

# 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**  
**January 28<sup>th</sup>, 2024**  
**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

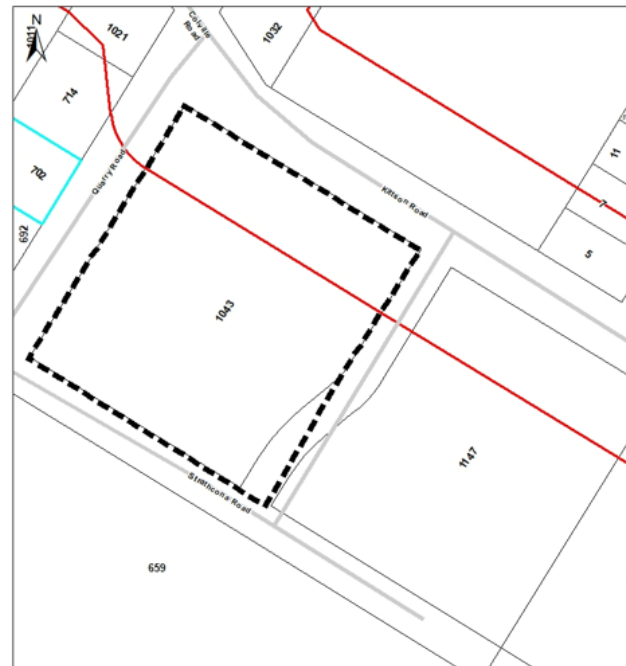
**Application File:** S24-3088

**Applicant:** Schinkel Properties Dev.  
– Alan Klippenstein

**Property Location:** 1043 Kittson Rd., RM of  
St. Clements  
Roll #: 442500  
Legal: A- 9229

**Application Purpose:**

The applicant proposes to subdivide the land of 5.26 ac under CT2153298/1 into a total of 3 (three) lots in future "RS" zone.



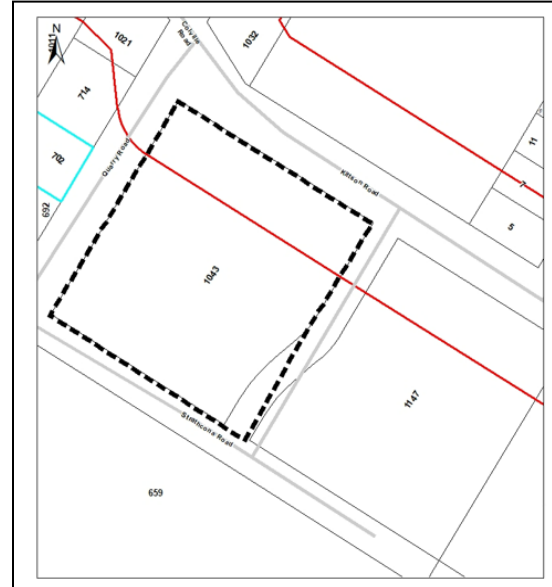
Zoning By-law Requirement	Proposed by Applicant
<b>"RS"</b> - Serviced Residential (Section 4.3) <b>Site area:</b> 10,000 sq. ft (0.23 ac) (min) <b>Site width:</b> 74ft(min)	<b>Lot 1:</b> 2.71 ac, 237.4 ft wide <b>Lot 2:</b> 1.28 ac, 233.8 ft wide <b>Lot 3:</b> 1.27 ac, 233.8 ft wide

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

## Subdivision S24-3088

Date Prepared: January 7, 2025

<b>Address:</b>	<b>1043 Kittson Rd, St. Clements</b>
<b>Legal Description:</b>	2153298/1 A-9229
<b>Roll Number(s):</b>	442500
<b>Zoning:</b>	“PR” Parks and Recreation Zone to be rezoned to “RS” Serviced Residential
<b>Secondary Plan</b>	Institutional Area, Emerging Neighborhood Policy Area
<b>Development Plan:</b>	“SC” – Settlement Centre
<b>Report Prepared by:</b>	Valentian Esman, Community Planner



### **PUBLIC HEARING REQUIRED**

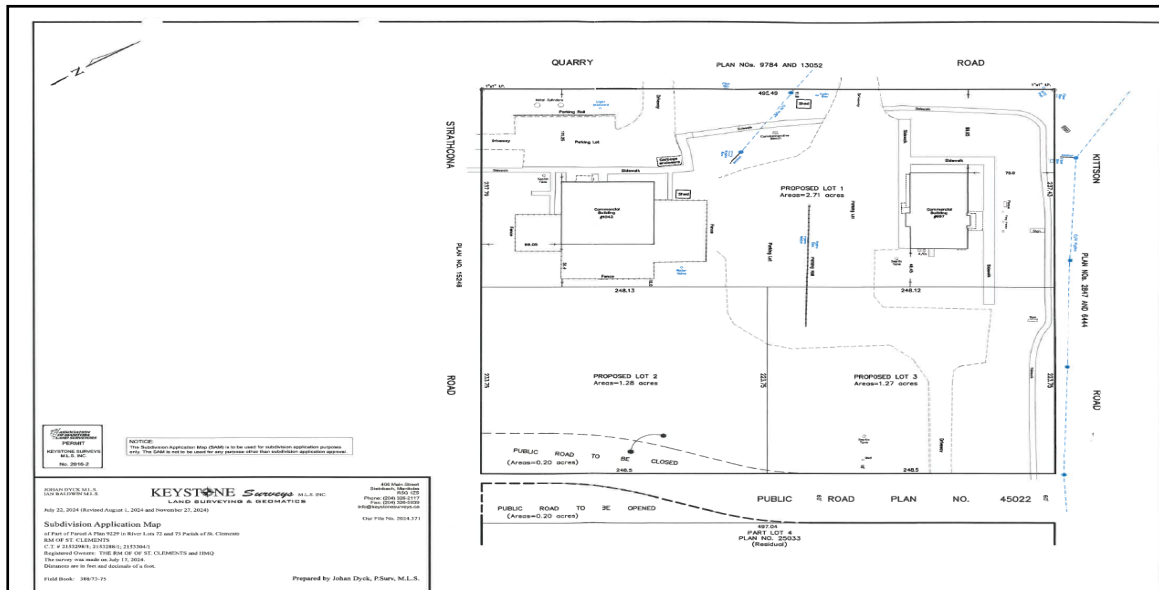
### **EXECUTIVE SUMMARY:**

The applicant is seeking to subdivide the subject lot under CT2153298/1 into total 3 (three) lots of: lot 1- 2.71 ac size and 237.4 ft wide, lot 2 - 1.28 ac size and 233.8 ft wide, lot 3- 1.27 ac in size and 233.8 ft wide.

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

### **RECOMMENDATION – APPROVE WITH CONDITONS**

## **1.0 PROPOSAL:**



The applicant is seeking to subdivide the subject lot under CT2153298/1 into total 3 (three) lots of: lot 1- 2.71 ac size and 237.4 ft wide, lot 2 - 1.28 ac size and 233.8 ft wide, lot 3- 1.27 ac in size and 233.8 ft wide. The subdivision application map (SAM) is provided in the appendix to this report.

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

The applicant is seeking to subdivide the subject lot under CT2153298/1 into total 3 (three) lots of: lot 1- 2.71 ac size and 237.4 ft wide, lot 2 - 1.28 ac size and 233.8 ft wide, lot 3- 1.27 ac in size and 233.8 ft wide.

The subject land future designation is *Serviced Residential* 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 – Bigger lots zoned “RA” Suburban Residential
- To the South – Bigger lots zoned “PR” Parks and Recreation Zone
- To the East – Bigger lots zoned “PR” Parks and Recreation Zone
- To the West – Much smaller lots zoned “RA” Suburban Residential

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

**Land Use Designation:** “SC” – Settlement Centre

The areas where a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available, or are planned to provide these services in the future when they are economically viable. Settlement Centres function as administrative and service centres for their respective municipality. Settlement Centres found throughout the RRPD include the Village of Dunnottar;

unincorporated town of Birds Hill (East St. Paul); Clandeboye, Petersfield, Matlock and Lockport (St. Andrews); East Selkirk, Grand Marais, Libau and Lockport (St. Clements); and Middlechurch (West St. Paul).

