

APPLICATION FOR APPROVAL OF SUBDIVISION UNDER THE PLANNING ACT

Please complete this form **IN INK** and submit it to the above planning office. Forms, which are not completely filled out, will be returned.

1. REGISTERED OWNER(S)Name(s) 10089844 Manitoba Inc.10215032 Manitoba Ltd.

Mailing Address _____

Postal Code _____

Email: _____

Telephone (where you can be reached during the day) _____

2 APPLICANT (Person who is filling the application and to whom correspondence should be addressed)Are you the registered owner? Yes ☐ Please go to question 4.No ☒ Please fill in the following:Name Michelle Richard

Attention _____

Your File No. (if any) _____

Mailing Address 236 Osborne St. Unit A, Winnipeg, MB_____
Postal Code R3L 2W2Email: michelle@mrichard.caTelephone (where you can be reached during the day) (204) 202-7672

I/We, the registered owner(s) of the subject land, hereby designate the above named applicant to prepare and submit this application on my/our behalf.

Signature of registered owner(s) _____

Date _____If applicant is other than owner Michelle Richard_____
Date _____**3.****OFFICE USE ONLY**

Name of Municipality _____

Legal Description: _____

Part of the: NW ___ NE ___ SW ___ SE ___ ¼ of Section ___ Township ___ Range ___

East West of Principal Meridian, or

River Lot No. _____ Parish or Settlement of _____

Street Address (if any) _____

4 LAND USE (Check appropriate boxes and describe as indicated)

(a) What are the lands described in the subject certificate(s) of title presently used for?

Agriculture ☐ Residential ☐ Seasonal Recreation (Cottage) ☐ Commercial ☐ Industrial ☐

Other ☒. Describe present use in more detail Decommissioned golf course

(b) Are any existing buildings on the lands described in the certificate(s) of title? Yes ☒ No ☐

Indicate the general location and use of all buildings on your map.

(c) What is the intended use of the lot(s) or parcel(s) to be subdivided?

Agriculture ☐ Residential ☒ Seasonal Recreation (Cottage) ☐ Commercial ☒ Industrial ☐

Other ☐. Describe intended use in more detail The proposed development is a master planned residential neighbourhood

that offers a mix of housing typologies to meet each stage of the housing life cycle, with open space parklands incorporating both

active and passive spaces and walking trails. Community-scale commercial/retail uses and institutional uses (ie. Daycare & assisted living facility)

are incorporated into the master plan.

(d) What is the physical nature of the lot(s) or parcel(s) to be subdivided?

Wooded/Treed ☐ Cultivated ☐ Pasture ☐ Hilly ☒ Level/Flat ☐ Low/Swampy ☐

Adjacent to Shoreline of Lake ☐ River ☐ or Creek ☐ Other ☐

(e) Indicate if any of the following are located within ½ mile of the parcel(s) to be subdivided:

Livestock/Poultry Operation ☐ Waste Disposal Ground (in use or abandoned) ☐ Sewage Lagoon ☐

Airport ☐ Historic Site or Structure ☐ Gravel Pit or Quarry ☐

If any of these uses are within ½ mile, indicate direction and approximate distance, type and size of operation (if known) _____

5 SERVICES (check appropriate boxes and describe as indicated)

a) Sewage Disposal

Present: Municipal Sewer ☐ Holding Tank ☒ Septic Field ☐ Ejector ☐ Other ☐

Proposed: Municipal Sewer ☒ Holding Tank ☐ Septic Field ☐ Ejector ☐ Other ☐

b) Water Supply

Present: Piped Water ☐ Community Well ☐ Individual Well ☒ Other ☐

Proposed: Piped Water ☒ Community Well ☐ Individual Well ☐ Other ☐

If you answered 'Other' to any of the above, please describe: _____

On your map, show the location of any existing or proposed septic field, ejector system or well, and show approximate distance of such to property lines and buildings.

c) Roads

Is there an existing driveway to the proposed lot(s) or parcel(s)? Yes ☒ No ☐

Is there an existing driveway to the parcel to be retained? Yes ☒ No ☐

Indicate if you propose to build a new driveway connection onto any of the following:

- Survey monuments
- Lot dimensions and areas
- Permanent buildings and structures nearest to existing and proposed lot lines
- Well
- Current and proposed driveway(s)
- Existing above-ground utilities
- Existing tree line and edge of field
- Water bodies
- All affected registered plans

9 APPLICANT'S SIGNATURE

I CERTIFY that the information provided on this form and attached hereto is full and complete and is, to the best of my knowledge, a true statement of the facts concerning this proposed subdivision.

CANADIAN ANTI-SPAM LEGISLATION

WE WILL ONLY SEND YOU EMAIL AND OTHER ELECTRONIC MESSAGES WITH YOUR EXPRESS CONSENT. YOU MAY WITHDRAW AT ANY TIME BY CONTACTING OUR OFFICE AT INFO@RRPD.CA OR 1-800-876-5831.

☐ YES

☐ NO

BY SELECTING THE YES BOX NEXT TO THIS CLAUSE, I PROVIDE MY EXPRESS CONSENT, INCLUDING BY EMAIL AND BY OTHER ELECTRONIC COMMUNICATIONS, BY THE RED RIVER PLANNING DISTRICT, AND THIRD PARTIES, FOR THE PURPOSES RELATED TO THIS APPLICATION ABOUT SERVICES, PERFORMANCE AND MARKETING OF THE RED RIVER PLANNING DISTRICT.

