



Riverdale Municipality
Meeting Minutes
Regular September 17, 2026 - 06:00 PM

Called To Order

Mayor Heather Lamb called the meeting to order at 6:00 p.m. with the following members of Council in attendance:

Councillor Shawn Mason

Councillor Everett Smith

Councillor Ian Dyer

Councillor Christa Veitch

Councillor David Creighton

Regrets: Councillor Tyler Pod

Chief Administrative Officer Marci Quane recorded the minutes.

Resolution

No:

254-896

Adoption of Agenda

Moved By: Shawn Mason

Seconded By: Christa Veitch

Be It Resolved That the regular meeting agenda dated September 17th, 2026, be adopted as presented

Be It Further Resolved That the agenda form part of the minutes.

CARRIED UNANIMOUSLY

Resolution

No:

254-897

Adoption of Minutes

Moved By: David Creighton

Seconded By: Ian Dyer

Be It Resolved That the minutes of September 1st, 2026 be adopted as circulated.

CARRIED UNANIMOUSLY

Delegation/Public Hearings

Resolution

No:

254-903

Open Public Hearing: VO26-08 - Lepp @6:15pm

Moved By: Everett Smith

Seconded By: David Creighton

Be It Resolved That the Council for Riverdale Municipality recess the Regular Meeting of Council at 6:15pm pm to sit as a Public Hearing to hear representation on an application for variation.

CARRIED UNANIMOUSLY

Public Hearing

VARIATION ORDER 2026-08

Members Present: Mayor Lamb, Councillor Mason, Councillor Veitch, Councillor Dyer, Councillor Creighton, Councillor Pod, Councillor Dyer

Staff Present: CAO Marci Quane

Public Present: Sam & Rodger Lepp

Call to Order: Mayor Lamb called the hearing to order at 6:15 pm

Mayor Lamb reviewed the purpose of the hearing and the rules of conduct for the public hearing.

The purpose of the hearing is to hear representation for and against Variation Order Application 2026-08 from 10236641 Manitoba Ltd. (Lepp) to vary the side & front setback requirements for the purpose of accommodating a new build. The applicant is wishing to vary the front setback requirement from 45' to 25' and to vary the West side setback requirement from 10' to 7'.

Mayor Lamb asked for presentation for those opposed to the application.

No presentations were heard in opposition of the application.
Rodger Lepp spoke in favour of the variance.
- Spoke to the restricting setbacks with the lot being smaller.

**Resolution
No:
254-904**

Close Public Hearing: VO26-08 - Lepp @6:15pm
Moved By: Christa Veitch
Seconded By: Shawn Mason

Be It Resolved that Council Close the Public Hearing and re-open the regular meeting at 6:20pm.

CARRIED UNANIMOUSLY

**Resolution
No:
254-898**

Communications
Moved By: Everett Smith
Seconded By: Ian Dyer

Be It Resolved That Council accept and file the following Correspondence:
RM Of Oakview Public Hearing Notice
PTH 25 Highway Director Letter
Guild Insurance Group - Arena Case Study

CARRIED UNANIMOUSLY

Monthly Reports

**Resolution
No:
254-899**

List of Accounts for Approval
Moved By: Everett Smith
Seconded By: Christa Veitch

Be It Resolved That Council approve the list of accounts for \$156,643.41 including cheques 17071 - 17142.

CARRIED UNANIMOUSLY

**Resolution
No:
254-900**

Credit Card Statement
Moved By: David Creighton
Seconded By: Christa Veitch

Be It Resolved That Council approve the Collabria Credit Card statement for Jul 23, 2026 - Aug 21, 2026 as presented.

CARRIED UNANIMOUSLY

**Resolution
No:
254-901**

Bank Reconciliation
Moved By: Everett Smith
Seconded By: Christa Veitch

Be It Resolved That Council approve the August 2026 bank reconciliation.

CARRIED UNANIMOUSLY

**Resolution
No:
254-902**

**Financial Statement
Moved By: Ian Dyer
Seconded By: Christa Veitch**

Be It Resolved That Council approve the August 2026 Financial Statement as presented.

CARRIED UNANIMOUSLY

**Resolution
No:
254-906**

**Payroll Accounts for Approval
Moved By: Christa Veitch
Seconded By: Everett Smith**

Be It Resolved That Council approve the August 2026 payroll reports as presented.

CARRIED UNANIMOUSLY

Riverdale Community Centre

Advertise for RCC Staff -Advertise for Canteen Staff

Canteen Operation Update

RCC Chiller & Refrigeration Update

Unfinished Business

Underfunded Reserve Report

June 29th Heavy Rainfall Event - Review of Event

New Business

**Resolution
No:
254-907**

**Subdivision 4443-25-8734
Moved By: Everett Smith
Seconded By: Ian Dyer**

Whereas an application has been received to subdivide the property legally described as Pt. NW-13-12-20W NW 1/4 13-12-20 WPM Exc. Road Plan 1319 BLTO.

