



AGENDA
RM of Brokenhead Regular Meeting -
Open
Tuesday, June 9, 2026

A meeting of the Regular Meeting - Open will be held Tuesday, June 9, 2026 in the Council Chambers commencing at **7:00 PM**.

Page

1. **CALL TO ORDER**
2. **ADOPT AGENDA / ADOPT & CONFIRM MINUTES**
 - 2.1. Adoption of Agenda
 - 3 - 4 2.2. Adoption of the May 26th, 2026 Council Meeting Minutes
[Regular Meeting - 26 May 2026 - Minutes - Pdf](#)
 - 5 - 6 2.3. Adoption of the May 26th, 2026 Committee of the Whole Minutes
[Committee of the Whole - 26 May 2026 - Minutes - Pdf](#)
3. **DELEGATIONS & PUBLIC HEARING**
4. **FINANCIAL REPORTS / PAYMENT OF ACCOUNTS**
 - 7 - 11 4.1. Payment of Accounts
[Agenda Item Report - AIR-26-024 - Pdf](#)
5. **PLANNING**
 - 12 - 15 5.1. Variation File No. V-436-2026 - Lot 1, Plan 53935, 58 Pine Avenue, Tyndall MB
[V-436-2026 Kianski NOTICE](#)
[V-436-2026 REPORT 1- Kianski](#)
6. **BY-LAWS**
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
 - 16 - 19 8.1. Speed Limit Request River Road North
[2021 2226-21 Speed limit bylaw](#)
9. **NOTICES OF MOTION**
10. **CORRESPONDENCE / REPORTS**
 - 20 - 37 10.1. Northeast Municipal Forum Follow Up
[FW NE Municipal Forum Follow Up Save the Date](#)
[IERHA Presentation for May 2026 - North Eastman Municipal Forum](#)
[LDB Personal Care Home Update Report](#)
[Whiteshell Laboratories Community Regeneration Partnership report to Regional Forum May 11 2026](#)
 - 38 - 129 10.2. Red River Planning District - Development Plan By-law Amendment No.

294/25

[Red River Planning District - Development Plan By-law Amendment No. 294-25](#)

[DP 294 2025 PH Notice for July 2026](#)

[DP 294 2025 1st Reading Report Package May, 2026](#)

[DP 294 2025 Bylaw](#)

130 - 131

10.3. Invitation to Share Greeting at the 2026 Beau-Head Pride Celebration

[Beau-Head Pride Poster](#)

[Invitation to Share Greeting at the 2026 Beau-Head Pride Celebration](#)

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10.4. NRWD Board Meeting April 15,2026

[NRWD Board Meeting April 15,2026](#)

[NRWD 2026-04 MINUTES April 15 2026](#)

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10.5. 2026 Resident Retreat Planning

[2026 Resident Retreat Planning](#)

141 - 142

10.6. Garson Car Show

[Garson Car Show Fundraiser](#)

[Garson Car Show Poster](#)

11. **IN-CAMERA**

12. **ADJOURNMENT**



BROKENHEAD MUNICIPALITY

MINUTES

Regular Meeting Meeting

7:00 PM - Tuesday, May 26, 2026

Council Chambers

The RM of Brokenhead Council met in Regular Meeting on Tuesday, May 26, 2026 at 7:00 PM in the Council Chambers.

PRESENT: Reeve Brad Saluk, Councillor Jack Kowalchuk, Deputy Reeve Luke Ingeberg, and Councillor Brett Steffes

ABSENT: Councillor Sean Michaels

STAFF PRESENT: Chief Administrative Officer, Sheila Mowat, Utility Administrative Assistant Johanna Deley

STAFF ABSENT: Executive Assistant, Kerry Bialek

1. **CALL TO ORDER**
2. **ADOPT AGENDA / ADOPT & CONFIRM MINUTES**
3. **DELEGATIONS & PUBLIC HEARING - NIL**
4. **PLANNING**
5. **FINANCIAL REPORTS / PAYMENT OF ACCOUNTS**
6. **BY-LAWS - NIL**
7. **UNFINISHED BUSINESS - NIL**
8. **NEW BUSINESS**
9. **NOTICES OF MOTION - NIL**
10. **CORRESPONDENCE / REPORTS**

11. IN-CAMERA - NIL

12. ADJOURNMENT

Brad Saluk, Reeve

Sheila Mowat, Chief Administrative Officer



BROKENHEAD
MUNICIPALITY

MINUTES

Committee of the Whole Meeting

5:00 PM - Tuesday, May 26, 2026

Council Chambers

The RM of Brokenhead Council met in Committee of the Whole on Tuesday, May 26, 2026 at 5:00 PM in the Council Chambers.

PRESENT: Reeve Brad Saluk, Councillor Jack Kowalchuk, Deputy Reeve Luke Ingeberg, and Councillor Brett Steffes

ABSENT: Councillor Sean Michaels

STAFF PRESENT: Chief Administrative Officer Sheila Mowat, Utility Administrative Assistant Johanna Deley

STAFF ABSENT: Executive Assistant, Kerry Bialek

1. **COUNCIL INDEMNITIES - MAY 2026**
2. **DELEGATION: SHANE DICKSON**
3. **RESOLUTION REQUEST - RM OF ROCKWOOD NFPA 1001**
4. **RCMP RAVE PUBLIC FAQ**
5. **ENGINE REPAIRS RED WS PLOW TRUCK**
6. **AMM JUNE DISTRICT MEETING**
7. **EASTERN DISTRICT GOLF TOURNAMENT**
8. **GARSON STOVE**
9. **MANITOBA GOOD ROADS ASSOCIATION - 2026 JUDGING COMPETITION**
10. **PIONEER VILLAGE MUSEUM**
Request for construction of track extension & resources

11. IN CAMERA - REAL ESTATE

12. ADJOURNMENT

Brad Saluk, Reeve

Sheila Mowat, Chief Administrative Officer

Regular Meeting
AGENDA ADMIN REPORT



To: CAO and Council
Subject: Payment of Accounts
Meeting: Regular Meeting - 09 Jun 2026
Department: Administration
Staff Contact: Michelle Ramsden, Financial Officer

ATTACHMENTS:

[Cheque Listings](#)
[June 9 Meeting](#)
[Payroll Cheque Listin](#)



R.M. OF BROKENHEAD

Cheque Listing For Council

2026-Jun-3
3:45:07PM

Cheque #	Cheque Date	Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20260383	2026-06-01	AGASSIZ WEED CONTROL DISTRICT	2026 LEVY	2026 LEVY	33,100.00	33,100.00
20260384	2026-06-03	BEAUSEJOUR HANDI-VAN	2025 LEVY-2	2ND PART OF 2025 LEVY	15,000.00	15,000.00
20260385 20260385	2026-06-03	CANADIAN LINEN &	5503783467 5503787835	UNIFORMS UNIFORMS	415.11 279.62	694.73
20260386 20260386	2026-06-03	CONRAD'S TRUCK REPAIR LTD	24837 24838	SAFETY REPAIR	245.20 307.75	552.95
20260387	2026-06-03	CONTEC PROJECTS LTD	102435	PUMP REPAIR	10,460.80	10,460.80
20260388	2026-06-03	GOLD BUSINESS SOLUTIONS	55M1431672	COPIER	100.68	100.68
20260389	2026-06-03	GOVFOX MUNICIPAL CONSULTING INC	2629	COUNCIL ORIENTATION	866.25	866.25
20260390 20260390	2026-06-03	J. R. COUSIN CONSULTANTS LTD	B-246.16-074 B-246.28-005	ENGINEERING FEES BANAS DRIVE ENGINEERING FEES	6,264.95 1,662.57	7,927.52
20260391	2026-06-03	KOWALCHUK, JOHN RONALD	MAY 2026	MEALS/MILEAGE	82.18	82.18
20260392	2026-06-03	MACDONALD WASTE MANAGEMENT SERVICES	25657	GARBAGE PICK UP	580.13	580.13
20260393	2026-06-03	MB ASSOCIATION OF REGIONAL RECYCLERS	2560	RECYCLING FORUM	80.00	80.00
20260394	2026-06-03	MCMUNN & YATES	08-10923871	BIT/BLADE/TAPE MEASURE	124.55	124.55
20260395	2026-06-03	MICRO AGE	47667	MONTHLY BRORM	2,128.00	2,128.00
20260396	2026-06-03	MOWAT, SHEILA JEAN	MAY 2026	MILEAGE	46.32	46.32
20260397	2026-06-03	NARRATIVES INC.	2420	CLIMATE ACTION FUND	6,525.75	6,525.75
20260398	2026-06-03	PRAIRIE BY-LAW ENFORCEMENT	6654	BY LAW ENFORCEMENT	640.25	640.25
20260399	2026-06-03	RECEIVER GENERAL FOR CANADA	JUNE 1-15/26	RECEIVER	24,264.26	24,264.26
20260400	2026-06-03	RM OF SPRINGFIELD	IVC012310	BLADE BOUNDARY ROAD	520.00	520.00
20260401	2026-06-03	SALUK, BRADLEY GRANT	MAY 2026	MILEAGE	27.75	27.75
20260402	2026-06-03	SKY CITY ROOFING	26F002-1	ROOF	114,599.97	114,599.97
20260403	2026-06-03	TAXERVICE	2451047-61	TAXERVICE FEES	4,828.95	4,828.95
20260404 20260404	2026-06-03	TOROMONT CAT	PS611747975 PS611749297	BELT WIPER MOTOR	219.88 395.11	614.99
20260405	2026-06-03	TOWN OF BEAUSEJOUR	20260227	APRIL FIRE 50/50	36,555.24	36,555.24
20260406	2026-06-03	WURTH CANADA LTD	26938461	SUPPLIES	1,320.33	1,320.33
20260407 20260407	2026-06-03	BAKER, MEGAN	6520 MAY 2026	CAMP SUPPLIES MAY MILEAGE	621.29 159.44	780.73
20260408	2026-06-03	BISHOP, NOAH	FLAG 2026	FLAG OFFICIAL	90.00	90.00
20260409	2026-06-03	BREITSPRECHER, KENT	FLAG 2026	FLAG FOOTBALL OFFICIAL	45.00	45.00
20260410	2026-06-03	BREITSPRECHER, KNOX	FLAG 2026	FLAG FOOTBALL OFFICIAL	45.00	45.00
20260411	2026-06-03	COMBE, JASON	JUNE 3/26	ADULT DANCE DJ	100.00	100.00
20260412	2026-06-03	GASENZER, KEENAN	FLAG 2026	FLAG FOOTBALL OFFICIAL	112.50	112.50
20260413	2026-06-03	GREGORASH, RYLAN	FLAG 2026	FLAG FOOTBALL OFFICIAL	22.50	22.50
20260414	2026-06-03	HEBERT, SIMON	JUNE 3/26	SUMMERFEST MUSIC	325.00	325.00
20260415	2026-06-03	LANG, RYAN	FLAG 2026	FLAG FOOTBALL OFFICIAL	67.50	67.50
20260416	2026-06-03	LINTON-LEMOINE, CHARLEE	FLAG 2026	FLAG FOOTBALL OFFICIAL	90.00	90.00
20260417	2026-06-03	MCKEAN, TARA	JUNE 3/26	SUMMERFEST - PETTING ZOO	1,000.00	1,000.00
20260418	2026-06-03	OUELLETTE, KATRINA	JUNE 3/26	HATHA YOGA	720.00	720.00

Cheque Listing For Council

2026-Jun-3
3:45:07PM

Cheque #	Cheque Date	Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20260419	2026-06-03	RUTHERFORD, SHEA	FLAG 2026	FLAG FOOTBALL OFFICIAL	67.50	67.50
20260420	2026-06-03	SCHOLZ, PIPER	JUNE 3/26	CRAFTY KIDS CLUB	300.00	300.00
20260421	2026-06-03	ZION EVANGELICAL	JUNE 3/26	RENTAL- YOGA/TAI CHI/MEDITATION	900.00	900.00

Total 266,307.33

*** End of Report ***

Rural Municipality of Brokenhead

Memo

To: Reeve Saluk and Council
From: Michelle Ramsden
Date: June 9, 2026

Re: Statement of Expenses

Payroll	Cheques #2445-2472	\$46,912.69
Accounts for Payment		
General	Cheques #20260383-20260406	\$261,641.60
Recreation	Cheques #20260407-20260421	\$4,665.73
Other	Visa	\$70,822.90
	Hydro	\$9,325.83
	Western Financial	\$2,972.38
Total		<u><u>\$396,341.13</u></u>

Cheque Listing For Council

2026-Jun-3
3:48:02PM

Cheque #	Cheque Date	Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
(EFT) 2445	2026-06-15					2,524.86
(EFT) 2446	2026-06-15					1,540.77
(EFT) 2447	2026-06-15					1,665.67
(EFT) 2448	2026-06-15					1,754.05
(EFT) 2449	2026-06-05					1,808.04
(EFT) 2450	2026-06-05					2,370.67
(EFT) 2451	2026-06-05					2,143.29
(EFT) 2452	2026-06-05					1,802.65
(EFT) 2453	2026-06-05					1,468.39
(EFT) 2454	2026-06-05					1,890.07
(EFT) 2455	2026-06-05					1,424.64
(EFT) 2456	2026-06-05					1,478.98
(EFT) 2457	2026-06-05					1,176.21
(EFT) 2458	2026-06-05					1,695.85
(EFT) 2459	2026-06-05					1,149.08
(EFT) 2460	2026-06-05					2,539.26
(EFT) 2461	2026-06-05					1,807.52
(EFT) 2462	2026-06-05					1,796.55
(EFT) 2463	2026-06-05					3,287.63
(EFT) 2464	2026-06-05					1,880.28
(EFT) 2465	2026-06-05					1,665.29
(EFT) 2466	2026-06-05					1,847.90
(EFT) 2467	2026-06-05					779.96
(EFT) 2468	2026-06-05					487.74
(EFT) 2469	2026-06-05					1,264.58
(EFT) 2470	2026-06-05					1,815.06
(EFT) 2471	2026-06-05					1,124.51
(EFT) 2472	2026-06-05					723.19

Total 46,912.69

*** End of Report ***



**THE RURAL MUNICIPALITY OF BROKENHEAD
UNDER THE PLANNING ACT**

**NOTICE OF PUBLIC HEARING OF
APPLICATION FOR VARIATION**

On the date and time and location shown below, a PUBLIC HEARING will be held to receive representations from any persons who wish to make them in respect to the following matter:

Application for VARIATION ORDER under the Rural Municipality of Brokenhead Zoning By-Law 2232-21, as amended.

HEARING: Brokenhead River Community Hall- Brokenhead Room
320 Veterans Lane
Beausejour, Manitoba

DATE & TIME: June 9th, 2026, at 7:00PM

FILE NO.: V-436-2026

APPLICANT/OWNER: Blair and Brandi Kianski

PROPOSAL: To permit the following:
A fence on a residential property to be built to 7.5 feet high in a required rear yard.

Section 3.26 Fences-Residential Uses: A fence on a residential property a) shall not be higher than 3.5 feet in a required front yard, and 6.5 feet in a required side or rear yard.

PREMISES: Lot 1, Plan 53935, 58 Pine Avenue, Tyndall, MB

FOR INFORMATION CONTACT:
Stacey Breton, Development Officer
Brokenhead River Planning District
Telephone: 204-268-6705

A copy of the above proposal and any supporting material may be inspected at the office of the Brokenhead River Planning District, R.M. of Brokenhead Office Building, # 72013 Road 42E during normal office hours (8:30 am – 4:30 pm), Monday to Friday. Copies may be made, and extracts taken therefrom, upon request.



SUBJECT PROPERTY:
Lot 1, Plan 53935, 58 Pine Avenue, Tyndall, MB
Variation Application File V-436-2026



DEVELOPMENT OFFICER REPORT
APPLICATIONS FOR VARIATION ORDER

FILE: V-436-2026

OWNER/APPLICANT: Blair and Brandi Kianski

PREMISES: Lot 1, Plan 53935, 58 Pine Avenue, Tyndall, MB

SUBJECT: To permit the following:

A fence on a residential property to be built to 7.5 feet high in a required rear yard

Section 3.26 Fences-Residential Uses: A fence on a residential property a) shall not be higher than 3.5 feet in a required front yard, and 6.5 feet in a required side or rear yard.

As per part 6 "Variances" of The Planning Act, requires Council to make an order:

- Rejecting the application; or varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance:
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property, and
 - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

History

- Brandi Kianski submitted an application to vary the height of an existing fence to 7.5 feet high.
- The existing fence is six (6) feet high, and they would like to add an additional 1.5 feet to the top of the fence.

Recommendations:

- If Council were to approve this variance, I would recommend the following:
 - This variance is limited to what is proposed within the application, and any changes will require new approval.
 - That the owner shall obtain the required permits necessary



- This variance order will expire and cease to have any effect if it is not acted upon within 12 months at the date of the decision, unless it is successfully renewed before the expiry date for an additional period not exceeding 12 months

This office has reviewed the application and the subject property and has no concerns regarding the approval of the Variation Order.



Existing Fence



Proposed Fence

Rural Municipality of Brokenhead

Bylaw No. 2226-21

Being a bylaw to establish the maximum speed limit on a highway or portion of a highway under the responsible traffic authority’s jurisdiction.

WHEREAS *The Highway Traffic Act* C.C.S.M., c. H60 gives a traffic authority the ability to establish a speed limit up to 90 km/h for any geographic area, highway, or portion of a highway for which it is the responsible traffic authority;

AND WHEREAS section 6 of the Traffic Authority Speed Limits Regulation provides that a bylaw of a traffic authority must:

- (a) Describe any portions of highway to which the speed limit applies, either by reference to a specific highway and the points on the highway at which the speed limit begins and ends or by reference to the boundaries of a geographic area.
- (b) Indicate whether the speed limit applies at all times or applies seasonally.
- (c) If the speed limit applies seasonally, indicate the day that the speed limit starts and the day that it ends in each year.
- (d) Be accessible to the public.

AND WHEREAS Council for the Rural Municipality of Brokenhead deems it advisable and in the public interest to fix a speed limit for the highways or portions of highways, for which the Rural Municipality of Brokenhead has jurisdiction;

NOW THEREFORE the Council of Rural Municipality of Brokenhead enacts as follows:

Maximum Speed Limits on Highways within Rural Municipality of Brokenhead

At all times of the year, the maximum speed limit on highways under Rural Municipality of Brokenhead’s jurisdiction is as prescribed in the Schedule “A” that is attached and forms part of this bylaw. Schedule “A” can be changed by resolution of Council.

DONE AND PASSED as a bylaw of the Rural Municipality of Brokenhead at the Municipal Office in the Province of Manitoba this 12th day of October, 2021.

Brad Saluk
Brad Saluk, Reeve

Sheila Mowat
Sheila Mowat, Interim CAO

Read a first time this 28th day of September, 2021.
Read a second time this 12th day of October, 2021.
Read a third time this 12th day of October, 2021.

SCHEDULE 'A'
OF THE RURAL MUNICIPALITY OF BROKENHEAD
Bylaw No. 2226-21

HIGHWAY	LOCATION FROM	LOCATION TO	SPEED LIMIT
Mile 73N	2700' westerly on Mile 73N	North on 43E – 2,000'	60 km/h
Henryville Road – 34E	Intersection of Garson Drive and Henryville Road - 34E	South of Garson Drive 4,000'	60 km/h
Morden Road Mile 74N	Intersection of Faryon Road and Mile 74N (Morden Road)	East 1,400' on Mile 74N from the intersection of Road 35E	60 km/h
St. Ouens – Mile 44E	Intersection of St. Ouens Mile 44E and Hwy 44	North on Mile 44E from the intersection of Mile 71N for 200'	50 km/h
Evelyn Drive	Intersection of Hwy 302 and Evelyn Drive	Intersection of Mile 69N and Evelyn Drive	60 km/h
Whispering Woods Way	Intersection of Hwy 302 and Whispering Woods Way	End of Whispering Woods Way	60 km/h
Woody Dell Drive	Intersection of Road 45E and Woody Dell Drive	End of Woody Dell Drive	60 km/h
South River Drive	Intersection of Road 44E and South River Drive	End of South River Drive	50 km/h
North River Drive	Intersection of Road 44E and North River Drive	End of North River Drive and the intersection of Zielke Drive	50 km/h
Zielke Drive	Intersection of Road 44E and Zielke Drive	Zielke Drive and the intersection of Hwy 44	50 km/h
Maryland Ridge	Intersection of Road 44E and Maryland Ridge	End of Maryland Ridge	50 km/h
Mars Drive	Intersection of Road 38E and Mars Drive	End of Mars Drive	60 km/h
Sandhills Way	Northern intersection of Sandhills Way and Mars Drive	Southern intersection of Sandhills Way and Mars Drive	60 km/h
Road 40E	Road 40E intersection of Mile 69N and Road 40E	Intersection of Road 40E and Mile 68N	60 km/h
Mile 69N	Intersection of Mile 69N and Hwy 302	Intersection of Road 40E and Mile 69N	60 km/h
Mile 68N	3000' travelling westerly to intersection Road 39E	Continuing southerly on Road 39E for 1000'	60 km/h
Tullis Road	Intersection of Mile 68N and Tullis Road	Intersection of Tullis Road and William Henry Drive	60 km/h
William Henry Drive	Intersection of William Henry Drive	End of William Henry Drive	60 km/h
Road 39E	2600' to the south from the Intersection of Mile 68N and Road 39E	2,800' westerly from the intersection of Road 39E to 67N	60 km/h
Oakhill Road	Intersection of Oakhill Drive and Highway 215 (including all of Oakhill Road W)	Intersection of Oakhill Drive and Road 39E	50 km/h

From: Sharalyn Reitlo <reitlo@cfwr.mb.ca>
Sent: Friday, May 15, 2026 3:24 PM
Subject: NE Municipal Forum Follow Up & Save the Date

Hi Everyone,

Thank you to the RM of Brokenhead for hosting our NE Municipal Forum this past Monday in Garson. Please find attached some follow up documentation from this meeting to circulate in your organizations...

- Meeting Notes **Action items are noted in bold italics.*
- IERHA Presentation & Lac du Bonnet PCH Project Update
- Whiteshell Laboratories Community Regeneration Partnership Report

The next Forum will be held in Victoria Beach on Monday, October 5th starting at noon. Please save the date.

Wishing you all a safe and enjoyable long week-end.

Sharalyn



Sharalyn Reitlo, Executive Director

Website: www.cfwr.mb.ca

Email: reitlo@cfwr.mb.ca

Phone: 204-345-8691

Fax: 204-345-6334

Interlake Eastern Regional Health Authority

Lac du Bonnet PCH Update, Workforce Planning

North Eastman Municipal Forum

May 2026



Interlake–Eastern
Regional Health Authority

Lac du Bonnet Personal Care Home *Capital Project Update*



- 30 to 95 beds = Net new 65 beds
- On track to open Fall 2027, phased approach
- Questions to:
LDBPCH@ierha.ca

Lac du Bonnet Personal Care Home

Workforce Development

2x Certified Health Care Aide Training Cohorts in Lac du Bonnet

- Winter 2027 – Assiniboine College
- Summer 2027 – Red River College Polytechnic

3x Licensed Practical Nursing

- Beausejour (graduate summer 2026 and summer 2028)
- Sagkeeng (graduate summer 2027)

Marketing Strategy

- Building community profile, paid social media advertising, radio ads etc.

