

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of St. Andrews

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at (204)738-2264

Tuesday
April 8th ,2025
5:30 PM

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: S24-3090

Applicant: Barnes & Duncan Inc. -
 Jennifer Lim

Property Location: Lillian and Lena Lane, St.
 Andrews.
 Roll #: 22220
 Legal: Parcel C,
 Plan: 72411

Application Purpose:

The applicant is seeking to subdivide the subject land into eight (8) additional lots (9 lots in total) and to extend two roads (Lillian and Lena Lane) to terminate as cul-de-sacs in “RR” Rural Residential zone.



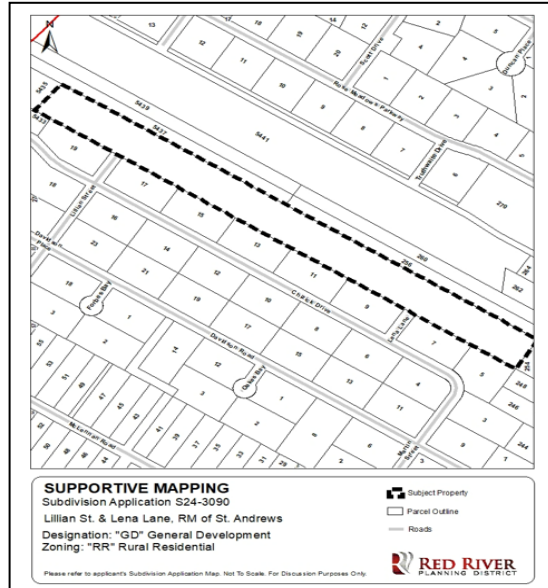
Zoning By-law Requirement	Proposed by Applicant
<p>“RR” Rural Residential zone Lot Size Requirement: 1.38 ac in area, 198 wide(min.)</p>	<p>Lot 1 – 9: 1.04 – 2.039 ac in site area, 33.14 ft - 116.01 ft in width, 2 cul-de-sacs</p>

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

Subdivision S24-3090

Date Prepared: February 27, 2025

Address:	Lillian and Lena Lane, RM of St. Andrews
Legal Description:	CT 3274723/1 Parcel C, Plan 72411
Roll Number(s):	22220
Zoning:	“RR” Rural Residential zone
Development Plan:	“GD” General Development designation
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

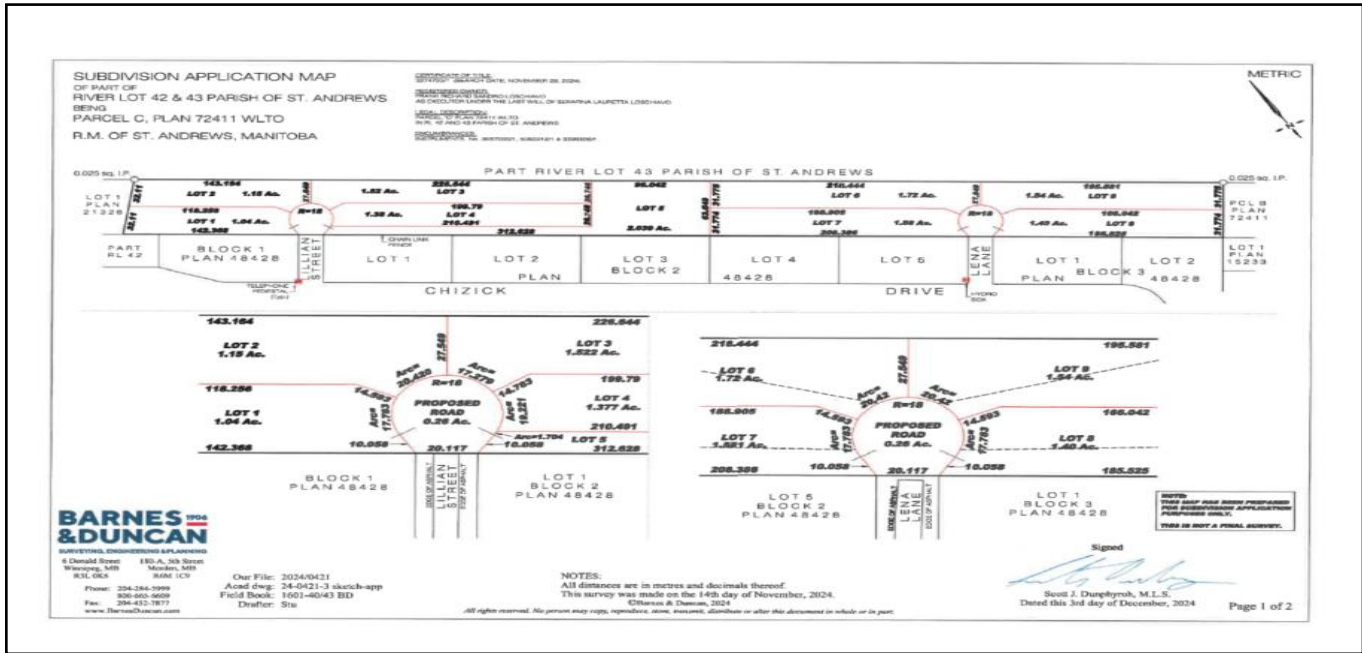
EXECUTIVE SUMMARY:

The subject property consists of 14.25 acres on title CT 3274723/1. The applicant is seeking to subdivide the subject land into eight (8) additional lots (9 lots in total) and to extend two roads to terminate as cul-de-sacs.

The proposal is not consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for “GD” General Development designation. The Red River Planning District recommends that the application **not be approved**.

RECOMMENDATION – TO BE REJECTED

1.0 PROPOSAL:



The subject property consists of 14.25 acres on title CT 3274723/1. The applicant is seeking to subdivide the subject land into eight (8) additional lots (9 lots in total) and to extend two roads to terminate as cul-de-sacs. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of 14.25 acres on title CT 3274723/1. The applicant is seeking to subdivide the subject land into eight (8) additional lots (9 lots in total) and to extend two roads to terminate as cul-de-sacs.

The subject land is designated *General Development* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020). The area around the subject property is surrounded by properties zoned Rural Residential.

- To the North – 2.76 - 3.09 ac lots zoned “RR” Rural Residential zone undeveloped land
- To the South – 1.42 - 1.54 ac lots “RR” Rural Residential zone
- To the East – 2.52 ac lot “RR” Rural Residential zone
- To the West – 2.02 ac lot zoned “RR” Rural Residential zone

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

3.0 RESOURCES, SERVICES, AND INFRASTRUCTURE.

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3.2 Transportation.

