



**Rural Municipality of East St. Paul  
Meeting Minutes  
May 27, 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**

2025-154

**2.1 RESOLUTION: Adoption of the Agenda**

Deputy Mayor Imhoff  
Councillor Duval

BE IT RESOLVED THAT the agenda be adopted as presented.

Carried

**3. OTHER BUSINESS**

**4. CONFIRMATION OF MINUTES**

**4.1 ~ May 13, 2025 Council Meeting**

2025-155

**4.2 RESOLUTION: Confirmation of the Minutes**

Councillor Posthumus  
Councillor Horechko

BE IT RESOLVED THAT the Council Meeting Minutes of the May 13, 2025 regular Council Meeting, be approved.

Carried

**5. DELEGATIONS**

**6. PUBLIC HEARINGS**

**6.1 ~ Conditional Use 11, 2025 (4056 Lorne Hill Rd)**

2025-156

**6.1.1 RESOLUTION: Open PH for CU 11, 2025 (4056 Lorne Hill Rd)**

Councillor Duval  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Conditional Use 11, 2025 (4056 Lorne Hill Rd).

Carried

2025-157

**6.1.2 RESOLUTION: Close PH for CU 11, 2025 (4056 Lorne Rd)**

Councillor Duval  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Conditional Use 11, 2025 (4056 Lorne Hill Rd).

Carried

2025-158

**6.1.3 RESOLUTION: Conditional Use 11, 2025 (4056 Lorne Hill Rd)**

Councillor Duval  
Councillor Horechko

**WHEREAS** the Applicant and registered owner of Tax Roll No. 69701, located at 4056 Lorne Hill Road, has submitted Conditional Use Application No. 11-2025, seeking approval to relocate a Ready-to-Move (RTM) home onto the subject property;

**THEREFORE BE IT RESOLVED THAT** Conditional Use 11, 2025 be approved with the following conditions:

1. This Conditional Use is limited to what has been presented in this application. Any further changes, replacement or additions would require a new Conditional Use approval.
2. Applicant / Owner to obtain applicable permits from the Red River Planning District and the R.M. of East St. Paul, if required.
3. Applicant / Owner demolishes the third non-conforming accessory structure as per RM of East St. Paul Zoning By-law 2009-04.

Carried

**6.2 ~ Variation Order 27, 2025 (329 Wallace Ave)**

2025-159

**6.2.1 RESOLUTION: Open PH for VO 27, 2025 (329 Wallace Ave)**

Councillor Posthumus  
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 27, 2025 (329 Wallace Ave).

Carried

2025-160

**6.2.2 RESOLUTION: Close PH for VO 27, 2025 (329 Wallace Ave)**

Councillor Posthumus  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 27, 2025 (329 Wallace Ave).

Carried

2025-161

**6.2.3 RESOLUTION: Variation Order 27, 2025 (329 Wallace Ave)**

Councillor Horechko  
Councillor Duval

WHEREAS the applicant and registered owner of Tax Roll No. 12700, located at

329 Wallace Avenue, has submitted Variation Order Application No. 27-2025, seeking approval to increase the size of an attached accessory structure

**FROM:** 1,200 sq ft  
**TO:** 2,515 sq ft

THEREFORE BE IT RESOLVED THAT Variation Order 27, 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.

Carried

### **6.3 ~ Variation Order 37, 2025 (3560 Andrews Rd)**

2025-162

#### **6.3.1 RESOLUTION: Open PH for VO 37, 2025 (3560 Andrews Rd)**

Councillor Duval  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 37, 2025 (3560 Andrews Rd).

Carried

2025-163

#### **6.3.2 RESOLUTION: Close PH for VO 37, 2025 (3560 Andrews Rd)**

Councillor Horechko  
Councillor Posthumus

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 37, 2025 (3560 Andrews Rd).

Carried

2025-164

#### **6.3.3 RESOLUTION: Variation Order 37, 2025 (3560 Andrews Rd)**

Councillor Horechko  
Councillor Duval

**WHEREAS** the applicant and registered owner of Tax Roll No. 77310, located at 3560 Andrews Road, has submitted Variation Order No. 37, 2025, requesting approval to increase the maximum number of accessory structures permitted on the property in order to comply with the Zoning By-law and to allow for the establishment of an additional accessory structure:

**FROM:** Maximum of 2 accessory structures  
**TO:** Maximum of 4 accessory structures

THEREFORE BE IT RESOLVED THAT Variation Order 37, 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.

Carried

**6.4 ~ Variation Order 38, 2025 (11 Harvest Way)**

2025-165

**6.4.1 RESOLUTION: Open PH for VO 38, 2025 (11 Harvest Way)**

Deputy Mayor Imhoff  
Councillor Horechko

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 38, 2025 (11 Harvest Way).

Carried

2025-166

**6.4.2 RESOLUTION: Close PH for Variation Order 38, 2025 (11 Harvest Way)**

Deputy Mayor Imhoff  
Councillor Horechko

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 38, 2025 (11 Harvest Way).

