



Rural Municipality of East St. Paul
Meeting Minutes
September 23, 2025 - 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

2025-270

2.1 RESOLUTION: Adoption of the Agenda

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT the agenda be approved as presented.

Carried

3. OTHER BUSINESS

4. CONFIRMATION OF MINUTES

4.1 ~ September 9 Council Meeting Minutes

2025-271

4.1.1 RESOLUTION: Minutes: September 9, 2025

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT the minutes of the September 9, 2025 Regular Council Meeting be approved.

Carried

5. DELEGATIONS

6. PUBLIC HEARINGS

6.1 ~ Variation Order 87, 2025 (2421 McGregor Farm Rd)

2025-272

6.1.1 RESOLUTION: Open PH for VO 87, 2025 (2421 McGregor Farm Rd)

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 87, 2025 (2421 McGregor Farm Rd).

Carried

2025-273

6.1.2 RESOLUTION: Close PH for VO 87, 2025 (2421 McGregor Farm Rd)

Councillor Duval
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 87, 2025 (2421 McGregor Farm Rd).

Carried

2025-274

6.1.3 RESOLUTION: Variation Order 87, 2025 (2421 McGregor Farm Rd)

Councillor Duval
Councillor Horechko

WHEREAS the Applicant/Owner of Tax Roll No. 100210, located at 2421 McGregor Farm Road, has submitted an application for **Variation Order No. 87-2025**, requesting approval to increase the maximum allowable building area for an accessory structure:

FROM: 1,200 sq ft
TO: 1,984 sq ft

THEREFORE BE IT RESOLVED THAT Variation Order 87, 2025 be approved with the following conditions:

1. This variance is limited to the scope and details presented in the application. Any changes, replacements, or additions will require a new variance application and approval.
2. That the Applicant / Owner shall obtain all necessary permits from the Red River Planning District and the Municipality, as applicable, prior to the commencement of any work.

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

Carried

6.2 ~ Variation Order 89, 2025 (4154 Lorne Hill Rd)

2025-275

6.2.1 RESOLUTION: Open PH for VO 89, 2025 (4154 Lorne Hill Rd)

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 89, 2025 (4154 Lorne Hill Rd).

Carried

2025-276

6.2.2 RESOLUTION: Close PH for Variation Order 89, 2025 (4154 Lorne Hill Rd)

Councillor Duval
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 89, 2025 (4154 Lorne Hill Rd).

Carried

2025-277

6.2.3 RESOLUTION: Variation Order 89, 2025 (4154 Lorne Hill Rd)

Councillor Duval
Councillor Posthumus

WHEREAS the Applicant/Owner of Tax Roll No. 68712, located at 4154 Lorne Hill Road, has submitted an application for **Variation Order No. 89-2025**, requesting approval to increase the maximum permitted fence height for a residential side yard:

FROM: 6.56 sq ft
TO: 8 sq ft

THEREFORE BE IT RESOLVED THAT Variation Order 89, 2025 be approved with the following conditions:

1. This variance is limited to the scope and details presented in the application. Any changes, replacements, or additions will require a new variance application and approval.
2. That the Applicant / Owner shall obtain all necessary permits from the Red River Planning District and the Municipality, as applicable.

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

Carried

6.3 ~ Variation Order 94, 2025 (27 Clydesdale Place)

2025-278

6.3.1 RESOLUTION: Open PH for Variation Order 94, 2025 (27 Clydesdale Place)

Deputy Mayor Imhoff
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 94, 2025 (27 Clydesdale Place).

Carried

2025-279

6.3.2 RESOLUTION: Close PH for Variation Order 94, 2025 (27 Clydesdale Place)

Deputy Mayor Imhoff
Councillor Horechko

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 94, 2025 (27 Clydesdale Place).

Carried

2025-280

6.3.3 RESOLUTION: Variation Order 94, 2025 (27 Clydesdale Place)

Deputy Mayor Imhoff
Councillor Horechko

WHEREAS the Applicant/Owner of Tax Roll No. 1962, located at 27 Clydesdale Place, has submitted an application for **Variation Order No. 94-2025**, requesting approval to reduce the required side yard setback for a principal building to permit the construction of an attached garage on the property;

FROM: 10 feet
TO: 5 feet

THEREFORE BE IT RESOLVED THAT Variation Order 94, 2025 be approved with the following conditions:

1. This variance is limited to the scope and details presented in this application.

Any changes, replacements, or additions will require a new variance application and approval.