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

Objectives:

- 3.2.a To establish a safe, efficient, integrated, and high functioning transportation network throughout the RRPD that meets the needs of all users and facilitates economic development.
- 3.2.b To avoid creating hazardous traffic situations.
- 3.2.c To ensure that transit and active transportation options are considered in the design phase of all subdivisions and transportation construction projects.
- 3.2.d To promote a contiguous network of alternative transportation and trail opportunities throughout the RRPD, in particular along or on the Red River.
- 3.2.e To enhance the existing transportation network and services for all residents of the region.
- 3.2.f To provide a system of truck routes, arterial, collector and local roads to accommodate anticipated traffic movements within the City of Selkirk and provide an effective linkage to the provincial highway system.
- 3.2.g To protect and facilitate the various functions of the road and rail systems, airports, and marine transportation within the Planning District in order to move people and goods safely and efficiently.
- 3.2.h To minimize the public costs of constructing, improving, widening and maintaining roadways by proper land use planning.

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Policies:

- 3.2.3 *In reviewing and evaluating development proposals, including subdivisions, consideration shall be given to the provision of an economical and safe transportation system for all modal types and emergency vehicles that is integrated with the existing transportation network and adequate to meet present and future needs. New roadways should be linked to the existing local transportation network, and, facilitate the future extension of the transportation network into adjacent developable areas.*
- 3.2.4 New or expanded development, including subdivisions, may be required to submit a Traffic Impact Study that is completed by a qualified engineer, in order to determine any required improvements to the roadway system (e.g. intersection improvements, intersection signalization, turning lanes, roadway widening, access and egress, acceleration lanes, etc.).
- 3.2.5 Where improvements to the roadway system are deemed necessary by the authority having jurisdiction on the roadway (local municipality or Province of Manitoba) as a result of new or expanded development, including subdivisions, the completion and associated costs for improvements and/or upgrades to the transportation network should be borne by the developer.
- 3.2.6 *New or expanded development, including subdivisions, that may adversely impact the operations of established roadways system (municipal and / or provincial) shall not be permitted, unless mitigative measures acceptable to the authority having jurisdiction on the roadway (local municipality or Province of Manitoba) are incorporated into the development. Adverse impacts to the operations of provincial roadways includes, but are not limited to, the following:*
 - i. Development that impacts the construction of future roadway systems (e.g. interchanges, Winnipeg-Selkirk Corridor, new corridors, intersections, etc.).
 - ii. Development that impacts the improvement of existing roadway systems (e.g. highway realignment, widening or expansion, intersections, etc.).

iii. Development that would generate traffic in an amount or type that it may impair the ability of the provincial highway to carry traffic safely and efficiently.

3.4 Municipal and Site Services

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

Objectives

3.4.a To provide and maintain a high level of municipal services to ensure healthy, safe and cost effective community development.

3.4.b To maximize the use of the existing municipal infrastructure prior to extending the system.

3.4.c To maintain capacity in the municipal services system to readily accommodate new development.

3.4.d To maximize the life span of landfill sites and solid waste transfer stations.

3.4.e To maintain up-to-date record drawings of municipal utilities.

3.4.f To secure a long term sustainable water supply for the City of Selkirk.

3.4.g To service the existing and future development located in the Red River Corridor with centralized municipal wastewater services.

3.4.h To ensure that new developments are serviced with an appropriate level of municipal and site services.

3.4.i To ensure groundwater resources are protected from pollution or other circumstances that could diminish its quality.

Policies

3.4.1 Densification of residential development in the City of Selkirk, Settlement Centres, and General Development Areas where appropriate services can be provided will be encouraged in order to make the provision of municipal piped sewer and water services increasingly fiscally feasible.

3.4.2 Infrastructure fees shall be monitored to minimize public costs for installation of underground services.

3.4.3 Options for effective waste management and treatment shall be considered to ensure cost effectiveness and sustainability.

3.4.4 New development shall have adequate surface water drainage.

3.4.5 Surface drainage systems shall continue to be improved.

3.4.6 Adequate surface water transmission and storage facilities shall provide water at acceptable volumes and pressures within the service area.

3.4.7 The current program of constructing separate land drainage sewers in existing areas and retention lakes in new development areas shall be continued to increase the capacity of the existing waste water sewage collection system.

3.4.8 New or expanded development, including subdivisions, shall be serviced with piped municipal water services, where available. Extension of municipal services to the proposed development by the proponent may be required. Where piped municipal water service is not available, the proponent for the development proposal shall demonstrate that the proposed development will have a sufficient supply of potable water without negatively affecting the supply or quality of potable water for existing adjacent development.

3.4.9 New or expanded development, including subdivisions, shall be serviced with piped municipal wastewater services, where available. Extension of municipal services to the proposed development by the proponent may be required. Where piped municipal services have not yet been extended to an area, holding tanks may be used. However, holding tanks must be located to enable future connection to municipal services, and must connect to piped municipal wastewater services once available. When piped municipal wastewater services are not available and not planned for an area, onsite waste treatment will be developed in accordance with provincial regulations.

3.4.10 Wastewater installations should be planned in conjunction with roadway paving to prevent unnecessary disturbance of paved surfaces.

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3.4.15 New or expanded development, including subdivisions, shall be designed to facilitate the efficient delivery and/or access of municipal and local services, such as solid waste pick up, snow clearing, extension of public pathways, school bus routing, emergency services, etc.

4.6 Land Use Designation: General Development

Is a designation for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighborhood commercial development that offer local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.

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

Objectives:

- 4.6.a To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services.
- 4.6.b To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses.
- 4.6.c To ensure that uses located within general development areas do not adversely affect adjacent uses.
- 4.6.d To promote mixed use nodal development along major transportation corridors that support public transit services.
- 4.6.e To direct growth of General Development areas to one side of provincial trunk highways and provincial roads where possible to limit cross highway traffic and protect the integrity of the transportation system.

Policies:

- 4.6.1 Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.
- 4.6.2 Residential lots should be of a size that can accommodate on-site wastewater disposal, and, development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and / or wastewater services, and the potential for infill development (e.g. subdivision) in order to make connection to those services an economically viable option.
- 4.6.3 Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.
- 4.6.4 The growth of General Development areas 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.
- 4.6.5 Mixed Use Nodal areas shall seek to provide a range of housing options and goods and services to the local community, while reducing reliance on automobiles and promoting sustainable development practices.....

4.6.14 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:

- 4.6.14.1 There is sufficient demand for the proposed development.
- 4.6.14.2 The proposal is not wasteful of land.

4.6.14.3 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.

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

4.6.14.5 *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.*

4.6.14.6 *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.*

4.6.14.7 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.

