



Rural Municipality of East St. Paul
Meeting Minutes
March 24, 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
Kerry Floren, Assistant Chief Administrative Officer
Gillian Kolody, Red River Planning District
Santan Singh, Red River Planning District

ABSENT:

1. MEETING CALLED TO ORDER

2. ADOPTION OF THE AGENDA

2026-077

2.1 RESOLUTION: Adoption of the Agenda

Councillor Duval
Councillor Horechko

BE IT RESOLVED THAT the agenda be adopted as presented.

Carried

3. OTHER BUSINESS

4. CONFIRMATION OF MINUTES

4.1 ~ March 10, 2026 Meeting Minutes

2026-078

4.2 RESOLUTION: Confirmation of the Minutes March 10, 2026

Councillor Imhoff
Deputy Mayor Posthumus

BE IT RESOLVED THAT the Council Meeting Minutes of the March 10, 2026, regular council meeting be approved.

Carried

5. DELEGATIONS

6. PUBLIC HEARINGS

6.1 ~ Zoning By-law Amendment 2026-06 and Conditional Use 59, 2025 (3200 DeVries Ave)

2026-079

6.1.1 RESOLUTION: Open PH for Zoning By-law Amendment 2026-06 (3200 De Vries Ave)

Deputy Mayor Posthumus
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for Zoning By-law Amendment 2026-06 (3200 De Vries Ave).

Carried

2026-080

6.1.2 RESOLUTION: Open PH for CU 59, 2025 (3200 DeVries Ave)

Deputy Mayor Posthumus
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Conditional Use 59, 2025 (3200 DeVries Ave).

Carried

2026-081

6.1.3 RESOLUTION: Close PH for Zoning By-law Amendment 2026-06 (3200 De Vries Ave)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council close the Public Hearing of Council for Zoning By-law Amendment 2026-06 (3200 De Vries Ave).

Carried

2026-082

6.1.4 RESOLUTION: Close PH for CU 59, 2025 (3200 DeVries Ave)

Deputy Mayor Posthumus
Councillor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Conditional Use 59, 2025 (3200 DeVries Ave).

Carried

2026-083

6.1.5 RESOLUTION: Zoning By-law Amendment 2026-06 (3200 De Vries Ave) 2nd Reading

Deputy Mayor Posthumus
Councillor Horechko

WHEREAS the Applicant for Tax Roll No. 21200 & Tax Roll No. 22600, located at 3200 DeVries Avenue, has submitted an application for Zoning By-law Amendment 2026-06, requesting approval to amend the R.M. of East St. Paul Zoning By-law No. 2009-04 by partially re-zoning the subject property multi-zoned as "DR" Development Reserve and "R1-10" Single Housing Dwelling Zones into "I" Institutional Zone to allow the personal Care Home development;

THEREFORE BE IT RESOLVED THAT Zoning By-law Amendment 2026-06 be given 2nd reading.

Carried

2026-084

6.1.6 RESOLUTION: Zoning By-law Amendment 2026-06 (3200 De Vries Ave) 3rd Reading

Deputy Mayor Posthumus
Councillor Imhoff

WHEREAS the Applicant for Tax Roll No. 21200 & Tax Roll No. 22600, located at 3200 DeVries Avenue, has submitted an application for Zoning By-law Amendment 2026-06, requesting approval to amend the R.M. of East St. Paul Zoning By-law No. 2009-04 by partially re-zoning the subject property multi-zoned as "DR" Development Reserve and "R1-10" Single Housing Dwelling Zones into "I" Institutional Zone to allow the personal Care Home development;

THEREFORE BE IT RESOLVED THAT Zoning By-law Amendment 2026-06 be given 3rd reading with the following condition:

1. That the Developer enter into a Development Agreement with the RM of East St. Paul to address development and infrastructure standards and to ensure compliance with the Development Plan and applicable municipal policies, if deemed necessary by the Municipality.