Positions Posted: Summer 2027

Questions? Contact Ian Magnan, Recruitment Manager: imagnan@ierha.ca



Interlake-Eastern
Regional Health Authority

Community Demographics – By District

District	% of district population of working age	% of district population of working age employed in IERHA health programs	% of employees working at district sites that live in the district	District Health Sites Vacancy
Beausejour	63%	4%	62%	5%
LDB/Pinawa	56%	3%	69%	10%
Powerview/PineFalls	63%	2%	51%	11%
Springfield	63%	1%	41%	5%
Whitemouth	59%	2%	52%	5%

Health Workforce Development *in Your Community*

- High school for credit work placement programs: All Community high schools
- Internationally Educated Nursing Onboarding Program: Pine Falls
- Health Care Aide Micro-credential: All Communities (currently running in Lac du Bonnet)
- 2026-2027 High School Health Care Aide Certification: Pine Falls
- 2027 Licensed Practical Nurse Cohort: Beausejour
- 2027 Certified Health Care Aide: Lac du Bonnet

Contact: Ian Magnan, Recruitment Manager, imagnan@ierha.ca



Interlake–Eastern
Regional Health Authority

Community Development



Community Recruitment Toolkit:
www.makeitinmanitoba.ca

- Housing/Accommodation
- Daycare
- Restaurants, coffee, groceries
- Fitness Centers
- Education, activities



Interlake–Eastern
Regional Health Authority



Project Update

Lac du Bonnet Personal Care Home



Architectural rendering

PROJECT DETAILS

May 2026

- New two-story 95 bed personal care home (PCH), utilizing small house design concept.
- Includes seven “households” with 12 standard resident bedrooms, and one household with nine standard resident bedrooms and two bariatric resident bedrooms. Design of small groupings of resident rooms in self-sufficient households with dedicated kitchens, dining and living areas along with support facilities.
- Replaces the existing 30 bed PCH, resulting in 65 net new PCH residents.
- New PCH footprint will be 84,300 ft² (current PCH is 23,700 ft²).
- Construction scheduled for completion in Fall 2027.

CONSTRUCTION STATUS

Project - Construction Overview:

- Construction site preparation - December 2024
- Excavation - February 2025
- Procurement - subcontracts issued
- Critical path construction items - all superstructure components: masonry, structural steel, and precast concrete
- Construction is progressing in alignment with the current budget and updated schedule baseline. Construction schedule on track
- Risks re: procurement and market conditions being effectively managed
- Project major milestones remain achievable

Construction Progress Updates:**o Superstructure:**

- All main floor precast complete. Second floor 80% complete
- All precast, structural steel and exterior studs scheduled complete
- Roof truss installation scheduled to commenced

o Mechanical/Electrical:

- Crawlspace sprinkler and electrical rough ins are in progress.
- Mechanical system prefabrication in progress.
- Major material/equipment orders placed.

Upcoming Construction Work:**o Structural:**

- Second floor grouting hollow core.
- Roof structural steel final alignment and tightening.
- Second floor structural metal studs.
- Roof precast installation.
- Roof truss installation.
- Front entrance concrete pads.
- Stairs installation.

o Mechanical and Electrical

- Coring
- Crawlspace rough ins

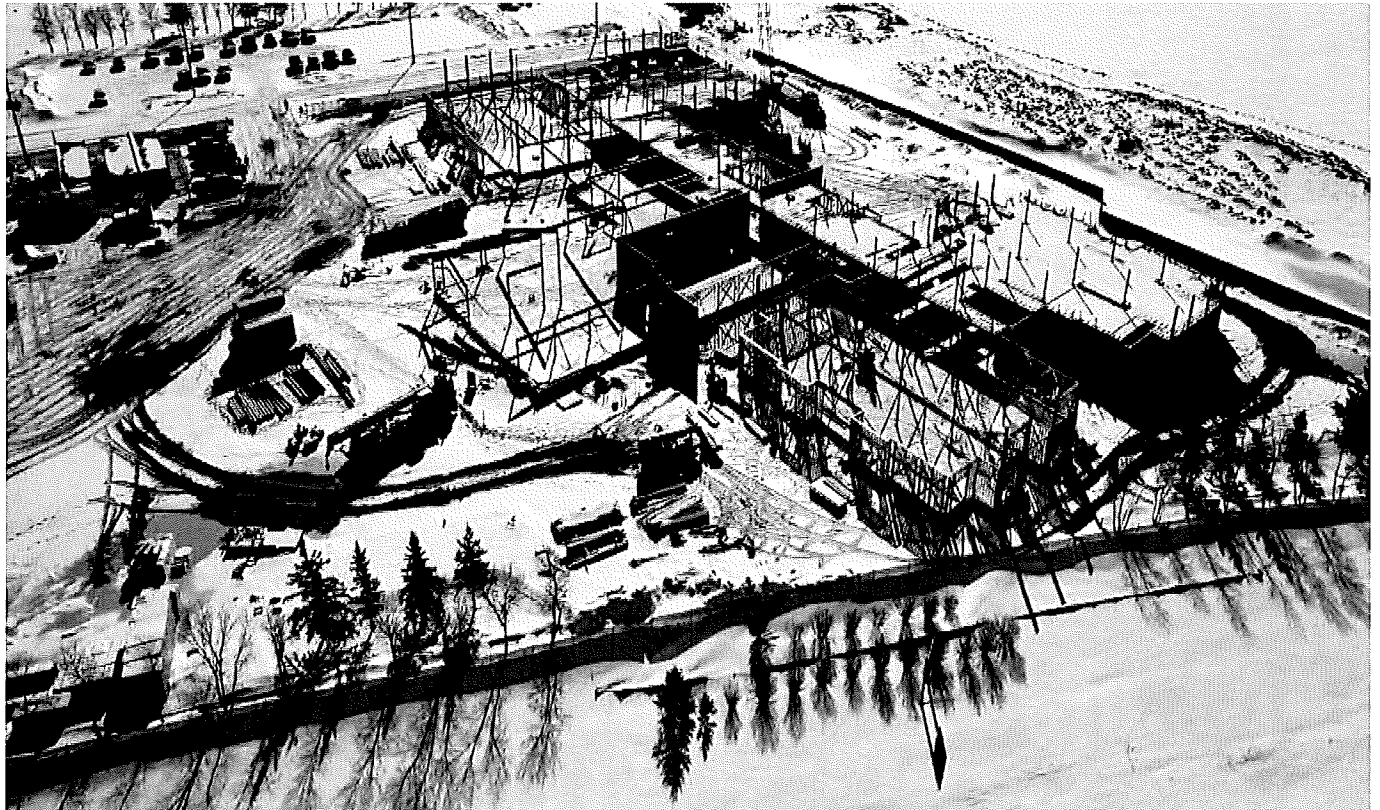
IERHA Project Operational Readiness Preparation Update – Current Work

- Programs completed staffing plans to submit for review
- Programs completing operational budget plans to submit for review
- Programs engaged in internet, network, cellular and wifi system planning
- Programs engaged in staff communication and nurse call system planning
- Programs engaged in CCTV system planning
- Programs engaged in TV and Audio/Visual system planning
- Programs engaged in IT end point device needs and planning
- Programs engaged on recruitment, education and training plans
- Programs engaged on equipment and furniture needs and planning
- Programs engaged on colour design options and planning

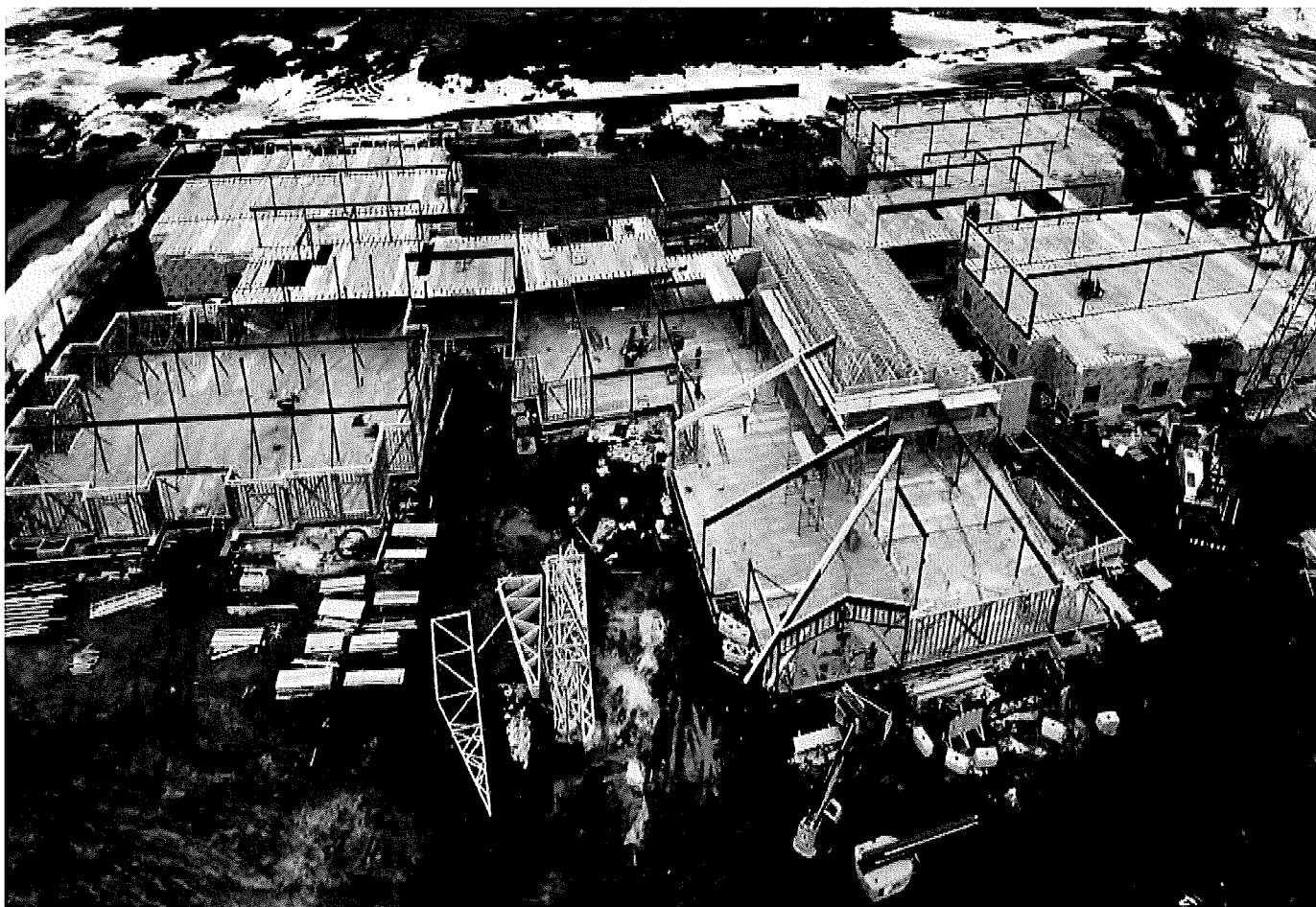
IERHA Project Operational Readiness Preparation Updates – Upcoming Work

- Programs to commence engagement on signage/way-finding planning
- Programs to commence engagement on courtyard and lands-scaping options and planning

Construction Project Drone Images (photos courtesy of Sigfusson Northern)







Anticipated Project Questions and Answers

1) Are there any major risks to project schedule or costs at this stage?

No. The project is progressing well and normal risks are being mitigated by the construction partners.

2) Who can community members contact if they have a question about the project?

Staff and Community members are welcome to email any project questions to: LDBPCH@ierha.ca.

3) Will current LdB PCH residents, staff and families have opportunities to look at drawings and plans for the new PCH facility?

Yes. Large project story boards are now in place at the current LdB PCH entrance area. We are hoping to provide updated artists' renderings to the story boards when available.

4) Has work started for the transition plan for residents in the current PCH facility to the new PCH facility in Fall 2027?

Yes. The final transition plan will be shaped with residents and families. The first phase will be a resident centered move for the residents in the current PCH facility followed by later phased occupancy steps for the net new PCH rooms in the new facility. Staffing will be one of the key drivers for staged occupancy phasing.

5) Will the current LdB PCH staff transition from the current PCH to the new PCH?

Yes. Early planning on staff transition process requirements has commenced. This will be a collaborative effort with unions and staff.

6) What is the best IERHA contact method re: recruitment and training opportunities/plans?

Please feel welcome reach out to imagnan@ierha.ca if interested in learning more about training or employment opportunities.

7) What will happen with the current LdB PCH facility after the new LdB PCH is open?

Early discussions have commenced on community and regional health service needs. Broader community and partner engagement will occur in the Fall/winter 2026.

Whiteshell Laboratories Community Regeneration Partnership

Report to North Eastman Municipal Forum

May 11, 2026

Chairperson Blair C. Skinner

SMALL MODULAR REACTOR (SMR) DEMONSTRATION UPDATE

The support from the Eastern Regional Municipal Committee (ERMC) is helping to move this file forward. Discussions were held by ERMC leaders along with the Council of the LGD of Pinawa at the Association of Manitoba Municipalities, particularly with Minister Adrien Sala who is the Minister of Finance and the Minister Responsible for Manitoba Hydro. The Minister said he would meet with ERMC. Accordingly, ERMC sent a formal letter on January 2, 2026 requesting that he join the ERMC meeting scheduled for February 9 that will include a presentation from Canadian Nuclear Laboratories and a tour of the Whiteshell Laboratories site. Unfortunately, due to a communication breakdown, Minister Sala did not attend. However, MLA Wayne Ewasko and Progressive Conservative leader Obby Khan did attend. Also, ten municipal leaders from the South Eastern part of the province attended the meeting. The South East Municipalities have also formed a Chapter of the ERMC and have been learning more about the proposed SMR project. The February 9 meeting and tour of the Whiteshell Laboratories was very successful and it was very clear that the Southeastern Municipal leaders also support the Demonstration SMR proposal. Minister Sala apologised profusely for not attending this meeting and promised to attend a follow-up meeting. The next meeting took place on March 9, 2026 in Steinbach. The meeting included participation by Minister Sala, Whiteshell Laboratories leadership, and the Municipal Leaders from the North Eastman Region. The Mayor of Pinawa made a presentation on the proposed Demonstration reactor project and CNL leadership described the Whiteshell Laboratories site including the suitability and support for Demonstration SMRs. The Mayor emphasized

that the proposed Demonstration project does not require any Provincial funding. We simply need to have the Minister authorize Manitoba Hydro to enter into a Power Purchase Agreement (PPA) with StarCore Nuclear. The PPA rate would be at approximately the same rate as the current average cost to produce electricity for Manitoba Hydro so the PPA would not be an indirect request for Provincial funding. Minister Sala outlined the work that is being done by Manitoba Hydro to develop an Integrated Resource Plan and their conclusion is that nuclear is too expensive at this time. He acknowledged that the StarCore Nuclear proposal would not be a cost to the Province. He also had some questions about StarCore Nuclear's proposal, which the Mayor of Pinawa committed to follow up on. The Minister then asked the question of how many people in the room were in support of the StarCore Nuclear proposal and the response was unanimously in favour. The Minister commented that he expected that response and committed that he has an open door to continuing the discussion. It is expected that these discussions will result in many (or maybe all) of the South Eastern Municipal Councils passing Resolutions of support for the SMR project.

The Manitoba Chambers of Commerce, the Manitoba Environmental Industries Association, and the Manitoba Business Council all continue their growing support for the development of SMRs and are regularly communicating their position to the Provincial Government. Manitoba Chambers of Commerce have shared that Manitoba Hydro's Integrated Resource Plan will be presented to the Public Utilities Board. It is expected that the PUB will be providing significant pushback on the plan.

StarCore Nuclear has continued to move forward with First Nations Engagement. StarCore Nuclear signed a Memorandum of Understanding with Sagkeeng Anicinabe Nation on February 5, 2026. This is being followed up with a Participation Agreement with Sagkeeng which will establish the details of a formal partnership. This development is an absolutely essential development for the demonstration project to move forward. Sagkeeng and StarCore Nuclear are working together on future discussions with the Provincial Government to enable the project.

StarCore Nuclear have also been working on a process for raising investment money on the New York Stock Exchange. The first step was to

complete an audit by the Securities Exchange Commission. The audit has been completed with no exceptions. Since then, StarCore Nuclear has signed a Letter of Intent with a Special Purpose Acquisition Corporation (SPAC) called Pyrophyte Acquisition Corporation (symbol is PHYTF). A successful Acquisition of Pyrophyte by StarCore Nuclear will lead to the stock being traded on the New York Stock Exchange later this fall which is expected to raise the balance of the funds necessary to be able to fund the licensing activities with the Canadian Nuclear Safety Commission.

Since last Municipal Forum, I have attended the second SMR Canada Nuclear Summit in Calgary in March and am just back from the Canadian Nuclear Association Annual Conference in Ottawa. A few of the highlights are that Saskatchewan has announced that they are now going to also pursue getting a CANDU reactor. They recognize that this is a 15-20 year commitment but that means they need to get started right away. New Brunswick is considering a second reactor. Ontario Power Generation (OPG) is constructing the first SMR in the G7 at the Darlington Nuclear Generating Station. It is a 300 MW BRWX-300 boiling water reactor and the vendor is GE Hitachi. OPG is also planning a new 10,000 MW CANDU Nuclear electricity station in Port Hope which is on Lake Ontario about 100 km east of Toronto. Bruce Power are working on 4 new Commercial Size reactors. Vendor has not been determined for this development. Nova Scotia has now signed the MOU previously signed by the Provinces of Ontario, New Brunswick, Saskatchewan, and Alberta. Alberta organizations looking to develop nuclear power for electricity and/or tar sands applications are looking for policy direction from the Provincial Government. Alberta's electricity supply is unregulated and Nuclear Power in Canada is probably the most regulated industry there is. So policy is required to provide developers confidence that they will see a return on investment.

At the CNA Conference, NRCan Minister Tim Hodgson announced that Canada is developing a Comprehensive Nuclear Development Strategy to be released by the end of the year. The Strategy will be structured around four pillars:

- Enabling New Builds Across Canada;
- Being a Global Supplier and Exporter of Choice;

- Expanding Uranium Production and Nuclear Fuel Opportunities; and
- Developing New Canadian Nuclear Innovations (including fission and fusion).

In the same announcement, they announced a commitment of \$2.2 billion of funding over 10 years for Canadian Nuclear Laboratories. They have also committed \$40 Million for a study to assess the potential for Canadian Microreactors to provide heat and electricity to remote and northern DND and Canadian Armed Forces facilities and operations. For more information, check out this link:

<https://www.canada.ca/en/natural-resources-canada/news/2026/04/government-of-canada-commits-to-new-strategy-for-nuclear-energy.html>

It is noteworthy that in the last few weeks, NORAD has reached out to StarCore Nuclear to initiate the discussion. Major General Chris McKenna made the initial call. StarCore Nuclear could play a major role in reducing costs and increasing reliability of Canada's remote defence establishments.

During the CNA Conference I had several informal discussions with AECL and CNL leadership, they were having discussions with the Canadian Nuclear Safety Commission and the Deputy Minister of NRCan. AECL and CNL both felt like there is a strong interest in possible future uses of the Whiteshell site.

GOVERNMENT OWNED CONTRACTOR OPERATED (GOCO) RENEWAL

The renewal process for the procurement of the next GOCO organization to manage the Canadian Nuclear Laboratories has been completed. The new consortium of Nuclear Laboratories Partners of Canada Incorporated formally assumed the role on December 11, 2025. NLPC is a partnership with three primary joint venture partners, BWXT Government Group Incorporated, Amentum Environment & Energy Incorporated, and Kinetrics Incorporated. Batelle Memorial Institute is included as a key subcontractor.

Since the new GOCO contract started, there has been an accelerated discussion on the potential for new Economic Development for the Whiteshell Laboratories site with both Municipalities and First Nations, in particular, Sagkeeng Anicinabe Nation. There have been exciting preliminary discussions on commercial use of the hot cells. These are shielded facilities used for remotely working on radioactive materials which can be used for final packaging radioactive waste for permanent, analyzing radioactive materials, processing of isotopes for medical applications, among many other possible activities. There are currently 6 fully functional hot cells at the Whiteshell Site that are in excellent condition. To build these new elsewhere would cost an estimated \$2 billion. It would be more cost effective to make productive use of these existing assets. Municipalities are very supportive of this and other potential new economic development opportunities for the site including hosting demonstration SMRs.

During the CNA Conference I had several informal discussions with AECL and CNL leadership, they were having discussions with the Canadian Nuclear Safety Commission and the Deputy Minister of NRCan. AECL and CNL both felt like there is a strong interest in possible future uses of the Whiteshell site.

If anyone has any questions about the StarCore Nuclear demonstration project, the Pinawa Demonstration Remote Community vision, or the progress on the Whiteshell Laboratories Decommissioning project, please do not hesitate to contact me at (204)345-3899 or bskinner@pinawa.com .

From: Valentina Esman <valentina@rrpd.ca>

Sent: Thursday, May 21, 2026 11:22 AM

Subject: Red River Planning District - Development Plan By-law Amendment No. 294/25

Hello,

On November 19th, 2025, the RRPD Board gave First Reading to Development Plan By-law Amendment No. 294/25.

With this Development Plan By-law Amendment, the applicant proposes to re-designate land within the RM of St. Clements from **Resource and Agriculture** to **General Development** in order to facilitate future development of serviced lots in a multi-use complete community including public area, lake area, sports area, parks, trails, and a community centre. Attached to this email is a copy of the by-law, the first reading report (including info from the applicant), and the public hearing notice.

A Public Hearing with the RRPD Board is tentatively planned for *July 15th, 2026, at 5:30pm.* Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by *June 17th, 2026.*

No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information, please feel free to contact me.

Thank you,



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

NOTICE OF PUBLIC HEARING

DEVELOPMENT PLAN AMENDMENT APPLICATION

Red River Planning District

Under authority of *The Planning Act*, the Red River Planning District Board 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 RRPD at 204-669-8880.

Wednesday
July 15th, 2026
5:30 PM

Council Chambers
3021 Birds Hill Road
RM of East St. Paul, MB

Note: property owners are responsible for notifying “tenants”

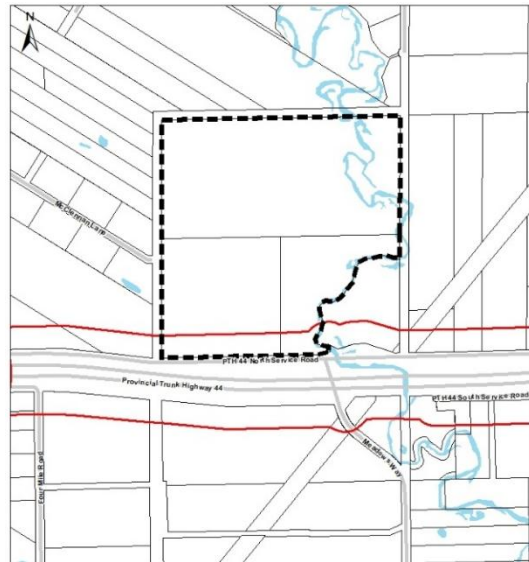
APPLICATION INFORMATION

Application File: DPA 294-25

Applicant: Jay Singh (10210170 MB LTD)

Property Location: PTH 44 North Service Road,
 RM of St. Clements.
 Roll # 252200, 252250,
 252350

Application Purpose:
 The applicant proposes to re-designate the properties to “General Development,” to facilitate future development of a multi-use complete community.



