

NB2

Responses Overview Closed

Responses

40



Average Time

02:13



Duration

37 Days



1. Full Name

40

Responses

Latest Responses

"Lori Smith"

"Jayden Waldner"

"Brittany Gauthier"

...

2. Phone Number

40

Responses

Latest Responses

"2043080297"

"2042800910"

"1-204-442-0108"

...

3. E-Mail Address

40

Responses

Latest Responses

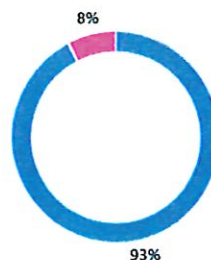
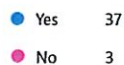
"smtech.smith@gmail.com"

"jayden@ridgemar.ca"

"britgooch5@gmail.com"

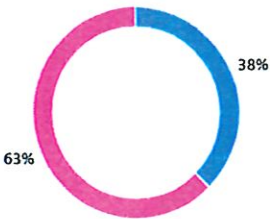
...

4. Do you believe there is a need for this roadway to be named?



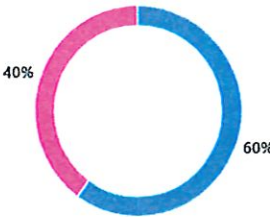
5. The roadway name currently being proposed by a community member is a family name of a current local resident. Do you approve of this?

Yes 15
No 25



6. Would you like to submit an alternate name suggestion for this roadway?

Yes 24
No 16



7. Which name do you suggest?

24
Responses

Latest Responses
"Broad Alley"
"Valley Way"
...

Napier Emergency Consulting
234 Royal Mint Drive
Winnipeg, MB R2J 3Z8

INVOICE 2025.50

June 23, 2025

Client:

North-East Interlake Emergency Measures Board
30 Tache Street
Box 280, Fisher Branch, MB
R0C 0Z0

Attn: Kelly Marykuca, CAO, RM of Fisher

Description of Services	Amount
One year of Emergency Management consulting services commencing July 01, 2025 and concluding on June 30, 2026, for the RM of Bifrost-Riverton, RM of Fisher, & Town of Arborg.	\$10,000.00
SUBTOTAL	\$10,000.00
GST @ 5%	\$ 500.00
TOTAL	\$10,500.00

Please make cheque payable to Napier Emergency Consulting.

THANK YOU FOR YOUR BUSINESS!

GST #759889520



204 806 0108



shelley@napierconsulting.ca



napierconsulting.ca

Fisher CAO

NB4

From: South Interlake All Terrain Vehicle Club <southinterlakeatvclub@gmail.com>
Sent: July 6, 2025 10:27 PM
To: Fisher CAO
Cc: Cam & Margaret Goodman
Subject: Fwd: South Interlake ATV Club Trail Maintenance

Hi Kelly

South Interlake ATV Club members were out on the trail on Saturday, July 5, 2025 to complete maintenance. They covered Poplarfield to Road 126 then North to Fisher Branch.

Following are some of the maintenance that was done:

Added Caution Sign at Cattle Crossing.

Added Directional Sign for ATV's at North gated farmer's pasture land (Between Road 135N and 136N)

Cleared trail of downed trees

Found and removed 54 railroad spikes from the trail

Cleared brush to ensure visibility at all signs.

Henrietta Gibson

Treasurer

South Interlake ATV Club (SIATV)

204-791-6106

July 8, 2025

Greetings,

The All Terrain Vehicle Association of Manitoba (ATVMB) is a provincial not-for-profit ATV organization representing the interests of Manitobans who enjoy the sport of ATVing and we are writing to you today to ask for your support through our corporate membership initiative.

ATVMB was established in 2009 at the request of the provincial government, when it was recognized that the sport was growing rapidly and required formal organization and representation. Since that time ATVMB has been focused on officially designating ATV trails in the province and we are happy to report that we are realizing success, with over 700 km of designated trails in various parts of Manitoba (southeastern, Interlake region and the western region), and talks are currently underway for additional trails in areas of the province.

We believe that our success is your success, as the more designated trails we have in this province, the more riders we will attract, ultimately resulting in increased business for the dealer through higher sales of products and services as well as boosting the tourism industry.

ATVMB has managed to achieve a fair amount of success over the past few years and in order to continue the work required to achieve our goal of a full system of officially designated ATV trails in Manitoba, we need to grow our membership and that is where we need your support.

How can you support us? There are a number of ways, first by becoming a corporate member of ATVMB, and secondly by promoting ATV club formation and membership to your customers. An organized sport is a safer sport and organization goes a long way to improving the image of this popular recreational activity.

ATVMB will also offer your business advertising on our website and also on our MapGears app that is being used by ATV riders and club members. Please provide us with your company logo so that we can add you to our affiliated sponsors list.

Attached you will find our corporate membership information and application form. If you have any questions please reach out to any one of our directors listed on our website or email info@atvmb.ca.

Sincerely,



Gary Hora, President
The All Terrain Vehicle Association of Manitoba

"ATVMB Provides Leadership and Support to the ATV Community in Manitoba"

Preserve your right to ride, join an ATV club!

All Terrain Vehicle Association of Manitoba Inc.
PO Box 40110 RPO Lagimodiere Winnipeg MB R2C 4P3
info@atvmb.ca www.atvmb.ca



All Terrain Vehicle Association of Manitoba Affiliate Member Application Form

As an affiliate member of ATVMB, you become part of the future of responsible ATV activity. The Provincial Government recognizes ATVMB as the *voice* of ATVing in our province and your membership will ensure that your voice will be heard.

