



RURAL MUNICIPALITY OF  
**REYNOLDS**

**Rural Municipality of Reynolds  
Meeting Minutes**

**Regular Meeting of Council September 14, 2021 - 06:30 PM**

**HELD IN HADASHVILLE RECREATION CENTRE ON SEPTEMBER 14, 2021**

**PRESENT**

**REEVE:** TRUDY TURCHYN

**COUNCILLORS:** HARRIET YARMILL

CURTIS J. BULEY

BLAINE WEBSTER

MICHAEL HUZEL

JESSICA THURSTON

**DEPUTY REEVE:** KIM ZALITACH

**REGRETS:** DE-ANN HOLMES

**CHIEF ADMINISTRATIVE OFFICER:** KIM FURGALA

**ACTING ASSISTANT CHIEF ADMINISTRATIVE OFFICER:** DARLENE THOM

**1 Call To Order**

The September 14, 2021 Regular Meeting of Council was called to order by Reeve Turchyn at 6:30 p.m.

**2 Adoption of Agenda**

**Res. 21/262 M/S** Councillor Buley / Councillor Yarmill

**BE IT RESOLVED** that the Agenda of the September 14, 2021 Regular Meeting of Council be adopted as presented.

**CARRIED**

**3 Minutes**

**3.1 August 24, 2021 Regular Meeting Minutes**

**Res. 21/263 M/S** Councillor Buley / Councillor Yarmill

**BE IT RESOLVED** that the Minutes of the August 24, 2021 Regular Meeting of Council be approved as presented.

**CARRIED**

**4 Delegations / Hearings**

**4.1 Dawson Trails 6:35 p.m.**

**4.2 Open Public Hearings**

**Res. 21/264 M/S** Councillor Buley / Councillor Yarmill

**BE IT RESOLVED** that Council does now recess the Regular Meeting of Council in order to hold the Public Hearing in the matters of Conditional Use 05/21, for Oliver-Smyth, Conditional Use 06/21, for 2594685 MB Ltd, and Conditional Use 07/21, for Jensen.

**CARRIED**

**4.3 Close Public Hearings**

**Res. 21/265 M/S** Councillor Buley / Councillor Yarmill

**BE IT RESOLVED** that after closing the Public Hearing in the matters of Conditional Use 05/21, for Oliver-Smyth, Conditional Use 06/21, for 2594685 MB Ltd, and Conditional Use 07/21, for Jensen, Council does now resume the Regular Meeting of Council.

**CARRIED**

**4.4 Conditional Use 05/21 6:45 p.m. Abby Oliver & Jason Smyth**

**Res. 21/266 M/S** Councillor Yarmill / Councillor Buley

**BE IT RESOLVED** that after consideration of Conditional Use Application 05/2021, and any representation for or against the Conditional Use sought by Abby Oliver & Jason Smyth, Applicants and Owners; to allow a 1420 Sq. Ft. RTM be moved onto the property as a residence, with the property being Zoned as "RSR", Rural Settlement Residential, be approved subject to the following conditions:

1. That all applicable building permits and/or locations be obtained as required.

**CARRIED**

Abby Oliver and Jason Smyth attended and answered Councils questions.

**4.5 Conditional Use 06/21 6:55 p.m. 2594685 MB Ltd - Heather Winch**

**Res. 21/267 M/S** Councillor Yarmill / Councillor Buley

**BE IT RESOLVED** that after consideration of Conditional Use Application 06/21, and any representation made for or against the Conditional Use sought by 2594685 MB Ltd - Heather Winch, Applicant and Owner; to allow a restaurant to be opened in the "GD" General Development Zone, be approved subject to the following conditions:

1. That all Building Permits and clearances be obtained as required.
2. That all health permits be obtained as required.

**CARRIED**

Heather Winch and Pelle Lambiase, owners, attended and answered Councils questions.

**4.6 Conditional Use 07/21 7:00 p.m. Jensen, Bruce & Rosilyn**

**Res. 21/268 M/S** Councillor Yarmill / Councillor Buley

**BE IT RESOLVED** that after consideration of Conditional Use Application 07/21, and any representation made for or against the Conditional Use sought by Bruce and Rosilyn Jensen, Applicant and Owner; to situate a used cottage onto the property known as Pt. SW 25-10-14 E, Lot 2, Plan 54910, Title 2690395, and to renovate and add on to the structure to yield a 1216 sq. ft. Building Code compliant building, be approved subject to the following conditions:

1. That all Building Permits and clearances be obtained as required.
2. That the Owner agrees to execute the required upgrades to meet the current minimum Building code requirements.
3. That a Caveat be registered against the property indicating that the building is a used building brought to current Building Code Standards.

