



Rural Municipality of East St. Paul
Meeting Minutes
July 21, 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
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

2026-204

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

4. CONFIRMATION OF MINUTES

4.1 ~ July 14, 2026 Special Meeting

2026-205

4.2 RESOLUTION: Confirmation of the Minutes

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT the Council Meeting Minutes of the July 14, 2026 special council meeting be approved.

Carried

5. DELEGATIONS

NIL

6. PUBLIC HEARINGS

6.1 ~ Variation Order 67, 2026 (250 Omeniuk Place)

2026-206

6.1.1 RESOLUTION: Open PH for VO 67, 2026 (250 Omeniuk Place)

Councillor Horechko
Councillor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 67, 2026 (250 Omeniuk Place).

Carried

2026-207

6.1.2 RESOLUTION: Close PH for VO 67, 2026 (250 Omeniuk Place)

Councillor Horechko
Deputy Mayor Posthumus

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 67, 2026 (250 Omeniuk Place).

Carried

2026-208

6.1.3 RESOLUTION: Variation Order 67, 2026 (250 Omeniuk Place)

Councillor Horechko
Councillor Imhoff

WHEREAS the Applicant of Tax Roll No.1621, located at 250 Omeniuk Place, has applied for Variation Order 67, 2026, to reduce the required north side yard setback to permit the construction of a garage extension;

FROM: 10 feet (minimum)
TO: 5 feet, 6 inches

THEREFORE BE IT RESOLVED THAT Variation Order 67, 2026 be approved subject to 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. The Applicant shall obtain all required permits and approvals from the Red River Planning District and the municipality, as required.

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

Carried

6.2 ~ Subdivision S26-3144 & Variation Order 65, 2026 (2830 Wenzel St)

2026-209

6.2.1 RESOLUTION: Open PH for S26-3144 (2830 Wenzel St)

Deputy Mayor Posthumus
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for Subdivision S26-3144 (2830 Wenzel St).

Carried

2026-210

6.2.2 RESOLUTION: Open PH for VO 65, 2026 (2830 Wenzel St)

Deputy Mayor Posthumus
Councillor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 65, 2026 (2830 Wenzel Street).

Carried

2026-211

6.2.3 RESOLUTION: Close PH for S26-3144 (2830 Wenzel St)

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Subdivision S26-3144 (2830 Wenzel St).

Carried

2026-212

6.2.3.1 RESOLUTION: Close PH for VO 65, 2026 (2830 Wenzel St)

Councillor Duval
Councillor Horechko

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 65, 2026 (2830 Wenzel St).

Carried

2026-213

6.2.4 RESOLUTION: Subdivision S26-3144 (2830 Wenzel St)

Councillor Duval
Councillor Horechko

WHEREAS the Applicant of Tax Roll No. 94695, located at 2830 Wenzel Street, has submitted application No. S26-3144, requesting approval to subdivide a 6.17 acre property into three (3) new lots and one (1) residual parcel.

AND WHEREAS the applicant is also seeking variances for each proposed lot to reduce minimum lot size and setback requirements, and to permit accessory structures on the property without a principal building.

THEREFORE BE IT RESOLVED THAT Subdivision S26-3144 be approved subject to the following conditions:

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

- All municipal taxes and any outstanding arrears on the subject property have been paid in full or that arrangements satisfactory to Council have been made;
- All applicable development levies and fees have been paid.

2. The applicant shall enter into a development agreement with the RM of East St. Paul to address matters including, but not limited to:

- Lot grading and drainage;
- Road Approaches;
- Building envelopes;
- Servicing plan;
- Development recovery fees; and
- Any other requirements deemed necessary by the Municipality.

3. The applicant shall provide written confirmation from Manitoba Hydro that any Statutory Easement Agreement(s), respecting existing and/or future facilities associated with the subdivision, have been executed in accordance with The Real Property Act. Registration of the agreement(s) shall be a condition of the

final Certificate of Approval.

