



Rural Municipality of East St. Paul
Meeting Minutes
April 28, 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
Jennifer Ferguson, Red River Planning District
Santan Singh, Red River Planning District

ABSENT:

1. MEETING CALLED TO ORDER

2. ADOPTION OF THE AGENDA

2026-108

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

NIL

4. CONFIRMATION OF MINUTES

4.1 ~ April 14, 2026 Meeting Minutes

2026-109

4.2 RESOLUTION: Confirmation of the Minutes

Councillor Duval
Councillor Imhoff

BE IT RESOLVED THAT the Council Meeting Minutes of the April 14, 2026 regular meeting be approved.

Carried

5. DELEGATIONS

NIL

6. PUBLIC HEARINGS

6.1 ~ Conditional Use 7, 2026 (3391 Henderson Hwy)

2026-110

6.1.1 RESOLUTION: Open PH for CU 7, 2026 (3391 Henderson Hwy)

Councillor Horechko
Deputy Mayor Posthumus

BE IT RESOLVED THAT Council open the Public Hearing of Council for Conditional Use 7, 2026 (3391 Henderson Hwy).

Carried

2026-111

6.1.2 RESOLUTION: Close PH for CU 7, 2026 (3391 Henderson Hwy)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council close the Public Hearing of Council for Conditional Use 7, 2026 (3391 Henderson Hwy).

Carried

2026-112

6.1.3 RESOLUTION: Conditional Use 7, 2026 (3391 Henderson Hwy)

Councillor Duval
Councillor Horechko

WHEREAS the Applicant / Owner of Tax Roll No. 55100, located at 3391 Henderson Highway, has submitted an application for Conditional Use 7, 2026, requesting approval for a detached Secondary Suite on the subject property.

THEREFORE BE IT RESOLVED THAT Conditional Use 7, 2026 be approved with the following conditions:

1. This conditional use is limited to the scope and details presented in this application. Any further changes, replacements, or additions will require a new approval, and
2. The Applicant shall obtain all permits and approvals from the Red River Planning District, the Province, and the Municipality.

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

Carried

6.2 ~ Variation Order 25, 2026 (3331 Henderson Highway)

2026-113

6.2.1 RESOLUTION: Open PH for VO 25, 2026 (3331 Henderson Hwy)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 25, 2026 (3331 Henderson Hwy).

Carried

2026-114

6.2.2 RESOLUTION: Close PH for VO 25, 2026 (3331 Henderson Hwy)

Councillor Horechko
Deputy Mayor Posthumus

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 25, 2026 (3331 Henderson Hwy).

Carried

2026-115

6.2.3 RESOLUTION: Variation Order 25, 2026 (3331 Henderson Hwy)

Councillor Horechko
Councillor Imhoff

WHEREAS the Applicant of Tax Roll No. 56200, located at 3331 Henderson Highway, has submitted an application for Variation Order 25, 2026, seeking approval:

- To increase the maximum site coverage for the principal dwelling
From: 10%
To: 14.6% (7,432 sq. ft.) on a 50,850 sq. ft. lot; and
- To increase the maximum height of the principal dwelling
From: 35 feet
To: 39'6 feet

THEREFORE BE IT RESOLVED THAT Variation Order 25, 2026 be approved with the following conditions:

1. This Variation Order 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 shall obtain all required permits and approvals from the Red River Planning District, the Province and the Municipality.

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

Carried

6.3 ~ Variation Order 27, 2026 (593 Saddleridge Lane)

2026-116

6.3.1 RESOLUTION: Open PH for VO 27, 2026 (593 Saddleridge Lane)

Deputy Mayor Posthumus
Councillor Imhoff

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 27, 2026 (593 Saddleridge Lane).

Carried

2026-117

6.3.2 RESOLUTION: Close PH for VO 27, 2026 (593 Saddleridge Lane)

Deputy Mayor Posthumus
Councillor Horechko

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 27, 2026 (593 Saddleridge Lane).

Carried

2026-118

6.3.3 RESOLUTION: Variation Order 27, 2026 (593 Saddleridge Lane)

Deputy Mayor Posthumus
Councillor Imhoff

WHEREAS the Applicant of Tax Roll No. 22430, located at 593 Saddleridge Lane, has submitted an application for Variation Order 27, 2026, requesting approval to reduce the separation distance between accessory and principal building:

FROM: 10 ft (minimum)
TO: 7 ft

THEREFORE BE IT RESOLVED THAT Variation Order 27, 2026 be approved with the following conditions:

1. This variation order is limited to the scope and details presented in this application. Any further changes, replacements or additions that are not in substantial conformance with the application would require a new approval;
2. The Applicant shall obtain all required permits and approvals from the Red River Planning District, the Province and the Municipality.