Applicable Subdivision Objectives/Policies for Consideration are listed as follows

### **Objectives**

4.5.a To promote the development of settlement centres to function as administrative and service centres to provide a full range of social, commercial and institutional facilities to the residents of the region.

4.5.b To direct all new urban type developments to locate in the City of Selkirk and existing settlement centres rather than establish new competing centres.

4.5.c To direct growth of existing settlement centres to one side only of provincial trunk highways and provincial roads.

4.5.d To preserve land for expansion of settlement centres in an orderly, sustainable, and economical manner.

4.5.e To protect settlement centres from those land use activities that have the potential of being detrimental to the health, safety and general welfare of the community.

4.5.f To aim at making available a full range of municipal services such as piped water and sewers, paved streets, sidewalks, street lighting, emergency services and first responders, and the like in settlement centres.

4.5.g To avoid and prevent wherever possible conflicts between different urban type land uses.

4.5.h To alleviate costs and inconveniences arising from providing services to poorly located and unplanned developments.

4.5.i To protect properties and residents from land uses, activities and natural hazards that are, or have the potential of being, detrimental to the health, safety and general well-being of the residents of the community.

4.5.j To promote mixed use nodal development along major transportation corridors in a manner that supports public transit services.

### **Policies**

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

4.5.1 Growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.

4.5.2 Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in settlement centres. Where suitable vacant infill land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.

4.5.3 The growth of settlement centres bordering one side of a provincial highway shall be directed to that side of the highway to limit cross highway traffic and protect the integrity of the transportation system. No new additional accesses will be granted to PTH 101.

4.5.4 Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses.

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4.5.8 Multiple-family residential development shall be permitted in appropriate locations in the Settlement Centre areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:

4.5.8.1 Multiple-family residential development should be located close to community facilities, commercial areas and / or places of employment;

4.5.8.2 Higher density multiple-family residential development (e.g. high-rise apartments) should be located on sites that are adjacent or close to key transportation routes, or within walking distance to a transit node such as a bus stop.

4.5.8.3 Higher density multiple-family residential development (e.g. high-rise apartments) may be located on the periphery of residential neighbourhoods in order to minimize its negative impacts (e.g. traffic, shadow cast, etc.) on the residents of single-family homes, and where it can act as a buffer between the residential neighborhoods and conflicting land uses, such as commercial areas.

4.5.8.4 Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.

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4.5.18 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:

4.5.18.1 There is sufficient demand for the proposed development.

4.5.18.2 The proposal is not wasteful of land.

4.5.18.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.

4.5.18.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.

4.5.18.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.

4.5.18.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.

4.5.18.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.

4.5.18.8 The proposed development will have adequate surface water drainage.

4.5.18.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

4.5.19 It is advised that proponents for new or expanded residential development, including subdivision, involving the creation of more than twenty-five (25) dwelling units should consult with the local school division to determine if land dedication will be required for a future school sites, and if needed, to design the development in a manner that will accommodate a school site. When incorporating a future school site into a development, the following should be considered:

4.5.19.1 School sites should be centrally located in residential area.

4.5.19.2 School sites should have access to key transportation routes, for ease of school bus routing.

4.5.19.3 School sites should be connected to sidewalks and other active transportation features.

4.5.19.4 School sites should be located adjacent to amenities that can be jointly used (e.g. greenspace, park space, etc.).

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

**4.0 ZONING BY-LAW (BY-LAW NO. 5/2002):**

The proposed subdivision is located within a "PR" and proposed to be "RS" zones, as per the R.M of St Clements Zoning By-law. The Parks and Recreation zone has minimum 60,000 sq.ft site area requirements and Serviced Residential has a minimum site area requirement of 10,000 ft and a minimum site width of 74 ft requirement

<b>Zone: Parks &amp; Recreation</b>			
<b>Site Area</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	60,000 sq. ft (1.38 ac)	2.71 ac	In Compliance
<b>Site Width</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	200 ft	237.4 ft	In Compliance
<b>Zone: Serviced Residential</b>			
<b>Site Area</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 2	10,000 sq. ft (0.23 ac)	1.28 ac	In Compliance
Proposed Lot 3	10,000 sq. ft(0.23 ac)	1.27 ac	In Compliance
<b>Site Width</b>	<b>Required</b>	<b>Proposed</b>	<b>Note</b>
Proposed Lot 1	74 ft	237.4 ft	In Compliance
Proposed Lot 2	74 ft	233.8 ft	In Compliance
Proposed Lot 3	74 ft	233.8 ft	

**5.0 SERVICES AND INFRASTRUCTURE:**

<p><b>Wastewater Services</b></p> <ul style="list-style-type: none"> <li>- Proposed: Municipal sewer</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: Piped water</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**

<b>Municipality</b>	<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> </ol>
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	<p>4. Applicant / Owner provide an engineered design for roads, drainage, and water and sewer infrastructure for the multi-family residences. The drainage plan should include on site water retention to limit post-development peak runoff to pre-development flows in accordance with the Manitoba Provincial Regulations.</p> <p>5. The Plan of Subdivision is to include following:</p> <ul style="list-style-type: none"> <li>a. Public walking trail to be shown as Public Reserve.</li> <li>b. Public Road (Plan No. 45022) to be named prior to registration with Teranet.</li> </ul> <p>6. Road naming has been approved as per the Road Naming Policy 324;</p> <p>7. Applicant/Owner to pay current utility buy-in charges for Proposed Lots 2 &amp; 3;</p> <p>8. Water and sewer mainlines should be extended between Kittson Rd. and Strathcona Rd. along the unnamed road and to include a new fire hydrant;</p> <p>9. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clement to address items including, but not limited to, if required:</p> <ul style="list-style-type: none"> <li>i. Engineered design for roads, drainage, and water and sewer infrastructure;</li> <li>ii. Letter of credit for drainage, road, and municipal water and wastewater infrastructure construction;</li> <li>iii. Administration fee, capital development fees, utility buy-in fees;</li> <li>iv. d. Secure connection and construction of the water and wastewater services for Proposed Lots 2 &amp; 3.</li> </ul>
<b>Manitoba Agriculture and Resource Development</b>	The proposed subdivision resides within a designated Settlement Centre Policy Area and does not appear to have negative impacts to agriculture; therefore we have no comments.
<b>Manitoba Infrastructure - Highway Planning and Design Branch</b>	no objections to this subdivision [See full correspondence attached to Council's package]
<b>Manitoba Environment, Climate and Parks: Water Stewardship Division</b>	No comments were received to the time of report
<b>Winnipeg Land Titles Office (Teranet Manitoba)</b>	A Plan of Subdivision as proposed is required
<b>Manitoba Conservation and Climate – Environmental Compliance and Enforcement</b>	No Concerns.
<b>Manitoba Sport, Culture and Heritage – Historic Resources Branch</b>	No immediate heritage concerns. [See full correspondence attached to Council's package]

<b>Manitoba Transportation and Infrastructure – Water Management</b>	No comments were received to the time of report
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#### UTILITIES

<b>MB Hydro and Centra Gas</b>	MB Hydro and Centra Gas will require easements
<b>BellMTS</b>	No comments were received to the time of this report
<b>Rogers Communications</b>	Rogers has no concerns or easement requirements on this file.

#### OTHER AGENCIES

<b>School Division (LSSD)</b>	10% of the development under Section 135(6(c)) of the planning act.
<b>Canada Post</b>	The applicant will initiate contact with Paul Shymko from Canada Post (email: <a href="mailto:paul.shymko@canadapost.ca">paul.shymko@canadapost.ca</a> or phone: 204-228-3740) to determine mail delivery requirements.