To apply for corporate membership please provide the following information:

Organization Name			
Main Contact			
Address			
City		Province	
Postal Code		Phone Number	
E-mail			
Website			

Affiliate Membership fee - **\$100.00**, plus GST.

Once you become a member of ATVMB, your organization's logo will be posted to the ATVMB website, www.atvmb.ca, with a direct link to your website.

Please mail your completed form and cheque to:

The All Terrain Vehicle Association of Manitoba
PO Box 40110, RPO Lagimodiere, Winnipeg Manitoba, R2C 4P3
or by email to info@atvmb.ca



Municipal and Northern Relations

2024 Annual Report

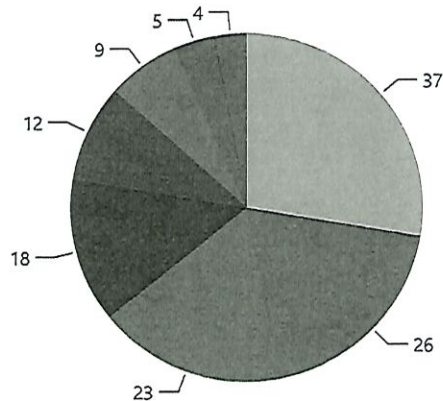
RM OF FISHER

3,680 Total Roll Count	134 Total Inspections	\$133,211 Average Single Family Sale \$
40 Supplementary Rolls	(\$58,600) Supplemental \$ Change	\$118,711 Average Single Family Assessed \$
\$467,800,200 Market Value	\$99,575,600 Change in Market Value	688 Single Family DU Count

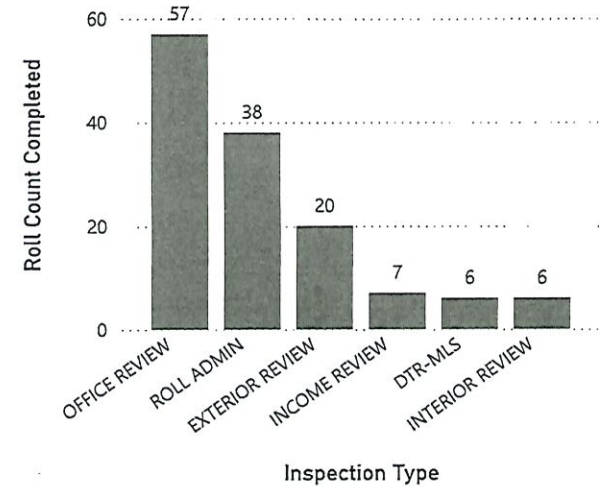
Roll Count Completed by Inspection Reason

Inspection Reason

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



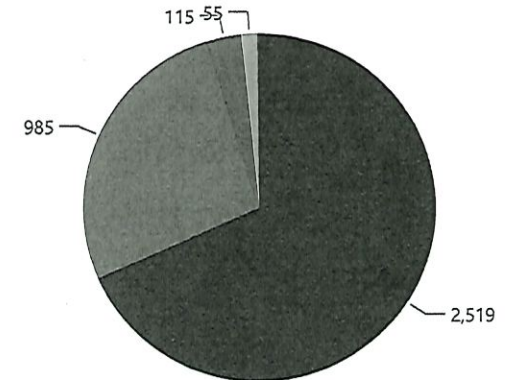
Roll Count Completed by Inspection Type



Roll Count by Tax Class

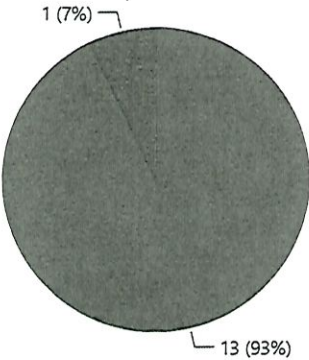
Tax Class

- Farm Property
- Residential 1
- Other Property
- Institutional Property
- Residential 2
- Designated Recreational ...



NR7

Roll Count by Appeal Status



- Appeal Status**
- OAA Complete
 - Appeal Denied

14
Total Board of Revision Appeals

Status	Commercial	Farm	Institutional	Residential	Total
Appeal Denied			\$0		\$0
OAA Complete	(\$291,400)	(\$302,300)		(\$37,500)	(\$631,200)
Total	(\$291,400)	(\$302,300)	\$0	(\$37,500)	(\$631,200)

Tax Class Description	Market Value
Designated Recreational Prop	\$432,100
Farm Property	\$347,624,100
Institutional Property	\$11,823,400
Other Property	\$16,463,100
Residential 1	\$88,663,800
Residential 2	\$2,793,700
Total	\$467,800,200

