



Rural Municipality of East St. Paul
Meeting Minutes
August 18, 2026 - Planning Meeting - 05:30 PM

PRESENT:

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

IN ATTENDANCE:

Suzanne Ward, Chief Administrative Officer
Santan Singh, Red River Planning District
Joseph Westfall, Red River Planning District
Cara Nichols, Community Development Planner

ABSENT:

1. MEETING CALLED TO ORDER

2. ADOPTION OF THE AGENDA

2026-225

2.1 RESOLUTION: Adoption of the Agenda

Councillor Horechko
Deputy Mayor Posthumus

BE IT RESOLVED THAT the agenda be adopted as presented.

Carried

3. OTHER BUSINESS

NIL

4. CONFIRMATION OF MINUTES

4.1 ~ July 21, 2026 Planning Meeting

2026-226

4.1.1 RESOLUTION: Confirmation of the Minutes

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT the Council Meeting Minutes of the July 21, 2026 planning meeting be approved.

Carried

5. DELEGATIONS

NIL

6. PUBLIC HEARINGS

6.1 ~ Variation Order 93, 2026 (133 Gordon Edward Cres.)

2026-227

6.1.1 RESOLUTION: Open PH for Variation Order 93, 2026 (133 Gordon Edward Cres.)

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 93, 2026 (133 Gordon Edward Cres.)

Carried

2026-228

6.1.2 RESOLUTION: Close PH for Variation Order 93, 2026 (133 Gordon Edward Cres.)

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 93, 2026 (133 Gordon Edward Cres.).

Carried

2026-229

6.1.3 RESOLUTION: Variation Order 93, 2026 (133 Gordon Edward Cres.)

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT Variation Order 93, 2026 (133 Gordon Edward Cres.) be approved to increase the maximum permitted height of an accessory structure from 16 feet to 19 feet, subject to the following conditions:

1. THAT 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. THAT the Applicant obtains all required permits from the Red River Planning District and the municipality, if required.

Carried

6.2 ~ Conditional Use 5, 2026 (24 Ryan Wirth Way)

2026-230

6.2.1 RESOLUTION: Open PH for Conditional Use 5, 2026 (24 Ryan Wirth Way)

Deputy Mayor Posthumus
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for Conditional Use 5, 2026 (24 Ryan Wirth Way)

Carried

2026-231

6.2.2 RESOLUTION: Close PH for Conditional Use 5, 2026 (24 Ryan Wirth Way)

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Conditional Use 5, 2026 (24 Ryan Wirth Way).

Carried

2026-232

6.2.3 RESOLUTION: Conditional Use 5, 2026 (24 Ryan Wirth Way)

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT Conditional Use 5, 2026 (24 Ryan Wirth Way) be approved subject to the following condition(s):

1. THAT this conditional use is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval;
2. THAT the Applicant obtains all required permits from the Red River Planning District and the municipality, if required; and
3. THAT sales of trucks manufactured by Schellvac (applicant) be permitted on the subject property.

Carried

7. BY-LAWS

7.1 ~ Re-zoning By-law 2026-05 (2303 Norris Rd) 1st Reading

2026-233

7.1.1 RESOLUTION: Zoning By-law 2026-05 (2303 Norris Rd) 1st Reading

Councillor Horechko
Deputy Mayor Posthumus

BE IT RESOLVED THAT By-law No.2026-05, being a By-law of the Rural Municipality of East St. Paul to amend Zoning By-law 2009-04, be given 1st reading.

Carried

8. POLICIES

NIL

9. FINANCES

9.1 ~ July Schedule of Accounts

2026-234

9.1.1 RESOLUTION: Schedule of Accounts

Deputy Mayor Posthumus
Councillor Horechko

BE IT RESOLVED THAT the schedule of accounts dated July 21, 2026 amounting to \$8,385.00 be confirmed as paid.

Carried

9.2 ~ July Schedule of Accounts (paid since June 9, 2026)

2026-235

9.2.1 RESOLUTION: Schedule of Accounts (paid since June 9, 2026)

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT the schedule of accounts paid since the June 9, 2026 council meeting, amounting to \$895,220.27, be confirmed as paid.

Carried

9.3 ~ July Payroll

2026-236

9.3.1 RESOLUTION: Payroll

Councillor Horechko
Deputy Mayor Posthumus

BE IT RESOLVED THAT the net payroll and Council indemnities for the RM of East St. Paul for June 19 to July 21, 2026 amounting to \$420,374.72 be approved.

Carried

9.4 ~ August Schedule of Accounts

2026-237

9.4.1 RESOLUTION: Schedule of Accounts

Deputy Mayor Posthumus
Councillor Duval

BE IT RESOLVED THAT the schedule of accounts dated August 18, 2026 amounting to \$4,915.00 be confirmed as paid.

Carried

9.5 ~ August Schedule of Accounts (dated July 21, 2026)

2026-238

9.5.1 RESOLUTION: Schedule of Accounts (dated July 21, 2026)

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT the schedule of accounts paid since the July 21, 2026 meeting of Council amounting to \$1,226,308.44 be confirmed as paid.

Carried

9.6 ~ August Payroll

2026-239

9.6.1 RESOLUTION: Payroll

Deputy Mayor Posthumus
Councillor Horechko

BE IT RESOLVED THAT the net payroll and Council indemnities for the RM of East St. Paul for July 31 to August 18, 2026 amounting to \$302,533.13 be approved.

Carried

9.7 ~ Statement of Revenues and Expenditures - July 31, 2026

2026-240

9.7.1 RESOLUTION: Statement of Revenues and Expenditures - July 31, 2026

Councillor Horechko
Councillor Imhoff

BE IT RESOLVED THAT THE Statement of Revenues and Expenditures for July 31, 2026 be approved as presented.

Carried

10. GENERAL BUSINESS

10.1 PLANNING

10.1.1 ~ Zoning By-law Amendment 2026-11 (2511 McGregor Farm Rd) (2nd Reading)

10.1.1.1 RESOLUTION: Zoning By-law Amendment 2026-11 (2511 McGregor Farm Rd) (2nd Reading)

Councillor Horechko
Deputy Mayor Posthumus

WHEREAS Council has considered the application for Zoning By-law Amendment 2026-11, being a By-law of the RM of East St. Paul to amend Zoning By-law 2009-04;

AND WHEREAS the applicant has submitted an application to amend the Zoning By-law to establish a new site-specific "RMX" Mixed Use zone and to rezone the subject lands from "PR" Parks and Recreation and "RR5" Rural Residential 5 to "RMX" Mixed Use;

AND WHEREAS Council has considered the application, the information submitted as part of the application process, public input received, and the applicable provisions of The Planning Act and the Municipality's Zoning By-law;

THEREFORE BE IT RESOLVED THAT the application be rejected as it is not consistent with the intent of the Municipality's planning framework for the following reasons:

- The proposed development is not compatible with the existing character of the surrounding area.
- The proposed RMX zone provides insufficient development standards and does not clearly define the form and scale of future development.
- The proposed development introduces a level of residential density and lot sizes that are inconsistent with the existing Zoning By-law.
- The proposed building heights are not compatible with the surrounding area.

Tabled

10.1.2 ~ Subdivision S26-3141 (2511 McGregor Farm Rd)**10.1.2.1 RESOLUTION: Subdivision S26-3141 (2511 McGregor Farm Rd)**

Councillor Imhoff
Councillor Duval

WHEREAS the applicant has applied for Subdivision S26-3141 (2511 McGregor Farm Rd), to create 760 development lots in the proposed RMX Meadows zone.

AND WHEREAS Council has considered the application, the information submitted as part of the application process, public input received, and the applicable provisions of The Planning Act and the Municipality's Zoning By-law;

THEREFORE BE IT RESOLVED THAT the application be rejected as it is not consistent with the intent of the Municipality's planning framework for the following reasons:

- The proposed development is not compatible with the established character and development pattern of the surrounding area; and
- The proposed residential density and lot sizes represent a form of development that is inconsistent with the standards and intent of the Municipality's existing Zoning By-law.

Tabled

10.2 OPERATIONS

10.2.1 ~ East St. Paul Skating Club Ice Time Request

2026-243

10.2.1.1 RESOLUTION: East St. Paul Skating Club Ice Time Request

Councillor Imhoff
Deputy Mayor Posthumus

BE IT RESOLVED THAT the East St. Paul Skating Club be granted, at no charge, one (1) hour of ice time for the Created4Me daycare program on Thursdays from 1:00 pm to 2:00 pm beginning October 1, 2026 and ending March 31, 2027.

Carried

10.3 ~ Dutch Elm Disease Removals Contract

2026-244

10.3.1 RESOLUTION: Dutch Elm Disease Removals Contract

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT Council award Tender 09-2026 for Dutch Elm Disease tree removals to Green Drop Tree Service for a three-year term ending March 1, 2029, at an estimated annual cost of \$46,792.38 plus applicable taxes, based on the tendered unit rates and annual DED tree inventory.

Carried

11. BUSINESS ARISING FROM DELEGATIONS

NIL

12. CORRESPONDENCE FOR INFORMATION

Received as information.

