



Council Meeting Minutes
October 22, 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 October 22, 2025.

CALL TO ORDER 6:00 PM

Reeve Richard Pelletier called the meeting to order at 6:00 pm 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 | arrived at 6:40 pm | |
| KYLE WACZKO, WARD 2 | X | |
| PATRICK STOLWYK, WARD 3 | X | |
| BRAD INGLES, WARD 4 | Arrived at 6:05 pm | X |
| ROBERT SARRASIN, WARD 5 | X | |
| RANDY EROS, WARD 6 | X | |

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

ADOPTION OF AGENDA

2025-395
Councillor Eros
Councillor Waczko
BE IT RESOLVED THAT the agenda for the October 22, 2025, regular meeting be adopted as circulated.
CARRIED

ADOPTION OF MINUTES

2025-396
Councillor Waczko
Councillor Stolwyk
BE IT RESOLVED THAT the October 8, 2025, regular meeting minutes be adopted as circulated.
CARRIED

FINANCE

Cheque Listing

2025-397

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT the following cheques numbered #20250313 – #20250338 and EFT's numbered #202500982 - #202501035 (inclusive) in the amount of \$151,194.55 be approved for payment.

CARRIED

MUNICIPAL DELEGATE REPORTS

Eastman Tourism Association - Councillor Ingles

Tabled until later in the meeting.

Development Plan Open House - October 14, 2025

Economic Development Strategic Planning SWOT Session - October 15, 2025

At 6:05 pm, Councillor Brad Ingles joined the meeting.

CDEM Council Meeting - October 15, 2025 - Councillor Sarrasin

AMM ERM Southern Sub-District Meeting with Minister Naylor (MTI) - October 22, 2025 - Reeve Pelletier

ERM Meeting with Ted Falk - October 16 - Reeve Pelletier

Eastman Tourism Association - Councillor Ingles

UNFINISHED BUSINESS – None.

NOTICE OF MOTION / PETITIONS – None.

COMMITTEE MINUTES AND MATTERS – None.

DELEGATION(S) – None.

HEARINGS - 6:30 pm

Tabled until the scheduled Hearing time.

DEPARTMENT MANAGER REPORTS – None.

BY-LAWS

By-law #2025-09 - Capital Lot Levy By-law - 2nd Reading

2025-398

Councillor Sarrasin

Councillor Ingles

BE IT RESOLVED THAT By-Law #2025-09, being a by-law to provide for the imposition of a Capital Lot Levy on subdivided lands, be given second reading.

CARRIED

By-law #2025-09 - Capital Lot Levy By-law - 3rd Reading

2025-399

Councillor Eros

Councillor Waczko

BE IT RESOLVED THAT By-Law #2025-09, being a by-law to provide for the imposition of a Capital Lot Levy on subdivided lands, be given third and final reading.

BE IT FURTHER RESOLVED THAT the 2025 Capital Lot Levy allocations into municipal reserve funds be in accordance with By-law 2025-09.

| 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

AMM Convention - November 25 - 27, 2025

Administration to respond.

Manitoba Watersheds Conference

Received as information.

RAMS Contract

Administration to investigate further.

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 October 22, 2025, Council Meeting Agenda.

Road Order #02-25 - Subdivision #4175-25-9138 - Place Belle Rive - Bellerive

2025-400

Councillor Eros

Councillor Stolwyk

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Road Order #02-25, related to the proposed opening of a new public road to be named Place Belle Rive Place, as part of Subdivision File #4175-25-9138, proposing to create five (5) rural residential lots and a new public road from the existing 12.3-acre title (CT# 3138002), being Part of NE 15-8-7E, located at 39109 Dawson Road, in an area designated Rural Residential Area and zoned Rural Residential (RR), at 6:31 pm.

CARRIED

The Province of Manitoba's department of Community and Regional Planning's Report to Council dated September 8, 2025, was provided to Council.

The applicants, Roger Bellerive & Monique Bellerive, were present to answer questions if required.