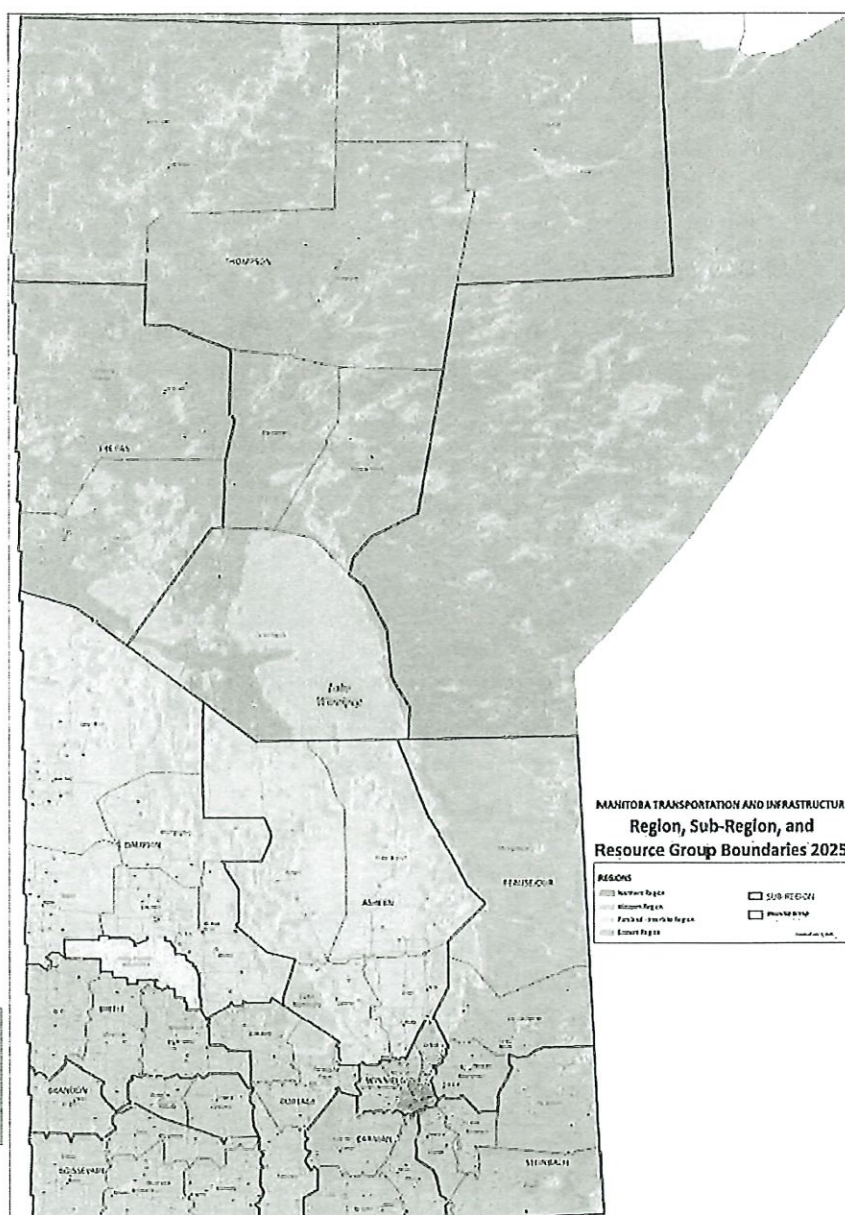
Desk Top Review Roll Count Value Change

LIAISON OFFICER

Manitoba Transportation and Infrastructure has recently created the Liaison Officer position for each highway region. The purpose of these Liaison Officers is to provide an initial/primary point of contact for local governments, ensuring a consistent and reliable conduit for information to and from the department.

Representatives from local governments can reach out to their respective Liaison Officer for any issues, questions or requests that might arise, especially in instances where there is uncertainty who to ask or where to go. The department's goal is to create a smoother process for all parties involved. Ultimately, Liaison Officers are here to help.

Contact information for your regional Liaison Officer can be found below. A list of local governments for each region can be found on the next page.



Northern Region

Contact: Frances Cooper

P: 204-620-7231

E: frances.cooper@gov.mb.ca

Parkland-Interlake Region

To be announced

Western Region

Contact: Alyssa Montsion

P: 204-903-6696

E: alyssa.montsion@gov.mb.ca

Eastern Region

Contact: Sabrina Broesky

P: 204-905-9921

E: sabrina.broesky@gov.mb.ca

EASTERN REGION (Liaison Officer – Sabrina Broesky)		
CITY / TOWN	RM / MUNICIPALITY	PINAWA
ALTONA	ALEXANDER	PINEY
CARMAN	BEAUSEJOUR	REYNOLDS
LAC DU BONNET	BROKENHEAD	RHINELAND
MORDEN	CARTIER	RITCHOT
MORRIS	DE SALABERRY	ROLAND
NIVERVILLE	DUFFERIN	ROSSER
POWerview-PINE FALLS	EAST ST. PAUL	SPRINGFIELD
SELKIRK	EMERSON-FRANKLIN	ST. CLEMENTS
STE. ANNE	GREY	ST. FRANCOIS XAVIER
STEINBACH	HANOVER	STE. ANNE
VILLAGE ST. PIERRE-JOLYS	HEADINGLEY	STANLEY
WINNIPEG	LA BROQUERIE	STUARTBURN
WINKLER	LAC DU BONNET	TACHE
	MACDONALD	VICTORIA BEACH
	MONTCALM	WEST ST. PAUL
	MORRIS	WHITEMOUTH