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

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

- (a) The land that is proposed to be subdivided is suitable for the purpose for which the subdivision is intended; and
- (b) The proposed subdivision conforms with
  - i. The development plan by-law and zoning by-law,
  - ii. Any secondary plan, and
  - iii. The regulations under section 146.

Under Section 125(1) of *The Planning Act*, 'where the council of a municipality receives an application pursuant to Section 124(2), it shall, after considering the application, by resolution:

- (a) reject or refuse to approve the application for subdivision; or
- (b) approve the application for subdivision, with or without conditions as set out in Section 135.



## **8.0 ANALYSIS:**

The proposed Lot 1 placed in “PR” zone and Lots 2 and 3 are located within the area proposed to be rezoned to “RS” - Serviced Residential zone, as per the R.M of St Clements Zoning By-law.

The “PR” has 60,000 sq.ft and the minimum site width 200 ft and “RS” has a minimum site area of 10,000 sq.ft and a minimum site width of 74 ft requirements.

The applicant is seeking to subdivide the subject lot under CT2153298/1 into total 3 (three) lots of:

lot 1- 2.71 ac size and 237.4 ft wide, lot 2 - 1.28 ac size and 233.8 ft wide, lot 3- 1.27 ac in size and 233.8 ft wide.

After circulation to the agencies, MB Hydro and Centra Gas will require easements. Canada Post has outside mail delivery requirements and LSSD require 10% of the land dedication. No other government departments raised any concerns.

After future rezoning approval, proposal is consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and requirements for “RS” zone in St. Clements Zoning By-law.

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

## **9.0 RECOMMENDED CONDITONS:**

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:

Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:

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 provide an engineered design for roads, drainage, and water and sewer infrastructure for the multi-family residences. The drainage plan should include on site water retention to limit post-development peak runoff to pre-development flows in accordance with the Manitoba Provincial Regulations.
5. The Plan of Subdivision is to include following:
  - a. Public walking trail to be shown as Public Reserve.
  - b. Public Road (Plan No. 45022) to be named prior to registration with Teranet.
6. Road naming has been approved as per the Road Naming Policy 324;
7. Applicant/Owner to pay current utility buy-in charges for Proposed Lots 2 & 3;
8. Water and sewer mainlines should be extended between Kittson Rd. and Strathcona Rd. along the unnamed road and to include a new fire hydrant;
9. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
  - I. Engineered design for roads, drainage, and water and sewer infrastructure;
  - II. Letter of credit for drainage, road, and municipal water and wastewater infrastructure construction;
  - III. Administration fee, capital development fees, utility buy-in fees;
  - IV. Secure connection and construction of the water and wastewater services for Proposed Lots 2 & 3..

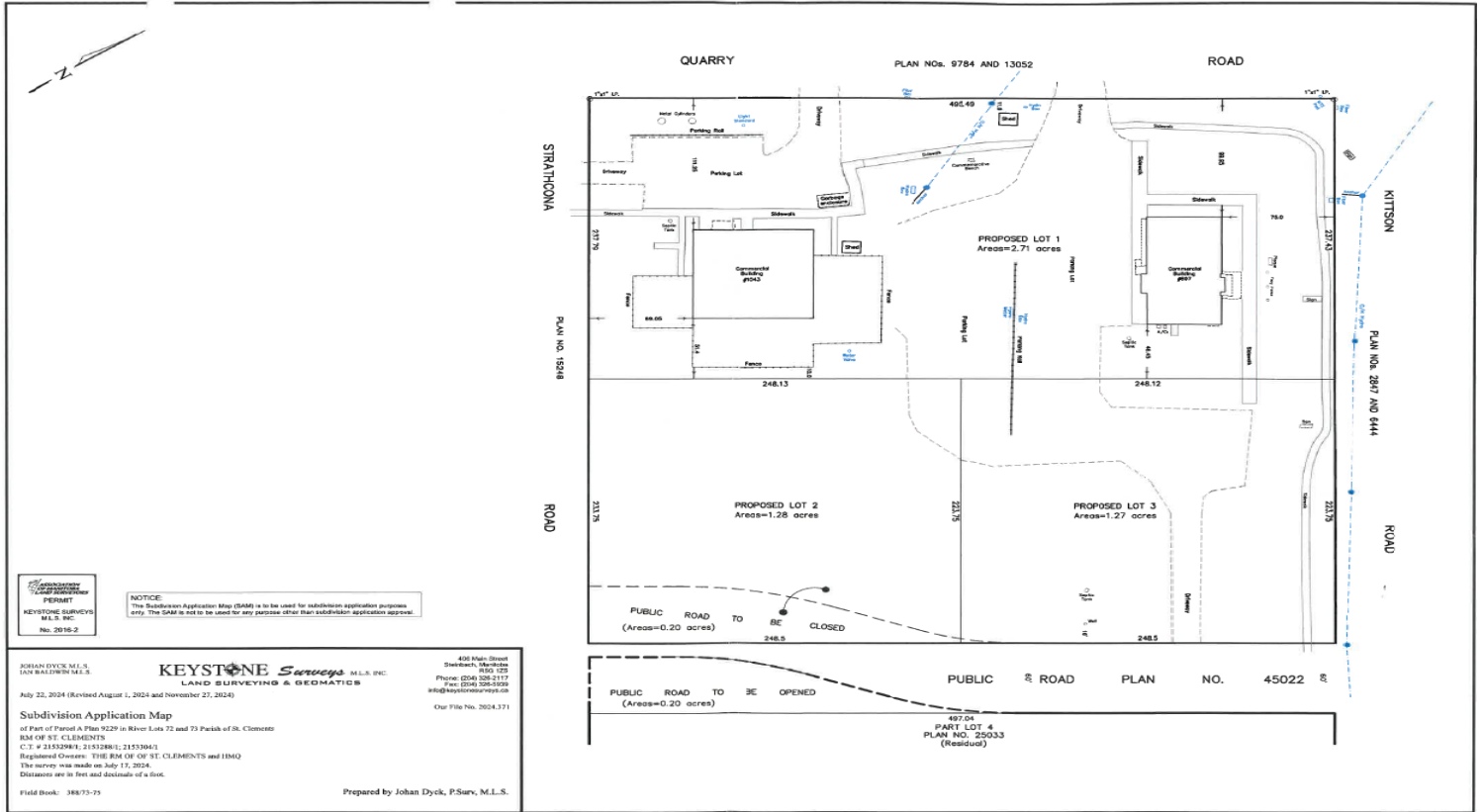
2. Applicant / Owner dedicate up to 10% of the land being subdivided to the Lord Selkirk School Division (LSSD), as per section 135.6 of The Planning Act. Contact LSSD: Kelly McDonald Secretary Treasurer Senior Administration ,E: [kmcdonald@lssd.ca](mailto:kmcdonald@lssd.ca) T: 204-785-7320
3. Applicant / owner submits written confirmation from Manitoba Hydro and Centra Gas Manitoba Inc. that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas Manitoba Inc. 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 [HCSC@hydro.mb.ca](mailto:HCSC@hydro.mb.ca);
4. Applicant / owner submits written confirmation from Canada Post that onsite mail delivery requirements have been met. Contact Paul Shymko at [paul.shymko@canadapost.ca](mailto:paul.shymko@canadapost.ca) or by telephone at 204 228-3740.
5. That a portion of the property is rezoned to the “RS” Serviced Residential zone as proposed is Zoning By-law Amendment application No. 10-2024.

