



**Council Meeting Minutes**  
**April 23, 2025 - 06:00 PM**

Regular Meeting of Council held in the Council Chambers of the Rural Municipality of Ste. Anne at 395 Traverse Road on April 23, 2025.

**CALL TO ORDER 6:00 PM**

Reeve Richard Pelletier called the meeting to order at 9:00 am by acknowledging that we are located on Treaty 1 Lands, the traditional lands of the Anishinaabe, Cree, Oji-Cree, Dakota, Dene, and the birthplace of the Métis Nation.

**ATTENDANCE**

COUNCIL MEMBER	IN ATTENDANCE	ABSENT
RICHARD PELLETIER, REEVE	X	
SARAH NORMANDEAU, WARD 1	X	
KYLE WACZKO, WARD 2	X	
PATRICK STOLWYK, WARD 3	X	
BRAD INGLES, WARD 4	X	
ROBERT SARRASIN, WARD 5	X	
RANDY EROS, WARD 6	X	

Also in attendance were:  
Chief Administrative Officer, Shelley Jensen  
Legislative Officer, Nadine Vielfaure  
Finance Officer, Tiana Bohemier

**ADOPTION OF AGENDA**

2025-141

Councillor Normandeau  
Councillor Waczko

BE IT RESOLVED THAT the agenda for the April 23, 2025, regular meeting be adopted as circulated and amended to add:

- Meeting with MLA Bob Lagasse
- Matters in Preliminary Stages - In Camera

**CARRIED**

**ADOPTION OF MINUTES**

2025-142

Councillor Normandeau  
Councillor Waczko

BE IT RESOLVED THAT the April 9, 2025, regular meeting minutes be adopted as circulated.  
**CARRIED**

## **FINANCE**

### **Cheque Listing**

2025-143

Councillor Eros

Councillor Waczko

BE IT RESOLVED THAT the following cheques numbered #20250127 – #20250145 and EFT's numbered #202500347 - #202500394 (inclusive) in the amount of \$126,791.52 be approved for payment.

**CARRIED**

## **MUNICIPAL DELEGATE REPORTS**

Richer Community Club - Richer Recreation Committee - AGM - April 9, 2025

AMM Spring Convention - April 14-16, 2025

STARS Open House - April 16, 2025

Comité Culturel de Sainte-Anne - AGM - April 22, 2025

**UNFINISHED BUSINESS** – None.

**NOTICE OF MOTION / PETITIONS** – None.

**COMMITTEE MINUTES AND MATTERS** – None.

### **DELEGATION(S) – 6:15 pm**

Tabled until the scheduled Delegation time.

### **HEARINGS - 6:30 pm**

Tabled until the scheduled Hearing time.

### **7:00 PM - Financial Plan Public Hearing**

Tabled until the scheduled Hearing time.

**DEPARTMENT MANAGER REPORTS** – None.

## **BY-LAWS**

Tabled until the 2025 Financial Plan Public Hearing is concluded.

## **NEW BUSINESS**

### **MB Association of Municipal Emergency Coordinators - 2025 Conference**

Received as information.

### **ERMC Memorandum of Understanding**

2025-144

Councillor Sarrasin

Councillor Stolwyk

WHEREAS the member municipalities of Southeast Manitoba have formed the Eastman Regional Municipal Committee - Southern Sub-Committee to address the shared challenges and opportunities;

AND WHEREAS a proposed Memorandum of Understanding (MOU) has been developed to formalize collaboration among the partner municipalities with the aim of promoting regional growth, enhancing quality of life, and ensuring sustainable development through shared initiatives and joint action;

AND WHEREAS the MOU reflects a commitment by the partner municipalities to improve

infrastructure, safeguard healthcare, foster economic prosperity, and champion the unique culture and identity of Southeast Manitoba;

AND WHEREAS regional cooperation is recognized as essential to achieving common goals and addressing the evolving needs of our communities;

THEREFORE BE IT RESOLVED THAT the Council of the RM of Ste. Anne hereby adopts and supports the Eastman Regional Municipal Committee - Southern Sub-Committee Memorandum of Understanding as presented;

FURTHER BE IT RESOLVED THAT the RM of Ste. Anne commits to collaborating with the partner municipalities under the framework of the MOU to advance the shared goals and objectives outlined therein.

**CARRIED**

#### **May 2025 Meeting Schedule**

Received as information.

#### **DELEGATION(S)**

At 6:15 pm, Marie-Rose Markmann spoke to Council regarding their concerns with the International Council for Local Environmental Initiatives (ICLEI), Partners for Climate Protection & Local Governments for Sustainability, and the Federation of Canadian Municipalities (FCM) and their various programs.

Council suspended the delegation at 6:30 pm to conduct the scheduled public hearings, inviting the delegation to resume thereafter.

#### **HEARINGS - 6:30 pm**

The CAO reviewed the procedures for Public Hearings and confirmed that the notification requirements of the Planning Act have been met for all Hearings on the April 23, 2025, Council Meeting Agenda.

