



Rural Municipality of East St. Paul
Meeting Minutes
December 9, 2025 - 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
Michelle Steinhilber, Executive Assistant
Cara Nichols, Community Development Planner
Derek Eno, Red River Planning District

ABSENT:

1. MEETING CALLED TO ORDER

2. ADOPTION OF THE AGENDA

2.1 RESOLUTION: Adoption of the Agenda

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT the agenda be adopted as presented.

Carried

3. OTHER BUSINESS

4. CONFIRMATION OF MINUTES

4.1 ~ November 18, 2025 Planning Meeting Minutes

4.1.1 RESOLUTION: Confirmation of the Minutes

Councillor Duval
Deputy Mayor Imhoff

BE IT RESOLVED THAT the Council Meeting Minutes of the November 18, 2025 Planning Meeting be approved.

Carried

5. DELEGATIONS

6. PUBLIC HEARINGS

6.1 ~ Variation Order 115, 2025 (269 Mowat Rd)

2025-367

6.1.1 RESOLUTION: Open PH for Variation Order 115, 2025 (269 Mowat Rd)

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 115, 2025 (269 Mowat Rd).

Carried

2025-368

6.1.2 RESOLUTION: Close PH for Variation Order 115, 2025 (269 Mowat Rd)

Councillor Horechko
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 115, 2025 (269 Mowat Rd).

Carried

2025-369

6.1.3 RESOLUTION: Variation Order 115, 2025 (269 Mowat Rd)

Deputy Mayor Imhoff
Councillor Duval

WHEREAS the Applicant/Owner of Tax Roll No. 5235, located at 269 Mowat Road, has submitted an application for Variation Order No. 115, 2025, requesting approval to reduce the required interior side yard setback for a detached accessory structure (garage):

FROM: 10 ft
TO: 5 ft

THEREFORE BE IT RESOLVED THAT Variation Order 115, 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 approval.
2. Roof drainage and downspouts from the accessory structure shall be directed toward the front of the property and away from the west property line to prevent drainage impacts on the adjacent lot.
3. The Applicant / Owner shall obtain all required permits from the Red River Planning District, and the Municipality, if required.
4. Additional variances relating to eave projections may be required. This will be confirmed during the building permit review stage.

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

Carried

6.2 ~ Variation Order 121, 2025 (3212 Henderson Hwy)

2025-370

6.2.1 RESOLUTION: Open PH for VO 121, 2025 (3212 Henderson Hwy)

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 121, 2025 (3212 Henderson Hwy).

Carried

2025-371

6.2.2 RESOLUTION: Close PH for VO 121, 2025 (3212 Henderson Hwy)

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 121, 2025 (3212 Henderson Hwy).

Carried

2025-372

6.2.3 RESOLUTION: Variation Order 121, 2025 (3212 Henderson Hwy)

Councillor Horechko
Deputy Mayor Imhoff

WHEREAS the Applicant / Owner of Tax Roll No. 58600, located at 3212 Henderson Hwy, has submitted an application for Variation Order 121, 2025, requesting approval to increase the maximum combined building area for an attached accessory building, in order to construct an attached garage:

FROM: 1,200 sq ft
TO: 2,090 sq ft

THEREFORE BE IT RESOLVED THAT Variation Order 121, 2025 be approved with the following conditions:

1. This variance is limited to the scope and details presented in this application. Any further changes, replacement or additions that are not substantially consistent with the approved plans shall require a new variance approval;
2. The Applicant / Owner shall obtain all necessary 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

6.3 ~ Variation Order 123, 2025 (11 Locheil Place)

2025-373

6.3.1 RESOLUTION: Open PH for Variation Order 123, 2025 (11 Locheil Place)

Deputy Mayor Imhoff
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 123, 2025 (11 Locheil Place).

Carried

2025-374

6.3.2 RESOLUTION: Close PH for Variation Order 123, 2025 (11 Locheil Place)

Deputy Mayor Imhoff
Councillor Horechko

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 123, 2025 (11 Locheil Place).

Carried

2025-375

6.3.3 RESOLUTION: Variation Order 123, 2025 (11 Locheil Place)

Deputy Mayor Imhoff
Councillor Duval

WHEREAS the Applicant / Owner of Tax Roll No. 2130, located at 11 Locheil Place, has submitted an application for Variation Order 123, 2025, requesting approval to reduce the required **north side yard setback** for a detached accessory structure in order to construct a pool house;

FROM: 10 ft
TO: 6 ft

THEREFORE BE IT RESOLVED THAT Variation Order 123, 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 approval.
2. The Applicant / Owner shall obtain all necessary 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

6.4 ~ Zoning By-law Amendment 2025-09 (Housekeeping By-law)

2025-376

6.4.1 RESOLUTION: Open PH for Zoning By-law Amendment 2025-09

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council open the Public Hearing of Council for Housekeeping Zoning By-law 2025-09.

Carried

2025-377

6.4.2 RESOLUTION: Close PH for Zoning By-law Amendment 2025-09

Councillor Duval
Councillor Horechko

BE IT RESOLVED THAT Council close the Public Hearing of Council for Zoning By-law Amendment 2025-09.

Carried

7. BY-LAWS

7.1 ~ Secondary Plan By-law 2025-10 (2nd Reading)

2025-378

7.1.1 RESOLUTION: Secondary Plan By-law 2025-10 (2nd Reading)

Councillor Horechko
Councillor Duval

WHEREAS Section 63 of The Planning Act, as amended (the "Act"), provides that a board or council may, by by-law, adopt a secondary plan to address objectives and issues within its jurisdiction for a part of the planning district or municipality;

AND WHEREAS Council gave first reading to By-law No. 2025-10, being a by-law to adopt the East St. Paul Secondary Plan, on June 24, 2025;

AND WHEREAS a public hearing respecting By-law No. 2025-10 was held on Tuesday, August 19, 2025, in accordance with subsection 168(1)(d) of the Act;

NOW THEREFORE BE IT RESOLVED THAT the document entitled East St. Paul Secondary Plan, attached hereto as Schedule B to By-law No. 2025-10, be adopted as a secondary plan and given second reading with the following changes:

1. That the maximum permitted height for multi-family residential buildings be reduced from four (4) storeys to three (3) storeys.
2. That all concept illustrations be removed from the document.
3. That the statement on Page 46 referencing "amendments of the RM zoning by-law are necessary" be deleted.
4. That the following be added to Section 8.1: The Development Plan be amended to align fully with the Secondary Plan.
5. That Section 8.1 be revised by deleting the second sentence, which states the following: "These regulations will be amended as necessary..."
6. That the Village Neighbourhood maximum building height be reduced from 3.5 storeys to three (3) storeys.
7. That all references to transit or future transit service be removed from the Plan.

Carried

7.2 ~ Zoning By-law Amendment 2025-09 (2nd & 3rd Reading)

2025-379

7.2.1 RESOLUTION: Zoning By-law Amendment 2025-09 (2nd Reading)

Councillor Horechko
Deputy Mayor Imhoff

WHEREAS Council gave first reading to By-law No. 2025-09, being a housekeeping by-law, on November 4, 2025.

THEREFORE BE IT RESOLVED THAT By-law No. 2025-09, be and given 2nd reading with the following changes:

68.0 1) d) Backyard slaughtering is not allowed.
be replaced with: *Backyard slaughter is not allowed, and deadstock must be handled according to provincial regulations.*

68.0. 1) e) At the end of their lives, poultry shall be brought to a farm, petting zoo or veterinary.

be replaced with: *At the end of Lay or end of Life, the poultry will be brought to a local abattoir for slaughter and disposal.*

68.0.1) g) Manure must be stored in an enclosed structure such as a compost bin, and no more than one and a half (1.5 cubic feet shall be stored at any one time.

be replaced with: *Manure must be handled in accordance with Provincial regulations.*

Add the following:

68.0.1) h) All poultry must be registered under the Animal Premises Identification Program with the Province of Manitoba.

Carried

2025-380

7.2.2 RESOLUTION: Zoning By-law Amendment 2025-09 (3rd Reading)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT By-law No. 2025-09, being a By-law of the Rural Municipality of East St. Paul, to amend RM of East St. Paul Zoning By-law No. 2009-04, be given 3rd reading, as amended.

