

SUBDIVISION SUMMARY

For Information Purposes Only

SUBDIVISION INFORMATION

File No.:	4203-24-7795	Municipality:	Whitemouth
Applicant:	Murray Barkman	Reg. Owners:	Kristen Demare & Albert Neyedli
Proposed Subdivision:	Pt. SE ¼ 36-11-11 EPM		

Based on available information, this is a brief summary of the subdivision application.

Proposal to Subdivide:

The proposed subdivision involves approximately 3.11 acres of land held under CT No. 2469313/1 in the RM of Whitemouth. The subject lands are described as Parts of Lot 17 and 18, Plan 1203 in SE ¼ 36-11-11 EPM. The property contains a residential dwelling and other accessory structures on the south half.

The applicant is proposing to split the existing title into two lots, one for a single-family residential use and the second for a bare land condominium plan development. Proposed lot 2 contains the existing residence and accessory structures, is serviced with municipal sewer and piped water and has an existing approach onto Corrigan Avenue.

Proposed lot 1 is intended for a bare land condominium development that consist of 8 units and common element for access. The common element will connect to Front Avenue to the north. The units will be serviced with municipal sewer and piped water, and will require new driveway accesses onto the common element.

Development Plan:

The property is located within an area designated Principal Centre Policy Area pursuant to the Whitemouth-Reynolds *Planning District Development Plan*. Relevant Policies are contained in Sections 4.6 of the Development Plan which reads, in part, as follows:

4.6 Principal Centre Area

4.6.2 Policies:

1. In general, uses such as commercial, industrial, indoor recreational, intensive outdoor recreational, institutional, public and small-lot serviced residential should be directed to Principal Centre Areas.
2. Principal Centre development will encourage an appropriate mix of residential, commercial, institutional, recreational, industrial and public uses in quantities reasonably related to demand.
3. Lot sizes shall be governed by the limitations of existing sewer and water capacity and/or the capacity of the land to accommodate onsite services as follows:
 - b. Where piped services are available, lot sizes may be smaller to provide for a higher density of development and efficient operation of services; and
5. Developers may be required as a condition of approval to enter into a development agreement with the municipality specifying the obligations of the developer to provide infrastructure installation and/or improvements, including but not limited to: roadways, drainage, municipal

or onsite wastewater management systems, domestic water supply, and solid waste management services adequate to support the proposed uses.

4.6.3 Residential Development Policies

1. New development within serviced Principal Centres will be required to connect to and/or extend municipal services where available.
2. To ensure the orderly growth of Principal Centres, contiguous development and the logical extension and provision of access to the municipal and provincial road network shall be encouraged.
4. The municipal zoning by-laws shall include subdivision and building location standards to guide development review and approval, ensure building siting will enable the efficient re-subdivision of land, provide future infrastructure rights-of-way, and ensure the economic provision of municipal services in the future.
6. Infill and new development will respect and reinforce the general physical patterns and character of established neighbourhoods with respect to:
 - a) Patterns of street, blocks and lanes, parks and public building sites that provide good connections to the surrounding streets and open spaces;
 - b) General size and configuration of lots;
 - c) Heights, massing, scale and type of dwelling unit compatible with that permitted by the zoning by-law or nearby residential properties;
 - d) Prevailing residential lot sizes and densities;
 - e) Setback of buildings;
 - f) Continuation of special landscape or built form features that contribute to the unique character of the adjoining lands;
 - g) Community services and parks that fit within the wider system;
 - h) A mix of commercial and residential land uses;
 - i) Community focal points, such as schools and recreation facilities, within easy walking distance of the neighbourhood's residents; and
 - j) Services and facilities that meet the needs of residents.
7. A variety of housing options for all stages of life will be encouraged, including development specifically designed for first-time homebuyers and multi-unit housing for seniors.
8. Development of multi-unit housing will be guided by the following design principles:
 - a) Locating multi-unit development to provide a transition between areas of different development intensity and scale in particular by providing setbacks and buffers with single-family housing;
 - b) Locating and massing multi-unit development to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable conditions for pedestrians on adjacent streets and public open spaces;
 - c) Including sufficient off-street vehicle parking for residents and visitors;
 - d) Connecting multi-family neighbourhoods to the surrounding community pedestrian and open space system;
 - e) Locating and screening service areas and garbage storage to minimize impact on adjacent streets and residences; and

- f) Providing buildings that conform to principles of universal design and, where ever possible, containing units that are accessible or adaptable for people with physical disabilities.

