







Rural Municipality of Whitehead
August 11, 2025 - Regular Meeting of Council - 05:30 PM (Kemnay Hall)

- 1 CALL TO ORDER**
- 2 ADOPTION OF THE AGENDA**
- 3 ADOPTION OF MINUTES AS CIRCULATED**
 - 📎 Regular Meeting Minutes - July 14, 2025
- 4 DECLARATION OF CONFLICT OF INTEREST**
- 5 PUBLIC HEARINGS**
 - 5.2 Variance V2025-05 - Tuttosi - SE 12-09-21W, Lot 3, Plan 36835 BLTO
 - 📎 V2025-05 Application Package
 - 5.3 Variance V2025-06 - Tuttosi - SE 12-09-21W, Lot 3, Plan 36835 BLTO
 - 📎 V2025-06 Application Package
- 6 PRESENTATIONS AND DELEGATIONS**
 - 6.1 Isaac Omonaiye - Brandon Community Planning
 - 📎 CPB Planning-101 Presentation
 - 6.2 Ray Berthelette - Spruce Woods NDP Candidate
 - 6.3 Curtis Storey - Subdivision Proposal
 - 📎 Proposal Map
- 7 BYLAWS AND POLICIES**
- 8 SUBDIVISION**
 - 8.1 Subdivision 4202-24-8605 - Suski - NW 33-10-20 W
 - 📎 8605 Report to Council
 - 📎 8605 Proposal Maps
 - 📎 8605 Proposal Drawing
- 9 UNFINISHED BUSINESS**
 - 9.1 RM of Cornwallis - Rd 114 Private Approach Removal Request
 - 📎 Resident's Letter RE: Rd 114 Approach
 - 9.2 2026 Gravel Crushing
- 10 NEW BUSINESS**
 - 10.1 Appointment of Auditor
 - 10.2 Development Plan & Zoning By-laws Review
 - 10.3 Water System Engineering Assessment

- 10.4 RM Office Hours
- 10.5 Private Event Noise Variance
 -  Request Letter - Taylar Dyck
- 11 ACCOUNTS**
 - 11.1 Accounts
 -  July 2025 Cheque Register
 - 11.2 Budget to Actual
 -  July 2025 Budget to Actual
- 12 COMMITTEE AND BOARDS REPORTS**
- 13 CORRESPONDENCE**
 -  2024 Annual Assessment Report
- 14 NOTICE OF MOTION**
- 15 IN CAMERA**
 - 15.1 Legal & Personnel
- 16 Adjournment**



**Rural Municipality of Whitehead
Meeting Minutes**

Regular Meeting of Council July 14, 2025 - 08:30 AM (RM Office)

In attendance: Reeve Trevor Tuttosi, Councillor Kaley Mykula, Councillor Jeff Owens, Councillor Curtis Storey, Councillor Dennis Foerster

Regrets: Councillor Kevin Klassen, Councillor Chris Semeschuk

1 CALL TO ORDER

2 ADOPTION OF THE AGENDA

2025-120

Councillor Mykula - Councillor Foerster

Resolved that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

3 ADOPTION OF MINUTES AS CIRCULATED

2025-121

Councillor Storey - Councillor Owens

Resolved that the regular minutes from June 9, 2025 be approved as presented.

CARRIED UNANIMOUSLY

4 DECLARATION OF CONFLICT OF INTEREST

Reeve Tuttosi declared a conflict of interest with item 8.1 under the order of New Business and as such removed himself from discussion.

5 PUBLIC HEARINGS

2025-122

Councillor Owens - Councillor Storey

Be it resolved that the regular meeting of council be recessed to allow Council to hold a Combined Public Hearing to receive representations for any person who wishes to make them in respect to the following:

Gray - NE 9-10-21 W

Conditional Use CO2025-01, Variance V2025-03, Variance V2025-04

Time: 8:33 am

CARRIED UNANIMOUSLY

5.1 Close Combined Public Hearing

2025-123

Reeve Tuttosi - Councillor Foerster

Whereas all representatives in regard to matters listed below have been dealt with:

Gray - NE 9-10-21 W

Conditional Use CO2025-01, Variance V2025-03, Variance V2025-04

Therefore, be it resolved that the combined public hearing be concluded, and Council resume its normal order of business.

Time: 8:35 a.m.

CARRIED UNANIMOUSLY

2025-124	<div>5.2</div> <div>Conditional Use CO2025-01 - Gray - NE 9-10-21W</div> <div>Councillor Mykula - Councillor Storey</div> <div>Whereas Allister and Jill Gray applied for a Conditional Use to allow for a non-farm dwelling located in "AG" Agriculture Zone.</div> <div>And whereas a public hearing was held this day to hear any representation for or against the application.</div> <div>Therefore, be it resolved that Conditional Use application CO2025-01 be approved.</div> <div>CARRIED UNANIMOUSLY</div>
2025-125	<div>5.3</div> <div>Variance V2025-03 - Gray - NE 9-10-21W</div> <div>Councillor Foerster - Councillor Storey</div> <div>Whereas Allister and Jill Gray applied for a variance to allow for the reduced front yard requirement in the "AG" Agricultural General Zone from 125 feet to 100.4 feet for the existing dwelling and 9.38 feet for the existing grain bins.</div> <div>And whereas a public hearing was held this day to hear any representation for or against the application.</div> <div>Therefore, be it resolved that Variance Order V2025-03 be approved.</div> <div>CARRIED UNANIMOUSLY</div>
2025-126	<div>5.4</div> <div>Variance V2025-04 - Gray - NE 9-10-21W</div> <div>Councillor Storey - Councillor Owens</div> <div>Whereas Allister and Jill Gray applied for a variance to allow for the reduced minimum site width in the "AG" Agricultural General Zone down from 1,000 feet to 810 feet.</div> <div>And whereas a public hearing was held this day to hear any representation for or against the application.</div> <div>Therefore, be it resolved that Variance Order V2025-03 be approved.</div> <div>CARRIED UNANIMOUSLY</div>
	<div>6</div> <div>PRESENTATIONS AND DELEGATIONS</div>
2025-129	<div>6.1</div> <div>Kelly Crossen - Whitehead Fire Chief</div> <div>Councillor Storey - Councillor Mykula</div> <div>Be it resolved that the presentation by Fire Chief Crosson be received.</div> <div>CARRIED UNANIMOUSLY</div>
	<div>7</div> <div>BYLAWS AND POLICIES</div>
2025-127	<div>7.1</div> <div>Whistleblower Protection Policy</div> <div>Councillor Owens - Councillor Storey</div> <div>Be it resolved that RM of Whitehead Policy P-04 for whistleblower protections under the Public Interest Disclosure Act be adopted and come into immediate effect.</div> <div>CARRIED UNANIMOUSLY</div>
	<div>8</div> <div>SUBDIVISION</div>
2025-128	<div>8.1</div> <div>Subdivision 4202-25-8754 - Tuttosi - SE 12-09-21W</div> <div>Councillor Foerster - Councillor Mykula</div> <div>Whereas Trevor Tuttosi, registered owner of SE 12-09-21W, Lot 3, Plan 36835 BLTO (7.70 acres) made an application for subdivision.</div>

The intent of the application is to subdivide a 7.70 acre parcel into three separate lots of proposed Lot 1 - 2.846 acres, Lot 2 - 2.270 acres, and Lot 3 - 2.586 acres. The existing yardsite is to be severed with proposed Lot 1 and contains a dwelling, four sheds, and garage. The proposed Lot 1 is serviced by municipal water, a well, and a septic field; Lots 2 and 3 are undeveloped.

Therefore, be it resolved that Subdivision File No. 4202-25-8754 be approved with the following conditions:

- 1 - That the applicant obtain approval for a variance order to allow for a reduced site width for proposed Lot 1 from 200 feet to 51 feet in the "RR2" Rural Residential Zone to ensure compliance with the Zoning By-law;
- 2 - That the applicant obtain approval for a variance order to allow for a reduced site width for proposed Lot 2 from 200 feet to 51 feet in the "RR2" Rural Residential Zone to ensure compliance with the Zoning By-law;
- 3 - That a Development Agreement; prepared by the municipal solicitor at the expense of the applicant,
- 4 - That the multi lot subdivision application fee in the amount of \$810.00 (\$270.00 x 3 lots) be paid to the Rural Municipality of Whitehead as per the Annual Schedule of Fees By-law.
- 5 - That a financial levy of \$2,250.00 (\$750.00 x 3 lots) be made to the Rural Municipality of Whitehead Fire Capital Reserve Fund as per By-law No. 2111.
- 6- That any new or restored survey monuments required due to the subdivision are to be paid by the applicant.

CARRIED UNANIMOUSLY

Reeve Tuttosi declared a conflict of interest and removed himself from the meeting for the above.

9 UNFINISHED BUSINESS

9.1 Road Name Signs

Reeve Tuttosi - Councillor Storey

Be it resolved that named road signs will be made available to interested residents on a date to be determined by Administration that allows for reasonable advertising to the community.

And further, be it resolved that the distribution is to be at a 'first come - first serve' basis and at cost.

CARRIED UNANIMOUSLY

9.2 RM of Cornwallis - Rd 114 Private Lane Removal Request

Administration advised that there were no significant updates at this time as the RM of Cornwallis Council was unable to attend the meeting and efforts were being made to organize a meeting between both RM staff and the property owner on this matter.

10 NEW BUSINESS

10.1 Reciprocal Emergency Services Proposal

Councillor Owens - Councillor Storey

Whereas the RM of Whitehead and the Municipality of Souris-Glenwood Fire Departments had determined it to be beneficial to assist in emergency responses between municipalities;

And whereas a Memorandum of Understanding agreement has been proposed

that outlines and permits such reciprocal aid;

Therefore be it resolved that Council authorizes the Reeve and CAO to enter into the Memorandum of Understanding Agreement between the RM of Whitehead and Municipality of Souris-Glenwood for the purpose of providing reciprocal emergency services.

CARRIED UNANIMOUSLY

2025-132 **10.2 Delinquent Utility Accounts Agreement**
Reeve Tuttosi - Councillor Mykula

Whereas the RM of Riverdale has ratepayers connected to the RM of Whitehead's rural water pipeline that are delinquent on utility bill payments;

And Whereas an agreement was requested to allow for billing of any delinquent accounts to the RM of Riverdale to be reimbursed to the RM of Whitehead utility when all other reasonable actions have been taken;

Therefore be it resolved that Council authorizes the Reeve and CAO to sign the Agreement for Payment of Water Supply Accounts in arrears between the RM of Riverdale and RM of Whitehead.

CARRIED UNANIMOUSLY

10.3 Alexander Lagoon Repair

Council received an update on the lagoon repair project design and provided feedback on several options for consideration.

10.4 2026 Gravel Crushing

Administration requested feedback from Council regarding the gravel crushing tender schedule and whether a fall tender would be of benefit to summer operations.

Council directed Administration to gather industry input and explore concerns regarding costs and winter impacts to gravel stockpiles.

10.5 WERC Water Treatment Plant Improvements

An update was provided to Council on behalf of the Whitehead-Elton Regional Co-op regarding potential water rate increases being explored to facilitate increased expansion project costs.

Council provided feedback and requested clarification regarding possible interest rates and duration of commitment.

10.6 Hazardous Waste Disposal

Administration presented a proposal to Council for developing a reimbursement program to assist residents in undertaking costs to properly dispose of hazardous waste items not accepted at the Alexander Waste Transfer Site.

Council was supportive of the intent and directed Administration to prepare a policy proposal for consideration.

11 ACCOUNTS

2025-133 **11.1 Accounts**
Councillor Mykula - Councillor Storey

Resolved that the List of Accounts as paid for June 2025, cheques numbers #16485 to #16516 and EFT numbers #20 to #29 (both inclusive) as well as 3 auto-withdrawals totaling \$76,648.46 and Direct Deposit Register totaling \$35,794.66 including council indemnity as per by-law no. 2023-01 be approved.

CARRIED UNANIMOUSLY

- 2025-134

11.2

Bank Reconciliation
Councillor Foerster - Councillor Storey
Resolved that the June 2025 Bank Reconciliation be approved as presented.
CARRIED UNANIMOUSLY
- 2025-135

11.3

Budget to Actual
Councillor Storey - Councillor Owens
That the July 2025 year-to-date budget to actual report be approved as presented.
CARRIED UNANIMOUSLY
- 12

COMMITTEE AND BOARDS REPORTS
- 2025-136

13

CORRESPONDENCE
Councillor Owens - Councillor Storey
Resolved that the Correspondence listed below be received;

- Hugh Gudbranson - Beresford Drainage
CARRIED UNANIMOUSLY
- 14

NOTICE OF MOTION
- 2025-137

15

IN CAMERA
Reeve Tuttosi - Councillor Mykula

BE IT RESOLVED THAT this regular meeting now adjourns to an “in camera” meeting to discuss matters in the preliminary stages as per Subsection 152(3)(b)(iii) of The Municipal Act and all matters discussed in-camera are confidential until discussed in an open meeting as per Section 83(1)(d) of The Municipal Act.
CARRIED UNANIMOUSLY
- 15.1

Legal Matters
- 2025-138

15.2

BACK TO OPEN SESSION
Councillor Foerster - Councillor Mykula

BE IT RESOLVED THAT this ‘in camera’ meeting does now resume back to a regular meeting.
CARRIED UNANIMOUSLY
- 2025-139

16

Adjournment
Councillor Storey - Councillor Foerster

Resolved that we now adjourn to meet again on August 11, 2025 at 5:30 p.m. at Kemnay Hall for a Regular Council meeting or at the call of the Reeve.

Time: 12:10 p.m.



Variance to Zoning By-law No. 2021-04

Name of Property Owner: Trevor Tuttosi
Name of Applicant: Trevor Tuttosi
Civic Address of Property: 46B Moore Street
Legal Description of Property: SE12 9 21W

References: Whitehead Development Plan and Zoning By-law no. 2020-04

Variance Request:

(Lot 1)
Allow for a reduced minimum site width down
from 200 ft to 51 feet in RR2 Zone

As the applicant, I confirm and verify to the municipality of Whitehead that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, Zoning by-law and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: Trevor Tuttosi Date: Aug 7, 2025

Address: Box 36 Beresford Site Brandon MB Postal Code: R7A 5Y2

Phone No: 204.573.0652 Email Address: Trevor1727@gmail.com

Signature of Owner: Trevor Tuttosi Date: Aug 7, 2025

Address: same as above Postal Code: _____

Phone No: _____ Email Address: _____

OFFICE USE ONLY:

Date Application Received: _____

Payment Received Date: _____

Amount Received: _____

File No: V2025-05

SUBDIVISION APPLICATION MAP

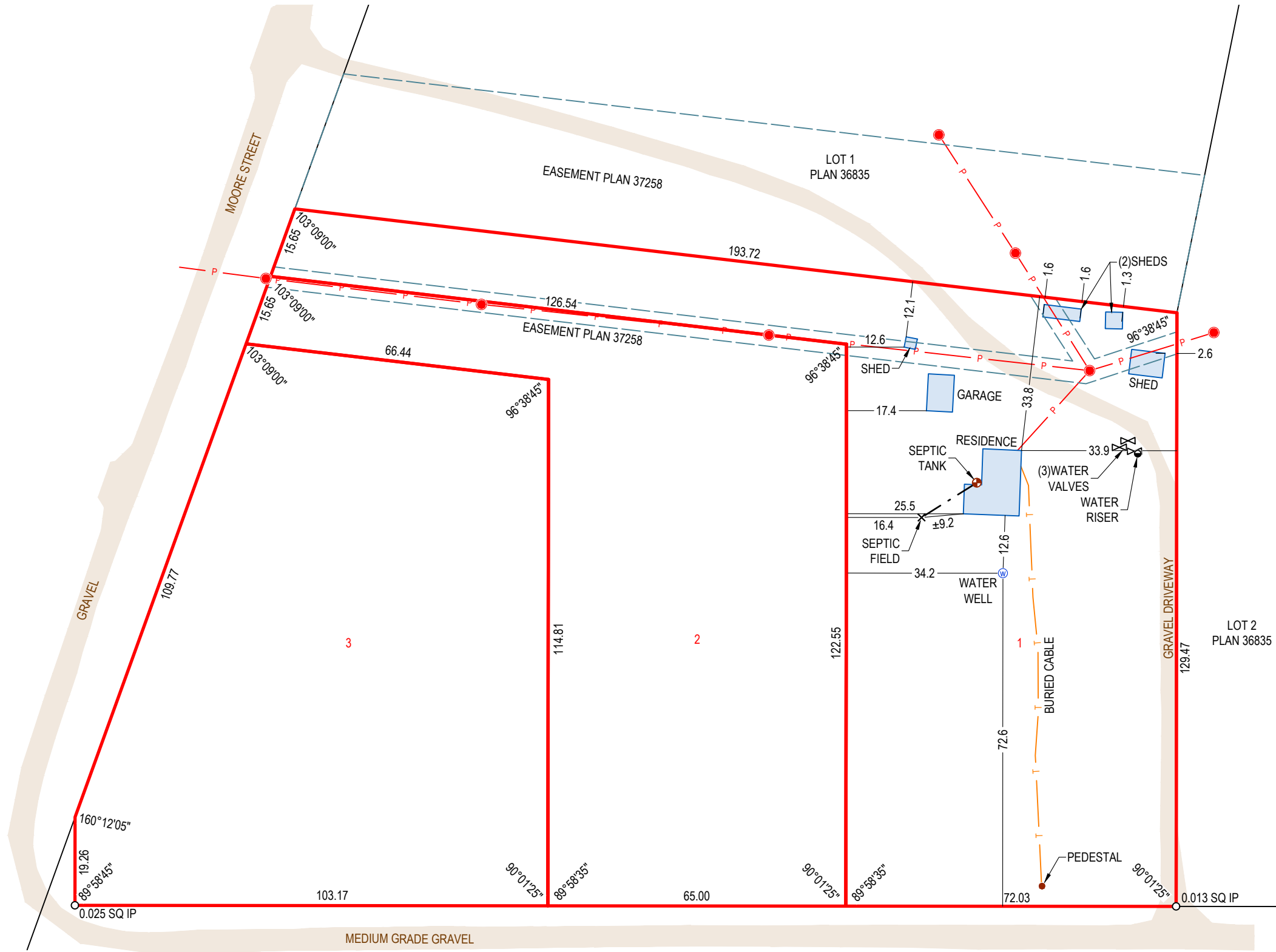
OF PART OF
SE 1/4 SECTION 12, TOWNSHIP 9, RANGE 21 WPM
IN THE
RM OF WHITEHEAD
AND BEING
LOT 3 PLAN NO. 36835

Certificate Of Title No:
3331949/2

Date Of Title Search:
May 7th, 2025

Registered Owner(s):
Trevor Ashley Tuttosi

Encumbrances:
131179/2, 1058176/2, 1063733/2, 1518649/2, 1518650/2



Dated this 27th day of May, 2025

Brendan L. Wood, MLS
Authorized to practice under the "Land Surveyors Act" of Manitoba

Lot Areas		
Lot	Sq. Metres	Acres
1	11517.16	2.846
2	9184.84	2.270
3	10466.57	2.586

NOTE:
For planning application
Purposes only.
This is not a final survey.



