

# NOTICE OF PUBLIC HEARING

## SUBDIVISION APPLICATION

RM of St. Clements

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 204-482-3300

**Tuesday**  
**February 25<sup>th</sup>, 2025**  
**6:00 PM**

**Council Chambers,**  
**1043 Kittson Road East Selkirk,**  
**RM of St. Clements, MB**

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

### APPLICATION INFORMATION

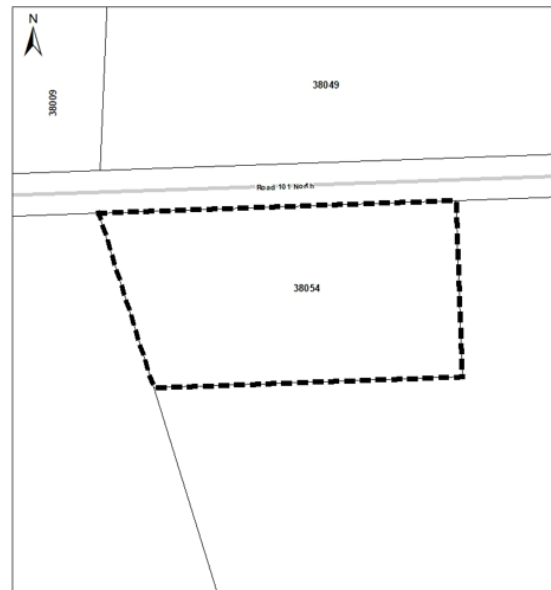
**Application File:** S24-3081

**Applicant:** Lawrence Hadiken

**Property Location:** 38054 Road 101N, St.  
Clements  
Roll #: 698800  
Legal: 3253408/1  
Lot 9, Block 2  
Plan: 16413

**Application Purpose:**

The applicant is seeking to subdivide the subject land of 7.44 acres into three (3) additional lots, total into four (4) lots in "RT" zone.



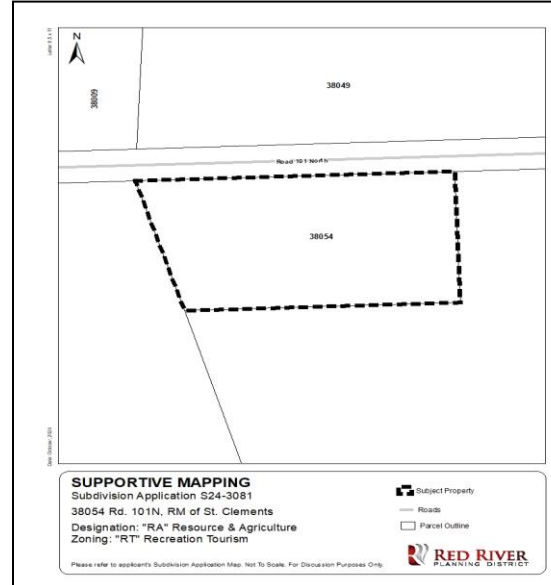
Zoning By-law Requirement	Proposed by Applicant
<b>"RT" zone site requirements</b> Site area: 1.38 ac (min) site width: 200ft (min)	<b>Lot 1:</b> 1.7 ac, 236 ft <b>Lot 2:</b> 1.89 ac, 200 ft <b>Lot 3:</b> 1.89 ac, 200 ft <b>Lot 4:</b> 1.89 ac, 200 ft

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 S24-3081

Date Prepared: 1/16/2025

<b>Address:</b>	<b>38054 Road 101N, St. Clements</b>
<b>Legal Description:</b>	3253408/1 Lot 9, Block 2, Plan 16413
<b>Roll Number(s):</b>	698800
<b>Zoning:</b>	“RT” Recreation Tourism
<b>Development Plan:</b>	“RA” Resource and Agriculture
<b>Report Prepared by:</b>	Valentian Esman, Community Planner