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	✓			
Deputy Mayor Imhoff	✓			
Councillor Posthumus	✓			

Carried

7.3 ~ Road Opening By-law 2025-15 (2nd & 3rd Reading)

2025-381

7.3.1 RESOLUTION: Road Opening By-law 2025-15 (2nd Reading)

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT By-law No. 2025-15, being a By-law of the Rural Municipality of East St. Paul for the purpose of opening Chudleigh Road across a portion of river lot 101, Parish of St. Paul, be given 2nd reading.

Carried

2025-382

7.3.2 RESOLUTION: Road Opening By-law 2025-15 (3rd Reading)

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT By-law No. 2025-15, being a By-law of the Rural Municipality of East St. Paul for the purpose of opening Chudleigh Road across a portion of river lot 101, Parish of St. Paul, 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	✓			
Deputy Mayor Imhoff	✓			
Councillor Posthumus	✓			

Carried

8. POLICIES

9. FINANCES

9.1 ~ Schedule of Accounts

2025-383 9.1.1 RESOLUTION: Schedule of Accounts

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT the schedule of accounts dated December 9, 2025 amounting to \$7,120.00 be confirmed as paid.

Carried

9.2 ~ Schedule of Accounts (paid since November 4, 2025)

2025-384 9.2.1 RESOLUTION: Schedule of Accounts (Paid since November 4, 2025)

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT the schedule of accounts paid since the November 4, 2025 meeting of Council amounting to \$2,070,690.30 be confirmed as paid.

Carried

9.3 ~ Payroll

2025-385 9.3.1 RESOLUTION: Payroll

Councillor Posthumus
Councillor Horechko

BE IT RESOLVED THAT the net payroll and Council indemnities for the RM of East St. Paul for November 7 to December 9, 2025 amounting to \$398,932.84 be approved.

Carried

9.4 ~ Statement of Revenue & Expenditures

2025-386 9.4.1 RESOLUTION: Statement of Revenue & Expenditures (Nov.30/25)

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT the Statement of Revenue and Expenditures for the period ending November 30, 2025 be approved as presented.

Carried

10. GENERAL BUSINESS

10.1 PLANNING

10.1.1 ~ Subdivision S25-3123 (65 Burr Oak Bay)

2025-387

10.2 RESOLUTION: Subdivision S25-3123 (65 Burr Oak Bay)

Deputy Mayor Imhoff
Councillor Horechko

WHEREAS the Applicant / Owner of Tax Roll No. 4564, located at 65 Burr Oak Bay, has submitted Subdivision Application S25-3123, requesting approval to subdivide the property to create one (1) additional lot.

THEREFORE BE IT RESOLVED THAT Subdivision S25-3123 be approved with the following conditions:

1. The Applicant / Owner submits confirmation in writing from the Chief Administration Officer of the RM of East St. Paul that:

- 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;
- Payment of any applicable development levies have been paid;
- 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 current moratorium, nothing can be built on the newly-created lot until the moratorium is lifted.

3. Applicant / Owner submits written confirmation from Manitoba Hydro and Centra Gas Manitoba Inc. that an Easement Agreement 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.

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

Carried

10.3 GENERAL

10.3.1 ~ 2026 Interim Operating Budget

2025-388

10.3.1.1 RESOLUTION: 2026 Interim Operating Budget

Councillor Horechko
Councillor Posthumus

BE IT RESOLVED THAT Council approve the 2026 Interim Operating Budget as presented.

DEPARTMENT	2026 REQUESTED
General Government Services	\$1,200,000.00
Protective Services	\$700,000.00
Public Works	\$1,100,000.00
Engineering & Survey	\$200,000.00
Environmental Health Services	\$600,000.00
Planning & Zoning	\$200,000.00
Recreation & Community Services	\$800,000.00
Fiscal Services	\$100,000.00
TOTAL:	\$4,900,000.00
Capital Requirements:	\$4,800,000.00
Borne by Reserve Funds	
Utility Requirements:	\$1,000,000.00

Carried

10.3.2 ~ Outstanding Utility Accounts

2025-389

10.3.2.1 RESOLUTION: Outstanding 2025 Utility Accounts

Deputy Mayor Imhoff
Councillor Duval

BE IT RESOLVED THAT Council authorize the transfer of all outstanding water and sewer account balances, owing as of December 31, 2025, to the applicable property tax rolls.