4.6.14.8 The proposed development will have adequate surface water drainage.

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

The proposed subdivision application appears to **not meet the general** intent and the policies such as **3.2.3., 3.2.6., 3.4.8., 3.4.9., 3.4.10., 3.4.15., 4.6.2., 4.6.3. and 4.6.14.5., 4.6.14.6** of the RRPD Development Plan. Conditions of subdivision approval are required in order to ensure continued conformance with the RRPD Development Plan policy.

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

The proposed subdivision is located within a Rural Residential zone, as per the R.M of St Andrews Zoning By-law. The Rural Residential zone has a minimum site area requirement of 60,000 sq.ft and a minimum site width requirement of 198 ft.

Zone: Recreation Tourism			
Site Area	Required	Proposed	Note
Lot 1	60,000 sq. ft/1.38 ac	1.04 acres	Not In Compliance
Lot 2	60,000 sq. ft/1.38 ac	1.15 acres	Not In Compliance
Lot 3	60,000 sq. ft/1.38 ac	1.52 acres	In Compliance
Lot 4	60,000 sq. ft/1.38 ac	1.38 acres	In Compliance
Lot 5	60,000 sq. ft/1.38 ac	2.039 acres	In Compliance
Lot 6	60,000 sq. ft/1.38 ac	1.72 acres	In Compliance
Lot 7	60,000 sq. ft/1.38 ac	1.58 acres	In Compliance
Lot 8	60,000 sq. ft/1.38 ac	1.4 acres	In Compliance
Lot 9	60,000 sq. ft/1.38 ac	1.54 acres	In Compliance
Site Width	Required	Proposed	Note
Lot 1	198 ft	104.3 ft	Not In Compliance
Lot 2	198 ft	116.01 ft	Not In Compliance
Lot 3	198 ft	98. 16 ft	Not In Compliance
Lot 4	198 ft	87. 76 ft	Not In Compliance
Lot 5	198 ft	33.14 ft	Not In Compliance
Lot 6	198 ft	113.06 ft	Not In Compliance
Lot 7	198 ft	104.27 ft	Not In Compliance
Lot 8	198 ft	104.27 ft	Not In Compliance
Lot 9	198 ft	113.62 ft	Not In Compliance

If the Council wishes to approve the subdivision, variance approval will be required to bring the proposed lots into compliance.

5.0 SERVICES AND INFRASTRUCTURE:

<p>Wastewater Services</p> <ul style="list-style-type: none"> - Proposed: Municipal Sewer and Holding Tank - Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
<p>Drinking Water</p> <ul style="list-style-type: none"> - Proposed: Individual Well - Required: As per municipal / Province of Manitoba standards
<p>Road Standards</p> <ul style="list-style-type: none"> - Proposed: New (2 cul-de-sacs) - Required: Municipality / Province is authority responsible for roadway
<p>Drainage</p> <ul style="list-style-type: none"> - Proposed: Natural - Required: As per municipal / Province of Manitoba standards

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

<p>Municipality</p>	<p>By-Law / Fire Department: Limit parking along the stub roads (Lillian & Lena) to the future residents of these lots, and ensure cul-de-sacs have adequate turnaround space (9m Radius) for fire apparatuses.</p> <p>Public Works: Developer shall be responsible for any damage caused to existing infrastructure (i.e. Chizick Drive) throughout the construction of this proposed development. A drainage plan is required and strongly suggested that said plan include regrading of the existing stubs road ditches as required. In addition, the Developer shall be required to upgrade the stub roads (asphalt overlay) following drainage works completion.</p> <p>Infrastructure & Utilities: Our department must review the sewer layout and service connection locations prior to construction. Ornamental streetlight(s) will also be required at each proposed cul-de-sac.</p> <p>Planning & Economic Development: The proposed subdivision design includes two cul-de-sacs and does not extend the right-of-ways to the northerly property line, aligning with the applicant’s goal of limiting traffic to Chizick Drive. While this may address concerns from residents, it is imperative for Council to recognize that approval of this design would permanently restrict future connectivity with undeveloped parcels and the Rose Meadows subdivision to the north. This design would place the full burden of future traffic from these areas on alternate routes, potentially creating inequities in traffic distribution and accessibility. Council should consider whether the lack of a right-of-way extension supports long-term planning objectives for</p>
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	<p>cohesive development in this area. (Revised January 27, 2025)</p> <p>Recreation: No concerns.</p> <p>1) Applicant / Owner submits confirmation in writing from the Municipality stating that:</p> <ol style="list-style-type: none"> a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made; b. payment of any capital development levies has been made; and c. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges <p>2) Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:</p> <ol style="list-style-type: none"> a) an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development; b) regrading of Lillian Street and Lena Lane municipal ditches; c) an engineered road plan and profile; d) road upgrade of Lillian Street (north of Chizick Drive) and Lena Lane; e) an engineered utility servicing plan for the low-pressure sewer; f) installation of ornamental streetlight(s); g) signage requirements; h) dedication of public road lands and lands for municipal services; i) dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; and j) Any other standard deemed necessary by the Municipality. <p>3) Applicant/Owner enters into a drainage easement(s) with the RM, if required.</p> <p>4) Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.</p>
Manitoba Agriculture and Resource Development	<p>No Concerns</p> <p>General Development Policy Area and does not appear to have negative impacts to agriculture, therefore we have no comments.</p>
Manitoba Infrastructure - Highway Planning and Design Branch	<p>No concerns. We note the proposed development does not front nor connect onto a highway under our jurisdiction.</p>
Manitoba Environment, Climate and Parks: Water Stewardship Division	<p>No concerns regarding this proposal.</p>
Winnipeg Land Titles Office (Teranet Manitoba)	<p>A Plan of Subdivision as proposed is required.</p>
Manitoba Conservation and Climate – Environmental	<p>No concerns</p> <p>The proponent is proposing a municipal wastewater service for the</p>

Compliance and Enforcement	proposed new lots, therefore Environmental Compliance and Enforcement branch, has no concerns at this time.
Manitoba Sport, Culture and Heritage – Historic Resources Branch	No comments received as of date of this report
Manitoba Transportation and Infrastructure – Water Management	No concerns
Airport Management	No concerns

UTILITIES

MB Hydro and Centra Gas	No comments received as of date of this report
BellMTS	No comments received as of date of this report
Rogers Communications	Rogers will follow Hydro’s requirements on this file. Hydro – if you will be applying for easements, kindly include Rogers on the agreements please.

OTHER AGENCIES

School Division	No comments received
Canada Post	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 14.25 acres on title CT 3274723/1. The applicant is seeking to subdivide the subject land into eight (8) additional lots (9 lots in total) and to extend two roads to terminate as cul-de-sacs.

The proposed subdivision is located within a Rural Residential zone, as per the R.M of St Andrews Zoning By-law. The Rural Residential zone has a minimum site area requirement of 60,000 sq.ft. /1.38 ac and a minimum site width requirement of 198 ft.