METRIC
Scale 1:1000

Land affected by this plan is bordered thus
Survey monuments found are described and shown thus
Power Pole
Overhead Powerline
Anchor
All plans referred to are on record in the Brandon Land Titles Office
This survey was completed on the 5th day of May, 2025.



RURAL MUNICIPALITY OF WHITEHEAD

, Alexander , Manitoba

July 14, 2025

RESOLUTION

Resolution # 2025-128

Agenda Item # 8.1 Regular Meeting of Council

Moved By : Dennis Foerster

Seconded By : Kaley Mykula

Whereas Trevor Tuttosi, registered owner of SE 12-09-21W, Lot 3, Plan 36835 BLTO (7.70 acres) made an application for subdivision.

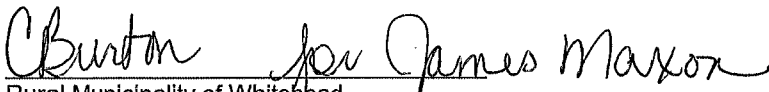
The intent of the application is to subdivide a 7.70 acre parcel into three separate lots of proposed Lot 1 - 2.846 acres, Lot 2 - 2.270 acres, and Lot 3 - 2.586 acres. The existing yardsite is to be severed with proposed Lot 1 and contains a dwelling, four sheds, and garage. The proposed Lot 1 is serviced by municipal water, a well, and a septic field; Lots 2 and 3 are undeveloped.

Therefore, be it resolved that Subdivision File No. 4202-25-8754 be approved with the following conditions:

- 1 - That the applicant obtain approval for a variance order to allow for a reduced site width for proposed Lot 1 from 200 feet to 51 feet in the "RR2" Rural Residential Zone to ensure compliance with the Zoning By-law;
- 2 - That the applicant obtain approval for a variance order to allow for a reduced site width for proposed Lot 2 from 200 feet to 51 feet in the "RR2" Rural Residential Zone to ensure compliance with the Zoning By-law;
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- 5 - That a financial levy of \$2,250.00 (\$750.00 x 3 lots) be made to the Rural Municipality of Whitehead Fire Capital Reserve Fund as per By-law No. 2111.
- 6- That any new or restored survey monuments required due to the subdivision are to be paid by the applicant.

Carried Unanimously

I, James Maxon, Chief Administrative Officer of the Rural Municipality of Whitehead hereby certify the foregoing a true and correct copy of Resolution No. 2025-128 as carried by the Council for the RM of Whitehead on July 14, 2025.


Rural Municipality of Whitehead



NOTICE OF PUBLIC HEARING

UNDER THE PLANNING ACT

Application for Variation Order under the Rural Municipality of Whitehead Zoning By-law No. 2021-04

NOTICE IS HEREBY GIVEN that Council of the Rural Municipality of Whitehead will be conducting a Public Hearing to receive representation on:

VARIATION APPLICATION NO. V2025-05 – SE 12-09-21W, LOT 3, PLAN 36835 BLTO – TO ALLOW FOR A REDUCED MINIMUM SITE WIDTH IN THE “RR2” RURAL RESIDENTIAL ZONE DOWN FROM 200 FEET TO 51 FEET

DATE OF HEARING: Monday, August 11, 2025

TIME OF HEARING: 5:30PM

LOCATION: Kemnay Recreation Centre, 6 Irving Place, Kemnay

COMMONLY ASKED QUESTIONS

What happens at the hearing?

At the time and date noted above, the Reeve will ask if anyone would like to speak either for or against the proposed application. Council will also receive and consider any and all written representation on the matter.

Do I have to attend the hearing?

Your attendance at the Public Hearing is welcomed; however, you are not required to attend. You may make representation to Council in writing by the deadline noted below.

Where can I get more information?

If you would like more information, you may contact the municipal office during regular business hours at 204.752.2261.

What if I have something to say but cannot attend the hearing?

You may submit written comments to the Chief Administrative Officer no later than **August 8, 2025** (cao@rmofwhitehead.ca). Be advised that all correspondence becomes public information, therefore personal information {names, addresses etc.} contained in the correspondence could be released to the public.

Dated this 25th day of July 2025
James Maxon, CAO

Proposed Subdivision- RM of Whitehead

Part of SE-12-09-21 WPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4202-25-8754 Date: June 3, 2025

Applicant: Trevor Tuttosi

Notes:
Registered Owner(s): Trevor Ashley Tuttosi
Certificate(s) of Title: 3331949/2
Roll No(s): 21057
Existing Property: 7.70 ac
Proposed Subdivision: Lot 1- 2.846 ac, Lot 2- 2.270 ac, Lot 3- 2.586
Residual Land:_
Development Plan: Rural Residential
Zoning By-Law: RR2-Rural Residential
PLEASE SEE THE SUBDIVISION APPLICATION MAP FOR FURTHER DETAILS.

X
Approving Authority Date

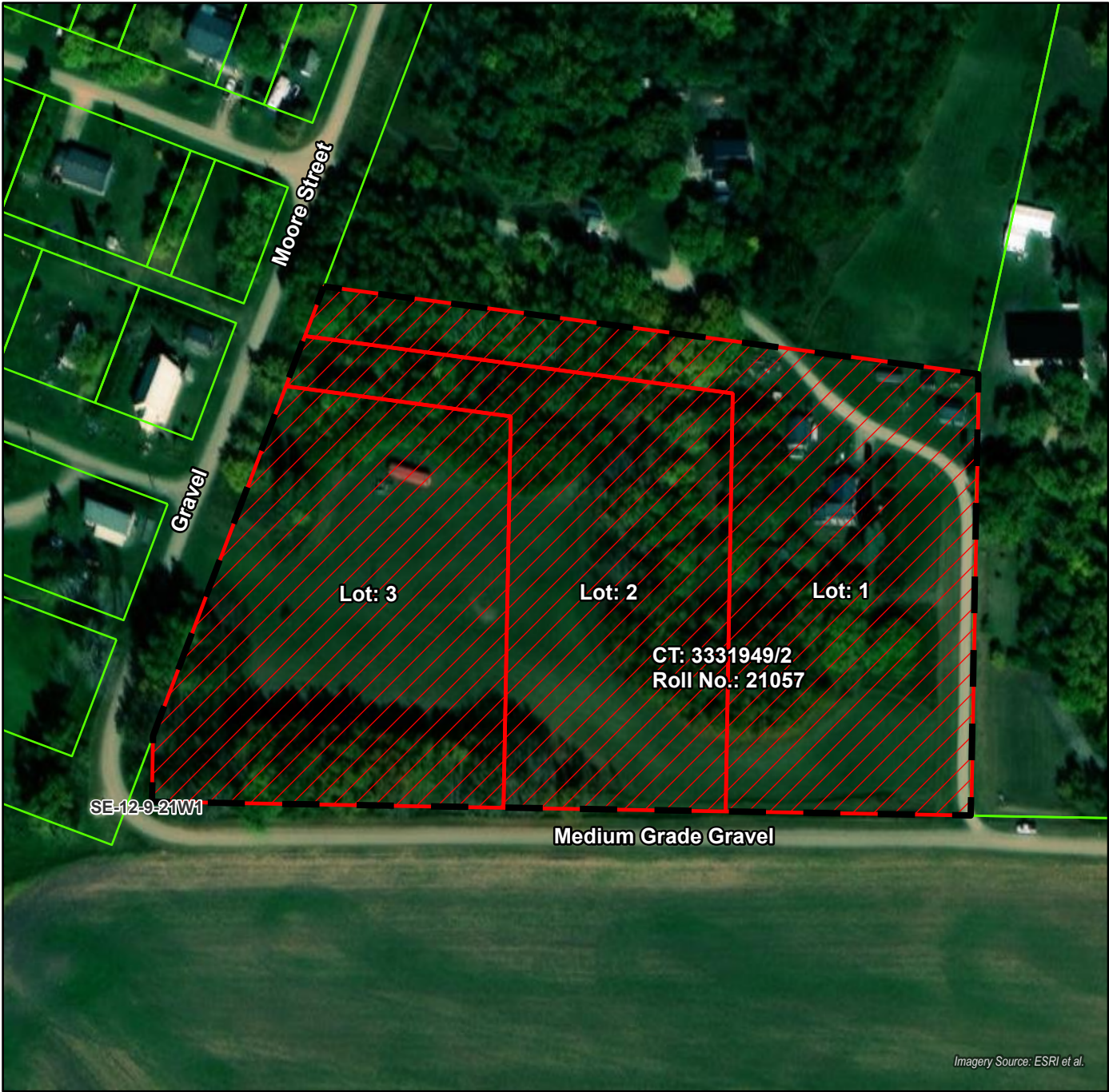
Please note: The Subdivision Application Map (SAM) that was shared and used for the preparation of this Site Map (AP Map) was without Surveyor's signature. Some details might be inaccurate in this Site Map (AP Map).
Map Not to Scale

For Discussion Purposes Only



Proposed Subdivision- RM of Whitehead

Part of SE-12-09-21 WPM



Legend

- Assessment Parcels
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File Number: 4202-25-8754 Date: June 3, 2025

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Roll No(s): 21057

Existing Property: 7.70 ac

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Residual Land: _

Development Plan: Rural Residential

Zoning By-Law: RR2-Rural Residential

PLEASE SEE THE SUBDIVISION APPLICATION MAP FOR FURTHER DETAILS.

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For Discussion Purposes Only



James Maxon

From: Jo Weger
Sent: August 7, 2025 5:45 AM
To: James Maxon
Subject: Variation Application NO. V2025-05-SE 12-09-21W

Concerns: Increased traffic, dust and noise do to construction for years. destruction of natural habitat. the impact of this on the other residents of town and their enjoyment of their properties.

Wastewater: if septic fields what impact to the already terrible water problem in town. My basement has water in it most springs, drainage is poor and overland flooding occurs in this corner of town. Is the soil going to absorb all that wastewater?

what happens in the spring when saturation takes place, is wastewater from these systems going to contaminate spring overland flood water?

--

*Jody Weger
Box 21 Harding
ROM 0V0*



Variance to Zoning By-law No. 2021-04

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Name of Applicant: Trevor Tuttosi
Civic Address of Property: 46 B Moore St
Legal Description of Property: SE 12 9 21 W

References: Whitehead Development Plan and Zoning By-law no. 2020-04

Variance Request:

(Lot 2)
Allow for a reduced minimum site width down
from 200ft to 51ft in RRZ Zone

As the applicant, I confirm and verify to the municipality of Whitehead that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, Zoning by-law and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: Trevor Tuttosi Date: Aug 7, 2025
Address: Box 36 Beresford Site Brandon MB Postal Code: R7A5Y1
Phone No: 204.573.0652 Email Address: trevort1727@gmail.com

Signature of Owner: Trevor Tuttosi Date: Aug 7, 2025
Address: Same as above Postal Code: _____
Phone No: _____ Email Address: _____

OFFICE USE ONLY:

Date Application Received: _____

Payment Received Date: _____

File No: V2025-06

Amount Received: _____

SUBDIVISION APPLICATION MAP

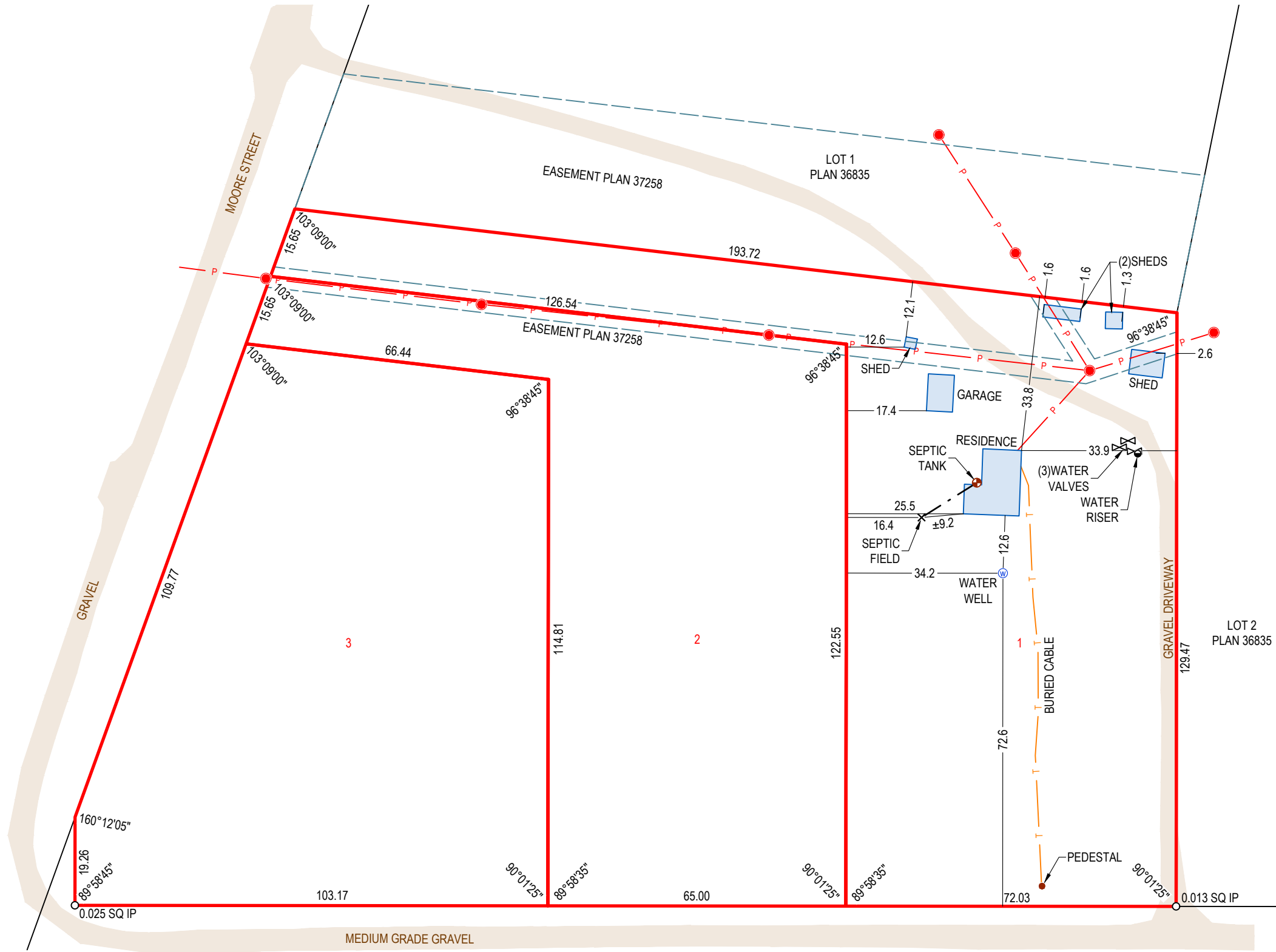
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Date Of Title Search:
May 7th, 2025

Registered Owner(s):
Trevor Ashley Tuttosi

Encumbrances:
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Dated this 27th day of May, 2025

Brendan L. Wood, MLS
Authorized to practice under the "Land Surveyors Act" of Manitoba

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Lot	Sq. Metres	Acres
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2	9184.84	2.270
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NOTE:
For planning application
Purposes only.
This is not a final survey.



METRIC
Scale 1:1000

Land affected by this plan is bordered thus
Survey monuments found are described and shown thus
Power Pole
Overhead Powerline
Anchor
All plans referred to are on record in the Brandon Land Titles Office
This survey was completed on the 5th day of May, 2025.



RURAL MUNICIPALITY OF WHITEHEAD

, Alexander , Manitoba

July 14, 2025

RESOLUTION

Resolution # 2025-128

Agenda Item # 8.1 Regular Meeting of Council

Moved By : Dennis Foerster

Seconded By : Kaley Mykula

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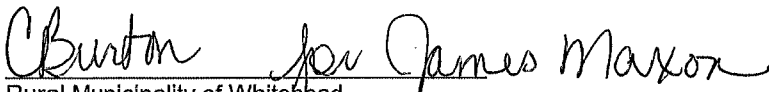
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Rural Municipality of Whitehead



NOTICE OF PUBLIC HEARING

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Where can I get more information?

If you would like more information, you may contact the municipal office during regular business hours at 204.752.2261.

What if I have something to say but cannot attend the hearing?

You may submit written comments to the Chief Administrative Officer no later than **August 8, 2025** (cao@rmofwhitehead.ca). Be advised that all correspondence becomes public information, therefore personal information {names, addresses etc.} contained in the correspondence could be released to the public.

Dated this 25th day of July 2025
James Maxon, CAO

Proposed Subdivision- RM of Whitehead

Part of SE-12-09-21 WPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4202-25-8754
Date: June 3, 2025

Applicant: Trevor Tuttosi

Notes:

Registered Owner(s): Trevor Ashley Tuttosi

Certificate(s) of Title: 3331949/2

Roll No(s): 21057

Existing Property: 7.70 ac

Proposed Subdivision: Lot 1- 2.846 ac, Lot 2- 2.270 ac, Lot 3- 2.586

Residual Land: _

Development Plan: Rural Residential

Zoning By-Law: RR2-Rural Residential

PLEASE SEE THE SUBDIVISION APPLICATION MAP FOR FURTHER DETAILS.

