



Rural Municipality of Reynolds

Meeting Minutes

Regular Meeting of Council August 27, 2024 - 06:00 PM

RURAL MUNICIPALITY OF REYNOLDS-REGULAR MEETING- MINUTES

HELD IN THE COUNCIL CHAMBERS ON AUGUST 27, 2024

PRESENT

DEPUTY REEVE: BLAINE WEBSTER

COUNCILLORS:

JESSICA THURSTON

CURTIS BULEY

MICHAEL HUZEL

HARRIET YARMILL

CURT STELMACK

KIM ZALITACH

CHIEF ADMINISTRATIVE OFFICER: KIM FURGALA

ADMINISTRATIVE ASSISTANT: SHERRI PEARCH

REGRETS: REEVE RUSS GAWLUK

1 CALL TO ORDER

The August 27, 2024, Regular Meeting of Council was Called to Order by Deputy Reeve Webster at 6:00 pm.

CARRIED

2 ADOPTION OF AGENDA

Res. 24/283 M/S Councillor Buley/ Councillor Stelmack

BE IT RESOLVED that the Agenda of the August 27, 2024, Regular Meeting of Council be adopted as presented.

CARRIED

3 NOTICE OF CONFLICT OF INTEREST

4 MINUTES

Res. 24/284 M/S Councillor Buley/ Councillor Stelmack

BE IT RESOLVED that the Minutes of the August 13, 2024 Regular Meeting of Council, be approved as presented.

CARRIED

4.1 Regular Meeting of Council - August 13, 2024 Minutes - Draft

5 DELEGATIONS / HEARINGS

5.1 Open Public Hearing VO 05/2024 @ 6pm

Res. 24/285 M/S Councillor Buley/ Councillor Stelmack

BE IT RESOLVED THAT Council does now recess the Regular Meeting of Council in order to open the Public Hearing in the matter of Variation Order 05/2024.

CARRIED

5.2 Variation Order 05/2024 - Kuz

5.3 Close Public Hearing VO 05/2024

Res. 24/286 M/S Councillor Buley/ Councillor Stelmack

BE IT RESOLVED THAT after the closing the Public Hearing in the matter of Variation Order 05/2024 Council does now resume the Regular Meeting of Council.

CARRIED

Notices were mailed out and all requirements of The Planning Act were met. The applicants were present, there was one in favor and no objections were received.

6 PLANNING AND DEVELOPMENT

6.1 Subd. 4611-23-7700 - Revised - Mid Canada Storage

Res. 24/287 M/S Councillor Stelmack/ Councillor Buley

WHEREAS Community Planning Services has submitted a Subdivision Revised Application File No. 4611-23-7700 for Pt. RL 41-8-12 EPM including Parcel B Plan 72599 - Owner Walter & Patricia Panych, Applicant Mid Canada Storage;

AND WHEREAS The proposed subdivision involves approximately 95.25 acres of land held under CT 3280024/1 and CT 3299256/1 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 and a public road to service the said lot and other lots east of PR 503;

AND WHEREAS The subject land is legally described as part of RL 41-8-12 EPM. The land is adjacent to PTH 1 and PR 503. PR 503 divides the property into two unequal halves. A TC Energy pipeline runs along the southern limits of the property. The property is mainly within the Pipeline Assessment Area of TC Energy. The residual lot has frontage along PR 503. There are no structures on the lot, and no servicing is proposed. A mining claim is present on the land;

AND WHEREAS a Public Hearing was held on August 13, 2024 for the Proposed Public Road 01/2024 and Resolution 24/266 was Carried;

THEREFORE BE IT RESOLVED THAT the Subdivision be approved with the following conditions:

1. That the applicant apply to amend the zoning by-law to include "Storage Facility" as a conditional use in the "RM1" Rural Mixed Zone.
2. That a Development Agreement be entered into with the RM of Reynolds regarding road improvements and any other public works deemed necessary by Council.
3. That a Variation Order be obtained for the proposed residual having a reduced site less than the minimum of 600 feet as stipulated in the current Reynolds Zoning By-law.

FURTHER BE IT RESOLVED THAT

1. That at a minimum, the development agreement include the following;
 - a.) The criteria and conditions of acceptance of the public road by the Municipality.
 - b.) Responsibility for costs associated with inspections and testing of the public road prior to the road being accepted by the Municipality are the responsibility of the Developer.
2. That the development agreement be prepared by the RM of Reynolds legal counsel and that costs associated with this are to be paid by the applicant.
3. That the development agreement shall be registered with Land Titles as a caveat for the newly created Lot.
4. 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.