9 of the 9 proposed lots are not in compliance with a Zoning By-Law for minimum required site width. 2 of the 9 proposed lots (Lot 1 and Lot 2) are not in compliance with a Zoning By-Law for minimum required site area, hence variance approval will be required to bring the undersized lots into compliance.

1)Transportation Connectivity:

Development Plan sections: 3.2.3., 3.2.6., 4.6.14.5.

1. Lillian street (plus the continuation of Lillian Street North to the subject property) and Lena Lane currently terminate at the subject property as well as Truthwait Drive North-East to the subject property. The configuration of these roads is evident that past Councils intended for these roadways do eventually connect, thus completing the road circulation.
2. The proposed road connection to the subject property (2 cul-de-sacs) will eliminate the opportunity for Lillian and Lena streets to connect with Truthwait Drive and continuation of Lillian Street as Rose Meadows Parkway connection respectfully.
3. Therefore the proposal will not “*facilitate the future extension of the transportation network onto adjacent developable areas*” (sec. 3.2.3) as “*economical and safe transportation system*” (sec. 4.6.14.5) and will “*adversely impact the operations of established roadways system*”(sec. 3.2.6).
4. As well as it will create a major connectivity challenge in future plus development complications of any local road system (that will be connecting eventually the North and the South to the subject property fully developed and settled areas) and it will create transportation barriers that these same concerns have been raised in RM administration (see comments attached).

2) Municipal and Site Services (sewer, future piped water connections, electricity):

Development Plan sections: 3.4.8., 3.4.9., 3.4.10., 3.4.15., 4.6.2., 4.6.3., 4.6.14.6.

- RRPD sees no improvement or continuation of the proposed long half-trapeze lot patterns (all the rest of the neighborhood lots are rectangular or squares) and closed approach for the utility’s infrastructure will create two (from the Lillian and from the Lena streets) an “islands” that be fully disconnected from any back up supplies of sewer, electricity or piped water in the future network with first maintenance issue (see attached map).



- The issue of “*economically viable option*” for future utilities connections: proposed **Lot 5** shaped as “flag” with **689 ft long leg** (a driveway that connects to the cul-de-sac): this is not an economically viable option, and it will create increased cost for the residents of **Lot 5** to connect to future utility and services.
- RRPD sees future complications and negative effects for the adjusted street and dwellings that will be affected by increased the whole infrastructure network weight without any backups from other connection points.

Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **not be approved**.

9.0 RECOMMENDED CONDITONS:

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

- 1) Applicant / Owner submits confirmation in writing from the Municipality stating that:
 - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;
 - b. payment of any capital development levies has been made; and
 - c. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges
- 2) Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
 - a) an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - b) regrading of Lillian Street and Lena Lane municipal ditches;
 - c) an engineered road plan and profile;
 - d) road upgrade of Lillian Street (north of Chizick Drive) and Lena Lane;
 - e) an engineered utility servicing plan for the low-pressure sewer;
 - f) installation of ornamental streetlight(s);
 - g) signage requirements;
 - h) dedication of public road lands and lands for municipal services;
 - i) dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; and
 - j) Any other standard deemed necessary by the Municipality.
- 3) Applicant/Owner enters into a drainage easement(s) with the RM, if required.
- 4) Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.
- 5) Applicant/Owner to apply for the lot size and density variances as required.

REQUIREMENTS

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

cc: Applicant, WLTO, RM of St. Andrews.

APPENDIX A – RRPD LOCATION MAPS:



Letter 8.5 x 11

Date: February, 2025

Source: Esri, DeLorme, Garmin, Earthstar Geographics, and the GIS User Community

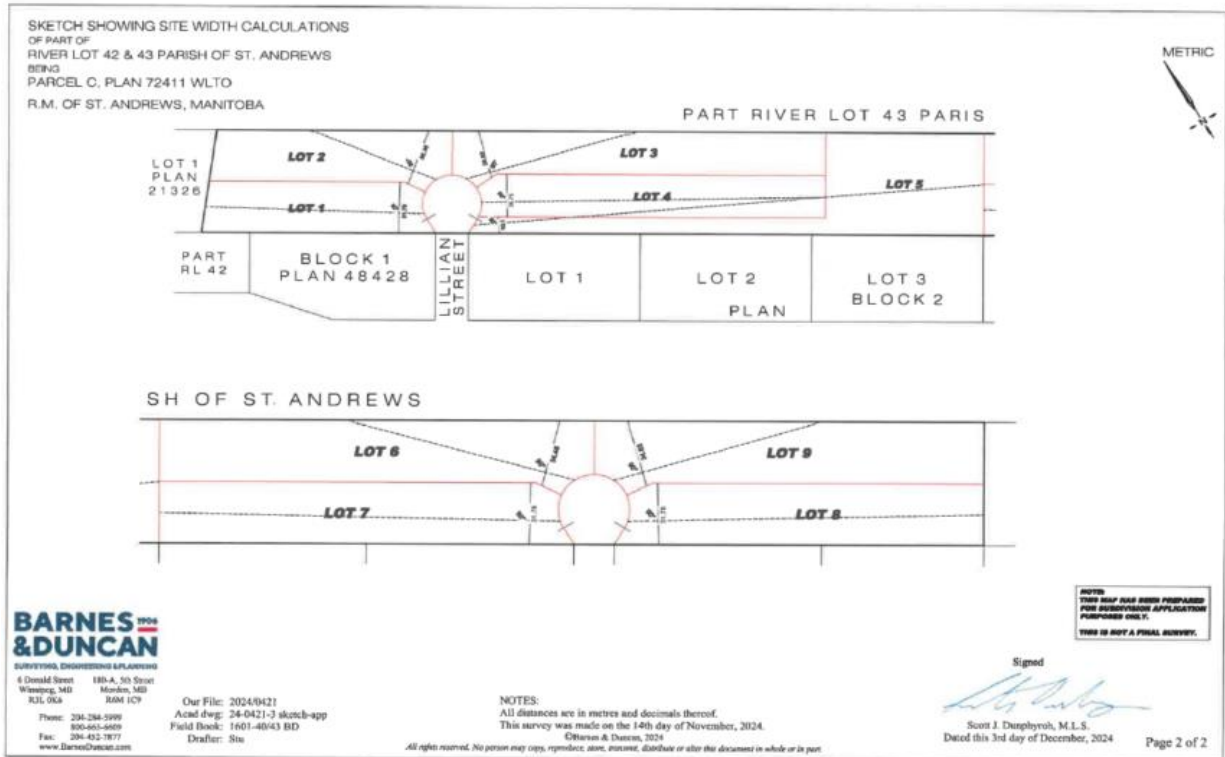
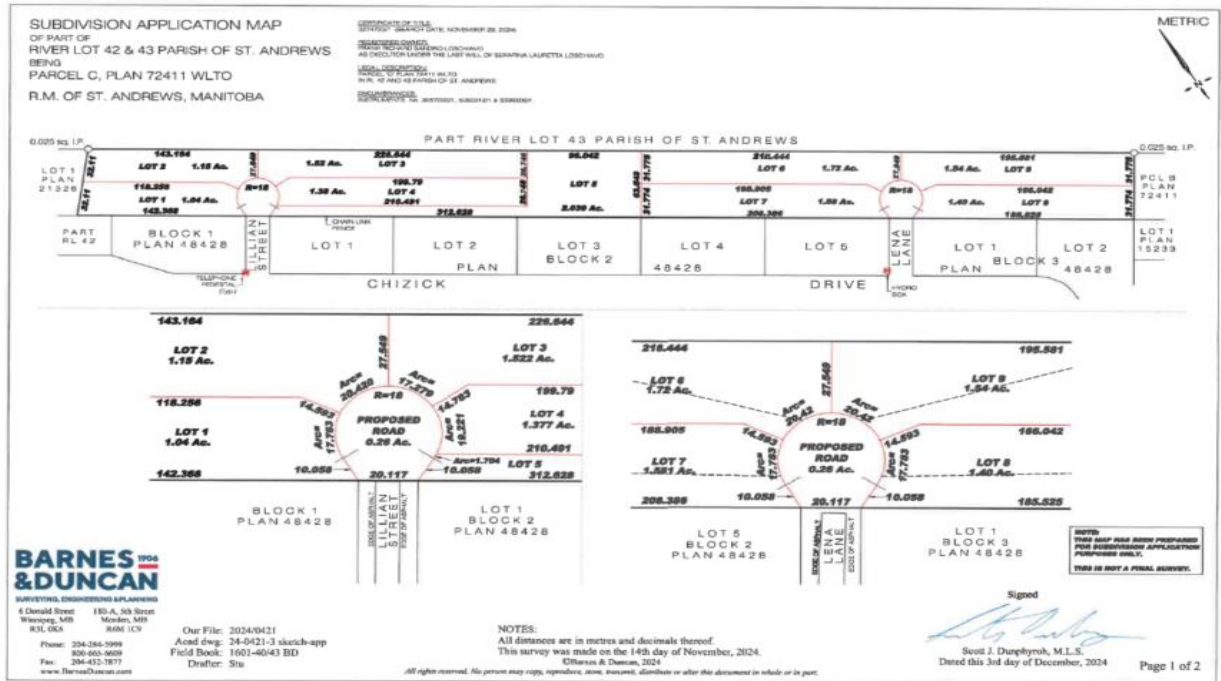
SUPPORTIVE MAPPING
 Subdivision Application S24-3090
 Lillian St. & Lena Lane, RM of St. Andrews
 Designation: "GD" General Development
 Zoning: "RR" Rural Residential

