



Council Meeting Minutes
August 12, 2026 - 09:00 AM

Regular Meeting of Council held in the Council Chambers of the Rural Municipality of Ste. Anne at 395 Traverse Road on August 12, 2026.

CALL TO ORDER - 9:00 AM

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 (Virtually)	

Also in attendance were:
Chief Administrative Officer, Shelley Jensen
Finance Officer, Tiana Bohemier
Development Officer, Janice Brooks

ADOPTION OF AGENDA

2026-430
Councillor Ingles
Councillor Normandeau

BE IT RESOLVED THAT the agenda for the August 12, 2026, regular meeting be adopted with the following addition(s):
- Dawson Trail Arts and Heritage Tour - Email Concern

CARRIED

ADOPTION OF MINUTES

2026-431
Councillor Normandeau
Councillor Waczko

BE IT RESOLVED THAT the July 22, 2026, regular meeting minutes be adopted as circulated.

CARRIED

FINANCE

Cheque Listing

2026-432

Councillor Sarrasin

Councillor Normandeau

BE IT RESOLVED THAT the following cheques numbered #20260220 – #20260232 and EFT's numbered #202600742 - #202600829 (inclusive) in the amount of \$783,975.84 be approved for payment.

CARRIED

Financial Statements

2026-433

Councillor Stolwyk

Councillor Sarrasin

BE IT RESOLVED THAT the Financial Statement for the period ending July 2026 be approved and adopted as presented.

CARRIED

MUNICIPAL DELEGATE REPORTS

UNFINISHED BUSINESS - None

NOTICE OF MOTION / PETITIONS – None

COMMITTEE MINUTES AND MATTERS

Local Urban District of Richer Committee Meeting - August 5, 2026

2026-434

Councillor Ingles

Councillor Waczko

BE IT RESOLVED THAT the August 5, 2026, LUD of Richer Committee meeting minutes be received as presented.

CARRIED

DELEGATION(S) – None

NEW BUSINESS

Daycare - Draft Request for Proposals

2026-435

Councillor Ingles

Councillor Normandeau

BE IT RESOLVED THAT the draft Request for Proposals for the Daycare Development Partnership be approved for publication as amended.

CARRIED

CDEM Call for Expressions of Interest - Climate Adaptation

2026-436

Councillor Ingles

Councillor Waczko

BE IT RESOLVED THAT Council for the RM of Ste. Anne approves participation in the CDEM and Eco-West Canada Climate Adaptation Initiative and authorize a contribution of \$2,750 plus applicable taxes toward the preparation of a funding application through the FCM Local Leadership for Climate Adaptation Fund.

CARRIED

Manitoba Gro Grant - Approval to Include Fire Hall Wells

Received as information.

PLANNING & DEVELOPMENT

Subdivision #4175-26-9277 - Matthew Penner

2026-437

Councillor Stolwyk

Councillor Normandeau

WHEREAS Council has reviewed the Subdivision File #4175-26-9277 Report to Council proposing to subdivide the approx. 7.03-acre homestead as a hobby-farm lot, from the current approx. 120 acre lot held under CT #2836504/1 on SW 22-7-8E in an area zoned Rural Natural Area;

BE IT RESOLVED THAT Subdivision File #4175-26-9277 be approved on the following conditions (please note that the order of these conditions does not imply the order of their required completion):

1. That the following requirements be satisfied to provide legal access to Lot 1 and the residual lot, to be selected by the Developer, at their sole cost:
 - a) Fully opened, developed and municipally maintained municipal road
 1. Road Opening application be made with public hearing, followed by the applicant providing an engineered road and drainage plan with construction to be completed by the developer in accordance to municipal service standards and as outlined in a Development Agreement;
 - b) Shared Driveway using the current access to service both the proposed and residual lots, with a shared driveway agreement to be completed, submitted to the Municipality to review and approve, and registered on all affected Titles.
 - c) Private driveway along the undeveloped and unmaintained road allowance, with the developer needing to enter into an Access and Maintenance agreement with the municipality, with a survey to locate the driveway in the centre of the road allowance, and the driveway built to minimum municipal standards to be maintained by the developer or future owner of the land.
2. That the property owner enter into a development agreement with the Municipality addressing the access requirements as well as future drainage requirements, among others;
 - a) That the Development Agreement fee of \$500 plus all actual legal fees and costs incurred, such as from registration, be paid by the applicant in accordance with the municipal Fees & Charges By-law
3. That the applicant provide an electronic copy and hard copy of the Plan of Subdivision for the proposed and residual lots, indicating the area of each lot in acres, prepared by a Manitoba Land Surveyor.
4. That the applicant provide an electronic copy and hard copy of a Building Location Certificate for the proposed and residual lots, prepared by a Manitoba Land Surveyor.
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 including the full demolition and proper disposal of materials remaining from the fire-damaged house.
7. That the subdivision administrative fee of \$375 be required in accordance with the municipal Fees & Charges By-law;
8. That a Capital lot levy of \$3,000.00 for the newly created parcel created be required.
9. That any engineered and/or legal document pertaining to this subdivision may be reviewed by the municipal engineer and/or lawyer; and
10. That all costs, including any legal and engineering costs incurred by the Municipality due to this subdivision, are to be borne by the applicant.

