



Rural Municipality of East St. Paul
Meeting Minutes
February 24, 2026 - Planning Meeting - 05:30 PM

PRESENT: Mayor Carla Devlin
Councillor Brian Imhoff
Councillor Orest Horechko (via Zoom)
Councillor Brian Duval
Deputy Mayor Charles Posthumus

IN ATTENDANCE: Suzanne Ward, Chief Administrative Officer
Kerry Floren, Assistant Chief Administrative Officer
Cara Nichols, Community Development Planner
Gillian Kolody, Community Planner, Red River Planning District

ABSENT:

1. MEETING CALLED TO ORDER

2. ADOPTION OF THE AGENDA

2026-043

2.1 RESOLUTION: Adoption of the Agenda

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT the agenda be adopted as presented.

Carried

3. OTHER BUSINESS

4. CONFIRMATION OF MINUTES

4.1 ~ February 3, 2026 Council Meeting Minutes

2026-044

4.1.1 RESOLUTION: Confirmation of the Minutes

Deputy Mayor Posthumus
Councillor Duval

BE IT RESOLVED THAT the Council Meeting Minutes of the February 3, 2026 regular meeting be approved.

Carried

5. DELEGATIONS

6. PUBLIC HEARINGS

6.1 ~ Variation Order 15, 2026 (3780 Rebeck Rd)

2026-045

6.1.1 RESOLUTION: Open PH for VO 15, 2026 (3780 Rebeck Rd)

Councillor Horechko
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 15, 2026 (3780 Rebeck Rd).

Carried

2026-046

6.1.2 RESOLUTION: Close PH for VO 15, 2026 (3780 Rebeck Rd)

Councillor Horechko
Councillor Imhoff

BE IT RESOLVED THAT Council close the Public Hearing of Council for Variation Order 15, 2026 (3780 Rebeck Rd).

Carried

2026-047

6.1.3 RESOLUTION: Variation Order 15, 2026 (3780 Rebeck Rd)

Councillor Horechko
Councillor Duval

WHEREAS the Applicant/Owner of Tax Roll No. 47310, located at 3780 Rebeck Road, has submitted an application for Variation Order No. 15, 2026, requesting:

- a reduction to the required side yard setback from 10 feet to 5 feet to permit the construction of an 1,800 sq. ft. detached accessory structure on the subject property; and
- a variance to increase the maximum permitted accessory structure height from 20 feet to 21 feet;

THEREFORE BE IT RESOLVED THAT Variation Order No. 15, 2026, be approved, subject to the following conditions:

1. This approval is limited to the scope, design, and details presented in the approved application. Any modifications, additions, or replacements shall require a new variance application and Council approval.
2. The Applicant/Owner shall obtain all required permits and approvals from the Red River Planning District, the Province of Manitoba, and the Rural Municipality of East St. Paul, as applicable.

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

Carried

7. BY-LAWS

7.1 ~ Zoning By-law 2026-04 for Mowat Rd (1st Reading)

2026-048

7.2 RESOLUTION: Zoning By-law Amendment 2026-04 for Mowat Rd

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 1st 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

7.3 ~ Zoning By-law Amendment 2026-06 for 3200 De Vries Ave (1st Reading)

2026-049

7.3.1 RESOLUTION: Zoning By-law 2026-02 (Not Proceeding)

Deputy Mayor Posthumus
Councillor Imhoff

WHEREAS Council previously gave First Reading to Zoning By-law Amendment No. 2026-02 on February 3, 2026;

AND WHEREAS Red River Planning District has identified zoning errors within the circulated draft that requires revision to ensure accuracy and clarity prior to continuing the statutory process;

NOW THEREFORE BE IT RESOLVED THAT Council not proceed with First Reading of Zoning By-law Amendment No. 2026-02.

Carried

2026-050

7.3.2 RESOLUTION: Zoning By-law 2026-06 for 3200 De Vries (1st Reading)

Deputy Mayor Posthumus
Councillor Imhoff

BE IT RESOLVED THAT By-law No. 2026-06, being a by-law of the Rural Municipality of East St. Paul to amend Zoning By-law 2009-04 by partially re-zoning the subject property located at 3200 De Vries Ave and Roll Number 22600 (River Lots 115 & 116, Parcel A, Plan 53624), be given First Reading.

