



Council Meeting Minutes February 11, 2026 - 09:10 AM

Regular Meeting of Council held in the Council Chambers of the Rural Municipality of Ste. Anne at 395 Traverse Road on February 11, 2026.

CALL TO ORDER - 9:10 AM

Reeve Richard Pelletier called the meeting to order at 9:10 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

ADOPTION OF AGENDA

2026-43

Councillor Stolwyk

Councillor Sarrasin

BE IT RESOLVED THAT the agenda for the February 11, 2026, regular meeting be adopted as circulated.

CARRIED

ADOPTION OF MINUTES

2026-44

Councillor Eros

Councillor Waczko

BE IT RESOLVED THAT the January 28, 2026, regular meeting minutes be adopted as circulated.

CARRIED

FINANCE

Cheque Listing

2026-45

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT the following cheques numbered #20260042– #20260064 and EFT's numbered #202600114 - #202600168 (inclusive) in the amount of \$163,093.63 be approved for payment.

CARRIED

Financial Statements

2026-46

Councillor Stolwyk

Councillor Eros

BE IT RESOLVED THAT the Financial Statement for the period ending December 2025 & January 2026 be approved and adopted as presented.

CARRIED

MUNICIPAL DELEGATE REPORTS

Eastman Regional Municipal Committee - February 9, 2026 - CNL Tour - Reeve Pelletier

UNFINISHED BUSINESS – None.

NOTICE OF MOTION / PETITIONS – None.

COMMITTEE MINUTES AND MATTERS

Local Urban District of Richer Committee Meeting - February 4, 2026

2026-47

Councillor Waczko

Councillor Stolwyk

BE IT RESOLVED THAT the February 4, 2026, LUD of Richer Committee meeting minutes be received as presented.

CARRIED

LUD of Richer 2026 Financial & Service Plans

2026-48

Councillor Stolwyk

Councillor Sarrasin

BE IT RESOLVED THAT Council adopt the preliminary 2026 LUD Financial and Service Plans as presented and recommended by LUD of Richer Committee resolution #LUD-2026-12;

BE IT FURTHER RESOLVED THAT Council allocate the 2025 LUD of Richer surplus funds, currently amounting to \$62,180.72, pre-audit, into the LUD of Richer General Reserve Fund, as requested by the LUD Committee.

CARRIED

DELEGATION(S)

CANCELLED - COPP - Murray Luschinski COPP Liaison

DEPARTMENT MANAGER REPORTS – None.

BY-LAWS – None.

NEW BUSINESS

AMBM - Annual Contribution

2026-49

Councillor Sarrasin

Councillor Stolwyk

WHEREAS the RM of Ste. Anne adopted By-law #2024-03 implementing the Municipal Maturity Model (3M) for bilingualism and joined the Association of Manitoba Bilingual Municipalities (AMBM) in 2024;

AND WHEREAS, under the Canada-Manitoba Agreement on French Language Services (ECMSF), the AMBM provides financial contributions to its members to support the gradual and ongoing improvement of municipal administration's organizational infrastructure concerning the provision of services in both official languages, including the adoption of the 3M for bilingualism;

BE IT RESOLVED THAT Council gratefully accepts the \$7,500 contribution and expresses sincere appreciation for the support received by the AMBM.

CARRIED

Request to MTI for Permission to Install Signs

2026-50

Councillor Sarrasin

Councillor Stolwyk

WHEREAS, Manitoba Transportation and Infrastructure has jurisdiction over provincial roads and rights-of-way, including Provincial Road 210 and Provincial Road 302; and

WHEREAS, Council has identified the need for welcome signs to be installed at the following locations within the provincial right-of-way:

- Eastbound PR 210, just east of Road 30E;
- Southbound PR 302, just south of Road 48N;

AND WHEREAS, Council understands that approval and installation of signage within the provincial right-of-way must be authorized by Manitoba Transportation and Infrastructure;

NOW THEREFORE BE IT RESOLVED THAT the Council of the RM of Ste. Anne formally requests Manitoba Transportation and Infrastructure to approve the installation of two welcome signs within the provincial right-of-way at the locations identified above.