4. As a condition of subdivision approval, the Applicant shall re-zone the subject property from "RR-2" Rural Residential to "RR-1" Rural Residential, to ensure the proposed subdivision conforms with the general intent of the RM of East St. Paul's Zoning By-law.

5. The applicant shall obtain the necessary Variance Orders to either:

- Bring the existing structures located on Proposed Lots 3 and 4 into compliance with the Zoning By-law; or
- Demolish the structures, as identified on the Subdivision Application Map.

6. The existing dwelling that overlaps the proposed property line between Proposed Lots 3 and 4 shall be brought into compliance by either being relocated or demolished.

Carried

2026-214

6.2.4.1 RESOLUTION: Variation Order 65, 2026 (2830 Wenzel St)

Councillor Duval
Councillor Imhoff

WHEREAS the Applicant of Tax Roll No. 94695, located at 2830 Wenzel Street, has submitted an application for Variation Order 65, 2026, requesting approval to:

- Create a Lot Density variance to allow for smaller lots
- Reduce the side yard setback; and
- Allow for an accessory building prior to the principal building

Proposed Lot 1:

- Reduce minimum lot size from **2.0 acres** to **1.065 acres**; and
- Reduce minimum site width from **150 feet** to **132.97 feet**.

Proposed Lot 2:

- Reduce minimum lot size from **2.0 acres** to **1.26 acres**; and
- Reduce minimum site width from **150 feet** to **132.97 feet**.

Proposed Lot 3:

- Reduce minimum lot size from **2.0 acres** to **1.44 acres**; and
- Reduce minimum site width from **150 feet** to **132.97 feet**.

Proposed Lot 4:

- Reduce minimum site width from **150 feet** to **132.97 feet**.

THEREFORE BE IT RESOLVED THAT Variation Order 65, 2026 be approved, subject to 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. The Applicant shall obtain all required permits from the Red River Planning District, the Province of Manitoba, and the Municipality, as required.

Carried

2026-215

6.2.4.2 RESOLUTION: Rescind Resolution 2026-213 for Subdivision S26-3144

Councillor Duval
Deputy Mayor Posthumus

BE IT RESOLVED THAT Resolution #2026-213 related to Subdivision S26-3144 be rescinded.

Carried

2026-216

6.2.5 RESOLUTION: Subdivision S26-3144 (2830 Wenzel St)

Councillor Duval
Councillor Imhoff

WHEREAS the Applicant of Tax Roll No. 94695, located at 2830 Wenzel Street, has submitted application No. S26-3144, requesting approval to subdivide a 6.17 acre property into three (3) new lots and one (1) residual parcel.

AND WHEREAS the applicant is also seeking variances for each proposed lot to reduce minimum lot size and setback requirements, and to permit accessory structures on the property without a principal building.

THEREFORE BE IT RESOLVED THAT Subdivision S26-3144 be approved subject to the following conditions:

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

- All municipal taxes and any outstanding arrears on the subject property have been paid in full or that arrangements satisfactory to Council have been made;
- All applicable development levies and fees have been paid.

2. The applicant shall enter into a development agreement with the RM of East St. Paul to address matters including, but not limited to:

- Lot grading and drainage;
- Road Approaches;
- Building envelopes;
- Servicing plan;
- Development recovery fees; and
- Any other requirements deemed necessary by the Municipality.

3. The applicant shall provide written confirmation from Manitoba Hydro that any Statutory Easement Agreement(s), respecting existing and/or future facilities associated with the subdivision, have been executed in accordance with The Real Property Act. Registration of the agreement(s) shall be a condition of the final Certificate of Approval.

4. The applicant shall obtain the necessary Variance Orders to either:

- Bring the existing structures located on Proposed Lots 3 and 4 into compliance with the Zoning By-law; or
- Demolish the structures, as identified on the Subdivision Application Map.

5. The existing dwelling that overlaps the proposed property line between Proposed Lots 3 and 4 shall be brought into compliance by either being relocated or demolished.