Current Designation	Designation Proposed by Applicant
<i>Resource and Agriculture</i>	Re-Designating to: <i>General Development</i>

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





2978 Birds Hill Road
East St. Paul, Manitoba R2E 1J5
Toll Free: 800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

DATE: November 10, 2025

TO: Red River Planning District Board

FROM: Derek Eno, MCIP, RPP
Manager of Planning Services

REPORT BY: Gillian Kolody, MCP
Community Planning Assistant

RE: Red River Planning District Development Plan By-law No. 272 / 2019

By-Law Amendment No. 294 / 2025 – First Reading

1.0 ISSUE:

To amend the *Red River Planning District Development Plan By-law No. 272 / 2019* by re-designating the subject lands consisting of 142 acres (+/-):

From: *Resource and Agriculture*

To: *General Development*

The applicant states that the purpose of this application is to facilitate future development of a multi-use complete community. The provided concept plan illustrates serviced residential lots and community amenities, including a public area, lake area, sports area, parks, trails, and a community centre.

2.0 BACKGROUND:

The properties (Roll # 252200, 252250, 252350) are approximately 142 acres (+/-) in site area (according to RRPD GIS data) and are located north of Provincial Trunk Highway 44. The subject properties are zoned “A40” Agricultural Limited in the Zoning By-law and are designated *Resource and Agriculture*. The subject property is surrounded by the following:

To the North: Rural residential properties along Wesley Drive and Pat Street zoned “AR” Agricultural Restricted.

To the South: Agricultural properties along Provincial Trunk Highway 44 and Meadows Way zoned “A40” Agricultural Limited.

To the West: Rural residential properties along McLennan Lane and Pioneer Road zoned “AR” Agricultural Restricted.

To the East: Agricultural properties along Provincial Trunk Highway 44 zoned “A40” Agricultural Limited.

The applicant states that the purpose of this application is to facilitate future development of a multi-use complete community. The provided concept plan illustrates serviced residential lots and community amenities. The Development Plan outlines that the General Development designation is:

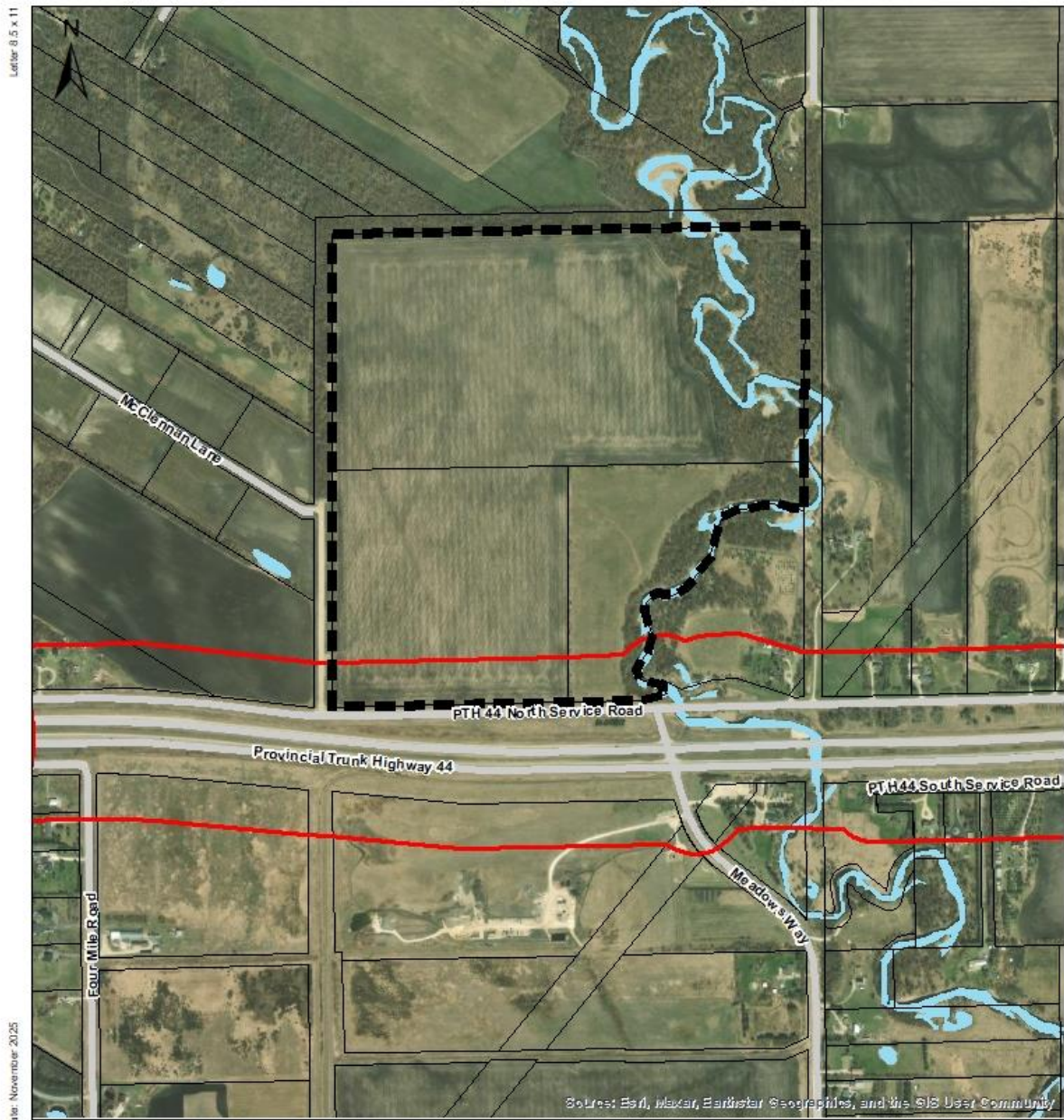
“... for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighbourhood commercial development that offer local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.” (Development Plan, page 39)

The applicant has submitted a background analysis and proposed development report. A copy of submitted materials is attached to this memo.

3.0 RECOMMENDATION:

At this time our office recommends that the RRPD Board could give First Reading to the proposed By-law amendment. Doing so would allow the application to continue with further research and analysis by RRPD staff, collection of comments from Provincial Departments, Agencies and adjacent municipalities, and triggering the Public Hearing process.

LOCATION MAP - (Air Photo & Current Designations)



Letter: 8.5 x 11

Date: November 2025






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


Schedule "A"

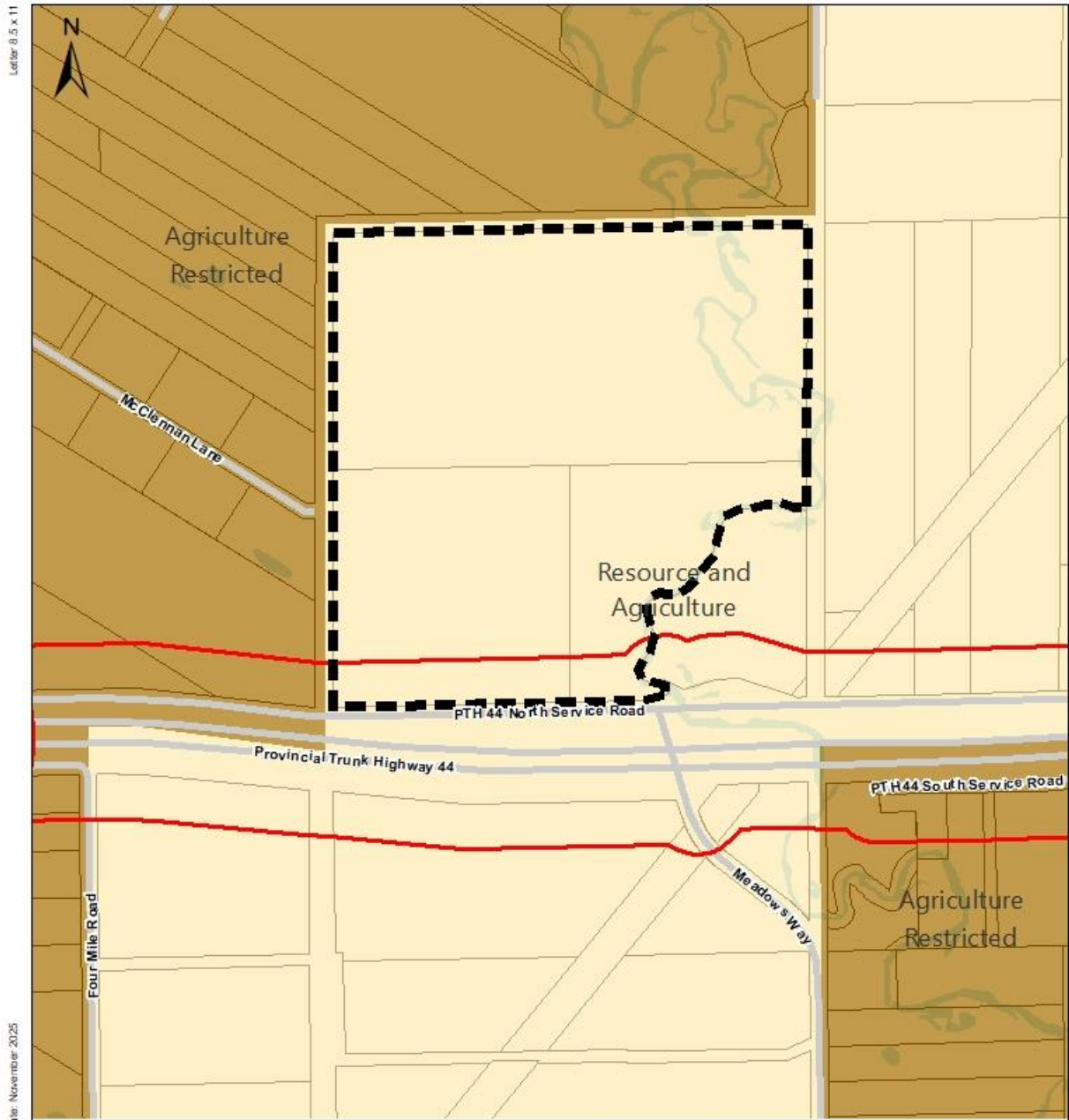
Development Plan 294/25
 Roll # 252200, 252350, and 252250, RM of St. Clements

Development Plan No. 272/19, as amended
FROM: "RA" Resource and Agriculture TO: "GD" General Development

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

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





Letter 8.5 x 11






Date: November 2025


Schedule "A"

Development Plan 294/25
 Roll # 252200, 252350, and 252250, RM of St. Clements

Development Plan No. 272/19, as amended
FROM: "RA" Resource and Agriculture TO: "GD" General Development

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

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



APPLICANT SUBMITTED INFORMATION



Cooks Creek Estates

Background Analysis & Proposed Development

Prepared for: The Rural Municipality of St. Clements and
The Red River Planning District
January 2025

ACKNOWLEDGEMENTS

This proposal was prepared in consultation with the Rural Municipality of St. Clements and the Red River Planning District. We appreciate their collaboration and guidance in advancing sustainable community planning.

EXECUTIVE SUMMARY

Executive Summary

Cooks Creek Estates is a proposed 145-acre, master-planned rural residential community in the RM of St. Clements, designed to provide a compact, serviced alternative to traditional large-lot rural development. Located east of Pioneer Road, west of Cooks Creek, and north of PTH 44, the site is surrounded by existing rural residential development and is separated from active agricultural lands by strong natural and transportation boundaries. The proposal includes serviced residential lots, a 55+ cottage-style community, public-use lands, a lake, parks, trails, and a community centre, creating a complete and connected neighbourhood.

The RM of St. Clements is one of Manitoba's fastest-growing municipalities, with a 6.5% population increase between 2016 and 2021 and sustained above-average growth over the past two decades. This growth has been concentrated in the southern portion of the municipality and has placed increasing pressure on the supply of developable residential land. The supply and demand analysis included in this report confirms a strong and growing need for additional residential lots, particularly serviced and moderately sized lots that are currently not available within the municipality. Without new lands designated for this form of development, St. Clements risks falling short of meeting housing demand and affordability objectives.

The proposed redesignation from Resource and Agriculture to General Development Area, and rezoning from AG80 Agriculture to RS Residential Serviced, aligns with the Provincial Planning Regulation and Provincial Land Use Policies by directing growth to suitable, non-agricultural lands, promoting compact and efficient land use, and supporting the economical provision of municipal

EXECUTIVE SUMMARY

services. The development avoids flood-prone and hazard lands, uses existing road and servicing networks, and preserves agricultural land by focusing growth where residential uses already exist.

The proposal is also fully consistent with the Red River Planning District Development Plan, which promotes orderly, contiguous, and sustainable development within General Development Areas. Cooks Creek Estates represents a logical extension of existing rural residential neighbourhoods, supports infill and densification, and offers a broader range of housing options while maintaining rural character. By concentrating growth on one side of PTH 44 and within a defined settlement area, the project minimizes land-use conflicts and infrastructure costs.

Taken together, the supply-and-demand evidence, strong policy alignment, and site context demonstrate that Cooks Creek Estates is a responsible, well-planned response to growth pressures in the RM of St. Clements. The proposed amendments will support long-term community sustainability, housing affordability, and the efficient use of land and public infrastructure.

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1.0 INTRODUCTION

1.1 General Introduction

The RM of St. Clements has experienced significant population growth, recording a 6.5% increase between 2016 and 2021—outpacing both provincial and national averages and positioning St Clements as one of Manitoba’s fastest-growing municipalities. This trend is projected to continue, driven by the municipality’s proximity to Winnipeg and East Selkirk. Over the past two decades, growth has remained consistently above average, with the majority concentrated in the southern portion of the municipality. This sustained demand has increased pressure on the supply of developable land, and municipal staff have confirmed a growing need for additional serviced residential lots. To support this continued growth, the municipality requires new lands to accommodate future development in a planned and orderly manner.

This report introduces the proposed development by outlining the location of the subject lands and the nature of the project. It then examines how the proposal aligns with the Provincial Planning Regulation and the Red River Planning District Development Plan. Finally, the report presents a detailed supply and demand analysis demonstrating the need for additional residential land to support continued growth.

1.2 Introduction to Proposed Development

The registered owner is proposing to redesignate an approximately 145-acre parcel of land in the RM of St. Clements from Resource and Agriculture to General Development to enable the establishment of Cooks Creek Estates, a planned multi-use complete community. The development will include serviced residential lots, a cottage-style 55+ community (condominium or small-lot format), public-use lands, a lake, parks, sports fields, trail networks, and a community centre.

To support this development, the subject lands would be redesignated to General Development Area and rezoned from AG80 Agriculture to RS Residential Serviced, and subdivided to accommodate residential lots, recreational amenities, and cottage units. The intent of these amendments is to enable a serviced rural living community within the RM of St. Clements.

Cooks Creek Estates follows the successful model of developments such as Grande Pointe, Meadowlands, and Taylor Farms by combining rural living with a well-planned neighbourhood design. The project aligns with provincial and federal objectives to increase housing supply and improve affordability by reducing land costs through smaller lot sizes. It responds to a growing demand for residential lots within the RM of St. Clements and the province as a whole, as demonstrated in this report. Smaller, serviced rural lots also allow for more efficient use of land and infrastructure, creating a more sustainable and environmentally responsible development pattern. The compact design supports municipal sewer servicing and represents a fiscally responsible approach by maximizing the efficiency of municipal infrastructure and services. This development offers residents larger lots set within green space and natural surroundings while providing a more manageable and compact alternative to traditional four-acre agricultural-restricted parcels.

1.3 Regional and Site Overview

The subject lands are currently designated Resource and Agriculture. The RM of St Clements would like to see the lands developed as a complete community. The subject lands are adjacent to a range of lots sizes which primarily consist of a cluster of larger 4 acre lots serviced by municipal roads, private septic, and individual wells, to larger undeveloped parcels. The area is bounded by Cooks Creek, Provincial Trunk Highways (PTH) 44 and 59. The study area (shown in map 1) also encompasses nearby lands, generally described as being east of Provincial Trunk Highway (PTH) 59, north of PTH 44, west of Cooks Creek and South of CIL Road.

1.4 Introduction to the report

This report provides a detailed analysis of the subject lands and provides support for the redesignation of the 145 acres. This report begins by situating and introducing the parcel proposed for redesignation. It then

- Location, Land Use and detailed description of the subject site;
- Analysis of land management and planning;
- Planning rationale for supporting the re-designation;
- Supply and Demand; and
- Next steps

1.5 Methodology

The following analysis of the subject site is intended to provide a thorough understanding of the lands. The analysis included conducting background research, meetings with the RM of St Clements, The Red River Planning District and undertaking a supply and demand analysis. It also included discussions on servicing, transportation and drainage with JR Cousins.



Map 1 Study Area

2.0 LOCATION & LAND USE

2.1 Introduction to the Location

The 145-acre subject lands are located east of Pioneer Road, west of Cooks Creek, and north of Provincial Trunk Highway (PTH) 44, as illustrated in Map 2. The site is partially cleared and partially treed and is situated north of the recently developed four-acre residential lots along McClennan Lane.

To the north of the site, residential development is found along Pat Street and Fleming Drive, consisting of single-detached dwellings. Immediately west of the subject lands are recently developed four-acre lots along McClennan Drive, with a more established cluster of similar rural residential lots further west along Pioneer Road. Lands to the north and west are designated Agriculture Restricted and are primarily developed as low-density rural residential parcels served by an internal road network.

The lands to the south and east remain primarily agricultural in nature but are clearly separated from the subject property by strong physical boundaries—PTH 44 to the south and Cooks Creek to the east. These features provide natural and functional land use transitions. The broader area west of Cooks Creek, north of PTH 44, east of PTH 59, and south of CIL Road is generally characterized by larger, unserviced four-acre residential parcels within the General Development Area. Additional context is provided in Appendix B.



Map 2 Study Area with surrounding features

2.2 Introduction to the land

The Subject Lands are further described below.

- (a) Municipal Address: N/A
- (b) Location: North of Provincial Trunk Highway 44, east of Pioneer Road, West of Cooks Creek
- (c) Roll Numbers 252200, 252350, 252250
- (d) Certificate of Titles: 3321253, 3326435, 3326436
- (e) Municipal Caveat(s): 2867012/1, 2867011/1 and 2867012 easements by Centra Gas
- 5694129/1 Mortgage by Access Credit Union
- (f) Legal Description: Lot 2 Plan 72775 WLTO
EXC all that part which may be required for right-of-way and station ground of the Canadian Pacific Railway in SE ¼ 10-13-5 EPM
- S ½ of the SE ¼ of Section 10-13-5 EPM
EXC Firstly: the ELY 1320 Feet Perp
Secondly: all that porting which may be required for right-of-way and station ground of the Canadian Pacific Railway in SE ¼ 10-13-5 EPM
- N ½ of the SE ¼ section 10-13-5 EPM
EXC all that portion which may be required for right-of-way and station ground of the Canadian Pacific Railway in SE ¼ 10-13-5 EPM

(g) Registered Owners:	10210170 Manitoba LTD
(h) Municipality:	RM of St Clements
(i) Development Plan	Red River Planning District
(j) Development Plan Designation:	Resource and Agriculture
(k) Zoning By-law:	Ag 80
(l) Land Area:	145 acres
(m) Fronting Streets:	Service Road to south and west
(n) Access Points	Service Road and McClellan Lane
(o) Sewer Main:	No
(p) Current Land Uses:	Vacant, undeveloped, agriculture
(q) Governing Bodies	Red River Planning District, RM of St Clements, Province of Manitoba

2.3 Adjacent Lands

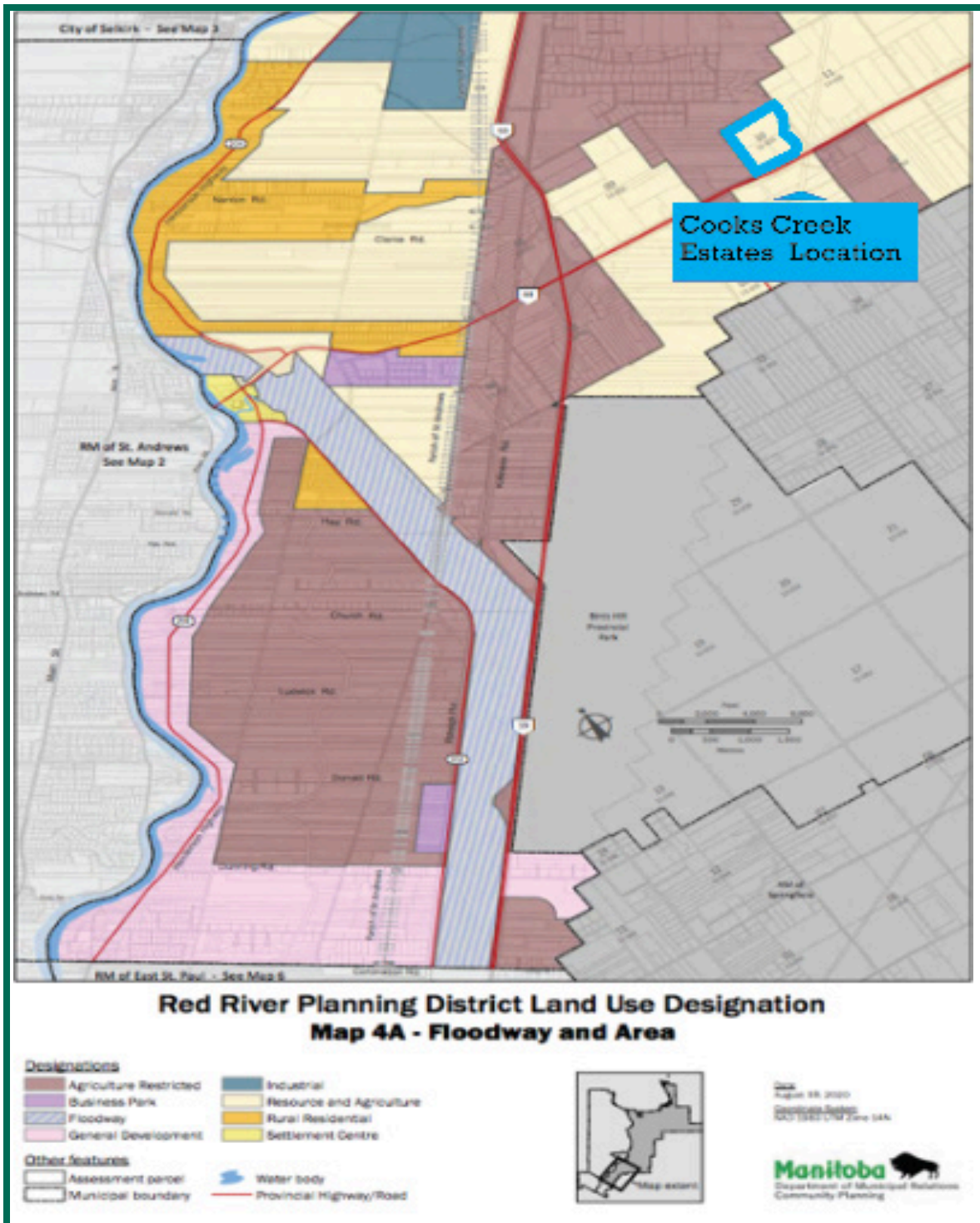
North:	Developed 4 acre residential lots, gravel roads an internal road system
South:	Provincial Trunk Highway 44, paved, 4 lane highway
East:	Cooks Creek
West:	Developed 4 acre residential lots, recently developed lots along McClennan. gravel roads. Internal road system.



Map 3 Adjacent Land Uses

2.3 Land Use Designation

The subject parcel is currently designated Resource and Agriculture according to the Red River Planning District Development Plan.



Map 4 Land Use Designations

2.3.1 Land Use Designation Description

The Resource and Agriculture designation is intended for agricultural uses. The designation provides for lands to be redesignated. To permit the proposed development the parcels would need to be redesignated from Resource and Agriculture to General Development. See the Land Use Planning Rationale and Supply and Demand sections for more information and support for the redesignation. See Appendix D for RM letter.