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

Carried

6.3.4 Council recessed at 6:02 pm and reconvened at 6:08 pm

6.4 ~ Zoning By-law Amendment 2026-04 & Subdivision S26-3137 (643 Mowat Rd)

2026-119

6.4.1 RESOLUTION: Open PH for Zoning By-law Amendment 2026-04 (643 Mowat Rd)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Zoning By-law Amendment 2026-04 (643 Mowat Rd).

Carried

2026-120

6.4.2 RESOLUTION: Open PH for Subdivision S26-3137 (643 Mowat Rd)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Subdivision S26-3137 (643 Mowat Rd).

Carried

6.4.2.1 Council recessed at 8:30 pm and reconvened at 8:46 pm

6.4.2.2 Council recessed at 11:02 pm and reconvened at 11:18 pm

2026-121

6.4.2.3 RESOLUTION: Close PH for Zoning By-law Amendment 2026-04 (643 Mowat Rd)

Councillor Horechko
Councillor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Zoning By-law Amendment 2026-04 (643 Mowat Rd).

Carried

2026-122

6.4.3 RESOLUTION: Close PH for Subdivision S26-3137 (643 Mowat Rd)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council close the Public Hearing of Council for Subdivision S26-3137 (643 Mowat Rd).

Carried

2026-123

6.4.4 RESOLUTION: Zoning By-law Amendment 2026-04 for Mowat Rd (2nd Reading)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT By-law No. 2026-04, being a by-law of the RM of East St. Paul to amend Zoning By-law No. 2009-04, by re-zoning lands currently zoned **"DR" Development Reserve Zone** to:

- "RM" Multiple Housing Dwelling Zone
- "R1-8" Single Housing Dwelling Zone
- "RT" Two Housing Dwelling Zone, and
- "PR" Park and Recreation Zone

be given 2nd reading for the following properties:

- 3401 Mowat Road (Roll No. 54203) - *partially re-zoned*
- Mowat Road (Roll No. 55800)
- 643 Mowat Road (Roll No. 57300)
- 643 Mowat Road (Roll No. 57400)
- Mowat Road (Roll No. 58460)

Carried

2026-124

6.4.5 RESOLUTION: Subdivision S26-3137 (643 Mowat Rd)

Councillor Horechko
Councillor Duval

WHEREAS the applicant for Tax Roll Nos. 54203, 55800, 57300, 57400 and 58460, located at 643 Mowat Road and a portion of 3401 Mowat Road, has submitted Subdivision Application S26-3137 seeking approval to subdivide the subject lands into 482 lots for single-family residential development, condominium development, public roads, and park and recreational lands;

THEREFORE BE IT RESOLVED THAT Subdivision S26-3137 be approved with the following conditions:

1. Applicant submits confirmation in writing from the Chief Administrative Officer of the RM of East St. Paul 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.
- b) Payment of any applicable development levies have been paid.

c) A Development Agreement with the RM has been entered into to address items including, but not limited to:

- i. the use of land and any existing or proposed building
- ii. storm water management plan
- iii. sewer and water
- iv. waste removal
- v. drainage
- vi. street lighting
- vii. sidewalks
- viii. traffic control
- ix. access
- x. connections to existing services; and
- xi. fencing and landscaping
- xii. any other standard the Municipality deems necessary

2. The Applicant shall provide written confirmation from Manitoba Hydro and Centra Gas Manitoba Inc. that any required Easement Agreements respecting existing and/or future facilities associated with the subdivision have been entered into, and that a Plan of Easement, as required under *The Real Property Act*, has been provided. Registration of the easement agreements shall be a condition of the final Certificate of Approval.

3. The Applicant shall provide written confirmation from Rogers that any required easements have been entered into. Easement acquisition shall be completed through a joint application with Manitoba Hydro.

4. The Applicant shall provide written confirmation from Bell MTS that a Right of Way ("Agreement") had been entered into for future telecommunication facilities. *Details regarding developer responsibilities may be obtained through the Bell MTS Network Engineering Control Centre.*

5. The Applicant shall provide written confirmation that the comments identified in correspondence from Manitoba Transportation and Infrastructure, Highway Design Branch - Roadside Development Section, dated March 20, 2026, have been addressed and completed to the satisfaction of the Department.

6. The Applicant shall obtain all required approvals from the Province of Manitoba - Drainage and Water Rights Licencing Branch. An Engineered Drainage Plan shall be submitted with the application in accordance with Section 4 of the attached guide.

7. The Applicant shall provide written confirmation that community mail requirements have been addressed to the satisfaction of Canada Post.

8. The Applicant shall provide written confirmation from River East Transcona School Division that its concerns and objections have been addressed to its satisfaction.