Carried

6.3 ~ Zoning By-law Amendment 2026-11 & Subdivision S26-3141 (2511 McGregor Farm Rd)

2026-217

6.3.1 RESOLUTION: Open PH for Zoning By-law Amendment 2026-11

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Zoning By-law 2026-11.

Carried

2026-218

6.3.1.1 RESOLUTION: Open PH for Subdivision S26-3141 (2511 McGregor Farm Rd)

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Subdivision S26-3141 (2511 McGregor Farm Rd).

Carried

2026-219

6.3.1.2 RESOLUTION: Extend Council Meeting

Councillor Horechko
Deputy Mayor Posthumus

WHEREAS Council is conducting a statutory public hearing; and

WHEREAS Council wishes to continue the hearing until all persons wishing to be heard have had the opportunity to make representations and the hearing has been formally closed;

THEREFORE BE IT RESOLVED THAT, notwithstanding Section 5.6 of Procedural By-law No. 2025-11, Council suspend the application of the 10:00 p.m. adjournment provision for this meeting and continue the meeting until all objectors and other persons wishing to be heard have been heard and the public hearing has been declared closed by the Chair.

Carried

2026-220

6.3.1.3 RESOLUTION: Close PH for Zoning By-law Amendment 2026-11

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Zoning By-law 2026-11.

Carried

2026-221

6.3.2 RESOLUTION: Close PH for Subdivision S26-3141 (2511 McGregor Farm Rd)

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Subdivision S26-3141 (2511 McGregor Farm Rd).

Carried

2026-222

6.3.2.1 RESOLUTION: Zoning By-law Amendment 2026-11 (2nd Reading)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT By-law No. 2026-11, being a By-law of the Rural Municipality of East St. Paul to amend Zoning By-law 2009-04, be given second reading.

AND BE IT FURTHER RESOLVED THAT the zoning by-law amendment shall not come into force until a Zoning Development Agreement, satisfactory to the RM of East St. Paul, has been executed between the developer and the Municipality.

Defeated

2026-223

6.3.3 RESOLUTION: Subdivision S26-3141 (2511 McGregor Farm Rd)

Councillor Duval
Councillor Imhoff

WHEREAS the Applicant of Tax Roll Nos. 98900 and 99000, located at 2511 McGregor Farm Rd, has submitted Subdivision Application No. S26-3141, requesting approval to subdivide the subject lands into 760 development lots and 12 Public Reserve lots.

THEREFORE BE IT RESOLVED THAT Subdivision S26-3141 be approved subject to the following conditions:

1. The applicant shall provide written confirmation from the Chief Administrative Officer of the RM of East St. Paul that:
 - All municipal taxes and any outstanding arrears on the subject lands have been paid in full, or arrangements satisfactory to Council have been made; and
 - All applicable development levies and fees have been paid.
2. No building permits shall be issued until the Municipality's wastewater and water treatment infrastructure has been upgraded and the current servicing moratorium has been lifted.
3. The applicant shall enter into a development agreement with the RM of East St. Paul to address items including, but not limited to:
 - the use of land and any existing or proposed building
 - height of buildings
 - lot grading
 - piped sewer and water
 - waste removal
 - drainage
 - fencing and landscaping plan
 - any other standard the Municipality deems necessary
4. The Applicant shall provide written confirmation from Manitoba Hydro that any

required Statutory Easement Agreement(s), respecting existing and/or future hydro facilities associated with the subdivision, have been executed in accordance with *The Real Property Act*. Registration of the agreement(s) shall be a condition of the final Certificate of Approval.

5. The Applicant shall submit a revised Subdivision Application Map, along with written confirmation from Manitoba Hydro, confirming that all objections and technical concerns have been addressed to their satisfaction.

6. The Applicant shall provide written confirmation from Bell MTS that a Right-of-Way Agreement has been executed to accommodate future telecommunications infrastructure. Any developer responsibilities, including Bell MTS pre-service charges and buried crossings, shall be the responsibility of the Applicant.

7. The Applicant shall provide written confirmation from the River East Transcona School Division that its concerns regarding the proposed subdivision have been satisfactorily addressed.

