



Rural Municipality of East St. Paul

Meeting Minutes

August 19, 2025 - Council/Planning Meeting - 05:30 PM

PRESENT:

Mayor Carla Devlin
Deputy Mayor Brian Imhoff
Councillor Orest Horechko
Councillor Brian Duval
Councillor Charles Posthumus

IN ATTENDANCE:

Suzanne Ward, Chief Administrative Officer
Kerry Floren, Assistant Chief Administrative Officer
Cara Nichols, Community Development Planner
Derek Eno, Red River Planning District

ABSENT:

1. MEETING CALLED TO ORDER

2. ADOPTION OF THE AGENDA

2025-217

2.1 RESOLUTION: Adoption of the Agenda

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT the agenda be adopted as presented.

Carried

3. OTHER BUSINESS

Nil

4. CONFIRMATION OF MINUTES

4.1 ~ July 15 Planning Meeting

2025-218

4.1.1 RESOLUTION: July 15/25 Planning Meeting Minutes

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT the Council Meeting Minutes of the July 15, 2025
Planning meeting be approved.

Carried

4.2 ~ July 28 Special Meeting

2025-219

4.2.1 RESOLUTION: July 28/25 Special Meeting Minutes

Councillor Posthumus
Councillor Horechko

BE IT RESOLVED THAT the Council Meeting Minutes of the July 28, 2025 special meeting be approved.

Carried

5. DELEGATIONS

Nil

6. PUBLIC HEARINGS

6.1 ~ Variation Order 71, 2025 (2152 Burton Ave)

2025-220

6.1.1 RESOLUTION: Open PH for VO 71, 2025 (2152 Burton Ave)

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 71, 2025 (2152 Burton Ave).

Carried

2025-221

6.1.2 RESOLUTION: Close PH for VO 71, 2025 (2152 Burton Ave)

Councillor Duval
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 71, 2025 (2152 Burton Ave).

Carried

2025-222

6.1.3 RESOLUTION: Variation Order 71, 2025 (2152 Burton Ave)

Councillor Duval
Deputy Mayor Imhoff

WHEREAS the Applicant / Owner of Tax Roll No.87900, located at 2152 Burton Avenue, has submitted an application for Variation Order 71, 2025, seeking approval to:

- increase the building height for an accessory structure from 16 ft to 19 ft
- increase the maximum combined area for a detached accessory structure from 800 sq ft to 923.74 sq ft
- and decrease the front yard setback from 40 ft to 23.083 ft in the "R1-17" Single Housing Dwelling zone.

THEREFORE BE IT RESOLVED THAT Variation Order 71, 2025 be approved subject to the following conditions:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval.

2. Applicant / Owner obtains all required permits from the Red River Planning District, the Province and the Municipality, if required.

Approval shall expire if not acted upon within twelve (12) months of the date of approval.

Carried

6.2 ~ Variation Order 73, 2025 (785 Hoddinott Rd)

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 73, 2025 (785 Hoddinott Rd).

2025-223

6.2.1 RESOLUTION: Open PH for VO 73, 2025 (785 Hoddinott Rd)

Councillor Posthumus
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 73, 2025 (785 Hoddinott Rd).

Carried

2025-224

6.2.2 RESOLUTION: Close PH for VO 73, 2025 (785 Hoddinott Rd)

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 73, 2025 (785 Hoddinott Rd).

Carried

2025-225

6.2.3 RESOLUTION: Variation Order 73, 2025 (785 Hoddinott Rd)

Councillor Horechko
Councillor Duval

WHEREAS the Applicant and Owner of Tax Roll No. 65400, located at 785 Hoddinott Road, has applied for Variation Order 73, 2025, requesting approval to increase the permitted height of an accessory structure in order to construct a detached garage within the "R1-17" Single Family Residential Zone;

FROM: 16 ft
TO: 18 ft - 8 1/8 inch (*Eighteen feet, eight and one-eighth inches.*)

THEREFORE BE IT RESOLVED THAT Variation Order 73, 2025 be approved with the following conditions:

1. This variance is limited to what has been presented in this application. Any further changes, replacements, or additions would require a new variance approval.

2. Applicant / Owner obtains all required permits from the Red River Planning District, the Province, and the Municipality, if required.

Approval shall expire if not acted upon within twelve (12) months of the date of approval.

Carried

6.3 ~ Variation Order 76, 2025 (652 Mowat Rd)

2025-226

6.3.1 RESOLUTION: Open PH for VO 76, 2025 (652 Mowat Rd)

Councillor Horechko
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 76, 2025 (652 Mowat Rd).

Carried

2025-227

6.3.2 RESOLUTION: Close PH for VO 76, 2025 (652 Mowat Rd)

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 76, 2025 (652 Mowat Rd).

Carried

2025-228

6.3.3 RESOLUTION: Variation Order 76, 2025 (652 Mowat Rd)

Councillor Horechko
Deputy Mayor Imhoff

WHEREAS the Applicant and Owner of Tax Roll No. 57210, located at 652 Mowat Road, has applied for Variation Order 76, 2025, requesting approval to reduce the interior side yard setback to permit the construction of a 16' x 10' shed on the subject property;

FROM: 10 ft (min)
TO: 3 ft

THEREFORE BE IT RESOLVED THAT Variation Order 76, 2025 be approved with the following conditions:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval.

2. Applicant / Owner obtains all required permits from the Red River Planning District, the Province and the Municipality, if required.

Approval shall expire if not acted upon within twelve (12) months of the date of approval.

Carried

6.4 ~ Conditional Use 29, 2025 (4160 Lorne Hill Rd)

2025-229

6.4.1 RESOLUTION: Open PH for CU 29, 2025 (4160 Lorne Hill Rd)

Deputy Mayor Imhoff
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for Conditional Use 29, 2025 (4160 Lorne Hill Rd).

Carried

2025-230

6.4.2 RESOLUTION: Close PH for CU 29, 2025 (4160 Lorne Hill Rd)

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council close the Public Hearing of Council for Conditional Use 29, 2025 (4160 Lorne Hill Rd).

Carried

2025-231

6.4.3 RESOLUTION: Conditional Use 29, 2025 (4160 Lorne Hill Rd)

Councillor Horechko
Deputy Mayor Imhoff

WHEREAS the Applicant and Owner of Tax Roll No. 68711, located at 4160 Lorne Hill Road, has applied for Conditional Use No. 29-2025, requesting

approval to continue operating a specialized agricultural use, specifically apiculture (hobby beekeeping);

THEREFORE BE IT RESOLVED THAT Conditional Use 29, 2025, be approved with the following conditions:

1. This variance is limited to what has been presented in this application. Any further changes, replacements, or additions would require a new variance approval.

2. Applicant / Owner obtains all required permits from the Red River Planning District, the Province, and the Municipality, if required.

Approval shall expire if not acted upon within twelve (12) months of the date of approval.

Defeated

6.5 ~ Subdivision S25-3110 (2511 McGregor Farm Road)

2025-232

6.5.1 RESOLUTION: Open PH for S25-3110 (2511 McGregor Farm Rd)

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council open the Public Hearing of Council for Subdivision S25-3110 (2511 McGregor Farm Rd).

Carried

2025-233

6.5.2 RESOLUTION: Close PH for S25-3110 (2511 McGregor Farm Rd)

Councillor Duval
Councillor Horechko

BE IT RESOLVED THAT Council close the Public Hearing of Council for Subdivision S25-3110 (2511 McGregor Farm Rd).

Carried

2025-234

6.5.3 RESOLUTION: Subdivision S25-3110 (2511 McGregor Farm Rd)

Councillor Duval
Deputy Mayor Imhoff

WHEREAS the Applicant and Owner of Tax Roll No. 99000, located at 2511 McGregor Farm Road, has applied for Subdivision S25-3110, requesting approval to subdivide the 181.14-acre property into four (4) lots, with no new road construction or development proposed.

Proposed Lot #1: site area 7.37 acres, and site width 539.2 ft
Proposed Lot #2: site area 8.19 acres, and site width 548 ft
Proposed Lot #3: site area 129.6 acres, and site width 112 ft
Proposed Lot #4: site area 38.46 acres, and site width 837.4 ft

THEREFORE BE IT RESOLVED THAT Subdivision S25-3110 be approved subject to the following conditions:

1. Applicant / Owner submits confirmation in writing from the Chief Administrative Officer of the RM of East St. Paul that:

a. Taxes on the land to be subdivided for the current year, plus any arrears have been paid, or arrangements satisfactory to Council have been made;
b. Payment of any applicable development levies have been paid.

2. A development agreement with the RM of East St. Paul has been entered into, to address items including, but not necessarily limited to:

a. Future road expansion

- b. Standards for road construction
- c. Lot grade and drainage requirements
- d. Approach
- e. Sewer and water services
- f. Servicing plan
- g. Development recovery fees
- h. Any other standard the Municipality deems necessary

3. Applicant / Owner submits written confirmation from Manitoba Hydro that an Easement Agreement(s) has been entered into with Manitoba Hydro with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. *Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.*

4. Applicant / Owner submits written confirmation from BellMTS that an Easement Agreement(s) has been entered into with BellMTS with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. *Contact BellMTS, Property Acquisition Department, Attention: Mr. Gregory Sim, Survey Coordinator.*

Approval shall expire if not acted upon within twelve (12) months of the date of approval.

Carried

Council took a 15 minute recess. The meeting reconvened at 7:30 p.m.

6.6 ~ Secondary Plan By-law 2025-10 (2nd Reading)

2025-235

6.6.1 RESOLUTION: Open PH for Secondary Plan By-law 2025-10

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Secondary Plan By-law 2025-10.

Carried

2025-236

6.6.1.1 RESOLUTION: Extend the Meeting

Councillor Horechko
Councillor Duval

WHEREAS Section 5.7 of Procedural By-law No. 2021-05 of the RM of East St. Paul provides that Council may, by resolution, extend a meeting beyond 10:00 p.m. until no later than 10:30 p.m.;

THEREFORE BE IT RESOLVED THAT the Council meeting be extended until 10:30 p.m.

Carried

2025-237

6.6.1.2 RESOLUTION: Resolution to Suspend Procedural By-law 2021-05, Section 5.7 – Secondary Plan By-law 2025-10 Public Hearing

Councillor Posthumus
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council hereby suspends the provisions of Procedural By-law No. 2021-05, specifically Section 5.7, for the purpose of continuing with the Public Hearing on Secondary Plan By-law No. 2025-10 at the August 19, 2025 Regular Meeting of Council.

Carried

2025-238

6.6.1.3 RESOLUTION: Close PH for Secondary Plan By-law 2025-10

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council close the Public Hearing of Council for Secondary Plan By-law 2025-10.

Carried

7. BY-LAWS

7.1 ~ Secondary Plan By-law 2025-10 (2nd Reading)

2025-239

7.1.1 RESOLUTION: Secondary Plan By-law 2025-10 (2nd Reading)

Councillor Horechko
Councillor Posthumus

WHEREAS Section 63 of *The Planning Act*, as amended (the "Act"), provides that a board or council may, by by-law, adopt a secondary plan to address objectives and issues within its jurisdiction for a part of the planning district or municipality;

AND WHEREAS Council gave first reading to By-law No. 2025-10, being a by-law to adopt the *East St. Paul Secondary Plan*, on June 24, 2025;

AND WHEREAS a public hearing respecting By-law No. 2025-10 was held on Tuesday, August 19, 2025, in accordance with subsection 168(1)(d) of the Act;

NOW THEREFORE BE IT RESOLVED THAT the document entitled *East St. Paul Secondary Plan*, attached hereto as **Schedule B** to By-law No. 2025-10, be adopted as a secondary plan and given second reading.

Tabled

8. ADJOURNMENT

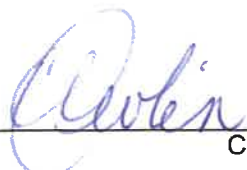
2025-240

8.1 RESOLUTION: Adjournment

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT the meeting be adjourned, the time being 11:58 pm.

