Rural Municipality of East St. Paul

Meeting Minutes

October 27, 2026 - Planning Meeting - 05:30 PM

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

IN ATTENDANCE:
Suzanne Ward, Chief Administrative Officer
Cara Nichols, Community Development Planner
Santan Singh, Red River Planning District
Joseph Westfall, Red River Planning District
Michelle Steinhilber, Executive Assistant

ABSENT:

1. MEETING CALLED TO ORDER

2. ADOPTION OF THE AGENDA

2026-296 **2.1 RESOLUTION: Adoption of the Agenda**

Deputy Mayor Posthumus
Councillor Horechko

BE IT RESOLVED THAT the agenda be adopted as amended, with the deferral of Fee Schedule By-law No. 2026-15 (2nd/3rd readings) pending completion of the Capital Levy Fee Study and the removal of Item 9.2.2 - 2026 Tax Sale Date - Request to Adjourn as all properties have been redeemed from the Tax Sale process.

Carried

3. OTHER BUSINESS

NIL

4. CONFIRMATION OF MINUTES

4.1 ~ October 13, 2026 Council Meeting

2026-297 **4.2 RESOLUTION: Confirmation of the Minutes**

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT the Council Meeting Minutes of the October 13, 2026 regular meeting be approved.

Carried

5. DELEGATIONS

NIL

6. PUBLIC HEARINGS

6.1 ~ Conditional Use 32, 2026 & Variation Order 113, 2026 (2272 Wenzel St)

2026-298 **6.1.1 RESOLUTION: Open PH for CU 32, 2026 (2272 Wenzel St)**

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Conditional Use 32, 2026 (2272 Wenzel St).

Carried

2026-299 **6.1.1.1 RESOLUTION: Open PH for VO 113, 2026 (2272 Wenzel St)**

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 113, 2026 (2272 Wenzel St).

Carried

2026-300 **6.1.1.2 RESOLUTION: Close PH for CU 32, 2026 (2272 Wenzel St)**

Deputy Mayor Posthumus
Councillor Horechko

BE IT RESOLVED THAT Council close the Public Hearing of Council for Conditional Use 32, 2026 (2272 Wenzel St).

Carried

2026-301 **6.1.2 RESOLUTION: Close PH for VO 113, 2026 (2272 Wenzel St)**

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 113, 2026 (2272 Wenzel St).

Carried

2026-302 **6.1.2.1 RESOLUTION: Variation Order 113, 2026 (2272 Wenzel St)**

WHEREAS the Applicant of Tax Roll No.102200, located at 2272 Wenzel Street, has submitted an application for Variation Order 113, 2026, requesting the following variances related to existing accessory structures and the continued keeping of miniature ponies on the property.

1. Animal Shelter Setback

- **FROM:** A minimum setback of 50 feet.
- **TO:** A reduced setback of 45.55 feet.

2. Shipping Container

- **FROM:** Shipping containers are not permitted in any zone.
- **TO:** To permit a shipping container on the property.
  The shipping container is permitted to remain on the subject property for a maximum period of 12 months, ending November 1, 2027.

3. Combined Accessory Building Area

- **FROM:** A maximum combined accessory building area of 3,000 square feet.

- **TO:** An increased maximum combined accessory building area of 3,255.61 square feet.

4. Accessory Structure Height

- **FROM:** A maximum of one storey for an accessory structure.
- **TO:** To permit an accessory structure with a maximum of two storeys.

THEREFORE BE IT RESOLVED THAT Council approve Variation Order 113, 2026 for the property located at 2272 Wenzel Street, subject to the following conditions:

1. The approval is limited to the variances and development as presented in the application. Any modifications, replacements or additions that are not in substantial conformance with the approved application shall require further approval.

2. The Applicant shall obtain all required permits and approvals from the Red River Planning District and the Rural Municipality of East St. Paul, as applicable.

Carried

2026-303 **6.1.3 RESOLUTION: Conditional Use 32, 2026 (2272 Wenzel St)**

Councillor Duval
Councillor Imhoff

WHEREAS the Applicant / Owner of Tax Roll No.102200, located at 2272 Wenzel Street, has submitted an application for Conditional Use 32, 2026, requesting approval to allow for the continued keeping of miniature ponies as a non-commercial farm.

THEREFORE BE IT RESOLVED THAT Conditional Use 32, 2026 be approved with the following conditions:

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

Carried

6.2 ~ Zoning By-law 2026-05 (2nd & 3rd Reading) & Subdivision S26-3135 (2303 Norris Rd)

2026-304 **6.2.1 RESOLUTION: Open PH for By-law 2026-05 (2303 Norris Rd)**

Councillor Duval
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for By-law 2026-05 (2303 Norris Rd).