CARRIED

Disposal of Assets

2026-51

Councillor Eros

Councillor Waczko

BE IT RESOLVED THAT the CAO has the authority to dispose of any municipal property valued at \$2,000 or less that is no longer of any benefit to the organization, at their discretion, including by selling or donating the items, with any profits to be recognized as municipal revenues;

BE IT FURTHER RESOLVED THAT a report be presented to Council summarizing the disposal.

CARRIED

PLANNING & DEVELOPMENT

Development Agreement - Variation Order #11-25 - Reimer

2026-52

Councillor Sarrasin

Councillor Waczko

WHEREAS a Public Hearing was held for Variation Order #11-25, in relation to Subdivision File #4175-25-9063, located NW ¼ 8-6-8 E, and legally described under Roll Numbers 93000.000, 92500.000, 92550.000, and 92560.000, zoned Agriculture Mixed-Use;

AND WHEREAS the Variation Order was approved by Council, subject to conditions, including the requirement for the property owner to enter into a Development Agreement with the Municipality;

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

BE IT RESOLVED THAT the Development Agreement associated with Variation Order #11-25 be approved as presented;

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

CARRIED

RM of Hanover - Conditional Use PLCU25064

Received as information.

RM of Hanover - Rezoning By-law 2596-26

Received as information.

CONSENT AGENDA

2026-53

Councillor Stolwyk

Councillor Sarrasin

BE IT RESOLVED THAT the consent agenda consisting of the following 8 items be adopted as circulated:

AMM - Various Correspondence

FCM - Various Correspondence

Agricultural Crown Lands for Rent via Online Auction - February 23-27, 2026

AMBM

Eastman Tourism

MB News Release

Stats Canada 2025 Population Estimates

Various News Articles

CARRIED

IN CAMERA

2026-54

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT Council recess in order to meet as a Committee of the Whole, In Camera, at 9:30 am, to discuss Legal Matters and Matters in Preliminary Stages of discussions under Section 152(3) of *The Municipal Act*.

CARRIED

OUT OF CAMERA

2026-55

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT this meeting reconvene into regular session at 9:50 am, 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

Offer to Purchase Land

2026-56

Councillor Sarrasin

Councillor Stolwyk

WHEREAS Council passed Resolution #2026-40 authorizing the CAO to negotiate a land purchase;

BE IT RESOLVED THAT Council approve the Offer to Purchase as presented In Camera, including the noted purchase price and all associated conditions.

CARRIED

Council recessed from 9:51 am to 10:00 am.

At 10:00 am, Development Officer Hadiseh Bajelan joined the meeting.

HEARINGS - 10:00 am

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 February 11, 2026, Council Meeting Agenda.

Conditional Use #18-25 & Variation Order #16-25 - Previously Used Mobile home - Samuel Weiss

2026-57

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT Council recess this Regular Meeting and go into a Public Hearing for Conditional Use #18-25 and Variation Order #16-25, to permit the relocation of a previously used mobile home onto the subject site for use as a single-family dwelling unit, and to vary the front yard setback from 100 feet to 80 feet, on lands legally described as NE 27-8-7E, in an area zoned Rural Residential 5, at 10:02 am.

CARRIED

The applicant, Samuel Weiss, 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 Robert Saindon, Fire Chief for the Town of Ste. Anne, was received indicating he has no issues with the proposed application.

Written comments were received from Marielle Morin, expressing concerns regarding the condition and placement of the proposed mobile home and its potential impact on neighbouring properties.

Mary Ann Jurkiw made a presentation in opposition to the proposal.

Cheryl and Fred Harder made a presentation in opposition to the proposal.

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

OUT OF HEARING - CU #18-25 & VO #16-25 - Previously Used Mobile home - Samuel Weiss

2026-58

Councillor Sarrasin

Councillor Waczko

BE IT RESOLVED THAT the Hearing for Conditional Use #18-25 and Variation Order #16-25 be closed and that this meeting reconvene into regular session at 10:25 am.

CARRIED

At 10:26 am, Councillor Patrick Stolwyk declared an interest and recused himself from the meeting in order to speak during the Public Hearing.

Road Order #01-26 - Subdivision #4175-25-9177 - Rodeo Drive - Stiller

2026-59

Councillor Sarrasin

Councillor Eros

BE IT RESOLVED THAT Council recess this regular meeting and go into a public hearing for Road Order #01-26, related to the proposed opening of a new public road to be named Rodeo Drive, as part of Subdivision File #4175-25-9177, proposing to create twenty-one (21) residential lots and one (1) commercial lot, including a new public road, from the existing 26.29-acre title (CT No. 3319573), being NE 16-8-8E, located at Dawson Road, in an area designated Settlement Centre Area and zoned Highway Commercial, at 10:26 am.