-  Subject Property
-  Parcel Outline
-  Roads

 **RED RIVER**
PLANNING DISTRICT

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

APPENDIX B – SUBDIVISION APPLICATION MAP:



APPLICANT ADDITIONAL INFORMATION:



Project

Rural Residential 9-Lot Subdivision Lillian Street and Lena Lane

Purpose

Bill Eva (the "Proponent") has contracted Barnes and Duncan Land Surveying, Engineering, Planning ("Barnes and Duncan") to prepare a subdivision application for the creation of nine (9) new rural residential lots located off of Lillian Street and Lena Lane in South St. Andrews. The Subject Property is legally described under PARCEL C PLAN 72411 WLTO as PORTION OF RL 42 AND 43 PARISH OF ST. ANDREWS. This proposal includes a description of the project, planning rationale, mitigation measures for expected on- and off-site impacts, and a development summary.

Consulting Team Contact Information

Barnes and Duncan Surveying, Engineering & Planning

6 Donald Street, Winnipeg, Manitoba R3L 0K6

W: www.barnesduncan.com

Jennifer Lim RPP Director of Planning

E: JENNIFERL@BARNESDUNCAN.COM

P: (204) 284-5999 ext. 2024

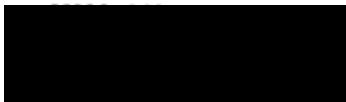
Scott Dunphyroh MLS Land Surveyor

E: SCOTT@BARNESDUNCAN.COM

P: (204) 284-5999 ext. 2026

CLIENT CONTACT INFORMATION

Bill Eva



Schedule of Attachments

<i>Schedule No.</i>	<i>Description</i>
1	Copy of Current Titles
2	Surveyor's Subdivision Application Map

Description

The Subject Property is located between Provincial Trunk Highway (PTH) 9 and Provincial road (PR) 238, also referred to as River Road; it is located north of Chizick Drive and south of Rose Meadows Parkway. There is direct access from the Subject Property to Chizick Drive via Lillian Street and Lena Lane. The property is currently vacant.

The immediate area features a mix of lot sizes. Adjacent lots are rural residential holdings. The lands immediately north of the Subject Property are not owned by the Client, and there are at least five intervening properties between the Subject Property and the Rose Meadows development.

The Subject Property encompasses approximately 13.89 acres, with two existing frontages of approximately 20 meters each, situated at the ends of both Lillian Street and Lena Lane. The Subject Property is slightly trapezoidal. The depth is approximately 63.55 meters (208.49 ft), and the length measures 879.88 meters (2,886.75 ft) along the north boundary; 889.14 meters (2,917.13 ft) along the south boundary.

This application seeks to subdivide the subject property into nine (9) rural residential lots, with expectation that new property owners will build a single-family home connected to local low-pressure sewer, install required holding tank systems, and drill a private well in accordance with municipal and provincial regulations.

The Proponent will extend local sewer lines from Chizick Drive and will construct proper cul-de-sac turnarounds at Lillian Street and Lena. This proposal prevents further extension of these rights-of-way, ensuring no further land can gain access to Chizick Drive.

The property is zoned "RR" (Rural Residential Zoning District) under the Rural Municipality of St. Andrews (RM) Zoning By-law No. 4066 and designated as part of the General Development Area under the Red River Planning District (RRPD) Development Plan By-law No. 272/19.

Planning Rationale

The RM of St. Andrews' Zoning By-law (ZBL) promotes orderly development to ensure health, safety, and general welfare in alignment with the RRPD's Development Plan. All development must comply with the ZBL and any associated permits, variances, or agreements.

The Subject Property is currently zoned "RR" – Rural Residential Zoning District, which is intended to provide land use guidelines for areas with existing large-lot residential development (ZBL, p. 57). In the "RR" zone, single-family dwellings are permitted as-of-right, subject to Bulk Table 14 (ZBL, p. 60) and Section 3.26, Permitted Projections (ZBL, pp. 42-43). The Zoning By-law does not impose any use-specific standards within this zone.