Carried

2026-305 **6.2.2 RESOLUTION: Open PH for Subdivision S26-3135 (2303 Norris Rd)**

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Subdivision S26-3135 (2303 Norris Rd).

Carried

2026-306 **6.2.3 RESOLUTION: Close PH for By-law 2026-05 (2303 Norris Rd)**

Deputy Mayor Posthumus
Councillor Duval

BE IT RESOLVED THAT Council close the Public Hearing of Council for By-law 2026-05 (2303 Norris Rd).

Carried

2026-307 **6.2.4 RESOLUTION: Close PH for Subdivision S26-3135 (2303 Norris Rd)**

Councillor Horechko
Councillor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Subdivision S26-3135 (2303 Norris Rd).

Carried

2026-308 **6.2.5 RESOLUTION: Zoning By-law 2026-05 (2nd Reading) (2303 Norris Rd)**

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 by rezoning a portion of the subject land from "RR5" Rural Residential Zone, "DR" Development Reserve and "LCR" Limited Commercial/Residential Mixed Use Zone to "RR2" Rural Residential Zone be given 2nd Reading.

Carried

2026-309 **6.2.6 RESOLUTION: Zoning By-law 2026-05 (3rd Reading) (2303 Norris Rd)**

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 by rezoning a portion of the subject land from "RR5" Rural Residential Zone, "DR" Development Reserve and "LCR" Limited Commercial/Residential Mixed Use Zone to "RR2" Rural Residential Zone be given 3rd reading.

AND BE IT FURTHER RESOLVED THAT the Mayor and Chief Administrative Officer be authorized to sign the by-law on behalf of the municipality.

Name	Yes	No	Abstained	Absent
Mayor Devlin	✓			
Councillor Duval	✓			
Councillor Horechko	✓			
Councillor Imhoff	✓			
Deputy Mayor Posthumus	✓			

Carried

2026-310 **6.2.7 RESOLUTION: Subdivision S26-3135 (2303 Norris Rd)**

Councillor Duval
Councillor Imhoff

WHEREAS the Applicant of Tax Roll No.101500, located at 2303 Norris Rd, has submitted an application for Subdivision S26-3135 requesting approval to subdivide the subject land to create five (5) additional residential lots and one (1) right-of-way parcel.

THEREFORE BE IT RESOLVED THAT Subdivision S26-3135 be approved with the following conditions:

1. Applicant 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;

c. A development agreement with the RM has been entered into, to address items including, but not necessarily limited to, if required:

i. the use of land and any existing or proposed building;
ii. fencing and landscaping;
iii. construction or maintenance - at the applicant's expense or partly at the applicant's expense - of works, including but not limited to, sewer and water, waste removal, drainage, and access;
iv. a drainage study / plan

2. The applicant is required to provide written confirmation from Manitoba Transportation and Infrastructure that either: The drainage is not an issue or, that the applicant has adequately addressed any potential drainage issues (including any potential impacts the proposed service road may have on the highway drainage system). The applicant will have to provide the Regional Technical Services Engineer, Nicole Fleury with the sufficient information to ensure drainage the development would not adversely affect the provincial highway system. If necessary, the regional engineer may request the applicant to submit a detailed drainage plan prepared by qualified experts.
Note: that the cost of this study and any revisions to the highway drainage system directly associated with this proposed development will be the responsibility of the developer.

3. Applicant submits written confirmation from Rogers that easements have been entered. The easement acquisition will be through a joint application with MB Hydro.

4. Applicant submits written confirmation from Bell MTS that a Right of Way ("Agreement") has been entered into with Bell MTS for future telecommunication facilities. Developer responsibilities can be made available by contacting the Bell MTS Network Engineering Control Centre.

5. Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) ("Agreements") with Manitoba Hydro and Centra Gas regarding existing and/or future facilities associated with the subdivision. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if their easement requirements remain the same.

6. Applicant obtains all planning requirements (conditional use, variance) and permits.

7. That Zoning By-law Amendment BL 2026-05 receives Third Reading.

Carried

7. BY-LAWS

7.1 ~ Fee Schedule By-law 2026-15 (2nd & 3rd Reading)

~ deferred pending completion of the Capital Ley Fee Study

8. POLICIES

NIL

9. GENERAL BUSINESS

9.1 PLANNING

9.1.1 ~ Subdivision S26-3157 (1897 Sperring Ave)

2026-311 **9.1.1.1 RESOLUTION: Subdivision S26-3157 (1897 Sperring Avenue)**

Deputy Mayor Posthumus
Councillor Duval

WHEREAS the Applicant / Owner of Tax Roll No. 98200, located at 1897 Sperring Avenue, has submitted an application for Subdivision S26-3157 requesting approval to subdivide a 0.77 acre property into two (2) lots.