X	
Approving Authority	Date

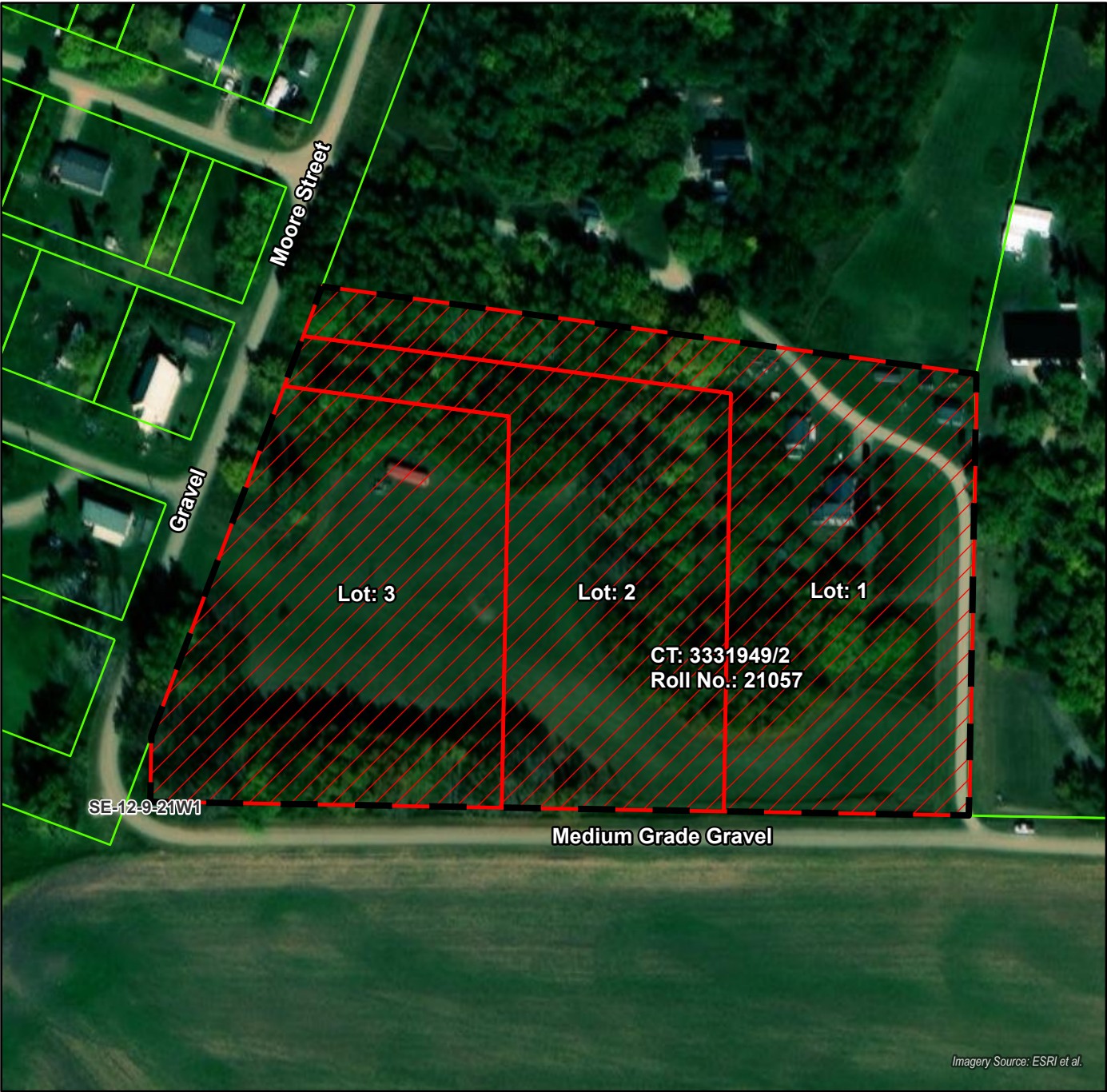
Please note: The Subdivision Application Map (SAM) that was shared and used for the preparation of this Site Map (AP Map) was without Surveyor's signature. Some details might be inaccurate in this Site Map (AP Map).
Map Not to Scale

For Discussion Purposes Only



Proposed Subdivision- RM of Whitehead

Part of SE-12-09-21 WPM



Legend

- Assessment Parcels
- Title Boundary
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Please note: The Subdivision Application Map (SAM) that was shared and used for the preparation of this Site Map (AP Map) was without Surveyor's signature. Some details might be inaccurate in this Site Map (AP Map).
Map Not to Scale

For Discussion Purposes Only



Community Planning Presentation to the Rural Municipality of Whitehead

.....

July 2025

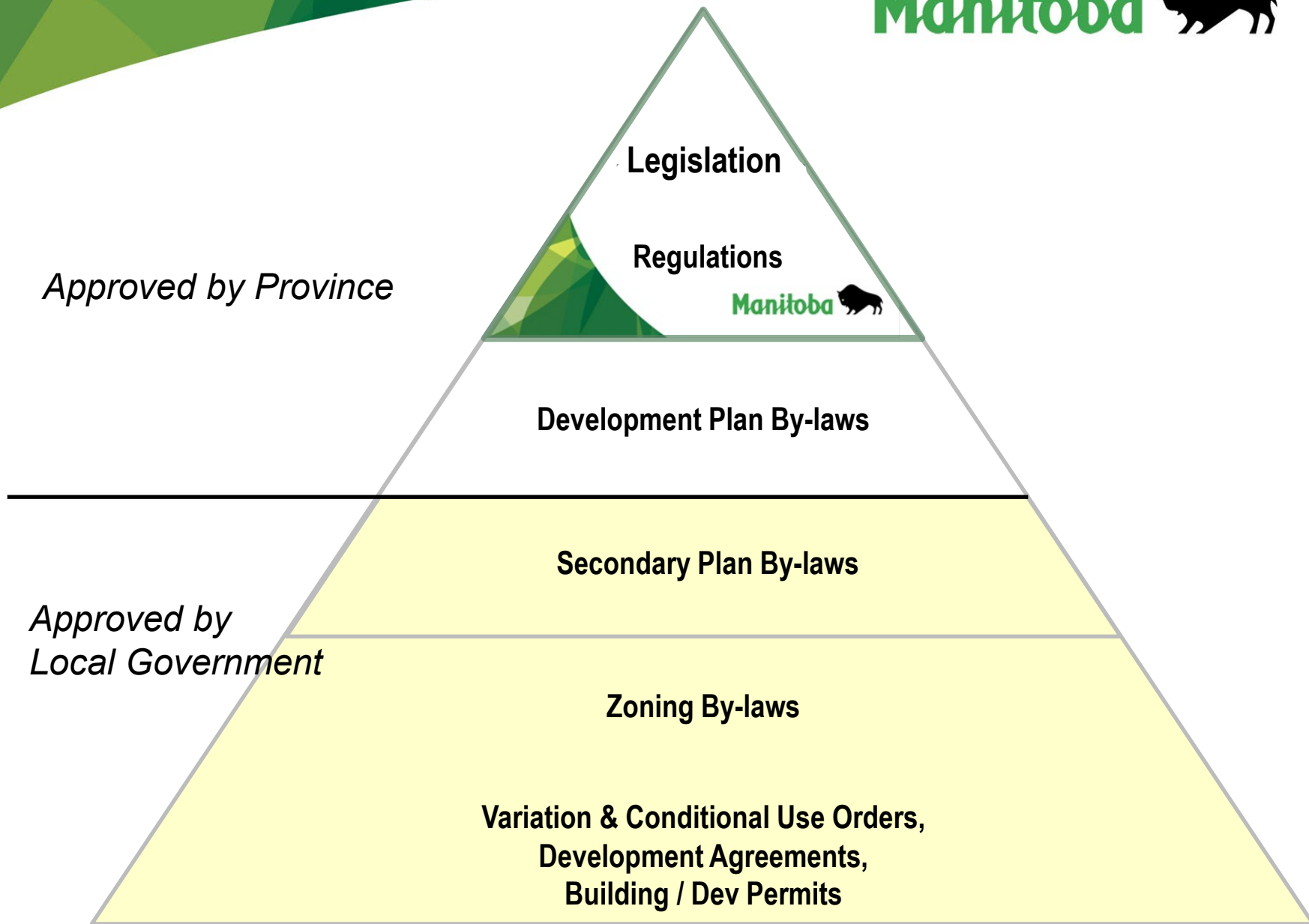
Department of Municipal and Northern Relations

Manitoba



Introduction to Planning

- The Planning Act
- Development plans
- Zoning by-laws
- Subdivisions
- Service Standards
- Role of Community & Regional Planning
- Resources



The Planning Act

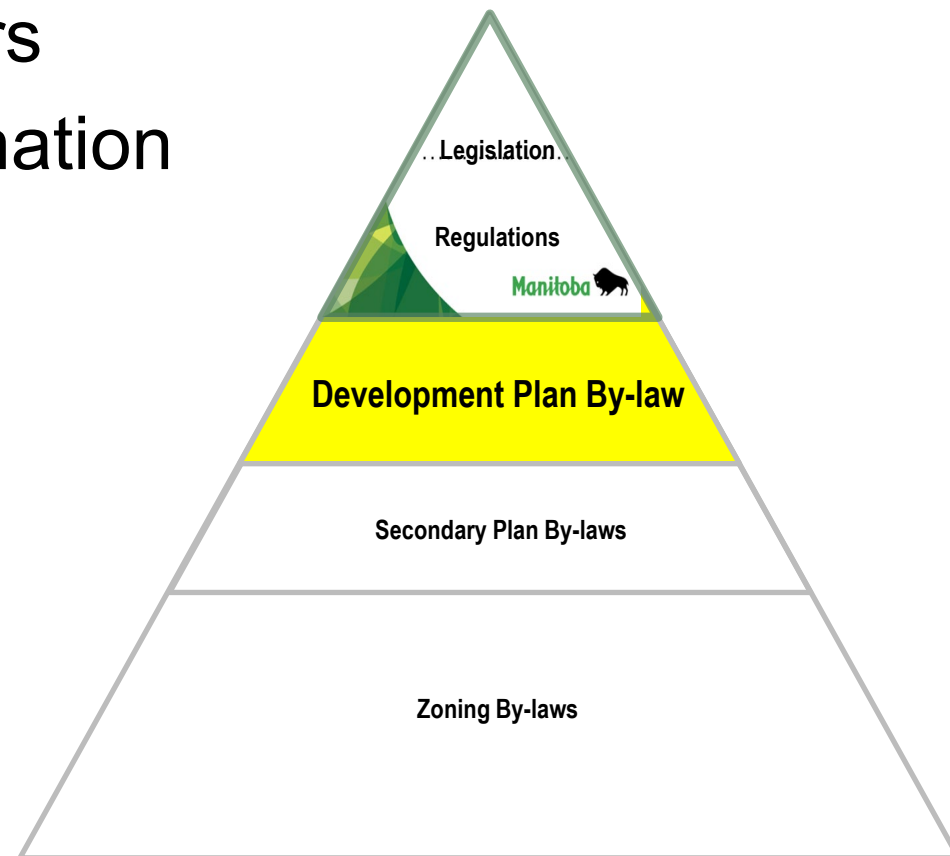
- Provides the legislative framework for planning in Manitoba
- Provides for the creation of planning districts
- Requires all municipalities to adopt development plans and zoning bylaws

What is a Development Plan?

- Long-term vision for how development should occur in a municipality / planning district
- Provides direction for implementation of adopted policies; subdivision
- Must be consistent with Provincial Land Use Policies
- Must include a livestock operation policy that guides zoning by-law
- Maps show land use designations

Development Plan Review

- Required every 5+ years
- Comprehensive examination
- Public consultations
- May include studies:
 - Transportation
 - Wastewater
 - Drinking water
 - Environmental
 - Watershed management



Zoning By-laws:

- Provides the mechanism to implement Development Plan policies
- Must be consistent with the adopted Development Plan
- Specifically outlines permitted and conditional uses in each zone
- Includes site requirements such as minimum area, width, yards, etc.
- Maps show zones

Subdivision

- Subdivisions are the division of land into parcels / lots
- The Planning Act also provides the framework for subdivision approval
- Must be approved by the municipality prior to consideration of approval by the Province
- Approvals must conform to Development Plans and Zoning Bylaws
- Written reasons must be provided for rejections (S. 174.1)

Service Standards

New service standards (timelines) have been introduced for certain applications. The following are key timelines established under The Act:

- Completion of **development agreement** – **90 days**
- **Subdivision** (minor) decision – **60 days**
- **Subdivision** (standard) decision – **90 days**
- Acceptance of **development permit** application – **20 days**
- **Secondary Plan** amendment – **90 days** (to hearing)
- **Zoning** amendment – **90 days** (to hearing)

Role of Community Planning

- Provides planning advice and assistance including:
 - Approving authority for subdivisions and public reserve closings
 - Lead member of Technical Review Committee for livestock proposals
 - Planning Act interpretation
 - Funding assistance
 - Preparation of special mapping
 - Preparation of development plans, zoning by-laws and amendments
 - Creation of maps related to development plans, zoning by-laws, amendments, background studies and land administration, including assessment and survey parcel boundaries

Regional CPB Staff

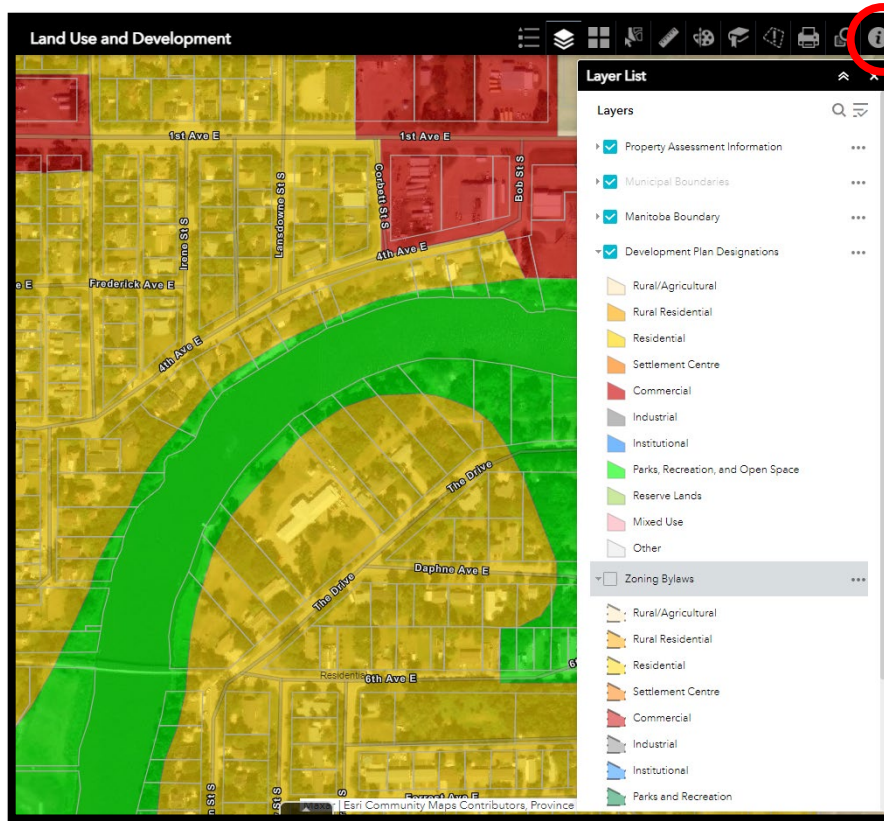
- Yves Richard, Regional Manager
- Devin Dietrich, Community Planner
- Isaac Omonaiye, Community Planner
- Vekaria Kaushal, Subdivision Clerk
- Ify Onyia, Student Administrative Assistant

RESOURCES

- The Planning Handbook
- Manitoba Planning Conference
- MR Land Use and Development Web site:
http://www.gov.mb.ca/mr/land_use_dev/index.html



Land Use and Development Web App



Click here for the help document

- ✓ Municipal boundaries
- ✓ Development Plan designations
- ✓ Zoning Bylaw boundaries
- ✓ Assessment Parcels

http://www.gov.mb.ca/mr/land_use_dev/index.html



Questions?





Municipal and Northern Relations

Community Planning
Unit 1B - 2010 Currie Blvd
Brandon MB R7B 4E7
T 204-726-6267 F 204-726-7499
brandoncrp@gov.mb.ca

Report to Council

Date:	June 27, 2025	File:	4202-24-8605 (Applicant File No. 230409)
Applicant:	Lisa Marie Suski	Registered Owner:	Lisa Marie Suski
Municipality:	Whitehead (RM)	Proposed Subdivision:	NW-33-10-20-W

Intent of Subdivision:

The applicant proposes to subdivide an existing 85.41-acre property into 22 individual lots. It is important to note that the property has been redesignated from Agricultural to Rural Residential. The subject property is accessible via a Government Road Allowance located along the western and northern boundaries. The proposed subdivision is intended for rural residential development and includes the allocation of public reserve lands designated for recreational use. The site is currently characterized as woodland and contains an existing structure. Development of the subdivision is planned to proceed in multiple phases. It is noted that a livestock operation housing approximately 20 animals is situated across the road to the south of the subject property. Drainage for the proposed lots will be managed through natural means or constructed ditches. Each lot will utilize a septic field for sewage disposal, and a piped water system is proposed for potable water supply. The applicant has indicated that a new shared driveway will be constructed to provide access to the lots; however, no new public roads are proposed as part of this development.

Applicable Development Plan and Zoning Bylaw Information:

According to **Whitehead Development Plan By-law No 2018-08**, the proposed subdivision is in Progressive area and within an area designated as **Rural Residential**. All applicable policies to this proposed subdivision are contained within Policy **4.1.2 (b, c, d, e, f, l, j l, m, n)** of the development plan, which reads in part as follows:

4.1.2 Rural Residential Policy Areas

Policies

(b) Rural Residential Policy Areas are a concentration in a radius proximity of less than 0.8 km or 2,640 feet of three (3) or more non-farm, single family dwellings with lot sizes of 5 acres or less located outside an urban centre.

(c) Rural residential developments with single-family dwellings shall be directed towards areas designated as Rural Residential Policy Areas on maps attached to the Development Plan.

(d) Rural residential should be directed to areas where, due to a combination of a diversity of landscape features, the predominance of lower-class land, a high degree of land fragmentation and the existence of a mixture of land uses, agriculture is not dominant; and away from prime agricultural land, viable lower-class land and existing agricultural operations whenever possible.

(e) Infill in areas designated Rural Residential Policy Areas shall be encouraged before expanding or re-designating more lands for more rural residential development.

