Western Interlake Planning District
Regular Board Meeting September 23rd, 2025
RM of St. Laurent Council Chambers 6:30 p.m.

Minutes
Board Members in attendance: Cherie Millar (Office Administrator), Stephanie Vincent (AOA), Paul Murphy (Chair), Tom Johnson (Vice Chair), Charlotte Lindell, Grant Sigfusson, Perry Gaudry
Regrets: Art Jonasson

1. The Chair called the meeting to order and reviewed the agenda.

2. Johnson - Lindell
68/25 Be it Resolved: that the agenda be adopted as amended.
Carried:

3. Eyolfson - Gaudry
69/25 Be it Resolved: that the Minutes of the regular Board meeting of August 19th, 2025 be adopted as amended.
Carried:

4. Eyolfson – Johnson
70/25 Be it Resolved: that the accounts paid for administration in the amount of $14,589.56 for the period from August 19th – September 23rd, 2025 be approved.
Carried:

5. Matters Arising from the Minutes
None

6. Correspondence
a) Proposed Subdivision on Lot 2, Plan 36491 WLTO in SW ¼ 1-20-5W in the RM of Coldwell for ***THOMAS***, file no. 4115-25-8529 – completed application.

7. New Subdivisions
a) Lindell – Sigfusson
73/25 Be it Resolved: that the Board has no objections to Proposed Subdivision on Lot 1, Plan 39667 WLTO in Frac SE ¼ 14-24-10 in the Rural Municipality of West Interlake for ***DIF CIF 2 CANADA SMF GP LTD***, file 4185-25-8548, subject to an approved variance for the site area and site width.
Carried:

8. Crown Land Sales/Lease/Permits
None

9. New and Unfinished Business
a) Conditional Use, Variations, By-law amendments:
RM OF ST. LAURENT: ***DALMAN*** – variance minimum floor area
RM OF WEST INTERLAKE: none
RM OF GRAHAMDALE: ***FENNING*** – CU Secondary Suite, ***FENNING*** – variance maximum size and maximum distance from the principal dwelling, ***CO-OP GAS BAR*** – variance sign size
RM OF COLDWELL: none
b) The Board discussed proposed changes to the Vacation Policy. Discussed paying out sick days at the end of the year that are not used, minimum payout of sick days, using the sick days instead of getting paid out, possibly paying out at the end of the year but keeping a 14/15 days from previous years in case of illness where it may be needed. The OA is to check with MEBP regarding short term disability and with the auditor regarding annual payout.
71/25 c) Johnson – Eyolfson
Be it Resolved: that the Board adjourned into the scheduled public hearing.
Carried:
The OA mentioned a few housekeeping items then the Board introduced themselves.
The Chair then welcomed all in attendance, opened the public hearing and outlined the procedures.
The OA read out the proposal and provided proof of notice. The AOA read out report from Municipal and Northern Relations. The OA then read out a written submission from Lonnie and Shelley Kasian.
The applicant spoke and stated that he would just like to change 300 ft of hayland into four lots and that it is not wetland.
Dan Maley then spoke in favour of the proposal since he had to leave. He stated that he is the neighbour across the street 24 & 22 and is in favour for the proposal.
Michel Chartier spoke on behalf of Roxanne Desrosiers and said that he would be interested in speaking once everyone who had questions spoke.

Linda and Gary Smyrski spoke against the proposal voicing their concerns that designation for cottage lots & not air BNB and other recreational venues which the location wouldn't support. Would support cottage lots but not in support of air BNB, vacation rental, trailer park.
Brian Oliver spoke against the proposal and stated that he is not familiar with the situation as he has been away from the community for awhile. Why is it classified recreational area?
The OA gave some information on the process of re-designating and re-zoning land.
Brian asked is recreation not a broad designation?
Keauna Oliver asked for clarification on the process.
The OA explained more on the process.
Keauna then expressed concerns not wanting the lots to be air BNBs or campground.
Michel Chartier spoke again and stated that he concurs with the concerns expressed and that the property integrates with the wetlands and there were fires which took up a lot of the RM resources. Wetlands should not be developed but protected.
The applicant responded and stated that there are no wetlands on the area that he is proposing to develop. Would just want to develop the end that he is not using.
Linda Smyrski spoke and had questions about the re-zoning and what the property would be re-zoned to and has no concerns if they are re-zoned to residential.
The OA explained the next steps of the process and that everyone will have a chance to object a second time to the Minister. The OA gave contact information to the WIPD office for more information on the process and the next steps.
Keaunna spoke again and had questions about the channel behind the proposed property.
Brian Oliver spoke again and asked about the intentions of the rest of the property.
The applicant responded and stated that the rest of the property cannot be developed because it's wetlands and that it's only a 300 foot portion on the end that he does not use.
Brian Oliver spoke again and voiced concerns about the rest of the property being developed in the future and the stress on the Fire Dept.
The Chair then asked if the Board had any questions for clarification.
Board member Perry Gaudry asked for confirmation that the proposal is just for the four lots and not for the remainder of the property.
The applicant confirmed.
The OA explained that there will be another public hearing for the re-zoning.
Dale Hayward spoke on the proposal and stated that he came to the hearing to do some fact finding to see what was involved and had no idea that the proposal was for four lots and asked if there is a second public hearing.
Board member Bill Eyolfson explained the procedure and what the public hearing was for.
The OA explained that the Board may give Second Reading to the bylaw, then the bylaw must go to the Minister for approval and that everyone who objected to the bylaw will receive a notice and will have the opportunity to object a second time with the Minister.
Brian Oliver spoke again and stated that he has no problem with re-zoning for four lots.
The Chair declared the public hearing closed at 7:34 pm.

72/25 Eyolfson – Johnson
Be it Resolved: that the public hearing now close and that the Board reconvene into the regular meeting agenda.

Carried:

75/25 Eyolfson – Gaudry
Be it Resolved: that Development Plan amendment bylaw no. 2/25 be given Second Reading.

Carried:

d) The Board discussed the Bylaw enforcement issue. Discussed cost sharing with commissionaires and possibly having a committee where each Council can designate members. Should go through RMs and not WIPD.

e) Lindell – Johnson
74/25 Be it Resolved: that Development Plan amendment bylaw no. 1/25 be given Third Reading.

Carried:

Recorded Vote
In Favour:
Tom Johnson
Grant Sigfusson
Bill Eyolfson
Charlotte Lindell
Perry Gaudry

f) Johnson – Eyolfson
76/25 Be it Resolved: that the Board authorize the Building Inspector to attend the 2025 MBOA Fall Seminar with all expenses paid.

Carried:

g) The Board gave information on the Proposed Dairy Queen in Ashern and that the proponent was having issues with MTI approval but has since received approval subject to traffic impact study.

11. Next Regular Board Meeting
October 21st, 2025
RM of Coldwell Council Chambers
6:30pm

12. Adjournment
Johnson - Eyolfson

77/25 Be it Resolved: that we now adjourn. Time 8:24 pm.

Carried:

Chairperson_______________________

Secretary/Treas._______________________