## **REQUIREMENTS**

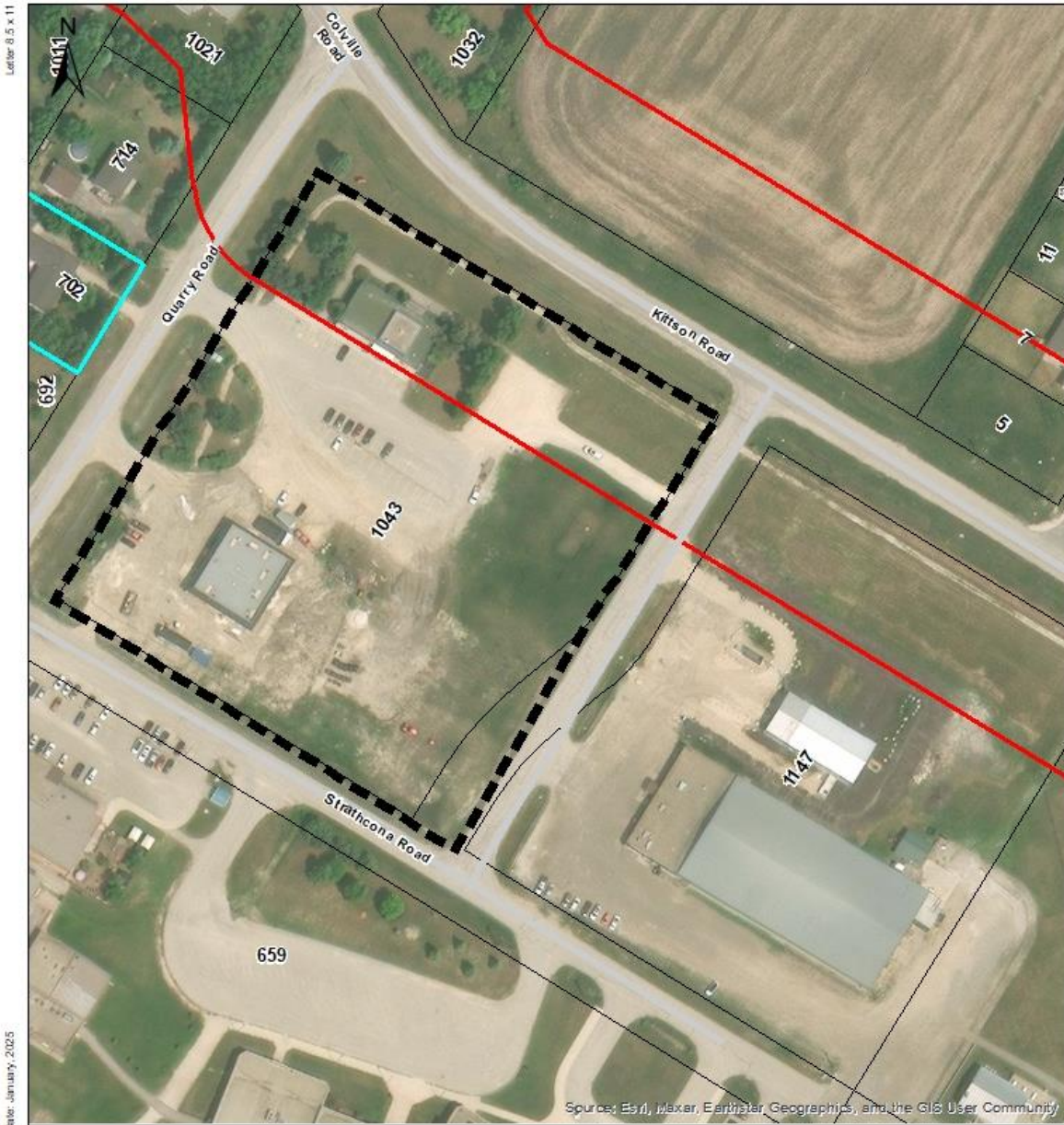
- A. The Winnipeg Land Titles Office will require a Plan of Subdivision as proposed SAM is required. Please submit the surveyor’s final plan tentatively approved by the Examiner of Surveys: one (1) original mylar, two (2) mylar copies and three (3) paper prints. If you have concerns with these requirements, please contact the District Registrar in the Winnipeg Land Titles Office.
- B. The Red River Planning District requires that the surveyor’s drawing includes lot area and site width calculations, and confirmation that Crown land is not involved in the proposal.
- C. The Red River Planning District requires that the applicant provide a geo-referenced (UTM 14 NAD 83), digital plan of subdivision.
- D. The Red River Planning District requires that the applicant / owner submits a lot fee payable for each additional parcel or lot resulting from the approval of the subdivision as per the Fee Schedule at the time of Certificate of Approval issuance.

*cc: Applicant, WLTO, RM of St. Clements, LSSD, MB Hydro and Gas, Canada Post.*

# APPENDIX A – RRPD LOCATION MAPS



**APPENDIX B – SUBDIVISION APPLICATION MAP**



Letter 8.5 x 11

Date: January, 2025

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

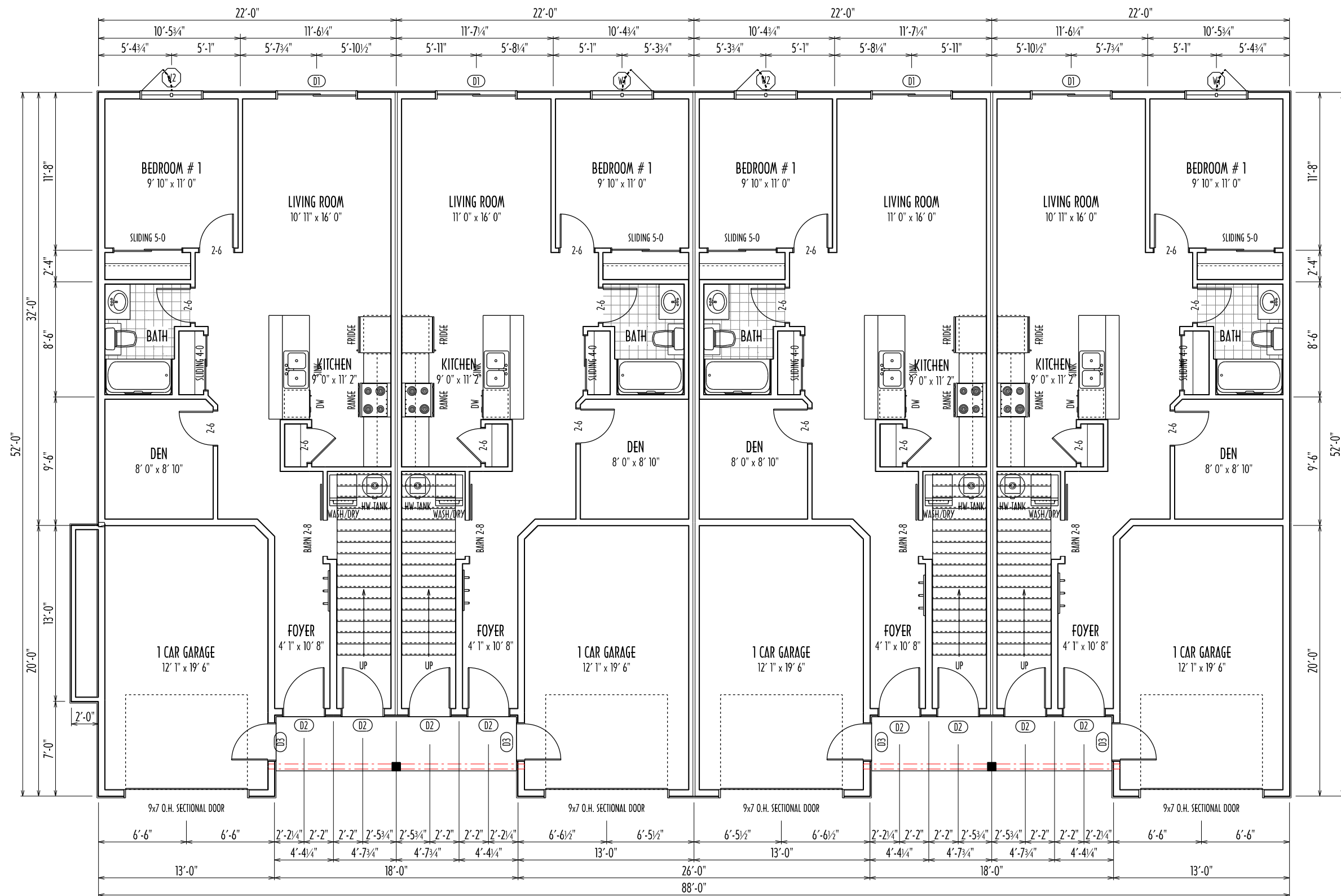
**SUPPORTIVE MAPPING**  
 Subdivision Application S24-3088  
 1043 Kittson Rd., RM of St. Clements  
 Designation: "SC" Settlement Centre  
 Zoning: "PR" Parks & Recreation

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

 **RED RIVER**  
 PLANNING DISTRICT

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

**APPENDIX C – CIRCULATION COMMENTS:**



### MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"

AREA PER UNIT 724 sq ft. / 727 sq ft.  
 AREA PER GARAGE 235 sq ft.