An email from Kevin Medeiros, Operations Manager, was received indicating he has no issues with the proposed subdivision, noting that a bus stop is not necessary because a turnaround will be provided at the end of the subdivision for the bus to turn around.

An email from Chris Wilkins, Fire Chief, was received confirming that there are no issues or concerns from the fire department regarding the proposed subdivision.

No presentations from members of the public were received.

At 6:40 pm, Councillor Sarah Normandeau joined the meeting.

OUT OF HEARING - RO #02-25 - SD #4175-25-9138 - Place Belle Rive - Bellerive

2025-401

Councillor Ingles

Councillor Stolwyk

BE IT RESOLVED THAT the Public Hearing for Road Order #02-25 in relation to Subdivision File #4175-25-9138 be closed and that this meeting reconvene into regular session at 6:43 pm.

CARRIED

Conditional Use #14-25 - Home Based Industry (Car Dealership) - Brent Hoitnik & Matthew Sierks

2025-402

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT Council recess this regular meeting and go into Public Hearing for Conditional Use Order #14-25 to allow a Home-Based Industry for the retail sale and repairing of used vehicles, located at 470 St. Raymonds Road, SE/SW 33-7-7E, in an area zoned Agriculture/Agriculture Mixed Use/Environmental Protected, at 6:44 pm.

CARRIED

The applicants, Brent Hoitnik & Matthew Sierks, joined the meeting virtually and made a presentation in favour of the proposal.

An email from Kevin Medeiros, Operations Manager, was received indicating he has no issues with the proposed application and supports including the road and access improvement condition if required by the Municipality.

No presentations from members of the public were received.

OUT OF HEARING - CU #14-25 - Home Based Industry (Car Dealership) - Brent Hoitnik & Matthew Sierks

2025-403

Councillor Ingles

Councillor Sarrasin

BE IT RESOLVED THAT the Hearing for Conditional Use Order #14-25 be closed and that this meeting reconvene into regular session at 6:50 pm.

CARRIED

Conditional Use #15-25 - Paradise Village Expansion - Justin Deschauer

2025-404

Councillor Sarrasin

Councillor Eros

BE IT RESOLVED THAT Council recess this regular meeting and go into Public Hearing for Conditional Use Order #15-25, to allow the expansion of the existing Mobile Home Park (Paradise Village) by adding thirteen (13) new residential lots and to allow for the addition of permanent dwelling units in the Residential Mobile Home Zone, at 45084 Road 39E, NE/NW 21-8-7E, in an area zoned Residential Mobile Home Area, at 6:50 pm.

CARRIED

The applicant, Justin Deschauer, made a presentation in favour of the proposal.

An email from Kevin Medeiros, Operations Manager, was received indicating he has no issues with the proposed application.

An email from Justin Paillé, Environment Officer, was received indicating he has no issues with the proposed application.

An email from TC Energy was received indicating he has no issues with the proposed application

No presentations from members of the public were received.

OUT OF HEARING - CU #15-25 - Paradise Village Expansion - Justin Deschauer

2025-405

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT the Hearing for Conditional Use #15-25 be closed and that this meeting reconvene into regular session at 7:07 pm.

CARRIED

RO #02-25 - SD #4175-25-9138 - Place Belle Rive - Bellerive

2025-406

Councillor Sarrasin

Councillor Ingles

WHEREAS a Public Hearing was held for Road Order #02-25, in relation to Subdivision File #4175-25-9138, proposing to create five (5) rural residential lots from the existing 12.3-acre title (CT# 3138002/1), being Part of NE 15-8-7E, located at 39109 Dawson Road, in an area designated Rural Residential Area and zoned Rural Residential (RR);

AND WHEREAS the proposed development includes the opening of a new public road to be named Place Belle Rive Place, providing access to the proposed rural residential lots from Dawson Road (PR207);

BE IT RESOLVED THAT Council approve Road Order #02-25 and Subdivision File #4175-25-9138, subject to the following conditions:

1. That the developer enter into a Development Agreement with the Municipality, addressing, among other matters:
 - the construction of Place Belle Rive Place and any required road upgrades connecting to Dawson Road (PR 207);
 - drainage plan preparation and installation;
 - implementation of geotechnical report recommendations, including any identified basement depth restrictions;
 - installation of street lighting to satisfaction of the RM;
 - site servicing for all proposed lots;
 - that no berms or debris, including any currently existing on the property, are permitted to remain as a result of road or drainage construction, to the satisfaction of the RM;
 - the installation of a walking path; and
2. 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, including a specific assessment and recommended depth restriction for basements or below-grade structures to mitigate risks associated with groundwater levels and soil bearing capacity.
3. That the developer provide an engineered drainage and road design plan, including the construction of Place Belle Rive Place, in accordance with the RM of Ste. Anne Municipal Standards and approved by the Municipal Engineer.
4. That a drainage easement 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 Conditional Use #02-2023 be revoked upon the registration of this subdivision with the Land Titles Office, in keeping with the terms of Conditional Use #02-2023 approval resolution #2023-212.
7. That any non-conforming uses or buildings be brought into compliance with the Municipal Zoning By-law, to the satisfaction of the Designated Officer.
8. That the developer provide both a digital and hard copy of the Plan of Subdivision, prepared by a Manitoba Land Surveyor, including lot areas in acres for all proposed lots,

and a Building Location Certificate for any lots with existing buildings, as required by the Municipality.

9. That the road name Place Belle Rive Place be clearly shown on the Plan of Subdivision.
10. That the developer pay the applicable subdivision administration fee of \$1,100, in accordance with By-Law 21-2023.
11. That a lot levy of \$2,000 per lot created be paid to the Municipality, for a total of \$8,000.
12. That public reserve land between lots 1 and 2 and between lots 4 and 5 be established for future walking path development.
13. That a dedication fee of the balance of the 10% allotment of land and cash, be paid to the Municipality, in lieu of public reserve, in accordance with Section 136(1) of The Planning Act and Policy #03-ADMIN. Should design plans change, the allocation between cash and land may be revised, provided that the 10% public reserve requirement is met.
14. That any engineered or legal documents related to the subdivision be subject to review by the Municipality's consulting engineer and/or legal counsel.
15. That all costs associated with the subdivision, including but not limited to legal, engineering, surveying, and registration fees, be borne entirely by the developer.

CARRIED

Hearing Decision - CU #14-25 -Home Based Industry (Car Dealership) - Brent Hoitnik & Matthew Sierks

2025-407

Councillor Sarrasin

Councillor Eros

WHEREAS a Public Hearing was held for Conditional Use Order #14-25 to allow a Home-Based Industry for the retail sale and repairing of used vehicles, located at 470 St. Raymonds Road, SE/SW 33-7-7E, in an area zoned Agriculture/Agriculture Mixed Use/Environmental Protected BE IT RESOLVED that Conditional Use Order #14-25 be conditionally approved subject to the following:

That the applicant and property owner enter into a Development Agreement with the Municipality, to be registered on title, to address, but not be limited to, the following items:

1. The operation must comply with all applicable provisions of the Municipality's Zoning By-Law, including those specific to Home Industry uses;
2. No vehicles used for business purposes shall be parked on the municipal road allowance at any time;
3. Noise mitigation measures must be implemented if deemed necessary by the Municipality;
4. All repairs and maintenance activities (e.g., servicing, oil changes, or tasks with environmental impact or noise generation) should be conducted within a fully enclosed building if and when possible;
5. Repair and maintenance activities generating noise shall only take place between the hours of 8:00 AM and 6:00 PM;
6. No waste or recycling materials shall be stockpiled onsite or in business vehicles for more than 30 days;
7. All vehicles used for business purposes must be stored out of public view at all times;
8. The applicant and owner shall comply with all applicable federal, provincial, and municipal regulations;
9. Any changes to the scope or nature of the business must be consulted with the Municipality, and may require a rezoning or relocation to a more appropriate site.
10. That if required by the Municipality, the Developer shall complete any road or access improvements deemed necessary to accommodate increased traffic volumes.

