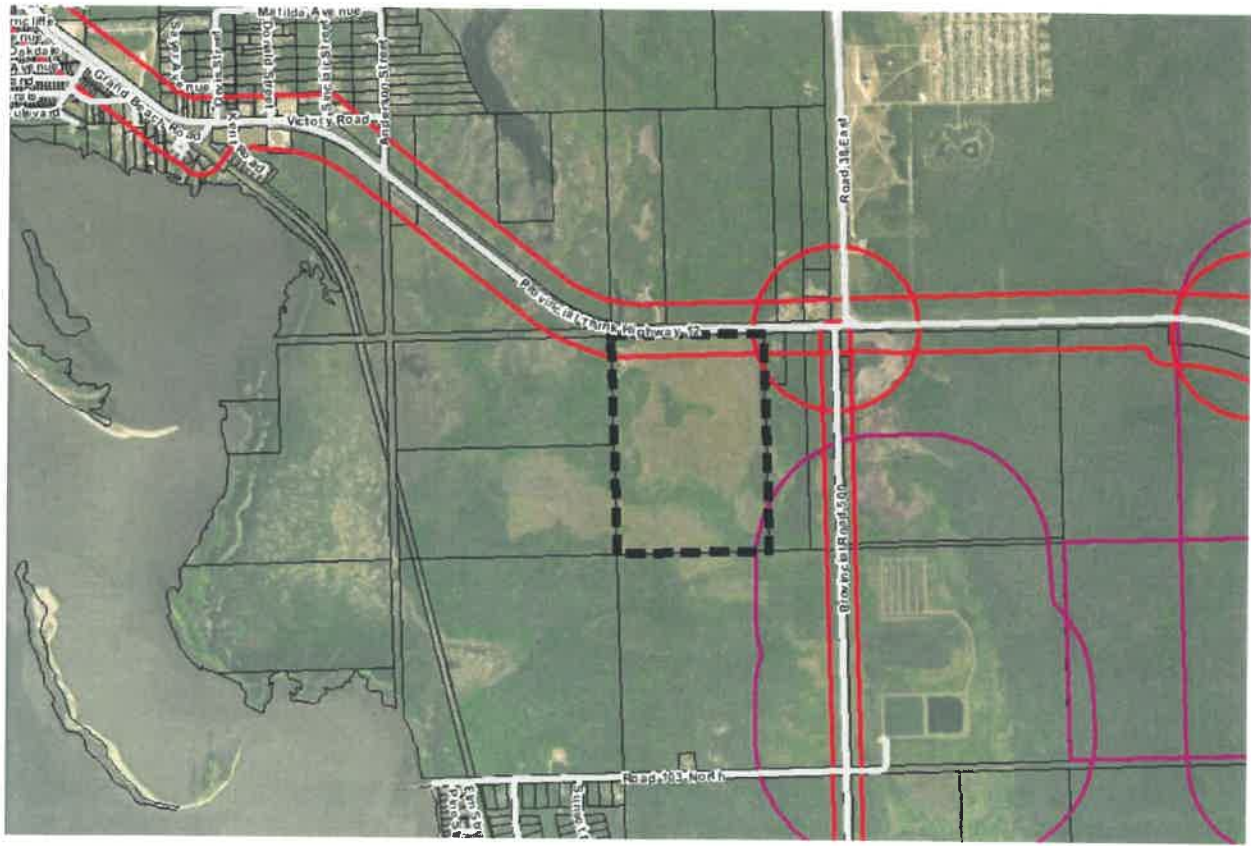
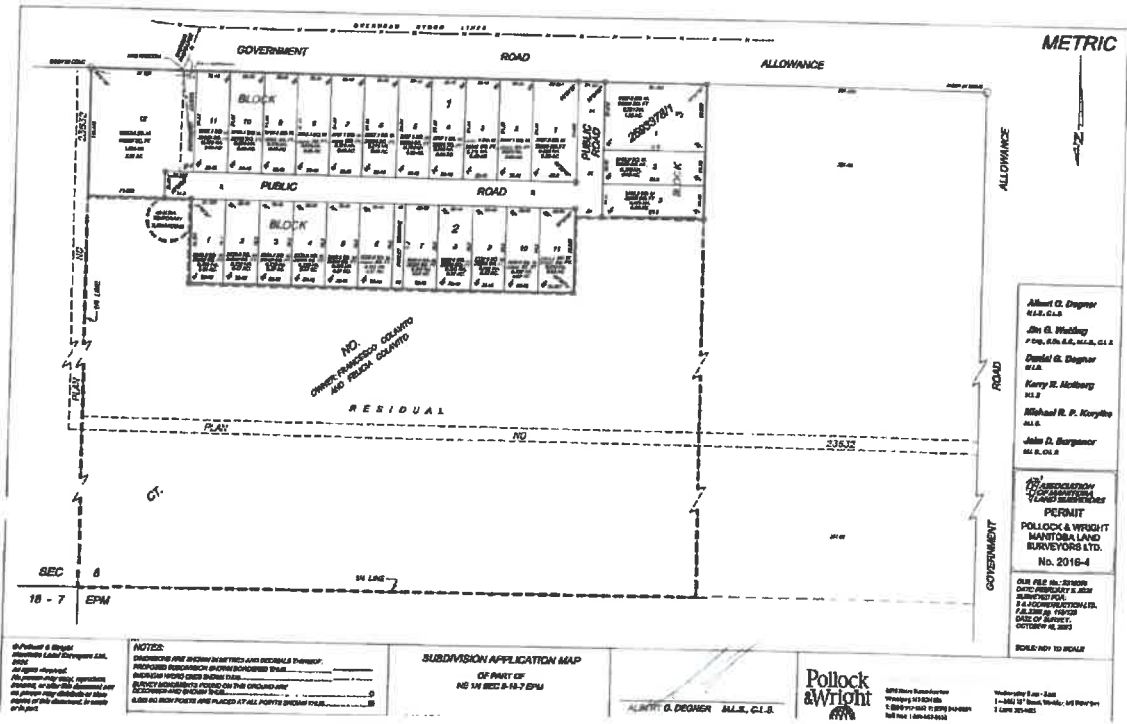
Thank You,