Carried



Carla Devlin
Mayor



Suzanne Ward
Chief Administrative Officer

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IN OPPOSITION

[illegible]

FOR INFORMATION

[illegible]

[illegible]

IN OPPOSITION

[illegible]

FOR INFORMATION

[illegible]

[illegible]

IN OPPOSITION

[illegible]

FOR INFORMATION

[illegible]

[illegible]

IN OPPOSITION

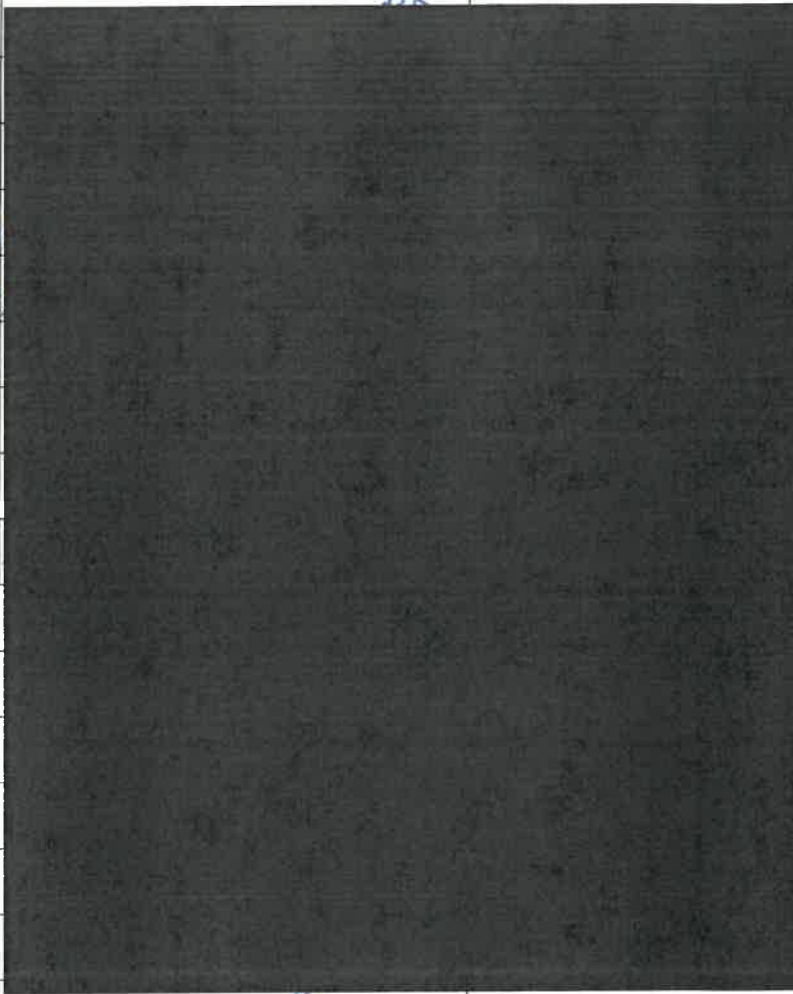
[illegible]

FOR INFORMATION

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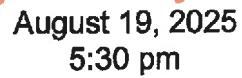
IN OPPOSITION

PRINT NAME CLEARLY	STREET ADDRESS	PHONE
KRIS Junker		
Chris Bell		
Julie Bell		
Dale & Darren Fredrickson		
Nathan & Sarah Newell		
Brie Tait		
Pat Shepherd		
Garry Shepherd		
Jacqueline Morin		
Andy Mucic		
Crystal Grela		
Olesya Seivick		
Jo-Ann Brignoly		
Maciej Bialy		
Gerry Montrose		

3

FOR INFORMATION

[illegible]



Secondary Plan By-law 2025-10

IN OPPOSITION

PRINT NAME CLEARLY	STREET ADDRESS	PHONE
Darryl Sol		
Patricia Roy Darsen		
Nancy Kutas		
Kerri Moloney		
Michael Writenhatt		
Pat Wasylenchuk		
Pete "		
COLLEEN ENNS		
PETER ENNS		
LISA MOLIN		
DANIEL MOLIN		
Van Whitehead		
Chris Bell		
Dale & Darren Fredrickson		
Nathan & Sarah Nadeau		
Lisa & Harry Klaus		
Clare + Shelley Schaefer		
Inez & Oscar Hamurak		
NICK HANUSATUK		
Salvatore Lao		
Jenn Kiziak		
RICK VANDERHORST		
Amanda Hyworren		