WESTERN REGION (Liaison Officer – Alyssa Montsion)		
CITY / TOWN	GLENBORO-SOUTH CYPRESS	PRAIRIE VIEW
BRANDON	GLENELLA-LANSDOWNE	RIDING MOUNTAIN WEST
CARBERRY	GRASSLAND	RIVERDALE
MELITA	HAMIOTA	ROSEDALE
MINNEDOSA	HARRISON PARK	ROSSBURN
NEEPAWA	KILLARNEY-TURTLE MOUNTAIN	RUSSELL-BINSCARTH
PORTAGE LA PRAIRIE	LORNE	SIFTON
VIRIDEN	LOUISE	SOURIS-GLENWOOD
RM / MUNICIPALITY	MINTO-ODANAH	THOMPSON
ARGYLE	NORFOLK TREHERNE	TWO BORDERS
BOISSEvain-MORTON	NORTH CYPRESS-LANGFORD	VICTORIA
BRENDA-WASKADA	NORTH NORFOLK	WALLACE-WOODWORTH
CARTWRIGHT-ROBLIN	OAKLAND-WAWANESA	WESTLAKE-GLADSTONE
CLANWILLIAM-ERICKSON	OAKVIEW	WHITEHEAD
CORNWALLIS	PEMBINA	WOODLANDS
DELORAIN-WINCHESTER	PIPESTONE	YELLOWHEAD
ELLICE-ARCHIE	PORTAGE LA PRAIRIE	
ELTON	PRAIRIE LAKES	

PARKLAND-INTERLAKE REGION (Liaison Officer – To be announced)		
CITY / TOWN	COLDWELL	MOUNTAIN
ARBORG	DAUPHIN	RIDING MOUNTAIN WEST
DAUPHIN	ETHELBERT	ROBLIN
STONEWALL	FISHER	ROCKWOOD
SWAN RIVER	GILBERT PLAINS	ST. ANDREWS
TEULON	GIMLI	ST. LAURENT
VILLAGE OF DUNNOTTAR	GRAHAMDALE	STE. ROSE
WINNIPEG BEACH	GRANDVIEW	SWAN VALLEY WEST
RM / MUNICIPALITY	LAKESHORE	WEST INTERLAKE
ALONSA	MCCREARY	WOODLANDS
ARMSTRONG	MINITONAS-BOWSMAN	
BIFROST-RIVERTON	MOSSEY RIVER	

NORTHERN REGION (Liaison Officer – Frances Cooper)		
CITY / TOWN	LEAF RAPIDS	RM / MUNICIPALITY
CHURCHILL	LYNN LAKE	KELSEY
FLIN FLON	SNOW LAKE	MYSTERY LAKE
GILLAM	THE PAS	
GRAND RAPIDS	THOMPSON	



Municipal and Northern Relations
Community Planning Services Branch
103-235 Eaton Avenue, Selkirk, Manitoba, Canada R1A 0W7
T 204-785-5090 F 204-785-5155
Email: selkirkcrp@gov.mb.ca

July 16, 2025

File No.: 4605-25-8533

RE: PROPOSAL TO SUBDIVIDE
Part of SE ¼ of Section 13-22-1 WPM
Rural Municipality of Fisher
Registered Owner(s): Broad Valley Holding Co. Ltd.

BACKGROUND:

The intent of the proposed subdivision is to separate the two farmsteads from the surrounding agricultural land as they are surplus to the farming operation. The land subject to subdivision borders the Municipality of Bifrost-Riverton and is bisected by the Icelandic River. It contains Class 2 and 3 soils.

Proposed Lot 1 contains a dwelling and several outbuildings. The dwelling is serviced by a septic field and an individual well. It is accessed from an existing approach onto PTH 68. Proposed Lot 2 contains a mobile home, which is serviced by a septic field and an individual well. It is accessed over the adjacent lot to the west (CT 1827553/1, Roll 202925), which has an approach onto PTH 68.

The residual lot contains cultivated acres. It is accessed from an existing approach onto Road 0, a municipal road. The residual lot is also accessed from W.C.W Plan No. 13534 (the plan containing the Icelandic River), which itself is accessed from PTH 68.

Please note an easement agreement is registered on the subject land's title. Our office does not have a copy of the agreement and cannot confirm it provides legal access to Proposed Lot 2 over CT 1827553/1.

DEVELOPMENT PLAN:

The proposed subdivision is located within an area that is designated **Agriculture General Area** pursuant to the **Fisher Armstrong Planning District Development Plan**. Policies regarding the development of land designated **Agriculture General Area** are contained within Part 3.0 Section A.3 of the Development Plan which reads, in part, as follows:

(2) The subdivision of land in the agricultural area for residential purposes may be permitted as follows:

(b) Where an existing farmstead is no longer required as part of a farm operation and has become surplus due to the amalgamation for purposes of farm enlargement subject to consolidation with existing title.

(e) Where the subdivision of land is being considered in accordance with the conditions under Policy A.3 (2) (a), (b), (c) or (d), it shall be subject to the following criteria:

- i) Farmstead subdivisions should generally not include cultivated land and should be contained within existing shelterbelts and include those buildings normally associated with a farm operation.
- ii) The proposed subdivision shall comply with the mutual separation distances between livestock production operations and residences not accessory to an operation, as established in the respective Zoning By-laws of the RM of Fisher and RM of Armstrong.
- iii) Municipal services (e.g.: roads, drainage, school busing, fire protection or other infrastructure services) shall be available to the proposed subdivision or can be provided without undue cost to the RM of Fisher or the RM of Armstrong.
- iv) The proposed subdivision must accommodate the proper function of a septic field or other acceptable method of domestic effluent disposal, and a potable water supply, as per applicable provincial regulations.