### PUBLIC HEARING REQUIRED

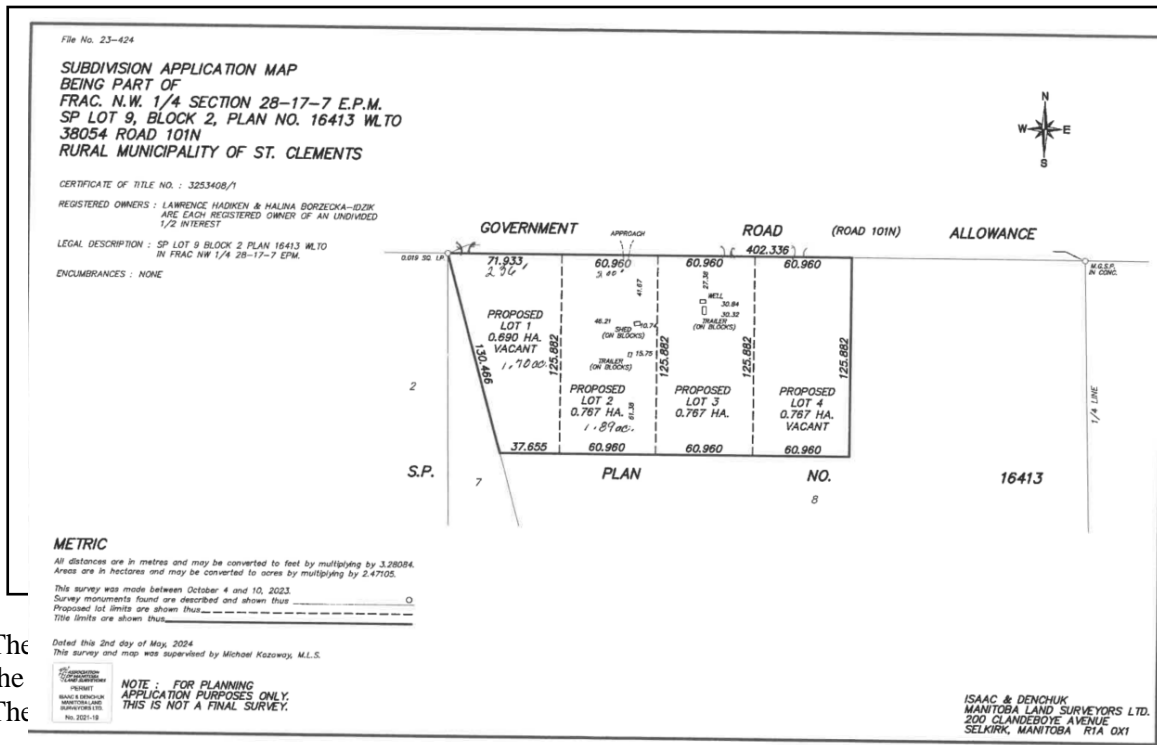
### EXECUTIVE SUMMARY:

The subject property consists of 7.44 acres on title CT 3253408/1. The applicant is seeking to subdivide the subject land into three (3) additional lots, total into four (4) lots.

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

### RECOMMENDATION – TO BE REJECTED.

## 1.0 PROPOSAL:



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## 2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of 7.44 acres on title CT 3253408/1. The applicant is seeking to subdivide the subject land total into four (4) lots.

The subject land is designated *Resource and Agriculture* 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 – Road 101 North then 160-80 acres lots zoned Recreation Tourism
- To the South – 50-110 acres lots zoned Recreation Tourism
- To the East – 50 acres lots zoned Recreation Tourism
- To the West – 40-110 lots zoned Recreation Tourism

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

### **Land Use Designation: Resource and Agriculture**

The purpose of the RA designation is aimed at reserving land for agricultural and other natural resource related industries and uses.

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

## **Objectives**

- 4.1.a To protect, support and strengthen agriculture as the primary land use in the district.
- 4.1.b To reserve Resource and Agriculture areas in the City of Selkirk for future orderly and sustainable urban expansion.
- 4.1.c To protect Resource and Agricultural areas for agricultural and resource use by preventing the development of conflicting uses which may restrict these uses or have an inflating effect on agricultural land assessment.
- 4.1.d To provide flexibility for farm operators to engage in differing types and sizes of farm operations.
- 4.1.e To minimize the potential for the pollution of water, soil and air, while providing for expansion of livestock production operations in a manner that ensures it is directed to areas where any nuisance, conflict, and environmental impact will be minimized.
- 4.1.f To provide for a limited amount of small holding development under specified conditions.
- 4.1.g To direct intensive commercial and industrial development which requires a high degree of dependence on municipal infrastructure and services to the City of Selkirk and designated Business Park and Industrial areas.
- 4.1.h To support the development of agro-related industrial and commercial activities, particularly those that complement the agricultural economy, as well as limited highway commercial and industrial development in a manner that is compatible with municipal servicing capabilities, the natural environment, surrounding uses, and provincial highway system.
- 4.1.i To ensure that farmers are able to supplement their incomes while maintaining agriculture as their principal activity.