WINDOW & DOOR SCHEDULE			
OPENING ID	PRODUCT CODE	R.O. SIZE	COUNT
D1	PATIO DOORS 6068	R.O. 72 3/8" x 80"	4
D2	3-0 DOOR	R.O. 38 1/4" x 82 1/2"	8
D3	2-8 DOOR	R.O. 34 1/4" x 82 1/2"	4
W1	CASEMENT 712-2LF	R.O. 56" x 48 1/8"	2
W2	CASEMENT 712-2FR	R.O. 56" x 48 1/8"	2

- NOTES:**
- THIS DRAWING NOT TO BE SCALED
  - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF E.G. PENNER BUILDING CENTRES-ARCHITECTURAL DESIGN SERVICES AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION
  - IT REMAINS THE OWNER/GENERAL CONTRACTOR RESPONSIBILITY TO VERIFY ALL DIMENSIONS, DATUMS, ROUGH OPENINGS, AND LEVELS ON THE BLUEPRINT PRIOR TO COMMENCING WORK
  - WORK AT VARIANCE WITH THIS DRAWING SHALL BE DONE ONLY UPON DIRECTION FROM THE OWNER/GENERAL CONTRACTOR

**E.G. PENNER BUILDING CENTRE**  
 ARCHITECTURAL DESIGN SERVICES  
 Penner people help you build it better  
 Box 173, 200 Park Road West, Steinbach, MB R5G 1A1  
 Phone: 226-1226 Toll Free: 1-800-353-8733  
 Website: www.egpenner.com

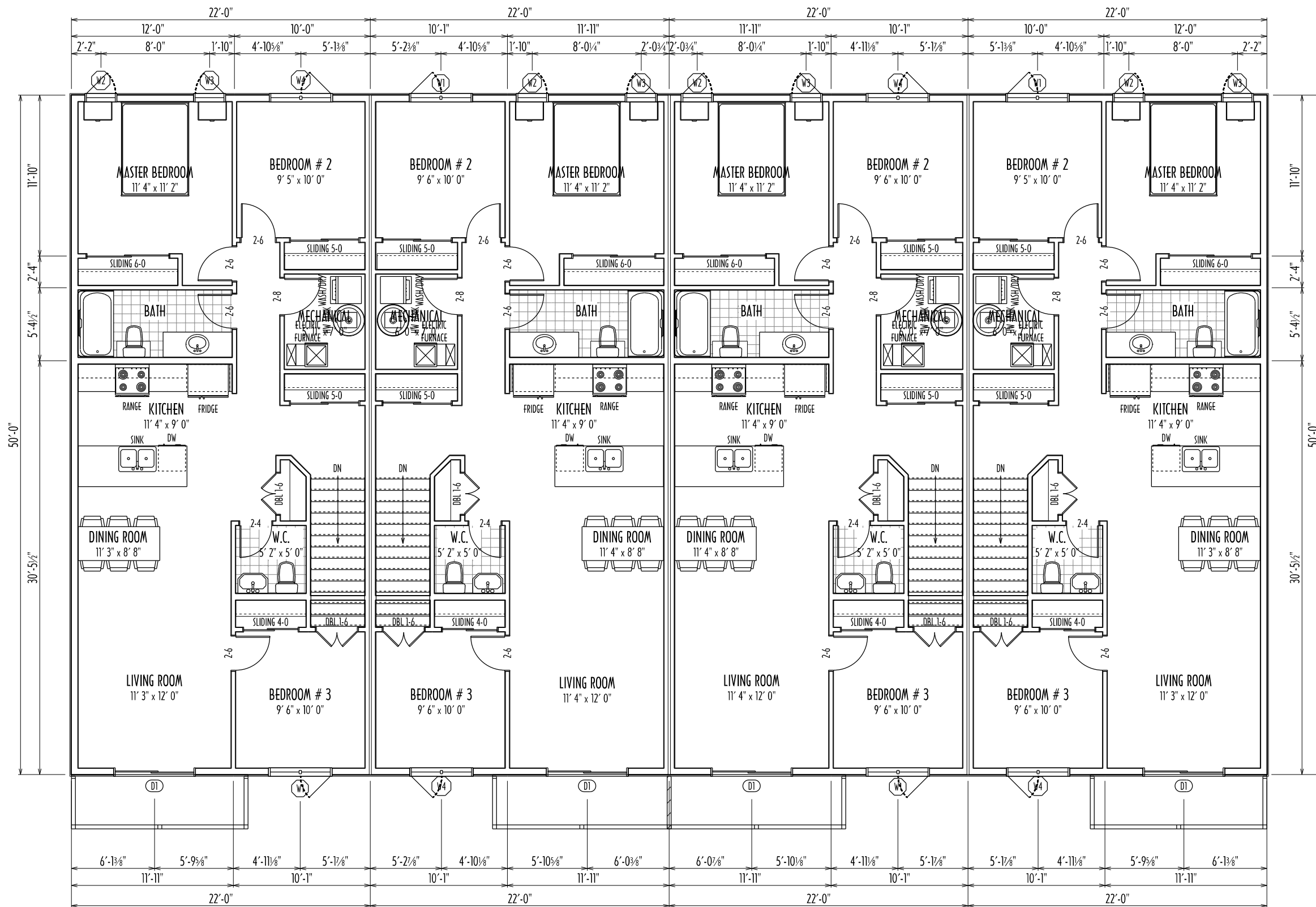
project: **SUPERIOR PROJECTS**  
 RM OF ST CLEMENTS

sheet title: **MAIN FLOOR**

preliminary drawing by: **ANNELIES WESTERBEEK** building consultant: **COREY/KELLY**

working drawing by: date: **NOV 8/24**

project no: **24-291** page: **1 of 4**



# MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"

AREA PER UNIT 1033 sq ft. / 1037 sq ft.

WINDOW & DOOR SCHEDULE			
OPENING ID	PRODUCT CODE	R.O. SIZE	COUNT
D1	PATIO DOORS 6068	R.O. 72 <sup>3</sup> / <sub>8</sub> " x 80"	4
W1	CASEMENT 712-2FR	R.O. 56" x 48 <sup>3</sup> / <sub>8</sub> "	4
W2	CASEMENT 712-1R	R.O. 28 <sup>3</sup> / <sub>8</sub> " x 48 <sup>3</sup> / <sub>8</sub> "	4
W3	CASEMENT 712-1L	R.O. 28 <sup>3</sup> / <sub>8</sub> " x 48 <sup>3</sup> / <sub>8</sub> "	4
W4	CASEMENT 712-2LF	R.O. 56" x 48 <sup>3</sup> / <sub>8</sub> "	4

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  - WORK AT VARIANCE WITH THIS DRAWING SHALL BE DONE ONLY UPON DIRECTION FROM THE OWNER/GENERAL CONTRACTOR



project: <b>SUPERIOR PROJECTS</b>	
RM OF ST CLEMENTS	
sheet title: <b>UPPER FLOOR</b>	
preliminary drawing by: ANNELIES WESTERBEEK	building consultant: COREY/KELLY
working drawing by:	date: NOV 8/24
project no: <b>24-291</b>	page: <b>2 of 4</b>