(f) New areas considered for designation as Rural Residential Policy Areas shall be directed towards the following different locations:

a. Lands with existing municipal drinking water systems and/or waste water pipes;

b. Lands contiguous of existing Rural Residential Policy Areas;

c. Lands in close proximity to well-serviced transportation infrastructure;

d. Lands that can be serviced, in time, with an extension of existing municipal drinking water systems and/or waste water pipes in an environmentally sound, economically, and timely manner; and

e. Lands not vulnerable to overland drainage problems or other environmental concerns.

(i) Rural residential development shall provide a parcel size larger than found in urban areas that will preserve the rural character while accommodating on-site wastewater management system according to appropriate provincial regulations.

(j) Rural residential building locations on the large lots should be considered under the Zoning By-law for allowing the further subdivision of the lands to ensure densification and the economic viability of municipal public services such as piped wastewater and/or piped water.

(l) All residential developments shall have or make suitable arrangements for an adequate water supply and wastewater disposal.

(m) Rural residential development shall protect natural features such as creeks, tributaries, riparian areas, and retain existing tree cover wherever possible.

(n) Rural residential development shall provide adequate surface drainage.

Zoning By-Law

The **Rural Municipality of Whitehead** zoning by-law No. 2021-04 zones the area of activity as “**AG**” **Agricultural General Zone**, however, there is need to rezone to “**RR2**” **Rural Residential Zone**, where clusters of planned multi-lot rural residential development and all range of related activities and development are encouraged to meet the intended use of the applicant.

Lot Description	Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Action Required (Variance, Conditional Use)
Proposed Lot 1	AG (RR2)	Area – 2 acres Width – 200 feet	2.51 acres	254 feet	Zoning Amendment to RR2.
Proposed Lot 2	AG (RR2)	Area – 2 acres Width – 200 feet	2.55 acres	243 feet	Zoning Amendment to RR2.
Proposed Lot 3	AG (RR2)	Area – 2 acres Width – 200 feet	10.07 acres	51 feet	Zoning Amendment to RR2. Variance required for site width.
Proposed Lot 4	AG (RR2)	Area – 2 acres Width – 200 feet	2.31 acres	252 feet	Zoning Amendment to RR2.

Proposed Lot 5	AG (RR2)	Area – 2 acres Width – 200 feet	2.2 acres	223 feet	Zoning Amendment to RR2.
Proposed Lot 6	AG (RR2)	Area – 2 acres Width – 200 feet	2.2 acres	223 feet	Zoning Amendment to RR2.
Proposed Lot 7	AG (RR2)	Area – 2 acres Width – 200 feet	2.2 acres	223 feet	Zoning Amendment to RR2.
Proposed Lot 8	AG (RR2)	Area – 2 acres Width – 200 feet	2.2 acres	223 feet	Zoning Amendment to RR2.
Proposed Lot 9	AG (RR2)	Area – 2 acres Width – 200 feet	2.2 acres	223 feet	Zoning Amendment to RR2.
Proposed Lot 10	AG (RR2)	Area – 2 acres Width – 200 feet	2.2 acres	223 feet	Zoning Amendment to RR2.
Proposed Lot 11	AG (RR2)	Area – 2 acres Width – 200 feet	2.2 acres	223 feet	Zoning Amendment to RR2.
Proposed Lot 12	AG (RR2)	Area – 2 acres Width – 200 feet	2.2 acres	223 feet	Zoning Amendment to RR2.
Proposed Lot 13	AG (RR2)	Area – 2 acres Width – 200 feet	2.3 acres	216 feet	Zoning Amendment to RR2.
Proposed Lot 14	AG (RR2)	Area – 2 acres Width – 200 feet	2.31 acres	216 feet	Zoning Amendment to RR2.
Proposed Lot 15	AG (RR2)	Area – 2 acres Width – 200 feet	2.31 acres	216 feet	Zoning Amendment to RR2.
Proposed Lot 16	AG (RR2)	Area – 2 acres Width – 200 feet	2.31 acres	216 feet	Zoning Amendment to RR2.
Proposed Lot 17	AG (RR2)	Area – 2 acres Width – 200 feet	2.31 acres	216 feet	Zoning Amendment to RR2.
Proposed Lot 18	AG (RR2)	Area – 2 acres Width – 200 feet	2.31 acres	216 feet	Zoning Amendment to RR2.
Proposed Lot 19	AG (RR2)	Area – 2 acres Width – 200 feet	2.31 acres	216 feet	Zoning Amendment to RR2.
Proposed Lot 20	AG (RR2)	Area – 2 acres Width – 200 feet	2.31 acres	216 feet	Zoning Amendment to RR2.
Proposed Lot 21	AG (RR2)	Area – 2 acres Width – 200 feet	2.31 acres	216 feet	Zoning Amendment to RR2.
Proposed Lot 22	AG (RR2)	Area – 2 acres Width – 200 feet	2.31 acres	216 feet	Zoning Amendment to RR2.

Additional Information:

Footnotes Forming Part of “RR2” Rural Residential Zone:

a) (i) The maximum allowable height for all buildings and structures shall be 30 feet (two storeys), excepting personal telecommunications towers which shall be allowed as permitted accessory structures when located on single-unit dwellings, mobile or modular home sites subject to the siting and setback requirements of footnote (h) of Table 3.4 herein.

(ii) The minimum dwelling unit floor area for a single-unit farm and/or non-farm dwelling, mobile home and/or modular home shall be seven hundred (700) square feet (65.03 sq/m).

(b) (i) Where principal buildings and/or structures are adjacent to a Government Road Allowance under the jurisdiction of the municipality, the minimum front and side yard setbacks shall be one hundred and twenty-five (125) feet (38.1m).

(ii) Under authority of applicable provincial Act, where any structure or development is proposed under, below or at ground level within the controlled areas of the provincial highway system, permits must be obtained from provincial authority having jurisdiction.

(e) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.

(f) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.

(h) All required yards specified for any use shall be located on the same site as the use and shall be maintained as open space except as provided elsewhere in this By-law.

COMMENTING DEPARTMENTS/AGENCIES:

There were no objections raised by the various government agencies during the circulation process. The following comments and concerns however, were provided:

Teranet Manitoba requires a Plan of Subdivision.

Manitoba Environment and Climate, Drainage and Water Rights Licensing Branch

On behalf of Drainage & Water Rights Licensing – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide.

Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

- Please note that this proposed location has Class 6 soils (ag capability).

Manitoba Sport Culture and Heritage, Historic Resources Branch

The Manitoba Historic Resources Branch noted that the development footprint is located near the confluence of the Little Saskatchewan River and the Assiniboine River, near numerous known archaeological sites and sites of a sensitive. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources, therefore, the Historic Resources Branch has concerns. Therefore, the proponent is required to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project’s start. A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit. Please find attached a flow chart outlining the general process of an HRIA. The Branch will work with the proponent/land owners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. For further information contact: Historic Resources Branch at (204) 945-2118 or HRB.archaeology@gov.mb.ca

Manitoba Environment and Climate, Environmental Compliance and Enforcement Branch

- When development occurs, the proposed lot(s) will be required to register, install and maintain an appropriate onsite wastewater management system that meets the minimum setback distances and requirements outlined in the OWMS Regulation MR 83/2003.
- The proposed subdivision is located on land predominately classified as an N4 nutrient management zone pursuant to the Nutrient Management Regulation. The only wastewater management system that can be used in a nutrient management zone are holding tanks unless the soils in the area can be successfully reclassified pursuant to the Nutrient Management Regulation. For further information on the classification of soils in that area you can contact Brian Wiebe, Senior Land-Water Specialist at Brian.Wiebe2@gov.mb.ca or 204-914-1701.

Manitoba Hydro requires an easement.

Bell MTS requires an easement.

Other Agencies:

- All other agencies responded with no comments or concerns.
- Please review all attached correspondence for additional details.

RECOMMENDATION

Provided Council is satisfied that the proposed development conforms to the policies and intent of the Development Plan, this office recommends approval of the subdivision as proposed.

Be advised that as per Section 125(2) of the Planning Act any subdivision being considered by Council creating a new road or extending a road will require a public hearing prior to passing a resolution approving that application.

Should Council wish to approve this application to subdivide, the Community Planning Branch recommends the following conditions of approval:

- 1) That a Zoning By-law amendment be obtained for **proposed Lot 1-22**, rezoning all portions of current title area from **“AG”** Agricultural General Zone to **“RR2”** Rural Residential Zone.
- 2) That a variance order be obtained for the proposed lot 3, decreasing the site width from 200 feet to 51 feet within the **“RR2”** Rural Residential Zone as necessary to ensure compliance with the Zoning By-law.

Please note that approval of the subdivision application will be subject to provincial department and agency requirements.

When Council has dealt with this matter, please send a copy of Council's resolution to this office either approving the proposed subdivision with or without conditions or rejecting it. If Council rejects the subdivision application, written reasons must be provided. If approval is given, please note in your response to Community Planning Branch whether or not all outstanding property taxes on the land proposed for subdivision have been paid.

Thank you for your prompt attention to this subdivision application. Please be advised that as per Subsection 125(4.1) of The Planning Act, council has 90 days to make a decision on this application. If you have questions regarding this report of the subdivision application please contact the undersigned.

Isaac Omonaiye
Community Planner

Cc: Lisa Marie Suski

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Sincerely

Garth Gislason | Plan Registration, Surveys Department | Teranet Manitoba
705 Princess Avenue, Brandon, MB R7A 0P4
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB, R3C 2G1
Office: 1.844.737.5684 | Extension 1823
Email: garth.gislason@teranet.ca



The proposed subdivision resides within a designated Rural Residential Policy Area; no comments.

Thanks,
Tina

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

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision proposal and has no concerns but the following comment(s):

- When development occurs, the proposed lot(s) will be required to register, install and maintain an appropriate onsite wastewater management system that meets the minimum setback distances and requirements outlined in the OWMS Regulation MR 83/2003.
- The proposed subdivision is located on land predominately classified as an N4 nutrient management zone pursuant to the Nutrient Management Regulation. The only wastewater management system that can be used in a nutrient management zone are holding tanks unless the soils in the area can be successfully reclassified pursuant to the Nutrient Management Regulation. For further information on the classification of soils in that area you can contact Brian Wiebe, Senior Land-Water Specialist at Brian.Wiebe2@gov.mb.ca or 204-914-1701.

Abbey Bingham
Environmental Compliance and Enforcement
Environment and Climate Change
1129 Queens Ave, Brandon
431-541-7477
Abbey.Bingham@gov.mb.ca

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

1. **Easements required**— Manitoba Hydro will require easements.

Manitoba Hydro will require the landowner to enter into a Statutory Easement Agreement(s) (“Agreements”) with Manitoba Hydro regarding existing and/or future facilities associated with the subdivision as set out in the above noted application.

This registration requirement will need to be included as a condition on the final Certificate of Approval.

2. **No easements required**— Centra Gas Manitoba Inc. has no easement requirements.
3. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
4. We have included the applicant—if the email address was not provided, please provide this letter to them.

Directions for the Applicant

Should your subdivision application be issued a Conditional Approval letter (from the Approving Authority), Manitoba Hydro requires the following to complete our condition:

1. Have the surveyor provide Manitoba Hydro with a pdf copy of the Subdivision Plan.
 - a. **Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)**
 - b. Upon receiving the pdf or CAD file of the Subdivision Plan we will review and provide our easement requirements to your surveyor to prepare a Plan of Easement. (Unless otherwise informed by Manitoba Hydro)
 - c. Promptly provide any layout changes. (Including changes requested by Land titles office)
2. Provide us with the name of the lawyer which will be taking care of registration of your subdivision. If this information was included on your planning application, please disregard this item and simply review subsequent items a. and b.
 - a. Agreements will need to be signed by the landowners. The agreements and the plan of easement need to be sent in trust from our lawyer to the applicant’s lawyer to ensure they are signed and registered.
 - b. Once signed at the lawyer's office you will be provided with a release of conditions letter which can be given to the planning office.
3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

The lawyer information, subdivision plan and any/or inquiries can be sent to HCSC@hydro.mb.ca.

Subdivision Application Status Dashboard and Land Management Site

View the status of your subdivision within Manitoba Hydro using our Subdivision Application Status Dashboard and [FAQ's](#) about the subdivision process on our [Land Management Site](#). Instructions for how the Subdivision Application Status Dashboard works will be in the Subdivisions tab. (Dashboard is best viewed on a desktop computer)

Subdivision Coordination Team
Manitoba Hydro, Property Department
12th Floor – 360 Portage Ave
Winnipeg, MB
R3C 0G8 Canada



On behalf of the Land and Planning Branch, there are no concerns on the Rural Municipality of Whitehead Subdivision No. 4202-24-8605.

Thank you

Oladipo Akinpelumi

Resource Planning Specialist
Lands and Planning Branch
Natural Resource Stewardship Division
Department of Natural Resources and Indigenous Futures
Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6
Cell: 204-583-0355



Natural Resources and Indigenous Futures

Mines Branch has no concerns as there is no identified medium or high potential aggregate in the area.

Thanks,
-Sahejpal S.
Office of the Mining Recorder Manitoba
Mines_Br@gov.mb.ca

We have no concerns regarding this file.
Thank you,

Matthew Sebesteny

Development Review Specialist
Hydrologic Forecasting & Water Management Branch
Manitoba Transportation & Infrastructure
Second Floor - 280 Broadway Ave
Winnipeg MB R3C 0R8

We have reviewed subdivision file 25-8605 and have no concerns. The proposed lots have frontage along municipal roads.

Thank You

Jeff DiNella

*Senior Development Review Technologist
Manitoba Transportation and Infrastructure
Highway Design*

Cell: (204) 430-7176

1420-215 Garry Street
Winnipeg, MB R3C 3P3



Bell MTS will require easements and requests that as a condition of approval for this subdivision proposal, the landowner is required to enter into a Right-of-Way Agreement (“Agreement”) with Bell MTS (“MTS”) for existing and/or future telecommunications facilities in connection with the subdivision for a **3.6M Easement**.

As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed subdivision plan, at the appropriate Land Titles Office.

If the subdivision is by legal description, in order to prepare the Agreement, Bell MTS requires a copy of the legal description of the proposed lots/parcels to be conveyed, prepared by a lawyer or surveyor and approved by the Land Titles Office (as stated in the Letter of Conditional Approval).

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan to the attention of Gregory Sim - PROPERTYACQUISITION@bellmts.ca

Bell MTS will then review the print and reply to the surveyor with the Bell MTS easement requirements. The surveyor can then prepare the Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations. The Plan of Easement, if required, is prepared at the developer’s expense.

Any existing Bell MTS services, easement agreements and/or caveats affecting the lands to be subdivided will be brought forward on the titles generated by the new plan of subdivision unless otherwise specified. If there are any existing facilities which require removal or relocation as a result of the subdivision, the costs will be at the expense of the developer.

The contact for proceeding with the Right-of-Way Agreement is:

BellMTS Property Acquisition Department
Attention: Mr. Gregory Sim, Survey Coordinator
PROPERTYACQUISITION@bellmts.ca

Developer responsibilities (Bell MTS Pre-Service Charges etc.) can be made available by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca

Thank-you,
Sylvie Leurquin
Network Services Associate
subdivisions@bellmts.ca

cc. Hydro SM-Subdivision Circulars / Bell MTS Property Acquisitions

On behalf of Drainage & Water Rights Licencing – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide.

Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

- Please note that this proposed location has Class 6 soils (ag capability).

Thanks,
Ingrid Rothnie
Senior Water Resource Officer
204-841-3862

Concerns

Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the locations in conjunction with Branch records for areas of potential concern. Notably, the development footprint is located near the confluence of the Little Saskatchewan River and the Assiniboine River, near numerous known archaeological sites and sites of a sensitive. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources, therefore, the Historic Resources Branch has concerns.

Legislation

Under Section 12(2) of [The Heritage Resources Act](#) (the Act), if there is reason to believe that heritage resources or human remains upon or within or beneath lands are likely to be damaged or destroyed by any work, activity, development or project, then the Minister may require a proponent to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project's start. As per sections 46 and 51 of the Act, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources.

A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit. Please find attached a flow chart outlining the general process of an HRIA.

HRIA Expectations

The Branch will work with the proponent/land owners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. Any exceptions require planning and consultation with the HRB.

Please find attached an archaeological consultants' list for reference. Due diligence should be conducted in order to assess quotes, services, and timelines.

If you have any questions, please contact as above for proper assignment and queueing.