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

CARRIED

6.2 Subd. 4611-24-7793 Janzen

Res. 24/288 M/S Councillor Stelmack/ Councillor Buley

WHEREAS Community Planning Services has submitted a Subdivision Application File No. 4611-24-7793 for Pt. of SW 1/4 34-10-9 EPM, Owner and Applicant Dustin Janzen & Jo-Anne Maciejko;

AND WHEREAS The proposed subdivision involves approximately 56.12 acres of land held under CT No. 2303653/1. The property is largely treed, contains a residential dwelling and other accessory structures and has frontage onto Toupin Road. The applicants intend to subdivide the existing title into four lots (3 new lots) for rural residential use. Proposed lot 1 contains the existing residential dwelling and other accessory structures, is serviced with a sewage ejector, individual well and will utilize the existing access onto Toupin Road.

THEREFORE 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 the Owner enter into a Development Agreement with the RM of Reynolds.
4. That the Development Agreement shall be prepared by the RM of Reynolds Legal Counsel and all cost be borne by the applicant.
5. That the owner improve the Road Allowance to meet the Municipal Standard for an all-weather Public Road. The extent of the improvement to the Road Allowance would be only far enough North to provide access to Proposed Lot 2.
6. That the owner establish separate approaches to each of the proposed Lots.
7. That the owner apply for and obtain permission from the Municipality for the new approaches.
8. That the owner provide a copy of the Technical Drainage Plan to the Municipality for review by our Engineer.

AND FURTHER BE IT RESOLVED THATthe following be included but **not as conditions** of approval;

1. That the Community Planning Office provide the Municipality a copy of the license issued by the Water Resource Office.
2. That the Development Agreement shall be registered with Land Titles as a caveat for the proposed new Lots created by this subdivision.
3. 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.
4. That a copy of the registered caveat must be sent to the RM of Reynolds by the applicant’s legal counsel.

CARRIED

6.3 Variation Order 05/2024 - Kuz

Res. 24/289 M/S

Councillor Stelmack
Councillor Buley

WHEREAS a Public Hearing has been held in the matter of Variation Order 05/2024 - Kuz; The requested variance is to reduce the minimum front yard setback from 75 feet as specified in Zoning By-Law 7/13 for property Zoned General Development to 56 feet as proposed by the applicant for a new detached garage structure to be built;

AND WHEREAS Council has considered the application and held a public hearing;

THEREFORE BE IT RESOLVED THAT after consideration of Variation Order 05/2024, and any representation made for or against the Variances sought by Ryan Kuz the owner of the property described as Lot 1 Plan 49848 - 16 Rink Road to reduce the minimum front yard setback from 75 feet as specified in Zoning By-Law 7/13 for property Zoned General Development to 56 feet as proposed by the applicant be approved.

CARRIED

6.4 Subd. 4611-22-7683 Revised - Rocoda

Res. 24/290 M/S Councillor Buley/ Councillor Stelmack

WHEREAS Community Planning Services has submitted a Subdivision Revised Application File No. 4611-22-7683 for Lot 11 Plan 59282 in NW 1/4 28-12-9 EPM, Owner Rocoda Inc. and applicant Roger Granger;

AND WHEREAS The proposed subdivision involves approximately 42.11 acres of land held under CT 2838496 in the community of Molson. The land is heavily treed and has no structures. The proposal constitutes the second phase of a multi-phase residential development. The applicant proposes to subdivide three new residential lots from the existing title. The residual will be reserved for future residential purposes. The lots will be serviced by septic fields and individual wells. The lots have frontage along and will gain access from Arcadia Road.

THEREFORE BE IT RESOLVED THAT the subdivision be approved with the following conditions:

1. That any outstanding property taxes on said subdivision lands be paid in full.
2. That any survey monument restoration costs be borne by the Developer.
3. That the Owner enter into a Development Agreement with the RM of Reynolds.
4. Variation Order to be obtained for the reduced site width of proposed Lot 1 from 200 feet to 65.62 feet.

AND FURTHER BE IT RESOLVED THAT the following be included but **not as conditions** of approval;

1. That the Development Agreement shall be prepared by the RM of Reynolds legal counsel.
2. That the Owner be invoiced for costs associated with the preparation of the Development Agreement.
3. The Development Agreement shall address, at a minimum, the following;
 - a. The requirement for an engineered drainage plan.
4. That the Development Agreement shall be registered with Land Titles as a caveat.
5. 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.
6. That the Development Agreement shall run with the Land to which they apply.