Signature  Date _____
(Signature of registered owner, or applicant if other than owner)

RESET FORM

LAND TITLES OFFICE USE ONLY

Plan of Subdivision Required: Yes ___ No ___

Signature _____ (District Registrar)

Date _____ Land Titles Office

FOR INTERNAL PLANNING OFFICE USE ONLY

Received

Planning File No _____

Date application accepted as complete: _____

No. of additional lots _____ Consolidation : Yes ____ No ____

Proposed Use : Urban Reserve ____ Residential ____ Commercial ____ Agriculture ____

Industrial: ____ Other _____

PARCEL SIZES

Existing Title(s) _____

Proposed Lot : _____

Residual Lot: _____

Assessment Roll No.(s) _____

Certificate of Title(s) _____

Other relevant subdivision file no(s) _____

DEVELOPMENT PLAN: Plan adopted: Yes ____ No ____ Appears to conform: Yes ____ No ____

Designation: _____

Section: _____

SECONDARY PLAN: Plan adopted: Yes ____ No ____ Appears to conform: Yes ____ No ____

Designation _____

Section _____

ZONING:

Zone _____ Min. Area Required: _____

Min. Width Required: _____

Appears to Conform Yes ____ No ____ Sec. _____

Variation Required ____ Conditional Use Required ____ Amendment Required _____

SUBDIVISION REGULATIONS

Appears to Conform: Yes ____ No ____

Sec. No. Schedule B

Provincial Trunk Highway ☐ Provincial Road ☐ Municipal Road ☒

Show existing and proposed driveways and roads on your map.

d) Drainage

How will the proposed lot(s) or parcel(s) be drained?

Natural ☐ Ditches ☐ Curb and Gutter ☐ Storm Sewer ☒

Do you propose to discharge surface water into a provincial highway ditch or a provincial waterway?

Yes ☐ No ☒ Has any part of these lands ever been flooded? (if known) Yes ☐ No ☒

If yes, describe: _____

Show drainage patterns on your map.

6 REASON FOR APPLICATION AND OTHER COMMENTS

Indicate the reason(s) for making this application and provide any other information or comments you believe relevant. Attach extra sheets if more space is required. The Meadow's development plan responds to identified community gaps

and needs in East St. Paul, which include a limited range of housing options, particularly for young and older adults,

and a lack of local commercial services and amenities. The development vision is to create a complete community

accommodating up to 2,385 new housing units, supported by a range of commercial and institutional services

amenities, and municipal infrastructure. Small scale commercial development that provides services to the

residents of the Meadows development and the broader ESP community will be included in the multifamily buildings

within the central village area and standalone commercial services may be built along lands that front MacGregor Farm Road.

The development will be built in phases and is anticipated to take 15 – 20 years to reach full build-out of all the planned housing units.

7 OTHER REQUIREMENTS

a) A fee of **\$2,091.20** shall accompany this application, which includes 1 original parcel/lot/title and 1 new parcel/lot/title. Proposals creating more than 1 parcel/lot/title to be subject to an additional fee of \$312.10 per lot. Advertising and Notice Costs may also apply. Please contact the RRPD Planner for the area for further information. Please make cheques payable to the **Red River Planning District**.

b) A Land Titles photocopy (currently dated) of the certificate(s) of title, with photocopies of any certificates transferred out; or, deed and a copy of the abstract; or, photocopy of duplicate title or status of title (electronic title), currently dated; and photocopies of any restrictive covenant, mineral reservation, easement, right-of-way, or caveat affecting the lands, shall accompany this application.

8 SUBDIVISION APPLICATION MAP (SAM)

What is a subdivision application map (SAM)?

A subdivision application map (SAM) is a map prepared by a Manitoba Land Surveyor showing the proposed lot lines and key features of the land involved in the subdivision. The SAM must include all applicable features, such as:

ZONING BY-LAW / DEVELOPMENT PLAN / SECONDARY PLAN AMENDMENT

APPLICATION

REQUIRED DOCUMENTATION: 1. Letter of Intent2. Site Plan3. Current copy of title (within 30 days)

SUBJECT PROPERTY AND APPLICATION INFORMATION

Roll No.(s)Civic Address(es)

Legal Description(s)Municipality

Related Planning Application File No.

CHECK ONE: Zoning By-law Amendment Development Plan Amendment Secondary Plan Amendment

Proposed Amendment

APPLICANT/OWNER INFORMATION

Applicant's NamePhone

Complete Mailing Address

Email Address

Owner's NamePhone

Complete Mailing Address

Email Address

OWNER'S SIGNATURE

****Application form must be signed by all owners listed on the title****

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☐ YES

BY SELECTING THE YES BOX NEXT TO THIS CLAUSE, I PROVIDE MY EXPRESS CONSENT, INCLUDING BY EMAIL AND BY OTHER ELECTRONIC COMMUNICATIONS, BY THE RED RIVER PLANNING DISTRICT, AND THIRD PARTIES, FOR THE PURPOSES RELATED TO THIS APPLICATION ABOUT SERVICES, PERFORMANCE AND MARKETING OF THE RED RIVER PLANNING DISTRICT.

☐ NO

Signature:Date: April 22, 2026

Signature:Date:

I/We hereby certify that the information provided on this form and attachments hereto, to the best of my knowledge is a true statement of facts concerning this application.

APPLICATION TYPE	FEE	NOTICE COSTS	ADVERTISING COSTS	QUANTITY	TOTAL
Zoning By-law Amendment	4,473.70	260.10	1,290.10		
Development Plan Amendment	7,490.90	260.10	1,290.10		
Secondary Plan Amendment	4,473.70	260.10	1,290.10		

OFFICE USE ONLY SECTION

Current Zone/Designation

Proposed Zone/Designation

Text Amendment Y / N By-law to be Amended

Date Application ReceivedReceipt #

File No.

SUB
TOTAL:

GST (5%):

GRAND
TOTAL: