



**Rural Municipality of East St. Paul  
Meeting Minutes  
February 25, 2025 - Planning Meeting - 05:30 PM**

**PRESENT:** Mayor Carla Devlin  
Deputy Mayor Brian Imhoff  
Councillor Brian Duval  
Councillor 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:** Councillor Orest Horechko

**1. MEETING CALLED TO ORDER**

**2. ADOPTION OF THE AGENDA**

2025-047

**2.1 RESOLUTION: Adoption of the Agenda**

Councillor Posthumus  
Councillor Duval

BE IT RESOLVED THAT the agenda be adopted as presented.

Carried

**3. OTHER BUSINESS**

**4. CONFIRMATION OF MINUTES**

**4.1 ~ February 11, 2025 Council Meeting Minutes**

2025-048

**4.2 RESOLUTION: Confirmation of the Minutes**

Deputy Mayor Imhoff  
Councillor Posthumus

BE IT RESOLVED THAT the Council Meeting Minutes of the February 11, 2025 regular council meeting, be approved.

Carried

**5. DELEGATIONS**

**6. BY-LAWS**

**6.1 ~ Re-Zoning By-law 2025-03 (1st Reading)**

2025-049

**6.1.1 RESOLUTION: By-law 2025-03 Zoning Amendment (1st Reading)**

Councillor Posthumus  
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 1st Reading.

Carried

**7. PUBLIC HEARINGS**

**7.1 ~ Variation Order 138, 2024 (3184 & 3188 Henderson Hwy)**

2025-050

**7.1.1 RESOLUTION: Open PH for VO 138, 2024 (3184 & 3188 Henderson Hwy)**

Deputy Mayor Imhoff  
Councillor Duval

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 138, 2024 (3184 & 3188 Henderson Hwy).

Carried

2025-051

**7.1.2 RESOLUTION: Close PH for VO 138, 2024 (3184 & 3188 Henderson Hwy)**

Deputy Mayor Imhoff  
Councillor Duval

BE IT RESOLVED THAT Council close the public hearing of council for Variation Order 138, 2024 (3184 & 3188 Henderson Hwy).

Carried

2025-052

**7.1.3 RESOLUTION: Variation Order 138, 2024 (3184 & 3188 Henderson Hwy)**

Deputy Mayor Imhoff  
Councillor Duval

WHEREAS the Applicant / Owner of Tax Roll No.58800 & 58900, located at 3184 & 3188 Henderson Highway, has made application for Variation Order 138, 2024 to increase the maximum attached accessory building area

FROM: 1,200 sq.ft. (max)  
TO: 2,962 sq.ft.

to allow for the proposed attached garage to be constructed on the subject property.

THEREFORE BE IT RESOLVED THAT Variation Order 138, 2024 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, MTI Water Review and the municipality, if required.

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

Carried

**7.2 ~ Variation Order 2, 2025 (4015 Ross Farm Rd)**

2025-053

**7.2.1 RESOLUTION: Open PH for VO 2, 2025 (4015 Ross Farm Rd)**

Councillor Duval  
Councillor Posthumus

BE IT RESOLVED THAT Council open the Public Hearing of Council for Variation Order 2, 2025 (4015 Ross Farm Rd).

Carried

2025-054

**7.2.2 RESOLUTION: Close PH for VO 2, 2025 (4015 Ross Farm Rd)**

Councillor Posthumus  
Councillor Duval

BE IT RESOLVED THAT Council close the public hearing of council for Variation Order 2, 2025 (4015 Ross Farm Rd).

Carried

2025-055

**7.2.3 RESOLUTION: Variation Order 2, 2025 (4015 Ross Farm Rd)**

Councillor Duval  
Councillor Posthumus

WHEREAS The Applicant/Owner of Tax Roll No. 69807, located at 4015 Ross Farm Rd, has submitted an application for Variation Order 2, 2025. The request seeks approval to increase the number of accessory structures on the property from two (2) to four (4) and to permit the storage of two (2) commercial vehicles, provided that no commercial business will be conducted on-site.

THEREFORE BE IT RESOLVED THAT Variation Order 2, 2025 (4015 Ross Farm Rd) 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 two work vehicles will include a dump truck and a flatbed trailer.