## **Policies**

- 4.1.1 Resource and Agriculture areas shall be preserved for a full range and intensity of agricultural and resource based activities.
- 4.1.2 Development in the Resource and Agriculture areas will be restricted to agriculture, agriculture related, and resource based uses except as further provided herein.
- 4.1.3 Land uses and development that conflict with a full range and intensity of resource and agricultural activities shall be directed away from Resource and Agriculture areas.
- 4.1.4 Where additional accessory housing is necessary to assist with an agricultural enterprise, such accommodation may be provided on the existing farmstead as part of the farm unit if staff or family members living in the additional housing are significantly employed by the agricultural enterprise. Such accommodations may be in the form of permanent or temporary structures. It is not intended that this accessory housing will be subdivided from the farm.  
.....
- 4.1.15 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivision, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:

- 4.1.15.1 There is sufficient demand for the proposed development.
- 4.1.15.2 The proposal is not wasteful of land.
- 4.1.15.3 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.
- 4.1.15.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
- 4.1.15.5 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.
- 4.1.15.6 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.
- 4.1.15.7 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.
- 4.1.15.8 The proposed development will have adequate surface water drainage.
- 4.1.15.9 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.

While recreational use of the land is permitted by zoning bylaw of St. Clements there are no policies that would support the subdivision of the lot to less than 80 acres size within the designated “Resource & Agriculture” Policy Area under the 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. 5-2002):**

The proposed subdivision is located within a Recreation and Tourism zone, as per the R.M of St Clements Zoning By-law. The Recreation Tourism zone has a minimum site area requirement of 60,000 sq.ft and a minimum site width requirement of 200 ft.

<b>Zone: Recreation Tourism</b>			
<b>Site Area</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	60,000 sq. ft	1.70 acres (74052 sq. ft)	In Compliance
Proposed Lot 2	60,000 sq. ft	1.89 acres (82328.4 sq.ft)	In Compliance
Proposed Lot 3	60,000 sq. ft	1.89 acres (82328.4 sq.ft)	In Compliance
Proposed Lot 4	60,000 sq. ft	1.89 acres (82328.4 sq.ft)	In Compliance
<b>Site Width</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	200 ft	236 ft	In Compliance
Proposed Lot 2	200 ft	200 ft	In Compliance
Proposed Lot 3	200 ft	200 ft	In Compliance
Proposed Lot 4	200 ft	200 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: Natural</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**

<p><b>Municipality</b></p>	<p>Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:</p> <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. Applicant / Owner prepare an engineered drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the Servicing Standards of the Municipality. Applicant / Owner to provide letter of credit to the municipality prior to drainage construction, amount to be determined.</li> </ol>
<p><b>Manitoba Agriculture and Resource Development</b></p>	<p>The request proposes to subdivide 3 additional lots (1.89-acres each) from a 7.44-acre lot resulting in a 1.7-acre residual lot. The proposed subdivision resides within a designated Resource &amp; Agriculture Policy Area under the Red River Planning District Development Plan and is zoned recreation and tourism within the R.M. of St. Clements Zoning bylaw.</p> <p>While the zoning bylaw does permit recreational use of the land; its does not give authority for subdivision. There are no policies that would support the subdivision of the lot within the designated Resource &amp; Agriculture Policy Area under the Development Plan.</p> <p>Given the current lot size is small (7.44-acres), and the current land use</p>

