



Rural Municipality of East St. Paul

Meeting Minutes

September 22, 2026 - Planning Meeting - 05:30 PM

PRESENT:

Mayor Carla Devlin
Councillor Brian Imhoff
Councillor Orest Horechko
Councillor Brian Duval

IN ATTENDANCE:

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

ABSENT:

Deputy Mayor Charles Posthumus

1. MEETING CALLED TO ORDER

2. ADOPTION OF THE AGENDA

2026-265

2.1 RESOLUTION: Adoption of the Agenda

Councillor Horechko
Councillor Imhoff

BE IT RESOLVED THAT the agenda be amended to provide that **Item 9.1.1 – Subdivision S21-2916 (377 Foxgrove Ave)** be considered immediately following **Item 4.1 – Confirmation of the Minutes.**

Carried

3. OTHER BUSINESS

NIL

4. CONFIRMATION OF MINUTES

4.1 ~ September 8 Council Meeting

2026-266

4.2 RESOLUTION: Confirmation of the Minutes

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT the Council Meeting Minutes of the September 8, 2026 regular meeting be approved.

Carried

5. PLANNING

5.1 ~ Subdivision S21-2916 (377 Foxgrove Ave)

2026-267

5.1.1 RESOLUTION: Subdivision S21-2916 (377 Foxgrove Ave)

Councillor Horechko
Councillor Duval

WHEREAS the Applicant/Owner of Tax Roll No. 25400, located at 377 Foxgrove Avenue, has submitted Subdivision Application S21-2916 to subdivide the subject property into two (2) lots, consisting of one proposed lot and one residual lot;

THEREFORE BE IT RESOLVED THAT Subdivision Application S21-2916 be approved, subject to the following conditions:

1. The Applicant/Owner shall provide written confirmation from the Chief Administrative Officer of the RM of East St. Paul that:

- all current taxes and any arrears owing on the property have been paid, or arrangements satisfactory to Council have been made;
- all applicable development levies have been paid; and
- a Development Agreement has been entered into with the RM, if required, addressing matters including, but not limited to:
 - the use of the land and any existing or proposed buildings;
 - fencing and landscaping;
 - the construction or maintenance, at the Applicant/Owner's expense or partial expense, of required works and services, including sewer and water, waste removal, drainage and access;
 - a drainage study or plan;
 - street lighting and sidewalks;
 - traffic control;
 - access and connections to existing services; and
 - any other requirements deemed necessary by the Municipality.

2. In accordance with the current development moratorium, no development shall be permitted on the newly created lot until the moratorium is lifted.

Carried

6. DELEGATIONS

NIL

7. PUBLIC HEARINGS

7.1 ~ Variation Order 106, 2026 (1969 Hoddinott Rd)

2026-268

7.1.1 RESOLUTION: Open PH for VO 106, 2026 (1969 Hoddinott Rd)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing for Variation Order 106, 2026 (1969 Hoddinott Road).

Carried

2026-269

7.1.2 RESOLUTION: Close PH for VO 106, 2026 (1969 Hoddinott Rd)

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT Council close the Public Hearing for Variation Order 106, 2026 (1969 Hoddinott Road).

Carried

2026-270

7.1.3 RESOLUTION: Variation Order 106, 2026 (1969 Hoddinott Rd)

Councillor Duval
Councillor Imhoff

WHEREAS the Applicant / Owner of Tax Roll No. 81000, located at 1969 Hoddinott Rd, has submitted an application for Variation Order 106, 2026, requesting approval to:

- Reduce the front yard setback from Agar Avenue from 40 feet to 25 feet
- Reduce the front yard setback from Hoddinott Road from 40 feet to 37 feet and 7 inches (37' 7")
- Reduce separation distance between the primary and accessory structure from 10 feet to 0 feet

THEREFORE BE IT RESOLVED THAT Variation Order 106, 2026 be approved with the following conditions:

1. This variance is limited to the scope and details presented in this application. Any further changes, replacements or additions that are not in substantial conformance with this application would require a new approval.

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

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

Carried

7.2 ~ Variation Order 107, 2027 (257 Glenway Ave)

2026-271

7.2.1 RESOLUTION: Open PH for VO 107, 2026 (257 Glenway Ave)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing for Variation Order 107, 2026 (257 Glenway Ave).

Carried

2026-272

7.2.2 RESOLUTION: Close PH for VO 107, 2026 (257 Glenway Ave)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council close the Public Hearing for Variation Order 107, 2026 (257 Glenway Ave).

Carried

2026-273

7.2.3 RESOLUTION: Variation Order 107, 2026 (257 Glenway Ave)

Councillor Imhoff
Councillor Duval

WHEREAS the Applicant / Owner of Tax Roll No. 34298, located at 257 Glenway Avenue, has submitted an application for Variation Order 107, 2026, requesting approval to develop a new single-unit dwelling with the following specifications:

- Side yard setback from 10 feet to 5 feet
- Front yard setback from 40 feet to 25 feet
- Rear yard setback from 25 feet to 23 feet, 2 inches (23' 2")

THEREFORE BE IT RESOLVED THAT Variation Order 107, 2026 be approved with the following conditions:

1. This variance is limited to the scope and details presented in this application. Any further changes, replacements or additions that are not in substantial conformance with the application would require a new approval.
2. The Applicant / Owner obtains all required permits from the Red River Planning District and the municipality, if required.

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

Carried

7.3 ~ Subdivision S26-3151 & Conditional Use 25, 2026 (3401 Mowat Rd)

2026-274

7.3.1 RESOLUTION: Open PH for S26-3151 (3401 Mowat Rd)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing for Subdivision S26-3151 (3401 Mowat Rd).