Therefore Be It Resolved That Council approves the proposed subdivision, subject to the following conditions:

a) That a conditional use be obtained for the Non-Farm Dwelling on the proposed 9.29acres of land to ensure compliance with Zoning By-Law 2016-12.

b) That the owners obtain a permit from Manitoba Transportation & Infrastructure for the removal of the existing access onto PTH 25 for the residual quarter section lying adjacent to the Government Road Allowance. Included in this permit will be the review of the public road setback from the edge of the PR 210 Right Of Way.

Further Be It Resolved That the applicants adhere to all Provincial requirements set forth.

Further Be It Resolved That Council acknowledges that any required Conditional Use associated with the subdivision shall be considered at the time of conditional approval.

CARRIED UNANIMOUSLY

**Resolution
No:
254-905**

VO-26_08 (Lepp)
Moved By: David Creighton
Seconded By: Shawn Mason

Whereas 10236641 Manitoba Ltd., owners of the property legally described as being; 38/40 - 5 - 236 in Rivers, Manitoba applied to council to vary the minimum requirements of the Riverdale Municipality Zoning By-Law 2016-12 as it applies to this property as follows:

To vary the front setback from 45' to 25'
To vary the side setback from 10' to 7.5'
to accommodate a new build/service (carwash).

Be It Resolved That after careful consideration of the application and any representations made for or against the variation sought by the applicant, the Council of Riverdale Municipality, in a meeting duly assembled this 17th day of September 2026 approves the said application for variation with the following condition:

1. That the building is to be built in the immediate location as submitted in the application;
2. The applicant obtaining all required permits and approvals from Manitoba Transportation and Infrastructure for development adjacent to PTH 25;
3. All traffic circulation, vehicle queuing and parking being accommodated on-site;
4. Snow storage and snow clearing activities being contained on-site and not affecting neighbouring properties, municipal roads, the rear lane, or provincial highway property;
5. At the time of construction, a building permit is obtained complying with all applicable Building Code, Fire Code, municipal servicing and development permit requirements.

CARRIED UNANIMOUSLY

**Resolution
No:
254-908**

Animal Control Contract & Services
Moved By: Shawn Mason
Seconded By: Christa Veitch

Whereas the Municipality has received correspondence from Wendy Petersen advising of her intention to retire from providing Animal Control and Impoundment Services;

And Whereas the current Agreement for Animal Control and Impoundment Services expires December 31, 2026;

Now Therefore Be It Resolved That Council approve the transition of Animal Control and Impoundment Services from Wendy Petersen to Paws Crossed Shelter and Adoption Centre for the balance of the existing contract term ending December 31, 2026;

And Further Be It Resolved That Paws Crossed Shelter and Adoption Centre assume all duties and responsibilities required under the existing Agreement for Animal Control and Impoundment Services;

And Further That compensation for such services shall remain at the current rate of \$700.00 per month, plus applicable taxes, for the remainder of the contract term ending December 31, 2026;

And Further That the transition be conditional upon satisfactory proof of insurance and execution of any documents deemed necessary by Administration.

CARRIED UNANIMOUSLY

Bill 31 Capture Carbon Storage Act

Bridge Maintenance Plan Update

Rivers Utility - Membrane Replacement

**Resolution
No:
254-911**

Offer to Purchase

Moved By: Everett Smith
Seconded By: Ian Dyer

Whereas Council has received an offer to purchase the subject properties; and

Whereas Council believes that transferring the properties to private ownership may facilitate property remediation, redevelopment, and future assessment growth within the municipality;

Therefore Be It Resolved Council approve the sale of the municipal-owned lots identified in the Offer to Purchase to G-5 Farms Ltd., subject to the terms and conditions contained thererin;

1. That all legal fees associated with the sale of the land be born by the purchaser (G-5 Farms Ltd.)

Be It Further Resolved That the Chief Administrative Officer be authorized to execute all agreements, transfers, and other documents necessary to complete the transaction on behalf of the Municipality.

CARRIED UNANIMOUSLY

Consideration of By-Laws

In Camera

Moved By: Ian Dyer
Seconded By: Shawn Mason

Be It Resolved That Council recess the regular meeting to sit in camera as a Committee of the Whole to discuss personnel issues.

Be It Further Resolved That all matters discussed are to be kept confidential.

CARRIED UNANIMOUSLY

**Resolution
No:
254-909**

In Camera

Moved By: Ian Dyer
Seconded By: Shawn Mason

Be It Resolved That Council recess the regular meeting to sit in camera as a Committee of the Whole to discuss personnel issues.

Be It Further Resolved That all matters discussed are to be kept confidential.

CARRIED UNANIMOUSLY

Fast Park Update

**Resolution
No:
254-910**

Out of Camera

Moved By: Christa Veitch
Seconded By: Shawn Mason

Be It Resolved That Council adjourn the in-camera meeting and proceed with the regular agenda.

CARRIED UNANIMOUSLY

Chief Administrative Officer's Report

Councillor's Remarks & Suggestions

Mayor's remarks & Suggestions

Resolution No: 254-912	Adjournment Moved By: Ian Dyer Seconded By: David Creighton Be It Resolved that Council do now adjourn. TIME:9:00pm CARRIED UNANIMOUSLY
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Heather Lamb
Mayor

Marci Quane
Chief Administrative Officer