Carried

10.4 UTILITIES

10.4.1 ~ Authorization of Service Sharing Agreement – Henderson Highway Corridor & Regional Infrastructure

2025-390

10.4.1.1 RESOLUTION: Authorization of Service Sharing Agreement – Henderson Highway Corridor & Regional Infrastructure

Councillor Horechko
Deputy Mayor Imhoff

WHEREAS the Rural Municipality of East St. Paul and the Rural Municipality of St. Clements have negotiated a Service Sharing Agreement to support regional water and wastewater servicing along the Henderson Highway corridor;

AND WHEREAS the arrangement provides long-term servicing certainty necessary for development within East St. Paul;

AND WHEREAS the Agreement establishes a clear financial, operational, and

governance framework to support the partnership;

THEREFORE BE IT RESOLVED that Council approves the Service Sharing Agreement between the Rural Municipality of East St. Paul and the Rural Municipality of St. Clements as presented;

AND BE IT FURTHER RESOLVED THAT Council directs Administration to submit a formal request to the Manitoba Water Services Board (MWSB) for technical support and cost-sharing funding toward East St. Paul's required connector infrastructure, including the design and construction of the low-pressure wastewater sewer main along Henderson Highway to the St. Clements boundary, as identified in the Service Sharing Agreement.

AND BE IT FURTHER RESOLVED that the Mayor and CAO are authorized to sign the Agreement upon recommendation by the Joint Infrastructure Committee and final legal review.

Carried

11. BUSINESS ARISING FROM DELEGATIONS

12. CORRESPONDENCE FOR INFORMATION

Received as information.

13. COUNCIL MEMBER REPORTS

13.1 Mayor - Carla Devlin

13.2 Ward 1 - Brian Imhoff

6-Nov-25	RRBC Board Meeting
6-Nov-25	ARM Meeting
10-Nov-25	John Q Special Board Meeting
14-Nov-25	Joint Infrastructure Committee Meeting
18-Nov-25	Secondary Plan Briefing
18-Nov-25	Planning/Council Meeting
19-Nov-25	John Q AGM and Board Meeting
20-Nov-25	NE Red River Watershed District Meeting
21-Nov-25	EMO Tabletop Exercise
24-Nov-25	Henderson Highway Sewer Line Briefing
25-Nov-25	Association of Manitoba Municipalities Convention
26-Nov-25	Association of Manitoba Municipalities Convention
27-Nov-25	Association of Manitoba Municipalities Convention
28-Nov-25	Joint Infrastructure Committee Meeting
9-Dec-25	Planning/Council Meeting

13.3 Ward 2 - Orest Horechko

Nov.4:	RRPD Special Meeting
Nov.4:	Council Meeting
Nov.8:	Gators Hockey Game
Nov.10:	Council Briefing (development)
Nov.11:	Remembrance Day at Legion #215
Nov.14:	St.Clements/RM East St. Paul Meeting
Nov.18:	Council Briefing (development)
Nov.18:	Council Meeting
Nov.19:	MARR Board Meeting
Nov.19:	RRPD Board Meeting
Nov.21:	EMO Exercise
Nov.24:	Stantec Meeting
Nov.25:	AMM Conference
Nov.26:	AMM Conference
Nov.27:	AMM Conference
Nov.28:	St.Clements/East St. Paul Joint Meeting
Dec.5:	RM Xmas Lunch
Dec.8:	RRPD Special Meeting
Dec.9:	Council Meeting

13.4 Ward 3 - Brian Duval

- ARM meeting in Brunkild
- Remembrance Day ceremony at Legion #215
- Special Meeting; Secondary Plan
- EMO exercise
- AMM Annual convention in Winnipeg
- Holiday at the Plaza
- ARM meeting in Ile des Chenes
- Staff Christmas luncheon
- Two regular Council meetings