CARRIED

Hearing Decision - CU #15-25 - Paradise Village Expansion - Justin Deschauer

2025-408

Councillor Eros

Councillor Ingles

WHEREAS a Public Hearing was held for Conditional Use Order #15-25, which includes two conditional uses as follows:

- a. to allow the expansion of the existing Mobile Home Park (Paradise Village) by adding thirteen (13) new residential lots; and

- b. to allow for the construction of permanent dwelling units within the Residential Mobile Home Zone;

AND WHEREAS the subject property is located at 45084 Road 39E, NE/NW 21-8-7E, in an area zoned Residential Mobile Home Area (RMH);

BE IT RESOLVED THAT Council approve Conditional Use Order #15-25, subject to the following condition:

That the developer enter into a Development Agreement with the Municipality, to be registered on title, addressing, among other matters:

- a. That the developer shall prepare an engineered drainage plan to the satisfaction of the Municipality and, if required, obtain approval or a licence from Manitoba Environment and Climate – Drainage and Water Rights Licensing Branch.
- b. That the developer must comply with RM of Ste. Anne Municipal Standards for all internal roads, servicing, and drainage infrastructure.
- c. That the developer shall install and maintain the proposed green space as a fenced or hedged buffer along the internal roadway.
- d. That all construction activities shall be completed to the satisfaction of the Designated Officer.
- e. That all costs associated with the development, including but not limited to legal, engineering, surveying, registration, and construction costs, shall be borne entirely by the developer.
- f. That the developer shall obtain a valid Building Permit from the Municipality for each newly constructed dwelling unit prior to the commencement of construction.
- g. That the developer shall be responsible for meeting any and all conditions or requirements imposed by Manitoba Transportation and Infrastructure, Manitoba Hydro, TC Energy, and Manitoba Environment and Climate Change, including those related to access, drainage, easements, and servicing.
- h. That the internal road alignment, with a minimum 30-foot (9.14 m) road allowance, is hereby approved.
- i. That the developer shall be responsible for applying for and obtaining all necessary permits, licences, and approvals from the Municipality and any applicable provincial or federal authorities prior to the commencement of any works.
- j. That the developer shall prepare and submit an updated Emergency Plan for the new proposed expansion area to the satisfaction of the Municipality prior to the execution of the Development Agreement and issuance of any development or building permits.

CARRIED

NEW BUSINESS (Continued)

Questions - R. Eros

Received as information.

Remembrance Day Ceremony

2025-409

Councillor Sarrasin

Councillor Eros

BE IT RESOLVED THAT LUD of Richer Committee Chair John Lenton be authorized to represent the Municipality during the Ste. Anne Parish Remembrance Day Ceremony, with all associated costs to be paid.

CARRIED

Southeast Tourism Meeting

2025-410

Councillor Eros

Councillor Sarrasin

BE IT RESOLVED THAT Councillor Brad Ingles be authorized to have attended the Southeast Tourism Association meeting, with all associated costs to be paid.

CARRIED

PLANNING & DEVELOPMENT

Development Agreement - CU #01-24 & VO #01-24 - Campground - Atiyolil

2025-411

Councillor Sarrasin

Councillor Stolwyk

WHEREAS a Public Hearing was held for Conditional Use #01-24 to allow for an existing seasonal campground, and Variation Order #01-24 to vary the minimum site area requirement from 10 acres to 0.96 acres, on Lot 1 Block 1 Plan 16836, NW 15-8-8E (45063 Dawson Road), which were conditionally approved by Resolution #2024-65 on February 14, 2024;

WHEREAS one of the conditions of approval requires the property owner to enter into a Development Agreement with the Municipality to address various operational, environmental, and site-specific conditions;

AND WHEREAS the draft Development Agreement has been prepared by Administration in accordance with the conditions of approval and has been signed by the Developer;

BE IT RESOLVED THAT the Development Agreement for Conditional Use #01-24 and Variation Order #01-24 be approved as presented;

BE IT FURTHER RESOLVED THAT the Reeve and Chief Administrative Officer be authorized to sign the Development Agreement on behalf of the Municipality.