	<p>(the lot contains some buildings and is treed), and the proximity to a Resort designated area, there do not appear to be many negative impacts to agricultural land or operations resulting from this proposed subdivision; however, the subdivision does not comply with the Development Plan</p> <p>Manitoba Agriculture recommends that the land be redesignated to an appropriate designation prior to subdivision to ensure compliance with the Development Plan.</p>
<b>Manitoba Infrastructure - Highway Planning and Design Branch</b>	<p>No concerns</p> <p>The proposed lots do not have frontage along a highway under our jurisdiction</p>
<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 comments received as of date of this report
<b>Manitoba Sport, Culture and Heritage – Historic Resources Branch</b>	<p>No immediate heritage concerns</p> <p>However, there used to be a historical school building on this property which mysteriously burnt to the ground in April of 2024, just a few scant months prior to this application. However, since this school building was the second iteration of Balsam Bay School #859 and dated to the 1940s (the original 19th century schoolhouse was located in a different quarter section nearby), HRB decided that there would be no HRIA requirements for this application.</p> <p>[See full correspondent attached to Council’s package]</p>
<b>Manitoba Transportation and Infrastructure – Water Management</b>	No concerns

**UTILITIES**

<b>MB Hydro and Centra Gas</b>	<p>Manitoba Hydro will require easements</p> <p>Centra Gas Manitoba Inc. has no easement requirements.</p>
<b>BellMTS</b>	No new easement requirements
<b>Rogers Communications</b>	

**OTHER AGENCIES**

<b>School Division</b>	We wish to acquire 10% of the development under Section 135(6(c)).
<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 subject property consists of 7.44 acres on title CT 3253408/1. The request proposes to subdivide 3 additional lots (1.89-acres each) from a 7.44-acre lot resulting in a 1.7-acre residual lot.

The proposed subdivision is located within a Recreation and Tourism zone, as per the R.M of St Clements Zoning By-law. The Recreation Tourism zone has a minimum site area requirement of 60,000 sq.ft and a minimum site width requirement of 200 ft.

While recreational use of the land is permitted by zoning bylaw of St. Clements there are no policies that would support the subdivision of the lot to less than 80 acres size within the designated "Resource & Agriculture" Policy Area under the Development Plan.

Manitoba Agriculture recommends that the land be redesignated to an appropriate designation prior to subdivision to ensure compliance with the Development Plan.

Manitoba Hydro will require an Easement; no other concerns were raised by any other agencies.

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



## **9.0 RECOMMENDED CONDITONS:**

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

1) Applicant / owner submits confirmation in writing from the Chief Administrative Officer of 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) Applicant / Owner prepare an engineered drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the Servicing Standards of the Municipality. Applicant / Owner to provide letter of credit to the municipality prior to drainage construction, amount to be determined.

2) Applicant / owner submits written confirmation from Manitoba Hydro that an Easement Agreement(s) has been entered into with Manitoba Hydro with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by *The Real Property Act*, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. [Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.]