2.3.2 Plan Amendments

Section 5.4 of the RRPD Development Plan, "Plan Amendments and Review", recognizes that development proposals or situations may arise that are not accommodated in the plan requiring amendments. Amendments will be evaluated against the Provincial Planning Regulation, research and data.

This report evaluates the amendment against the Provincial Planning Regulation, research and data.

3.0 LAND MANAGEMENT ANALYSIS

3.1 Servicing and Infrastructure

3.1.1 Water Main Facilities

- Currently the site is not serviced with water.
- Water is in East Selkirk. Services can be brought to the site and will be able to service the adjacent lands as well as the existing residential development.

3.1.2 Water Supply Consideration

- The existing reservoir is in East Selkirk, approximately 2 miles north west.
- According to the RM of St Clements the site can be serviced.
- Based on information provided by the RM of St Clements there is sufficient water supply for the envisioned land use.
- JR Cousins will conduct engineering services to design and service the site with piped water. See Appendix C.
- The piped water services will be available for both the proposed and the existing development.

3.1.3 Wastewater Facilities and Sewer Lines

- According to the RM of St Clements the site can be serviced with wastewater services and sewer.
- The existing wastewater treatment is in East Selkirk, approximately 2 miles north west of the site
- Based on information provided by the RM of St Clements there is sufficient capacity and availability for the proposed development.
- JR Cousins will engage in a wastewater servicing study and plan. See Appendix C.

3.1.4 Manitoba Hydro Lines

There is existing hydro in the area servicing the residential lots to the west and north.

- Hydro lines along Provincial Trunk Highway 44 to the south.
- Hydro lines along McClellan Lane and Pioneer Road to the west. Hydro along Pat Road to the North.

3.2 Transportation

3.2.1 Existing Road and Highway Network

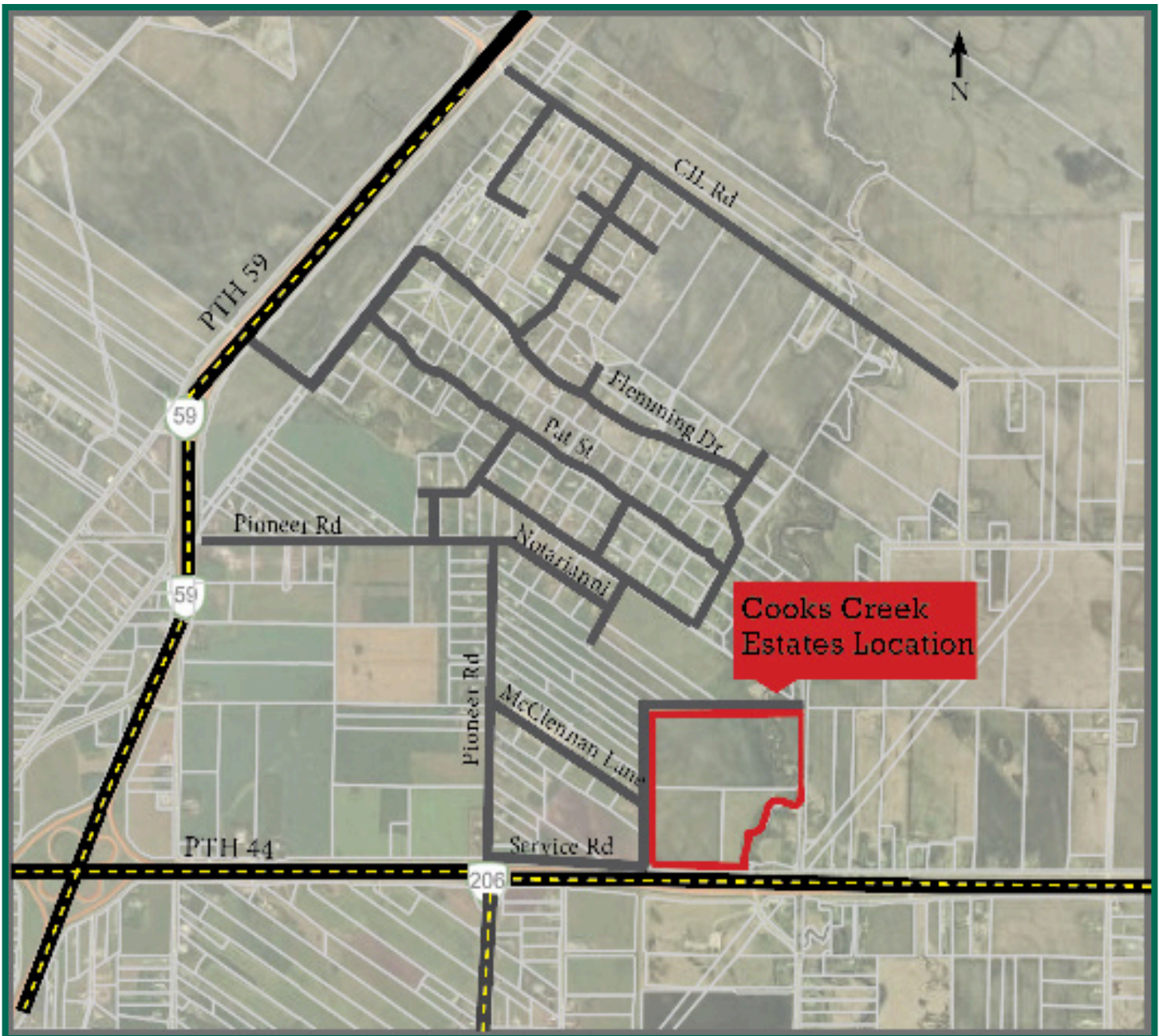
- PTH 44 – four lane, paved, located along the southern edge.
- PTH 59 – four lane, paved, located approximately two miles west of the proposed development.
- Pioneer Road – two lane, gravel road, west of the development.
- McClennan Drive - two lane gravel road immediately west of the proposed development.
- Service Road – two lane, gravel road immediately along the western and southern edges of the property.
- To the North and West is an extensive network of two lane gravel roads servicing 4 acre residential lots.

3.2.2 Highway Traffic Impact Study

As the proposed development is near Provincial Trunk Highway 44 and Provincial Trunk Highway 59, JR Cousins Engineering is conducting a Highway Traffic Impact Study. This study will assess the impacts of the proposed development on the highway traffic system. The Traffic Impact Study recommendations will be taken into consideration during the subdivision phase.

3.2.3 Transportation Consideration

- Future development will accommodate the recommendations of the Highway Traffic Impact Study.



Map 5 Map Highlighting the Existing Highway and Road infrastructure

3.3 Land Drainage

3.3.1 Drainage Plan

- JR Cousins will conduct a review of the proposed development and the land drainage. The findings of this report will be accommodated and followed.
- A preliminary review of the parcel indicated that drainage could effectively be accommodated on-site.

4.0 PROPOSED DEVELOPMENT

The 145 acre Cooks Creek Estates lands are to be:

- Re-designated from Resources and Agriculture to General Development Area;
- Re-zoned from "A" Agriculture to "RS" Serviced Residential; and
- Subdivided.

The 145 acre land will provide for a variety of land uses such as:

- A variety of serviced General Development Area Lots
- Public areas
- A lake area
- Sports area (baseball)
- Park and trails
- A community centre

The subject lots are to be needed to address housing demand and need (See Supply & Demand section) in the RM of St Clements as well as to accommodate a type and style of lot that is not currently available in the RM of St Clements (See Precedent section). The subject lots are necessary to accommodate the development of a comprehensively planned serviced General Development Area community. See Appendix D for RM letter.

5.0 PLANNING SUPPORT

5.1 Introduction to the support from the Provincial Land Use Policies and the Development Plan

In order to accommodate the proposed development at this site, a development plan amendment is required. Any development Plan amendment must be consistent with the Provincial Planning Regulations and the Policies contained the Red River Planning District (RRPD) Development Plan. This section of the report examines how the proposed redesignation is supported by and consistent with the Provincial Planning Regulations (Provincial Land Use Policies- PLUPs) and the RRPD Development Plan. The proposed change aligns with both policy frameworks, which encourage the logical expansion of settlement areas, the protection of agricultural land, and the efficient use of land and infrastructure. The PLUPs promote compact, sustainable forms of development that avoid the unnecessary consumption of land, while the RRPD Development Plan currently permits low-density four-acre residential development within the adjacent Agriculture Restricted designation.

The proposed redesignation to General Development Area enables a more compact and efficient development pattern, allowing for increased housing supply while preserving land as a finite resource. It supports the transition from existing four-acre rural residential development to a more serviced and sustainable community form. Overall, the amendment facilitates a residential typology not currently available in the municipality, encourages logical and contiguous growth, and is fully consistent with both the RRPD Development Plan and Provincial Land Use Policies.

5.2 Summary of Support from the Provincial Planning Regulation

Provincial Land Use Policies Summary of Support is provided below. A more in-depth study of the alignment is included in Appendix A. This section includes bullet lists of the policies and how the development complies. It then includes a table summarizing the policy, intent and how the development complies.

Overall Policy Alignment

The PLUPs guide how land and resources are protected while allowing responsible development. The site is adjacent to existing residential development and is separated from agricultural lands by a large highway (PTH 44) and Cooks Creek. These natural barriers create clear, and logical land-use boundaries.

The proposed redesignation from Resource and Agriculture to General Development Area aligns with PLUP goals by:

- Being a part of long-term, planned growth
- Compatibility with surrounding land uses
- Ensuring efficient use of land and infrastructure

PLUP 1.1.1 & 1.1.2 – Suitable Location for Development

Development is directed to appropriate lands that are already surrounded by residential uses.

The site is:

- Not flood-prone
- Not used for active agriculture
- Fragmented by existing development
- Ortho imagery confirms the surrounding lands function as rural residential, not farmland.

PLUP 1.2.1 – Compatibility

- Adjacent residential development (four-acre residential lots to the north and west)
- Existing road networks
- Natural boundaries (PTH 44 and Cooks Creek) separate the site from agricultural lands, reducing conflict.

PLUP 1.2.2 – Efficient Use of Land

- Increase housing supply
- Reduce land consumption
- Avoid the inefficiencies of four-acre rural parcels

St. Clements is experiencing strong population growth. The municipality currently lacks compact, serviced and affordable rural residential options

The proposal directly addresses this gap.

PLUP 1.2.6 — Appropriate Designation

Rural residential and cottage development must be located on land designated for that purpose.

This amendment correctly designates the land for residential use instead of allowing residential lots under agriculture designations or zones, the designation ensures lots are appropriately designated.

PLUP 1.3.1 — Efficient Public Services

Municipal wastewater and roads are:

- Nearby
- Extendable

Servicing the site supports:

- Densification
- Cost-effective infrastructure use
- Future infill

PLUP 1.4.1 — Sustainable Design

Compact, serviced lots:

- Reduce land waste
- Protect remaining agricultural land
- Use infrastructure more efficiently

PLUP 2.1.1 — Growth Near Existing Investment

The site extends an existing residential area with:

- Roads
- Nearby services

It represents logical infill and densification rather than leap-frog development.

PLUP 2.1.2 — Compact, Contiguous Growth

The proposal:

- Extends the current street network
- Builds outward from existing development
- Creates a compact settlement pattern

PLUP 2.1.3 – New Growth Areas

The site:

- Is directly adjacent to developed residential land
- Was previously considered for General Development in past planning reviews

PLUP 2.3.1 – Rural Character

The redesignation:

- Preserves natural features
- Provides larger rural-style lots
- Maintains a rural identity without wasting land

PLUP 2.3.2 – No Conflict with Resource Uses

The development:

- Does not interfere with agricultural operations as it is separated by a creek and highway from adjacent farmed lands
- Does not limit future urban or resource development

PLUP Policy	Policy Intent	How the Proposed Redesignation Complies
PLUP 1.1.1	Direct development to suitable locations	The site is surrounded by existing rural residential development and is not actively used for agriculture, making it a suitable location for residential growth.
PLUP 1.1.2	Avoid development on un-suitable land	The lands are not flood-prone or environmentally constrained and are fragmented by existing residential uses, making them appropriate for development.
PLUP 1.2.1	Ensure compatibility with surrounding land uses and transportation	The proposal mirrors the existing rural residential pattern to the north and west and is bounded by PTH 44 and Cooks Creek, creating clear land-use separation from agriculture. Proposal builds on existing transportation routes.
PLUP 1.2.2	Avoid wasteful use of land	Serviced, smaller lots increase housing supply and reduce the inefficient consumption of land compared to four-acre parcels.
PLUP 1.2.3	Match development to growth rates and housing needs	The RM of St. Clements is experiencing strong growth and has limited serviced residential options; the project responds directly to demonstrated demand. See supply & demand.
PLUP 1.2.6	Direct rural residential uses to appropriately designated lands	The amendment correctly designates land for rural residential use instead of allowing residential lots under agricultural zoning.

PLUP Policy	Policy Intent	How the Proposed Redesignation Complies
PLUP 1.3.1	Promote efficient and economical public services	Municipal wastewater and road infrastructure can be extended to the site, supporting efficient servicing and future infill
PLUP 1.4.1	Promote innovative, resource-conserving design	Compact, serviced lots reduce land consumption, protect remaining agricultural lands, and use infrastructure more efficiently
PLUP 2.1.1	Direct growth to existing serviced settlement areas	While not classified as a rural residential area, the surrounding development reflects an existing rural residential area with roads and nearby services.
PLUP 2.1.2	Ensure compact and contiguous growth	The proposal builds outward from existing residential development using the existing road network, creating a continuous and compact settlement. The lots are serviced and more compact than the surrounding 4-acre lots.
PLUP 2.1.3	Identify appropriate new growth areas	The lands are adjacent to developed residential areas and were previously considered for General Development.
PLUP 2.3.1	Preserve rural character in General Development Areas	Larger rural-style lots, green space, and natural features maintain rural character while avoiding inefficient land use.

7.2 Summary of Support from the Provincial Planning Regulation

RRPD Development Plan Policies Summary of Support is provided below. A more in-depth study of the alignment is included in Appendix A.

Purpose of the RRPD Development Plan

Guides growth across the Planning District, including the RM of St. Clements

Promotes:

- Efficient and sustainable land use
- Logical settlement patterns
- Protection of resources

The proposed redesignation supports these goals by directing growth to land that is already influenced by residential development and is no longer suited for agriculture.

Section 1 – Overall Plan Objectives

The subject lands:

- Are surrounded by existing rural residential development
- Are surrounded by existing road network
- Are bordered to the south by a major Highway
- Bordered by a creek
- Fragmented from adjacent agricultural uses by the existing development to the north and west and by the creek to the east and the highway to the south

The proposal:

- Expands on an existing residential development
- Provides the opportunity to convert adjacent low-efficiency 4-acre or 2-acre potential lots into serviced, compact residential lots
- Improves land efficiency and reduces environmental footprint

Objective 1.2 – Sustainable and Orderly Development

The proposal meets Objective 1.2 by:

- Aligning with the Provincial Planning Regulation (see previous section)
- Supporting sustainable development through:
 - Smaller, serviced lots
 - Reduced land consumption
 - More efficient infrastructure use
 - Promoting orderly growth by:
 - Extending existing roads
 - Creating logical infill
 - Connecting to surrounding residential areas
 - Protecting transportation corridors and supporting nodal-based development through extensions of the existing road network

Section 2 – Sustainable and Regional Development

The redesignation:

- Promotes compact urban form rather than scattered 4-acre lots
- Maximizes the use of existing and planned infrastructure
- Provides new housing options that are not currently available in the municipality
- Reduces land waste and long-term servicing costs

Section 3 – Resources, Services, and Infrastructure

The proposal:

Does not interfere with:

- Airports
- Aggregate resources
- Natural hazards

Provides:

- Safe and efficient transportation connections
- Logical road extensions
- Servicing with municipal wastewater
- Supports future infrastructure investment and infill

Section 4 – Land Use Designations

General Development Area (Section 4.3)

The proposal aligns with the intent of General Development Areas by:

- Providing an alternative rural-urban lifestyle option
- Using land efficiently
- Supporting long-term municipal servicing
- Concentrating growth to one side of PTH 44

Objective 4.6

The development:

- Promotes orderly growth (4.6a)
- Optimizes land and servicing efficiency (4.6b)
- Concentrates growth to one side of the highway to reduce conflicts (4.6e)

Key Policies

Policy 4.6.1 – Compatible Land Uses

Development matches surrounding residential uses to the north and west

Adjacent landowners have expressed interest in services and infill

Policy 4.6.3 – Infill & Municipal Services

Extends municipal sewer and supports long-term infrastructure investment

Policy 4.6.4 – Highway-Based Growth

Concentrates development on one side of PTH 44, reducing traffic conflicts and adhering to policy 4.6.4

Other Supporting Policies

The development:

- Provides a variety of housing types
- Includes parks, trails, and green space
- Is not wasteful of land
- Is not flood-prone
- Has all-weather road frontage
- Connects to the existing transportation network
- Is fully serviceable
- Is compatible with surrounding land uses

Conclusion

The proposed redesignation to General Development Area and the creation of Cooks Creek Estates are fully consistent with the objectives, policies, and intent of the Red River Planning District Development Plan. The project supports orderly growth, efficient land use, infrastructure sustainability, and a broader range of housing options for the RM of St. Clements.

RRPD Objective/ Policy	Policy Intent	How the Proposed Redesignation Complies
Section 1 – Overall Plan Objectives	Direct growth to appropriate locations and ensure efficient, sustainable land use	The subject lands are already influenced by surrounding residential development and are not suitable for continued agricultural use. The proposal infills and intensifies an existing residential area rather than extending into productive farmland.
Objective 1.2 – Sustainable Development	Encourage development consistent with the Provincial Planning Regulation and sustainable development principles	Smaller, serviced lots reduce land consumption, allow for municipal sewer servicing, and support more efficient infrastructure use, aligning with sustainable development goals.
Objective 1.2 – Transportation & Nodal Development	Protect transportation corridors and support nodal-based development	The development extends the existing internal road network and connects to established transportation corridors without creating new access conflicts.
Objective 1.2 – Orderly Growth	Promote orderly, connected, and compatible development	The proposal extends existing streets, provides logical infill, and connects with surrounding residential areas, creating a cohesive and well-planned neighbourhood.
Section 2 – Sustainable and Regional Development	Promote compact, efficient development patterns and a range of housing options	The redesignation replaces the surrounding current low-density four-acre development potential with compact, serviced lots, improving land efficiency and expanding housing choice.
Section 3 – Resources, Services, and Infrastructure	Ensure development is safely and efficiently served by infrastructure	The site can be serviced by municipal wastewater, has access to an existing road network, and avoids hazard areas, ensuring safe and cost-effective servicing.

RRPD Objective/ Policy	Policy Intent	How the Proposed Redesignation Complies
Section 4.3 – General Development Area	Provide alternative urban-rural lifestyle options while optimizing land and services	The proposal delivers a compact, serviced rural community that uses land and infrastructure more efficiently while maintaining a rural character.
Objective 4.6(a)	Promote orderly development without restricting growth	The proposal allows growth to continue in a planned manner through infill and logical expansion of the existing settlement pattern.
Objective 4.6(b)	Ensure efficient and compatible use of land	The development mirrors surrounding residential uses and uses smaller serviced lots to maximize land efficiency.
Policy 4.6.1	Provide compatible urban land uses and minimize conflicts	The proposal is compatible with adjacent rural residential development to the north and west and is separated from agricultural lands by Cooks Creek and PTH 44.
Policy 4.6.3	Support infill and extension of municipal services	The project extends municipal sewer servicing and supports long-term infrastructure investment and infill.
Policy 4.6.4	Concentrate growth along appropriate transportation corridors	Locating development on one side of PTH 44 supports safe and efficient growth patterns.
Other Section 4 Policies	Ensure land is serviceable, not flood-prone, and supports transportation, housing diversity, and efficient land use	The site is not subject to flooding, will be served by all-weather roads and municipal services, provides diverse housing options, and is not wasteful of land.

5.3 Conclusion

Overall, the proposed redesignation and development of Cooks Creek Estates is fully consistent with both the Red River Planning District Development Plan and the Provincial Planning Regulation. The project directs growth to an appropriate location that is already influenced by existing residential development, avoids productive agricultural land, and is separated from resource uses by strong physical boundaries. By providing compact, serviced rural residential lots, the development promotes efficient use of land, supports sustainable infrastructure investment, and responds to demonstrated housing demand. In doing so, it advances orderly, contiguous, and fiscally responsible growth while preserving the rural character and long-term planning objectives of the RM of St. Clements.

6.0 Supply & Demand

6.1 Introduction

There is a growing need for housing across the country and the province of Manitoba as a whole. This demand is well documented and noted as we read reports about Canada's housing crisis and see pushes from all levels of government to support the creation of additional housing units. The Manitoba Home Builders Association reports that "Canada is short 3.5 million homes and needs to double housing starts over the next decade to address the supply-demand imbalance and create long-term affordability"(Manitoba Home Builders, n.d.). The Fraser Institute concludes that Manitoba's home building has not kept pace with our strong population growth, resulting in higher prices and a shortage of housing units. "This housing shortage has pushed prices and rents upwards for Manitobans. Consequently, the Canada Mortgage and Housing Corporation (CMHC) estimates that 260,000 homes must be built in the province by 2030 to restore housing affordability for Manitobans."(Lafleur, 2023). The Fraser Institute concludes that "All levels of government must work together to address the growing gap between population growth and housing completions in the province" (Lafleur, 2023). In order to build houses to meet this demand, lots must be created for this housing. The proposed redesignation will allow for the creation of lots.

Stevenson Advisors Ltd Supply and Demand Analysis

This need for additional housing and lots extends more specifically into the RM of St Clements. In 2017, during the Red River Planning District Development Plan review process, Stevenson Advisors Ltd, the consultant hired by the Planning District, prepared a Supply and Demand Analysis to assist with future planning and growth strategies. This analysis was used to help shape the current RRPD Development Plan and determine land use designations throughout the Municipality. A complete copy of this report is available at https://www.redriverplanning.com/wcm-docs/docs/development_plan_update/rrpd_growth_strategy_-_employment_and_residential_lands_analysis_-_final.pdf for your review and reference.

The analysis noted that the population in St Clements grew by 7.7 percent from 2011 to 2016 meaning an average annual growth

rate of 1.5 percent. The report indicates that the population growth rate is higher than the Province average.

The study projects that St Clements population will continue to grow from 2016 to 2021 at an estimated rate of 5.1 percent (a further 1 percent annually). A separate look at census information from Statistics Canada builds on this report and further projected population growth is presented in the figure 3 below.

	Actual		Projected		
Year	2011	2021	2031	2041	2051
Population	10,505	11,586	12,778	14,903	15,543

Statistics Canada. Census Profile. 2011, 2021.

Figure 3 Population growth projections

The report observes that the population is expected to rise. Provincial projections suggest a growth rate of 1.3 to 1.4 percent annually to 2030. The report notes that across the province there is demand for housing and this demand will continue.

6.2 Additional Supply and Demand Analysis

The following comprehensive look at the supply and demand for residential lots builds off the 2017 report done by Stevenson Advisor. This in-depth review concludes that the population is growing and that additional housing is needed in the Municipality in both the urban and rural context.

6.2.1 Population

Between 2011 and 2021 the population of St. Clements has grown by 1,081 people.

If this trend continues in the future, then the RM stand to grow its overall population to 14,903 by 2041 and to over 15,000 by 2051, based on the projections in and figure 4 below.