**CARRIED**

Bruce and Rosilyn Jensen attended and answered Councils questions.

**5 Committees / Reports**

**5.1 Whitemouth Reynolds North Whiteshell Waste Management July 26, 2021 Meeting Minutes - For Info**

**5.2 Whitemouth Reynolds North Whiteshell Waste Management Sept. 13, 2021 Meeting Agenda - For Info**

**5.3 PUBLIC WORKS**

**5.3.1 Speed Limit Request**

**5.3.2 Culvert Quote**

**6 By-Laws**

**7 Unfinished Business**

**7.1 Lagoon Weekly Reports and Sept. 2 Site Meeting Notes**

**8 New Business / General Business**

**8.1 Prawda Water Public Hearing Date Approval**

**Res. 21/269 M/S** Councillor Yarmill / Councillor Buley

**BE IT RESOLVED** that a Public Hearing for the Presentation of Local Improvement Plan No. 01-2021 be set for October 25, 2021 at 6:00 p.m. in the Hadashille Recreation Centre.

**CARRIED**

**8.2 Harden Development Agreement**

**Res. 21/270 M/S** Councillor Webster / Councillor Thurston

**BE IT RESOLVED** that Council authorizes the Development Agreement between the RM of Reynolds and Harry and Maria Harden for Lot 8, Plan 58124 in RL 52-8-13 E, Title 3025047/1, be signed by the Reeve and CAO.

**CARRIED**

**8.3 Vinet, Bluhm and Sidon Development Agreement**

**Res. 21/271 M/S** Councillor Webster / Councillor Thurston

**BE IT RESOLVED** that Council authorizes the Development Agreement between the RM of Reynolds and Elaine Vinet, Rodney Bluhm and Leonard and Laurel Sidon for NE1/4 18-12-10EPM Title 2682222/1, be signed by the Reeve and CAO.

**CARRIED**

**8.4 Shendroski Development Agreement**

**Res. 21/272 M/S** Councillor Webster / Councillor Thurston

**BE IT RESOLVED** that Council authorizes the Development Agreement between the RM of Reynolds and Arthur and Edith Shendroski for RL 22-8-12 EPM Title 1822330/1, be signed by the Reeve and CAO.

**CARRIED**

**8.5 Jacobs Development Agreement**

**Res. 21/273 M/S** Councillor Webster / Councillor Thurston

**BE IT RESOLVED** that Council authorizes the Development Agreement between the RM of Reynolds and Raymond & Donna Jacobs for Pt. SE 1/4 31-12-9 E, Title 1883562/1, be signed by the Reeve and CAO.

**CARRIED**

**8.6 Approval for Subdivision File 4611-21-7601**

**Res. 21/274 M/S** Councillor Thurston / Councillor Webster

**WHEREAS** Community Planning Services has submitted a Subdivision Application File No. 4611-21-7601 for RL 8-7-14 EPM & RL 8-8-14 EPM for Gary & Glen Gusberti;

**BE IT RESOLVED** that the subdivision be approved with the following conditions:

1. That a capital cost dedication fee of \$700.00 per lot be paid to the RM of Reynolds;
2. That a Subdivision Application fee of \$100.00 be paid to the RM of Reynolds;
3. That any outstanding property taxes on said subdivision lands be paid in full;
4. That variance orders be obtained, as necessary, to ensure compliance with the current Reynolds Zoning By-Law;
5. That the Owner agrees to enter into a Development Agreement with the RM of Reynolds.
6. That the Development Agreement shall be prepared by the RM of Reynolds.
7. That the Development Agreement shall be registered with Land Titles as a caveat for the proposed new lots created by this subdivision.
8. That the aforementioned caveat be registered with Land Titles by the applicant's legal council and that the applicant shall bear the full cost of this action.
9. That any monument restoration costs, be borne by the Developer.

**CARRIED**

**8.7 Eastman ATV Staging Area and Cleanup-Letter of Support Request**

**Res. 21/275 M/S** Councillor Thurston / Councillor Webster

**WHEREAS** the Eastman ATV Club is a valued partner in informal recreation and land management, providing public education to visitors on trail riding safety and fire safety;

**AND WHEREAS** the RM of Reynolds values and appreciates the work done by these volunteers keeping the Eastman Multi Use Trails and Staging Area safe and clean of debris;

**THEREFORE, BE IT RESOLVED** that Council authorizes the CAO to send a letter of support to the Province of Manitoba for Eastman ATV Clubs' continued use and maintenance of the Staging Area, Day Use Area

and Kiosk locations for the Eastman Multi Use Trails and trail expansions;  
**AND BE IT FURTHER RESOLVED** that the Council supports the cleaning of other dumping grounds in the Sandilands with the Unsmoked Canada Grant.