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

Tabled

**8. POLICIES**

**9. GENERAL BUSINESS**

**9.1 PLANNING**

**9.1.1 ~ Subdivision S24-3079 (2830 Wenzel St)**

2025-056

**9.1.1.1 RESOLUTION: Subdivision S24-3079 (2830 Wenzel St)**

Councillor Posthumus  
Deputy Mayor Imhoff

WHEREAS The Applicant / Owner of Tax Roll No.94695, located at 2830 Wenzel Street, has submitted an application for Subdivision S24-3079 to subdivide the subject land of 6.17 acres on title CT 1059446/1 into total two lots: Lot 1 - 2.5 ac, 251 ft wide and Lot 2 - 3.5 ac, 266 ft wide:

THEREFORE BE IT RESOLVED THAT Subdivision S24-3079 be approved with the following conditions:

1. Applicant / Owner submits written confirmation from Manitoba Hydro and Centra Gas that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas 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. Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.

2. Applicant / Owner obtains all required variances from the Red River Planning District, if required.

3. Applicant / Owner enter into a development agreement with the Municipality if required.

Carried

**9.1.2 ~ Subdivision S24-3077 (3184 & 3188 Henderson Hwy)**

2025-057

**9.1.2.1 RESOLUTION: Subdivision S24-3077 (3188 & 3184 Henderson Hwy)**

Deputy Mayor Imhoff  
Councillor Duval

WHEREAS the Applicant / Owner of Tax Roll No. 58800 and Tax Roll No. 58900, located at 3188 Henderson Hwy and 3184 Henderson Hwy, has made application for Subdivision S24-3077 to adjust the boundaries of the subject land and to create Lot 1: 0.66 acres which will be 103 ft wide and Lot 2: 3.25 acres which will be 150 feet wide.

THEREFORE BE IT RESOLVED THAT Subdivision S24-3077 be approved with the following condition:

1. Applicant / Owner submits written confirmation from Manitoba Hydro that an Easement Agreement(s) 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.

Carried

**9.1.3 ~ 18 Tielmann Drive**

2025-058

**9.1.3.1 RESOLUTION: 18 Tielmann Drive extension**

Councillor Posthumus  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council approve the extension for Variance Order 130, 2023 (18 Tielman Drive) for a period of 12 months; to expire on January 23, 2026.

Carried

**9.1.4 ~ Subdivision S24-3055 (55 Allison Street)**

2025-059

**9.1.4.1 RESOLUTION: Subdivision S24-3055 (55 Allison Street)**

Councillor Duval  
Deputy Mayor Imhoff

WHEREAS the Applicant / Owner of Tax Roll No. 78950 & 78930, located at 55 Allison Street, has made application for Subdivision S24-3055 to realign the subject land boundaries between Certificat Title 2525102/1 of 0.5 acres and Certificate Title 2167267/1 of 17.35 acres. The proposal will result in two lots - one being 0.84 acres and the other being 16.98 acres.

THEREFORE BE IT RESOLVED THAT Subdivision S24-3055 be approved with the following condition:

1. Applicant / Owner submits written confirmation from Manitoba Hydro that an Easement Agreement(s) 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.

Carried

**9.2 ADMINISTRATION**

**9.2.1 ~ River East Collegiate Safe Grad Donation Request**

2025-060

**9.2.1.1 RESOLUTION: River East Collegiate Safe Grad**

Councillor Posthumus  
Deputy Mayor Imhoff

BE IT RESOLVED THAT Council approve a \$500.00 grant in support of River East Collegiate's Safe Grad event on June 24, 2025.

Carried

**9.3 OPERATIONS**

**9.3.1 ~ 2025 Challenger Baseball Program Field Donation**

2025-061

**9.3.1.1 RESOLUTION: Challenger Baseball Program Field**

Deputy Mayor Imhoff  
Councillor Duval

BE IT RESOLVED THAT Council approves the request as submitted by Red River Valley Baseball Association and waives the rental fees for baseball diamond #4 for four (4) Saturday sessions of Challenger Baseball between May and June 2025.

Carried

**10. BUSINESS ARISING FROM DELEGATIONS**

**11. CORRESPONDENCE FOR INFORMATION**

**12. IN CAMERA**

**13. ADJOURNMENT**

2025-062

**13.1 RESOLUTION: Adjournment**

Councillor Posthumus  
Deputy Mayor Imhoff

BE IT RESOLVED THAT the meeting be adjourned, the time being 8:14 pm.

Carried

  
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Carla Devlin  
Mayor

  
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Suzanne Ward  
Chief Administrative Officer



**PUBLIC HEARING SIGN-IN SHEET**  
Variation Order 138, 2024  
**3184 & 3188 Henderson Hwy**  
February 25, 2025  
5:30 pm

**IN SUPPORT**

PRINT NAME CLEARLY	ADDRESS	PHONE
TIPULDA IMARKENCH		
DARRELL KOSEMANNA		

**IN OPPOSITION**

PRINT NAME CLEARLY	ADDRESS	PHONE

**FOR INFORMATION**

PRINT NAME CLEARLY	ADDRESS	PHONE