Zoning By-law:

The proposed subdivision is located in an area that is zoned as "RG" Residential General pursuant to the RM of Whitemouth Zoning By-law. The "RG" zoning classification has a minimum site area requirement of 7,200 square feet combined with 60 feet of site width for single-family residential use. The intended uses are listed as permitted in the zoning by-law. Multiple variances are required in order to ensure compliance of the lots with the zoning by-law minimum requirements.

Lot Description		Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Variance Required
Proposed Lot 1	Unit 1	RG	Site Area = 7,200 sq. ft. Site Width = 60 ft.	7,418 sq. ft.	49.65 ft.	Site Width
	Unit 2			7,040 sq. ft.	49.5 ft.	Site Area & Site Width
	Unit 3			6,707 sq. ft.	49.5 ft.	Site Area & Site Width
	Unit 4			6,559 sq. ft.	51 ft.	Site Area & Site Width
	Unit 5			6,375 sq. ft.	51 ft.	Site Area & Site Width
	Unit 6			6,188 sq. ft.	46.5 ft.	Site Area & Site Width
	Unit 7			6,188 sq. ft.	46.5 ft.	Site Area & Site Width
	Unit 8			9,023 sq. ft.	81.59 ft.	None
Proposed Lot 2			1.45 acres	231.8 ft.	None	

Evaluating Subdivisions

Internal Use Only

1 Application Information

Application received: _____ Accepted as complete: _____
Municipality: _____ File no.: _____
Planning district: _____ Planning district file no.: _____
Certificate of Title no(s): _____
Roll no(s): _____

2 Land Information

Number of new lots: _____ Consolidation: yes no
Describe: _____
Proposed use: UR RR FR C I SR A O _____
Public hearing required: yes no
Existing: _____
Proposed lot(s): _____
Residual: _____
Additional information: _____

3 Compliance with By-laws and Subdivision Regulation

a. Development plan designation: _____
Applicable section: _____
b. Secondary plan: yes no Applicable section: _____
c. Zone: _____ Permitted use: yes no
Minimum area: _____ Minimum site width: _____
Variation order Conditional use order Zoning by-law amendment
d. Conforms with Subdivision Regulation: yes no

Evaluating Single-lot Subdivisions

Internal Use Only

Rural single-lot subdivision. Complete section 4.

Urban single-lot subdivision. Complete section 5.

Not applicable

4 Rural Single-lot Subdivision Criteria

- a. Farmstead site as defined in the local development plan: **yes** no
- b. Proposed drainage works: yes **no**
- c. Sensitive Area (see map): yes **no**
- d. Red River Corridor (see map): yes **no**
- e. Livestock operation present: yes **no**
- f. Designated Flood Area: yes **no**
- g. Water body (see map): yes **no**
- h. High or medium quality aggregate deposit (see map): yes **no**
- i. Mining claim (see map): yes **no**
- j. Provincial highways: yes **no**
- k. Eligible for minor subdivision: yes **no**

If no: _____

5 Urban Single-lot Subdivision Criteria

- a. Provincial Highways (see map):
 - Frontage and/or access on major expressway: yes **no**
- b. Eligible for Minor Subdivision: yes no

If no: _____

6 Additional Information

RM of Whitemouth

Town of Whitemouth



Municipal and Northern Relations
Community Planning Branch
Beausejour

Subdivision File: 4203-24-7795

Applicant: Murray Barkman

Pt. of Lot 17 & 18, Plan 1203 in SE ¼ 36-11-11 EPM

Date: July 18, 2024



Proposed Subdivision- RM of Whitemouth

Part of Lot 17 & 18, Plan 1203 in SE 1/4
36-11-11 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: _____ **Date:** July 22, 2024

