



**Rural Municipality of Reynolds**  
**Meeting Minutes**  
**Regular Meeting of Council March 28, 2023 - 06:00 PM**

**RURAL MUNICIPALITY OF REYNOLDS-REGULAR MEETING-DRAFT AGENDA**  
**HELD IN THE COUNCIL CHAMBERS ON MARCH 28, 2023**

**PRESENT**

**REEVE: RUSS GAWLUK**

**DEPUTY REEVE: JESSICA THURSTON**

**COUNCILLORS:**

**BLAINE WEBSTER**

**CURTIS BULEY**

**CURT STELMACK**

**MICHAEL HUZEL**

**KIM ZALITACH**

**HARRIET YARMILL**

**CHIEF ADMINISTRATIVE OFFICER: KIM FURGALA**

**ASSISTANT CHIEF ADMINISTRATIVE OFFICER: SHERRI PEARCH**

**ADMINISTRATIVE ASSISTANT: LAECIE LEVESQUE**

**DEVELOPMENT OFFICER/BUILDING INSPECTOR: MURRAY CUTMORE**

**PUBLIC WORKS MANAGER: NELSON CHMUHALEK**

**1 CALL TO ORDER**

The March 28, 2023, Regular Meeting of Council was Called to Order by Reeve Gawluk at 6:00 pm

**2 NOTICE OF CONFLICT OF INTEREST**

9.2.1 Councillor Huzel

**3 AGENDA**

**Res. 23/079 M/S** Councillor Buley / Councillor Stelmack

**BE IT RESOLVED** that the Agenda of the March 28, 2023, Regular Meeting of Council be adopted as presented.

**CARRIED**

**4 MINUTES**

**4.1 March 14, 2023 Regular Meeting & March 21, 2023 C.O.W./Budget Minutes**

**Res. 23/080 M/S** Councillor Buley / Councillor Stelmack

**BE IT RESOLVED** that the Minutes of the March 14, 2023, Regular Meeting of Council be approved as presented.

**BE IT RESOLVED** that the Minutes of the March 21, 2023, Committee of the Whole/Budget be approved as presented.

**CARRIED**

**5 DELEGATIONS / HEARINGS**

**5.1 Delegation - Gulenchyn - Fire Call 35/15 6:00 pm**

**6 PLANNING & DEVELOPMENT**

**6.1 Proposal to Subdivide File No. 4611-23-7705, Cox E & J**

**Res. 23/081 M/S** Councillor Buley / Councillor Stelmack

**WHEREAS** Community Planning Services has submitted an application for Subdivision RL 51-8-12 EPM for Cox, E & J.

**BE IT RESOLVED** that the applicant have their surveyor super-impose the water line from the 100 year flood level onto the plan of subdivision to illustrate how much of the proposed lots are actually "buildable" or capable of accommodating a septic field.

**BE IT RESOLVED** that Council table subdivision file 4611-23-7705 until such time that the water line from the 100 year flood has been added to the plan of subdivision.

**AND FURTHER BE IT RESOLVED** that Council requests that the plan of subdivision be revised to project the line between Lot 1 and the Residual straight to the road to reduce the magnitude of the required variance.

**CARRIED**

**6.2 Subdivision 4611-21-7627, Panych W & P - Revised Conditional Approval**

**Res. 23/082 M/S** Councillor Yarmill / Councillor Webster

**WHEREAS** Community Planning Services has submitted a Revised Subdivision Application File No. 4611-21-7627 for Pt. RL 41-8-12 EPM owned by Walter and Patricia Panych;

**BE IT RESOLVED** that the Revised subdivision be approved with the following conditions: 1. That a capital cost dedication fee of \$700.00 per new 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 the Owner agrees to enter into a Development Agreement with the RM of Reynolds.

5. That the Development Agreement shall be prepared by the RM of Reynolds.

6. That the Development Agreement shall be registered with Land Titles as a caveat for the proposed new lots created by this subdivision.

7. That the aforementioned caveat be registered with Land Titles by the applicant's legal counsel and that the applicant shall bear the full cost of this action.

8. That a copy of the registered caveat must be sent to the RM of Reynolds by the applicant's legal counsel.

9. That any monument restoration costs, be borne by the Developer.

10. That an amendment to the Zoning By-Law 7 /13 be obtained to list "Contractor Service General" as a Conditional Use in the "RM 1" Rural Mixed Zone.

11. That prior to construction of the Contractor Service General establishment, that a Conditional Use Order be obtained for that Special Use.