ZONING BY-LAW:

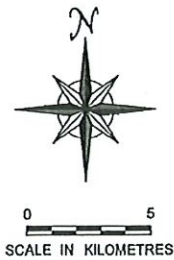
The proposed subdivision is located within an area that is zoned "AG" General Agricultural pursuant to the *Rural Municipality of Fisher Zoning By-law*. The following minimum site requirements apply.

Lot Description	Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Variance Required
Proposed Lot 1	"AG"	Site Area: 2 Acres	2.92 Acres	445 Feet	Yes
Proposed Lot 2		Site Width: 200 Feet	2 Acres	200.1 Feet	No
Residual Lot		Site Area: 80 Acres Site Width: 300 Feet	± 125.43 Acres	> 300 Feet	No

If the shop and Quonset on Proposed Lot 1 are considered accessory buildings, a variance will be required to vary the minimum rear yard requirement of 50 feet for 'Accessory Uses and Buildings' in the "AG" Zone.

R.M. OF FISHER

MAP REVISED:-



MANITOBA
TRANSPORTATION AND GOVERNMENT SERVICES
HIGHWAY PLANNING AND DESIGN BRANCH
DRAFTING SECTION
WINNIPEG
DECEMBER, 2001

LEGEND

PROVINCIAL TRUNK HIGHWAYS  ACCESS ROADS 

PROVINCIAL ROADS  MAIN MARKET ROADS 

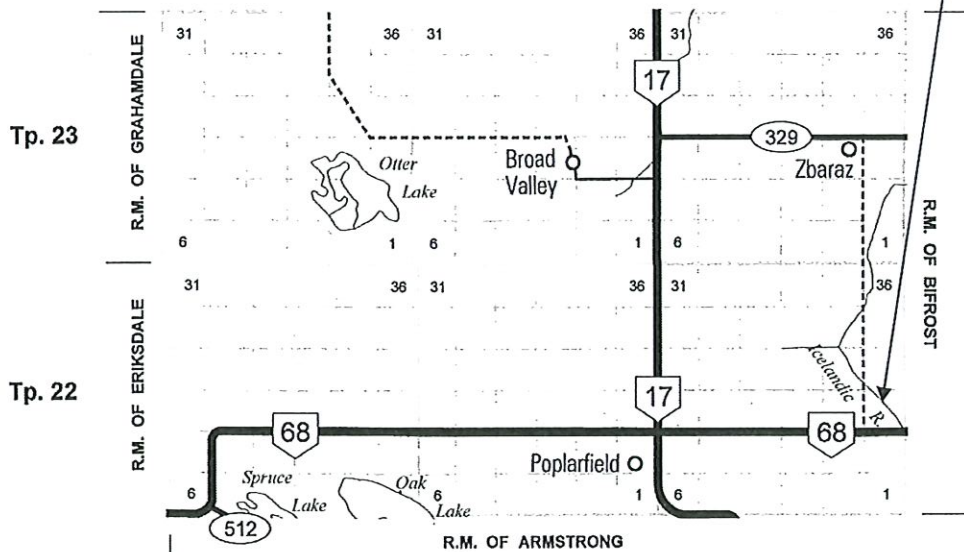
4605-25-8533

Rge. 3W.

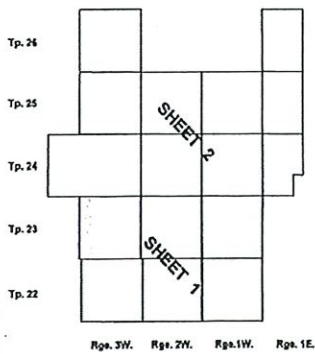
Rge. 2W.

Rge. 1W.

R.M. OF FISHER (SHEET 2 OF 2)



KEY PLAN
R.M. OF FISHER



Evaluating Subdivisions

Internal Use Only

1 Application Information

Application received: June 20, 2025 Accepted as complete: July 11, 2025
Municipality: RM of Fisher File no.: 4605-25-8533
Planning district: FAPD Planning district file no.: n/a
Certificate of Title no(s): 3037434/1
Roll no(s): 202900

2 Land Information

Number of new lots: 2 Consolidation: ☐ yes ☒ no
Describe: _____
Proposed use: ☐ UR ☐ RR ☒ FR ☐ C ☐ I ☐ SR ☐ A ☐ O _____
Public hearing required: ☐ yes ☒ no
Existing: ± 130.35 Acres Site Width: > 300 Feet
Proposed lot(s): 1= 2.92 Acres; 2= 2 Acres Site Width: 1= 445 Feet; 2= 200.1 Feet
Residual: ± 125.43 Acres Site Width: > 300 Feet
Additional information: Part of SE 1/4 of 13-22-1 WPM

3 Compliance with By-laws and Subdivision Regulation

a. Development plan designation: Agriculture General Area
Applicable section: Part 3.0 Section A.3
b. Secondary plan: ☐ yes ☒ no Applicable section: _____
c. Zone: "AG" General Agricultural Permitted use: ☒ yes ☐ no
Minimum area: 2 Acres/ 80 Acres Minimum site width: 200 Feet/ 300 Feet
☒ Variation order ^{*See} Section 6 ☐ 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

If the shop and Quonset on Proposed Lot 1 are considered accessory buildings, a variance will be required to vary the minimum rear yard requirement of 50 feet for 'Accessory Uses and Buildings' in the "AG" Zone.