9. The Applicant shall obtain all variances and permits, and approvals, where required.

10. The subdivision is contingent on Zoning By-law 2026-04 receiving third reading.

Carried

6.4.6 Council recessed at 12:35 am and reconvened at 12:41 am

7. BY-LAWS

7.1 ~ Utility Amalgamation By-law No. 2026-10 (1st Reading)

2026-125

7.1.1 RESOLUTION: Utility Amalgamation By-law No. 2026-10 (1st Reading)

Councillor Horechko
Deputy Mayor Posthumus

BE IT RESOLVED that By-Law No. 2026-10, being a by-law of the RM of East St. Paul to amalgamate the East St. Paul Water and East St. Paul Wastewater Utilities and establish rates for the amalgamated East St. Paul Water and Wastewater Utility, be given first reading and submitted to the Public Utilities Board for approval.

Carried

7.2 ~ Campaign Expenses and Contributions By-law 2026-12 (1st Reading)

2026-126

7.2.1 RESOLUTION: Campaign Expenses and Contributions By-law 2026-12 (1st Reading)

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT By-law No. 2026-12, being a By-law of the Rural Municipality of East St. Paul to establish campaign expense limits and the portioning of income from fundraising events be given 1st reading.

Carried

7.3 ~ Zoning By-law Amendment 2026-11 (1st Reading)

2026-127

7.3.1 RESOLUTION: Zoning By-law Amendment 2026-11 (1st Reading)

Deputy Mayor Posthumus
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 1st reading.

Carried

8. POLICIES

NIL

9. GENERAL BUSINESS

NIL

10. BUSINESS ARISING FROM DELEGATIONS

11. CORRESPONDENCE FOR INFORMATION

12. IN CAMERA

NIL

2026-128

13. ADJOURNMENT

13.1 RESOLUTION: Adjournment

Deputy Mayor Posthumus
Councillor Imhoff

BE IT RESOLVED THAT the meeting be adjourned, the time being 12:44 a.m.

Carried



Charles Posthumus
Deputy-Mayor



Suzanne Ward
Chief Administrative Officer



PUBLIC HEARING SIGN-IN SHEET

Conditional Use 7, 2026

3391 Henderson Hwy.

April 28, 2026

5:30 pm

IN SUPPORT

PRINT NAME CLEARLY	STREET ADDRESS	EMAIL
XXXXXXXXXX	[REDACTED]	[REDACTED]
Clara Penner		
Karl Jungkind		



PUBLIC HEARING SIGN-IN SHEET

Variation Order 25, 2026

3331 Henderson Hwy.

April 28, 2026

5:30 pm

IN SUPPORT

PRINT NAME CLEARLY	STREET ADDRESS	EMAIL
Rosemary Cappellano	[REDACTED]	[REDACTED]
Donna & Jerry Subwid		
Sherrisa Adam		
Lawrence Morris		



PUBLIC HEARING SIGN-IN SHEET
Variation Order 25, 2026
3331 Henderson Hwy.
April 28, 2026
5:30 pm

IN OPPOSITION

PRINT NAME CLEARLY	STREET ADDRESS	EMAIL
<i>Kathy Decker</i>		



PUBLIC HEARING SIGN-IN SHEET

Variation Order 25, 2026

3331 Henderson Hwy.

April 28, 2026

5:30 pm

FOR INFORMATION

PRINT NAME CLEARLY	STREET ADDRESS	EMAIL
Lawrence Morris	[REDACTED]	[REDACTED]
Kim Ozuk		
Gary Ozuk		
Paula Hartfiel		
Tracy Nycza		
Donna Terry Ludwick		



PUBLIC HEARING SIGN-IN SHEET
Zoning By-law Amendment 2026-04 & Subdivision S26-3137

643 Mowat Rd.

April 28, 2026

5:30 pm

IN OPPOSITION

PRINT NAME CLEARLY	STREET ADDRESS	EMAIL
✓ DWIGHT GIBSON		
✓ Theresa Voelpel		
- Michael Stanley		
✓ GRANT BARKMAN		
✓ Gabriela Swosko		
- Kim Ozuk		
- Gary Ozuk		
- Paula Hart Friel		
- Tracey Nykzai		
- CRAIG STEFFANO		
✓ WAYNE STRIOWSKI		
✓ BARRY NAZAR		
HEART NAZAR		
✓ LORI NATWIK		
✓ Suzanne Dredger		
✓ Elaine Hrysió		
✓ Stormie Duchynicz		
✓ Ken Duchynicz		
✓ BIZIAW HURFK		



PUBLIC HEARING SIGN-IN SHEET
Zoning By-law Amendment 2026-04 & Subdivision S26-3137