4203-24-7795

Applicant: _____

Murray Barkman

Notes: _____

Existing Titles:
CT No. 2469313/1
Roll No. 83400
Total Area = 3.11 acres

Proposed Subdivision:
Proposed Units 1-8 = 62 acres
Proposed Consolidation = 144.74 acres
Common Element = 0.39 acres

Development Plan Designation:
Principal Centre Policy Area

Zoning By-law:
"RG" Residential General Zone

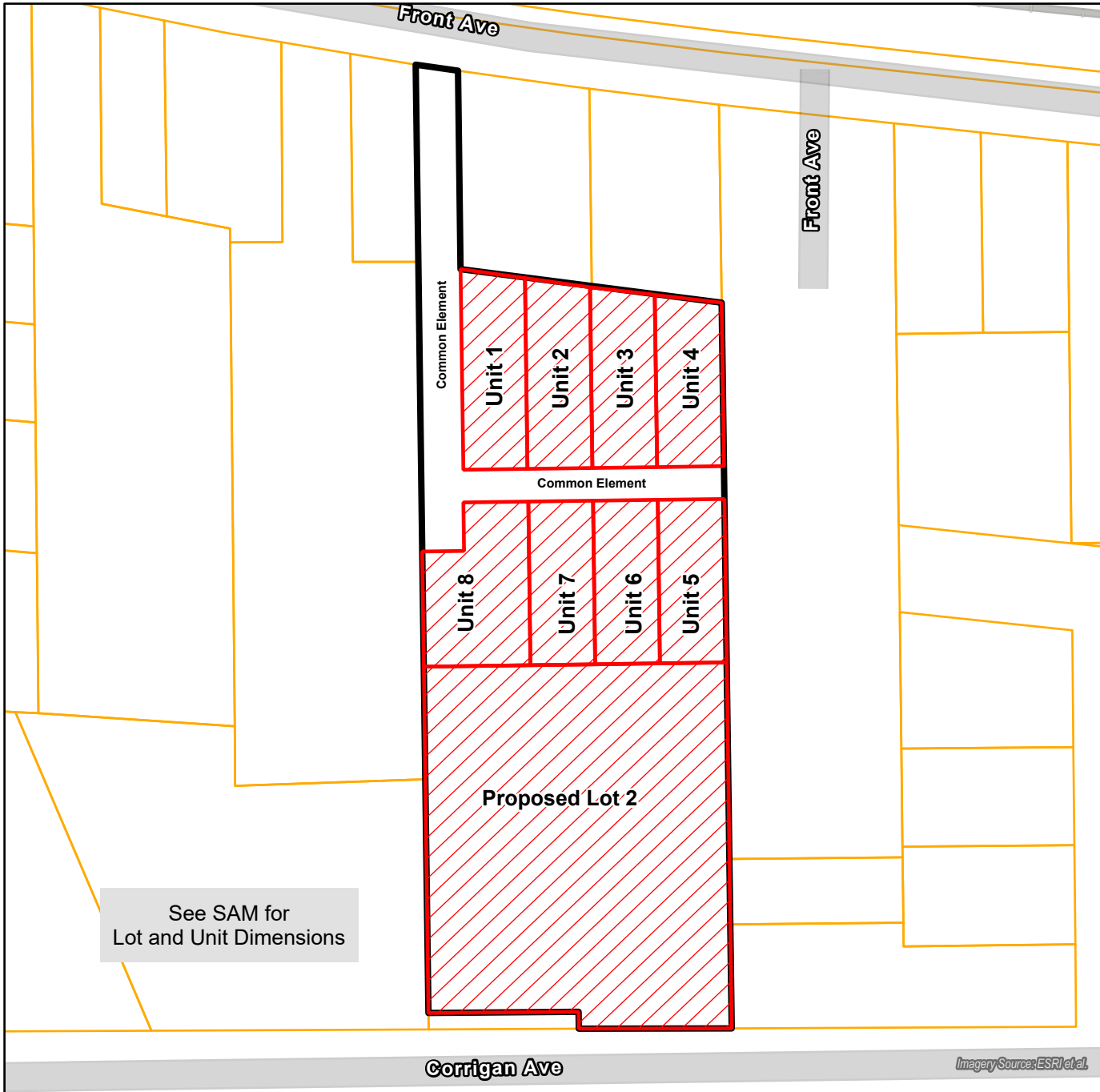
Proposal to create from the existing title, a lot for single family use, and bareland condominium development consisting of 8 units and common element for access.