Carried

7.4 ~ Water Sprinkling By-law 2026-03 (2nd & 3rd Reading)

2026-051

7.4.1 RESOLUTION: Water Sprinkling By-law 2026-03 (2nd Reading)

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT By-law 2026-03, being a By-law of the Rural Municipality of East St. Paul to regulate the sprinkling of water, be given Second Reading.

Carried

2026-052

7.4.2 RESOLUTION: Water Sprinkling By-law 2026-03 (3rd Reading)

Councillor Imhoff
Deputy Mayor Posthumus

BE IT RESOLVED THAT By-law No.2026-03, being a By-law of the Rural Municipality of East St. Paul to regulate the sprinkling of water be given Third 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	✓			
Councillor Imhoff	✓			
Deputy Mayor Posthumus	✓			

Carried

8. POLICIES

9. GENERAL BUSINESS

9.1 PLANNING

9.1.1 ~ Subdivision S25-3116 Development Agreement

2026-053

9.1.1.1 RESOLUTION: Subdivision S25-3116 Development Agreement

Deputy Mayor Posthumus
Councillor Duval

BE IT RESOLVED THAT Council adopt the Development Agreement for Subdivision S25-3116 between Joel and Larissa Olfert 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 ADMINISTRATION

9.2.1 ~ TAXervice Contract Renewal

2026-054

9.2.1.1 RESOLUTION: TAXervice Contract Renewal

Councillor Imhoff
Councillor Horechko

WHEREAS the Municipal Act requires the municipality to conduct tax recovery proceedings every year;

AND WHEREAS Council for the Municipality deems it to be in the municipality's best interest to hire TAXervice Inc. to manage tax arrears recovery on its behalf;

NOW THEREFORE IT IS HEREBY RESOLVED that the RM of East St. Paul hire TAXervice Inc. to manage tax arrears recovery on the municipality's behalf for a term of 3 (three) years.

AND BE IT FURTHER RESOLVED that the administrator be and is hereby authorized to sign the TAXervice Inc. engagement letter on behalf of the municipality.

Carried

9.3 GENERAL

9.3.1 ~ Agricultural Licence Agreement (Clayton Harder Farms)

2026-055

9.3.1.1 RESOLUTION: Agricultural Licence Agreement, River Lots 101 & 102 (Clayton Harder Farms)

Councillor Imhoff
Councillor Duval

BE IT RESOLVED THAT Council approve entering into a licence agreement with Clayton Harder Farms Inc. for the continued agricultural use of River Lots 101 and 102, Parish of St. Paul, formerly known as the Imperial Oil lands, from January 2026 to December 2027.

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

Carried

9.4 FIRE

9.4.1 ~ Fire Department Infrastructure - Advisory Committee Formation

2026-056

9.4.1.1 RESOLUTION: Fire Department Infrastructure - Advisory Committee Formation

Councillor Horechko
Councillor Imhoff

WHEREAS, Council wishes to begin preliminary planning discussions regarding future fire department infrastructure needs.

AND WHEREAS Administration has recommended the establishment of an advisory committee to guide the development of a consultant-led feasibility study and to provide input respecting operational requirements, future growth considerations, and potential infrastructure options.

THEREFORE, BE IT RESOLVED THAT Council approve the establishment of a Fire Department Infrastructure Advisory Committee for the purpose of developing the scope of work for a feasibility study, reviewing proposals received through a competitive procurement process, and providing a recommendation to Council regarding consultant selection.

AND BE IT FURTHER RESOLVED THAT the Committee be comprised of the following members:

- Chief Administrative Officer
- Community Services Manager
- Deputy Fire Chief Jamie Roberton
- Captain Scott Zieba
- Lieutenant Jordan Wiwcharyk
- Mayor Devlin; and
- Councillor Imhoff

Carried

9.5 RECREATION

9.5.1 ~ East St. Paul Day 2026

2026-057

9.5.1.1 RESOLUTION: East St. Paul Day 2026

Mayor Devlin
Councillor Duval

BE IT RESOLVED THAT East St. Paul Day be declared a Community Event for the purpose of making an application for the appropriate permits.