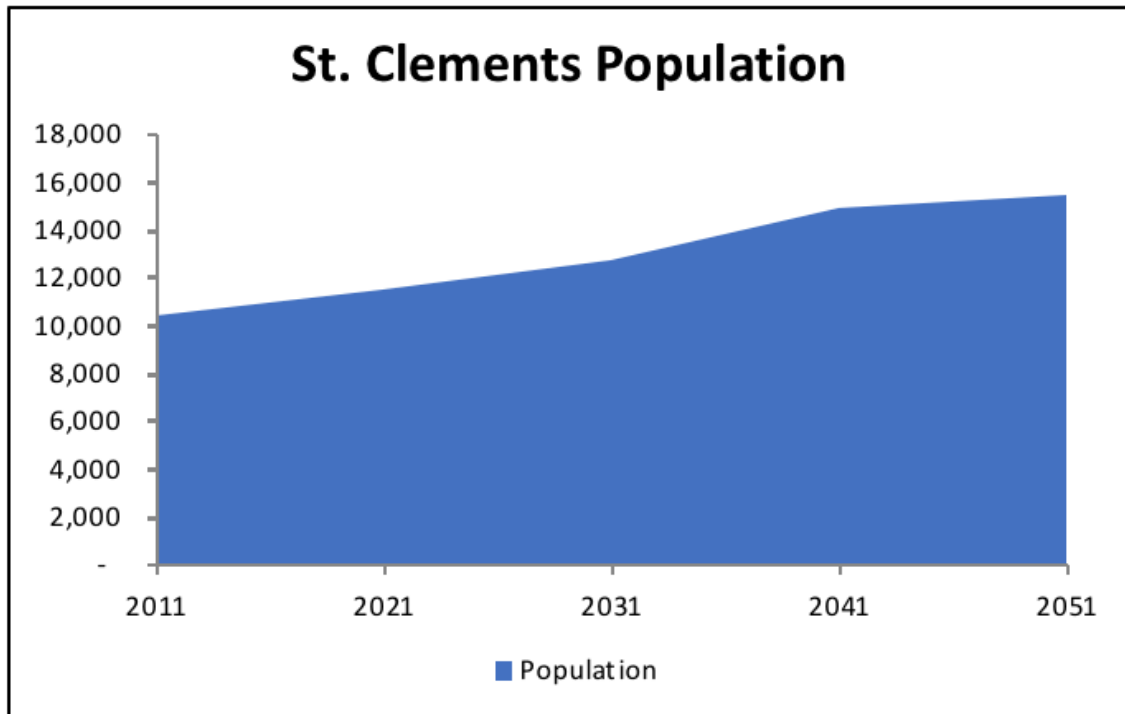


Figure 4 St. Clements Population growth

6.2.2 Age

At the same time that the population of St. Clements is growing, it is also getting older. As seen in figure 12 below, the number of children age 0-14 has been essentially stable between 2011 and 2021, and will likely continue to remain stable. The working age population ages 15 to 64 has increased between 2011 and 2021 by some 250 people. If this trend continues into the future then St. Clements will see the working age portion of the population grow to 7,810 in 2031 and as much as 8,310 by 2051. The number of seniors age 65 and older has also grown by some 860 people between 2011 and 2021. If this growth rate continues then St. Clements is projected to see some 3,135 seniors age 65 and older by 2031 growing to 4,895 by 2051.

Age Characteristics	Actual		Projected		
	2011	2021	2031	2041	2051
0 to 14 years	1,795	1,770	1,770	1,770	1,770
15 to 64 years	7,310	7,560	7,810	8,060	8,310
65 years and over	1,395	2,255	3,135	4,015	4,895

Statistics Canada. Census Profile. 2011, 2021.

Figure 5 RM of St Clements Age

These age characteristics and projections are also presented in figure 6 below.

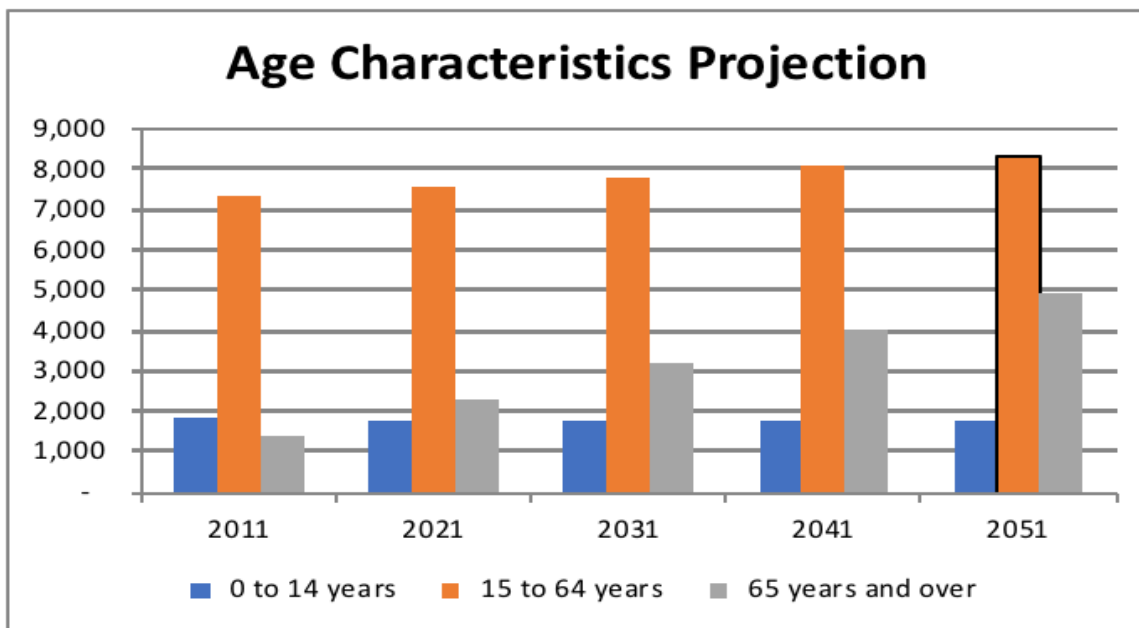


Figure 6 RM of St Clements Age Projections

6.2.4 The need for housing

As the population in St. Clements grows and ages there will be a need for additional housing for everyone. St. Clements will likely continue to grow in much the same pattern it has in the past. The data presented in figure 14 below uses the same Statistics Canada information sources and shows , St. Clements has added 610 dwellings between 2011 and 2021 – growth rate around 10.3% over ten years. If this trend continues then St. Clements is projected to need an additional 703 dwelling by 2031 and as many as 2,449 additional dwellings by 2051.

	Actual		Projected		
	2011	2021	2031	2041	2051
Total - Structural type of dwelling	3,990	4,600	5,303	6,114	7,049
Single-detached house	3,375	3,915	4,514	5,204	5,999
Semi-detached house	5	5	6	7	8
Apartment in a building that has fewer than five storeys	20	15	17	20	23
Apartment in a building that has five or more storeys	110	150	173	199	230
Other single-attached house	5	10	12	13	15
Movable dwelling	480	505	582	671	774

Statistics Canada. Census Profile. 2011, 2021.

Figure 7 Need for housing

In St. Clements, the vast majority of housing is in the form of detached single family houses, and is likely to continue into the future.

The projections for needed housing in the future are presented in the chart below

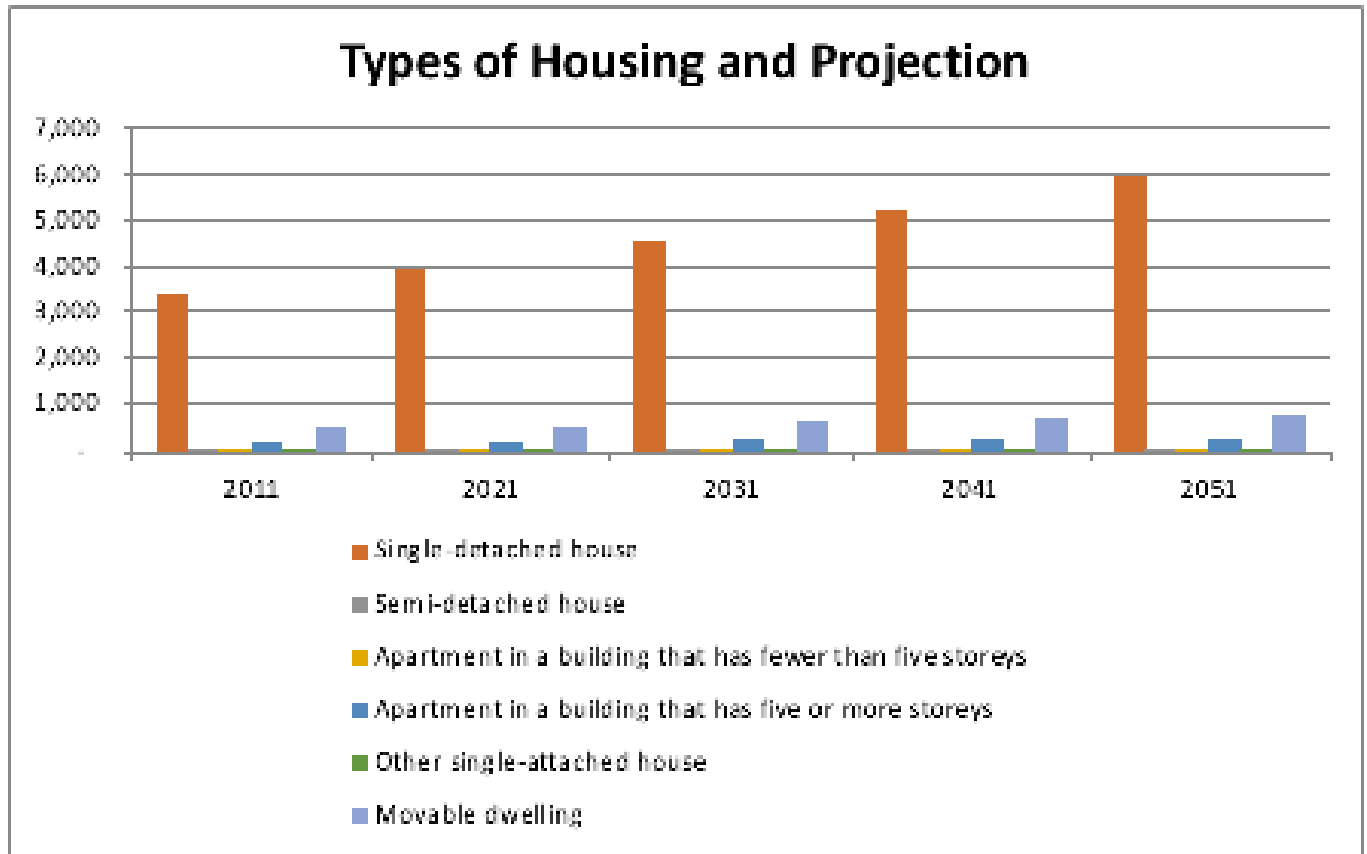


Figure 8 Type of Housing and Projection

Based on the above statistical information it becomes clear that there is a growing need for additional housing and lots within the Municipality.

6.3 Housing Needs Assessment

In August of 2023, the RM of St Clements hired Landmark Planning and Design to conduct a housing needs assessment. The purpose of the Housing Needs Assessment was to analyze and evaluate the current state of housing within the region, and to understand the short, medium, and long-term housing needs.

The Housing Needs Assessment did a statistical analysis of the municipality then projected growth rates and housing needs based on that analysis.

The report further validates the housing need data in the previous sections and concludes that the population in the municipality is growing, and that "a rapid increase of private dwelling units within the next 5 years is necessary in order to provide residents with sufficient housing. At the current rate of private dwelling units being added ... it would take 28 years to build the projected number of dwelling units needed by 2041.

Based on the 1.29% low-growth scenario, there will be an additional 2,183 residents by 2041. Assuming the average household size and the status quo development pattern, will remain steady at 2.5 people per household, the report notes that 1,354 dwelling units are required. Further they note that the number of single detached units needed at 1,153, see figure 9 below.

Status Quo Demand	
20 Year Demand Scenario (2021-2041)	Medium (1.29%)
Number of dwelling units required	1,354
Single-detached	1,153
Semi-detached	1
Row house	0
Apartment	49
Duplex	0
Other	129

Source: Census Canada (2021)

Figure 9 Landmark Planning Housing Need Status Quo

Considering the increasing need/demand for non-single-detached houses, by using an altered proportions of housing types within St. Clements where single-detached dwellings account for 20% less than the current proportion, by 2041, St. Clements is forecasted to require an additional 881 single-detached houses, 91 semi-detached houses, 89 row houses, 139 apartments, and 152 moveable/other-attached houses, see figure 10 below.

Increased Demand for Alternative Dwelling Types	
20 Year Demand Scenario (2021-2041)	Medium (1.29%)
Number of dwelling units required	1,354
Single-detached	881
Semi-detached	91
Row house	89
Apartment	139
Duplex	0
Other	152

Source: Census Canada (2021)

Figure 10 Chart Landmark Planning Housing Need Alternative Dwelling Types

The Housing Needs Assessment, Background Study and Analysis in this report all indicate that more housing is needed within the RM of St Clements.

6.4 What this means for St. Clements

In the coming years as the population of St. Clements continues to grow, there will be a need to add more housing. This means approving more lots to allow for housing to be constructed. The redesignation of the lands are needed to ensure that St. Clements can support the need for housing over the next 20 years.

6.5 Supply Assessment

This supply study notes that the residential land supply must be evaluated based on functional and developable capacity, not solely on the amount of land designated for residential or general development. Using the ARC GIS data available on the Province of Manitoba website, we calculated the total amount of land designated General Development and designated Agricultural within the RM of St Clements. Within the Rural Municipality of St. Clements:

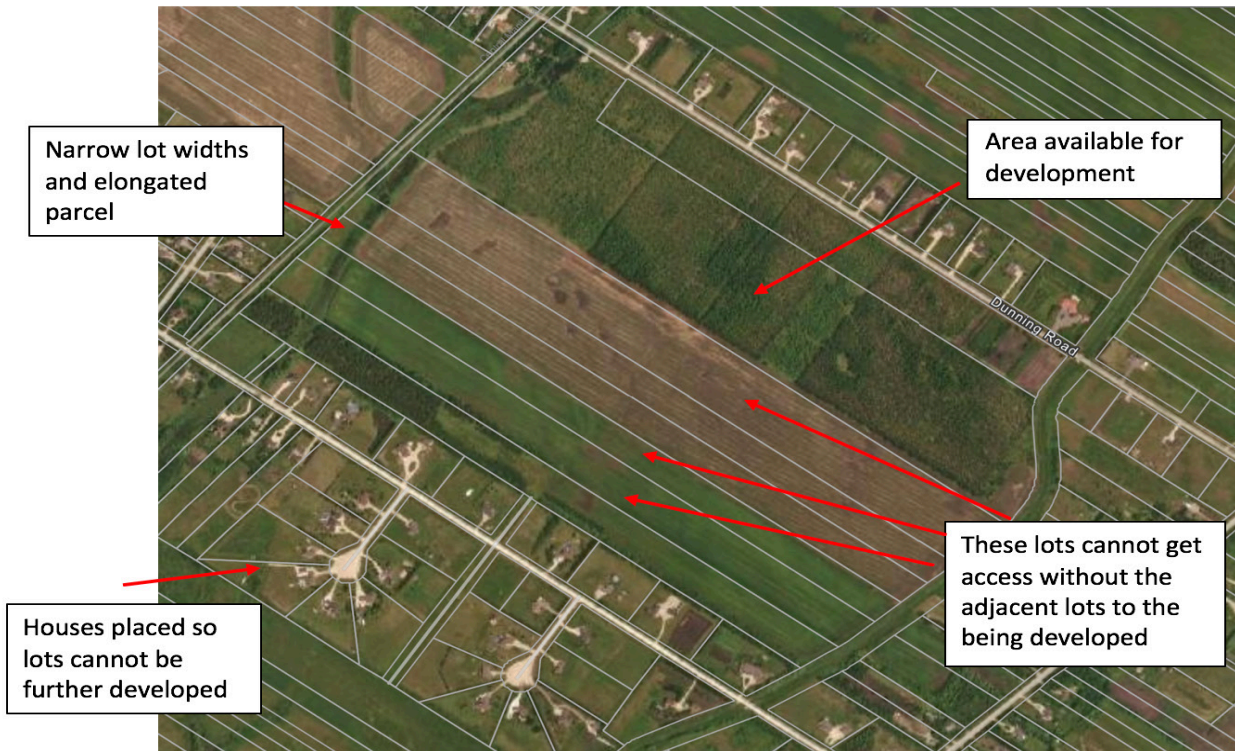
- Approximately 6,100 acres are designated General Development or Settlement Centre; and
- Approximately 181,152 acres remain designated for Agricultural use.

While the General Development and Settlement Centre designations appears extensive in aggregate, the actual supply of lands capable of near- to medium-term residential development is limited due to prevailing land patterns, ownership structures, proximity to the river, lands that is not appropriate for development, existing development and land usage as well as landowners of the parcels not developing the lands. Much of the designated General Development designated lands is already developed or exists in long River Lot configurations, which present significant constraints to comprehensive development, including:

- Narrow lot widths and elongated parcel configurations;
- Fragmented ownership across multiple individual landowners;
- Fragmented parcels that are severed by rail way, drainage plans or waterways; and
- The need for coordinated agreements among several owners to enable servicing, road networks, storm water management, and subdivision design.

As a result, development within these areas is unlikely to occur in a holistic or coordinated manner. Instead, such lands are more prone to incremental, parcel-by-parcel development, which limits the ability to plan comprehensively for infrastructure, transportation, open space, and community design. The aerial photograph below provides an example of the configuration, lot sizes, ownership and development patterns that make comprehensive planning challenging.

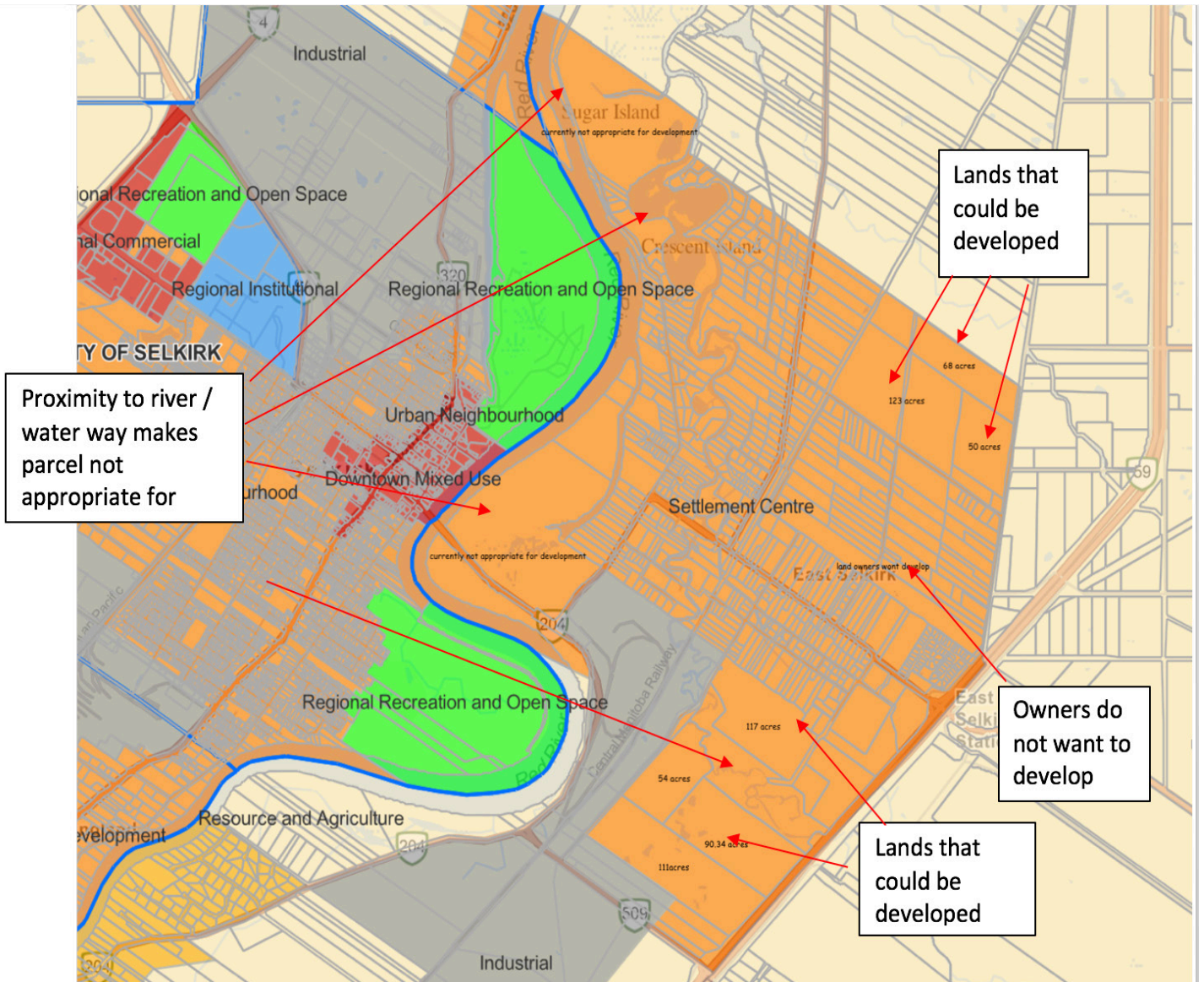
Map 4 below clearly shows an example of River Lot parcels that are designated General Development and have have multiple owners. The image depicts that many of the parcels cannot be accessed due to waterways/ drains, and rail lines. The image further emphasizes how current development restricts future growth – houses are placed so that lots cannot be further developed. Overall, the General Development parcels do not provide for comprehensive planning due to ownership and scale.