Historic Resources Branch

Archaeological Assessment Services Unit

Archaeological Assessment Services Unit

Historic Resources Branch

Manitoba Sport, Culture, Heritage and Tourism

Main Floor – 213 Notre Dame Avenue

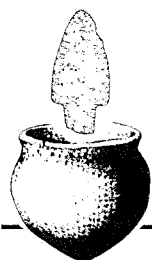
Winnipeg, MB

R3B 1N3

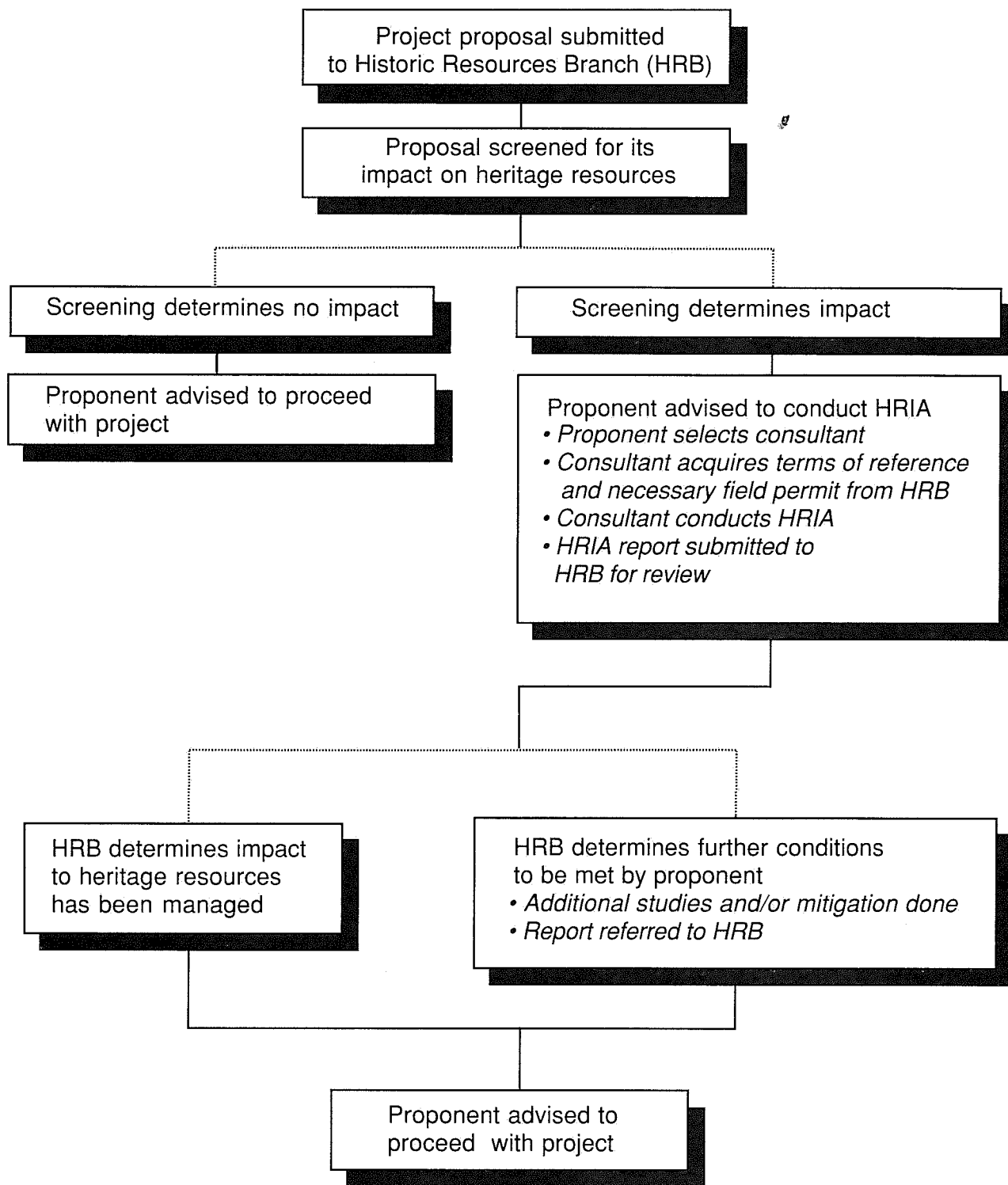
T: (204) 945-2118

e: HRB.archaeology@gov.mb.ca

Enclosures: HRIA flowchart and list of heritage consultants



Heritage Resource Impact Assessment (HRIA) Process



This Consultant List contains the names of consultants who have identified themselves to Archaeological Assessment Services, Historic Resources Branch as being available to conduct heritage resource impact assessment and management studies, as well as consultants with expertise in associated fields. The list is not intended to be exhaustive as there may be other consultants eligible to conduct such work that do not appear on the Consultant List. It is the responsibility of those wishing to appear on this list to update their working status every year.

The Consultant List is provided for information purposes only. The Historic Resources Branch makes no recommendation with respect to this listing. It is not intended as a statement of professional qualifications. All firms in this listing have staff qualified to apply for a Heritage Permit. The Province of Manitoba is not responsible for any errors or omissions on the Consultant List, and assumes no responsibility or liability for the acts or omissions of any person or firm on the Consultant List contained herein.

Table of Contents

AECOM Canada ULC.	2
Agassiz-CRS.....	3
ATLHERITAGE SERVICES	4
Big Muddy Heritage Consulting Ltd.....	5
Canada North Environmental Services	6
Circle CRM Group Inc.	7
Ember Archaeology.....	8
InterGroup Consultants Ltd.	9
Jacobs.....	10
KGS Group Inc.....	11
Lifeways of Canada Limited	12
NORTH ROOTS RESEARCH.....	13
PEMBINA PALEONTOLOGY.....	14
Respect Heritage Consulting.....	15
Stantec Consulting Ltd.	16
SYNERGY LAND AND ENVIRONMENTAL SERVICES LTD.....	17
Western Heritage: Winnipeg	18
White Spruce Archaeology Inc. (WSA).....	19
WSP Canada Inc.....	20

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	300, 48 Quarry Park Boulevard SE Calgary AB T2C 5P2	Brent Murphy Brent.murphy@aecom.com 403-835-2958
	250 York St. London, ON N6A 6K2	Samantha Markham Samantha.markham@aecom.com 226-378-9069

AECOM is built to deliver a better world. We design, build, finance, maintain and operate infrastructure assets for governments, businesses and organizations in more than 150 countries. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital.

The AECOM Cultural Resources Department, formed in 2007, provides archaeological, built heritage and cultural heritage landscape services to a wide variety of public and private sector clients across Canada. We have a multidisciplinary Cultural Heritage team of dedicated researchers, archaeologists, cultural heritage specialists, and heritage planners that offer a range of services. AECOM's Cultural Heritage team has the right mix of skill sets, experience, relationships, and understanding of cultural resource management and working with multiple stakeholders (notably Indigenous communities). AECOM provides a full range of cultural resource management services including:

- Heritage Resource Impact Assessment
- Desktop Heritage Resource Overview
- Heritage Resource Protection Plans
- Modelling and Constraints Mapping
- Historical and Archival Research
- Built Heritage
- Traditional Land and Resource Studies
- Indigenous Engagement

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Agassiz C.R.S. is a Manitoba based cultural heritage service company formed in 2015 to provide projects, developers, individuals, and First Nations of Manitoba with comprehensive and professional archaeological, anthropological and historic resource services. We have experience working on sites throughout Canada including Manitoba, Saskatchewan, and Ontario, as well as international experience. We can provide engagement with the public through professionally led public archaeological excavations and programming.

We offer First Nations consultation and engagement. We are interested in providing consultation to First Nations on archeology and heritage concerns relating to land development. Agassiz is currently working with Peguis First Nation on several projects.

Our services include:

Heritage assessments:

Project and regional mapping via GIS software and drone software,
HRIA (historic resource impact assessment),
HRO (historic resource overview),
Archaeological mitigation, monitoring and post impact assessment,

Research:

Archival research,
Historical research,
Site and region specific research,

Consultation:

First Nations engagement,
TLU (traditional land use),
ATK (Aboriginal traditional knowledge),
Public consultation.

We have experience in managing projects that range from one-day, two-person site surveys up to large regional studies and multi-year archaeological excavations employing a large work force. We also have considerable experience in coordinating archaeological research with industry requirements.



ATLHERITAGE SERVICES
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Saskatoon, SK
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Atlheritage has built a strong and respected reputation with helping our client's navigate the Heritage regulatory approval process. We understand and appreciate developments, which is why we work closely with our clients to ensure regulatory requirements (i.e., Heritage Resources Impact Assessments) are professionally and efficiently completed to ensure Heritage Clearance is achieved well in advance of construction schedules. **HRIAs are our expertise.** Most importantly, we pride ourselves in our commitment and customer service we provide to our clients while working closely with the Historic Resources Branch.

Atlheritage consists of a group of respected archaeologists with extensive heritage assessment experience across the Prairies. Our areas of expertise include:

- Heritage Desktop Studies
- Heritage Resource Reviews and Project submissions to the Historic Resources Branch.
- Heritage Resources Impact Assessments (HRIA)
- Archaeological Monitoring and Post-Impact Assessments
- Heritage Resources Impact Assessment – Mitigation (HRIA-Mitigation)
- Traditional Land Use Studies (TLU)
- Traditional Knowledge Studies (TEK)
- Cemetery Management (mapping marked and unmarked graves)
- Ground Penetrating Radar (GPR)

Atlheritage is a division of ATL Group of Companies Limited (ATL Group). ATL Group provides niche consulting services specializing in Heritage/Archaeology (Atlheritage Services), engagement, facilitation, and communications (Atlwest Communications), and GIS and AutoCad mapping services (Prairie Mapping Industries).

Big Muddy Heritage Consulting Ltd.

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Coronach, SK S0H 0Z0
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P. 306-265-7622**

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Destiny McPeck – Senior Archaeologist
destiny@bigmuddyheritage.com

Big Muddy Heritage Consulting Ltd. (BMHC) is an archaeological, heritage, and historic resources consulting firm based in Saskatchewan, and offering services throughout western Canada. BMHC works with industrial proponents, government agencies, and Indigenous communities to meet requirements of Provincial, Territorial, and Federal regulations regarding the identification, assessment, protection, and investigation of heritage resources including archaeological and historic sites. At Big Muddy Heritage Consulting, we have the expertise and means to complete heritage resources projects throughout Manitoba, Saskatchewan, Alberta, Northwest Territories, and Yukon. We do this by providing comprehensive consulting services focusing on heritage and archaeological impact assessments that are tailored to the unique needs of each client.

In Manitoba, we offer several services to help private, government, and Indigenous development proponents to meet the requirements of The Heritage Resources Act and the guidelines for Heritage Resources Impact Assessments and other applicable guidelines and legislation. These services include Heritage Resources Overviews (HRO), consultation with the Heritage Resources Branch (HRB) on Terms of Reference for HRIA work, Heritage Resources Impact Assessments, Heritage Resources Impact Mitigations, Indigenous Engagement and Traditional Use Studies, Construction Monitoring, and Expert Testimony.

Our President and Senior Project Archaeologist, Dr. Dan Meyer (RPA 17246), has over 30 years of experience in heritage resources management. He has directed and participated in numerous Heritage Resource Studies or Archaeological Impact Assessments as a Project Archaeologist throughout the northern Plains, Boreal Forest, Sub-Arctic, and Eastern Slopes since 2001, in addition to his other experience across North America including Alberta, British Columbia, Manitoba, Northwest Territories, Saskatchewan, Chiapas (Mexico), New Mexico, Colorado, Wyoming, North Dakota, Vermont, and Yellowstone National Park. In Manitoba, Dan has undertaken HRIA work on behalf of clients such as Manitoba Hydro, Parks Canada, Shared Health Manitoba (with Architecture49). Dan has expertise in directing regional surveys and large-scale excavations of complex, multi-component sites, has conducted extensive surveys for forestry and mining clients, has produced predictive models, and authored Heritage Resources Protection Plans. Dan has supervised over 100 field assessment projects that have recorded over one thousand five hundred archaeological sites in the last twenty-three years. Many of the projects with which he has been involved have had Indigenous consultation or traditional use components. Dr. Meyer is assisted in HRIA work by Senior Archaeologist Destiny McPeck, whose 8-year career has seen involvement in heritage projects for the oil and gas industry, forestry, and mineral exploration throughout Manitoba, Saskatchewan, Alberta, Northwest Territories, British Columbia, and Ontario. Destiny worked on Enbridge's Line 5 Replacement project in Manitoba. Destiny has strong historical family ties to the Red River Métis community.

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Canada North Environmental Services (CanNorth) is a multidisciplinary and comprehensive heritage, engagement, and environmental consulting company. We are 100% First Nations owned. We offer specialized and expert services that are geared towards helping clients achieve regulatory compliance under heritage and environmental legislation. We have the capacity to handle both large and small projects.

Since 1997, CanNorth has provided high quality environmental and heritage services to a diversity of clients for a wide range of project types. Our experienced, interdisciplinary team offers the technical skills and knowledge to protect the environment, satisfy regulatory requirements, benefits our clients, and support local communities.

Heritage services are provided through CanNorth's Heritage Division. We provide to our clients a wide range of services, including:

- Heritage Resource Impact Assessment and Mitigation (HRIA, HRIA-M),
- Archaeological monitoring and post-impact assessments,
- Project referrals,
- Archaeological consulting,
- Traditional Land Use studies (TLU),
- Archival and historical research, and
- Indigenous engagement.

Our heritage programs are delivered with the same high-quality commitment to service and excellence that have made CanNorth a proven leader in environmental programs and consulting services.

Circle CRM Group Inc.
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Circle CRM Group is a heritage resource consulting company with offices in Calgary and Edmonton, Alberta, as well as a seasonal office in Williams Lake, BC. We are professional archaeologists who share a common mission: to protect and promote understanding of heritage resources. We believe in a balance of practical growth and development while preserving our cultural resources for future generations. Through great teamwork and collaboration, we deliver consistent, quality heritage resource services that exceed our client's expectations.

In its 25-year span, Circle CRM Group has completed archaeological assessments in BC, Alberta, Saskatchewan, Manitoba, the Yukon, and the Northwest Territories. Circle's managers and senior permit holders have extensive experience in all matters relating to heritage resources; each have over 20 years of archaeological experience, the majority of which are as a permit-holding archaeologists in western Canada.

Circle CRM Group has extensive experience in providing the following list of services across western Canada.

- Heritage Resources Impact Assessments (HRIAs)
- Heritage Resources Impact Mitigations (HRIMs)
- Heritage Resource Overviews (Desktop Assessments)
- Construction Monitoring and Post-Impact Assessments
- GIS Services
- Palaeontological services
- Traditional Land Use
- Traditional Ecological Knowledge

Circle CRM Group is also committed to an Indigenous Inclusion Strategy and Work Plan that strives to support the rising presence of Indigenous Peoples in the field of archaeology and cultural resource management in western Canada. Our vision is to create and nurture an inclusive space for open dialogue and collaboration with Indigenous Peoples and communities throughout all phases of archaeological services provided to our clients, wherever possible.

Ember Archaeology – a Division of Tree Time Services Inc.

**Unit 260, 2121 Premier Way
Sherwood Park, Alberta
T8H 0B8**

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Website: www.emberarchaeology.ca

Email: contact@emberarchaeology.ca

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Ember Archaeology, a division of Tree Time Services Inc (TTSI), is an Alberta based cultural heritage service company. Started in 2008 (re-branded as Ember Archaeology in April 2021), we provide historic resource management planning and impact assessment services to help our clients manage their impact on heritage resources. We also provide advice, assessments, surveys, reclamation and other consulting services to all sectors: Forestry, Oil and Gas, Aggregate Companies, Urban and Rural Municipalities, Education and Recreation based Non-Profit Organizations, Infrastructure, Transportation, and Utility Companies.

We have developed a strong reputation in our field based on using scientifically demonstrable methodology. Our archaeology team has grown to include eight permanent staff, all of whom are eligible to hold archaeological research permits in multiple provinces. Our principal business is annual historical resource management programs for the forest industry. We currently serve clients with operations from Sundre to Fort McMurray. This specialization has led Ember Archaeology to invest in the identification and development of best practices for archaeological survey. In addition to forestry we conduct Impact Assessments and Impact Mitigations for gravel pits, recreational developments, transmission lines, and highway projects. Ember is also capable of completing Ground Penetrating Radar projects (GPR).

Our services include:

- Historical Resources Overview (background research, including traditional land use)
- Development screening
- Heritage Resources Impact Assessments
- Archaeological Mitigation, Monitoring, and Post-Impact Assessments
- Applications of Geographic Information Systems (GIS)
- pXRF sourcing
- Community engagement (information sessions, written materials, public excavations)
- Ground Penetrating Radar (GPR)

Public outreach is highly valued at Ember Archaeology. We work to engage all ages and communities through public education, social media, non-technical reports, and First Nations engagement. We have also undertaken a range of community archaeology projects and services including:

- Site / Excavation Tours – a chance for the community to see archaeology in action
- Archaeology Roadshows – allows hands-on experience with the type of artifact reproductions and activities; communication of archaeological assessments completed near the community.
- School visits – students become an archaeologist for a day by participating in an interactive presentation and then try to classify, date, and interpret an archaeological using what they learned.



InterGroup Consultants Ltd.

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Archaeologist, GIS & Drone Technician

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InterGroup is an independent, multi-disciplinary firm based in Winnipeg, Manitoba. We have over 50 years of experience providing cultural, archaeological, socio-economic, public engagement and regulatory consulting services to clients across Canada.

Our Heritage Team has experience in managing all phases of project development from planning stages through implementation and mitigation. We are knowledgeable in governmental requirements and guidelines related to the management of heritage resources and successfully assisted in licensing numerous large-scale development projects. InterGroup's heritage professionals provide all levels of archaeological assessments, engagement, and consultation services, working closely with Indigenous communities and local stakeholders. We pride ourselves on providing high quality services that meet the client's need, on time and on budget with expertise in the following areas:

Heritage Assessments

- Heritage Resource Impact Assessment (HRIA)
- Heritage and Cultural Mitigation and Monitoring Programs
- Archival and Historical Research

Community Engagement

- Indigenous Engagement and Consultations
- Archaeological Education, Outreach, Public Excavation Programs

Museum and Curation

- Collections Management
- Exhibit Design and Curation
- Repatriation
- Grant Writing

GIS and UAV/Drone Services

- GIS Mapping and Predictive Modeling
- Traditional Land Use and Occupancy (TLUO) Studies and Mapping Services
- Cemetery Mapping and Documentation

Jacobs
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Jacobs provides comprehensive services regarding the management of archaeological, palaeontological, and historical resources. Jacobs effectively fulfills time-critical heritage requirements while promoting and preserving the past for future generations. Municipal, provincial and territorial legislation regulates the protection of cultural properties and resources. Our team of experienced professionals is intimately familiar with the legislation and provides the knowledge and skills necessary to comply with regulations. Services Provided: Heritage Resource Overviews; Heritage Resource Impact Assessments (HRIA); Archaeological excavations and Mitigations; Site Delineation and Inventory; Heritage Resource Protection Plans, and Construction Monitoring.

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Cultural Heritage Lead

Laura McRae, M.A., C.A.H.P., R.P.A.
Archaeology Lead

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KGS Group offers the complete line of archaeological and heritage resource assessment services. Our services encompass all aspects of heritage assessment with a focus on identifying and managing heritage resources. Our experienced team of experts provide clients with tangible, workable solutions to heritage management issues by offering a vast array of investigation, avoidance, and mitigation strategies. Our archaeologists are experienced working with regulatory agencies, proponents, construction teams, stakeholders, and Rightsholders to support project objectives. KGS archaeologists work to stay true to project timelines and objectives while still meeting regulatory requirements concerning heritage resources.

Our areas of expertise include:

- Regulatory engagement
- Desktop heritage sensitivities review and analysis
- Heritage resource inventories and overviews
- Heritage Impact Resource Assessments (HRIAs)
 - Pedestrian Surveys
 - Shovel Testing Programs
 - Deep Testing Activities
 - Mitigative and salvage excavations
 - Artifact cataloguing and analysis
- Heritage construction monitoring
- Heritage resource protection plans
- Post-construction heritage impact surveys
- Public engagement
- First Nation and Métis Consultation

Lifeways of Canada Limited

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Miriam Reichel-Bodner – Senior Project Palaeontologist

Miriam@lifewaysofcanada.com

Lifeways of Canada Limited (Lifeways) is a private company specializing in archaeological, palaeontological, and heritage consulting. Incorporated in 1972, we are proud to stand as one of the longest operating heritage resources consulting and contracting companies in western Canada, providing services to government, private industries, and Indigenous communities in western and northern Canada.