## **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, Manitoba Hydro, RM of St. Clements.*

# APPENDIX A – RRPD LOCATION MAPS




## SUPPORTIVE MAPPING

Subdivision Application S24-3081


38054 Rd. 101N, RM of St. Clements

Designation: "RA" Resource & Agriculture

Zoning: "RT" Recreation Tourism

 Subject Property

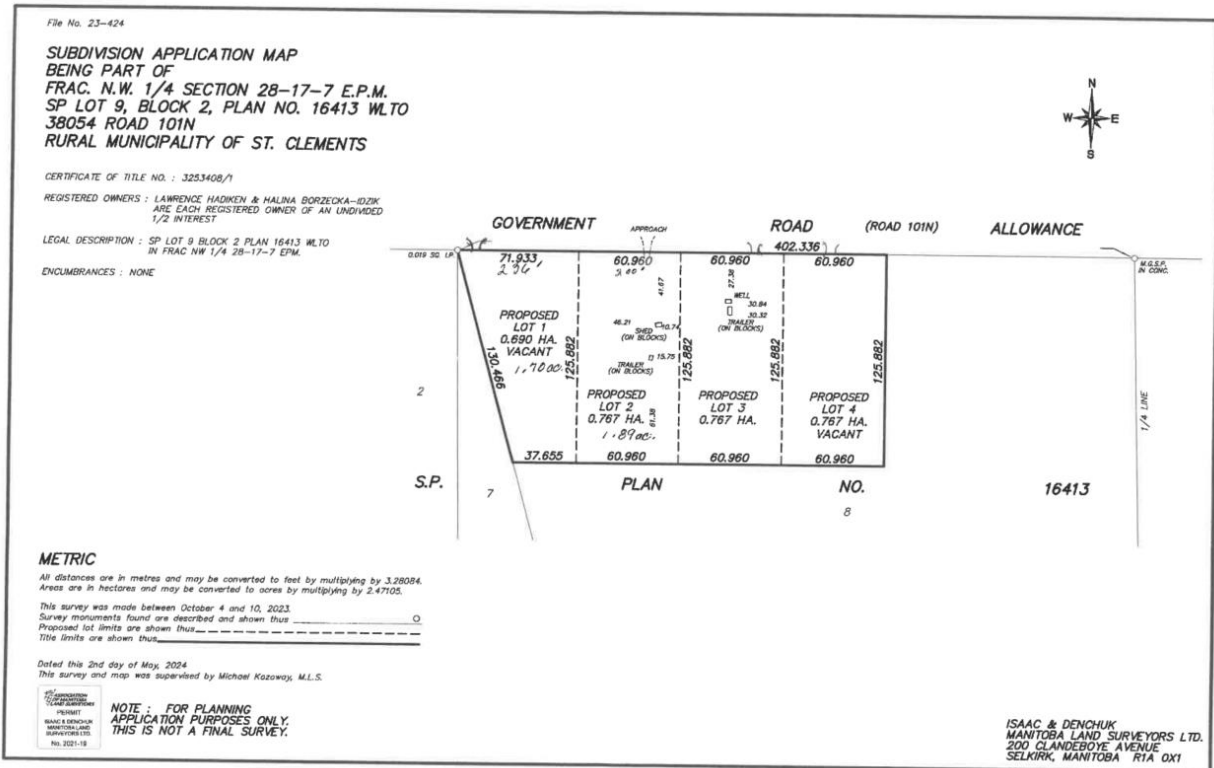
 Roads

 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:

**DATE:** 2024-10-21

**TO:** Red River Planning District  
Attn: Ingrid Zarichney  
**Community Planning Assistant**  
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:** Lawrence Hadiken & Halina  
Borzecka-Idzik  
10 Riverby Lane, Narol MB R1C 0A9

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

**SUBJECT:** Proposed Subdivision S24-3081 – Hadiken  
AAS File AAS-24-22637  
Lawrence Hadiken & Halina Borzecka-Idzik

### 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*

**Archived:** January 2, 2025 2:21:33 PM  
**From:** [+WPG969 - Roadside Development](#)  
**Sent:** Wed, 13 Nov 2024 19:47:43  
**To:** [Ingrid Zarichney](#)  
**Subject:** RE: S24-3081  
**Importance:** Normal  
**Sensitivity:** None

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Hi Ingrid,

We have reviewed subdivision file S24-3081 and have no concerns. The proposed lots 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



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**From:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Sent:** October 15, 2024 11:39 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)>; 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)>; Project Manager - Manitoba <[ProjectManagerManitoba@rci.rogers.com](mailto:ProjectManagerManitoba@rci.rogers.com)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; kellymcdonald@lssd.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)>; +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:** S24-3081

[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:** October 15, 2024 10:57 AM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Subject:** Message from KM\_C558

**Archived:** January 2, 2025 2:24:46 PM

**From:** [+WPG574 - HRB Archaeology](#)

**Sent:** Mon, 21 Oct 2024 16:36:55

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

**Cc:** [+WPG574 - HRB Archaeology](#)

**Subject:** RE: S24-3081

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[AAS-24-22637\\_Red River Planning District\\_S24-3081\\_No Concerns.pdf](#)

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Good day,

Historic Resources Branch (HRB) archaeologists have screened the aforementioned subdivision proposal and have no immediate heritage concerns for the application as it is currently proposed (see attached memo).

I would like to note, however, that there used to be a historical school building on this property which mysteriously burnt to the ground in April of 2024, just a few scant months prior to this application. However, since this school building was the second iteration of Balsam Bay School #859 and dated to the 1940s (the original 19<sup>th</sup> century schoolhouse was located in a different quarter section nearby), HRB decided that there would be no HRIA requirements for this application.

Please let me know if you have any questions.