2. That the Applicant / Owner shall obtain all necessary permits from the Red River Planning District and the Municipality, as applicable.

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

Carried

6.4 ~ Subdivision S25-3116 & Variation Order 90, 2025 (257 Glenway Ave)

2025-281

6.4.1 RESOLUTION: Open PH for S25-3116 (257 Glenway Ave)

Councillor Posthumus
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for S25-3116 (257 Glenway Ave).

Carried

2025-282

6.4.1.1 RESOLUTION: Open PH for VO 90, 2025 (257 Glenway Ave)

Councillor Posthumus
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 90, 2025 (257 Glenway Ave).

Carried

2025-283

6.4.1.2 RESOLUTION: Close PH for S25-3116 (257 Glenway Ave)

Councillor Posthumus
Councillor Horechko

BE IT RESOLVED THAT Council close the Public Hearing of Council for Subdivision S25-3116 (257 Glenway Ave).

Carried

2025-284

6.4.2 RESOLUTION: Close PH for VO 90, 2025 (257 Glenway Ave)

Councillor Posthumus
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 90, 2025 (257 Glenway Ave).

Carried

2025-285

6.4.2.1 RESOLUTION: Subdivision S25-3116 (257 Glenway Ave)

Councillor Posthumus
Deputy Mayor Imhoff

WHEREAS the Applicant/Owner of Tax Roll No. 34300, located at 257 Glenway Avenue, has submitted **Subdivision Application S25-3116**, requesting approval to subdivide the property into two (2) additional lots within the "R1-17" Single-Dwelling Residential Zone, as follows:

PROPOSED LOT 1: 0.26 ac, 100 ft
PROPOSED LOT 2: 0.13 ac, 50 ft
PROPOSED LOT 3: 0.13 ac, 50 ft

THEREFORE BE IT RESOLVED THAT Subdivision S25-3116 be approved with the following conditions:

1. That the Applicant / Owner shall submit confirmation in writing from the Chief Administrative Officer of the municipality 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;
- c. development agreement with the municipality has been entered into to address items including, but not necessarily limited to:
 - i. the use of land and any existing or proposed building;
 - ii. Lot grading;
 - iii. Sewer and water;
 - iv. Waste removal;
 - v. Drainage;
 - vi. fencing and landscaping;
 - vii. Any other standard the Municipality deems necessary.

2. That the Applicant / owner shall obtain any required lot density and setback (for the proposed dwelling) variances.

3. That the Applicant / owner shall submit 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.

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

Carried

2025-286

6.4.2.2 RESOLUTION: Variation Order 90, 2025 (257 Glenway Ave)

Councillor Posthumus
Councillor Horechko

WHEREAS the Owner of Tax Roll No. 34300, located at 257 Glenway Avenue, has applied for **Variation Order No. 90-2025**, requesting approval to:

1. Reduce the lot area and lot width for the proposed Lots 1, 2, and 3; and
2. Reduce the required front and side yard setbacks for the proposed dwelling, on a property zoned **R1-17**

AND WHEREAS the proposed changes are as follows:

Lot	Proposed Area	Proposed Width
Lot 1	0.26 ac	100 ft
Lot 2	0.13 ac	50 ft
Lot 3	0.13 ac	50 ft

- The front yard setback reduced from 40 feet to 25 feet

and

- The side yard setback reduced from 10 feet to 5 feet will apply to Lot 1 only

THEREFORE BE IT RESOLVED THAT Variation Order 90, 2025 be approved with the following conditions:

1. This variance is limited to the scope and details presented in this application. Any changes, replacements, or additions shall require a new variance

application and approval.

2. That the Applicant / Owner shall obtain all necessary permits from the Red River Planning District and the Municipality, as applicable.