AND BE IT FURTHER RESOLVED THAT the event will be held on Saturday, June 20 and Sunday, June 21, 2026 at the East St. Paul Community Centre.

Carried

10. BUSINESS ARISING FROM DELEGATIONS

11. CORRESPONDENCE FOR INFORMATION

12. IN CAMERA

2026-058

12.1 RESOLUTION: In Camera

Councillor Imhoff
Deputy Mayor Posthumus

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

12.1.1 ~ Business Development

2026-059

12.2 RESOLUTION: Out of Camera

Councillor Imhoff
Councillor Horechko

BE IT RESOLVED THAT Council now moves Out of Camera and resumes the Regular Meeting of Council.

Carried

12.2.1 RESOLUTION: Withdrawal from WMR

Deputy Mayor Posthumus
Councillor Imhoff

WHEREAS the Winnipeg Metropolitan Region / Capital Planning Region is governed by *The Planning Act (Manitoba)*, as amended in 2025 by Bill 4 – *The Planning Amendment Act (2025)*, which establishes voluntary municipal membership;

AND WHEREAS the transitional provisions of the Act permit a municipality to request withdrawal by Council resolution submitted to the Minister prior to the October 28, 2026, municipal general election, after which future withdrawals are limited to the statutory 180-day window tied to the regional plan review cycle;

AND WHEREAS Council has not yet had the opportunity to review the finalized regional plan, including its financial, land-use, servicing, and governance implications;

AND WHEREAS Council supports the principle of voluntary regional collaboration while recognizing its responsibility to preserve local planning authority, fiscal sustainability, democratic accountability to residents, and the discretion of future Councils;

THEREFORE BE IT RESOLVED THAT the Council of the RM of East St. Paul, pursuant to *The Planning Act* as amended, hereby requests immediate withdrawal from membership in the Capital Planning Region;

AND BE IT FURTHER RESOLVED THAT the Chief Administrative Officer is directed to forward this resolution to the Minister of Municipal and Northern Relations with a request that the Province enact the necessary regulation to remove the RM of East St. Paul from membership in the Capital Planning Region;

AND BE IT FURTHER RESOLVED THAT Council affirms its continued commitment to constructive inter-municipal cooperation and regional dialogue on matters of shared infrastructure, transportation, economic development, and land use, independent of formal Capital Planning Region membership.

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

Carried

13. ADJOURNMENT

2026-061

13.1 RESOLUTION: Adjournment

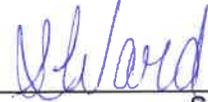
Councillor Imhoff
Deputy Mayor Posthumus

BE IT RESOLVED THAT the meeting be adjourned, the time being 7:11 pm.

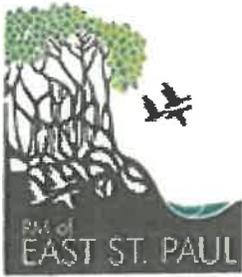
Carried



Carla Devlin
Mayor



Suzanne Ward
Chief Administrative Officer



PUBLIC HEARING SIGN-IN SHEET

Variation Order 15, 2026

3780 Rebeck Road

February 24, 2026

5:30 pm

IN SUPPORT

PRINT NAME CLEARLY	ADDRESS	PHONE
JEFF DRIEDGER	[REDACTED]	[REDACTED]
ROB POWNOR		
SHIRLEY JENNA		

PUBLIC HEARING SIGN-IN SHEET

Variation Order 15, 2026

3780 Rebeck Road

February 24, 2026

5:30 pm

zoom

FOR INFORMATION

PRINT NAME CLEARLY	ADDRESS	EMAIL
✓ Louise Shupenia	[REDACTED]	[REDACTED]
✓ Janet Bell		
✓ Brian Wachko		