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

2026-085

6.1.7 RESOLUTION: Conditional Use 59, 2025 (3200 DeVries Ave)

Deputy Mayor Posthumus
Councillor Duval

WHEREAS the Applicant / Owner of Tax Roll No. 21200 and Tax Roll No. 22600, located at 3200 DeVries Ave. has submitted an application for Conditional Use 59, 2025, requesting approval to establish an institutional residence (personal care home) on the subject property.

THEREFORE BE IT RESOLVED THAT Conditional Use 59, 2025 be approved with the following conditions:

1. This Conditional Use is limited to the scope and details presented in this application. Any changes, replacements or additions will require a new application and approval.
2. The Applicant / Owner shall obtain all necessary permits from the Red River Planning District, the Province and the Municipality, as required.
3. Building permits for the facility cannot be obtained until the RM's sewer and water plants are upgraded as per the moratorium.
4. Applicant / Owner submits written confirmation from BellMTS that an Easement Agreement(s) has been entered into with BellMTS 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 BellMTS, Property Acquisition Department, Attention: Mr. Gregory Sim, Survey Coordinator: propertyacquisition@bellmts.ca.

Carried

7. BY-LAWS

7.1 ~ Organizational By-law 2026-07 (2nd & 3rd Reading)

2026-086

7.1.1 RESOLUTION: Organizational By-law 2026-07 (2nd Reading)

Councillor Horechko
Councillor Imhoff

BE IT RESOLVED THAT By-law No. 2026-07, being a By-law of the Rural Municipality of East St. Paul to establish the organizational structure of the Rural Municipality of East St. Paul and to define clearly the roles of Council, its committees, and the Municipality's administrative team, be given 2nd reading.

Carried

2026-087

7.1.2 RESOLUTION: Organizational By-law 2026-07 (3rd Reading)

Councillor Horechko
Deputy Mayor Posthumus

BE IT RESOLVED THAT By-law No. 2026-07, being a by-law of the Rural Municipality of East St. Paul to establish the organizational structure of the Rural Municipality of East St. Paul and to define clearly the roles of Council, its committees, and the Municipality's administrative team, 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, and repeal By-law 2021-03.

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

Carried

7.2 ~ SEO Appointment and Remuneration By-law 2026-08 (1st Reading)

2026-088

7.2.1 RESOLUTION: SEO Appointment and Remuneration By-law 2026-08 (1st Reading)

Councillor Imhoff
Councillor Horechko

BE IT RESOLVED THAT By-law No. 2026-08 being a by-law of the Rural Municipality of East St. Paul to appoint and to fix and provide for the remuneration of a Senior Election Official and other election positions, also known as "The Rural Municipality of East St. Paul SEO Appointment and Remuneration By-Law" be given 1st reading.

Carried

8. POLICIES

9. GENERAL BUSINESS

9.1 PLANNING

9.1.1 ~ Development Agreement: Subdivision S25-3110 (2511 McGregor Farm Rd)

2026-089

9.1.1.1 RESOLUTION: Development Agreement for Subdivision S25-3110 (2511 McGregor Farm Rd)

Councillor Duval
Deputy Mayor Posthumus

BE IT RESOLVED THAT Council adopt the Development Agreement for Subdivision S25-3110, located at 2511 McGregor Farm Rd, between 10089844 Manitoba Ltd. and the RM of East St. Paul.

AND BE IT FURTHER RESOLVED THAT the Mayor and Chief Administrative Officer be authorized to sign the agreement on behalf of the Municipality.

Carried

9.2 UTILITIES

9.2.1 ~ Water & Wastewater Utility Amalgamation Resolution Amendment

2026-090

9.2.1.1 RESOLUTION: Water & Wastewater Utility Amalgamation Resolution Amendment

Councillor Imhoff
Councillor Duval

WHEREAS Council passed Resolution No. 2025-335 on October 28, 2025, approving the amalgamation of the RM of East St. Paul's water and wastewater utilities effective January 1, 2027, pending approval from the Public Utilities Board;

AND WHEREAS the Public Utilities Board has requested that the name of the amalgamated utility be included in the resolution;

THEREFORE BE IT RESOLVED THAT Resolution No. 2025-335 be amended by adding the name of the amalgamated utility, as follows:

BE IT RESOLVED THAT Council approve the amalgamation of the RM of East St. Paul's water and wastewater utilities into the East St. Paul Water and Wastewater Utility effective January 1, 2027, pending approval from the Public Utilities Board.