We provide a complete spectrum of heritage resources work to ensure that all *Heritage Resources Act* clearances are granted and in place for our clients in a timely manner. These include:

- Heritage Resources Overviews (HRO) – submissions to the Historic Resources Branch (HRB) for project guidance, approvals, and/or requirements;
- Liaison to acquire Terms of Reference from HRB;
- Heritage Resources Impact Assessments (HRIA)- field studies meant to assess in detail a development area;
- Heritage Resources Impact Mitigations (HRIM) – the excavation and mitigation of all sites needing clearance that cannot be avoided by the developer;
- Construction monitoring – archaeological and palaeontological monitoring of construction activities to mitigate impact to Heritage Resources;
- Palaeontological Overviews, HRIAs, and Monitoring;
- Development of Heritage Resources Protection Plans;
- Archival Research;
- First Nations Consultation, Indigenous Engagement, and Traditional Use Studies;
- Expert Testimony at hearings; and
- Public archaeology programs, tours, and lectures.

Lifeways' Experienced Staff

We are a private company with a sizeable, full-time, permanent team who work efficiently together and are able to adapt quickly to Project-specific needs. Lifeways provides field supervision and labour and all required follow-up lab, mapping, and reporting tasks for projects of all levels. We are proud of our large and full-time permanent staff with a very low rate of turnover, who have the experience and clear understanding of Provincial Regulations to execute all of our projects efficiently. Four of our Senior Project Archaeologists are partners in the company and have a vested interest in providing the highest level of service to our clients. Currently we have six Project Archaeologists and one Project Palaeontologist (with M.A.s or Ph.Ds.) who are permitted to conduct fieldwork in Manitoba, Alberta, British Columbia, Saskatchewan, Northwest Territories, and Yukon. Eight Senior and Junior Archaeologists (with B.A.s, B.Sc.s., or M.A.s) work as field assistants, lab technicians, draftspersons, GIS specialists, and researchers for the company. Collectively we have over 230 years of experience in heritage resources. We provide expertise in lithic and faunal analysis, Precontact and Historic Period sites, fossil processing, archaeological and palaeontological potential modeling, GIS applications and archival research.

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North Roots Research is an independently owned, Manitoba-based company that provides high-quality, practical and cost-effective heritage solutions for your development needs. Our professional archaeologists offer a full range of services involving archaeological, historical and Indigenous research across Manitoba, Saskatchewan and northern Ontario.

Our considerable experience has involved all scales of projects for a variety of clients including: private landowners, large and small-scale developers, governmental agencies and Indigenous communities and organizations. We collaborate with our clients to tailor services that preserve and manage heritage and cultural resources while facilitating sustainable and progressive development. North Roots Research delivers timely, focused products, ensuring our clients are in compliance with regulatory heritage requirements and legislation while managing project needs and timelines. These services may be integrated with other environmental, economic and social impact studies, or as stand-alone investigations.

Our Services Include:

- Heritage Resource Impact Assessment (HRIA) – Stage 1 through 4
- Heritage Resource Impact Monitoring (HRIM)
- Historical Resource Overviews (Desktop studies)
- Cultural and Heritage Protection Planning
- Traditional Knowledge & Land Use Studies
- Geographic Information System (GIS) Mapping Technology
- Archaeological Educational Programming & Training
- Modelling & Constraints Mapping

PEMBINA PALEONTOLOGY

Box 47

Pilot Mound, Manitoba

R0G 1P0

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Title – Vertebrate Paleontologists

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Website : www.pembinapaleo.com

Facebook: www.facebook.com/PembinaPaleo

Pembina Paleontology was established in 2021 by Manitoba's most published vertebrate paleontologists, Joseph and Anita-Maria Hatcher to ensure Manitoba's paleontological record is preserved for future generations through research, conservation and education. In addition to public fossil digs and virtual educational programming, some of the consulting services that we offer include:

Paleontological Impact Assessments

Through the Manitoba Heritage Act of 1987, most earthworks that are planned in Manitoba near established vertebrate fossil bearing horizons will require a paleontological impact assessment. With over 30 years of combined professional paleontology experience, our team is uniquely suited to acquire the proper heritage permits, provide fossil resource management plans, impact evaluations and mitigation plans, construction monitoring and data capture, stratigraphy, and fossil preparation.

Film Advisory Consultation

We offer a variety of paleontology services for the film and gaming industry. From our expertise in dinosaur and marine reptile paleontology, your creative team will flourish with authenticity in their designs! From pre-production concepts to on-set guidance and post-production follow through, your next dinosaur film will roar to the front of the line! Whether you're writing the script or in charge of art, design or animal animation in gaming entertainment, our vertebrate paleontologists are available for hire as science consultants. Let our expertise lend to your vision a unique sense of authenticity. Our scientists work *with* you to blend scientific accuracy with in-game or movie magic so that your work shines like a Hollywood star! Contact us about your customized project.

Museums, Zoos & Aquariums

Is your institution planning a new dinosaur exhibit, or that truly unique aquarium theme that represents the Cretaceous Seas of Manitoba? Consult with the professionals and bring scientific accuracy to your concepts and elevate them to world-class innovations!



Respect Heritage Consulting

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Respect forms the basis of all great relationships. Our primary guiding principle, at RESPECT HERITAGE CONSULTING we build respect into everything we do. Respect for the history of the land and its people; Respect for team members; and Respect for you, the client. You can choose our firm with confidence we will invest in a mutually beneficial, long-term relationship with you, your company and your community.

Alan Korejbo is RESPECT HERITAGE CONSULTING's founding archaeologist. His over 20 years of archaeological experience has included working with some of the largest environmental firms in Canada. Alan's considerable knowledge of heritage legislation and regulatory process ensures regulatory compliance for your project that is *on time, and on budget*.

RESPECT HERITAGE CONSULTING provides you with proven experience and cost-effective services. Alan and his knowledgeable team deliver effective heritage resource management for your project.

Heritage, Archaeology, and Community Services:

- Heritage Resource Impact Assessments (HRIA)
 - Including pre-impact, post-impact, monitoring, and mitigation
 - Identification of human and faunal remains, ethnobotanical analysis, archival research, GIS mapping services, and DStretch photography analysis
- Heritage Resource Overview (desktop heritage screening)
- Project referrals and submissions
- Traditional Land Use Studies (TLU)
- Indigenous collaboration
- Community engagement
- Public outreach and education

Stantec Consulting Ltd.

Contact:

Butch Amundson

Principal

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Stantec Consulting Ltd. provides a full range of heritage resource impact assessment and cultural management services. Through our experienced staff, we are able to integrate archaeological, historical and oral history investigations into comprehensive environmental assessment studies, heritage resource impact assessments, heritage resource management strategies, assistance with land claim entitlements and heritage resource surveys to record land use activities on private, public and traditional lands from the recent to the ancient past.

Our staff has the background skills in archaeological site survey, site excavation, interpretation and reporting, geophysical studies, GIS mapping, extant building recording, heritage displays and cultural resource management strategies. Stantec also offers laser imaging, high resolution historical air photo analysis (to map now extinct sites), cemetery rehabilitation, mapping and unmarked grave location and artefact conservation.

Stantec has developed a Traditional Land Use and Traditional Ecological Knowledge group who have completed a number of studies across Canada for various environmental assessment projects. These projects have involved Stantec staff completing the studies through assistance with the First Nation communities or facilitating independent community studies.

SYNERGY LAND AND ENVIRONMENTAL SERVICES LTD.

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Brandon,
MB R7A 4S7

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Synergy Land and Environmental Services Ltd. offers a full range of heritage consulting services. With over 15 years of archaeological experience our staff aim for the most reliable and economical solutions to satisfy all client and regulatory requirements. Using our live data capture methods, we can supply clients with real time data, allowing them to make decisions while crews are still in the field, saving both time and cost. Our archaeological consulting services include archaeological modelling, Heritage Resource Impact Assessments, artifact analysis, and artifact cataloguing.

Western Heritage: Winnipeg

30-360 Main Street Unit 13B - PMB#326

Winnipeg, MB R3C3Z8

Website: www.westernheritage.ca

Telephone: (204) 944-8325

e-mail: projects@westernheritage.ca

Contacts:

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	322 Duchess St. Saskatoon SK S7K 0R1	Phone: (306) 975-3860 Toll Free: 1-877-699-0784 www.westernheritage.ca	• Jim Finnigan finnigan@westernheritage.ca • Peggy McKeand pmckeand@westernheritage.ca

Western Heritage is a multi-provincial firm that has been providing archaeological and other heritage services since 1990. Our Winnipeg office, formerly Quaternary Consultants, has extensive experience in working throughout Manitoba. The scale of projects has ranged from small survey projects to large scale excavation projects.

Archaeological services include heritage overviews, compliance-based heritage overviews, archaeological assessment and excavation projects. We have worked across the province from the US border, to as far north as Churchill. We regularly work with First Nations' and Métis communities and community monitors. We have provided training for indigenous archaeology teams.

Our technical services include satellite-based remote sensing, digital landscape mapping (GIS) and specialized archaeological and land management software development. Our specialized services include heritage potential modeling, archaeological magnetic, radar, and resistivity surveys, detailed soil studies and POSL dating. Western Heritage has nearly 20 years of experience in mapping cemeteries with GPR.

In addition to archaeology, we provide services in the area of indigenous consultation and engagement, traditional land use and traditional environmental knowledge studies and archival research.

All Manitoba employees are covered by comprehensive professional liability and WCB insurance. Western Heritage has an Energy Safety Canada COR.

White Spruce Archaeology Inc. (WSA)

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[Information for Resource Developers](#)

[Information for Engineering Firms](#)

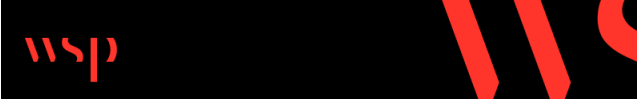
[Information for First Nation Communities](#)

White Spruce Archaeology Inc. (WSA) is the oldest heritage firm in Manitoba and will provide expert support for the project's archaeological assessments. WSA archaeologists are qualified and licensed to conduct heritage work in Manitoba and Ontario.

The work conducted by WSA includes Heritage Resource Impact Assessments (HRIA), Traditional Land Use (TLU) and occupancy studies, archaeological survey and assessments related to sustainable development. WSA has undertaken archaeological and heritage studies for a variety of local government agencies, engineering firms, resource extraction developments and homeowners. We take pride in our commitment to working with local First Nations communities and maintain a policy of training and employing First Nations people within whose traditional territory we work for positions as field assistants.

Archaeological assessments, including HRIA typically include background research (archaeological inventory, review of historical literature, review of geology and the natural environment), TLU data collection and analysis, field research, and reporting according to provincial guidelines and regulations. When initiating an archaeological assessment, WSA will first apply for a heritage permit and begin discussions with First Nation communities, if needed. Once the heritage permit is received, WSA acquires archaeological site information for the study area and begins to review the geographic, land use, and historical information. Current literature about the area is reviewed and existing conditions in the study area are examined to assist in the identification of areas heritage potential and devise an informed strategy about which surface and subsurface survey methods would be used. WSA has experience, expertise and technology to manage, analyze and store the land and archaeological databases using geographic information systems platform.

Based on preliminary information gathering and fieldwork, when required, WSA reviews and summarizes what is known about the archaeology, history and prehistory of the study area and proposes recommendations to either clear the area of archaeological concern, or if this is not possible, WSA will work with the proponent to develop a strategy for long-term protection of impacted archaeological sites. If protection of archaeological resources is not a viable option due to project design, WSA would conduct an archaeological excavation to document and recover artifacts prior to construction. WSA adheres to provincial guidelines regarding the excavation and processing of artifacts.



WSP Canada Inc.

1600 Buffalo Place
Winnipeg, Manitoba
R3T 6B8
204-805-6841

WSP: <https://www.wsp.com/en-ca>

WSP Heritage: <https://www.wsp.com/en-CA/services/archaeology-and-heritage>

Contacts:

Ed Fread, M.A., RPA

Senior Project Archaeologist
Cell: 204-805-6841
Email: ed.fread@wsp.com

Sara Halwas, PhD.

Lead Project Archaeologist
Cell: 204-232-2237
Email: sara.halwas@wsp.com

WSP offers a complete range of archaeological assessment and heritage conservation services to clients across both public and private sectors and for all levels of local, provincial, and federal governments. Our services encompass all aspects of heritage assessment with a focus on identification and management of heritage resources, including protection plans that outline both avoidance and mitigative strategies. In Canada, our experienced team of experts help clients work to minimize their project’s impact on heritage resources in a way that is the least detrimental to their project’s timeline and objective while still meeting regulatory requirements.

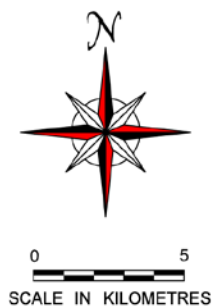
No project is too small or too complex. Our team has conducted hundreds of heritage programs and archaeological assessments to date, for clients in the following sectors: commercial, communication & technology, energy and natural resources, government, industrial, rail, residential, retail, roads and bridges, urban regeneration and water and waste.

Our areas of expertise include:

- Desktop heritage sensitivities review and analysis
- Heritage baseline inventories
- Pre-construction heritage surveys
- Heritage construction monitoring
- Post-construction heritage impact studies
- Public engagement
- First Nations and Métis consultation
- Community engagement
- Indigenous relations

Our Core Services:

- Heritage Resource Impact Assessments (HRIA)
- Heritage resource overview studies
- Heritage resource desktop screening analysis
- Heritage resource mitigation studies
- Monitoring of heritage resources during project implementation
- Post-impact heritage studies
- Heritage resource protection plan development
- Heritage conservation studies and planning
- Geomatics and Geospatial Analysis
- Built heritage assessments
- Cultural heritage landscape analysis, evaluation, design, and restoration



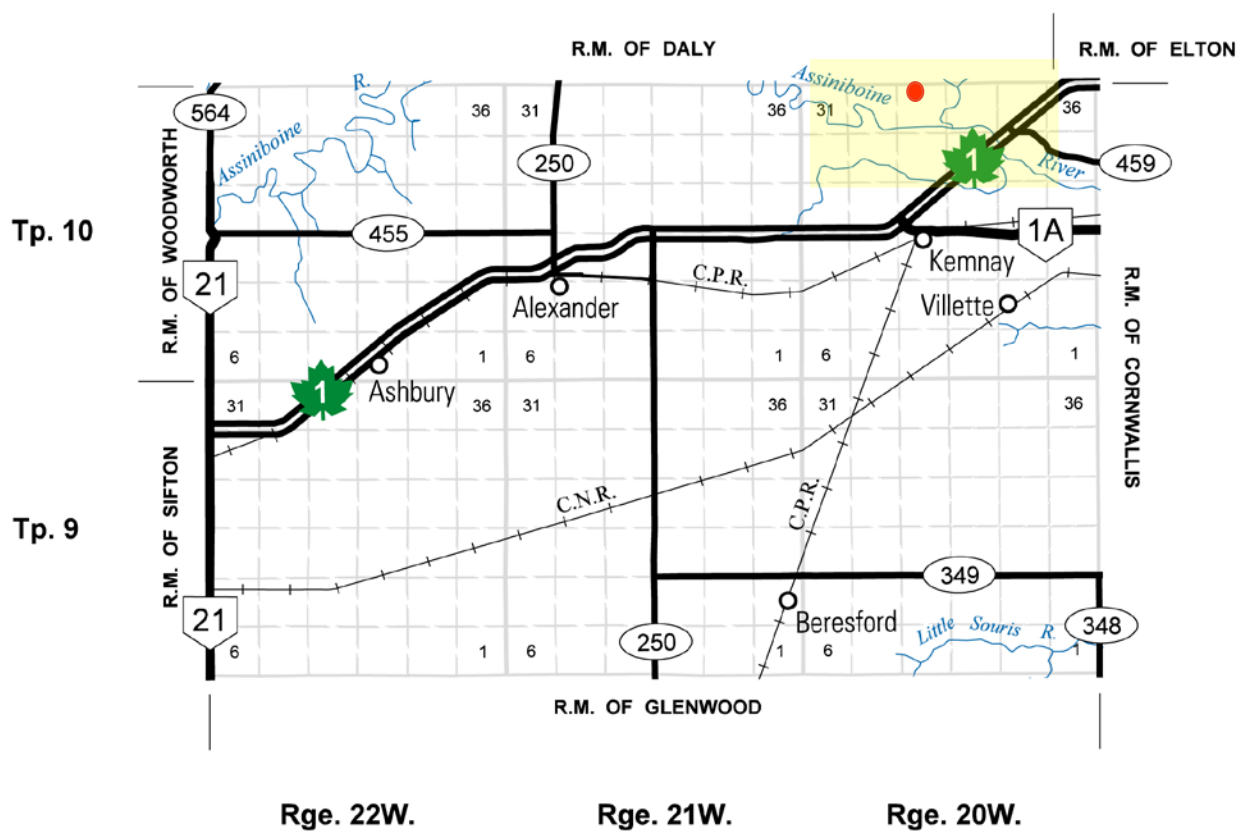
R.M. OF WHITEHEAD

MAP REVISED:-

MANITOBA
TRANSPORTATION AND GOVERNMENT SERVICES
HIGHWAY PLANNING AND DESIGN BRANCH
DRAFTING SECTION
WINNIPEG
JANUARY, 2004

LEGEND

TRANS-CANADA HIGHWAY		ACCESS ROADS	
PROVINCIAL TRUNK HIGHWAYS		RAILWAYS	
PROVINCIAL ROADS			



Proposed Subdivision- RM of Whitehead

Part of NW-33-10-20 WPM



Legend

Municipal Boundaries

Assessment Parcels

Title Boundary

Proposed Subdivision

File Number:

4202-24-8605

Date: May 27, 2025

Applicant:

Lisa Suski

Notes:

Registered Owner(s): Lisa Marie Suski

Certificate(s) of Title: 2834166/2

Roll No(s): 72960

Existing Property: 85.41 ac

Proposed Subdivision: Lot 1 to 22 (See SAM)

Residual Land: _

Development Plan:
Major Policy Area- Conservative
Minor Policy Area- Agricultural

Zoning By-Law: AG - Agricultural General

PLEASE SEE THE SUBDIVISION
APPLICATION MAP FOR FURTHER DETAILS.