13. COUNCIL MEMBER REPORTS

13.1 Mayor - Carla Devlin

AUGUST
18 - Council/Planning meeting

13.2 Ward 1 - Brian Imhoff

JULY
30 - John Q Special Board Meeting

AUGUST
05 - Brokenhead Ojibway Nation Event
07 - Meeting and Waste Water Treatment Plant Tour with Minister Simard
13 - John Q Special Board Meeting
18 - Council/Planning Meeting
19 - John Q Special Board Meeting

13.3 Ward 2 - Orest Horechko

JULY
22 - RRPD Special Meeting

AUGUST
05 - Brokenhead Ojibway Nation event
18 - Council/Planning Meeting

13.4 Ward 3 - Brian Duval

AUGUST

18 - Planning/Council Meeting

13.5 Ward 4 - Charles Posthumus

JULY

22 - Red River Planning District virtual meeting

26 - East St. Paul Lions Club Show & Shine

AUGUST

05 - Brokenhead Ojibway Nation Event

06 - Association of Rural Municipalities Event

13 - Red River Planning District meeting

18 - Council/Planning meeting

Responded to several calls and met with residents.

14. IN CAMERA

14.1 ~ Business Development Matter

2026-245

14.2 RESOLUTION: In Camera

Deputy Mayor Posthumus

Councillor Duval

BE IT RESOLVED THAT Council now move In Camera as per Section 152(3) of The Municipal Act to discuss a business development matter.

AND BE IT FURTHER RESOLVED THAT all matters discussed while In Camera are to remain confidential as per Section 83(1)(d) of The Municipal Act.

Carried

2026-246

14.3 RESOLUTION: Out of Camera

Councillor Imhoff

Councillor Duval

BE IT RESOLVED THAT Council now moves Out of Camera and resumes the Regular Meeting of Council.

Carried

2026-247

14.3.1 RESOLUTION: Disposition of Surplus Land – 3127 Birds Hill Road

Councillor Duval

Councillor Imhoff

WHEREAS Council declared the property located at 3127 Birds Hill Road, legally described as Title No. 2793685/1, surplus to the current and future needs of the Municipality; and

WHEREAS Administration has obtained an independent opinion of value in accordance with Policy PLA-113 – Surplus Lands Policy;

THEREFORE BE IT RESOLVED THAT Council:

1. Receive the opinion of value prepared by the Greg Michie Realty Group;
2. Establish the listing price for 3127 Birds Hill Road at \$799,900;
3. Authorize the Chief Administrative Officer to provide the public notice required under Policy PLA-113;

4. Authorize the Chief Administrative Officer to list the property for sale through the Multiple Listing Service (MLS); and
5. Require that any Agreement of Purchase and Sale be brought forward to Council for approval prior to acceptance by the Municipality.

Carried

15. ADJOURNMENT

2026-248

15.1 RESOLUTION: Adjournment

Councillor Horechko
Councillor Imhoff

BE IT RESOLVED THAT the meeting be adjourned, the time being 6:24 p.m.

Carried



Carla Devlin
Mayor



Suzanne Ward
Chief Administrative Officer

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PUBLIC HEARING SIGN-IN SHEET

Conditional Use 5, 2026

24 Ryan Wirth Way

August 18, 2026

5:30 pm

IN OPPOSITION

[illegible]

PUBLIC HEARING SIGN-IN SHEET

Conditional Use 5, 2026

24 Ryan Wirth Way

August 18, 2026

5:30 pm

FOR INFORMATION

[illegible]

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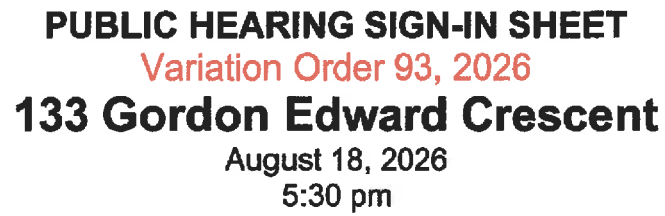
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FOR INFORMATION

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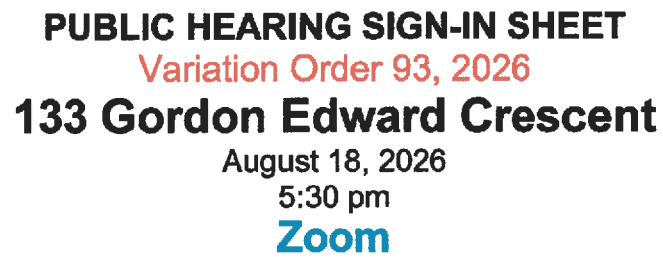
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IN OPPOSITION

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FOR INFORMATION

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133 Gordon Edward Crescent

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IN OPPOSITION

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