#### **Road Order #01-25 - Subdivision #4175-24-8998 - Commerce Lane - Owen Reimer 2025-145**

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Road Order #01-25, related to the proposed opening of a new public road to be named Commerce Lane, as part of Subdivision File #4175-24-8998, proposing to create twelve (12) commercial lots (10 new lots) from the current 24.58-acre area held under CTs #2397016/1 and #3233532/1, being Parts of RL 23 & 24 Parish of Ste. Anne including Parcels 1& 2 Plan 9728 WLTO, in an area zoned "Highway Commercial"; at 6:31 pm.

**CARRIED**

The Province of Manitoba's department of Community and Regional Planning's Report to Council dated March 19, 2025, was provided to Council.

The applicant, Owen Reimer, made a presentation in favour of the proposal.

Robert Saindon, Fire Chief for the Town of Ste. Anne, submitted concerns related to emergency access and potential impacts on public safety due to increased traffic and limited road access.

John Desrochers, Development Manager for the Town of Ste. Anne, submitted written comments on behalf of the Town objecting to Subdivision File #4175-24-8998.

No other members of the public made presentations regarding the proposal.

**OUT OF HEARING - RO #01-25 - SD #4175-24-8998 - Commerce Lane - Owen Reimer**

2025-146

Councillor Ingles

Councillor Eros

BE IT RESOLVED THAT the Public Hearing for Road Order #01-25 in relation to Subdivision File #4175-24-8998 be closed and that this meeting reconvene into regular session at 6:50 pm.

**CARRIED**

**DELEGATION(S) (Continued)**

At 6:50 pm, Marie-Rose Markmann resumed her delegation to Council regarding their concerns with the International Council for Local Environmental Initiatives (ICLEI), Partners for Climate Protection & Local Governments for Sustainability, and the Federation of Canadian Municipalities (FCM) and their various programs.

**7:00 PM - Financial Plan Public Hearing**

2025-147

Councillor Sarrasin

Councillor Ingles

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing at 7:01 pm, for the 2025 Financial Plan.

**CARRIED**

RM of Ste. Anne Finance Officer Tiana Bohemier presented the 2025 Financial Plan.

Dan Guetre requested clarification on various points and had questions for Council regarding the 2025 Financial Plan.

**OUT OF HEARING - Financial Plan**

2025-148

Councillor Ingles

Councillor Stolwyk

BE IT RESOLVED THAT the Hearing for the 2025 Financial Plan be closed at 8:02 pm, and that this meeting reconvene into regular session.

**CARRIED**

At 8:02 pm, Council recessed until 8:08 pm.

**HEARINGS (Continued)**

**Hearing Decision - RO #01-25 - SD #4175-24-8998 - Commerce Lane - Owen Reimer**

2025-149

Councillor Ingles

Councillor Sarrasin

WHEREAS a Public Hearing was held for Road Order #01-25, in relation to Subdivision File #4175-24-8998, proposing to create twelve (12) commercial lots (10 new lots) from the current 24.58-acre area held under CTs #2397016/1 and #3233532/1, being Parts of RL 23 & 24 Parish of Ste. Anne including Parcels 1& 2 Plan 9728 WLTO, in an area zoned "Highway Commercial"; AND WHEREAS the proposed development includes the extension of municipal services and the creation of a new public road to be named *Commerce Lane*;

BE IT RESOLVED THAT Council approve Road Order #01-25 and Subdivision File #4175-24-8998, subject to the following conditions:

1. That the developer provide a geotechnical report prepared by a qualified geotechnical engineer for the planned area, identifying groundwater conditions, soil composition, and foundation design recommendations;

2. That the developer provide an engineered drainage and road design plan, including the construction of Commerce Lane, in accordance with the RM of Ste. Anne Municipal Standards and approved by the Municipal Engineer;
3. That the developer enter into a Development Agreement with the Municipality, addressing, among other matters:
  - a. the construction of Commerce Lane and any required road upgrades,
  - b. drainage infrastructure,
  - c. street lighting,
  - d. site servicing provisions,
  - e. fencing and any other applicable buffering requirements.
  - f. that a mention of the Town of Ste. Anne force-main's presence be included in the development agreement which may affect development in its vicinity.
4. That drainage easement must be registered in a form acceptable to the Municipality;
5. That the applicant obtain any necessary variations and pay the associated variation order fees;
6. That any non-conforming uses or buildings be brought into compliance with municipal Zoning By-law requirements to the satisfaction of the Designated Officer.
7. That the developer provide a digital and hard copy of the Plan of Subdivision prepared by a Manitoba Land Surveyor, including lot areas in acres for all proposed planned area, and a Building Location Certificate for proposed lots 8 & 9;
8. That the road name ***Allée du Commerce Lane*** be clearly shown on the Plan of Subdivision;
9. That the developer pay the applicable subdivision administration fee of \$1,100 in accordance with By-Law 21-2023;
10. That a lot levy of \$2,000.00 per lot created be paid to the Municipality, for a total of \$18,000.00;
11. That \$6,840.00 dedication fee be paid to the Municipality in lieu of public reserve or school lands, in accordance with Section 136(1) of The Planning Act and Policy #03-ADMIN. Should design plans change, the allocation between cash and lands may be revised, provided that the 10% allocation for public reserve purposes is met under this Policy.
12. That any engineered or legal documents related to the subdivision be subject to review by the Municipality's consulting engineer and/or legal counsel; and
13. That all costs associated with the subdivision, including but not limited to legal, engineering, and registration fees, be borne by the developer.