Zoning District and Dimensional Requirements

The Subject Property is located in the "RR"-Rural Residential Zoning District. The ZBL outlines in Bulk Table 14 the dimensional requirements (excluding accessory buildings) as follows:

- **Site Area min. (sq. ft.):** 60,000.00 (approx. 1.37 ac)
 - **Site Width min (ft.):** 198.00
 - **Front Yard min. (ft):** 50.00
 - **Rear Yard min. (ft):** 25.00
 - **Side Yard Interior min. (ft):** 15.00
 - **Corner Side Yard min. (ft):** 25.00
 - **Building Height max. (ft):** 35.00
 - **Site Coverage max. (%):** 40%
 - **Dwelling Unit Area min. (sq. ft.):** 800.00
- (Zoning By-law, pg.60)

The Subdivision Application Map ("SAM") indicates the following site areas:

Proposed Lot	Site Area	ZBL Site Area (min)	Over/Under	Site Width	ZBL Site Width (min)	Over/Under (ft., %)
1	1.04 acres (45,302 SF)	60,000 SF	-14,698 SF (75.5%)	31.79 m (104.3 ft)	198 ft.	-93.7 ft. (52.68%)
2	1.15 acres (50,094 SF)		-9,906 SF (93.49%)	35.36 m (116.01 ft)		-81.99 ft. (58.59%)
3	1.52 acres (66,211 SF)		+6,211 SF (110.35%)	29.92 m (98.16 ft)		-99.84 ft. (49.58%)
4	1.38 acres (60,112 +/- SF)		+112 SF (100.19%)	26.75 m (87.76 ft)		-110.24 ft. (44.32%)
5	2.039 acres (88,818 SF)		+28,818 SF (148.03%)	10.1 m (33.14 ft)		-164.86 ft. (16.74%)
6	1.72 acres (74,923 SF)		+14,923 SF (124.87%)	34.46 m (113.06 ft)		-84.94 ft. (57.01%)
7	1.58 acres (68,824 SF)		+8,824 SF (114.71%)	31.78 m (104.27 ft)		-93.73 ft. (52.66%)
8	1.4 acres (60,984 SF)		+984 SF (101.64%)	31.78 m (104.27 ft)		-93.73 ft. (52.66%)
9	1.54 acres (67,082 SF)		+7,082 SF (111.80%)	34.63 m (113.62 ft)		-84.38 ft. (57.39%)

All lots will require a variance to reduce the minimum site width requirement outlined in the ZBL. Lots 1 and 2 will additionally require variances to reduce the minimum site area to abide by the RR Zoning District's requirements.

Mitigation Measures

The proposed subdivision has been carefully designed to mitigate potential impacts on the surrounding environment, infrastructure, and community, while respecting the existing character of South St. Andrews. Key mitigation measures include:

1. **Compatibility with the Existing Development Pattern**
 The proposed nine rural residential lots align with the community's expressed desire for low-density, single-family residential development on acreages. The subdivision avoids further intensification, maintaining the current character of the area. The site layout ensures that new lots will remain consistent with the overall rural atmosphere, supporting harmonious integration with the surrounding neighborhood.
2. **Infrastructure Impacts**
 - o **Road Network:** To minimize impacts on existing infrastructure, the subdivision will include proper cul-de-sac turnarounds at the ends of Lillian Street and Lena Lane. These turnarounds will improve traffic flow and safety while eliminating the potential for future extensions of these rights-of-way, thereby controlling access and preserving the integrity of the surrounding area.

- **Sewer Connection:** The proposed lots will connect to the existing low-pressure sewer line extended from Chizick Drive, ensuring compliance with municipal and provincial regulations. By utilizing local sewer services, the proposal negates the need for individual septic fields, reducing environmental risks and avoiding perceived strain on the local water table.
3. **Environmental Considerations**
- **Water Supply:** Each lot will be serviced by private wells drilled in accordance with provincial standards, ensuring a sustainable water supply without significantly impacting local aquifers.
 - **Lot Design:** While variances are required for site width and, in two cases, site area, the subdivision adheres to the general intent of the zoning by-law by maintaining sufficient lot sizes for single-family homes, ensuring appropriate space for landscaping and environmental buffers.
4. **Community Engagement**
- In response to concerns raised during prior community consultations regarding development intensity, this proposal represents a significantly revised concept, tailored to address feedback from residents. By limiting the number of lots, maintaining rural character, and utilizing existing infrastructure, the subdivision respects community preferences and mitigates perceived negative impacts on local quality of life.
5. **Sustainable Development**
- The subdivision's reliance on existing infrastructure and its adherence to zoning requirements subject to variance approvals being granted minimize environmental disturbance and have negligible impact on the long-term cost burden for municipal services. The proposal's design also ensures controlled growth and aligns with existing development patterns.

Development Summary

The subdivision application for the subject property, located off Lillian Street and Lena Lane in South St. Andrews, seeks planning approval to create nine (9) rural residential lots for the future development of single-family detached dwellings. The property is primarily vacant, characterized as an open field, and situated between Provincial Trunk Highway (PTH) 9 and River Road (PR 238).

The subject property is zoned "RR" (Rural Residential Zoning District) under the Rural Municipality of St. Andrews Zoning By-law and is designated within the "General Development Area" under the Red River Planning District's Development Plan.

The proposal includes extending local low-pressure sewer lines from Chizick Drive and constructing cul-de-sac turnarounds at the ends of Lillian Street and Lena Lane. This design ensures no new highway access points are required and limits further extensions of these rights-



of-way, safeguarding the integrity of the existing infrastructure.

Variance approvals will be required for the proposed lot dimensions, addressing the unique geometry of the subject property while maintaining compliance with municipal standards and land use policies.

This subdivision application reflects the outcomes of prior community engagement, addressing residents' concerns by aligning with the established rural residential character of the area. The proposed lots mirror the existing development pattern, minimizing potential impacts on infrastructure and preserving the neighborhood's identity.

Thank you for the opportunity to submit this letter of intent. Should you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,



Jennifer Lim RPP
Director of Planning
Barnes and Duncan
Ph: 204-284-5999 Ext. 2024
Email: jenniferl@barnesduncan.com

APPENDIX D – CIRCULATION COMMENTS:

Archived: February 28, 2025 3:02:06 PM

From: [+WPG569 - EnvCEInterlake](#)

Sent: December 10, 2024 12:09:12 PM

To: [Ingrid Zarichney](#)

Subject: RE: S24-3090

Sensitivity: Normal

Original mail: [S24-3090.msg](#) 

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 / 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

From: Ingrid Zarichney <ingrid@rrpd.ca>

Sent: December 10, 2024 10:41 AM

To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; Harms, Tina <Tina.Harms@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +SEL1081 - Selkirk CRP <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>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <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: S24-3090

A subdivision for your review and comments.

Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>

Sent: December 10, 2024 9:08 AM

To: Ingrid Zarichney <ingrid@rrpd.ca>

Subject: Message from KM_C558

Archived: February 28, 2025 3:00:57 PM


From: [+WPG969 - Roadside Development](#)

Sent: February 28, 2025 2:50:36 PM

To: [+WPG969 - Roadside Development](#) [Valentina Esman](#); [SubdivisionCirculars@hydro.mb.ca](#); [projectmanagermanitoba@rci.rogers.com](#); [Neteng.control@bellmts.com](#); [paul.shymko@canadapost.postescanada.ca](#); [staii@mymts.net](#); [+WPG574 - HRB Archaeology](#); [+WPG969 - Roadside Development](#); [+WPG1166 - MIT Water Review](#); [+WPG569 - Drinking Water - Subdivisions](#); [+WPG569 - EnvCEInterlake](#)

Subject: RE: Subdivision Application S24-3090, Roll N 22220 in St. Andrews - REMINDER

Sensitivity: Normal

Original mail: [Subdivision Application S24-3090, Roll N 22220 in St. Andrews - REMINDER.msg](#) 

Good afternoon,

We provided comments December 17th, We have reviewed subdivision file 24-3090 and have no concerns. We note the proposed development does not front nor connect onto a highway under our jurisdiction.

Thank you,

Juanita Mowbray

Roadside Development Support Technician
Highway Design | Engineering and Technical Services
1420-215 Garry St, Winnipeg MB R3C 3P3



From: Valentina Esman <valentina@rrpd.ca>

Sent: February 28, 2025 11:12 AM

To: [SubdivisionCirculars@hydro.mb.ca](#); [projectmanagermanitoba@rci.rogers.com](#); [Neteng.control@bellmts.com](#); [paul.shymko@canadapost.postescanada.ca](#); [staii@mymts.net](#); [+WPG574 - HRB Archaeology](#) <[HRB.archaeology@gov.mb.ca](#)>; [+WPG969 - Roadside Development](#) <[RoadsideDevelopment@gov.mb.ca](#)>; [+WPG1166 - MIT Water Review](#) <[MITWaterReview@gov.mb.ca](#)>; [+WPG569 - Drinking Water - Subdivisions](#) <[drinkingwater.subdivisions@gov.mb.ca](#)>; [+WPG569 - EnvCEInterlake](#) <[EnvCEInterlake@gov.mb.ca](#)>

Subject: Subdivision Application S24-3090, Roll N 22220 in St. Andrews - REMINDER

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

Good day to the bunch of gorgeous people,

Kindly reminder to give us your comments for this application as follow up from the **December 10th, 2024 circulation.**

This is 8 new lots subdivision with 2 new cul-de-sac's and I it essential to hear your comments and conserns about it for the future recommendations and objective report of it.



Valentina Esman
Community Planner
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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Rural Municipality of **ST. ANDREWS**

Box 130, 500 Railway Avenue
Clandeboye, Manitoba R0C 0P0

Phone: 204-738-2264
1-866-738-2264 (toll free)

Fax: 204-738-2500

E-mail: office@rmofstandrews.com

Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

December 19, 2024

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

Attn: Derek Eno, Manager of Planning Services

RE: S24-3090 Subdivision (Parcel C, Plan 72411 – Roll No. 22220.000)

Please see the comments below for the noted subdivision application S24-3090 in St. Andrews:

By-Law / Fire Department: Limit parking along the stub roads (Lillian & Lena) to the future residents of these lots, and ensure cul-de-sacs have adequate turnaround space (9m Radius) for fire apparatuses.

Public Works: Developer shall be responsible for any damage caused to existing infrastructure (i.e. Chizick Drive) throughout the construction of this proposed development. A drainage plan is required and strongly suggested that said plan include regrading of the existing stubs road ditches as required. In addition, the Developer shall be required to upgrade the stub roads (asphalt overlay) following drainage works completion.

Infrastructure & Utilities: Our department must review sewer layout and service connection locations prior to construction. Ornamental streetlight(s) will also be required at each proposed cul-de-sac.

Planning & Economic Development: The proposed subdivision design includes two cul-de-sacs and does not extend the right-of-ways to the northerly property line, aligning with the applicant's goal of limiting traffic to Chizick Drive. While this may address concerns from residents, it is imperative for Council to recognize that approval of this design would permanently restrict future connectivity with undeveloped parcels and the Rose Meadows subdivision to the north.

This design would place the full burden of future traffic from these areas on alternate routes, potentially creating inequities in traffic distribution and accessibility. Council should consider whether the lack of a right-of-way extension supports long-term planning objectives for cohesive development in this area. *(Revised January 27, 2025)*

Recreation: No concerns.

CONDITIONS OF APPROVAL:

The R.M. of St. Andrews has reviewed the above noted subdivision application and requires the following condition(s) of approval:

1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
 - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;
 - b. payment of any capital development levies has been made; and
 - c. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.

2. Applicant/Owner enters into a development agreement with the Municipality to address items including, but not limited to:
 - a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - b. regrading of Lillian Street and Lena Lane municipal ditches;
 - c. an engineered road plan and profile;
 - d. road upgrade of Lillian Street (north of Chizick Drive) and Lena Lane;
 - e. an engineered utility servicing plan for the low-pressure sewer;
 - f. installation of ornamental streetlight(s);
 - g. signage requirements;
 - h. dedication of public road lands and lands for municipal services;
 - i. dedication of public reserve lands, not exceeding 10% of the subject land, or payment in lieu; and
 - j. Any other standard deemed necessary by the Municipality.
3. Applicant/Owner enters into a drainage easement(s) with the RM, if required.
4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer



Rural Municipality of **ST. ANDREWS**

Box 130, 500 Railway Avenue
Clandeboye, Manitoba R0C 0P0

Phone: 204-738-2264

1-866-738-2264 (toll free)

Fax: 204-738-2500

E-mail: office@rmofstandrews.com

Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

December 19, 2024

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

Attn: Derek Eno, Manager of Planning Services

RE: S24-3090 Subdivision (Parcel C, Plan 72411 – Roll No. 22220.000)

Please see the comments below for the noted subdivision application S24-3090 in St. Andrews:

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Public Works: Developer shall be responsible for any damage caused to existing infrastructure (i.e. Chizick Drive) throughout the construction of this proposed development. A drainage plan is required and strongly suggested that said plan include regrading of the existing stubs road ditches as required. In addition, the Developer shall be required to upgrade the stub roads (asphalt overlay) following drainage works completion.