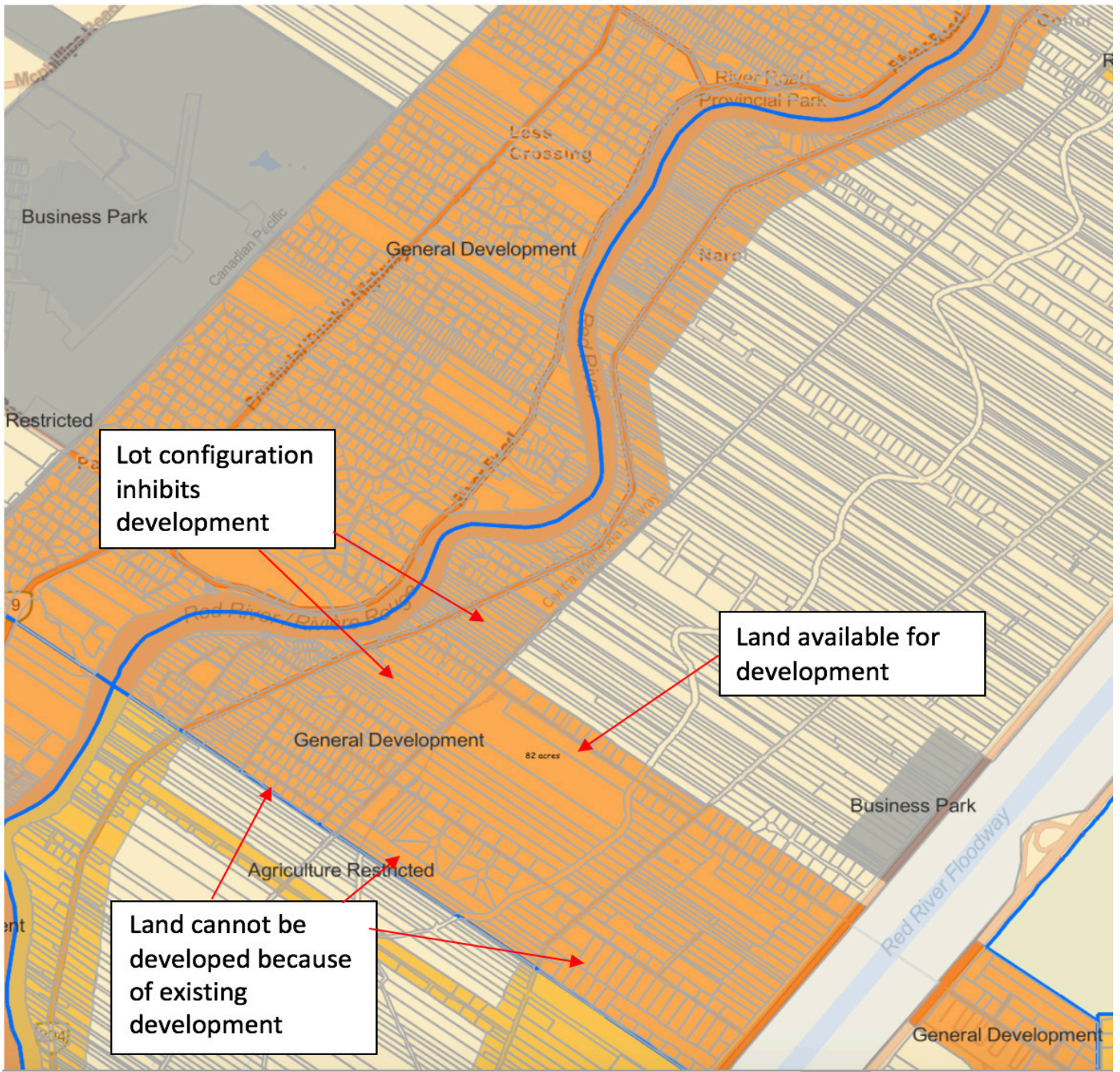
Map 6 Snapshot of lands designated General Development in the RM of St Clements

The supply analysis used the Provinces ArcGIS maps and the Manitoba Assessment maps. Area that was designated General Development Area or Settlement Area was identified. Land that was subject to the constraints discussed above (land that were already developed or lands that could not be developed due to fragmentation, ownership, lands that were subject to flooding/ water way, etc.) was removed. The supply amount was then calculated on the amount of land that was available for development in the General Development and Settlement Centre Areas

as being 695 acres. Maps 7 & 8 identify lands that cannot be developed and include acreages of parcels that can potentially be developed. Land that has been deemed undevelopable has been removed.



Map 7 Developable General Development Lands



Map 8 Map of Developable General Development

Map 7 shows 613 acres that could be developed once lands that are constrained are removed. Map 8 shows 82 acres that could be developed once lands that are constrained are removed. For a total of 695 developable acres. Using a commonly applied planning assumption of 10% of land for roads and municipal services and an additional 10% for green space, the net developable area is reduced accordingly. Based on this assumption, there is an estimated 555 acres of land available for residential development (see maps 7 & 8 above) showing lands that could be developed. Applying an average lot size of 2 acres (minimum amount required for lands serviced with sewer and water), this land base would yield approximately 277 residential lots.

Designation	Acres Available for Development	20% (roads and green space)	Land available for	Number of lots
General Development	82 acres	16.4 acres	65.6 acres	32 lots
Settlement Centre	613 acres	122.6 acres	490 acres	245 lots
Total	695 acres	139 acres	555.6 acres	277 lots

Table 1: Lands Available for development

The housing needs assessment contained within the supporting report indicates that the predominant housing demand within the municipality is for single-detached dwellings. The study estimates a requirement for approximately 1,153 single-detached units to meet anticipated status quo-growth rate.

When assessed in this context, the available land supply is insufficient to meet identified housing demand. The potential supply of approximately 277 lots represents only a fraction of the projected need, clearly demonstrating a significant shortfall between available developable land and anticipated residential requirements.

By contrast, the subject lands:

- Are under unified control, enabling comprehensive master planning;
- Can be efficiently serviced with municipal water and sewer;
- Support a coordinated subdivision layout, road network, and infrastructure system;
- Allow growth to occur in a planned and orderly manner, consistent

- with the intent of the PLUPs; and
- Protect other agricultural lands by allowing comprehensive planning to direct growth away from agriculture.

Accordingly, while St. Clements contains a significant amount of land designated for General Development, the effective supply of residential land that is realistically developable is constrained. The proposed redesignation responds to this practical limitation and aligns with PLUP 1.2.3 by ensuring that sufficient, serviceable residential land is available to meet anticipated growth in a coordinated and sustainable form. The proposal aligns with PLUP 1.2.3 by responding to demonstrated growth pressures.

Summary of the Supply Study

While the Rural Municipality of St. Clements contains 6,100 acres of land designated for residential development in the General Development and Settlement Centre Areas, the amount of land that is realistically capable of being developed in a comprehensive and timely manner is limited. The proposed redesignation addresses this gap by enabling a planned, serviced residential community that aligns with the intent of the Provincial Land Use Policies and supports orderly, sustainable growth.

7.0 Precedent

7.1 Precedent

Rural living opportunities, similar to what is being proposed in the RM of St Clements have been established in a number of municipalities including the RM of Ritchot, RM of Headingly, and the RM of St Andrews. This proposal to provide a serviced rural living opportunity in the RM of St Clements parallels what has been developed in these other municipalities.

7.2 Grande Pointe, RM of Ritchot

Grande Pointe in the RM of Ritchot offers fully serviced sewer and water lots. These lots range from 14,000 square feet (0.3 acres) to 20,000 square feet (0.4 acres). The lots “embrace rural living within a neighbourhood design.”(Grande Pointe Meadows, n.d.) The larger lots provide “room to breathe outside the hustle of the city ... with sizable yards so you are not living on top of one another.”

Grande Pointe, is a recently developed General Development Area development in the RM of Ritchot. It was established in the area between the Seine river and the old Provincial Trunk Highway 59. Similarly to Cooks Creek the area had some agricultural land but was bounded by natural and physical constraints, such as waterways, existing development, and a major transportation route (Provincial Trunk Highway 59). Grande Pointe is a serviced General Development Area development offering a rural living opportunity in close proximity to the City of Winnipeg. Grande Pointe Meadows, is designated Settlement Policy Area in the RM of Macdonald-Ritchot Development Plan. When designated for residential development, Grande Pointe was not adjacent to any other residential lands.

Figure 11 shows Grande Pointe layout and design. This includes smaller serviced rural lots that have paths, a road network, and stormwater retention.



Source: <https://grandepointemeadows.com/plan>
Figure 11 Map of Grande Pointe

Taylor Farms, RM of Headingly

Taylor Farms in the RM of Headingly offers a serviced residential lot that is “close enough to the City but far enough for quiet country feel.”(Taylor Farms, n.d.) Taylor Farms offers lots that range from 13,000 square feet to 20,000 square feet, are serviced and accessed by an internal road network. Taylor Farms is located in west of the City of Winnipeg in the RM of Headingly. The development is located south of Provincial Trunk Highway 1 and north of the Assiniboine River.

Taylor Farms, mirror the proposed Cooks Creek Estates development. Both are located along a water way, in close proximity to the City of Winnipeg and by a major Provincial Trunk Highway. Taylor Farms is designated Neighbourhood Policy Area in the RM of Headingly Development Plan. The majority of the land along the Assiniboine River and PTH 1 is designated Neighbourhood Policy Area. Neighbourhood Policy Area allows for the development of residential and commercial uses. This again, is similar to what is proposed for Cooks Creek Estates. The area along the River, adjacent to a major transportation route and adjacent to existing residential development designated for residential uses.



Source: <https://taylorfarm.qualicocommunities.com/>
 Figure 19 Map of Taylor Farms

8.0 NEXT STEPS

8.1 The Steps

Step 1:

Amend the Development Plan

Step 2:

Discussion & Revision to By-law 294/25

Step 3:

Complete the redesignation

Step 4:

Engineering Studies: Conduct Highway Traffic Impact Study, Drainage Plan, Create servicing plan. JR Cousins Engineering has been engaged to undertake the required zoning. See Appendix C.

Step 5:

Apply for rezoning.

Step 6:

Apply for subdivision.

8.2 Step 1: Amend the Development Plan By-law 294/25

By-law 294/25 proposes to redesignate 142 acres from "Resource and Agriculture" to "General Development" to support the development of a fully serviced, comprehensively planned residential community. The proposed development includes significant amount of green space and public use land. The costs of servicing and developing the land will be solely the responsibility of the developer. The costs and ability for servicing the lands has been explored with the developers engineer and with the RM of St Clements. See Appendix C & D.

8.3 Step 2: Discussion & Revision to By-law 294/25

Manitoba Agriculture and Community Planning note that the proposed amendment is not in compliance with the Provincial Land Use Policies. The following outlines the concerns that were raised and provides additional information on Development Plan Amendment By-law 294/25.

In response to the provincial concerns that were noted the proposal was revised and additional information was provided. This included:

1. Rationalization for the proposed amendment
2. Addition of a supply study
3. Additional information based on the comment received
4. Researching amending the by-law to redesignate land from Agriculture Restricted to Resource and Agriculture to reduce the potential for additional 4 acre lots and minimize the impact to agriculture.

8.3.1 Legislative and Policy Framework Overview

The legislative framework is established by The Planning Act. The Planning Act requires that development plan amendments be **generally** consistent with the Provincial Land Use Policies. The Planning Act specifically states that amendments need to be generally consistent rather than in strict or literal conformity. This distinction provides the ability to use judgment in applying provincial policy to varied local and regional contexts.

The PLUPs are not prescriptive standards to be applied in isolation. Rather, they are intended to be implemented with flexibility and balance, recognizing that planning decisions must respond to real-world conditions, infrastructure capacity, land availability, and growth dynamics. In this regard:

- The PLUPs explicitly contemplate trade-offs between competing objectives;
- No single policy objective is intended to override all others in every circumstance; and
- Policy interpretation must consider the overall intent and outcomes of the proposed development.

In evaluating Development Plan Amendment By-law No. 294/25, it is therefore necessary to consider how the proposal performs against the PLUPs as a whole, rather than assessing individual policies in isolation.

The proposed amendment balances multiple, sometimes competing, policy objectives, including:

- Growth management, by directing residential development into a planned and defined area;
- Infrastructure efficiency, through fully serviced, developer-funded municipal water and sewer systems;
- Agricultural land protection, by consolidating development rather than encouraging dispersed rural residential growth; and
- Public health and environmental protection, by reducing reliance on private wells and septic systems.

When considered holistically, the proposal advances the overarching intent of the PLUPs by promoting orderly, efficient, and sustainable development.

8.3.2 Summary of Provincial Comments and Developer Response

The below section looks at specific policies and concerns that were raised by the government departments and provides additional analysis and information on each section.

8.3.2.1 Agricultural Land Use

Provincial Comment:

The subject lands consist of Class 2 prime agricultural soils, are actively farmed, and are surrounded by agricultural designations. (PLUP 3.1.2 and PLUP 2.2.6)

Response:

The subject lands are bordered by Cooks Creek (east), PTH 44 (south) and existing developed rural residential development to the north and west. While the designations of the adjacent lands may be agricultural the nature of the surrounding land is residential. The below images of the assessment roles shows that the land to the north and west is fragmented into small acre residential lots. These lots contain single family dwellings serviced by individual wells and septic fields It also depicts the clear fragmentation between the 142 acre parcel of land proposed for re-designation and the agricultural lands to the east and south by Cooks Creek and PTH 44. Looking at the land use paints a different picture than the land use designations.



Map 9: Map showing surrounding land uses/ Assessment parcels



Map 10: Map showing surrounding land uses

While agricultural land protection is recognized, PLUP 2.2.6 allows for urban expansion onto prime agricultural land where servicing and land availability make it the most appropriate option. In this case servicing, adjacent land uses and availability of an unfragmented parcel of land that is isolated make this the most appropriate site:

- The development will be fully serviced with municipal sewer and

- water;
- The proposal is comprehensive and avoids fragmentation of agricultural parcels;
- Residential growth is consolidated within a defined area;
- Buffering (Cooks Creek to the east is a natural buffer) and design measures (incorporating green space into the design) can mitigate land use conflicts; and
- Surrounding large-lot residential development to the north and west is already placing pressure on adjacent agricultural lands. The redesignation represents a planned and strategic conversion consistent with the intent of the PLUPs.

8.3.2.2 Settlement Pattern and Location

Provincial Comment:

The subject lands are not contiguous with existing settlement areas and are located approximately two miles from the nearest fully serviced residential development. (PLUPs 2.1.1, 2.1.2, and 2.1.4)

Response:

The goal of PLUP 2.1 is to encourage planned, efficient, and compact development patterns, rather than to prohibit the establishment of new, comprehensively planned settlement areas where appropriate. The Provincial Land Use Policies emphasize orderly growth, infrastructure efficiency, and long-term sustainability, all of which are achieved through the proposed amendment.

First, the development is planned and comprehensive. While the subject lands are not directly contiguous with an existing serviced settlement area, the proposed development establishes a planned and coherent growth node, rather than contributing to incremental or piecemeal expansion. The lands are adjacent to existing established rural residential development.

PLUP 2.1 encourages planned and comprehensive development. The proposal is characterized by a unified planning framework, that ensures that residential growth occurs in a coordinated and orderly manner. Specifically, the development:

- Is planned at a neighbourhood scale, rather than through isolated lot-by-lot approvals;
- Will be implemented through a phased development approach,

- Provides a comprehensive subdivision layout, including coordinated road networks, servicing, green space and land use design.

This approach directly addresses the concerns raised by the province with the proposal not complying with PLUP 2.1.1 and 2.1.2 by avoiding inefficient and uncoordinated settlement patterns.

Second, the subject lands have a relationship to existing residential development. Although the lands are not contiguous with a major serviced settlement, the subject property is adjacent to existing large-lot residential uses that have an extensive internal transportation network. The surrounding development patterns demonstrate that residential growth pressure already exists in the area.

The proposed amendment provides an opportunity to manage and consolidate this growth pressure within a defined, serviced area, rather than allowing continued expansion through fragmented rural residential development. It also provides an opportunity for infill development.

Third, the development depicts servicing and infrastructure efficiency. The proposed development will be fully serviced with municipal water and sewer, eliminating the need for private wells and septic systems. This servicing approach:

- Supports public health and environmental protection;
- Protects the aquifer;
- Reduces the long-term risks associated with dispersed private servicing; and
- Aligns with PLUP objectives to promote efficient and sustainable infrastructure investment.

By directing growth into a serviced area, the amendment supports the orderly extension of municipal services and avoids inefficient, scattered infrastructure expansion.

Finally the development provides housing choice and community sustainability. The proposed development supports a diverse range of housing options, contributing to broader community objectives, including:

- Providing choice for residents within the municipality;
- Supporting aging in place by offering housing forms that allow residents to remain in the community as their needs change; and
- Creating a cohesive residential community with a clear identity and long-term viability.
- These outcomes align with the broader intent of the settlement policies to support complete and sustainable communities.

8.3.2.3 Summary

When assessed against the intent of PLUP 2.1, the proposed Development Plan Amendment:

- Avoids unplanned and inefficient settlement patterns;
- Encourages compact and clustered development;
- Establishes a planned and cohesive growth area;
- Consolidates residential development within a serviced framework;
- Responds to existing growth pressures; sustainable growth and financial accountability.

The applicant submits that the proposed amendment is consistent with the intent of the Provincial settlement pattern policies and represents sound land use planning.

8.3.2.4 Servicing and Infrastructure

Provincial Comment:

Concerns were raised regarding the length and location of the proposed municipal sewer and water extensions required to service the subject lands. (PLUP 1.3.1, 1.3.3, and 1.3.4)

Response:

The proposed servicing strategy is consistent with the intent and objectives of the Provincial Land Use Policies related to infrastructure planning, fiscal responsibility, and environmental protection.

The Provincial Land Use Policies do not prohibit the extension of municipal infrastructure where such extensions are planned,

efficient, and aligned with long-term growth objectives. Rather, PLUP 1.3 emphasizes that infrastructure investment should support orderly development, protect public health, and avoid unnecessary public costs. In this context, the proposed servicing approach demonstrates the following key principles:

Planned and Coordinated Infrastructure Investment

The proposed development will be serviced through a comprehensive, master-planned extension of municipal sewer and water, designed and constructed in advance of development. This approach ensures that infrastructure is:

- Properly engineered to municipal standards;
- Integrated into a coordinated subdivision and road network; and
- Sized and phased to align with anticipated development and long-term capacity.

This approach contrasts with incremental or reactive infrastructure extensions and supports orderly, predictable growth, consistent with PLUP 1.3.4.

Fiscal Responsibility and Cost Allocation

All required infrastructure extensions, including sewer and water, will be fully developer-funded, ensuring that:

- No unreasonable financial burden is placed on the Rural Municipality of St. Clements;
- Municipal taxpayers are not required to subsidize new development; and
- Infrastructure costs are appropriately borne by the benefiting development; and
- Development of services allows for service sharing and regional cooperation.

This funding model aligns with PLUP 1.3.3, which emphasizes cost-effective and fiscally responsible infrastructure planning.

Environmental and Public Considerations

From an environmental and public perspective, the proposed servicing strategy represents a more sustainable alternative to dispersed private servicing systems. Fully serviced development:

- Eliminates reliance on individual wells and septic systems;
- Reduces risks to groundwater quality;
- Supports consistent wastewater treatment and regulatory compliance; and

- Enhances long-term environmental protection.

By directing residential growth into a serviced area that is paid for by the developer, the proposal supports the intent of PLUP 1.3.4 to ensure that the development does not result in unexpected or unreasonable costs to the public. The servicing by municipal sewer and water allows for innovative design concepts that conserve land, reduces impact on agricultural land, and minimizes environmental impacts supporting PLUP 1.4. The design support public facilities and open green spaces that will provide a linkage along Cooks Creek (PLUP 1.4.2 and 1.4.3).

Strategic Growth Management

While the proposed sewer and water extensions are of notable length, they are associated with a single, comprehensive development area rather than multiple isolated extensions serving scattered parcels. This approach:

- Reduces long-term servicing inefficiencies;
- Avoids piecemeal infrastructure investment;
- Supports future planning certainty; and
- Establishes a defined serviced growth area that can accommodate residential development in an orderly manner.

In comparison, continued reliance on private servicing or fragmented extensions to serve individual parcels would result in less efficient land use patterns and increased long-term servicing challenges.

Summary

When assessed against the Provincial Land Use Policies as a whole, the proposed servicing and infrastructure strategy:

- Is planned, coordinated, and delivered in advance of development;
- Is fiscally responsible and fully developer-funded;
- Provides long-term environmental and public health benefits; and
- Supports orderly, sustainable growth consistent with provincial and municipal planning objectives.

The applicant submits that the servicing strategy appropriately addresses Provincial concerns and represents sound infrastructure planning in support of Development Plan Amendment By-law No. 294/25.

8.3.2.5 Drinking Water and Wastewater Management Plan

Provincial Comment:

An updated Drinking Water and Wastewater Management Plan is required. (The Planning Act, Section 62.2(1))

Response:

We acknowledge that a Drinking Water and Wastewater Management plan is required. As this requirement is procedural and can be addressed through a condition of approval. The absence of an updated plan at this stage does not undermine the land use planning rationale for the amendment. The Municipality has indicated that they are in the process of development the updated drinking water and wastewater management plan.

8.3.3 Redesignation of Additional Lands to Resource and Agriculture

As part of the review process, consideration was given to redesignating select lands from Agriculture Restricted to Resource and Agriculture. This approach was explored to provide assurance to the Province that the proposed redesignations would not result in a net loss of viable agricultural land.

In addition, opportunities to collaborate with adjacent landowners and the municipality were examined. While these lands are not included in the current proposal, a broader analysis identified a significant amount of land currently designated Agriculture Restricted or Settlement Area that is, in practice, undevelopable due to environmental constraints.

Specifically, properties identified as Agriculture Restricted being Roll Nos. 403100, 402350, 402425, 402427, 400600, 401000, 401300, 401200, and 401410—owned by either the RM of St. Clements or the Crown—totaling 207 acres that are undevelopable due to their proximity to the river and associated hazard lands. As a result, these lands are not suitable for development despite their current designation. Privately owned Roll 414450 totals 164 acres of land designated Agriculture Restricted that cannot be developed. Additionally rolls 442700 and 414500 that total more than 584 acres that are designated Settlement Area cannot be developed as they are low lying lands adjacent to the Red River.

While these parcels are not subject to redesignation under this by-law, their identification demonstrates that a considerable number of acres are effectively unavailable for development. This supports the conclusion that the proposed redesignation will not adversely impact the overall agricultural land base and, in effect, contributes to the protection of viable agricultural lands. It also shows that there are a considerable amount of acres that are designated Settlement Area that cannot be developed.

8.3.4 Conclusion

The developer submits that Development Plan Amendment By-law No. 294/25:

- Is generally consistent with the Provincial Land Use Policies;
- Reflects sound land use planning principles;
- Directs residential growth into a planned, serviced, and fiscally responsible form;
- Supports long-term infrastructure, environmental, and public health objectives; and
- The developer has shown an interest in working with the province and identifying land that cannot be developed for residential purposes.

8.4 Step 3: Complete the Redesignation

Complete the redesignation of the lands.

8.5 Step 4: Complete Engineering Studies

Conduct the engineering studies. Implement the findings of the studies on the design.

8.5 Step 5: Apply for rezoning

Once the Development Plan amendment has been given third reading a rezoning will need to occur that will zone the parcel to the appropriate zone.

8.6 Step 6: Apply for subdivision

Once the Development Plan amendment has been approved, a subdivision application will be submitted that will develop the parcel as is proposed in section 6.0 of this report.

9.0 CONCLUSION

The proposed redesignation is consistent with the intent and direction of the Provincial Land Use Policies, as it balances growth with the protection of agricultural resources while accounting for site-specific constraints. The identification of undevelopable lands within the existing Agriculture Restricted designation further demonstrates that the proposal will not result in a meaningful loss of viable agricultural land (see 8.3.3 and supply study).

The proposal is compatible with surrounding land uses and represents a logical and orderly extension of existing development patterns. Specifically, the redesignation of part of 10-13-5 EPM, west of Cooks Creek, to General Development Area provides an opportunity to introduce a rural residential option that is currently limited within the RM of St. Clements.

The supply and demand analysis clearly identifies an existing and growing demand for residential lots, with projections indicating continued pressure over the next 20 years. This is further supported by the broader, well-documented housing shortage across Manitoba and Canada, reinforcing the need to accommodate residential growth in appropriate locations.

The study demonstrates that the proposed redesignation complies with the Provincial Land Use Policies and is supported within the framework of the Red River Planning District Development Plan. While smaller lot residential development is technically permitted within the Agricultural Restricted Area, redesignation to General Development Area enables a more efficient and coordinated use of land.

Overall, the proposal supports responsible and forward-looking land use planning, aligns with provincial and regional policy, and contributes to addressing housing needs while maintaining the long-term sustainability of the agricultural land base.