CARRIED

Subdivision File #4175-21-8543 - Kingsdale Place - Request to remove requirements

RE: Gun Range

2026-438

Councillor Eros

Councillor Stolwyk

WHEREAS Subdivision File #4175-21-8543 created 8 new lots off Kingsdale Place, and another lot off of Loewen Blvd (36N) surrounding an active gun range now registered as Plan of Subdivision #73795 with the Property Registry;

AND WHEREAS the approved Development Agreement called for the construction of a safety fence along the shared property lines with the gun range, as well as restrictions to the location of future development on the lots north of the gun range, ultimately imposing additional gun-range related requirements on 3 of the lots created by this subdivision;

AND WHEREAS the gun range use was subsequently revoked on July 8, 2026, by way of Resolution #2026-399 as a result of a new subdivision application for residential lots on that site, now rendering the gun-related restrictions imposed on these 3 lots in Plan 73795 unnecessary;

AND WHEREAS the Developers are requesting to have these requirements removed from their obligations as developers of this subdivision;

BE IT RESOLVED THAT Council instruct administration to have a Development Agreement Amendment drafted reflecting the revocation of the adjacent gun-range land-use, and removing all restrictions imposed as a result for Subdivision #4175-21-8543 on the following conditions:

- a) that this Development Agreement amendment be registered on the affected Titles at the cost of the Developers;
- b) that all costs associated with the amendment described above be paid by the developers, including legal and registrations fees among others.

CARRIED

Subdivision File #4175-21-8543 - Kingsdale Place - Request to remove Bell MTS installation requirement

TABLED

9:37am Ashley Penner spoke re: his subdivision

Subdivision File #4175-26-9255 - Ashley Penner - Revision

2026-439

Councillor Ingles

Councillor Stolwyk

WHEREAS Council gave conditional approval to Subdivision File #4175-26-9255 on June 10, 2026 by way of Resolution #2026-353, proposing to subdivide an existing 138-acre property located at Pt. SE ¼ 36-8-7 EPM into two (2) proposed 10-acre hobby farm lots, with the residual lot (118 acres) to remain for agricultural purposes, within an area zoned Agricultural Mixed-Use (AM);

AND WHEREAS the Developer has submitted a revised subdivision application map, relocating the 2 proposed lots to be south of the fjord crossing along Road 42E, as well as decreasing the proposed lot size from 10-acres to 5-acres for each new lot;

BE IT RESOLVED THAT Council approve Revised Subdivision File #4175-26-9255, subject to the following conditions:

1. That the applicant provide an Engineered Road and Drainage Plan for the planned area, including the Municipal Road allowance along 42E requiring upgrades (being from the edge of the currently maintained section up to the edge of the northernmost driveway in this planned area), as well as illustrating the drainage patterns of the fjord crossing traversing the government allowance along mile 42E;
2. That any required drainage easements be provided to the Municipality in the form of a Drainage Easement Agreement with a Surveyed Plan of Easement for Drainage;

3. That the applicant provide a Geotechnical Report prepared by a geotechnical engineer including information on the soil stratigraphy, groundwater elevation, maximum recommended depth of excavation, soil strength, and recommendations on foundation design requirements and recommended construction methodology, for all newly created building lots, with test holes to be located where a future home can be generally expected to be placed;
4. That the property owner enter into a Development Agreement with the Municipality addressing the required geotechnical report requirements as well as the construction of any municipal services, among others;
 - a) That the Development Agreement fee of \$500 plus all actual legal fees and costs incurred, such as from registration, be paid by the applicant in accordance with the municipal Fees & Charges By-law;
5. That any vegetation clearing associated with development occur outside the bird nesting period of April 15 to August 31, in accordance with the recommendations of the Wildlife Branch.
6. That the applicant provide both electronic and hard copies of the Plan of Subdivision, prepared by a Manitoba Land Surveyor, to the satisfaction of the Municipality and Manitoba Land Titles.
7. That the subdivision administrative fee of \$375.00 be paid in accordance with By-law No. 21-2023.
8. That a Capital Lot Levy of \$3,000.00 per new parcel be paid, totaling \$6,000.00.
9. That \$831.88 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.
10. That any engineered and/or legal documents related to this subdivision may be subject to review by the municipal engineer and/or municipal solicitor.
11. That all costs incurred by the Municipality related to this subdivision, including but not limited to engineering, legal, planning, registration, and review costs, be borne by the applicant.