Infrastructure & Utilities: Our department must review sewer layout and service connection locations prior to construction. Ornamental streetlight(s) will also be required at each proposed cul-de-sac.

Recreation: No concerns.

CONDITIONS OF APPROVAL:

The R.M. of St. Andrews has reviewed the above noted subdivision application and requires the following condition(s) of approval:

1. Applicant / Owner submits confirmation in writing from the Municipality stating that:
 - a. taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to the Municipality have been made;
 - b. payment of any capital development levies has been made; and
 - c. payment of the administration fee and service deposit required as per By-law No. 4165 for the preparation of a development agreement and related charges.

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 - a. an engineered lot grade and drainage plan that ensures storm water management post development water runoff is equal to or less than pre-development;
 - b. regrading of Lillian Street and Lena Lane municipal ditches;
 - c. an engineered road plan and profile;
 - d. road upgrade of Lillian Street (north of Chizick Drive) and Lena Lane;

- e. an engineered utility servicing plan for the low-pressure sewer;
 - f. installation of ornamental streetlight(s);
 - g. signage requirements;
 - h. dedication of public road lands and lands for municipal services;
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4. Applicant/Owner to provide digital copies of all plans for review and approval by the Municipality.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer

Archived: March 12, 2025 9:24:27 AM

From: [Project Manager - Manitoba](#)

Sent: March 5, 2025 3:39:52 PM

To: [Valentina Esman; hcsc@hydro.mb.ca](#)

Cc: [Project Manager - Manitoba](#)

Subject: RE: Subdivision Application S24-3090, Roll N 22220 in St. Andrews - REMINDER

Sensitivity: Normal

Original mail: [Subdivision Application S24-3090, Roll N 22220 in St. Andrews - REMINDER.msg](#) 

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Hi Valentina,

Rogers will follow Hydro's requirements on this file.

Hydro – if you will be applying for easements, kindly include Rogers on the agreements please.

Thank you,

Project Coordinator, NW ON, MB & SK

e ProjectManagerManitoba@rci.rogers.com



This email has changed to ProjectManagerManitoba@rci.rogers.com - please update your records accordingly.

From: Valentina Esman <valentina@rrpd.ca>

Sent: Friday, February 28, 2025 10:12 AM

To: SubdivisionCirculars@hydro.mb.ca; [Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>](mailto:ProjectManagerManitoba@rci.rogers.com); Neteng.control@bellmts.com; paul.shymko@canadapost.postescanada.ca; staii@mymts.net; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; drinkingwater.subdivisions@gov.mb.ca; EnvCEInterlake@gov.mb.ca

Subject: Subdivision Application S24-3090, Roll N 22220 in St. Andrews - REMINDER

Good day to the bunch of gorgeous people,

Kindly reminder to give us your comments for this application as follow up from the **December 10th, 2024 circulation.**

This is 8 new lots subdivision with 2 new cul-de-suc's and I it essential to hear your comments and conserns about it for the future recommendations and objective report of it.



Valentina Esman
Community Planner

Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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Archived: March 11, 2025 11:32:01 AM

From: [Red River Planning District](#)

Sent: January 2, 2025 9:24:12 AM

To: [Derek Eno](#)

Subject: FW: S24-3090

Response requested: No

Sensitivity: Normal

Original mail: S24-3090.msg ;

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

Planning and Development Services for the Municipalities of:
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From: Harms, Tina <Tina.Harms@gov.mb.ca>

Sent: December 31, 2024 3:09 PM

To: Ingrid Zarichney <ingrid@rrpd.ca>; Red River Planning District <info@rrpd.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>

Subject: RE: S24-3090

Good afternoon,

The proposed subdivision resides within a designated General Development 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

T: 204-761-0701

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From: Ingrid Zarichney <ingrid@rrpd.ca>

Sent: December 10, 2024 10:41 AM

To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; Harms, Tina <Tina.Harms@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +SEL1081 - Selkirk CRP <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>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <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: S24-3090

A subdivision for your review and comments.

Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>

Sent: December 10, 2024 9:08 AM

To: Ingrid Zarichney <ingrid@rrpd.ca>

Subject: Message from KM_C558

Archived: March 4, 2025 4:15:37 PM

From: [Zachary Holden](#)

Sent: March 3, 2025 1:47:32 PM

To: [Valentina Esman](#)

Subject: Re: Subdivision Application S24-3090, Roll N 22220 in St. Andrews - REMINDER

Sensitivity: Normal

Original mail: [Subdivision Application S24-3090, Roll N 22220 in St. Andrews - REMINDER.msg](#) 

Good Afternoon Valentina,

As for the proposed subdivision S24-3090
at Roll N 22220 - RM of St. Andrews
- The Airport has no concerns.

Thanks,

Zachary Holden
Airport Manager
St. Andrews Airport Inc.
zholden@standrewsairport.ca
204-336-3251

On Fri, Feb 28, 2025 at 11:16 AM Valentina Esman <valentina@rrpd.ca> wrote:

Good day to the bunch of gorgeous people,

Kindly reminder to give us your comments for this application as follow up from the **December 10th, 2024 circulation.**

This is 8 new lots subdivision with 2 new cul-de-suc's and I it essential to hear your comments and conserns about it for the future recommendations and objective report of it.

Valentina Esman



Community Planner

Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5


Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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Archived: March 4, 2025 9:15:09 AM
From: [+WPG1166 - MIT Water Review](#)
To: [Ingrid Zarichney](#)
Subject: RE: S24-3090
Sensitivity: Normal
Original mail: [S24-3090.msg](#) 

Hello Ingrid,

We have no concerns regarding this proposal.

Thanks,

Angela Howells

(Pronoms/pronouns: elle/she/her)

Senior Flood Protection Planning Officer

Hydrologic Forecasting & Water Management | Technical Services & Operations

Manitoba Transportation and Infrastructure

Second Floor – 280 Broadway | Winnipeg MB R3C 0R8 | 204-915-7295 | Angela.Howells@gov.mb.ca

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

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From: Ingrid Zarichney <ingrid@rrpd.ca>

Sent: December 10, 2024 10:41 AM

To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; Harms, Tina <Tina.Harms@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +SEL1081 - Selkirk CRP <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>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <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: S24-3090

A subdivision for your review and comments.

Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>

Sent: December 10, 2024 9:08 AM

To: Ingrid Zarichney <ingrid@rrpd.ca>

Subject: Message from KM_C558

Archived: February 28, 2025 3:02:35 PM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: December 12, 2024 12:36:17 PM
To: [Ingrid Zarichney](#)
Subject: RE: S24-3090
Sensitivity: Normal
Original mail: S24-3090.msg ;

Good Afternoon,

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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Thank You

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