**CARRIED**

**8.8 Lot 16-1-60335 Craigs Cove**

**Res. 21/276 M/S** Councillor Webster / Councillor Thurston

**BE IT RESOLVED** that the Offer to Purchase for Lot 16-1-60335, from Charles and Dana Connolly, in the amount of \$22,500.00 plus GST, Legal and Administration Fees, be accepted as presented;

**AND BE IT FURTHER RESOLVED** that the Reeve and CAO be authorized to sign the Acceptance and the Purchase and Sale Agreement on behalf of the Municipality.

**CARRIED**

**8.9 2021 Tax Sale Reserve Bid**

**Res. 21/277 M/S** Councillor Webster / Councillor Thurston

**WHEREAS** pursuant to Section 372 of The Municipal Act a municipality may set a reserve bid in the amount of the tax arrears and costs in respect of the following properties:

ROLL	LEGAL DESCRIPTION
0086200.000	W 1/2 OF SW 1/4 OF SECTION 23-8-12 EPM
0113925.000	LOT 1, PLAN 18933 LOT 41-8-13 EPM
0219600.000	NE 1/4 OF SECTION 12-11-13 EPM
0241200.000	NW 1/4 OF SECTION 7-12-10 EPM

**NOW THEREFORE, BE IT RESOLVED** that the Rural Municipality of Reynolds place a reserve bid on all properties in the amount of all arrears and costs in respect of each property.

**CARRIED**

**8.10 Truth and Reconciliation Day**

**8.11 Employee Vaccinations**

**9 Accounts**

**9.1 Combined AP PR Cheque Report 09-14-2021**

**Res. 21/278 M/S** Deputy Reeve Zalitach / Councillor Huzel

**BE IT RESOLVED** that cheques numbered 22614 to 22648 including the Electronic Fund Transfer payments, for a total payment of \$242,745.67 be hereby approved for payment on this day, September 14, 2021.

**CARRIED**

**9.2 August 31, 2021 Financial Statement**

**Res. 21/279 M/S** Deputy Reeve Zalitach / Councillor Huzel

**BE IT RESOLVED** that the August 31, 2021 Financial Statement be approved as presented.

**CARRIED**

**10 Communications**

**10.1 MIT-Routes-Trade & Commerce - What We Heard Report - For Info**

**10.2 Dawson Trail Arts and Heritage Tour - For Info**

**10.3 Virtual Interlake-Eastern RHA Board Annual General Meeting - For Info**

**10.4 IERHA Regional Health Advisory Board - Request**

**TABLED**

**10.5 The 2021 Manitoba Watersheds Conference Agenda-For Info**

**10.6 RM of Springfield - CanWhite Sands Meeting Invitation**

**11 Agenda Additions**

**12 Notice of Motions**

**13 In Camera**

**13.1 Move In Camera**

**Res. 21/280 M/S** Deputy Reeve Zalitach / Councillor Huzel

**BE IT RESOLVED** that Council now move "In Camera" as per Section 152(3) of The Municipal Act to discuss Personnel and Legal Matters;

**AND BE IT FURTHER RESOLVED** that all matters discussed while in Camera are to remain confidential as per Section 83(1)(d) of The Municipal Act.

**CARRIED**

**13.2 Legal Matters**

**13.3 Move Out of Camera**

**Res. 21/281 M/S** Councillor Huzel / Deputy Reeve Zalitach

**BE IT RESOLVED** that as per Section 152(4) of the Municipal Act, Council now re-opens the meeting to the public;

**AND BE IT FURTHER RESOLVED** that all matters discussed are to remain confidential as per Section 83(1)(d) of the Municipal Act.

**CARRIED**

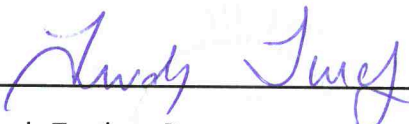
**14 Adjournment**

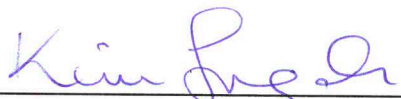
**Res. 21/282 M/S** Councillor Huzel / Deputy Reeve Zalitach

**BE IT RESOLVED** that the next Regular Council Meeting be held on September 28, 2021;

**AND BE IT FURTHER RESOLVED** that Council does now adjourn at 8:49 p.m.

**CARRIED**

  
\_\_\_\_\_  
Trudy Turchyn, Reeve

  
\_\_\_\_\_  
Kim Furgala, CMMA, CMML  
Chief Administrative Officer