Kind regards,

**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)

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

**Sent:** Tuesday, October 15, 2024 11:39 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)>; 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)>; Project Manager - Manitoba <[ProjectManagerManitoba@rci.rogers.com](mailto:ProjectManagerManitoba@rci.rogers.com)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; kellymcdonald@lssd.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)>; +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:** S24-3081

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:** October 15, 2024 10:57 AM

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

**Subject:** Message from KM\_C558

**Archived:** January 2, 2025 2:26:33 PM  
**From:** [Teranet Manitoba - Surveys Planning](#)  
**Sent:** October 15, 2024 12:42:59 PM  
**To:** [Ingrid Zarichney](#)  
**Subject:** RE: S24-3081  
**Importance:** Normal  
**Sensitivity:** None

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Good Afternoon,

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Thank you,

**Stacey Tummillo** | Plan Registration | Teranet Manitoba



If you do not wish to receive future marketing emails, please email us at [clientservice@teranet.ca](mailto:clientservice@teranet.ca) and indicate your request to be removed from our marketing email list. Please note that even if you unsubscribe you may still receive certain emails as permitted by law. Contact Teranet Manitoba at 500-200 Graham Avenue, Winnipeg MB R3C 4L5 or [teranetmanitoba.ca](http://teranetmanitoba.ca)

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**From:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Sent:** Tuesday, October 15, 2024 11:39 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)>; 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)>; Project Manager - Manitoba <[ProjectManagerManitoba@rci.rogers.com](mailto:ProjectManagerManitoba@rci.rogers.com)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; kellymcdonald@lssd.ca; EnvCEInterlake@gov.mb.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:** S24-3081

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

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:** October 15, 2024 10:57 AM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Subject:** Message from KM\_C558

**Archived:** January 2, 2025 2:33:08 PM  
**From:** [+WPG1166 - MIT Water Review](#)  
**Sent:** Mon, 2 Dec 2024 15:41:17  
**To:** [Ingrid Zarichney](#)  
**Subject:** RE: S24-3081  
**Importance:** Normal  
**Sensitivity:** None

---

Hello Ingrid,

We have no concerns regarding this proposal.

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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---

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**Sent:** October 15, 2024 11:39 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)>; 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)>; Project Manager - Manitoba <[ProjectManagerManitoba@rci.rogers.com](mailto:ProjectManagerManitoba@rci.rogers.com)>; Teranet Manitoba - Surveys Planning <[mb.surveysplanning@teranet.ca](mailto:mb.surveysplanning@teranet.ca)>; [kellymcdonald@lssd.ca](mailto:kellymcdonald@lssd.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)>; +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:** S24-3081

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:** October 15, 2024 10:57 AM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Subject:** Message from KM\_C558



Bell MTS, a division of Bell  
Canada  
PO Box 6666  
8-191 Pioneer Avenue



Date: 1 November 2024

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

**File No.: S24-3081**

Attention: Ingrid Zarichney

**Re: Proposed Subdivision:  
Lot 9, Blk. 2, Plan 16413  
38054 Rd. 101N  
R. M. of St. Clements  
S24-3081 - Hadiken**

---

BellMTS has no new easement requirements with respect to your application numbered **S24-3081**

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

October 30, 2024

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

Attention: Community Planner

Re: **Subdivision No. S24-3081**  
**Hadiken**

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. Applicant / Owner prepare an engineered drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the Servicing Standards of the Municipality.  
Applicant / Owner to provide letter of credit to the municipality prior to drainage construction, amount to be determined.

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

Sincerely,



Kayla Kozoway  
Planning Clerk

Archived: January 2, 2025 2:43:16 PM

From: [Project Manager - Manitoba](#)

Sent: Wed, 16 Oct 2024 15:45:25

To: [Ingrid Zarichney](#)

Cc: [Project Manager - Manitoba](#)

Subject: RE: S24-3081

Importance: Normal

Sensitivity: None

---

Hello,

Rogers has no concerns or easement requirements.

Thank you,

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

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



This email has changed to [ProjectManagerManitoba@rci.rogers.com](mailto:ProjectManagerManitoba@rci.rogers.com) - please update your records accordingly.

---

From: Ingrid Zarichney <ingrid@rrpd.ca>

Sent: Tuesday, October 15, 2024 10:39 AM

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

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