10.0 APPENDIX A

Support from the Provincial Land Use Policies and the Development Plan

The proposed redesignation aligns with the Provincial Land Use Policies and the Policies contained in the Red River Planning District Development Plan. The Provincial Land Use Policies support the logical expansion of urban areas and the protection of agricultural land. The PLUPs also encourage compact, sustainable developments that are not wasteful of land. The Red River Planning District (RRPD) Development Plan currently allows for the development of the parcels into 4 acre parcels in the adjacent Restricted Agriculture designation. The proposed amendment allows for more compact development resulting in more efficient use of land and the preservation of a finite resource. The Red River Planning District Development Plan supports the preservation of land, the more efficient use of resources and the sustainable nature of the project. Overall, the proposed amendment from Resource and Agricultural to General Development Area allows for the provision of a residential typology that is currently not offered in the municipality, the logical expansion of surrounding 4-acre existing development, densifies growth, and complies with both the development plan and PLUPs.

THE PROVINCIAL LAND USE POLICIES

Guiding and protecting land use is both a provincial and municipal activity. The Provincial Land Use Policies (PLUPs) ensure that the Provinces interests in land and resources is maintained through a series of policy areas that protect resources, direct development, and ensure consistency across the province.

The PLUPs apply to all privately and municipally owned land. Any development plan amendment must comply with the PLUPs. This section reviews the re-designation of the 10-13-5EPM from Resource and Agriculture Area to General Development Area Area from the PLUPs lens.

Part 2 of the Provincial land use Policies note that sound land use development is long term, protects the public interest and is compatible. The proposed redesignation complies with this overarching vision of the PLUPs. The redesignation is long-term, in

Part 2 of the Provincial land use Policies note that sound land use development is long term, protects the public interest and is compatible. The proposed redesignation complies with this overarching vision of the PLUPs. The redesignation is long-term, in that it seeks to infill an area with logical growth and development by extending the existing road network east and south. Logically infilling an area that is adjacent to existing developed residential lands and separated from agricultural lands by PTH 44 and Cooks Creek. The amendment is supported by many surrounding landowners, many of whom would like to connect to the municipal services and infill existing residential lots. Finally the redesignation is compatible with the existing residential uses that surround the land proposed to be redesignated. The Provincial Land Use Policies seek to ensure that development is compatible. Cooks Creek Estates will create larger urban style serviced lots in a rural setting. This denser development is more sustainable and helps to preserve other agricultural land, by developing land that is not suitable for agricultural development due to adjacent land uses and lot configuration. It will also allow for the logical expansion of Residential areas and the provision of affordable housing and a housing option that is currently not available within the Municipality.

PLUP 1.1.1 & 1.1.2

PLUP 1.1.1 notes that planning must direct development to suitable areas and PLUP 1.1.2 notes that development should not happen on land that is not suitable for development. The parcels proposed for designation are surrounded by lots that are currently developed into 4-acre Agriculture Restricted Area lots. While these lots are designated Agriculture Restricted Area, the 4-acre residential development is more representative of a large-lot residential development than an agriculture parcels. The ortho photos (map 9) clearly show that the adjacent land is used for residential purposes not agriculture. The parcels proposed for redesignation are not subject to flooding or any other hazard. The area surrounding the land proposed for redesignation is not only fragmented but has many clusters of existing residential development. PTH 44 and Cooks Creek serve as natural separations between agriculture and residential lands. The redesignation allows for a compact development and follows existing natural boundaries. The proposed use is in keeping with the surrounding land uses to the west and north.

PLUP 1.2.1

PLUP 1.2.1 states that development must be compatible with surrounding land uses and with transportation systems. The proposed development is compatible with both the surrounding land uses and transportation systems. The area is adjacent to an existing developed Rural Residential development, the proposed layout mirrors the residential development to both the north and west. The parcel is bounded to the east and south by Cooks Creek and PTH 44. The highway and creek clearly delineate this parcel from the agricultural lands to the south and east. While the area to the north and west are designated Restricted Agriculture the land is already developed as a larger lot General Development Area. This being smaller residential lots. The type and style of surrounding land uses likewise validate the compatibility of the land use.

PLUP 1.2.2

The designation of land for non-resource related use should not be wasteful of land. The proposed development offers serviced lots. This more compact style of development increases the number of proposed lots (versus the 4 acre styles to the west and north) subsequently reducing the wastefulness of the land.

PLUP 1.2.3

PLUP 1.2.3 notes that land designated for non-resource related uses should be consistent with the rate of change. There has been huge growth and development within the RM of St. Clements. At the same time reports have shown the need for more housing – specifically affordable housing. The supply and demand section of this report shows the growth of the municipality as well as the demand for additional residential parcels. There is currently no land that provides for a serviced more compact General Development Area opportunity in the RM of St Clements.

PLUP 1.2.6

Rural residential and cottage development must be directed to land designated for that purpose. The intent of this designation is to appropriately designate the land rural residential to reflect the use and comply with PLUP 1.2.6. Designating the land as Restricted

Agriculture would allow the creation of 4-acre lots, or as has been approved within the RM of St Clements 2-acre lots. The intent of this amendment is to appropriately designate the residential land use.

PLUP 1.3.1

PLUP 1.3.1 notes that development should support the strategic and economical provision of accessible public services to meet current and projected needs. Wastewater services are in close proximity and can be extended to the development ensuring the strategic provision of public services. This will also allow for other developments to access services and encourage infill and densification. The development will assist in meeting both current and projected housing needs within the municipality, which are discussed below. Further the development builds off the existing road network.

PLUP 1.4.1

PLUP 1.4.1 notes that innovative design concepts should be used to promote conserving natural resources, minimizing conflict and preserving the natural landscape. The proposed redesignation reduces the General Development Area lot size to increase density, reduce the wastefulness of land and conserve resources. The development of the land into smaller lots is a more efficient use of land which reduces the demand for more lands for development in the future. It also uses resources and services more efficiently.

PLUP 2.1.1

PLUP 2.1.1 States that the emphasis of future development and growth should be on existing settlements areas where investments have already been made. As a priority, growth should be directed to urban centres that have appropriate public services to accommodate future development and growth. Land uses surrounding the area proposed to be re-designated are developed into 4 acre lots served by an internal road network. While the area is designated restricted agriculture, the type and style of development is more reflective of General Development Area. Designating the land General Development Area extends an existing residential development and allows for the infill and densification of an existing developed area. There are existing

services that run close to the property and can service the lots. Further the existing road network shows that there is a logical extension from the adjacent street network.

PLUP 2.1.2

PLUP 2.1.2 states that growth and development within settlement areas should occur in a planned and contiguous manner that emphasizes compact form. This development style and pattern extend residential development and utilize the extend the road network. Showing the contiguous manner and compact form.

PLUP 2.1.3

To enable the planned expansion of settlement areas, lands additional to those designated for the settlement area may be identified as areas for new growth. New growth areas must be located adjacent to compatible, existing development. The proposed designation extends a developed area. In the last development plan review this entire section was proposed to be designated general development.

PLUP 2.3.1

PLUP 2.3.1 notes that new General Development Area must be designated and planned in a way that preserves the rural character. The redesignation preserves the natural features and is larger than land in urban centres but it is not wasteful. The proposed redesignation would help plan and preserve the natural and rural character of the area by providing larger lots which are similar in nature to the lots west of the development. These lots are distinct from urban areas based on their size, shape, and location.

PLUP 2.3.2

The redesignation complies with PLUP 2.3.2 as it would not interfere with the expansion of the urban centre or resource related uses.

THE RED RIVER PLANNING DISTRICT DEVELOPMENT PLAN

The Red River Planning District (RRPD) Development Plan guides growth and development within the Planning District, which includes the RM of St Clements. The current RRPD development plan, by-law 272-19, was adopted in August of 2020. It seeks to direct growth to appropriate areas, and ensure the efficient, sustainable use of land. This amendment seeks to accomplish both of these goals. It directs residential growth in an area that is not suitable for agriculture due to the surrounding land uses. It also seeks to direct growth to an area that is appropriate for residential development. It seeks to promote the sustainable and efficient use of land through compact development.

Support for the redesignation is found throughout the Planning Districts Development Plan. While there are many objectives and policies throughout the development plan that support this redesignation a few of the key objectives and policies are highlighted below.

Section 1

Section 1 of the plan identifies the overall objectives of the Development Plan. The proposed redesignation complies with many of the objectives as it infills an area that is already developed with residential uses and is not appropriate for agriculture due to adjacent land uses and the constraints and configuration of the lots. It intensifies the use of the land by creating smaller residential lots serviced by sewer instead of 2 acre or 4 acre lots serviced by on-site wastewater management systems.

Objective 1.2

Objective 1.2 "Encourage land development in a manner that is consistent with the Provincial Planning Regulation and the principles of sustainable development." The redesignation meets this objective as it infills and allows for the logical development of the area. Further, the lots are smaller and serviced which preserves land while encouraging sustainable development of the area. This has been explored in greater detail in the section above.

Objective 1.2

Objective 1.2 "To encourage development that protects transportation corridors and enhances nodal based public transportation." The proposed development will expand on the existing road network by extending the internal roads to allow for the logical infill on land that has a nodal based public transportation system.

Objective 1.2

Objective 1.2 states that development "will promote orderly growth." The redesignation promotes orderly growth through the style and type of development proposed. The development extends existing roads, promotes connection between the land to the

north and the south and maximizes the use of the land by having smaller lots. The proposed development infills the area, as the development logically extends an existing residential development and will create future connectivity and connection in the area. The development is harmonious with the surrounding area and is not subject to risks from natural hazards. The development does not involve any aggregate extraction areas and does not negatively impact existing infrastructure and is cost effective.

The proposed redesignation complies with the policies and objectives of Section 2.0, Sustainable and Regional Development. The development is an efficient and effective use of land. The Development promotes compact urban development with smaller serviced residential lots versus the 4 acre lot provided for in the Restricted Agriculture Area. Reducing the lot size allows for more compact development and maximizes the use of the land. It extends the future road network by increasing the number of lots using the road. The development and redesignation are being done to provide for smaller residential lots which are a viable alternative to the 2 acre or 4 acre residential lot. This promotes a variety of housing options versus what is typically promoted on the larger lots. The compact development supports a more sustainable use of the land by decreasing the footprint and maximizing the use of the land. The redesignation is being done to more effectively and efficiently utilize the land.

The proposed development complies with the policies and objective of Section 3.0 Resources, Services, and Infrastructure. The development does not create conflicts with airports. It provides safe, efficient, and integrated transportation connections. The area is protected from hazards.

Section 4.0 of the Development Plan is the land use designations.

Section 4.3 pertains to areas designated General Development Area.

The objectives identify the intent of the area which is to provide an alternative urban lifestyle option. Objective 4.6a, indicates that General Development Area promote the orderly development that will not restrict growth but ensure the optimization of resources. The proposed development optimizes the use of land by offering compact serviced lots. The development ensures the

compatible and efficient use of land, as is noted in objective 4.6.b. The amendment and proposed development are in keeping with objective 4.6.e as growth is directed to one side of the highway to limit cross highway traffic.

Policy 4.6.1

Policy 4.6.1 plans for Urban land uses that are compatible and minimize conflict. The proposed development is compatible with the surrounding residential land uses. Many adjacent land owners are interested in connecting to services and infilling the area.

Policy 4.6.3

Allow for infill to improve municipal services such as piped water and wastewater service. As the parcel will be serviced this will allow improvements to municipal services.

Policy 4.6.4

Policy 4.6.4 directs growth to one side of a highway. As proposed developing this site would concentrate development on one side of the highway.

Other Policies in section 4:

- Provides a range of housing options and reduces reliance on automobiles,
- Development incorporates trails and parks and recreational facilities,
- There is demand,
- The development is not wasteful of land
- The lots have frontage along a public road
- Create lots that reflect the rural character,
- That there is demand (see supply and demand),
- Development that is not wasteful of land
- Lands not subject to flooding
- Developments with frontage along all-weather roads
- Linkages with existing transportation network
- Adequately serviced
- Adequate drainage,
- Development that can accommodate municipal services, and

- Development that is compatible with adjacent land uses.

The parcels proposed for redesignation are compatible with the surrounding land uses. There is demand for additional residential development in the RM of St Clements, the area is not subject to flooding. The proposed development includes the extension of the existing road network and creation of all-weather public roads. The development can handle municipal services and is compatible.

Overall the proposed amendments are consistent with the objectives and policies identified in the RRPD Development Plan.

Appendix B: Business Case

Cooks Creek Estates General Development Proposal

Cooks Creek Estates is a proposed master-planned residential community by 10205680 Manitoba, located within the Rural Municipality of St. Clements. The project envisions the transformation of approximately 145 acres of land—currently designated Resource and Agriculture—into a serviced, single-family residential neighbourhood within the General Development designation of the Red River Planning District (RRPD) Development Plan.

The plan establishes a complete community framework offering approximately 140 fully serviced residential lots, complemented by parks, stormwater retention areas, and an interconnected trail system. The development embodies the Province’s vision for sustainable, well-serviced growth, providing country living with modern infrastructure while preserving the natural landscape and rural character that define St. Clements.

Vision and Purpose

Cooks Creek Estates will create a cohesive, livable, and sustainable neighbourhood that:

- Integrates municipal sewer and water servicing to enhance environmental protection and long-term infrastructure efficiency.
- Provides affordable, attainable homeownership opportunities for local residents and newcomers.
- Encourages healthy lifestyles through active-transportation routes, parks, and recreational spaces.
- Supports the RM of St. Clements’ vision of responsible growth, by maximizing existing infrastructure and transportation corridors.

This proposal seeks to redesignate the lands from Resource and Agriculture to General Development and rezone them to permit the establishment of a fully serviced, low-density residential subdivision consistent with both the Red River Planning District Development Plan By-law 272-19 and Manitoba’s Provincial Land Use Policies (PLUP).

Infrastructure and Servicing

The development will extend municipal water and wastewater systems from East Selkirk, in partnership with the RM. Preliminary engineering by JR Cousins Consultants Ltd. confirms that servicing extension is feasible, and capacity exists within the municipal systems. This strategic infrastructure investment will:

- Support not only Cooks Creek Estates but also enable future infill and growth in adjacent areas.
- Promote cost-effective municipal expansion aligned with St. Clements' long-term asset-management strategy.
- Encourage sustainable use of municipal resources while reducing the need for on-site septic systems.

Community and Economic Benefits

- A range of lot sizes to attract diverse households.
- Significant increase in municipal assessment and tax base, improving fiscal sustainability.
- Public amenities and open-space network that support active living and enhance community identity.
- Logical, contiguous growth pattern that compliments existing four-acre developments to the west and north.
- Strategic location near Provincial Trunk Highways 44 and 59, offering excellent regional access to employment, education, and services.

Policy Alignment Matrix

Policy Framework | Key Objectives | Alignment of Cooks Creek Estates

- Provincial Land Use Policies (PLUP) Promote sustainable, compact growth that optimizes land and infrastructure use (PLUP 1.2.2, 2.1.1).
- The development introduces a compact, serviced residential form that efficiently uses land and existing infrastructure.
- Support compatible land uses and logical expansion adjacent to existing development (PLUP 1.2.1, 2.1.3) The site is contiguous with existing residential areas and bounded by PTH 44 and Cooks Creek, creating clear, natural limits to development.
- Encourage housing diversity and affordability to meet provincial demand (PLUP 1.3.1).
- The additional residential lots address Manitoba's housing supply gap

- while maintaining rural character.
- Aligns with the RRPD Development Plan By-law 272-19 to ensure efficient, sustainable use of land; promote orderly growth (Sections 1 & 2).
- The project extends municipal services in an orderly manner and infills a logical growth corridor.
- Supports compact serviced residential nodes within General Development areas.
- The redesignation enables a serviced residential node consistent with the RRPD's growth strategy.
- RM of St. Clements Policy Objectives Balance growth with environmental stewardship and infrastructure efficiency
- Incorporates stormwater retention, green buffers, and phased servicing.
- Strengthen local housing supply and attract investment.
- Provides new housing inventory, stimulates construction employment, and expands assessment revenue.
- Maintain the municipality's rural identity | Retains green corridors and open spaces, reflecting the rural landscape and community values.

The proposal aligns with:

- Provincial Land Use Policies (PLUP) – through compact, sustainable, serviced rural growth;
- Red River Planning District Development Plan – supporting logical, contiguous expansion of residential development west of Cooks Creek;
- Municipal Housing Needs Assessment (2023) – addressing an urgent need for new serviced residential lots within St. Clements.

10205680 Manitoba is committed to working collaboratively with the RM of St. Clements to implement a cost-sharing program for extending sewer and water services from East Selkirk. This infrastructure investment will not only service Cooks Creek Estates but will also enable future growth and infill development in the surrounding area, maximizing municipal value.

supply and infrastructure efficiently, while preserving the rural character that defines the RM of St. Clements.

Conclusion

Cooks Creek Estates is a proposed master-planned, multi-use complete community by 10205680 Manitoba, located within the Rural Municipality of St. Clements. The development will provide a balanced mix of serviced General Development Area lots, housing, cottage sites, and community recreation amenities, designed to address Manitoba's growing housing demand while maintaining the area's natural character and country lifestyle.

Cooks Creek Estates represents a forward-looking, fiscally responsible, community-oriented growth opportunity that aligns local aspirations with provincial policy direction. By redesignating the land to General Development, the RM of St. Clements positions itself to deliver new housing supply, modern infrastructure, and sustainable growth while protecting the rural character that defines its identity.

This proposal stands as a model for efficient rural expansion—a complete, serviced neighbourhood that leverages existing municipal systems, supports Manitoba's housing goals, and establishes a long-term framework for orderly, environmentally conscious development within the region.

The project envisions the transformation of approximately 145 acres of land, currently designated Resource and Agriculture, into a serviced General Development Area neighbourhood that integrates piped sewer, water, and paved road infrastructure. The proposed redesignation and rezoning will allow the creation of serviced residential lots, cottage lands, and parks, trails, lake and sports areas, including a community centre and storm water retention lake designed for dual use as a recreational and environmental feature.

This initiative directly supports the Province of Manitoba's Housing and Land Use Policy Framework, contributing to housing affordability, land efficiency, and sustainable growth. The development provides a unique opportunity for country living with modern services, offering residents the benefits of rural space and community engagement while maximizing the efficient use of municipal infrastructure

Appendix C

Letter of intent from JR Cousins



October 8, 2025

Jeff DiNella
Senior Development Review Technologist
Manitoba Transportation and Infrastructure
1420 – 215 Garry Street
Winnipeg, MB R3C 3P3

Via Email

G-887.02

Dear J. DiNella,


Re: PTH 44 Subdivision – Letter to Manitoba Transportation and Infrastructure

A residential subdivision (approximately 130 acres) is proposed to be subdivided along PTH 44 across from Road 28E, to the west of Cooks Creek. The proposed subdivision is in the land re-zoning phase. As part of the subdivision's conditional approval, it is understood that a traffic impact study will be required to analyze the impacts on PTH 44, Pioneer Road (Road 27 E) and the existing service road as a result of the subdivision.

The developer is intending to engage JRCC to prepare the traffic impact study, and will complete any intersection upgrades recommended in the traffic impact study.

Sincerely,

JR Cousin Consultants Ltd.


Matt Fisher, P. Eng.
Senior Municipal Engineer



Appendix D

Letter from the RM



May 5, 2026

10205680 Manitoba Limited
Cook's Creek Estates

To whom it may concern,

On behalf of the administration of the Rural Municipality of St. Clements, thank you for your recent presentation and for submitting the supporting materials related to the proposed Cook's Creek Estates development. The time and effort invested in outlining the vision, planning considerations, and long-term objectives of this project were both informative and appreciated.

Administration has completed an initial review of the concept report and supporting submission materials, including the proposed land use framework, servicing considerations, and planning rationale. Based on this review, administration is pleased to advise that the proposal appears to be generally consistent with the Municipality's long-range growth objectives and the intent of orderly, comprehensively planned, and serviced residential development.

Administration notes several encouraging aspects of the proposal, including the focus on single-family residential dwellings, the staged and coordinated approach to land development, and the integration of servicing and infrastructure considerations that reflect sound planning practice. We are also encouraged by the emphasis on fostering a cohesive community environment that promotes a high quality of life, a sense of belonging, and overall well-being for future residents, values that strongly reflect the Municipality's identity and vision as "The Place to Be."

Furthermore, administration recognizes that a development of this scale and character has the capacity to attract new residents to the Rural Municipality of St. Clements, thereby strengthening our local economy. Increased residential growth can support existing businesses, encourage new commercial opportunities, and enhance the long-term viability of local services and infrastructure.

On the basis of the concept and planning merit currently before administration, we are supportive of the continued advancement of this proposal into the formal planning review process. Administration's position reflects the information provided to date and is intended to encourage the applicant to proceed with the preparation of a formal application. It does not constitute a recommendation in respect of any future statutory application, nor does it prejudice or predetermine the outcome of any required regulatory process.

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

www.rmofstclements.com



Any future application will be subject to the full statutory review process as prescribed under the Planning Act, including technical review, public notice, a public hearing, and formal consideration and decision by Council. Administration is committed to working constructively with you throughout this process to support a development outcome that is well-designed, appropriately serviced, and of lasting benefit to the broader community.

We wish you every success as you move forward with this initiative and look forward to the opportunities it will bring.

Sincerely,

Deepak Joshi

Chief Administrative Officer

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
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Email: info@rmofstclements.com

www.rmofstclements.com

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RED RIVER PLANNING DISTRICT

BY-LAW NO. 294 / 2025

BEING a By-law of the Red River Planning District Board to amend the *Red River Planning District Development Plan By-law No. 272 / 2019*, as amended;

WHEREAS Section 56 of *The Planning Act* provides that a Development Plan By-law may be amended in accordance with the *Act*;

NOW THEREFORE the Board of the Red River Planning District, in a meeting duly assembled, enacts as follows:

1. That the Development Plan *RRPD Land Use Designation Map 4 (R.M. of St. Clements) and Map 4A (Floodway and Area)* attached to and being part of the *Red River Planning District Development Plan By-law No. 272 / 2019*, is amended by re- designating:

**LOT 2 PLAN 72775 WLTO
 EXC ALL THAT PORTION THEREOF WHICH MAY BE
 REQUIRED FOR RIGHT-OF-WAY AND STATION
 GROUNDS OF THE CANADIAN PACIFIC RAILWAY
 IN SE ¼ 10-13-5 EPM
 (CT# 3321253/1)
 (Roll # 252250.000)**

AND

**THE S ½ OF THE SE ¼ OF SECTION 10-13-5 EPM
 EXC FIRSTLY: THE ELY 1320 FEET PERP
 AND SECONDLY: ALL THAT PORTION THEREOF
 WHICH MAY BE REQUIRED FOR THE RIGHT-OF-WAY
 OR STATION GROUNDS OF THE CANADIAN PACIFIC
 RAILWAY
 (CT# 3326435/1)
 (Roll # 252350.000)**

AND

**THE N ½ OF THE SE ¼ OF SECTION 10-13-5 EPM
 EXC: THAT PORTION WHICH MAY BE REQUIRED FOR
 THE RIGHT-OF-WAY OF STATION GROUNDS OF THE
 CANADIAN PACIFIC RAILWAY
 (CT# 3326436/1)
 (Roll # 252200.000)**

in the RM of St. Clements

As illustrated on Schedule ‘A’ of this by-law

From: Resource and Agriculture

To: General Development

DONE AND PASSED by the Board of the Red River Planning District assembled in the _____ in the Province of Manitoba this _____ day of _____ A.D. 2025.

READ A FIRST TIME THIS _____ day of _____ A.D. 2025.