CARRIED

Subdivision #4175-22-8742 - Perrin

2025-412

Councillor Stolwyk

Councillor Ingles

WHEREAS Council approved Subdivision File #4175-22-8742 (Nadine & Donald Perrin) by Resolution #2023-356 on July 12, 2023, proposing to create two (2) rural residential lots and two (2) hobby farm lots from the existing 47.61-acre parcel;

AND WHEREAS the applicants submitted a letter of appeal requesting that Council reconsider the geotechnical and drainage-plan conditions;

AND WHEREAS Council has reviewed the appeal and supporting documentation;

NOW THEREFORE BE IT RESOLVED THAT the new resolution for Subdivision File #4175-22-8742 shall read as follows:

1. That if any drainage plan is required by the Provincial Department of Water Stewardship, it must comply with Municipal Standards, to be confirmed by the Municipal Engineer.
2. That any required drainage easements be provided to the Municipality in the form of Easement Agreements.
3. That the property owner enter into a Development Agreement with the Municipality addressing any drainage plan and related construction (if required), as well as the construction of any municipal services and other matters as determined necessary; and that if no drainage plan is required, a Development Agreement shall not be required
4. That the applicant provide a copy of the Plan of Subdivision and a Building Location Certificate prepared by a Manitoba Land Surveyor, including information on the area of each lot.
5. That the applicant obtain any necessary variations and pay the associated variation-order fees.
6. That the developer comply with all provincial requirements, including those set by Manitoba Transportation and Infrastructure (MTI) and other associated authorities.
7. That a shared access agreement be registered on each new title.
8. That a lot levy of \$1,500.00 per parcel created be required, for a total of \$3,000.00.
9. That the subdivision administration fee of \$375.00 be paid in accordance with By-Law #07-2011.
10. That \$1,276.25 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.
11. That any engineered and/or legal documents pertaining to this subdivision may be reviewed by the Municipal Engineer and/or Municipal Legal Counsel.
12. That all costs, including any legal, engineering, surveying, and registration fees, as well as any costs incurred by the Municipality due to this subdivision, shall be borne entirely by the applicant.

CARRIED

RM of Hanover - Zoning By law #2589-25

Received as information.

CONSENT AGENDA

2025-413

Councillor Normandeau

Councillor Ingles

BE IT RESOLVED THAT the consent agenda consisting of the following 7 items be adopted as circulated:

AMM - Various Correspondence

FCM - Various Correspondence

Province of Manitoba Media Bulletins & News Releases

AMBM - Various Correspondence

ClimateWest - Newsletter

CAA Manitoba 2025 Worst Road Results

Red River Basin Commission - 43rd Annual Summit Conference

CARRIED

IN CAMERA

2025-414

Councillor Ingles

Councillor Stolwyk

BE IT RESOLVED THAT Council recess in order to meet as a Committee of the Whole, In Camera, at 8:11 pm, to discuss Matters of Security, By-law Enforcement Matters, Legal Matters and Matters in Preliminary Stages of discussions under Section 152(3) of *The Municipal Act*.

CARRIED

OUT OF CAMERA

2025-415

Councillor Sarrasin

Councillor Normandeau

BE IT RESOLVED THAT this meeting reconvene into regular session at 8:36 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

2025-416

Councillor Waczko

Councillor Stolwyk

BE IT RESOLVED THAT this regular meeting be adjourned at 8:50 pm.

CARRIED

NEXT MEETING(s)

Regular Day Meeting

Regular Evening Meeting

November 12, 2025 @ 9:00 am

November 26, 2025 @ 6:00 pm

Richard Pelletier
Reeve

Shelley Jensen, CMMA
Chief Administrative Officer