X

Approving Authority

Date

Please note: The Subdivision Application Map (SAM) that was shared and used for the preparation of this Site Map (AP Map) was without Surveyor's signature.
Some details might be inaccurate in this Site Map (AP Map).
Map Not to Scale

For Discussion Purposes Only



Proposed Subdivision- RM of Whitehead

Part of NW-33-10-20 WPM



Legend

Municipal Boundaries

Assessment Parcels

Title Boundary

Proposed Subdivision

File Number:

Date: May 27, 2025

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APPLICATION MAP FOR FURTHER DETAILS.

X

Approving Authority



Date

Please note: The Subdivision Application Map (SAM) that was shared and used for the preparation of this Site Map (AP Map) was without Surveyor's signature.
Some details might be inaccurate in this Site Map (AP Map).
Map Not to Scale

For Discussion Purposes Only



OF PART OF
NW 1/4 SEC. 33, TWP. 10, RGE. 20 WPM

All distances are in metres and may be converted to feet by multiplying by 3.28084.
Survey Monuments found on the ground are shown thus  
All plans referred to are on record in the Brandon Land Titles Office.
Scale: 1:2000

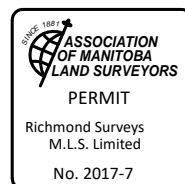
Overhead power shown thus — OH — OH — OH —
Buried telephone cable shown thus — T — T — T —

CERTIFICATE OF TITLE NO. 2834166
DATE OF TITLE SEARCH 2023-11-10
REGISTERED OWNER(S): Lisa Marie Suski
LEGAL DESCRIPTION:

ENCUMBRANCES: All that portion of the NW 1/4 of Section 33-10-20 WPM
Lying to the North of the Nly mlit of Road Plan 481 BLTO
Exc Firstly: Road Plan 24661 BLTO
Secondly: Plan 51049 BLTO
and Thirdly: all mines and minerals other than coal as set
forth in Transfers 102106 and R54276

LOT AREAS		
LOT	SQ. M.	ACRES
1	10147.88	2.51
2	10313.36	2.55
3	40746.35	10.07
4	9335.97	2.31
5	8903.95	2.2
6	8903.95	2.2
7	8903.95	2.2
8	8903.95	2.2
9	8903.95	2.2
10	8903.95	2.2
11	8903.95	2.2
12	8903.95	2.2
13	9309.04	2.3
14	9358.13	2.31
15	9358.13	2.31
16	9358.13	2.31
17	9358.13	2.31
18	9358.13	2.31
19	9358.13	2.31
20	9358.13	2.31
21	9358.13	2.31
22	9358.13	2.31
PUBLIC RESERVE	106791.94	26.39

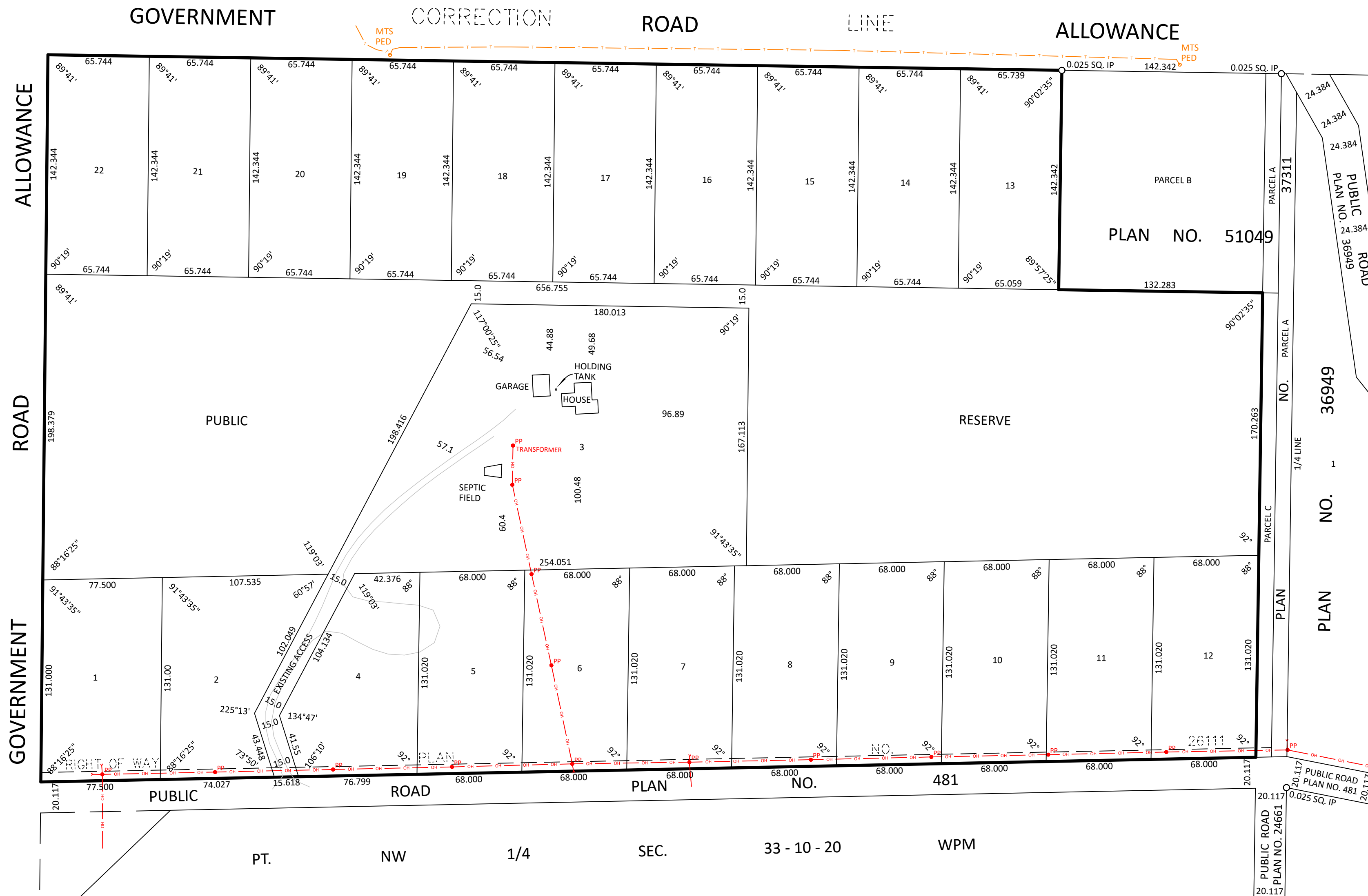
PUBLIC RESERVE	106791.94	26.39
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NOTE:
FOR PLANNING APPLICATION
PURPOSES ONLY.
THIS IS NOT A FINAL SURVEY.

Richmond Surveys File No.	230409
Drawing File No.	230409_R2_CM
Fieldbook Page	59_90

<p align="center">RICHMOND SURVEYS M.L.S. LTD.</p> <p>UNIT 5B - 457 - 9TH STREET 102 SASKATCHEWAN AVENUE EAST BRANDON. MB R7A 1K2 PORTAGE LA PRAIRIE. MB R1N 0L1 TEL:(204)761-0178 TEL:(204)856-0178</p> <p align="center">WWW.RICHMONDSURVEYS.COM</p>	
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July 15, 2025

Re: RM of Cornwallis Letter – Road 114W (Marsden) Southern Approach

To the RM of Whitehead Council Members,

I am writing in response to the letter your council received from Burns Maendel Consulting Engineers (BMCE) on behalf of the RM of Cornwallis regarding Road 114W. As a homeowner at 58078 Road 114W, I have serious concerns about the accuracy of the information provided and the condition of the southern approach to our property following the recent roadwork.

During the initial planning and implementation of the Road 114W upgrades, we were not consulted until fall 2024, just weeks before construction began. From early interactions, it was clear that the RM of Cornwallis was not supportive of our retaining the southern approach. We felt pressured to give up access for the “greater good” of the road project.

After speaking directly with a BMCE engineer, I was assured that the upgrades would not impact our use of the southern approach. However, since the construction was completed, this approach has become difficult, if not impossible to use at times. Previously, we used the northern approach as our entrance and the southern one as our exit. Maintaining both access points is essential, particularly as my spouse provides emergency healthcare services and must be able to enter and exit the property without obstruction.

In addition, the construction site was left in poor condition. Exposed utility wires, line locating flags, and debris remain along the ditch, posing a hazard to our young child, our dog, and visitors. One guest has already suffered an injury due to this leftover material. Overgrown grass and weeds have further concealed the debris, worsening the risk.

In BMCE’s letter, it is stated that “site drainage from 58078 Road 114W continues to flow from the property and down the steep slope of the southernmost approach, leading to continued erosion of the west shoulder of Marsden Road.” This drainage pattern has existed since we purchased the property in July 2022. It was only after the 2024 roadwork that erosion became a problem, suggesting a change in the effectiveness of the drainage system, not our property’s runoff.

BMCE also states that our property has three approaches, implying we have sufficient access. This is incorrect. The “third” approach referenced is a private laneway owned by our neighbor and is not part of our property.

It is troubling that the Road 114W upgrades are already showing signs of failure after only a few months. In our view, the design and implementation were flawed. Therefore, we respectfully request that the RM of Whitehead obtain and share all construction documents (including design drawings and specifications) related to the 2024 Road 114W upgrades conducted by BMCE and the RM of Cornwallis. We are in the process of hiring an independent engineer to review these materials for compliance with accepted standards and practices.

Finally, it is concerning that RM of Cornwallis has attempted to pressure RM of Whitehead residents into surrendering access to their property. I trust that your council would not take a similar approach when engaging with Cornwallis residents on Road 114W sections maintained by the RM of Whitehead.

Thank you for your time and attention to this matter.

Sincerely,

Zach Polk & Jenna Shirley

58078 Road 114W

James Maxon

From: Taylar Dawn Dyck
Sent: August 7, 2025 9:41 AM
To: James Maxon
Subject: Noise variance request

Good morning,

My fiancé and I are getting married on our property at 53095 Sandhill Road on August 16th. We are requesting a noise variance for our reception. We plan to have it from 5pm-12am. Our neighbours are also all aware of our reception occurring.

We have arrangements for parking as to avoid excessive amounts of vehicles parked on the RM road.

Thank you in advance,

Taylar Dyck

RM of Whitehead Payment Register

Report Date
2025-08-05 4:12 PM

Batch: 2025-00058 to 2025-00064

Page 1

Bank Code: AP - AP-GENERAL OPER

Payment #	Vendor	Date	Amount
Computer Cheque			
16517	AgWest Ltd	2025-07-14	8,994.78
16518	City of Brandon	2025-07-14	8,445.37
16519	Heritage Co-Op 1997 Ltd.	2025-07-14	1,840.52
16520	Municipal Waste Management	2025-07-14	6,994.34
16521	Office Innovations Inc	2025-07-14	279.89
16522	Protelec Alarms Ltd	2025-07-14	94.47
16523	Receiver General Of Canada	2025-07-14	11,665.91
16524	Hazel Thorne	2025-07-14	344.96
16525	Manitoba Hydro	2025-07-15	1,568.99
16526	RBC Royal Bank	2025-07-15	2,688.95
16527	David Roberts	2025-07-15	160.00
16528	AgWest Ltd	2025-07-24	1,137.84
16529	ALS Canada Limited	2025-07-24	348.60
16530	Brandt Tractor Ltd.	2025-07-24	71.53
16531	Brandon Bearing Ltd.	2025-07-24	104.51
16532	C & C Rentals Ltd.	2025-07-24	57.10
16533	Dionco Sales and Service Ltd	2025-07-24	27,007.50
16534	Duracan	2025-07-24	37.80
16535	Enns Brothers Limited	2025-07-24	93.09
16536	NAPA/TRACTION Brandon	2025-07-24	117.29
16537	Fountain Tire (Brandon) LTD	2025-07-24	298.97
16538	Heritage Co-Op 1997 Ltd.	2025-07-24	5,326.16
16539	Jamieson Judd Limited	2025-07-24	379.13
16540	Bell MTS	2025-07-24	380.56
16541	Manitoba Hydro	2025-07-24	4,886.53
16542	AMM Trading Company Ltd	2025-07-24	4,387.48
16543	Princess Auto Ltd.	2025-07-24	222.77
16544	Rural Municipality of Elton	2025-07-24	78.35
Total for Computer Cheque:			88,013.39

EFT

30	Atom-Jet Industries Ltd.	2025-07-17	1,696.78
31	Barco Products Canada	2025-07-17	6,564.73
32	Catalis Technologies Canada	2025-07-17	3,920.00
33	Todd Delaurier	2025-07-17	302.27
34	Escoto Matthew	2025-07-17	40.00
35	Stephanie Wilkinson	2025-07-17	30.00
36	MB Municipal Employees	2025-07-17	5,590.19
37	Newman Matthew	2025-07-17	30.00
38	Prairie Mobile Communications	2025-07-17	145.30
39	Scott Price	2025-07-17	305.52
40	RFNOW Inc	2025-07-17	705.43
41	RM of Whitehead	2025-07-17	374.67
42	Julie Bean	2025-07-31	120.00
43	Custom Auto & Truck Accessorie	2025-07-31	767.99
44	Wendy Petersen	2025-07-31	700.00
45	Air Liquide Canada Inc	2025-07-31	393.91
46	Sea Hawk	2025-07-31	1,387.46
Total for EFT:			23,074.25

Report Date
2025-08-05 4:12 PM

RM of Whitehead
Payment Register
Batch: 2025-00058 to 2025-00064

Total for AP: 111,087.64

Bank Code: RB Visa - Royal Bank Visa

Payment #	Vendor	Date	Amount
Other			
1	Brandon Computers	2025-07-14	1,364.16
1	C & E Locksmiths	2025-07-15	29.68
1	Canadian Tire	2025-07-14	162.20
1	Custom Auto & Truck Accessorie	2025-07-15	109.54
1	Dairy Queen	2025-07-15	37.00
1	Dollarama	2025-07-15	2.24
1	Heritage CoOp Brandon	2025-07-15	100.00
1	Ooma Office	2025-07-14	116.03
1	Princess Auto Ltd.	2025-07-15	116.28
1	Staples /BD#238 Brandon	2025-07-14	40.25
1	Titan Certified Tracking Solutions	2025-07-14	144.31
1	Vista Print	2025-07-14	187.26
1	Wesman Salvage	2025-07-14	280.00
Total for Other:			2,688.95
Total for RB Visa:			2,688.95

Payments Printed: 58

RURAL MUNICIPALITY OF WHITEHEAD
CONSOLIDATED STATEMENT OF INCOME AND EXPENSES
TO JULY 31, 2025

	2025 Budget	2025 Actual	Surplus/ (Deficit)	% 58.3%
EXPENSES				
General Government Services:				
Legislative	80,000.00	44,787.75	35,212.25	56.0
<u>General Administrative</u>				
CAO & Office Staff	225,500.00	127,922.97	97,577.03	56.7
Office Operations	90,230.00	29,630.12	60,599.88	32.8
Education & Memberships	16,730.00	5,299.02	11,430.98	31.7
Legal	50,000.00	8,238.58	41,761.42	16.5
Audit	19,140.00	-	19,140.00	0.0
Assessment	36,000.00	-	36,000.00	0.0
Taxation	4,500.00	672.16	3,827.84	14.9
<u>Other General Government</u>				
Elections	5,500.00	200.00	5,300.00	3.6
Conventions & Memberships	27,000.00	5,221.90	21,778.10	19.3
Damage Claims Liability Insurance	27,000.00	26,581.14	418.86	98.4
Grants	1,000.00	-	1,000.00	0.0
Other General Gov - Sundry	2,100.00	1,225.00	875.00	58.3
Recovery from Utility	(21,580.00)	(10,381.99)	(11,198.01)	48.1
	<u>563,120.00</u>	<u>239,396.65</u>	<u>323,723.35</u>	<u>42.5</u>
Protective Services:				
By-Law Enforcement	10,800.00	5,700.00	5,100.00	52.8
<u>Fire</u>	122,850.00		59,795.03	51.3
General - 911 per capita fee		8,445.37		
Training/Personnel		20,802.23		
WCB		-		
Operations/Maintenance		17,787.55		
Utilities		4,579.80		
Insurance		11,440.02		
Emergency Measures/MEC	7,500.00	1,976.11	5,523.89	26.3
Flood Control / DFA	20,000.00	-	20,000.00	0.0
Building Inspection	4,000.00	1,650.00	2,350.00	41.3
Animal & Pest Control	500.00	-	500.00	0.0
	<u>165,650.00</u>	<u>72,381.08</u>	<u>93,268.92</u>	<u>43.7</u>
Transportation Services:				
Wages / Benefits	223,800.00	125,397.12	98,402.88	56.0
Equipment Fuel	120,000.00	44,343.64	75,656.36	37.0
Equipment Repairs & Maintenance	70,000.00	40,298.45	29,701.55	57.6
Equipment Insurance & Registration	18,750.00	24,214.97	(5,464.97)	129.1
Workshop/Yard Operations	36,200.00	15,329.59	20,870.41	42.3
Workshop/Yard - Training	12,500.00	5,210.00	7,290.00	41.7
Signs/Posts	7,500.00	1,669.26	5,830.74	22.3