Secondary Plan By-law 2025-10

IN OPPOSITION

PRINT NAME CLEARLY	STREET ADDRESS	PHONE
Richard Hooper		
Richard Sohar		
PHIL TAIT		
Janie Tait		
Brie Tait		
Cornell Fodman		
Wacey Myczan		
DANA HAWRYSH		
Matt Lorentz		
DAN Kerr		
Jacqueline Muzia		
Andy Mucic		
Crystal Grela		
Olaysia Saniuk		
Craig Hodgkinson		
JEFF DRIEDGER		
ERNA WIENS		
Ed ENNS		
Lynnette Desjarlais		
Danna Babiker		
Andrew Babiker		
WENDY TSCHETTER		
WENDY TSCHETTER		

Secondary Plan By-law 2025-10

IN OPPOSITION

[illegible]

Secondary Plan By-law 2025-10

IN OPPOSITION

PRINT NAME CLEARLY	STREET ADDRESS	PHONE
Aileen Sichewski		
STEVE BULETSA		
Mel Proskurniak		
Cindy Proskurniak		
LET PAWLUK		
ANILLIS PAWLUK		
KRIS YUNKER		
P. ARNOLD-LUEDTKE		
SUSAN ZUK		
SHARON ZUK		
Shirley Penner		
ROSS RYBAR		
Donna Rybak		
Reb Pownall		
JAMI JACKE		
Sharon McIntosh		
Dillon Vincent		
BRIAN Maxwell		
Helen Maxwell		
Sylvia Wachko		
JOIE FIDEX		
Brian Wachko		
Joanne Debenham		

Secondary Plan By-law 2025-10

FOR INFORMATION

PRINT NAME CLEARLY	ADDRESS	PHONE
Margo Redman		
MANUEL VELHO		
HEATHER MARTIN		
Kathy Junker		
Matthew Harrison		
Jenn Kizlak		
WOLFRANG LUEDTKE		
VERN GUOMUNDSON		
Mark Chislett		
Pat Shepherd		
Garry Shepherd		
BOB KRAIN		
Rene Borivouin		
Dylan Kerstic		
JOANNE DONNA MUZIA		
Jim Fokken		
Z. Vogel		
Dennis Giesbrecht		
BERNIE BAKKER		
NICK HANUSCHUK		
Mike Voksa		
Salvatore Lao		

Secondary Plan By-law 2025-10

FOR INFORMATION

[illegible]



PUBLIC HEARING SIGN-IN SHEET

Secondary Plan By-law 2025-10

August 18, 2025

5:30 pm

ZOOM

IN SUPPORT

PRINT NAME CLEARLY	ADDRESS	EMAIL

IN OPPOSITION

PRINT NAME CLEARLY	ADDRESS	EMAIL
✓ James Butler		
✓ David Racine		
✓ Catie Racine		
✓ Lee-Ann Tranmer		
Laura Warrenchuk-Rankin		
Curtis Shumski		
✓ Louise Shupenia		
✓ Geoff Tranmer		
✓ Brenda Smith		
✓ Cindy Field		
Doreen Lozinski		
Eileen Oleski		
✓ Paul Tustin		

FOR INFORMATION

PRINT NAME CLEARLY	ADDRESS	EMAIL
✓ Shelley Morris		
✓ Kirsty Gruszecky		
Dawn Gates		
Steven Gregg		
Dave Storoschuk		
✓ Stephen Blain		
Laurie Kuivenhoven		
Charlene Koniak		
✓ Lenore Johnstone		
✓ Janet Bell		
Colleen Dudar		
Cheryl Gording ✓		
✓ Linda Bouma		
✓ Tyler Jones		
✓ Derek Saurette ^{+Arlene}		
✓ Wayne Block		
✓ Tracy Michaels		
✓ Ellen Storozuk		
✓ Joyce Petryk		
Nathan Neufeld (here in person)		
Ken Marchuk		
✓ Brenda Mazur		
✓ Ron Dyck		
✓ Crystal Banek		
Paula Quick		
✓ Jim Campbell		
✓ Casie Fracz		