1	Registered Owner(s)	Applicant
	Name(s): <u>Broad Valley Colony</u>	Name(s): <u>Bluestem Development</u>
		<u>Allison Driedger</u>
	Address: <u>Box 850</u>	Address: <u>Box 846</u>
	City/Town/Village: <u>Arborg</u>	City/Town/Village: <u>Grunthal</u>
	Province: <u>Manitoba</u>	Province: <u>Manitoba</u>
	Postal Code: <u>R0C 0A0</u>	Postal Code: <u>R0A0R0</u>
	Email: <u>Jordan@TRIAPRODUCTS.CA</u>	Email: <u>bluestemdevelopment@gmail.com</u>
	Phone (daytime): <u>204-280-0483</u>	Phone (daytime): <u>204-434-6772</u>
	Cell Phone: _____	Cell Phone: <u>204-392-3849</u>
		Your File No.: _____

2 Declaration

I, Allison Driedger hereby certify that I

☐ am the registered owner of the land proposed for subdivision

OR

☒ am authorized to act as the registered owner

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: Jordan Wipf Date: April 20, 2025

Applicant signature: Allison Driedger Date: June 23, 2025

3 Lawyer Contact Information (if applicable)

Name: <u>sean brennan</u>	Firm: _____
Address: <u>100-1600 Ness Avenue</u>	Your File No.: _____
City/Town/Village: <u>Winnipeg</u>	Province: <u>MB</u> Postal Code: <u>R3J 3W7</u>
Email: <u>sean.brennan@murrayandbrennan.com</u>	Phone: _____

4 Land to be Subdivided

Municipality: RM of Fisher Roll Number: 202900

Civic Address (if any): _____

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

Part of ☐ NW ☐ NE 1/4 of Section 13 Township 22 Range 1 ☐ East ☒ West
☐ SW ☒ SE 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? _____

- 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 | ☐ historic site or structure |
| ☐ pipeline | ☐ airport |
| ☐ sewage lagoon | ☐ waste disposal ground (active or inactive) |

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		
holding tank		
septic field	X	X
ejector		
other (please specify)		

Water Supply	Existing Lot(s)	Proposed Lot(s)
pipel water		
shared well (indicate number of connections)		
individual well	X	X
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.

Access

- ☐ municipal road
☒ provincial road # 68
☐ provincial trunk highway # _____
☐ no access

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

☐ municipal road

☐ provincial road # _____

☐ provincial trunk highway # _____

☐ no access

- ☒
- yes
- ☐
- no

☐ yes ☒ no

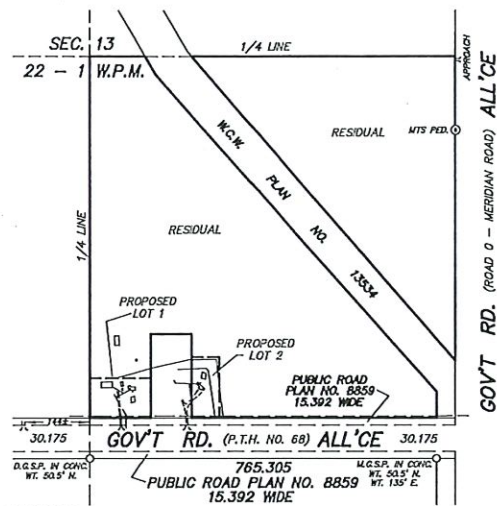
Reason for Application and Other Comments

Colony purchased for the farm land. Does not need the existing dwellings but would like to keep the farmland

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

File No. 25-131

**SUBDIVISION APPLICATION MAP
BEING PART OF
S.E. 1/4 SECTION 13-22-1 W.P.M.
61B-77 P.T.H. NO. 68W
RURAL MUNICIPALITY OF FISHER**



METRIC

All distances are in metres and may be converted to feet by multiplying by 3.28084.
Areas are in hectares and may be converted to acres by multiplying by 2.47105.

This survey was made on May 14 & 15, 2025.

Survey monuments found are described and shown thus _____

Proposed lot limits are shown thus _____

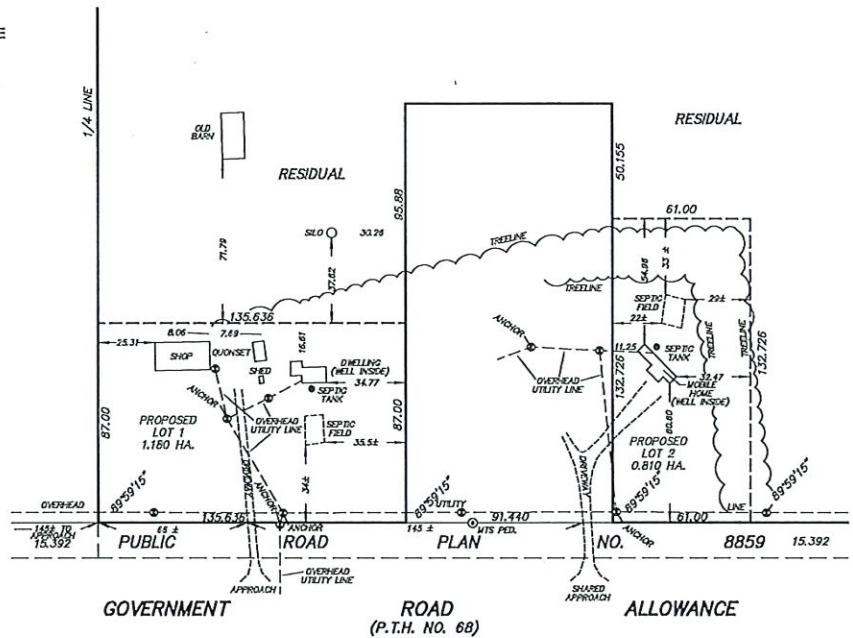
Title limits are shown thus _____

Dated this 19th day of June, 2025

This survey and map was supervised by Dwayne Denchuk, M.L.S.