X	
Approving Authority	Date






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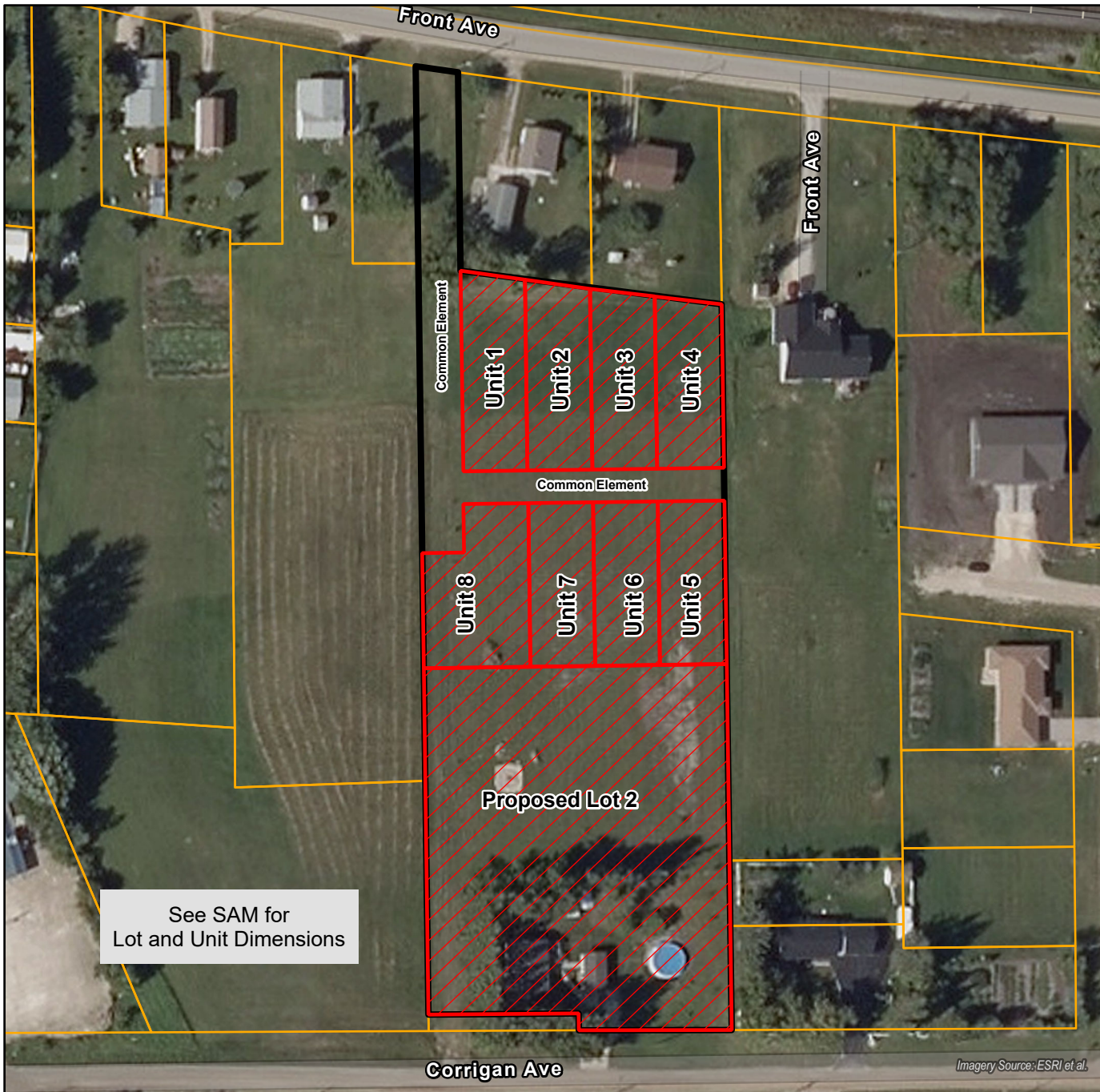
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Approving Authority