**FRONT ELEVATION**

SCALE 1/8" = 1'-0"

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project:  
**SUPERIOR PROJECTS**  
RM OF ST CLEMENTS

sheet title:  
**ELEVATION**

preliminary drawing by:  
ANNELIES WESTERBEEK

building consultant:  
COREY/KELLY

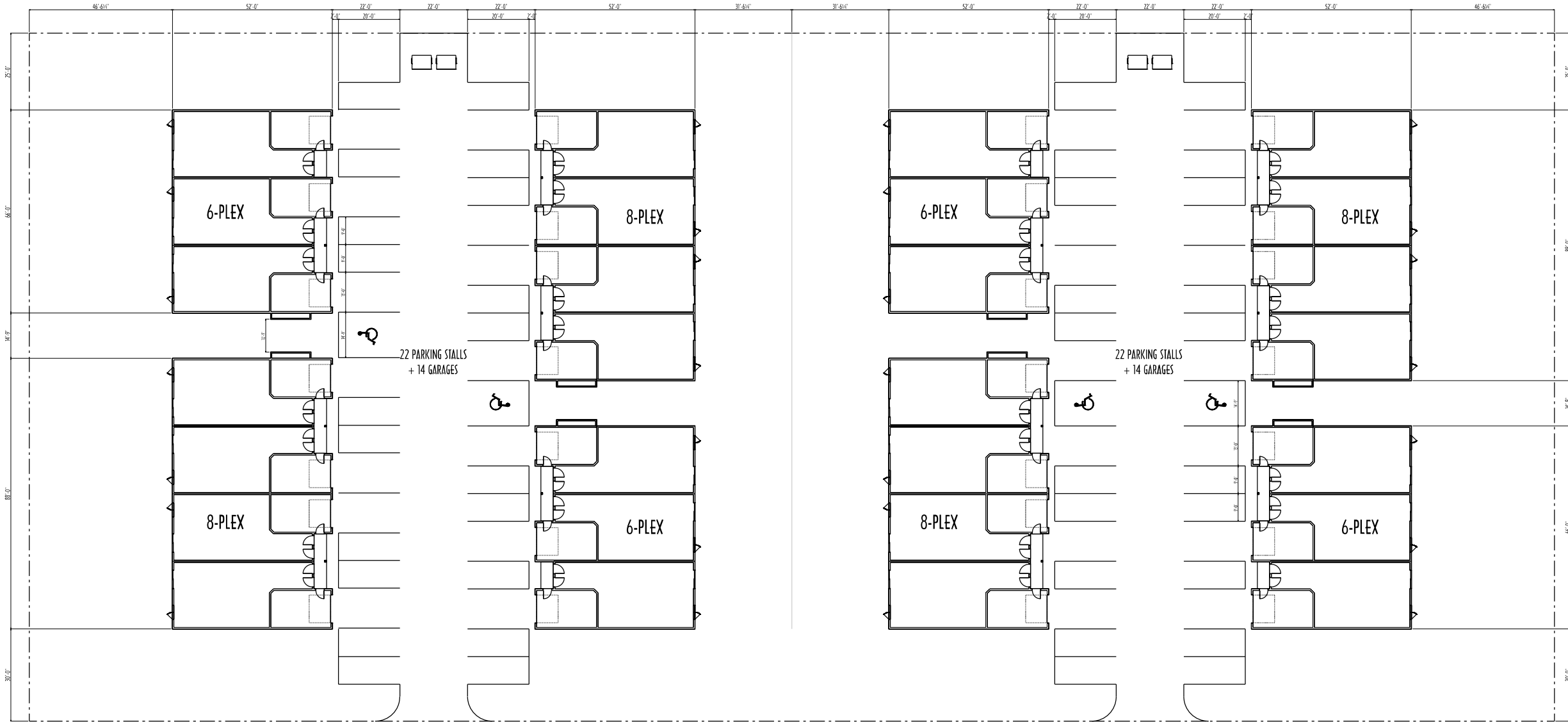
working drawing by:

date:  
NOV 8/24

project no:  
**24-291**

page:  
**3 of 4**

# SITE PLAN N.T.S.



**NOTES:**

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project:  
**SUPERIOR PROJECTS**  
 RM OF ST CLEMENTS

sheet title:  
**SITE PLAN**

preliminary drawing by:  
 ANNELIES WESTERBEEK

building consultant:  
 COREY/KELLY

working drawing by:

date:  
 NOV 8/24

project no:  
**24-291**

page:  
**4 of 4**



January 15, 2025

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

Attention: Community Planner

Re: **Subdivision No. S24-3088**  
**Schinkel Properties Development.**

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 provide an engineered design for roads, drainage, and water and sewer infrastructure for the multi-family residences. The drainage plan should include on site water retention to limit post-development peak runoff to pre-development flows in accordance with the Manitoba Provincial Regulations.
5. The Plan of Subdivision is to include following:
  - a. Public walking trail to be shown as Public Reserve.
  - b. Public Road (Plan No. 45022) to be named prior to registration with Teranet.
6. Road naming has been approved as per the Road Naming Policy 324;
7. Applicant/Owner to pay current utility buy-in charges for Proposed Lots 2 & 3;
8. **Water and sewer mainlines should be extended between Kittson Rd. and Strathcona Rd. along the unnamed road and to include a new fire hydrant;**
9. 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 design for roads, drainage, and water and sewer infrastructure;
  - b. Letter of credit for drainage, road, and municipal water and wastewater infrastructure construction;
  - c. Administration fee, capital development fees, utility buy-in fees;
  - d. Secure connection and construction of the water and wastewater services for Proposed Lots 2 & 3.

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)



St. Clements

The place to be

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

Sincerely,

Kayla Kozoway  
Planning Clerk

cc: S24-3088



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)



RE: Subdivision Circular – Subdivision File No. S24-3088, East Selkirk MB

The applicant will initiate contact with Paul Shymko from Canada Post (email: [paul.shymko@canadapost.ca](mailto:paul.shymko@canadapost.ca) or phone: 204-228-3740) to determine mail delivery requirements. If via community mailbox (CMB) equipment:

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. An appropriately sized sidewalk section (concrete pad) as per municipal and Canada Post Corporations standards, to place the Community Mailboxes on.
3. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin.
4. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.
5. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mailboxes. The developer will then indicate these locations on the appropriate servicing plans. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mailboxes within the development, as approved by Canada Post.
6. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox. The developer will provide a suitable and safe temporary site for a Community Mailbox until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
7. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
  - i. Any required walkway across the boulevard, per municipal standards
  - ii. Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)

Regards,  
Paul Shymko  
Delivery Planning Officer  
Winnipeg, Mb  
204 228-3740

**DATE:** 2024-12-10

**TO:** Red River Planning District  
Attn: Ingrid Zarichney  
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:** Alan Klippenstein  
8C Brandt Street, Steinbach MB R5G 1Y2

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

**SUBJECT:** Subdivision Application S24-3088 – Schinkel Properties Dev.  
AAS File AAS-24-22827  
Schinkel Properties Development Inc.

### 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 queueing.

*Historic Resources Branch  
Archaeological Assessment Services Unit*



**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)

January 3, 2025

PD 190.10 New

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

Dear Calvin:

**Re: Proposed Subdivision**  
**File No: S24-3088**  
**RL 72-73 Parish of St. Clements**  
**RM of St. Clements**  
**Owner: RM of St. Clements**

---

In response to your e-mail dated December 3, 2024, we have reviewed the above noted subdivision application. The intent is to create a multi-family development consisting of 14 – 3 bedroom apartments, 14 – 2 bedroom apartments and 14 – 3 or 4 bedroom townhouses. Access to the proposed development will come from municipal roads. The subject property has frontage along a designated portion of PR 212.