Carried

9.3 GENERAL

9.3.1 ~ Royal Canadian Legion #215 Canada Day Funding Request

2026-091

9.3.1.1 RESOLUTION: Royal Canadian Legion #215 Canada Day Funding Request for 2026

Councillor Duval
Councillor Horechko

BE IT RESOLVED THAT Council approve a grant in the amount of \$1,500.00 for the Royal Canadian Legion 2026 Canada Day celebration.

Carried

10. BUSINESS ARISING FROM DELEGATIONS

11. CORRESPONDENCE FOR INFORMATION

12. IN CAMERA

2026-092

12.1 RESOLUTION: In Camera

Councillor Horechko
Councillor Duval

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

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

2026-093

12.2 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

13. ADJOURNMENT


2026-094

13.1 RESOLUTION: Adjournment

Councillor Duval
Deputy Mayor Posthumus

BE IT RESOLVED THAT the meeting be adjourned, the time being 6:54 p.m.

Carried



Carla Devlin
Mayor



Suzanne Ward
Chief Administrative Officer

PUBLIC HEARING SIGN-IN SHEET

Zoning By-law Amendment 2026-06

and

Conditional Use 59, 2025

3200 De Vries Ave.

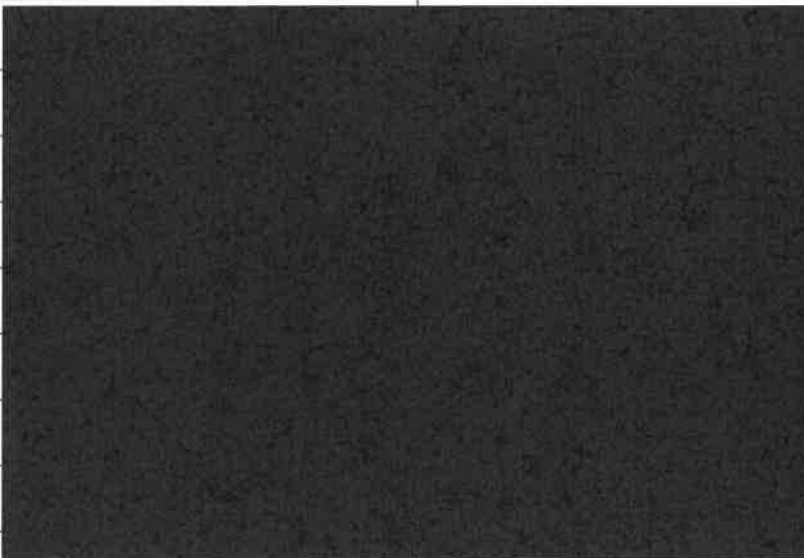

March 24, 2026

IN SUPPORT

PRINT NAME CLEARLY	ADDRESS	EMAIL
Jodie Wilkie	[REDACTED]	
Brian Wachko		

PUBLIC HEARING SIGN-IN SHEET
Zoning By-law Amendment 2026-06
and
Conditional Use 59, 2025
3200 De Vries Ave.
March 24, 2026

IN OPPOSITION

PRINT NAME CLEARLY	ADDRESS	EMAIL	
Pam Mangat			
G J. H. H. H. GEORGE KLIPS			
L. DUVY			
B. DARRAGH			
Kristin Darragh			
Craig Hodgkinson			
TERRY WALL			

Khushpreet Sran



Sarabjot

Kainth



Opposition

PUBLIC HEARING SIGN-IN SHEET
Zoning By-law Amendment 2026-06
and
Conditional Use 59, 2025
3200 De Vries Ave.
March 24, 2026

FOR INFORMATION

PRINT NAME CLEARLY	ADDRESS	EMAIL
TERRY WALL	[REDACTED]	t
Bob & Lynn Thomas		
STACEY MALLIN		

Sandeep Khaira



Navjot Sandhu



Harmander Kaur



For Information