Carried

2026-275

7.3.2 RESOLUTION: Open PH for CU 25, 2026 (3401 Mowat Rd)

Councillor Horechko
Councillor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing for Conditional Use 25, 2026 (3401 Mowat Rd).

Carried

2026-276

7.3.3 RESOLUTION: Close PH for S26-3151 (3401 Mowat Rd)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council close the Public Hearing for Subdivision S26-3151 (3401 Mowat Rd).

Carried

7.3.4 RESOLUTION: Close PH for CU 25, 2026 (3401 Mowat Rd)

Councillor Horechko
Councillor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing for Conditional Use 25, 2026 (3401 Mowat Rd).

Carried

7.3.5 RESOLUTION: Subdivision S26-3151 (3401 Mowat Rd)

Councillor Horechko
Councillor Duval

WHEREAS the Applicant/Owner of Tax Roll No. 55800, located at 3401 Mowat Road, has submitted Subdivision Application S26-3151 requesting approval to:

- subdivide the subject lands into 135 development lots; and
- establish a Planned Unit Development with a Community Recreation Service to accommodate future development of the subject property;

THEREFORE BE IT RESOLVED THAT Subdivision Application S26-3151 be approved, subject to the following conditions:

1. The Applicant/Owner shall provide written confirmation from the Chief Administrative Officer of the RM of East St. Paul that:

- all current taxes and any arrears owing on the property have been paid, or arrangements satisfactory to Council have been made;
- all applicable development levies have been paid; and
- a Development Agreement has been entered into with the RM, if required, addressing matters including, but not limited to:
 - use of the land and any existing or proposed buildings;
 - stormwater management;
 - sewer and water servicing;
 - waste removal;
 - drainage;
 - street lighting and sidewalks;
 - traffic control;
 - access and connections to existing services;
 - fencing and landscaping;
 - setbacks, building heights, projections and lot coverage;
 - required variances; and
 - any other requirements deemed necessary by the Municipality.

2. The Applicant/Owner shall provide written confirmation from Manitoba Hydro and Centra Gas Manitoba Inc. that any required easement agreements for existing or future facilities have been entered into, and that any required Plan of Easement under *The Real Property Act* has been provided. Registration of the agreement shall be a condition of the final Certificate of Approval.

3. The Applicant/Owner shall provide written confirmation from Rogers that any required easements have been entered into. Easement acquisition will be coordinated through a joint application with Manitoba Hydro.

4. The Applicant/Owner shall provide written confirmation from Bell MTS that a Right-of-Way Agreement has been entered into for future telecommunications facilities.

5. The Applicant/Owner shall obtain all required variances and permits.

6. This application forms part of the lands included within conditionally approved Subdivision Application S26-3137 and is dependent upon the approval of By-law No. 2026-04, which would rezone the subject lands to the "RT" Two Housing Dwelling Zone.

As By-law No. 2026-04 is currently subject to the Municipal Board process, **final approval and registration of this subdivision shall not occur unless and until By-law No. 2026-04 receives the required Municipal Board approval and comes into force.**

Carried

2026-279

7.3.6 RESOLUTION: Conditional Use 25, 2026 (3401 Mowat Rd)

Councillor Horechko
Councillor Duval

WHEREAS the Applicant/Owner of Tax Roll No. 54203, located at 3401 Mowat Road, has submitted Conditional Use Application No. 25/2026 requesting approval to establish a Planned Unit Development with a Community Recreation Service;

THEREFORE BE IT RESOLVED THAT Conditional Use Application No. 25/2026 be approved, subject to the following conditions:

1. The Conditional Use shall be limited to the development presented in this application. Any subsequent change, replacement, expansion or addition that is not substantially consistent with the approved application shall require a new Conditional Use approval.

2. The Applicant/Owner shall obtain all required permits and approvals from the Red River Planning District, the Province of Manitoba and the RM of East St. Paul, as applicable.

3. This Conditional Use approval is contingent upon By-law No. 2026-04 coming into force, rezoning the subject lands from the "DR" Development Reserve and "RR5" Rural Residential Zones to the "RM" Multiple Housing Dwelling and "RT" Two Housing Dwelling Zones.

4. The Applicant/Owner shall enter into a Development Agreement with the RM of East St. Paul, to the satisfaction of the Municipality, in accordance with the requirements associated with Subdivision Application S26-3151.

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

Carried

8. BY-LAWS

NIL

9. POLICIES

NIL

10. GENERAL BUSINESS

10.1 ADMINISTRATION

10.1.1 ~ Statement of Revenue & Expenditures

2026-280

10.1.1.1 RESOLUTION: Statement of Revenue and Expenditures (Aug.31/26)

BE IT RESOLVED THAT the Statement of Revenue and Expenditures for the period ending August 31, 2026 be approved as presented.

Carried

11. BUSINESS ARISING FROM DELEGATIONS

NIL

12. CORRESPONDENCE FOR INFORMATION

13. IN CAMERA

NIL

14. ADJOURNMENT

2026-281

14.1 RESOLUTION: Adjournment

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT the meeting be adjourned, the time being 8:40 p.m.

Carried



Carla Devlin
Mayor



Suzanne Ward
Chief Administrative Officer

[illegible]

PUBLIC HEARING SIGN-IN SHEET

Variation Order 106, 2026

1969 Hoddinott Rd

September 22, 2026

5:30 pm

IN OPPOSITION

[illegible]

[illegible]

5:30 pm

[illegible]

5:30 pm

[illegible]

[illegible]

3401 Mowat Road

IN OPPOSITION

[illegible]

[illegible]

Subdivision S26-3151 &
Conditional Use 25, 2026

September 22, 2026
5:30 pm



FOR INFORMATION

[illegible]