Based on available information, we do not object to this subdivision. This portion of PR 212 is a designated highway and the RM of St. Clements is the authority responsible for controlling access, structures, building and planting setbacks. However, our department is still responsible for the maintenance of this highway and for any construction that is required along it. Therefore, we require that the RM or developer contact our Department's Technical Services Engineer Rob Crang at 204-781-4470 to determine if any changes to this property will affect PR 212 (access, drainage, maintenance, future upgrading, etc.).

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

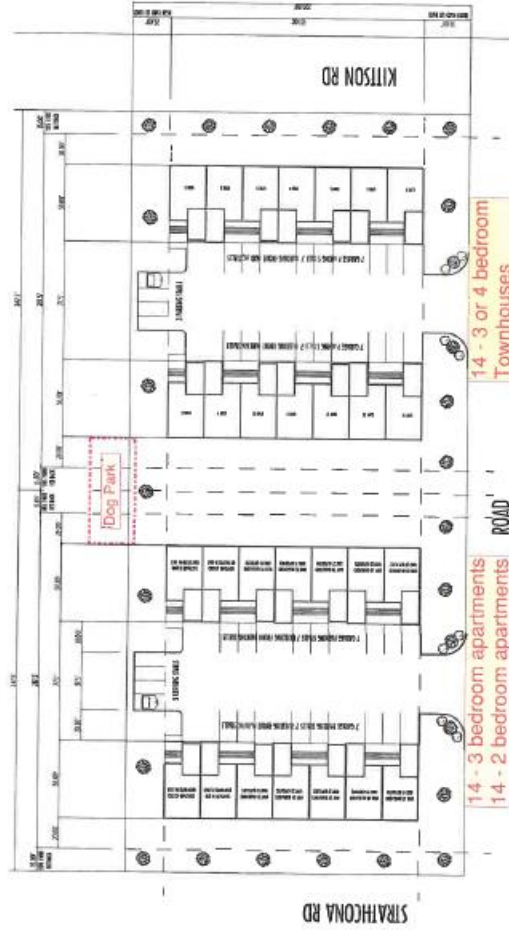
Thank You,

**Original signed and e-mailed January 3, 2025**

Jeff DiNella  
Senior Development Review Technologist

Cc: Capital Region

# Proposed site plan:



This proposal allowed for a variety of housing options for different consumers. This project would bring 3 or 4 bedroom townhouses for purchase or 2 or 3 bedroom apartments. The site plan was designed to create 20 additional parking stalls then the required minimum.

We would also construct a dog between the 2 properties that would be available to the public if allowed.



NO.	REVISIONS	DATE
1		MAR. 7, 2024

STRUCTURAL REVIEW APPROVAL ONLY

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF CALGARY. THE CITY OF CALGARY IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN. THE CITY OF CALGARY IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN. THE CITY OF CALGARY IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.

ST. CLEMENTS MULTI FAMILY

DATE: MAR. 7, 2024

PROJECT: 24-011



Date: December 2024

**SUPPORTIVE MAPPING**

Subdivision Application S24-3088  
 1043 Kittson Rd., RM of St. Clements  
 Designation: "SC" Settlement Centre  
 Zoning: "PR" Parks & Recreation

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

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







**Archived:** January 7, 2025 1:16:50 PM  
**From:** [Project Manager - Manitoba](#)  
**Sent:** Wed, 4 Dec 2024 20:39:57 +0000ARC  
**To:** [Ingrid Zarichney](#)  
**Subject:** RE: S24-3088  
**Sensitivity:** Normal

---

Hi Ingrid,

Rogers has no concerns or easement requirements on this file.

Thank you,

**Angelica Laranjo** (*She/Her*)  
Project Coordinator, MB, SK, NW ON  
e [angelica.laranjo@rci.rogers.com](mailto:angelica.laranjo@rci.rogers.com)



Please note that my email has changed to [Angelica.Laranjo@rci.rogers.com](mailto:Angelica.Laranjo@rci.rogers.com) - please update your records accordingly.

---

**From:** Ingrid Zarichney <ingrid@rrpd.ca>  
**Sent:** Tuesday, December 3, 2024 12:41 PM  
**To:** 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; drainage@gov.mb.ca; Harms, Tina <Tina.Harms@gov.mb.ca>; HRB (HRB.archaeology@gov.mb.ca) <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Local Government <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; kellymcdonald@lssd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Robert Beltont Brad Allum (MITWaterReview@gov.mb.ca) <MITWaterReview@gov.mb.ca>; drinkingwater.subdivisions@gov.mb.ca  
**Cc:** Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>  
**Subject:** S24-3088

A subdivision for your 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:** December 3, 2024 12:53 PM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Subject:** Message from KM\_C558

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**Archived:** January 7, 2025 1:16:49 PM  
**From:** [Red River Planning District](#)  
**Sent:** Mon, 23 Dec 2024 21:44:48 +0000Authentication  
**To:** [Derek Eno](#)  
**Subject:** FW: S24-3088  
**Sensitivity:** Normal

---

Please see below, thanks.

Rajveer for,



**Luanne Martin**  
**Administrative Assistant**  
**Red River Planning District**

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5  
Tel: 204-669-8880 Fax: 204-669-8882  
[www.redriverplanning.com](http://www.redriverplanning.com)

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

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**From:** Harms, Tina <Tina.Harms@gov.mb.ca>  
**Sent:** December 23, 2024 3:16 PM  
**To:** Ingrid Zarichney <ingrid@rrpd.ca>; Red River Planning District <info@rrpd.ca>  
**Subject:** RE: S24-3088

The proposed subdivision resides within a designated Settlement Centre Policy Area and does not appear to have negative impacts to agriculture, therefore we have no comments.

Thanks,  
Tina

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


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**Sent:** December 3, 2024 1:41 PM  
**To:** 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Gas ([subdivisioncirculares@hydro.mb.ca](mailto:subdivisioncirculares@hydro.mb.ca)) <[subdivisioncirculares@hydro.mb.ca](mailto:subdivisioncirculares@hydro.mb.ca)>; +WPG569 - Drainage and Water Rights Licencing <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; Harms, Tina <[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; 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)>; Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>  
**Subject:** S24-3088

A subdivision for your 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:** December 3, 2024 12:53 PM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Subject:** Message from KM\_C558

**Archived:** January 7, 2025 1:16:45 PM  
**From:** [Kelly McDonald](#)  
**Sent:** Tue, 3 Dec 2024 20:04:53 +0000ARC  
**To:** [Ingrid Zarichney](#)  
**Subject:** RE: S24-3088  
**Sensitivity:** Normal  
**Attachments:**  
[SKM\\_C55824120312521.pdf](#) 

---

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Hi there

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

Kelly

---

**From:** Ingrid Zarichney <ingrid@rrpd.ca>  
**Sent:** Tuesday, December 3, 2024 1:41 PM  
**To:** 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; drainage@gov.mb.ca; Harms, Tina <Tina.Harms@gov.mb.ca>; HRB (HRB.archaeology@gov.mb.ca) <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Local Government <selkirkcrp@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; Kelly McDonald <kmcdonald@lssd.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; Robert Beltont Brad Allum (MITWaterReview@gov.mb.ca) <MITWaterReview@gov.mb.ca>; drinkingwater.subdivisions@gov.mb.ca  
**Cc:** Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>  
**Subject:** S24-3088

A subdivision for your review and comments.  
Thank You

**From:** [no-reply@rrpd.ca](#) <[no-reply@rrpd.ca](#)>  
**Sent:** December 3, 2024 12:53 PM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](#)>  
**Subject:** Message from KM\_C558



**Kelly McDonald**  
Secretary Treasurer  
Senior Administration

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

***Treaty and Land Acknowledgement***

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

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

**Archived:** January 7, 2025 1:16:42 PM  
**From:** [Teranet Manitoba - Surveys Planning](#)  
**Sent:** Thu, 5 Dec 2024 14:42:07 +0000ARC  
**To:** [Ingrid Zarichney](#)  
**Subject:** RE: S24-3088  
**Sensitivity:** Normal

---

Good Morning,

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Thank you,

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



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**From:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Sent:** Tuesday, December 3, 2024 1:41 PM  
**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)>; drainage@gov.mb.ca; Harms, Tina <[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)>; HRB (HRB.archaeology@gov.mb.ca) <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; Local Government <[selkirkcrp@gov.mb.ca](mailto:selkirkcrp@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; 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)>; 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)>; Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>  
**Subject:** S24-3088

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Thank You

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**Sent:** December 3, 2024 12:53 PM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Subject:** Message from KM\_C558

**Archived:** January 7, 2025 1:16:40 PM  
**From:** [Red River Planning District](#)  
**Sent:** Fri, 20 Dec 2024 16:40:58 +0000Authentication  
**To:** [Calvin So](#)  
**Subject:** FW: S24-3088 - Email to planning - Hydro File #2024-2379  
**Sensitivity:** Normal

---

Hi Calvin,

Please see below, thanks.