CARRIED

Conditional Use #13-24 - Campground Development Agreement - Corey Parent

2026-440

Councillor Stolwyk

Councillor Ingles

WHEREAS Conditional Use Order #13-24 to establish a campground on SE 24-8-8E was approved on August 21, 2024, by Resolution #2024-364, subject to conditions, including the entering into a development agreement;

AND WHEREAS the draft development agreement has been reviewed and signed by the Developer;

BE IT RESOLVED THAT the Reeve and Chief Administrative Officer be authorized to sign and execute the agreement.

CARRIED

Hanover - Notice of Public Hearing

Received as information.

CONSENT AGENDA

2026-441

Councillor Normandeau

Councillor Waczko

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

AMM - Various Correspondence
Auditor General Manitoba
FCM - Various Correspondence
Manitoba Bulletin #2026-02
Province of Manitoba - Various News Releases
Northeast Red Watershed District
Various News Articles
CDEM Fundraising Golf Tournament 2026

CARRIED

NEW BUSINESS Continued

Dawson Trail Arts and Heritage Tour – Email

Administration to respond.

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 August 12, 2026, Council Meeting Agenda.

IN HEARING - CU#12-26 & VO# 11-26- Existing temporary shed - Maykut

2026-442

Councillor Stolwyk

Councillor Normandeau

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Conditional Use #12-26 to allow for the existing temporary sheds to remain on site, and Variation Order #11-26 to vary the minimum south side yard requirement from 25 feet down to approximately 14 feet for the existing shed, at 47130 Road 41E, being Lot 2 Plan 56344 in NE 35-8-7E, in an area zoned "AM" Agriculture Mixed Use, at 9:59 am.

CARRIED

Hearing Minutes - CU#12-26 & VO# 11-26- Existing temporary shed - Maykut

Loni Petrowski and Brett Chevrefils submitted a formal objection.

No members of the public made presentations regarding the proposal.

OUT OF HEARING - CU#12-26 & VO# 11-26- Existing temporary shed - Maykut

2026-443

Councillor Stolwyk

Councillor Normandeau

BE IT RESOLVED THAT the Hearing for Conditional Use #12-26 and Variation Order #11-26 be closed and that this meeting reconvene into regular session at 10:08am.

CARRIED

IN HEARING - CU #16-26 & VO# 13-26- 2nd Dwelling Unit - Hupe

2026-444

Councillor Sarrasin

Councillor Normandeau

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for

1. Conditional Use #16-26 to allow for a secondary suite and
2. Variation Order #13-26 to vary the minimum front yard setback requirement from 125 feet to:
 - a) approximately 110 feet for the existing Mobile Home; and
 - b) approximately 26 feet for the existing temporary Gazebo;

at 45094 Lilac Lane, on River Lot 72-AN-2626, in an area zoned Agriculture Mixed Use, at 10:10 am.

CARRIED

Hearing Minutes - CU #16-26 & VO# 13-26- 2nd Dwelling Unit - Hupe

Operations Manager Kevin Medeiros expressed no concerns.

Richer Fire Chief Chris Wilkins expressed no concerns.

No members of the public submitted or made presentations regarding the proposal.

OUT OF HEARING - CU #16-26 & VO# 13-26- 2nd Dwelling Unit - Hupe

2026-445

Councillor Normandeau

Councillor Ingles

BE IT RESOLVED THAT the Hearing for Conditional Use #16-26 and Variation Order #13-26 be closed and that this meeting reconvene into regular session at 10:10 am.

CARRIED

IN HEARING - CU#17-26 - Previously Used Mobile Home & Secondary Suite - Perron

2026-446

Councillor Normandeau

Councillor Waczko

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Conditional Use #17-26 to allow for a previously used mobile home onsite and to allow for a detached secondary suite at 174 Proulx Boulevard, being Lot 6 Block 3 Plan 17843, in SE 16-8-7E, in an area zoned Rural Residential, at 10:10am.