Carried

2025-167

**6.4.3 RESOLUTION: Variation Order 38, 2025 (11 Harvest Way)**

Deputy Mayor Imhoff  
Councillor Horechko

WHEREAS the applicant and registered owner of Tax Roll No. 34864, located at 11 Harvest Way, has submitted Variation Order Application No. 38-2025, requesting a reduction in the required rear yard setback from the stormwater retention area to an accessory structure located on the property

**FROM:** 75 ft (minimum)

**TO:** 21 ft (minimum)

THEREFORE BE IT RESOLVED THAT Variation Order 38, 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. The Municipality shall not be held responsible for any damage to the structure that may result from high water levels in the adjacent pond.
3. Responsibility for any damages or issues resulting from a pond bank failure shall rest entirely with the owner.
4. Applicant / Owner obtains all required permits from the Red River Planning District, the Province and the Municipality, if required.

Carried

## **7. BY-LAWS**

### **7.1 ~ Building By-law 2025-07 (2nd & 3rd Reading)**

2025-168

#### **7.1.1 RESOLUTION: Building By-law 2025-07 (2nd Reading)**

Councillor Horechko  
Deputy Mayor Imhoff

BE IT RESOLVED THAT By-law No. 2025-07, 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 second reading.

Carried

2025-169

#### **7.1.2 RESOLUTION: Building By-law 2025-07 (3rd Reading)**

Deputy Mayor Imhoff  
Councillor Duval

BE IT RESOLVED THAT By-law No. 2025-07, 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 GENERAL**

#### **9.1.1 ~ Regional Water and Wastewater Study Final Report**

2025-170

##### **9.1.1.1 RESOLUTION: Regional Water and Wastewater Study Final Report**

Councillor Duval  
Deputy Mayor Imhoff

BE IT RESOLVED THAT the Regional Water and Wastewater Study Final Report as submitted by Stantec Consulting Ltd. be approved as presented.

Carried

#### **9.1.2 ~ Proposal for Engineering Services for Wastewater Treatment Plant**

2025-171

##### **9.1.2.1 RESOLUTION: Proposal for Engineering Services for Wastewater Treatment Plant**

Councillor Duval  
Deputy Mayor Imhoff

**WHEREAS** the RM of East St. Paul and the Manitoba Water Services Board entered into an agreement for the completion of the Regional Water and Wastewater System Conceptual Study, as authorized by Resolution 2023-285, under which Stantec Consulting Ltd. was engaged as the Engineering Consultant;

**AND WHEREAS** on March 11, 2025, Council approved a 50/50 cost-shared expenditure with the Manitoba Water Services Board in the amount of \$600,000 for the Preliminary Design, Environment Act Proposal, and Functional Design of the Regional Wastewater Treatment Plant (Resolution 2025-071);

**THEREFORE BE IT RESOLVED THAT** Council approves the sole-sourced proposal from Stantec Consulting Ltd. for the provision of engineering services related to the Preliminary Design, Environment Act Proposal, and Functional Design of the East St. Paul Regional Wastewater Treatment Plant.

Carried

**10. BUSINESS ARISING FROM DELEGATIONS**

**11. CORRESPONDENCE FOR INFORMATION**

**12. IN CAMERA**

**13. ADJOURNMENT**


2025-172


**13.1 RESOLUTION: Adjournment**

Deputy Mayor Imhoff  
Councillor Duval

BE IT RESOLVED THAT the meeting be adjourned, the time being 6:27 pm.

Carried

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

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



## PUBLIC HEARING SIGN-IN SHEET

Variation Order 27, 2025

**329 Wallace Ave**

May 27, 2025

5:30 pm

### IN SUPPORT

PRINT NAME CLEARLY	ADDRESS	PHONE
SABIE BRAS Kasm Bras	[REDACTED]	

### IN OPPOSITION

PRINT NAME CLEARLY	ADDRESS	PHONE
[REDACTED]	[REDACTED]	

### FOR INFORMATION

PRINT NAME CLEARLY	ADDRESS	PHONE



## PUBLIC HEARING SIGN-IN SHEET

Conditional Use 11, 2025

4056 Lorne Hill Rd

May 27, 2025

5:30 pm

### IN SUPPORT

PRINT NAME CLEARLY	ADDRESS	PHONE
SHERA MILLER		
TRAVIS MILLER		

### IN OPPOSITION

PRINT NAME CLEARLY	ADDRESS	PHONE

### FOR INFORMATION

PRINT NAME CLEARLY	ADDRESS	PHONE



[illegible]



## PUBLIC HEARING SIGN-IN SHEET

Variation Order 38, 2025

11 Harvest Way

May 27, 2025

5:30 pm

### IN SUPPORT

PRINT NAME CLEARLY	ADDRESS	PHONE

### IN OPPOSITION

PRINT NAME CLEARLY	ADDRESS	PHONE
HARON SACHINTE COLIN SIERMAN		

### FOR INFORMATION

PRINT NAME CLEARLY	ADDRESS	PHONE
BERNARD BAKKER		
SHIRAZ SACHINTE		
COLIN SIERMAN		