**NOTE: FOR PLANNING
APPLICATION PURPOSES ONLY.
THIS IS NOT A FINAL SURVEY.**



CERTIFICATE OF TITLE NO. : 3037434

REGISTERED OWNER : BROAD VALLEY HOLDING CO. LTD.

LEGAL DESCRIPTION : THE SE 1/4 OF SECTION 13-22-1 WPM EXC FIRSTLY: THE ELY 300 FEET PERP OF THE WLY 745 FEET PERP OF THE SLY 650.5 PERP SECONDLY: WATER CONTROL WORKS PLAN 13534 WLTO THIRDLY: PUBLIC ROAD PLAN 8859 WLTO SUBJECT TO THE RESERVATIONS AND PROVISIONS CONTAINED IN THE GRANT FROM THE CROWN.

ENCUMBRANCES : GAVAT NOS. 182887/1, 2637767/1, MORTGAGE NO. 5111322/1 & AVENING AGREEMENT INCLUDING LAND NOS. 5124464/1, 5133081/1, 5335704/1, 5539253/1

**ISAAC & DENCHUK
MANITOBA LAND SURVEYORS LTD.
200 CLANDEBOYE AVENUE
SELKIRK, MANITOBA R1A 0X1**

Proposed Subdivision- Rural Municipality of Fisher

Part of SE 1/4 of Section 13-22-1 WPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number:

Date: July 16, 2025

4605-25-8533

Applicant:

Bluestem Development

Notes:

CT No.: 3037434/1
Roll No.: 202900

Designation: Agriculture General Area
Zone: "AG" General Agricultural

Existing: ± 130.35 Acres
Proposed Lot 1: 2.92 Acres
Proposed Lot 2: 2 Acres
Residual: ± 125.43 Acres

The applicant proposes to subdivide two residential lots from the present holding. Proposed Lot 1 contains a dwelling that is serviced by a septic field and an individual well. It is accessed from its own existing approach onto PTH 68. Proposed Lot 2 contains a mobile home that is serviced by a septic field and an individual well. It is accessed from the adjacent property to the west, which has an existing approach onto PTH 68.

The residual lot contains cultivated land. It is accessed from an existing approach onto Road 0, a municipal road, as well as from the adjacent WCW plan, which can be accessed from PTH 68.

X

Approving Authority

Date

Map Not to Scale

For Discussion Purposes Only



Manitoba
Municipal and Northern Relations
Community Planning

Proposed Subdivision- Rural Municipality of Fisher

Part of SE 1/4 of Section 13-22-1 WPM



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- Title Boundary
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X

Approving Authority

Date

Map Not to Scale

For Discussion Purposes Only



Manitoba
Municipal and Northern Relations
Community Planning

STATUS OF TITLE

Title Number **3037434/1**
Title Status **Accepted**
Client File 25-131



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

BROAD VALLEY HOLDING CO. LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
IN THE FOLLOWING DESCRIBED LAND:

THE SE 1/4 OF SECTION 13-22-1 WPM
EXC FIRSTLY: THE ELY 300 FEET PERP OF THE WLY 745 FEET PERP OF
THE SLY 650.5 PERP
SECONDLY: WATER CONTROL WORKS PLAN 13534 WLTO
THIRDLY: PUBLIC ROAD PLAN 8859 WLTO
SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED
IN THE GRANT FROM THE CROWN

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: **Caveat**
Registration Number: **182887/1**
Instrument Status: **Accepted**

Registration Date: 1961-11-13
From/By: MAN. HYDRO ELECTRIC BOARD
To:

Amount:
Notes: No notes
Description: No description

Instrument Type: **Caveat**
Registration Number: **2637767/1**
Instrument Status: **Accepted**

Registration Date: 2001-09-11
From/By: LARRY SURMINSKI
To:

Amount:
Notes: SERVIENT
Description: EASEMENT AGREEMENT

Instrument Type: **Mortgage**
Registration Number: **5111322/1**
Instrument Status: **Accepted**

Registration Date: 2019-09-26
From/By: BROAD VALLEY HOLDING CO. LTD.
To: BANK OF MONTREAL

Amount: \$30,000,000.00
Notes: No notes
Description: No description

INSTRUMENTS THAT AFFECT THIS INSTRUMENT

<u>Registration Number</u>	<u>Instrument Type</u>	<u>Status</u>
5124464/1	Amending Agreement Including Land	Accepted
5133081/1	Amending Agreement Including Land	Accepted
5335704/1	Amending Agreement Including Land	Accepted
5539253/1	Amending Agreement Including Land	Accepted

Instrument Type: **Amending Agreement Including Land**
Registration Number: **5124464/1**
Instrument Status: **Accepted**

Registration Date: 2019-11-04
From/By: Bank of Montreal
To: Broad Valley Holding Co. Ltd.

Amount:
Notes: No notes
Description: No description

Instrument Type: **Amending Agreement Including Land**
Registration Number: **5133081/1**
Instrument Status: **Accepted**

Registration Date: 2019-12-02
From/By: Bank of Montreal
To: Broad Valley Holding Co. Ltd.