**Original signed and e-mailed July 8, 2024**

Jeff DiNella  
Senior Development Review Technologist

Cc: Capital Region

JD/kt



**DATE:** 2024-06-24

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

**FROM:** Archaeological Assessment Services Unit  
Historic Resources Branch  
Manitoba Sport, Culture, Heritage and Tourism  
Main Floor – 213 Notre Dame Avenue  
Winnipeg, MB  
R3B 1N3

**FOR:** S & J Construction,  
100 St. Paul Blvd., West St. Paul MB R2P 2W5

**T:** (204) 945-2118      **F:** (204) 948-2384  
**e:** HRB.archaeology@gov.mb.ca

**SUBJECT:** Subdivision Application S24-3060  
AAS File AAS-24-22067  
S & J Construction – Dan Garcea

### Concerns

Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the locations in conjunction with Branch records for areas of potential concern. Notably, the development footprint is located along a waterway corridor on landforms with archaeological potential in proximity to Lake Winnipeg and near known archaeological sites. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources, therefore, the Historic Resources Branch has concerns.

### Legislation

Under Section 12(2) of [The Heritage Resources Act](#) (the Act), if there is reason to believe that heritage resources or human remains upon or within or beneath lands are likely to be damaged or destroyed by any work, activity, development or project, then the Minister may require a proponent to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project's start. As per sections 46 and 51 of the Act, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit. Please find attached a flow chart outlining the general process of an HRIA.

### HRIA Expectations

The Branch will work with the proponent/land owners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. Any exceptions require planning and consultation with the HRB.

Please find attached an archaeological consultants' list for reference. Due diligence should be conducted in order to assess quotes, services, and timelines.

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

*Historic Resources Branch  
Archaeological Assessment Services Unit*

**Archived:** July 5, 2024 8:55:55 AM  
**From:** [Roberts, Dan](#)  
**Sent:** Thu, 20 Jun 2024 13:19:58  
**To:** [Jennifer Asaim](#)  
**Subject:** RE: Subdivision Application : S24, 3060  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[Subdivision Development Proposals Guide.pdf](#)

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The Drainage and Water Rights Licensing Branch requires a License to Construct Water Control Works for this subdivision development proposal, prior to any development taking place. *Please refer to Section 4: Engineered Drainage Plans, in the attached guide for more information.*

Any inquiries regarding these requirements may be made via email at: [drainage@gov.mb.ca](mailto: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](mailto:jasaim@rrpd.ca)>  
**Sent:** Monday, June 17, 2024 3:40 PM  
**To:** Roberts, Dan <[Dan.Roberts@gov.mb.ca](mailto:Dan.Roberts@gov.mb.ca)>  
**Cc:** Santan Singh <[santan@rrpd.ca](mailto:santan@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>  
**Subject:** Subdivision Application : S24, 3060

Dear Dan,

Please find attached Subdivision application S24, 3060 in the RM of St. Clements 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  
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