643 Mowat Rd.

April 28, 2026
5:30 pm

IN OPPOSITION

PRINT NAME CLEARLY	STREET ADDRESS	EMAIL
✓ Brian Segal		
✓ Susan Zuk		
✓ Rob + Horeen Patterson		
Chris + Kathy Beattie		
Peter Chubrey		
X Sharlene Chubrey		
✓ Angela Johnson		
✓ Penny + Gary Kaminski		
✓ Robyn Chubey		
✓ DAN CHUBEY		
✓ Barry/Evelyn Boyce		
✓ VERN GUDMUNDSON		
X PEGGIE "		
✓ JAMES GOSSELIN		
✓ Jerry KUBE		
✓ Amanda Hy Warren ^{Richard.}		
✓ B. Taylor		
✓ LILY QUAYE		
✓ James Boschman		



PUBLIC HEARING SIGN-IN SHEET
Zoning By-law Amendment 2026-04 & Subdivision S26-3137
643 Mowat Rd.
April 28, 2026
5:30 pm

IN OPPOSITION

PRINT NAME CLEARLY	STREET ADDRESS	EMAIL
- Rick + Tessa Mostert		
- STEVE BULLSSA		
- LINDA MATHESON		
- Shauna Attardo		
- Rob Sutherland		
- J. Stankell		
- C. Kerr		
- J. LIWAKER		
- Darryl Sul		
- ✓ MARTIN NATVIK		
- Maurice Combat		
- Rosalie Combat		
- Dave & Angie Slobodian		
- GRANT + DEBRA MCMEEHAN		
- DONA & TERRY LUDWICK		
- GRAHAM HINATVIK		
- Llewella Morgan		
- Natalie Hochkosy		
- DANE ARBUCKLE		



PUBLIC HEARING SIGN-IN SHEET
Zoning By-law Amendment 2026-04 & Subdivision S26-3137
643 Mowat Rd.
April 28, 2026
5:30 pm

IN OPPOSITION

PRINT NAME CLEARLY	STREET ADDRESS	EMAIL
- Tim Torcu		
- ROSEMARY TORCU		
✓ BRAD GOERTZ		
- Allison Staff		
✓ Colleen Combat (Gerard)		
✓ RICHARA HOOPER		
- SOE RUSINOWICZ		
- WAYNE JAWORSKI		
- Pat Valen		
- GLORIA REDNAR		
- Tara Boschman		
- BOGUSLAW BIALY		
- Eva Marciniak + James Doran		
- Pat Solman		
- Ute + Bill Graham		
- Dolores Tutkaluk		
- Jordan Greening		
- ANNE ANNE HUFF		



PUBLIC HEARING SIGN-IN SHEET
Zoning By-law Amendment 2026-04 & Subdivision S26-3137

643 Mowat Rd.

April 28, 2026

5:30 pm

zoom

IN OPPOSITION

PRINT NAME CLEARLY	ADDRESS	EMAIL
✓ David Dyck	[REDACTED]	[REDACTED]
✓ Ray & Sherry Proulx		
✓ Brent Yarechewski & Teresa Tremblay ✓		
✓ Troy Gording		
✓ Wayne Block		
✓ Adam & Sarah Klassen		
✓ Dave Storoschuk		
✗ Darryl Sul		
✓ Brian Wachko		
✓ Sylvia Wachko		
✓ Jacqueline & Andy Muzia		
✓ Brevan Canning		
✗ Vern Gudmundson		

✓	Susan Zuk & James Rogowsky	
✓	Susan Janeczko	
✓	Janet Bell	
✓	Lisa Klaus	
X	Evelyn Boyce	
X	Jennifer Flynn	
✓	Shelley Morris	
✓	Adele Domenco	
X	Gary Kaminski	
X	Derek Saurette	
X	Kim & Larry Dyck	
✓	Kyla Fletcher	
X	Scott Fletcher	
X	Barry Nazar	
✓	Leslie & Brad Goerzen	
✓	Devin Wehrle	
✓	Sheryl Lohaza	
✓	Diane Enns	
✓	Craig Hodkinson	
✓	Eileen Oleski	
✓	Kirsty Gruszecky	
✓	Walter & Tracy Weber	
✓	Michael Froese	
✓	Betty+Fred Frost	
✓	Joie Froese	



PUBLIC HEARING SIGN-IN SHEET
 Zoning By-law Amendment 2026-04 & Subdivision S26-3137
643 Mowat Rd.
 April 28, 2026
 5:30 pm

FOR INFORMATION

PRINT NAME CLEARLY	STREET ADDRESS	EMAIL
LAURENCE MORRIS		
Michelle Richard		
Andrew Marguless		
Glen Doley		
J. PETRYK		
J. Babona		
DEE		
Dona Ludwick & Terry		
VERN KOEHN		
CHRIS / KATHY BEATTIE		
PETER CHUCKERY		

