



**Rural Municipality of East St. Paul**  
**Meeting Minutes**  
**April 22, 2025 - Planning Meeting - 05:30 PM**

**PRESENT:**

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

**IN ATTENDANCE:**

Suzanne Ward, Chief Administrative Officer  
Kerry Floren, Assistant Chief Administrative Officer  
Cara Nichols, Community Development Planner  
Derek Eno, Red River Planning District

**ABSENT:**

**1. MEETING CALLED TO ORDER**

**2. ADOPTION OF THE AGENDA**

2025-103

**2.1 RESOLUTION: Adoption of the Agenda**

Councillor Duval  
Deputy Mayor Imhoff

BE IT RESOLVED THAT the agenda be adopted as presented.

Carried

**3. OTHER BUSINESS**

**4. CONFIRMATION OF MINUTES**

**4.1 ~ Minutes of the April 8, 2025 Council Meeting**

2025-104

**4.1.1 RESOLUTION: Confirmation of the April 8, 2025 Minutes**

Councillor Posthumus  
Councillor Horechko

BE IT RESOLVED THAT the Council Meeting Minutes of the April 8, 2025 regular Council meeting, be approved.

Carried

**5. DELEGATIONS**

**6. PUBLIC HEARINGS**

**6.1 ~ Variation Order 23, 2025 (480 Bowen Ave)**

2025-105

**6.1.1 RESOLUTION: Open PH for VO 23, 2025 (480 Bowen Ave)**

Councillor Horechko  
Councillor Posthumus

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 23, 2025 (480 Bowen Ave).

Carried

2025-106

**6.1.2 RESOLUTION: Close PH for VO 23, 2025 (480 Bowen Ave)**

Councillor Horechko  
Councillor Duval

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 23, 2025 (480 Bowen Ave).

Carried

2025-107

**6.1.3 RESOLUTION: Variation Order 23, 2025 (480 Bowen Ave)**

Councillor Horechko  
Councillor Duval

WHEREAS the Applicant / Owner of Tax Roll 41000, located at 480 Bowen Avenue, has made application for Variation Order 23, 2025 to increase the building area of accessory structures from 2200 ft to 2772 ft, and to increase the number of accessory structures from 2 to 3 structures;

THEREFORE BE IT RESOLVED THAT Variation Order 23, 2025 be approved with the following conditions:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval.

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

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

Carried

**6.2 ~ Variation Order 22, 2025 (42 Ryan Wirth Way)**

2025-108

**6.2.1 RESOLUTION: Open PH for VO 22, 2025 (42 Ryan Wirth Way)**

Councillor Posthumus  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 22, 2025 (42 Ryan Wirth Way).

Carried

2025-109

**6.2.2 RESOLUTION: Close PH for VO 22, 2025 (42 Ryan Wirth Way)**

Councillor Posthumus  
Councillor Horechko

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 22, 2025 (42 Ryan Wirth Way).

Carried

2025-110

**6.2.3 RESOLUTION: Variation Order 22, 2025 (42 Ryan Wirth Way)**

Councillor Horechko  
Councillor Duval

WHEREAS the Applicant / Owner of Tax Roll No. 100645, located at 42 Ryan

Wirth Way has submitted Variation Order 22, 2025 to place a modified 40' x 8' container on the subject property for use as storage.

THEREFORE BE IT RESOLVED THAT Variation Order 22, 2025 be approved with the following conditions:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval.

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

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

Carried

**6.3 ~ Subdivision S24-3091 (6 Ryan Wirth Way)**

2025-111

**6.3.1 RESOLUTION: Open PH for S24-3091 (6 Ryan Wirth Way)**

Councillor Horechko  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Subdivision S24-3091 (6 Ryan Wirth Way).

Carried

2025-112

**6.3.2 RESOLUTION: Close PH for S24-3091 (6 Ryan Wirth Way)**

Councillor Duval  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Subdivision S24-3091 (6 Ryan Wirth Way).

Carried

2025-113

**6.3.3 RESOLUTION: Subdivision S24-3091 (6 Ryan Wirth Way)**

Councillor Posthumus  
Councillor Horechko

WHEREAS the Applicant/Owner of Tax Roll 100615, located at 6 Ryan Wirth Way, has submitted Subdivision Application S24-3091 to subdivide a 3.12-acre parcel described in Title CT3180354/1 into two lots: Proposed Lot 1, comprising 1.43 acres, and Proposed Lot 2, the residual lot, comprising 1.69 acres.

THEREFORE BE IT RESOLVED THAT Subdivision S24-3091 be approved with the following conditions:

1. Applicant / Owner submits confirmation in writing from the Chief Administrative Officer of the municipality 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;

- payment of any applicable development levies have been paid;

b. development agreement with the municipality has been entered into to address items including, but not necessarily limited to:

- The use of land and any existing or proposed building;
- Lot grading;

- Sewer and water;
- Waste removal;
- Drainage;
- Fencing and landscaping;
- Any other standard the Municipality deems necessary.

2. The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer, Rob Crang at 1-204-781- 4470 or Rob.Crang@gov.mb.ca to allow him to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, our regional office may request the applicant to submit a detailed drainage plan prepared by qualified experts. 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 / Owner submits written confirmation that an engineered drainage plan/ Provincial Water Infrastructure Permit has been approved by Manitoba Water Stewardship and Biodiversity Division.

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

Carried

#### **6.3.4 ~ Zoning By-law 2025-03 (2290 Wenzel St)**

2025-114

##### **6.3.4.1 RESOLUTION: Open PH for Zoning By-law 2025-03**

Councillor Duval  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Zoning By-law 2025-03.