Date



1 Registered Owner(s) Applicant

Name(s): Kirsten DeMare
Albert Nayadli
Address: Box 23
41 Carrigan Ave
City/Town/Village: Whitemouth
Province: MB
Postal Code: ROE 2G0
Email: kirstendemare1@
gmail.com
Phone (daytime): 204 348 2623
Cell Phone: 204 955 7046

Name(s): MURRAY BARKMAN
Address: WHITEMOUTH
Box 71
City/Town/Village: WHITEMOUTH
Province: MAN
Postal Code: ROE 2E0
Email: _____
Phone (daytime): 204 981 9600
Cell Phone: TIME
Your File No.: _____

2 Declaration

I, MURRAY BARKMAN hereby certify that I
 am the registered owner of the land proposed for subdivision
OR
 am authorized to act as the registered owner to act in the capacity of this subdivision
as approved by registered owners.
and I hereby affirm that all statements contained within this application are complete and true, and I
make this declaration conscientiously believing it to be true.

Registered Owner(s) signature: [Signature]

Date: July 4/24

Applicant signature: [Signature]

Date: July 3-24

3 Lawyer Contact Information (if applicable)

Name: Darren Singhal
Address: 2151 Henderson Hwy
City/Town/Village: Wpg
Email: darren@bsslaw.ca

Firm: Boni Singhal Stienstra
Your File No.: 21 DR5 282
Province: MB Postal Code: ~~ROE 2G0~~ R2G 1P9
Phone: 204 339 9444

4 Land to be Subdivided

Municipality: R.M. WHITE MOUNTAIN Roll Number: 1302

Civic Address (if any): 1302

Lot or Parcel No.: _____ Block No.: _____ Plan No.: 1302

Part of NW NE SW SE 1/4 of Section _____ Township _____ Range _____ East West of the Principal Meridian

OR

River Lot No.: _____ Parish or Settlement: _____

5 Existing Land Use

a. What is the land currently used for? (check all that apply)

agriculture

i. Is there a livestock operation? yes no

Type of livestock: _____ Number of animal units or animals: _____

Distance to nearest property boundary: _____

ii. Is there a manure storage facility? yes no

Distance to nearest property boundary: _____

commercial

industrial

other (ex: woodland) _____

residential (including cottages)

single family

multiple family

A manure storage facility means a structure, earthen storage facility, molehill, tank or other facility for storing or treating manure.

b. Are there existing buildings on this land? yes no

Tip: Show the location and type of all permanent buildings and onsite wastewater management systems. Show the distances to the closest new property boundary on the surveyor's subdivision application map.

6 Proposed Land Use

a. Is this a multi-phase development? yes no

If yes, how many phases? _____

Is this a multi-lot development? yes no

If yes, how many lots? 8

b. What is the intended use of the proposed lot(s)? (Check all that apply)

- agriculture
- commercial
- industrial
- other _____
- residential
 - single family
 - multiple family

c. Are there existing buildings on the proposed lot(s)? yes no

d. Describe the proposed lot(s). (Check all that apply)

- wooded/treed
- low/swampy
- cultivated
- pasture
- hilly
- level/flat
- near a waterbody (ex: lake, river, creek)
- other _____

e. Within 1.6 kilometres (1 mile) of the proposed lot(s) is there any of the following? (Check all that apply)

- livestock operations

If nearby, what is the type, approximate size and distance? _____
- gravel pit or quarry
- pipeline
- sewage lagoon
- historic site or structure
- airport
- waste disposal ground (active or inactive)

NONE

7 Flooding and Drainage

a. Has any part of this land been flooded? yes no don't know

If yes, describe in more detail. _____

b. How will the proposed lot(s) be drained?