8. The Applicant shall obtain all required variances, permits, licences, and approvals from the appropriate authorities.

9. That Zoning By-law 2026-11 shall receive third reading.

10. The Applicant shall provide written confirmation from Manitoba Transportation and Infrastructure (MTI) that a Traffic Impact Study, prepared by a qualified professional engineer, has been reviewed and approved. The study shall assess the impacts of the proposed development on the provincial highway network and identify any required improvements. Where required, the Applicant shall enter into an On-Highway Improvement Agreement with the RM of East St. Paul and MTI for the construction of any required highway improvements. All associated costs, including the Traffic Impact Study and highway improvements, shall be borne by the Applicant unless otherwise specified in the agreement.

11. The Applicant shall provide written confirmation from Manitoba Transportation and Infrastructure that drainage associated with the proposed development, including any impacts of the proposed service road on the provincial highway drainage system, has been satisfactorily addressed. The Applicant shall provide sufficient information to the Department's Regional Technical Services Engineer to demonstrate that drainage from the proposed development will not adversely affect the provincial highway system. Where required by Manitoba Transportation and Infrastructure, the Applicant shall submit a detailed drainage plan prepared by qualified professionals. The cost of any required drainage studies, revisions to the provincial highway drainage system, and any associated works shall be the responsibility of the Applicant.

12. The Applicant shall implement a Heritage Resource Protection Plan (HRPP) to the satisfaction of the Manitoba Historic Resources Branch.

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

Defeated

7. COUNCIL MEMBERS REPORTS

7.1 Mayor - Carla Devlin

23-June-26 Council Meeting
14-July-26 Special Meeting
21-July-26 Public Hearing

7.2 Ward 1 - Brian Imhoff

10-June-26 Firehall Study Committee
16-June-26 Red River Planning District By-Law Enforcement
16-June-26 Henderson Low Pressure Sewer Meeting
17-June-26 John Q Board Meeting
18-June-26 John Q Strategic Meeting
20-June-26 East St. Paul Days
21-June-26 East St. Paul Days
23-June-26 Council Meeting
14-July-26 Special Council Meeting
17-July-26 John Q Meeting
21-July-26 Planning Meeting

7.3 Ward 2 - Orest Horechko

10-June-26 Council Meeting
11-June-26 East St. Paul Days Meeting
16-June-26 Council Briefing
17-June-26 Red River Planning District Board Meeting
17-June-26 Red River Planning District Special Meeting
18-June-26 Red River Basin Meeting
20-June-26 East St. Paul Days
21-June-26 East St. Paul Days
23-June-26 Council Meeting
06-July-26 Red River Planning District Special Meeting
14-July-26 East St. Paul Special Meeting
15-July-26 Red River Planning District Board Meeting
21-July-26 Public Hearing

7.4 Ward 3 - Brian Duval

Meeting regarding resident's Variation Order compliance
20-June-26 East St. Paul Days
21-June-26 East St. Paul Days
21-July-26 Planning Meeting

7.5 Ward 4 - Charles Posthumus

11-June-26 Red River Planning District Special Meeting
16-June-26 Red River Planning Special Meeting re. Ross Farm Rd
17-June-26 Red River Planning Special Meeting: H.R.
18-June-26 Red River Basin Commission held in West St. Paul
20-June-26 East St. Paul Days
23-June-26 Council Meeting
01-July-26 Canada Day at the Legion
06-July-26 Red River Planning District Special Meeting
09-July-26 Association of Rural Municipalities Event
14-July-26 Council Briefing
15-July-26 Red River Planning District Special Meeting
15-July-26 Red River Planning Board Meeting
21-July-26 Council Meeting Planning

8. IN CAMERA

NIL

2026-224

9. ADJOURNMENT

9.1 RESOLUTION: Adjournment

Councillor Duval
Councillor Horechko

BE IT RESOLVED THAT the meeting be adjourned, the time being 11:15 p.m.