**CARRIED**

**6.3 Subdivision File 4611-23-7700 - Panych W & P**

**Res. 23/083 M/S** Councillor Webster / Councillor Yarmill

**WHEREAS** Community Planning Services has submitted a Subdivision Application File No. 4611-23-7700 for RL 41-8-12 EPM for Walter and Patricia Panych; the proposed subdivision involves approximately 95 acres of land held under CT 2354581/1 in the RM of Reynolds. The applicant, MID CANADA STORAGE, wishes to create a 10.08-acre lot (Proposed Parcel A) for a commercial storage facility. A public road is proposed (Proposed Parcel B). The proposed road will connect an existing private road created by subdivision file no. 4611-21-7627. As per the development agreement for file 7627, the existing private road is to be developed as a public road upon further development on the residual.

**BE IT RESOLVED** that Council shall table this application until such time that the Public Hearing for the Public Road has concluded.

**CARRIED**

**6.3.1 Letter of Advisory Subdivision 4611-23-7700**

**Res. 23/084 M/S** Councillor Zalitach / Councillor Stelmack

**BE IT RESOLVED** that the RM of Reynolds issues a letter of Advisory to Walter and Patricia Panych on RL 41-8-12EPM in regard to the current construction of a public road for Subdivision File No.4611-23-7700, until such time as the Public Hearing for new Public Road has been concluded.

**CARRIED**

**6.4 Subdivision File 4611-23-7707 Jeffrey Vadas**

**Res. 23/085 M/S** Councillor Yarmill / Councillor Webster

**WHEREAS** Community Planning Services has submitted a Subdivision Application File No. 4611-23-7707

Pt. N 1/2 of NW 1/4 13-8-13 EPM for Jeffrey Vadas; the proposed subdivision involves approximately 80 acres of land held under CT 2670770/1 in the RM of Reynolds. The applicant, Doug Sneath, wishes to subdivide a surplus farmstead site from the farmland. The subject land is legally described as part N 1/2 of NW 1/4 13-8-12 EPM. The proposed lot is heavily treed and contains an existing single-family dwelling, a pond and a hay shelter. The lot is serviced with an existing sewage ejector and an individual well. The 60-acre residual lot is currently not being used for farming. The landowner intends to sell it to a farmer to use it for farming. Both lots have access to White Elephant Road and Zamec Road.

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

1. That a capital cost dedication fee of \$700.00 per new lot be paid to the RM of Reynolds;
2. That any outstanding property taxes on said subdivision lands be paid in full;
3. That variance orders be obtained, as necessary, to ensure compliance with the current Reynolds Zoning By-Law;
4. That the Owner agrees to enter into a Development Agreement with the RM of Reynolds to be prepared by the RM of Reynolds legal counsel and all costs payable by applicant.
5. That any monument restoration costs, be borne by the Developer.
6. That the Owner shall provide written confirmation from Manitoba Conservation, Environmental Compliance and Enforcement Branch that the existing ejector system has either been satisfactorily decommissioned or that a Certificate of Exemption has been issued from that office.

**CARRIED**

**7 COMMITTEES / REPORTS**

**Res. 23/086 M/S** Councillor Yarmill / Councillor Webster

**BE IT RESOLVED** that the Committee and all other reports be accepted as presented.

**CARRIED**

**7.1 CEC Hearing Regarding Permit Application of Sio Silica**

**7.2 Eastman Regional Municipal Committee - Feb 27, 2023 Minutes**

**7.3 Seine Rat Roseau Watershed District Minutes**

**8 BY-LAWS**

**8.1 By-Law 03/2023 - Zoning Amendment By-Law 03/2023 - First Reading**

**Res. 23/087 M/S** Councillor Yarmill / Councillor Webster

**BE IT RESOLVED** that By-Law 03/2023, being a By-Law to add "Contractor Service General" to Table 4.6: "RGZ", "RM1", "RM1c" and RM2" Rural Zones in Bulk Requirements in the Rural Municipality of Reynolds Zoning By-Law 7/13, be read a first time.

**CARRIED**

**8.2 By-Law 1/2023 Council Remuneration and Reimbursement of Expenses - Second**

**Res. 23/088 M/S** Deputy Reeve Thurston / Councillor Webster

**BE IT RESOLVED** that By-Law 01/2023, being a By-Law to provide for Council remuneration and reimbursement of expenses, be read a second time.

**CARRIED**

**8.3 By-Law 1/2023 Council Remuneration and Reimbursement of Expenses - Third**

**Res. 23/089 M/S** Deputy Reeve Thurston / Councillor Webster

**BE IT RESOLVED** that By-Law 01/2023, being a By-Law to provide for Council remuneration and reimbursement of expenses, be read a third and final time, be signed, sealed, and therefore done and passed as a By-Law of the RM of Reynolds.