CARRIED

Hearing Minutes - CU#17-26 - Previously Used Mobile Home & Secondary Suite - Perron

Operations Manager Kevin Medeiros expressed no concerns.

Richer Fire Chief Chris Wilkins expressed no concerns.

Corine and Aaron Barley submitted a letter of objection regarding the proposal.

No members of the public made presentations regarding the proposal.

OUT OF HEARING - CU#17-26 - Previously Used Mobile Home & Secondary Suite - Perron

2026-447

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT the Hearing for Conditional Use #17-26 be closed and that this meeting reconvene into regular session at 10:24am.

CARRIED

HEARING DECISIONS

Hearing Decision - CU#12-26 & VO# 11-26- Existing temporary shed - Maykut

2026-448

Councillor Ingles

Councillor Stolwyk

WHEREAS a Public Hearing was held for Conditional Use #12-26 to allow for the existing temporary sheds to remain on site, and Variation Order #11-26 to vary the minimum south side yard requirement from 25 feet down to approximately 14 feet for the existing shed, at 47130 Road 41E, being Lot 2 Plan 56344 in NE 35-8-7E, in an area zoned "AM" Agriculture Mixed Use;

BE IT RESOLVED THAT Conditional Use Order #12-26 for sheds to be used for residential storage only, be approved; and

BE IT FURTHER RESOLVED THAT Variation Order #11-26 be denied, and that the existing shed be relocated to bring it into compliance with municipal zoning by-laws.

CARRIED

Hearing Decision - CU #16-26 & VO# 13-26- 2nd Dwelling Unit - Hupe

2026-449

Councillor Sarrasin

Councillor Ingles

WHEREAS a Public Hearing was held for

1. Conditional Use #16-26 to allow for a secondary suite and
2. Variation Order #13-26 to vary the minimum front yard setback requirement from 125 feet to:
 - a) approximately 110 feet for the existing Mobile Home; and
 - b) approximately 26 feet for the existing temporary Gazebo;

at 45094 Lilac Lane, on River Lot 72-AN-2626, in an area zoned Agriculture Mixed Use;

BE IT RESOLVED that Conditional Use Order #16-26 and Variation Order #13-26 be approved.

CARRIED

Hearing Decision - CU#17-26 - Previously Used Mobile Home & Secondary Suite - Perron

2026-450

Councillor Sarrasin

Councillor Normandeau

WHEREAS a Public Hearing was held for Conditional Use #17-26 to allow for a previously used mobile home onsite and to allow for a detached secondary suite at 174 Proulx Boulevard, being Lot 6 Block 3 Plan 17843, in SE 16-8-7E, in an area zoned Rural Residential;

BE IT RESOLVED that Conditional Use Order #17-26 be approved on the following conditions:

1. The approved dwellings onsite be for permanent residential habitation, not for short term rental or transient accommodation;
2. The property owner is responsible for ensuring the necessary shared driveway agreement and shared well agreement is in place;
3. The property owner must install a new well to service the new residence;
4. Council strongly recommends that both dwellings on the property be serviced by the new well and that the existing residence be properly disconnected from the shared well located on the neighbouring property, without affecting the neighbouring property's continued use of the well.

- 5. The applicant is responsible for ensuring the secondary suite is situated and designed with a driveway that allows reasonable access for emergency vehicles and services;
- 6. The applicant is responsible for being in full compliance with the requirements of federal, provincial, and municipal authorities at all times, including obtaining any required approvals and permits, and achieving building code compliance.

CARRIED

DEPARTMENT MANAGER REPORTS - None

BY-LAWS – None

IN CAMERA

2026-451
Councillor Sarrasin
Councillor Normandeau

BE IT RESOLVED THAT Council recess in order to meet as a Committee of the Whole, In Camera, at 10:37am to discuss

- By-law Enforcement Matters
- Matters in Preliminary Stages

under Section 152(3) of *The Municipal Act*.

CARRIED

OUT OF CAMERA

2026-452
Councillor Sarrasin
Councillor Normandeau

BE IT RESOLVED THAT this meeting reconvene into regular session at 10:48am 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

2026-453
Councillor Sarrasin
Councillor Stolwyk

BE IT RESOLVED THAT this regular meeting be adjourned at 10:49am.

CARRIED

NEXT MEETING(s)

Regular Evening Meeting :
Regular Day Meeting:

August 26, 2026
September 9, 2026

Richard Pelletier
Reeve

Shelley Jensen, CMMA
Chief Administrative Officer