Rajveer for,



**Luanne Martin**  
**Administrative Assistant**  
**Red River Planning District**

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5  
Tel: 204-669-8880 Fax: 204-669-8882  
[www.redriverplanning.com](http://www.redriverplanning.com)

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

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**From:** SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>  
**Sent:** December 20, 2024 10:35 AM  
**To:** Red River Planning District <info@rrpd.ca>; alan@schinkelproperties.com  
**Cc:** PROPERTY ACQUISITION <PROPERTYACQUISITION@bellmts.ca>; ProjectManagerManitoba@rci.rogers.com; sue@rmofstclements.com  
**Subject:** S24-3088 - Email to planning - Hydro File #2024-2379



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

RE: Application(s) **S24-3088**



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

1. **Easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.
  - a. Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) (“Agreements”) with Manitoba Hydro and Centra Gas regarding existing and/or future facilities associated with the subdivision as set out in the abo noted application.\u8239\u8239  
This registration requirement will need to be included as a condition on the final Certificate of Approval.
2. If this applicati on i s r e v i s e d a t a n y t i m e i t w i l l b e n e c e s s a r y f o r M a n i t o b a H y d r o / C e n t r a G a s t o r e v i e w t h e f i l e d e t e r m i n e i f o u r e a s e m e n t r e q u i r e m e n t s r e m a i n t h e s a m e .
3. 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/Centra Gas Manitoba Inc. 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. If this information was included on your planning application, please disregard this item and simply review subsequent items a. and b.
  - a. Agreements will need to be signed by the landowners. 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 lawyer's 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 the online form on the [Manitoba Hydro](#) website.

The lawyer information, subdivision plan and/or 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 Coordinat i on Tea m P r o p e r t y D e p a r t m e n t  
Manitoba Hydro

12<sup>th</sup> Floor - 360 Portage Ave  
Winnipeg MB  
R3C 0G8 Canada  
[hydro.mb.ca](http://hydro.mb.ca)



**Archived:** January 7, 2025 1:16:39 PM

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

**Sent:** Tue, 10 Dec 2024 20:18:34 +0000ARC

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

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

**Subject:** RE: S24-3088

**Sensitivity:** Normal

**Attachments:**

[AAS-24-22827\\_Red River Planning District\\_S24-3088\\_No Concerns.pdf](#)

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Good afternoon,

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

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:** December 3, 2024 1:41 PM

**To:** 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Gas (subdivisioncirculares@hydro.mb.ca) <[subdivisioncirculares@hydro.mb.ca](mailto:subdivisioncirculares@hydro.mb.ca)>; +WPG569 - Drainage and Water Rights Licencing <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; Harms, Tina <[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; 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)>; Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>

**Subject:** S24-3088

A subdivision for your review and comments.


Thank You

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

**Sent:** December 3, 2024 12:53 PM

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

**Subject:** Message from KM\_C558

**Archived:** January 7, 2025 1:16:37 PM  
**From:** [DiNella, Jeff](#)  
**Sent:** Fri, 3 Jan 2025 19:38:12 +0000ARC  
**To:** [Calvin So](#)  
**Cc:** [Ingrid Zarichney +STE1000 - MI.Utilities.Capital](#)  
**Subject:** Comments sub file 24-3088  
**Sensitivity:** Normal  
**Attachments:**  
[24-3088 RL 72-73 Parish of St. Clements rrpj jd.pdf](#) 

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Hi Calvin

Please find attached our comments for subdivision file 24-3088.

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



**Archived:** January 7, 2025 1:16:35 PM  
**From:** [+WPG569 - EnvCEInterlake](#)  
**Sent:** Mon, 9 Dec 2024 20:01:17 +0000ARC  
**To:** [Ingrid Zarichney](#)  
**Subject:** RE: S24-3088  
**Sensitivity:** Normal

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Hello,

The proponent is proposing municipal wastewater service for the proposed new lots, therefore Environmental Compliance and Enforcement branch, has no concerns at this time.

Regards.

**Neil Jusi**  
Environment Officer  
Environmental Compliance and Enforcement Branch / Environment and Climate Change  
Lower Level, 446 Main Street, Selkirk, Manitoba, Canada R1A 1V7  
Email: [Neil.Jusi@gov.mb.ca](mailto:Neil.Jusi@gov.mb.ca) / Phone #: 204-914-8404

**To report an Environmental Emergency please call our**  
24/7 Environmental Emergency Response Line (204) 944-4888  
Toll-Free in Manitoba 1-855-944-4888

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**From:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Sent:** December 3, 2024 1:41 PM  
**To:** 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Gas (subdivisioncirculares@hydro.mb.ca) <[subdivisioncirculares@hydro.mb.ca](mailto:subdivisioncirculares@hydro.mb.ca)>; +WPG569 - Drainage and Water Rights Licencing <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; Harms, Tina <[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; SHYMKO, Paul <[paul.shymko@canadapost.postescanada.ca](mailto:paul.shymko@canadapost.postescanada.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; 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)>; Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>  
**Subject:** S24-3088

A subdivision for your 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:** December 3, 2024 12:53 PM  
**To:** Ingrid Zarichney <[ingrid@rrpd.ca](mailto:ingrid@rrpd.ca)>  
**Subject:** Message from KM\_C558

**Archived:** January 7, 2025 1:16:32 PM

**From:** [SHYMKO, Paul](#)

**Sent:** Fri, 6 Dec 2024 19:20:12 +0000ARC

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

**Subject:** FW: S24-3088

**Sensitivity:** Normal

**Attachments:**

[SKM\\_C55824120312521.pdf](#)  [file # Subdivision No. S24-3088, East Selkirk Mb.doc](#) 

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Please see attached letter of response for subdivision in East Selkirk.

Please note when first occupancy would most likely occur and all the potential addressing including units.

Thanks,

Paul Shymko  
Delivery Planning Officer  
Canada Post Corp.  
Winnipeg Mb.  
204-228-3740



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

**Sent:** Tuesday, December 3, 2024 1:41 PM

**To:** 'neteng.control@bellmts.ca' <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; Gas ([subdivisioncirculares@hydro.mb.ca](mailto:subdivisioncirculares@hydro.mb.ca)) <[subdivisioncirculares@hydro.mb.ca](mailto:subdivisioncirculares@hydro.mb.ca)>; drainage@gov.mb.ca; Harms, Tina <[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)>; HRB ([HRB.archaeology@gov.mb.ca](mailto: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; +WPG569 - EnvCEInterlake <[EnvCEInterlake@gov.mb.ca](mailto:EnvCEInterlake@gov.mb.ca)>; Robert Beltont Brad Allum ([MITWaterReview@gov.mb.ca](mailto: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)>; Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>; Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>

**Subject:** S24-3088

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[Report Suspicious](#)

A subdivision for your review and comments.

Thank You

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**Sent:** December 3, 2024 12:53 PM

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

**Subject:** Message from KM\_C558