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

Carried

7. BY-LAWS

8. POLICIES

9. GENERAL BUSINESS

9.1 PLANNING

9.1.1 ~ Subdivision Application Fee Refund Request S23-3000

2025-287

9.1.1.1 RESOLUTION: Subdivision Application Fee Refund Request S23-3000

Councillor Horechko
Councillor Posthumus

WHEREAS the owners of 209 and 215 Foxgrove Avenue submitted Subdivision Application S23-3000 in 2023 for a lot boundary adjustment, which was considered by Council and defeated at the July 18, 2023 Council meeting;

AND WHEREAS the owners have requested a refund of their subdivision application fees in the amount of \$2,010.00;

THEREFORE BE IT RESOLVED THAT Council authorize the refund of \$2,010.00 to the owners of 209 and 215 Foxgrove Avenue for Subdivision Application S23-3000.

Carried

9.2 GENERAL

9.2.1 ~ River East Transcona School Division School Bus Parking Lease Agreement

2025-288

9.2.1.1 RESOLUTION: River East Transcona School Division School Bus Parking Lease Agreement

Councillor Horechko
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council approve the lease agreement between the RM of East St. Paul and the River East Transcona School Division for the use of parking space behind the East St. Paul Fire Hall, for a lease term commencing September 1, 2025 and ending August 31, 2030.

AND BE IT FURTHER RESOLVED THAT the Chief Administrative Officer be authorized to execute the lease agreement on behalf of the municipality.

Carried

9.2.2 ~ Temporary Road Closure - Pritchard Farm Properties (Halloween 2025)

2025-289

9.2.2.1 RESOLUTION: Temporary Road Closure - Pritchard Farm Properties (Halloween 2025)

Councillor Horechko
Deputy Mayor Imhoff

WHEREAS the increased traffic on Halloween night raises significant safety concerns for children and pedestrians;

AND WHEREAS the Council aims to address these concerns by limiting vehicle traffic within Pritchard Farm Properties on Halloween evening;

THEREFORE, BE IT RESOLVED that the three main entrances to and from Pritchard Farm Properties be temporarily closed from 6:00 PM to 8:00 PM on October 31, 2025, to ensure the safety of all residents and visitors.

Carried

9.2.3 ~ Manitoba GRO Funding Application

2025-290

9.2.3.1 RESOLUTION: Manitoba GRO Funding Application

Councillor Horechko
Councillor Duval

WHEREAS the Manitoba government has initiated the Manitoba Growth, Renewal, and Opportunities for Municipalities (Manitoba GRO) program to provide financial support for critical municipal infrastructure projects;

AND WHEREAS the Marconi Trail renewal project will extend the life of essential active transportation infrastructure, promote community health and wellbeing, and maintain an important link between the municipality and the City of Winnipeg;

AND WHEREAS Council deems it in the public interest to complete the renewal of the Marconi Trail from Glenway Avenue to Mulder Road within one construction season;

AND WHEREAS the municipality intends to seek 50% of eligible project costs through the Manitoba GRO program;

NOW THEREFORE BE IT RESOLVED THAT Council hereby endorses the funding application for the renewal of the Marconi Trail from Glenway Avenue to Mulder Road under the 2025 Manitoba GRO program.

Carried

9.3 UTILITIES

9.3.1 ~ 2025 Annual Sewer Flushing and Cleaning Program

2025-291

9.3.1.1 RESOLUTION: Annual Sewer Flushing and Cleaning Program

Deputy Mayor Imhoff
Councillor Horechko

BE IT RESOLVED THAT the 2025 annual sanitary sewer flushing and cleaning program be awarded to Uni-Jet Industrial Pipe Cleaning with a budget upset amount of \$85,000.00 and hourly rates as follows:

- Flusher unit, vacuum truck, water hauler, and associated manpower: \$425/hr
- CCTV truck (as needed basis): \$330/hr

Carried

9.3.2 ~ WWTP Engineering Study Proposal

2025-292

9.3.2.1 RESOLUTION: WWTP Engineering Study Proposal

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT Council authorize Stantec to proceed with the 3rd and

4th SBR Expansion Study for the RM's wastewater treatment plant, at a total fee of \$49,841.00 plus applicable taxes.

Carried

10. CORRESPONDENCE FOR INFORMATION

11. IN CAMERA

12. ADJOURNMENT

2025-293

12.1 RESOLUTION: Adjournment

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT the meeting be adjourned, the time being 7:43 pm.

Carried



Carla Devlin
Mayor



Suzanne Ward
Chief Administrative Officer

[illegible]

IN OPPOSITION

[illegible]

FOR INFORMATION

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