THEREFORE BE IT RESOLVED THAT Subdivision S26-3157 be approved with the following conditions:

1. The 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;

c) A development agreement with the RM has been entered into, to address items including, but not necessarily limited to, if required:

- The use of land and any existing or proposed building;
- Fencing and landscaping;
- Construction or maintenance -- at the applicant's expense or partly at the applicant's expense -- of works, including but not limited to, sewer and water, waste removal, drainage, and access;
- A drainage study / plan

2. As per the moratorium, nothing can be built on the newly-created lot until the moratorium is lifted.

3. Applicant / Owner obtains all planning requirements (conditional use, variance) and permits.

4. Applicant / Owner submits written confirmation to the RRPD from Manitoba Hydro and Centra Gas that an Easement is registered.

Carried

9.2 GENERAL

9.2.1 ~ 2025 Draft Financial Statements

2026-312 **9.2.1.1 RESOLUTION: 2025 Draft Financial Statements**

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT Council approve the draft 2025 Audited Financial Statements as presented;

AND FURTHER BE IT RESOLVED THAT the Mayor be authorized to sign the Representation Letter and the Chief Administrative Officer be authorized to sign the Management Letter to allow the auditors to proceed with finalizing the 2025 Audited Consolidated Financial Statements.

Carried

9.2.2 ~ 2026 Tax Sale Date - Request to Adjourn

~ item removed as all properties have been redeemed from the Tax Sale process.

9.3 EMO

9.3.1 ~ 2027 Municipal Emergency Plan

2026-313 **9.3.1.1 RESOLUTION: 2027 Municipal Emergency Plan**

Councillor Imhoff
Councillor Horechko

BE IT RESOLVED THAT Council approve the RM of East St. Paul's 2027 Municipal Emergency Plan, as presented;

AND BE IT FURTHER RESOLVED THAT Administration be authorized to submit the Plan to the Manitoba Emergency Management Organization (EMO) for review and approval.

Carried

10. BUSINESS ARISING FROM DELEGATIONS

NIL

11. CORRESPONDENCE FOR INFORMATION

12. IN CAMERA

NIL

13. ADJOURNMENT

2026-314 **13.1 RESOLUTION: Adjournment**

Deputy Mayor Posthumus
Councillor Imhoff

BE IT RESOLVED THAT the meeting be adjourned, the time being 7:10 pm.

Carried

Mike Watson
Mayor

Suzanne Ward
Chief Administrative Officer

RM of EAST ST. PAUL

PUBLIC HEARING SIGN-IN SHEET

By-law 2026-05 & Subdivision S26-3135

2303 Norris Rd

October 27, 2026

5:30 pm

IN SUPPORT

PRINT NAME CLEARLY	ADDRESS	PHONE
Jennifer Lim	[redacted]	
Gina Pitz		
Sheldon Pitz		

PUBLIC HEARING SIGN-IN SHEET

By-law 2026-05 & Subdivision S26-3135

2303 Norris Rd

October 27, 2026

5:30 pm

IN OPPOSITION

PRINT NAME CLEARLY	ADDRESS	PHONE

PUBLIC HEARING SIGN-IN SHEET

By-law 2026-05 & Subdivision S26-3135

2303 Norris Rd

October 27, 2026

5:30 pm

FOR INFORMATION

PRINT NAME CLEARLY	ADDRESS	PHONE

RM of EAST ST. PAUL

PUBLIC HEARING SIGN-IN SHEET

CU 32, 2026 & VO 113, 2026

2272 Wenzel St

October 27, 2026
5:30 pm

IN SUPPORT

PRINT NAME CLEARLY	ADDRESS	PHONE
JASON WHITFORD	[redacted]	

PUBLIC HEARING SIGN-IN SHEET

CU 32, 2026 & VO 113, 2026

2272 Wenzel St

October 27, 2026

5:30 pm

IN OPPOSITION

PRINT NAME CLEARLY	ADDRESS	PHONE

PUBLIC HEARING SIGN-IN SHEET

CU 32, 2026 & VO 113, 2026

2272 Wenzel St

October 27, 2026

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