- natural storm sewer
 ditches curb and gutter

c. Is a new private drainage works proposed? yes no

d. Do you have a water rights licence? yes no

If yes, date issued: _____

The Water Rights Act requires a person to obtain a valid licence to control water or construct, establish, or maintain any water control works. Water control works are defined as any dike, dam, drain, drainage, culvert, etc. that temporarily or permanently alters or may alter the flow or level of water.

8 Sewer and Water Supply

Indicate in the table the type of sewage disposal and water supply that is existing for any current structures and proposed for the new lot(s) shown on the sketch attached to your subdivision application.

Sewage Disposal	Existing Lot(s)	Proposed Lot(s)
municipal sewer		<input checked="" type="checkbox"/>
holding tank		
septic field		
ejector		
other (please specify)		

Water Supply	Existing Lot(s)	Proposed Lot(s)
pipled water		<input checked="" type="checkbox"/>
shared well (indicate number of connections)		
individual well		
cistern		
other (please specify)		

For details on water supplies, refer to the Planning Resource Guide: Subdivision in Manitoba available online.

9 Utilities

Electrical power is: existing proposed not required not available

Natural gas is: existing proposed not required not available

Telephone service is: existing proposed not required not available

Utilities may still require an easement agreement for any existing facilities.

10 Access

a. Current access (ex: driveway, lane) to the lot is by (and check all that apply):

- municipal road
- provincial road # _____
- provincial trunk highway # _____
- no access

Show existing and proposed driveways on the surveyor's subdivision application map.

b. Will the lot(s) require a new driveway? yes no

If yes, new access to the lot will be by:

- municipal road
- provincial road # _____
- provincial trunk highway # _____
- no access

c. Will the driveway be shared? yes no

d. Will a new public road be created? yes no

11 Reason for Application and Other Comments

Indicate the reason for making this application and provide any other information you think may be helpful.

STATUS OF TITLE

Title Number **2469313/1**
Title Status **Accepted**
Client File **2107018**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

KIRSTEN LOUISE DEMARE AND ALBERT DAVILA NEYEDLI
BOTH OF WHITEMOUTH, MANITOBA

ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO SUCH ENTRIES
RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

PARCEL 1: LOT 17 PLAN 1203 WLTO
EXC NLY 150 FEET PERP OF ELY 83.7 FEET PERP
IN SECTION 36-11-11 EPM

PARCEL 2: LOT 18 PLAN 1203 WLTO
EXC NLY 150 FEET PERP
IN SECTION 36-11-11 EPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Mortgage**
Registration Number: **5521904/1**
Instrument Status: **Accepted**

Registration Date: 2023-03-20
From/By: KIRSTEN LOUISE DEMARE & ALBERT DAVILA NEYEDLI
To: ACCESS CREDIT UNION LIMITED

Amount: \$350,000.00
Notes: No notes
Description: No description

3. ADDRESSES FOR SERVICE

KIRSTEN L. DEMARE
BOX 23
WHITEMOUTH MB
R0E 2G0

ALBERT D. NEYEDLI BOX 23 WHITEMOUTH MB R0E 2G0
4. TITLE NOTES No title notes
5. LAND TITLES DISTRICT Winnipeg
6. DUPLICATE TITLE INFORMATION Duplicate not produced
7. FROM TITLE NUMBERS 1676719/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS No real property application or grant information
9. ORIGINATING INSTRUMENTS Instrument Type: Transfer Of Land Registration Number: 3962815/1 Registration Date: 2010-08-05 From/By: KYLA GWEN LOZINSKI To: KIRSTEN LOUISE DEMARE & ALBERT DAVILA NEYEDLI Consideration: \$145,000.00
10. LAND INDEX Lot 17 Plan 1203 SEC 36-11-11E EX N 150'P OF E 83.7'P Lot 18 Plan 1203 SEC 36-11-11E EX N 150'P

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2469313/1