Carried



Carla Devlin
Mayor



Suzanne Ward
Chief Administrative Officer

[illegible]

PUBLIC HEARING SIGN-IN SHEET

Variation Order 67, 2026

250 Omeniuk Place

July 21, 2026

5:30 pm

IN OPPOSITION

[illegible]

PUBLIC HEARING SIGN-IN SHEET

Variation Order 67, 2026

250 Omeniuk Place

July 21, 2026

5:30 pm

FOR INFORMATION

[illegible]

PUBLIC HEARING SIGN-IN SHEET

Variation Order 67, 2026

250 Omeniuk Place

July 21, 2026

5:30 pm

ZOOM

IN OPPOSITION

[illegible]

[illegible]

July 21, 2026
5:30 pm

[illegible]

[illegible]

[illegible]

PUBLIC HEARING SIGN-IN SHEET
Zoning By-law 2026-11 & Subdivision S26-3141

2511 McGregor Farm Rd

(formerly Meadows Golf Course)

July 21, 2026

5:30 pm

IN OPPOSITION

PRINT NAME CLEARLY	ADDRESS	EMAIL
LINDA MATHESON		
Brie Tait		
Joni Morris-Bavali		
Terry + Vicki Funcha		
Ginette Caillier		
LORI NATALIK		
Karen de Groot		
Candace Koehn		
Vern Kuehn		
Dan Kerr		
Juanita Moske		
PETER MOSKE		
A. Slobochain		
R. WISELOWSKI		
W Block		
LARRY Dreyer		

PUBLIC HEARING SIGN-IN SHEET
Zoning By-law 2026-11 & Subdivision S26-3141

2511 McGregor Farm Rd

(formerly Meadows Golf Course)

July 21, 2026

5:30 pm

IN OPPOSITION

PRINT NAME CLEARLY	ADDRESS	EMAIL
Ann Hutchinson		
Jerry KUBE		
Jenn Kiziat		
Rolf Oswald		
Jacqueline Muzia		
Linda Semkiw		
GARY SEMKIW		
Tim Haslam		
Valerie Jaworski		
Wayne Jaworski		
Aaron Macieja		
Brad Stelmach		
Ron Kaatz		
Jim Ruel		
Brian Wachko		
PHYLLIS ARNDT		

5:30 pm

IN OPPOSITION

[illegible]

PUBLIC HEARING SIGN-IN SHEET
Zoning By-law 2026-11 & Subdivision S26-3141
2511 McGregor Farm Rd
(formerly Meadows Golf Course)
July 21, 2026
5:30 pm

FOR INFORMATION

PRINT NAME CLEARLY	ADDRESS	EMAIL
Andrei Friesen		
DARRELL SUM		
Ryan Jensen		
Keegan Sum		
Denna Smiley		
Ken Chomyn		
Soe Chomyn		
Dennis Giesbrecht		
Grant Steesh		
Dwight Gibson		
Patrick Rycun		
B. M. Oleschuk		
BRYLE HAMILTON		
BARRY NAZAR.		

PUBLIC HEARING SIGN-IN SHEET
Zoning By-law 2026-11 & Subdivision S26-3141

2511 McGregor Farm Rd

(formerly Meadows Golf Course)

July 21, 2026

5:30 pm

ZOOM

IN OPPOSITION

	PRINT NAME CLEARLY	ADDRESS	EMAIL
✓	Craig Hodkinson		
✓	Robert Chislett		
	Don Binda		
✓	Lisa Klaus		
	Peter & Sheryl Lohaza		
	Rob & Loreen Patterson		
	Jacqueline & Andy Muzia		
✓	Brian Wachko		
✓	Sylvia Wachko		
✓	Janet Bell		
	Laura Warrenchuk		
✓	Doreen Lozinski		
	Paul Tustin		
✓	Julie Bell		
✓	Theresa Voelpel		
✓	Susan & David Harrison		
	Kim Corrigan		
	Ron Katz		
✓	Kris Yunker		

ZOOM

IN OPPOSITION

[illegible]

ZOOM

FOR INFORMATION

[illegible]