13.5 Ward 4 - Charles Posthumus

Nov.18: Council/Planning Meeting
Nov.18: Council Meeting; Land Designation
Nov.19: Red River Planning Regional Meeting
Nov.20: North Watershed AGM in Dugald
Nov.21: EMO exercise
Nov.25: AMM Fall Conference in Wpg
Nov.26: AMM Fall Conference in Wpg
Nov.27: AMM Fall Conference in Wpg
Nov.29: Holiday at the Plaza
Dec.4: ARM event
Dec.8: Red River Planning Special Meeting
Dec.9: Council/Planning Meeting
Nov & Dec: Several calls from Residents

14. IN CAMERA

15. ADJOURNMENT

2025-391

15.1 RESOLUTION: Adjournment

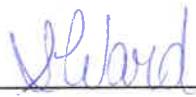
Councillor Posthumus
Councillor Horechko

BE IT RESOLVED THAT the meeting be adjourned, the time being 6:48 pm.

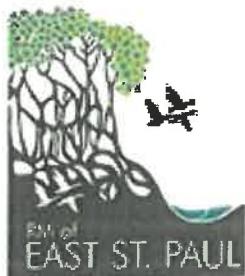
Carried



Carla Devlin
Mayor



Suzanne Ward
Chief Administrative Officer



PUBLIC HEARING SIGN-IN SHEET
Variation Order 115, 2025 (269 Mowat Rd)
December 9, 2025
5:30 pm

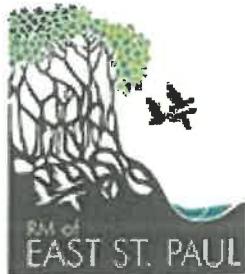
IN SUPPORT

PUBLIC HEARING SIGN-IN SHEET
Variation Order 115, 2025 (269 Mowat Rd)
December 9, 2025
5:30 pm

IN OPPOSITION

PUBLIC HEARING SIGN-IN SHEET
Variation Order 115, 2025 (269 Mowat Rd)
December 9, 2025
5:30 pm
zoom

FOR INFORMATION



PUBLIC HEARING SIGN-IN SHEET
Variation Order 121, 2025 (3212 Henderson Hwy)
December 9, 2025
5:30 pm

IN SUPPORT

PUBLIC HEARING SIGN-IN SHEET

Variation Order 121, 2025 (3212 Henderson Hwy)

December 9, 2025

5:30 pm

IN OPPOSITION

PUBLIC HEARING SIGN-IN SHEET

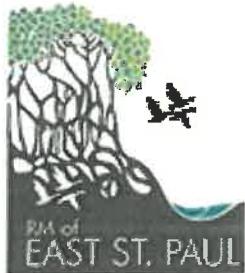
Variation Order 121, 2025 (3212 Henderson Hwy)

December 9, 2025

5:30 pm

zoom

FOR INFORMATION



PUBLIC HEARING SIGN-IN SHEET
Variation Order 123, 2025 (11 Locheil Place)
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IN SUPPORT

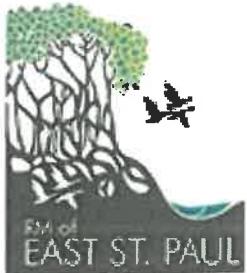
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5:30 pm

IN OPPOSITION

PUBLIC HEARING SIGN-IN SHEET
Variation Order 123, 2025 (11 Locheil Place)
December 9, 2025
5:30 pm
zoom

FOR INFORMATION

PRINT NAME CLEARLY	ADDRESS	EMAIL
Brian Wachko		
Sylvia Wachko		
Janet Bell		



PUBLIC HEARING SIGN-IN SHEET

Zoning By-law Amendment 2025-09

December 9, 2025

5:30 pm

zoom

IN SUPPORT

PUBLIC HEARING SIGN-IN SHEET

Zoning By-law Amendment 2025-09

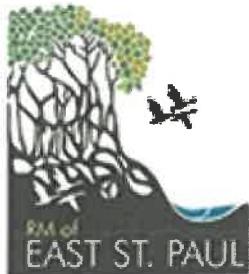
December 9, 2025

5:30 pm

IN OPPOSITION

PUBLIC HEARING SIGN-IN SHEET
Zoning By-law Amendment 2025-09
December 9, 2025
5:30 pm

FOR INFORMATION



GENERAL SIGN-IN SHEET

December 9, 2025
5:30pm

zoom

FOR GENERAL INFORMATION