RURAL MUNICIPALITY OF WHITEHEAD
CONSOLIDATED STATEMENT OF INCOME AND EXPENSES
TO JULY 31, 2025

	2025 Budget	2025 Actual	Surplus/ (Deficit)	% 58.3%
Road Maintenance - Labour	277,000.00	-	277,000.00	0.0
Road Maintenance - Material	156,250.00	-	156,250.00	0.0
Road Maintenance - Other	2,000.00		2,000.00	0.0
Road Re-Construction	32,400.00	-	32,400.00	0.0
Ditches, Road Drainage & Culverts	80,000.00	5,071.56	74,928.44	6.3
Streetlights	4,000.00	2,091.30	1,908.70	52.3
Traffic Services (CPR Flashers)	19,400.00	7,263.00	12,137.00	37.4
	<u>1,059,800.00</u>	<u>270,888.89</u>	<u>788,911.11</u>	<u>25.6</u>
Environmental Health Services:				
<u>Nuisance Grounds</u>				
Wages	31,100.00	11,028.92	20,071.08	35.5
Household	60,000.00	22,611.39	37,388.61	37.7
Recycling	25,000.00	13,130.76	11,869.24	52.5
Other	5,000.00	127.47	4,872.53	
Gravel Pit	4,800.00	-	4,800.00	
Municipal Wells	1,000.00	647.01	352.99	64.7
	<u>126,900.00</u>	<u>47,545.55</u>	<u>79,354.45</u>	<u>37.5</u>
Public Health & Welfare Services:				
Cemeteries	12,000.00	9,274.95	2,725.05	77.3
Cenotaph	-	-	-	
Accessibility	2,500.00	-	2,500.00	0.0
Social Welfare Assistance	2,640.00	-	2,640.00	0.0
	<u>17,140.00</u>	<u>9,274.95</u>	<u>7,865.05</u>	<u>54.1</u>
Economic Development Services:				
Planning & Zoning	<u>8,000.00</u>	<u>- 815.72</u>	<u>8,815.72</u>	<u>-10.2</u>
Environmental Development Services:				
Rural Area Weed Control	90,000.00	46,654.83	43,345.17	51.8
Veterinary Services	3,000.00	2,292.24	707.76	76.4
Water Resources & Conservation	11,000.00	9,921.39	1,078.61	90.2
	<u>104,000.00</u>	<u>58,868.46</u>	<u>45,131.54</u>	<u>56.6</u>
Recreation & Cultural Services				
Souris Rec Commission	10,750.00	-	10,750.00	0.0
<u>Community Centres/Halls & Skating Rinks</u>				
Whitehead Hall	11,480.00	7,408.57	4,071.43	64.5
Kemnay	10,320.00	8,819.88	1,500.12	85.5
Roseland South	2,300.00	1,604.50	695.50	69.8
Alexander Rink	12,180.00	11,723.71	456.29	96.3
Other Cultural Events - ie Fireworks	12,700.00	6,271.66	6,428.34	49.4
	<u>59,730.00</u>	<u>35,828.32</u>	<u>23,901.68</u>	<u>60.0</u>
TOTALS	<u>2,104,340.00</u>	<u>733,368.18</u>	<u>1,370,971.82</u>	<u>34.9</u>

RURAL MUNICIPALITY OF WHITEHEAD
CONSOLIDATED STATEMENT OF INCOME AND EXPENSES
TO JULY 31, 2025

	2025 Budget	2025 Actual	Surplus/ (Deficit)	% 58.3%
RESERVES - Expenses to date				
JD872GP Grader Pymts	195,141.48	113,832.53	81,308.95	Machinery
Packers	30,000.00	25,800.71	4,199.29	Machinery
Vee Plows	30,000.00	-	30,000.00	Machinery
Fire Dept Equipment	15,000.00	-	15,000.00	Fire Cap
Fire Water Tanker	75,000.00	-	75,000.00	
WDS Construction / Upgrades	65,000.00	-	65,000.00	WDS
Lagoon Engineer Study	15,000.00	-	15,000.00	
Alexander Lagoon Upgrade	175,000.00	-	175,000.00	
Water Rate Study	15,000.00	-	15,000.00	
WTP Expansion - Phase 2	200,000.00	-	200,000.00	
Rural Water Improvement	150,000.00	-	150,000.00	
Road Improvements	53,000.00	-	53,000.00	

RURAL MUNICIPALITY OF WHITEHEAD
CONSOLIDATED STATEMENT OF INCOME AND EXPENSES
TO JULY 31, 2025

	2025 Budget	2025 Actual	Surplus/ (Deficit)	% 58.3%
OTHER REVENUE				
Added Taxes	5,000.00	-	(5,000.00)	0.0
Tax & Redemption Penalties	30,000.00	20,339.79	(9,660.21)	67.8
Pasture Lease	28,400.00	29,820.00	1,420.00	105.0
Provincial Grazing Leases	1,000.00	1,028.35	28.35	102.8
Sales of Goods (Books/Maps)	500.00	300.00	(200.00)	60.0
Tax Certificate Revenue	3,025.00	3,025.00	-	100.0
<u>Sales of Service</u>				
Protective Services (Fire)	25,000.00	17,636.36	(7,363.64)	70.5
Transportation	7,200.00	4,046.50	(3,153.50)	56.2
Public Health & Welfare (Recycling)	35,000.00	14,508.21	(20,491.79)	41.5
Cemetery	2,400.00	-	(2,400.00)	0.0
Whitehead Hall	-	1,345.00	1,345.00	
<u>Conditional Grants - Federal</u>				
Cda Community Building Fund (Gas Tax)	93,366.00	-	(93,366.00)	0.0
<u>Conditional Grants - Provincial</u>				
Municipal Operating Grant	210,000.00	158,001.49	(51,998.51)	75.2
Green Team	2,000.00	-	(2,000.00)	
Fines - Dogs	-	-	-	
Fines - Police	500.00	936.07	436.07	187.2
<u>Permits/Licences</u>				
Building (Admin Fees)	1,300.00	580.00	(720.00)	44.6
Admin Fees (Tax Sale / Utility2Taxes/NSF/Application)	2,200.00	2,675.00	475.00	121.6
Licences (Business/Aggregate)	500.00	1,025.00	525.00	205.0
Conditional Use/Varations	5,600.00	7,015.00	1,415.00	125.3
Returns from Investments	60,000.00	45,900.49	(14,099.51)	76.5
<u>Other Income:</u>				
Rebates - Canoe (Purchasing Group)	1,000.00	2,420.13	1,420.13	242.0
<u>Transfers</u>				
Accumulated Surplus	21,146.00			
TOTAL OTHER REVENUE	535,137.00	310,602.39	(224,534.61)	58.0



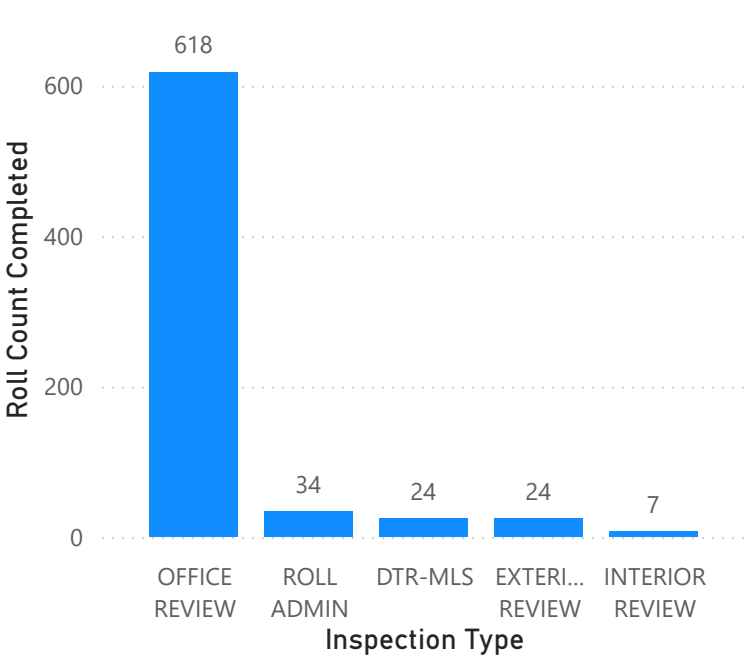
Municipal and Northern Relations

2024 Annual Report

RM OF WHITEHEAD

1,886	707	\$366,423
Total Roll Count	Total Inspections	Average Single Family Sale \$
29	\$1,962,400	\$378,185
Supplementary Rolls	Supplemental \$ Change	Average Single Family Assessed \$
\$520,992,200	\$63,773,800	635
Market Value	Change in Market Value	Single Family DU Count

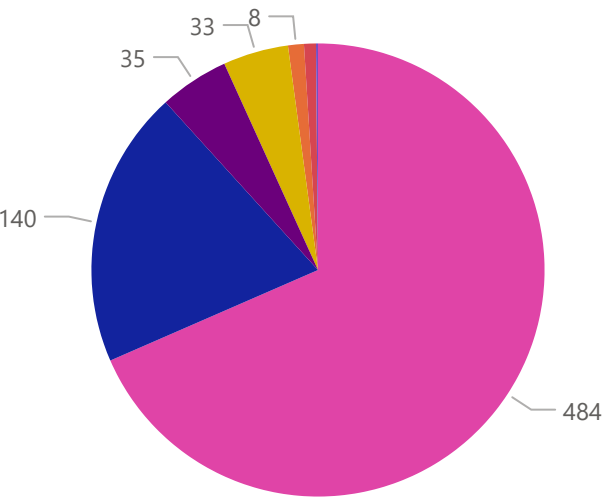
Roll Count Completed by Inspection Type



Roll Count Completed by Inspection Reason

Inspection Reason

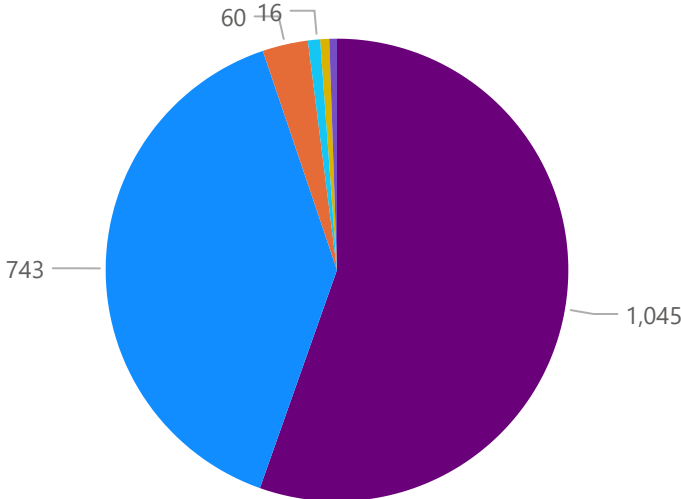
- OTHER
- SALE
- MAINTENANCE(NEW CO...
- LEGAL DESCRIPTION
- REQUEST FOR REVIEW
- CLERICAL
- APPEAL



Roll Count by Tax Class

Tax Class

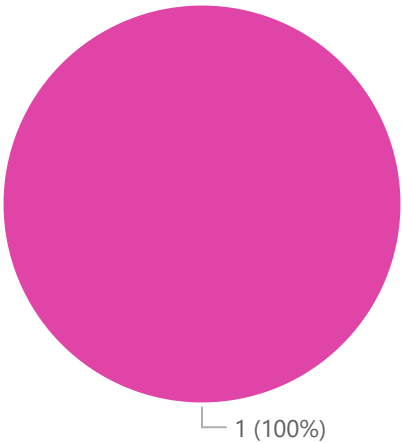
- Farm Property
- Residential 1
- Other Property
- Railway Property
- Institutional Property
- Farm Use Value



Roll Count by Appeal Status

Appeal Status

● Appeal Denied



1
Total Board of Revision Appeals

Status	Residential	Total
Appeal Denied	\$0	\$0
Total	\$0	\$0

Desk Top Review	Roll Count	Value Change

Tax Class Description	Market Value
Farm Property	\$248,961,800
Farm Use Value	\$1,896,900
Institutional Property	\$1,650,700
Other Property	\$15,629,800
Railway Property	\$22,822,100
Residential 1	\$230,030,900
Total	\$520,992,200



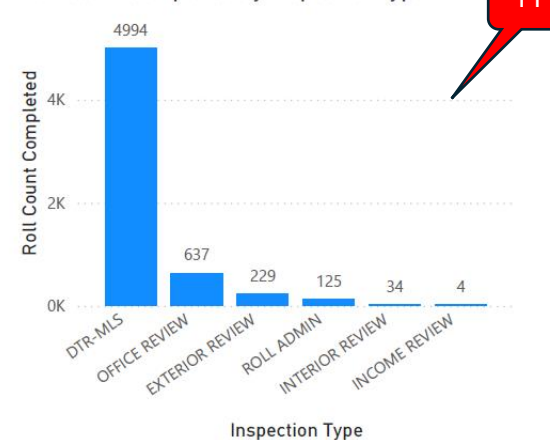
Municipal and Northern Relations

2024 Annual Report

RM OF [REDACTED]

1	8,079	2	6,023	3	\$459,750
	Total Roll Count		Total Inspections		Average Single Family Sale \$
4	184	5	\$18,195,100	6	\$415,788
	Supplementary Rolls		Supplemental \$ Change		Average Single Family Assessed \$
7	\$2,734,866,200	8	\$457,853,500	9	4,507
	Market Value		Change in Market Value		Single Family DU Count

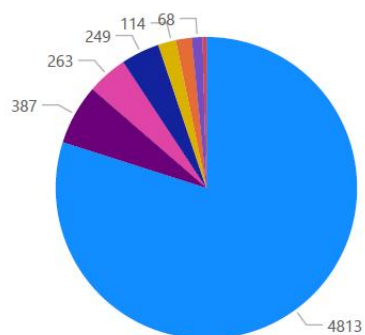
Roll Count Completed by Inspection Type



Roll Count Completed by Inspection Reason

Inspection Reason

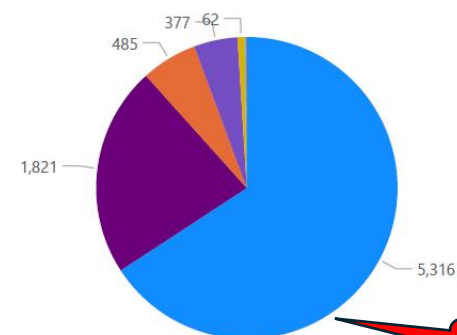
- DESKTOP REVIEW
- MAINTENANCE(NEW CO...)
- OTHER
- SALE
- LEGAL DESCRIPTION
- REQUEST FOR REVIEW
- APPEAL
- CLERICAL



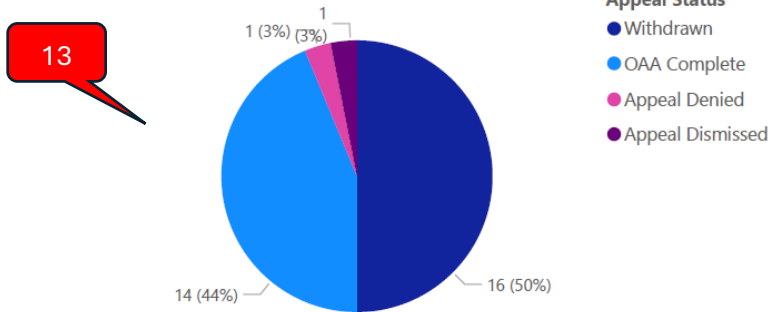
Roll Count by Tax Class

Tax Class

- Residential 1
- Farm Property
- Other Property
- Farm Use Value
- Institutional Property
- Railway Property
- Designated Recreational ...
- Pipeline Property
- Residential 2



Roll Count by Appeal Status



32
Total Board of Revision Appeals

Desk Top Review	Roll Count	Value Change
2023 EAGLEVIEW CAPTURE	4991	\$65,506,600
Total	4991	\$65,506,600

Status	Commercial	Farm	Residential	Total
Appeal Denied			\$0	\$0
Appeal Dismissed		\$0		\$0
Withdrawn	\$0	\$0	\$0	\$0
OAA Complete	(\$73,200)	(\$41,700)	(\$755,100)	(\$870,000)
Total	(\$73,200)	(\$41,700)	(\$755,100)	(\$870,000)

Tax Class Description	Market Value
Designated Recreational Prop	\$4,076,400
Farm Property	\$383,416,500
Farm Use Value	\$95,934,700
Institutional Property	\$30,390,000
Other Property	\$167,458,200
Pipeline Property	\$11,572,100
Railway Property	\$4,797,100
Residential 1	\$2,029,710,200
Residential 2	\$7,511,000
Total	\$2,734,866,200

Annual Report Page 1 Details

Report is to show work done in 2024 that is reflected in 2025 values. Report data was extracted January 10, 2025. Numbers may vary if you run reports at a later or earlier date. Please notify assessment@gov.mb.ca if there are any questions or discrepancies of concern.

1. Total Roll Count – 2025 assessment roll.
2. Total Inspection count from January 1 to Dec 31st -for work done in calendar 2024
3. Average sale price of a single-family home – of sales reviewed April 1, 2022 to April 1, 2023, April 1, 2023 reference date.
4. Total Rolls with Supplemental change- uploaded in 2024.
5. Total Supplemental value change - for work done and uploaded in calendar 2024.
6. Average single-family assessed value – 2025 assessment roll, April 1, 2023 reference date.
7. Total Market Value – 2025 assessment roll.
8. Total Market Value Change – 2025 assessment roll.
9. Single-family DU Count – 2025 assessment roll.
10. Roll Count by Inspection Reason – **why** we were reviewing the property- for work done in 2024:
 - **DESKTOP REVIEW** – Reinspection via aerial imagery
 - **LEGAL DESCRIPTION** – Updating legal descriptions
 - **SALE** – Review of sold properties
 - **MAINTENANCE** – New construction (e.g. building permits, memos)
 - **APPEAL** – Review of rolls for Boards of Revision & Municipal Boards
 - **REQUEST FOR REVIEW** – Review of rolls by request of the owner or representative
 - **OTHER** – Rolls reviewed that do not fit into the above categories, for example clean up projects, reinspection, and reassessment work.
11. Roll Count by Inspection Type Group – **how** we reviewed the property - for inspections done in 2024:
 - **DTR-MLS (Desk Top Review, Multiple Sales Listing)** – Inspections done using aerial imagery, satellite imagery & realty listings
 - **EXTERIOR REVIEW** – Inspections done on site

- **INCOME** – Review of income information and/or valuation
- **INTERIOR REVIEW** – Inspection done on site & inside buildings
- **OFFICE REVIEW** – Inspections done in office by reviewing of information from property owners, government agency's, municipalities, owner information
- **ROLL ADMIN** – Updates to rolls for including land title transfers, address updates, property splits, plans of subdivision.

12. Roll Count by Tax Class – 2025 assessment roll.

13. Board of Revision Appeal Count by Decision – 2025 -assessment roll (does not include supplemental appeals on previous years)

14. Board of Revision Total Appeal Count – 2025 assessment roll (does not include supplemental appeals on previous years).

15. Board of Revision change in value by board decision – 2025 assessment roll.

16. Desk Top Review Rolls Completed – 2023 Flight Project, work completed Dec 2023 to April 2024

17. Market Value by Tax Class Description – 2025 assessment roll.