CARRIED

A presentation was made by the applicant, Samuel Stiller, in favour of the proposed application.

A report from the Province of Manitoba, Department of Community and Regional Planning, dated December 1, 2025, was received and provided to Council.

An email from Kevin Medeiros, Operations Manager, was received outlining considerations related to historical drainage issues in the area. The correspondence recommended that drainage along Road 45E (from Dawson Road to Highway No. 1), as well as along Dawson Road, be reviewed and addressed as part of the development. Concerns were also noted regarding the configuration of the proposed public reserve and its long-term maintenance implications. Support was indicated for revised layout concepts that improve access and functionality.

An email from Chris Wilkins, Richer Fire Department, was received indicating support for the revised design from a fire protection and emergency access perspective. The correspondence highlighted the benefit of the proposed public road connection to both Dawson Road and Road 45E and identified the roadside ditch along Road 45E as an important seasonal water source for firefighting purposes, with the expectation that this water source be maintained as part of the development.

Patrick Stolwyk made a presentation in favour of the proposal but expressing concerns.

Nikita Dornez made a presentation expressing concerns regarding drainage.

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

OUT OF HEARING - RO #01-26 - SD #4175-25-9177 - Rodeo Drive - Stiller

2026-60

Councillor Sarrasin

Councillor Waczko

BE IT RESOLVED THAT the Public Hearing for Road Order #01-26, in relation to Subdivision File #4175-25-9177, be closed and that this meeting reconvene into regular session at 10:50 am.

CARRIED

At 10:50 am, Councillor Patrick Stolwyk rejoined the meeting.

Hearing Decision - CU #18-25 & VO #16-25 - Previously Used Mobile home - Samuel Weiss

2026-61

Councillor Sarrasin

Councillor Stolwyk

WHEREAS a Public Hearing was held for Conditional Use #18-25 and Variation Order #16-25, to permit the relocation of a previously used mobile home onto the subject site for use as a single-family dwelling unit, and to vary the front yard setback from 100 feet to 80 feet, on lands legally described as NE 27-8-7E, in an area zoned Rural Residential 5.

BE IT RESOVLED THAT Variation Order #16-25 be denied and the building be required to meet the minimum 100 foot front yard setback.

BE IT FURTHER RESOLVED that Conditional Use #18-25 be conditionally approved:

1. The applicant shall be responsible for obtaining all required approvals, permits, and permissions from applicable federal, provincial, and municipal authorities.
2. The applicant shall ensure that the dwelling is situated and designed such that the driveway provides reasonable and safe access for emergency vehicles and services.
3. The applicant shall be responsible for ensuring that the dwelling unit is maintained in a safe, orderly, and well-presented condition at all times, to the satisfaction of the Rural Municipality.

CARRIED

At 11:01 am, Councillor Patrick Stolwyk declared an interest and left the chambers during the discussions and voting on resolution #2026-62.

Hearing Decision - RO #01-26 - SD #4175-25-9177 - Rodeo Drive - Stiller

2026-62

Councillor Sarrasin

Councillor Waczko

WHEREAS a Public Hearing was held for Road Order #01-26, in relation to Subdivision File

#4175-25-9177, proposing to create twenty-one (21) residential lots and one (1) commercial lot from the existing 26.29-acre title (CT No. 3319573), being Lot 2, Plan 72065 WLTO in NE ¼ 16-8-8 EPM, located on Dawson Road, in an area designated Settlement Centre Area and zoned Highway Commercial;

AND WHEREAS the proposed development includes the opening of a new public road to be named Rodeo Drive, providing access to the proposed lots from Dawson Road;

BE IT RESOLVED THAT Council approve Road Order #01-26 and Subdivision File #4175-25-9177, subject to the following conditions:

1. That the developer enter into a Development Agreement with the Municipality, addressing, among other matters:
 - a) the construction of Rodeo Drive to an asphalt standard, including any required road upgrades connecting to Dawson Road, all in accordance with Municipal Service Standards and to the satisfaction of the Municipality;
 - b) preparation and implementation of an engineered drainage plan;
 - c) implementation of all recommendations contained in a geotechnical report, including any restrictions on basement or below-grade construction;
 - d) installation of street lighting to the satisfaction of the Municipality;
 - e) site servicing for all proposed lots;
 - f) fencing at the request of the Municipality, to the satisfaction of the Municipality;
 - g) that no berms, debris, or surplus material, including any currently existing on the property, be permitted to remain as a result of road or drainage construction, to the satisfaction of the Municipality; and
 - h) the construction of concrete sidewalks and gravel pathways, where required, in accordance with Municipal Service Standards;
 - i) the construction of a school bus stop, to the satisfaction of the Municipality; and
 - j) That groundwater servicing for the development be provided at a minimum ratio of one (1) well per four (4) lots, and that any shared wells be supported by a legally registered shared well agreement, all to the satisfaction of the Municipality.
2. That the developer obtain a Zoning By-law Amendment to rezone the proposed residential lots from "HC" Highway Commercial to "RU" Residential Urban, and pay all associated fees.
3. That the developer provide a geotechnical report, prepared by a qualified geotechnical engineer, identifying groundwater conditions, soil composition, and foundation design recommendations, including any required depth restrictions for basements or below-grade structures.
4. That the developer provide a wetland assessment report for the entire property, to the satisfaction of the Designated Officer, confirming that no regulated wetlands are impacted.
5. That the developer provide a comprehensive engineered drainage plan, prepared by a qualified professional, to the satisfaction of the Municipal Engineer, addressing on-site and off-site drainage impacts, including consideration of drainage along Road 45E and Dawson Road, and implement any required improvements identified through the engineering review.
6. That a drainage easement be registered in a form acceptable to the Municipality.
7. That the applicant obtain any required Variance Orders and pay all associated fees.
8. That any non-conforming uses or buildings be brought into compliance with the Municipal Zoning By-law, to the satisfaction of the Designated Officer.
9. That the developer provide both digital and hard copies of the Plan of Subdivision, prepared by a Manitoba Land Surveyor.
10. That the road name "Rodeo Drive" be clearly shown on the Plan of Subdivision.
11. That the developer pay the applicable subdivision administration fee of \$1,100, in accordance with By-law 21-2023.
12. That a lot levy of \$2,000 per lot created be paid, for a total of \$42,000, subject to adjustment should the subdivision design or number of lots change.
13. That the Public Reserve be redesigned, as required, to the satisfaction of the Municipality.
14. That a dedication equal to the balance of the 10% public reserve requirement, in land, cash-in-lieu, or a combination thereof, be provided to the Municipality in accordance with Section 136(1) of The Planning Act and Policy #03-ADMIN. Should design plans

change, the allocation between land and cash may be revised, provided the 10% requirement is met.

- 15. That any engineered or legal documents related to the subdivision be subject to review by the Municipality's consulting engineer and/or legal counsel.
- 16. That all costs associated with the subdivision, including but not limited to legal, engineering, surveying, easement registration, and approval fees, be borne entirely by the developer.

CARRIED

At 11:14 am, Development Officer Hadiseh Bajelan left the meeting.

At 11:15 am, Councillor Patrick Stolwyk rejoined the meeting.

In Camera

2026-63

Councillor Sarrasin

Councillor Eros

BE IT RESOLVED THAT Council recess in order to meet as a Committee of the Whole, In Camera, at 11:16 am, to discuss Matters in Preliminary Stages of discussion under Section 152(3) of *The Municipal Act*.

CARRIED

At 11:23 am, Operations Manager Kevin Medeiros joined the meeting.

At 11:24 am, Arthur Rempel was invited to join Council In Camera to discuss matters in preliminary stages of discussions.

Out of Camera

2026-64

Councillor Stolwyk

Councillor Waczko

BE IT RESOLVED THAT Council reconvene into regular session at 11:50 am, 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

2026-65

Councillor Stolwyk

Councillor Stolwyk

BE IT RESOLVED THAT this regular meeting be adjourned at 11:50 am.

CARRIED

NEXT MEETING(s)

Regular Evening Meeting

Regular Day Meeting

February 25, 2026 @ 6:00 pm

March 11, 2026 @ 9:10 am

Original signed by:

Richard Pelletier
Reeve

Original signed by:

Shelley Jensen, CMMA
Chief Administrative Officer