Name	Yes	No	Abstained	Absent
Curtis Buley	✓			
Russ Gawluk	✓			
Michael Huzel	✓			
Curt Stelmack	✓			

Jessica Thurston	✓
Blaine Webster	✓
Harriett Yarmill	✓
Kim Zalitach	✓

**CARRIED**

**8.4 By-Law 02/2023 Equipment Reserve Fund - First Reading**

**Res. 23/090 M/S** Deputy Reeve Thurston / Councillor Webster

**BE IT RESOLVED** that By-Law 02/2023, being a By-Law to establish an Equipment Reserve Fund, be read a first time.

**CARRIED**

**9 UNFINISHED BUSINESS**

None

**9.1 Prawda Water Co-op**

**9.2 Public Works**

Councillor Huzel declared a conflict of interest and removed himself from the Council Chambers

**9.2.1 2023 Equipment and Material Rates**

**Res. 23/091 M/S** Councillor Zalitach / Councillor Stelmack

**BE IT RESOLVED** that the 2023 Equipment and Materials rates be approved as presented.

**CARRIED**

Councillor Huzel returned to the Council Chambers

**10 NEW BUSINESS**

None

**10.1 Policy 51- Abuse & Molestation Policy**

**Res. 23/092 M/S** Councillor Zalitach / Councillor Stelmack

**BE IT RESOLVED** that Council approves Policy 51 - Abuse and Molestation;

**AND THERE BE IT RESOLVED** that Council appoints the CAO to be receiver of all claims.

**CARRIED**

**10.2 Policy 3 Driveway & Culvert**

**Res. 23/093 M/S** Councillor Zalitach / Councillor Stelmack

**BE IT RESOLVED** that council accepts Policy 3 - Driveway & Culverts as presented.

**CARRIED**

**10.3 Policy 50 - Letter of Credit - Development Agreement**

**Res. 23/094 M/S** Councillor Zalitach / Councillor Stelmack

**BE IT RESOLVED** that council accepts Policy 50 Letter of Credit - Development Agreements as presented.

**CARRIED**

**10.4 2023 Manitoba Municipal Administrators Conference and AGM**

**Res. 23/095 M/S** Councillor Stelmack / Councillor Buley

**BE IT RESOLVED** that the 92nd Annual Manitoba Municipal Conference and AGM will be held on April 30 to May 3 in Winnipeg, MB.

**THEREFORE BE IT RESOLVED** that Council approves the CAO and ACAO to attend the conference and all eligible expenses be approved.

**CARRIED**

**10.5 Donation Request - Rennie Community Club**

**BE IT RESOLVED** that Council wishes to donate \$ \_\_\_\_\_ to the Rennie Community Club in order to assist with the build of a new post office for the town of Rennie.

**TABLED**

**10.6 Establish and Maintain a Local Emergency Response Control Group**

**WHEREAS** the Manitoba Emergency Measure Act requires every local authority to establish and maintain a Local Emergency Response Control Group;

**AND WHEREAS** the RM of Reynolds does not have a LERCG;

**THEREFORE BE IT RESOLVED** that Council agrees to have Gail Wasylnuk the Municipal Emergency Coordinator set up the RM of Reynolds LERCG.

**TABLED**

**11 FINANCIALS/ACCOUNT**

**11.1 Combined AP PR Cheque Report**

**Res. 23/096 M/S** Councillor Stelmack / Councillor Buley

**BE IT RESOLVED** that cheques numbered 23636 to 23648 including the Electronic Fund Transfer payments, for a total payment of \$32,185.61 be hereby approved for payment on this day, March 28th, 2023.

**CARRIED**

**11.2 January & February 2023 Financial Statement**

**Res. 23/097 M/S** Councillor Buley / Councillor Stelmack

**BE IT RESOLVED** that the January and February 2023 Financial Statement be approved as presented.

**CARRIED**

**12 CORRESPONDENCE**

None

**12.1 General Permit No. 6434 - Reynolds Snow Riders**

**12.2 Subsidize Waste Water Management Facilities Letter**

**12.3 Honorable Kevin Klein Letter - For Info**

**12.4 Association of Manitoba Municipalities**

**12.4.1 Provincial Leaders Forum Question**

**Res. 23/098 M/S** Councillor Buley / Councillor Stelmack

**THEREFORE BE IT RESOLVED** that Council approves the Provincial Leaders Forum question from Reeve Gawluk.

**CARRIED**

**13 AGENDA ADDITIONS**

**14 NOTICE OF MOTIONS**

None

**15 IN CAMERA**

**15.1 Move In Camera**

**Res. 23/099 M/S** Councillor Buley / Councillor Stelmack

**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.

**15.2 Move Out of Camera**

**Res. 23/100 M/S** Councillor Buley / Councillor Stelmack

**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.

**16ADJOURNMENT**

**Res. 23/101 M/S** Councillor Buley / Councillor Stelmack

**BE IT RESOLVED** that the next Regular Council Meeting be held on April 11, 2023;

**AND BE IT FURTHER RESOLVED** that Council does now adjourn the March 28, 2023, Regular Council Meeting at 8:34 PM



Russ Gawluk, Reeve



Kim Furgala, CMMA, CMML  
Chief Administrative Officer