BE IT FURTHER RESOLVED THAT, should Manitoba Transportation and Infrastructure (MTI) require the closure of the existing access to the RM Public Works yard from PR 210, the Development Agreement shall include provisions to:

- Redesign the affected municipal lot to the satisfaction of the Municipality, ensuring continued public and emergency access to the water line, Clean Farms depot, residential recycling depot, and the Park & Ride lot;
- Include, if necessary, relocation of these services or construction of alternate access points, while minimizing the interaction between heavy equipment and passenger vehicles;
- Ensure all associated work is completed at the Developer's cost, in a timely manner, with prior Municipal approval, and without disruption to ongoing municipal operations.

**CARRIED**

## **BY-LAWS**

### **By-law #2025-02 - Tax Levy By-law - 2nd Reading**

2025-150

Councillor Sarrasin

Councillor Eros

BE IT RESOLVED THAT By-Law #2025-02, being the 2025 Tax Levy By-law and Financial Plan be given second reading as amended to increase the 2025 General Grants by \$15,000 to be provided by the general municipal reserve fund.

**CARRIED**

**By-law #2025-02 - Tax Levy By-law - 3rd Reading**

2025-151

Councillor Normandeau

Councillor Eros

BE IT RESOLVED THAT By-Law #2025-02, being the 2025 Tax Levy By-law and Financial Plan, be given third and final reading as amended at 2nd reading.

COUNCIL MEMBER	IN FAVOUR	OPPOSED	ABSTAIN	ABSENT
RICHARD PELLETIER, REEVE	X			
SARAH NORMANDEAU, WARD 1	X			
KYLE WACZKO, WARD 2	X			
PATRICK STOLWYK, WARD 3	X			
BRAD INGLES, WARD 4	X			
ROBERT SARRASIN, WARD 5	X			
RANDY EROS, WARD 6	X			

**CARRIED**

**NEW BUSINESS (Continued)**

**Land Sale Agreement**

2025-152

Councillor Sarrasin

Councillor Stolwyk

WHEREAS Council Resolution #2024-484 authorized the CAO to negotiate with a landowner in the LUD of Richer on a economic development opportunity, consisting of subdivision and land acquisition;

AND WHEREAS the landowners have agreed to the terms and conditions and signed the Land Sale Agreement as presented;

BE IT RESOLVED THAT the Reeve and CAO be authorized to ratify the Land Sale Agreement for the purchase of lands following the subdivision of Lot 3 Plan 22760, as outlined in the Agreement, with the associated deposit authorized to be released immediately;

BE IT FURTHER RESOLVED THAT administration be authorized to proceed with the associated subdivision application, with all associated costs authorized to be paid.

**CARRIED**

**Meeting With Bob Lagassé**

Administration to respond.

**PLANNING & DEVELOPMENT – None.**

**CONSENT AGENDA**

2025-153

Councillor Stolwyk

Councillor Normandeau

BE IT RESOLVED THAT the consent agenda consisting of the following 13 items be adopted as circulated:

- AMM - Various Correspondence
- FCM - Various Correspondence
- Manitoba Municipal Administrators
- Seine Rat Roseau Watershed District
- Response Email from Bob Legassé Re: PTH 12 & PR 210
- Villa YouVille
- Eco-West
- Various News Articles
- Province of Manitoba
- Earth Day Canada
- Waste Reduction and Recycling Support (WRARS)

ERMC Southern Sub Committee  
STARS

**CARRIED**

At 8:45 pm, Finance Officer Tiana Bohemier left the meeting.

**IN CAMERA**

2025-154

Councillor Normandeau

Councillor Ingles

BE IT RESOLVED THAT Council recess in order to meet as a Committee of the Whole, In Camera, at 8:45 pm, to discuss By-law Enforcement Matters and Matters in Preliminary Stages of discussions under Section 152(3) of *The Municipal Act*.

**CARRIED**

**OUT OF CAMERA**

2025-155

Councillor Ingles

Councillor Stolwyk

BE IT RESOLVED THAT this meeting reconvene into regular session at 9:05 pm, and that all information discussed In Camera be kept in confidence until the matter is discussed at a public meeting of Council or Committee.

**CARRIED**

**ADJOURNMENT**

2025-156

Councillor Waczko

Councillor Sarrasin

BE IT RESOLVED THAT this regular meeting be adjourned at 9:08 pm.

**CARRIED**

**NEXT MEETING(s)**

Regular Day Meeting

May 14, 2025 @ 9:00 am

Regular Evening Meeting

May 28, 2025 @ 6:00 pm

Original signed by:

Richard Pelletier  
Reeve

Original signed by:

Shelley Jensen, CMMA  
Chief Administrative Officer