Amount:
Notes: No notes
Description: No description

Instrument Type: **Amending Agreement Including Land**
Registration Number: **5335704/1**
Instrument Status: **Accepted**

Registration Date: 2021-08-25
From/By: Bank of Montreal
To: Broad Valley Holding Co. Ltd.

Amount:
Notes: No notes
Description: No description

Instrument Type:	Amending Agreement Including Land
Registration Number:	5539253/1
Instrument Status:	Accepted
Registration Date:	2023-05-26
From/By:	Bank of Montreal
To:	Broad Valley Holding Co. Ltd.
Amount:	
Notes:	No notes
Description:	No description
3. ADDRESSES FOR SERVICE	
BROAD VALLEY HOLDING CO. LTD. Box 850 Arborg MB ROC OA0	
4. TITLE NOTES	
No title notes	
5. LAND TITLES DISTRICT	
Winnipeg	
6. DUPLICATE TITLE INFORMATION	
Duplicate not produced	
7. FROM TITLE NUMBERS	
2892539/1 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:	5133080/1
Registration Date:	2019-12-02
From/By:	ESTATE OF BRIAN MICHAEL SURMINSKI
To:	BROAD VALLEY HOLDING CO. LTD.
Consideration:	\$560,000.00

10. LAND INDEX

SE 13-22-1W

EX ELY 300'OF WLY 745'OF SLY 650.5'PL 8859, 13534, RES

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3037434/1

Effective June 8, 2024

NB 10

	Start	After 6 Months	After 2 Years
Grader Operator	\$ 22.26	\$ 23.81	\$ 25.36
Tractor Operator	\$ 18.89	\$ 20.19	\$ 21.74
Utility Operator w/certificate	\$ 22.26	\$ 23.81	\$ 25.36
Utility Operator w/o certificate	\$ 19.67	\$ 20.96	\$ 22.26
Utility Relief Operator	\$ 16.56	\$ 17.60	\$ 18.63
Disposal Site Custodian	\$ 15.53	\$ 16.56	\$ 17.60
Accounting Clerk I w/o certificate	\$ 20.70	\$ 21.74	\$ 23.29
Accounting Clerk II w/certificate	\$ 25.36	\$ 26.91	\$ 28.73
Office Clerk I full time w/o certificate	\$ 16.56	\$ 17.60	\$ 18.89
Office Clerk II full time w/certificate	\$ 20.70	\$ 21.74	\$ 23.29

15.80

Gravel checker July 21/25 17.⁰⁰ / hr. .50 / kilom.

All get cell phone allowance \$20.⁰⁰ / month except disposal sites.

NB11



**Provincial Response
Manitoba Fire Service Support
Municipal Fire Service Expense Summary for Rembursement**

Manitoba

Note:	<i>This document summarizes individual firefighter and municipal department cost calculations</i>		
Date Prepared:	July 10, 2025	Deployment:	Deployed during the period May 31 - June 17, 2025, to support Wildland Urban Interface response and community value protection tasks during the WE017 & WE028 Flin Flon Event.
Community:	R.M. of Fisher		
Department:	Fisher Fire Department		

Municipal Address for Payment:	<i>Signatures confirming details are accurate to the best knowledge of the individuals providing the information</i>		
P.O. Box 280 Fisher Branch, MB R0C 0Z0	R.M. of Fisher	Signature	
		Name, Position	Kelly Mary Iwca, CAO RM Fisher
	Office of the Fire Commissioner	Signature	
		Name, Position	

SIGN HERE

Firefighters							
Firefighter	Deployment Dates	Meals	Incidentals	Wages (\$24.47 per hour)	Personal Vehicle Costs	Miscellaneous Expenses	Total
Patrick Davey	May 31 - Jun 8, Jun 12 - 17	\$63.05		\$6,349.97			\$6,413.02
Rori Lindal	May 31 - Jun 8, Jun 12 - 17	\$63.05		\$6,349.97			\$6,413.02
Firefighter Costs		Totals:	\$126.10	\$0.00	\$12,699.93	\$0.00	\$0.00
							\$12,826.03

Municipal Vehicles and Equipment			
Vehicle/Equipment	Deployment Dates	Costs	Remarks
2	May 31 - Jun 8, 12-17 May 31 - Jun 8	\$69,450.00	Bush Truck Fisher 2In Mini Pump Truck
Vehicle/Equipment Costs	Total:	\$69,450.00	

Total Municipal Fire Departments Costs	\$82,276.03
---	--------------------

[illegible]



PROVINCE OF/DU MANITOBA
Remittance Advice/Avis de Paiement

MB Doc No No de doc. du Man.	Invoice No & Detail No de facture et description	Doc Date Date du doc.	Amount Montant
1901124098	MUNICIPAL AND NORTHERN RELATIO 250710-2020324 WILDFIRE; WAGE & VEHICLE EQUIPT MAY 31-JUN 8	2025/07/10	82,276.03

Your Vendor Account Compte de votre fournisseur	Payment Doc Doc. de paiement	Date Date	Amount/Currency Montant et devise
2020324	2019818913	2025/08/27	*****82,276.03* CAD

Inquiries to dept. If unknown call/Pour info, si le serv. est inconnu, composer le 1-866-626-4862 (Wpg:204-945-3744)

Paid By Bank Transfer To/Payé par virement bancaire
R M OF FISHER
BOX 280
FISHER BRANCH MB R0C 0Z0