Carried

2025-115

##### **6.3.4.2 RESOLUTION: Close PH for Zoning By-law 2025-03**

Councillor Posthumus  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Zoning By-law 2025-03.

Carried

#### **7. BY-LAWS**

##### **7.1 ~ Zoning By-law 2025-03 (2nd & 3rd Reading)**

2025-116

##### **7.1.1 RESOLUTION: Zoning By-law 2025-03 (2nd Reading)**

Councillor Horechko  
Councillor Duval

BE IT RESOLVED THAT By-law No. 2025-03, being a By-law of the Rural Municipality of East St. Paul to amend Zoning By-law 2009-04 be given 2nd reading.

Defeated

2025-117

##### **7.1.2 RESOLUTION: Zoning By-law 2025-03 (2nd Reading defeated - Reasons)**

Deputy Mayor Imhoff  
Councillor Horechko

WHEREAS Council has considered zoning by-law amendment application ZBA 2025-03, the Red River Planning District Development Plan, the Zoning By-law, and input provided at the public hearing.

BE IT RESOLVED that Zoning By-law Amendment 2025-03 has been rejected for the following reasons:

1. Application does not adhere to the Development Plan; and
2. The proposed zone may have negative impacts on neighboring properties.

Carried

## **7.2 ~ Building By-law 2025-05 (2nd & 3rd Reading)**

2025-118

### **7.2.1 RESOLUTION: Building By-law 2025-05 (2nd Reading)**

Councillor Posthumus  
Councillor Duval

BE IT RESOLVED THAT By-law No. 2025-05, being a By-law of the Rural Municipality of East St. Paul to establish administrative requirements and procedures for the enforcement of the Buildings Act of Manitoba also known as the "Building Code", be given 2nd reading.

Carried

2025-119

### **7.2.2 RESOLUTION: Building By-law 2025-05 (3rd Reading)**

Deputy Mayor Imhoff  
Councillor Duval

BE IT RESOLVED THAT By-law No. 2025-05, being a By-law of the Rural Municipality of East St. Paul to establish administrative requirements and procedures for the enforcement of the Buildings Act of Manitoba also known as the "Building Code", 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. GENERAL BUSINESS**

### **9.1 ADMINISTRATION**

#### **9.1.1 ~ Council Committee Appointments**

2025-120

#### **9.1.1.1 RESOLUTION: 2025 Council Committee Appointment Amendment**

Deputy Mayor Imhoff  
Councillor Posthumus

BE IT RESOLVED THAT the 2025 Committee and Board appointments of Council be amended as presented.

Carried

## **9.2 OPERATIONS**

### **9.2.1 ~ Electric Ice Resurfacer Purchase**

2025-121

#### **9.2.1.1 RESOLUTION: Electric Ice Resurfacer**

Councillor Horechko  
Councillor Posthumus

BE IT RESOLVED THAT Council approve the purchase of the Engo Ice Wolf Ice Resurfacer for the total cost of \$155,000.00 plus applicable taxes.

Carried

### **9.2.2 ~ Splashpad & Playground Shade Structure Purchase**

2025-122

#### **9.2.2.1 RESOLUTION: Splashpad & Playground Shade Structure Purchase**

Deputy Mayor Imhoff  
Councillor Duval

BE IT RESOLVED THAT Council award the splashpad and playground picnic structure project to Focus Design Group for the total cost of \$99,750.00 plus applicable taxes.

Carried

## **10. BUSINESS ARISING FROM DELEGATIONS**

## **11. CORRESPONDENCE FOR INFORMATION**

## **12. IN CAMERA**

## **13. ADJOURNMENT**


2025-123

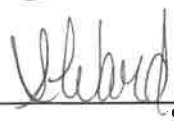
### **13.1 RESOLUTION: Adjournment**

Councillor Horechko  
Councillor Duval

BE IT RESOLVED THAT the meeting be adjourned, the time being 8:34 pm.

Carried

  
\_\_\_\_\_  
Carla Devlin  
Mayor

  
\_\_\_\_\_  
Suzanne Ward  
Chief Administrative Officer



## PUBLIC HEARING SIGN-IN SHEET

Variation Order 23, 2025

480 Bowen

April 22, 2025

5:30 pm

### IN SUPPORT

| PRINT NAME<br>CLEARLY | ADDRESS | EMAIL |
|-----------------------|---------|-------|
| Jerry KUBB            |         |       |
| Kelly Kube            |         |       |
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### IN OPPOSITION

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### FOR INFORMATION

| PRINT NAME<br>CLEARLY | ADDRESS | EMAIL |
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| Dean Mineault         |         |       |
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## PUBLIC HEARING SIGN-IN SHEET

Variation Order 22, 2025

42 Ryan Wirth Way

April 22, 2025

5:30 pm

### IN SUPPORT

| PRINT NAME<br>CLEARLY | ADDRESS | EMAIL |
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## PUBLIC HEARING SIGN-IN SHEET

Subdivision S24-3091

6 Ryan Wirth Way

April 22, 2025

5:30 pm

### IN SUPPORT

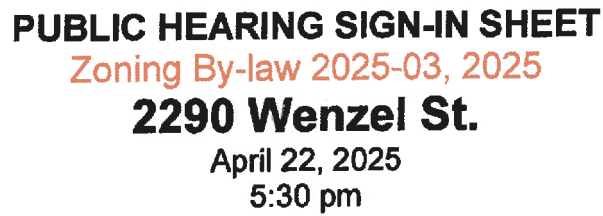
| PRINT NAME<br>CLEARLY | ADDRESS | EMAIL |
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| Adam Tauger           |         |       |
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