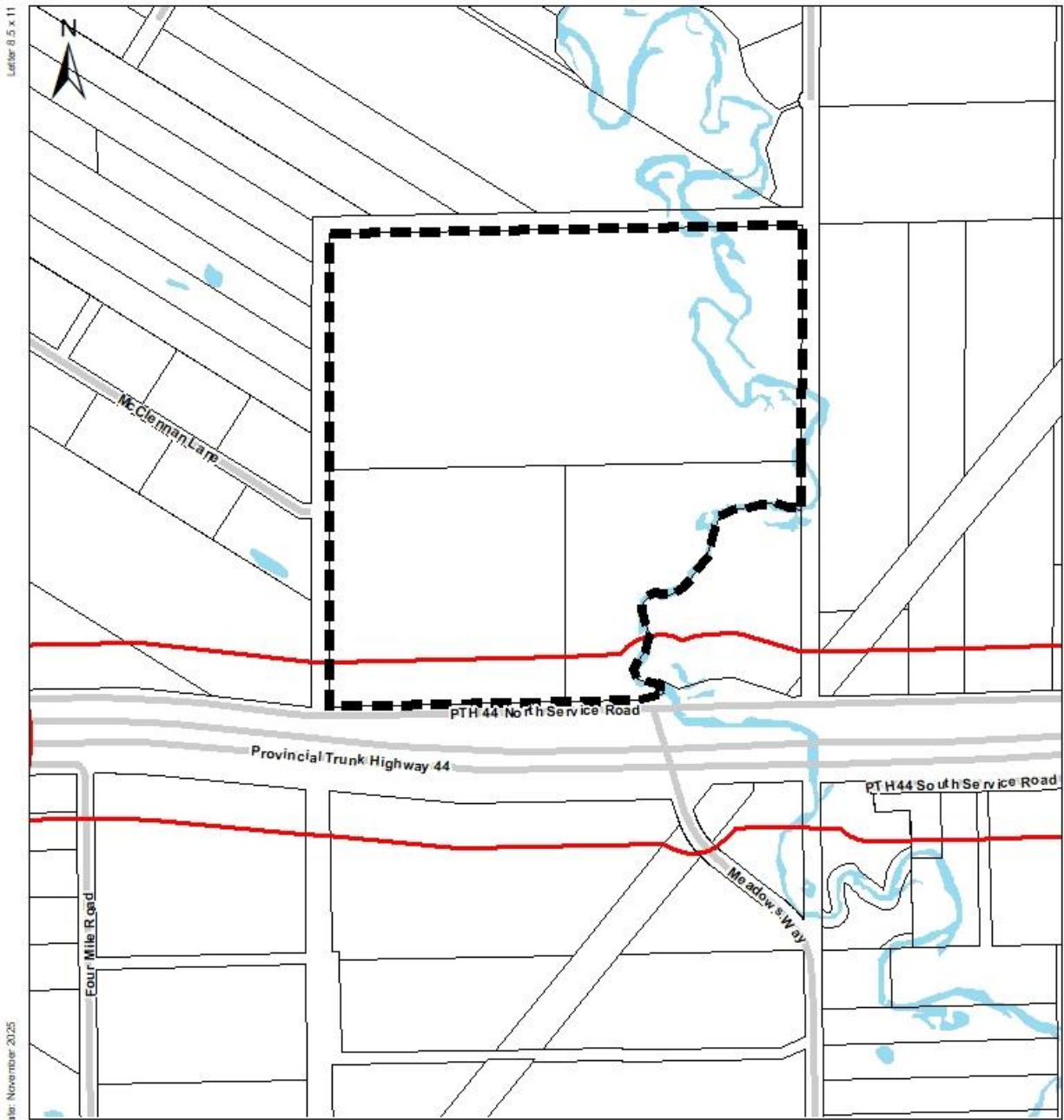
READ A SECOND TIME THIS _____ day of _____ A.D. 2025.

READ A THIRD TIME THIS _____ day of _____ A.D. 2025.

Chair

Executive Director

Schedule 'A'
Location Map / Proposed Amendment



Letter 8.5 x 11






Date: November 2025


Schedule "A"

Development Plan 294/25
 Roll # 252200, 252350, and 252250, RM of St. Clements

Development Plan No. 272/19, as ammended
FROM: "RA" Resource and Agriculture TO: "GD" General Development

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

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





Beau-Head Pride Celebration

**Join Eastman Pride for a
community walk and picnic!**

**Sunday, June 28, 2026 at 1pm
South End Playground, Beausejour**

**Barbecue picnic with music,
performers, and special guests**



From: Kathy M <kmajowski81@gmail.com>
Sent: Monday, May 25, 2026 7:42 PM
Subject: Invitation to Share Greeting at the 2026 Beau-Head Pride Celebration

Dear Members of Council,

On behalf of Eastman Pride, I would like to extend an invitation to the RM of Brokenhead Council to attend the Beau-Head Pride celebration, taking place on Sunday, June 28 at 1:00 pm at the South End Playground in Beausejour. We would welcome the opportunity for a representative from Council to share greetings with participants at this year's event.

This year's Pride celebration will build on last year's successful event, bringing community members together in a spirit of celebration, inclusion, and visibility. Participants will gather for an afternoon of community connection, featuring music, speakers, supportive organizations, and opportunities to celebrate the diversity that strengthens our region.

We understand that schedules can be busy, particularly during the summer season, but we sincerely hope that a member of Council may be able to attend and bring greetings on behalf of the RM this year. Representation and visible support from community leaders can make a meaningful difference for 2SLGBTQIA+ residents, families, and allies in our region.

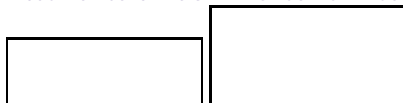
I would be happy to answer any questions you may have about Eastman Pride or the event.

Thank you for your time and consideration, please see attached for the event poster.

Sincerely,

Kathy Majowski, RNBN
Pronouns: She/Her ([Why this matters](#))

Proud Member of the CNPEA & Eastman Pride



Acknowledgement that I work and live on the traditional territory of Anishinaabeg, Nehiyawak, Oji-Cree, Dakota, and Dene Peoples,

and in the heart of the Red River Métis Nation. I respect the Treaties

that were made on these territories and dedicate myself to moving

forward in a spirit of reconciliation and collaboration.

From: Starr Harder <admin@northeastred.ca>
Sent: Monday, May 25, 2026 4:12 PM
Subject: NRWD Board Meeting April 15,2026

Good afternoon municipal partners,
Please find attached a link to the passed minutes of Northeast Red Watershed April 15, 2026 Board meeting.

[NRWD 2026-04 MINUTES April 15 2026.pdf](#)

The next scheduled meeting for the Northeast Red Watershed District is Wednesday June 24th at 9am.

Thank you,

Starr Harder | Northeast Red Watershed District

66156 Pineridge Road Sunnyside, MB

Ph. 204 777-2223

NORTHEAST RED WATERSHED DISTRICT

66156 Pineridge Road, Sunnyside, MB R5R 0G9

204-777-2223 admin@northeastred.ca**Virtual Board Meeting 2026-04****April 15, 2026**

PRESENT Verner Johnson– NRWD Board Chairperson, Provincial Appointee
 BOARD Scott Spicer – NRWD Board Vice Chairperson, Red River S.D. Chair
 Elwood Lamont – Lower Cooks Creek S.D. Chair
 Greg Mandzuk – Catfish Creek/ Gull Lake
 Jack Kowalchuk – Devils Creek S.D. Vice Chair
 Brad Ingles – Upper Cooks Creek S.D. Chair

REGRETS Edgar Scheurer – Carrs Creek/Lower Seine
 Russ Gawluk – Brokenhead, S.D. Chair
 Natasha Lapiere – Brokenhead, S.D. Vice Chair

STAFF Ana Isabela Landivar- Manager
 Starr Harder – Administrator
 Julie Litke – PWCP Coordinator
 Makayla Baldwin- Program Coordinator

GUEST Rene Bravo, Provincial Watershed Planner
 Bob Austman, MB Woodlot Association delegation

Meeting called to order at 9:01 a.m.

1. Adoption of Agenda**Resolution No. 2026-21**

BE IT RESOLVED the board approves the agenda with the addition of IN CAMERA discussion for HR item 3.6.

Moved: Jack Kowalchuk**Second:** Scott Spicer**CARRIED****2. Adoption of Minutes**

2.1. Approval of NRWD Board Meeting 2026-03 Minutes March 25th, 2026.

Resolution No. 2026-22

BE IT RESOLVED the board approves the minutes Northeast Red Watershed District Meeting 2026-3 Minutes of March 25, 2026, approved as amended.

Moved: Elwood Lamont**Second:** Greg Mandzuk**CARRIED****3. Financial**

3.1. Approval of financials reconciled to March 31, 2026.

NORTHEAST RED WATERSHED DISTRICT

66156 Pineridge Road, Sunnyside, MB R5R 0G9
204-777-2223 admin@northeastred.ca

Resolution No. 2026-23

BE IT RESOLVED the board approves the monthly financials reconciled to March 31, 2026.

Moved: Brad Ingles

Second: Jack Kowalchuk

CARRIED

3.2. Final Budget for the Year Q4 Report 2025-26**3.3. Activities Report****Resolution No. 2026-24**

BE IT RESOLVED the Board approves the 2025-2026 Final Budget Q4 and activities report as presented.

Moved: Greg Mandzuk

Second: Elwood Lamont

CARRIED

3.4. Final Budget 2026-27**Resolution No. 2026-25**

BE IT RESOLVED the Board approves the 2026-2027 final budget as presented.

Moved: Scott Spicer

Second: Jack Kowalchuk

CARRIED

3.5. Carry-Over**Resolution No. 2026- 26**

BE IT RESOLVED the Board approves the updated 2025-2026 carryover in the amount of \$454,746.

Moved: Elwood Lamont

Second: Scott Spicer

CARRIED

3.6. HR Discussion

Motion to go IN CAMERA at 9:14 a.m.

Moved: Brad Ingles

Second: Greg Mandzuk

Program Coordinators and Administrator depart.

Motion to remove IN CAMERA 9:30am

Moved: Brad Ingles

Second: Greg Mandzuk

Program Coordinators and Administrator return.

4. Reports**4.1. NRWD Chair Report****4.2. NRWD Staff Report**, as provided

Outreach, visit Brokenhead First Nation and extend invitation to our office.

NORTHEAST RED WATERSHED DISTRICT

66156 Pineridge Road, Sunnyside, MB R5R 0G9

204-777-2223 admin@northeastred.ca

4.3. Sub-District Committee Roundtable

Upper Cooks, none

Lower Cooks, Elwood Lamont, spring runoff going well

Carrs Creek/Lower Seine, Brad Ingles, inquiry about 1313A. Manager has plans with Manager of SRRWD and contractors to be set for construction at the end of April.

Brokenhead- none

Devils Creek, Jack Kowalchuk, considering tour but water levels are down. Subdistrict meeting April 17th at RM of Brokenhead office.

Catfish Creek/Gull Lake-Greg Mandzuk, forwarded acreage question to CAO of Lac du Bonnet. Reynolds responded yesterday, waiting for response from Lac du Bonnet.

Red River- Scott Spicer, good spring, a few frozen culverts. Small ice jam N. of #4 bridge, expected to clear imminently with good weather. Spring tour difficult due to scheduling, delayed until May at soonest.

4.4. Infrastructure Committee Report, as presented.

Meeting held April 1, report attached.

Boundary road license (partnering with RM of St Clements) approved, arrived two weeks. RM of St Clements leading project.

4.5. Programming Report, as presented.

PWCP numbers will continue to be updated for next meeting, Conservation amounts shown are complete year end amounts. Report for 2026-2027 as presented. PWCP is ongoing until end of June. Program coordinator must have the PWCP year wrapped up for end of July.

4.6. MAW Report – met on April 13th, MAW in a good financial position, investing in rolling over 1yr,2yr,3yr GIC. Will now develop a policy for the use of interest earned. Considering adding Electronic Funds Transfer for receipt of charitable donations because of demand. Envirothon started yesterday, donation budget to help run Envirothon was \$20,000, and received \$24,000. Katharine Cherewyk, Executive Director of Agriculture in classroom spoke to Board. Requested copy of slideshow and list of schools they are working with, more information to follow.

MAW Conference made \$42,000 last year, save the date is imminent.

Working on preserving the history of provincial drainage and conservation with old LGD (drainage and land use guidelines) to ensure information is available in the future. If Winnipeg River pulls together, Alexander is one of the old LGD's. Working on budget, updating strategic plan. Armand reported managers meeting RRBC has a soils program coming to Canada from the U.S.

NORTHEAST RED WATERSHED DISTRICT

66156 Pineridge Road, Sunnyside, MB R5R 0G9

204-777-2223 admin@northeastred.ca

Discussion around what it would look like, available funds and if the WD's could manage the program, very preliminary. Discussed market review and succession planning.

Agriculture Agrifoods Canada completed audit of years 2022-2023, MAW managed program for both Saskatchewan and Manitoba, \$15 million program over the two years. Questions about \$70,000 of funding, an excellent result.

Assiniboine West has sent out a letter about liability for landowners and the board reviewed and took no action.

4.7. Provincial Update, April report included highlight budgets for 2026.

Manager received confirmation of the new Winnipeg Water District for next fiscal year. Invitations were sent to municipalities.

Scott Spicer departs at 10:00am

5. Old business

5.1 Manitoba Woodlot Association 10:00 a.m.

Bob Austman provided a power point presentation. Former Educator of MB model forest, associated with International Forest Alliance which promotes small scale forestry.

Their goal is to encourage Government creation of policies that help people better manage their forests, ensure woodlot owners know about best practices.

Watershed Districts and Woodlot association have an overlap in goals and benefits of well managed forest extend to District IWMP. When they meet with landowners, they set up Resource Management Plan (RMP), walk and talk with landowner. Rank priorities, conduct resource assessment, full scale inventory, timbre (stage of maturity, decline, disease, age). Connect landowner with various resources to help landowner manage property, not just at landscape level. Interested in partnership with WD, would include Forestry Stewardship Council (FSC). Habitat, water filtration and carbon sequestration are all benefits of well managed woodlands.

Manager proposes consideration of partnership governance model as an extension of our program for members with woodlot.

Where are the woodlots in NRWD, mostly in the Southeast, Red River Valley and Central Interlake. Diagonal line from Neepawa to southeast of Sprague you see majority of woodlots in Manitoba.

NORTHEAST RED WATERSHED DISTRICT

66156 Pineridge Road, Sunnyside, MB R5R 0G9
204-777-2223 admin@northeastred.ca

Chair suggests presenting to Manitoba Association of Watersheds and attending MAW Conference in Brandon at the beginning of December.

The association is waiting on word from the Forest Stewardship Council for funding. Proposal written for \$100,000 to get things started, should hear by June.

Greg Mandzuk commented Lac du Bonnet has woodlots that may participate. EMO of Lac du Bonnet (John Fleming) would be interested in all programs related to forest fire prevention. Suggest Bob reach out to various RM's EMO coordinators as climate issues are of increasing concern.

Manager inquired if we could consider funding to support individual landowners interested in the Woodlot management plan. Watershed could advertise program, coordinate their eligibility and connect local landowners with Woodlot Association.

5.2 Board Internal Control Questionnaire

Reviewed and ready to return to Sensus as completed.

6. New Business

6.1. Well Water Testing Program, as provided

a) Partnership Agreement

Discussion on approval from the Province to proceed with the partnership agreement. Manager reviewed Watershed Act to align and support the essence of the agreement.

Lac du Bonnet requests Watershed Planner to get an explanation from the Province about the inability to provide PWCP programming outside the boundaries. Watershed Planner to inquire about the section of policy 1.7 mentioned by himself, regarding the statement that PWCP is unapplicable to deliver outside boundaries. Chair also requests to provide proof that this policy refers to Federal money. Province will not provide a letter of support towards this.

Staff highlights that the Province should work towards maintaining good relations with RMs. Is Province considering the jeopardized relationship of RM with the Watershed district?

What is the cost to these RM's of joining district? Province doesn't have that information.

NORTHEAST RED WATERSHED DISTRICT

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204-777-2223 admin@northeastred.ca

Brad reminds Watershed Planner that cost is prohibitive to some of these smaller RMs.

Greg provides reminder of the flawed original district formation for Reynolds with small population in current subdistrict. All producers in the province should be able to apply for the same program.

Request Watershed Planner to return with response for May 20th meeting.

Manager shared the Watersheds Act; it appears we can work outside our boundaries if board agrees.

Watershed Planner raises the question of extending program outside district border without additional levy, how will this impact the other districts. If the board agrees it is a board decision.

Manager affirms that financials of the District are not a problem to provide additional programming to the other side of Reynolds and Lac du Bonnet. The Board agrees to delivering outside boundaries.

Jack Kowalchuk departs 11:03pm

7. Information and Correspondence

7.1. MAW Tour

7.2. Landowner Liability IMWD Letter

Request policy change province wide to remove landowners' liability over Watershed Districts projects. Board supports Manager drafting a letter for review by email before sending it to IMWD.

7.3. CAWD Wage Review

Proposal to sharing wages across all District, hiring a consultant to review. Board prefers to suggest a committee from HR departments across Watershed Districts share results with MAW to limit unnecessary cost. Manager to inform Central Assiniboine Watershed District and MAW.

8. Adjourned at 11:16am Moved by Brad Ingles

8.1. Next meeting: Wednesday, May 20th, 2026

Verner Johnson -Chairperson

Starr Harder-Administrator

From: Sofia Lima <SLima@ierha.ca>
Sent: Tuesday, June 2, 2026 2:06 PM
Subject: 2026 Resident Retreat Planning

Hello everyone,

Thank you to those who attended the meeting last Tuesday from 11:30 a.m. to 12:00 p.m. I wanted to provide a summary of what was discussed and outline the next steps as we continue planning for the 2026 Resident Retreat.

Booth Layout

It was determined that we will have three booths positioned next to each other:

- Beausejour has already purchased a booth and will occupy one space.
- IERHA will have the booth in the middle.
- The third booth/table will be shared by all other participating communities that wish to be involved.

Grand Prize

We discussed creating a regional grand prize that showcases the unique experiences our communities have to offer. The idea is to build a "trip around the region" by combining activities from participating communities.

To move this forward, we are asking each participating community to identify **one activity or experience** that highlights their community. If you could provide your suggestion by our next meeting (to be scheduled during the week of June 15), that would be greatly appreciated.

The RHA has indicated that they may be able to assist with accommodation costs to help package the prize together.

Passport of the Region

We also discussed creating a "Passport of the Region" activity for the retreat attendees. The concept would have each community provide one question that residents can ask at the booth to learn more about the community and encourage meaningful conversations. If each community can have their question prepared for our next meeting that would be great!

Initially, the idea was that participants would need to visit every community booth and answer all questions to qualify for the grand prize draw. However, after the meeting, I spoke with Pam and we discussed potential concerns regarding traffic flow and wait times. Requiring attendees to complete every question may create bottlenecks and reduce the number of people we are able to engage.

As an alternative, we suggest requiring participants to have **3 out of 6 questions answered** (of course this will be changed to reflect the number of communities participating and how many we think they should answer) to qualify for the grand prize entry. Attendees would still be welcome to continue visiting additional communities if they wish, while helping maintain a smoother flow through the booth area.

Promotional Materials and Merchandise

We also need to determine what promotional items and merchandise we would like to have available at the table.

One idea discussed was creating a **collective regional merchandise bag** that includes information from all participating communities. We agreed that community information should be presented in a consistent format. Rather than having multiple separate handouts, we discussed creating a single brochure or information package containing information about all participating communities to provide a more cohesive and professional presentation.

If we can determine what information is important to highlight and come together at the next meeting to narrow it down to ensure everyone is on the same page that would be ideal.

Day-of Advertising and Booth Appearance

Finally, we need to determine how we would like our day-of advertising and booth setup to look. One suggestion was to use a simple tablecloth and have stickers representing each participating community displayed on it to create a unified regional presence while still highlighting individual communities.

Please review the above and let me know if I have missed anything or if there are any revisions needed. I look forward to continuing our planning discussions during the week of June 15.

Thank you,

Sofia Lima
 Physician Recruiter, Medical Services
Interlake-Eastern Regional Health Authority
 Selkirk Corporate Office
 233A Main Street, Selkirk, MB R1A 1S1
 Cell: 204-485-7376 | Fax: 204-482-4300
 E SLima@ierha.ca | W www.ierha.ca

Interlake-Eastern Regional Health Authority delivers health-care services on First Nation Treaty Territories 1, 2, 3 and 5 and on the homeland of the Red River Métis Nation. We respect that First Nations treaties were made on these territories. We understand that we are all treaty people with rights and responsibilities under these treaties. We acknowledge harms and mistakes, and we dedicate ourselves to collaborate in partnership with First Nations, Inuit and Red River Métis peoples in the spirit of reconciliation.

Date: 28 May 2026

Dear:

The Garson Centennial Community Centre is hosting its annual Garson Car Show Fundraiser coming up on Sunday, June 14th, 2026, from 10am-3pm @ 11 Thompson Ave. in Garson, MB.

Our Community Centre is a non-profit organization that promotes recreational, social and cultural activities for all who enter its doors. While we have made some great improvements to the Community Centre, there is still a lot we'd like to accomplish so that our community continues to have a great place to gather for generations to come.

We are reaching out to see if you would be interested in providing us with a donation towards our silent auction prize draw or sponsoring one of our hourly draws during the Car Show. If you have any further questions, we would be happy to provide you with more information about how your support can help our fundraising efforts at The Garson Centennial Community Centre.

We greatly appreciate your consideration to donate. We'd be happy to acknowledge your donation & support during the Car Show. If you wish to contribute, please feel free to contact either Val at 204-268-5787 or Angie at 204-294-5638 and we'd be happy to make pick-up arrangements.

Sincerely,

Garson Centennial Community Centre Board



(Val LAURIE)

Garson Community Centre

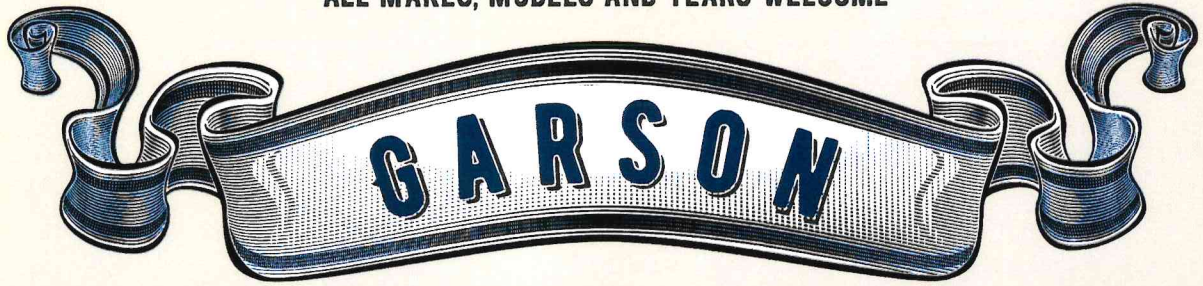
Box 129

Garson, MB

R0E 0R0

(204) 268-5787

ALL MAKES, MODELS AND YEARS WELCOME



CAR SHOW

RAIN DATE=SEPTEMBER 27TH

SUNDAY
14
JUNE

10^S
REGISTRATION
DONATION



DASH PLAQUES FOR THE FIRST 125 CARS

GARSON COMMUNITY CENTER
11 THOMPSON AVE, GARSON MB

10 A.M - 3 P.M

**MUSIC BY
TWILITE
PRODUCTIONS**

CANTEEN

**SILENT
AUCTION
& 50/50**

FOLLOW US ON FACEBOOK
[@GARSONCENTENNIALCOMMUNITYCENTRE](#)

CONTACT ANGIE 204-294-5638 FOR MORE INFORMATION