CARRIED

7 COMMITTEES / REPORTS

Res. 24/291 M/S Councillor Buley/ Councillor Stelmack

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

CARRIED

7.1 Manitoba Association of Watersheds Tour Report - Reeve

7.2 Whitemouth-Reynolds-North Whiteshell Waste Management Minutes - July 3, 2024

7.3 Seine Rat Roseau Watershed District Minutes - June 16 - July 12, 2024

7.4 Whitemouth Reynolds Planning District - May 6, 2024 & July 3, 2024 Minutes

8 BY-LAWS

9 UNFINISHED BUSINESS

10 NEW BUSINESS

10.1 Intercom System

Res. 24/292 M/S Councillor Buley/ Councillor Stelmack

WHEREAS the RM has received three quotes for a intercom system to be installed in the office;

AND WHEREAS Cambridge Security Systems is already the company used for the security system within the office;

THEREFORE BE IT RESOLVED that Council approves the quote from Cambridge Security Company to install the intercom system for the municipal office at a cost of \$2,886.00 plus taxes.

CARRIED

10.2 Eastman Economic Development Training - Modules 5-8

Res. 24/293 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED THAT Council authorizes the CAO, ACAO and one member of Council to attend the Eastman Economic Development Training - Modules 5-8 on September 18, 2024 and October 2, 2024 in Beausejour, Manitoba for a cost of \$100 per module.

FURTHER BE IT RESOLVED THAT all eligible expenses be reimbursed.

CARRIED

10.3 Manitoba Disaster Management Conference

Res. 24/294 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED THAT Council authorizes Gail Wasylnuk, to attend the Manitoba Disaster Management Conference on October 16 - 18, 2024 at the Canad Inns Polo Park in Winnipeg, MB for a cost of \$500.00;

FURTHER BE IT RESOLVED all eligible expenses be approved.

CARRIED

11 FINANCIAL / ACCOUNTS

11.1 Combined A/P Payroll Cheque Register Report

Res. 24/295 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED that cheques numbered 24465 to 24488 including the Electronic Fund Transfer payments, for a total payment of \$ 57,913.97 be hereby approved for payment on this day.

CARRIED

11.2 Refund of Capital Cost Dedication Fee - Subd. 4611-22-7683

Res. 24/296 M/S Councillor Thurston/ Councillor Huzel

WHEREAS Subd. 4611-22-7683 made revisions to the application of creating three lots versus the creation of four lots;

AND WHEREAS the applicant paid \$2800.00 on June 28, 2023 for the four new lots created;

BE IT RESOLVED THAT Council authorizes the reimbursement of the Capital Cost Dedication Fee for Subdivision 4611-22-7683 in the amount of \$700.00, as the applicant made revisions to the subdivision.

CARRIED

11.3 Bad Debt to Write Off

Res. 24/297 M/S Councillor Thurston/ Councillor Huzel

WHEREAS Policy 57 - Bad Debt Policy requires a listing of invoices and amounts to be written off;

THEREFORE BE IT RESOLVED that Council approves the following invoices to be written off:

Invoice #	Fire #	Costs
MPI	35/15	2,107.30
23677	37/20	1,257.02
23545	23545	2,652.86
23577	52/17	2,178.19
23572	43/17	1,095.09
23570	38/17	2,377.51
23682	05/20	989.46
23642A	39/19	1,101.68
23696	07/21	369.34
23799	20/22	2,469.34
23800	08/22	2,869.70
23797	16/22	2,271.28
23794	14/22	2,280.00
23788	10/22	2,458.13
23575	50/17	2,364.61
23618	12/19	1,588.16
23614	07/19	1,097.24
23697	06/21	2,297.66
TOTAL		\$33,824.57

CARRIED

11.4 July 2024 - Financial Statement

Res. 24/298 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED THAT the July 2024 Financial Statement be approved as presented.

CARRIED

12 CORRESPONDENCE

12.1 MB Government Response - Expansion of Northeast Watershed District

12.2 Watershed Districts Information

12.3 Land Transfer Documents - RM of Reynolds

13 AGENDA ADDITIONS

14 NOTICE OF MOTIONS

15 IN CAMERA

15.1 Move In Camera

Res. 24/299 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED that Council now move “In Camera” as per Section 152(3) of The Municipal Act to discuss **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

15.2 Legal Matters 1

15.3 Legal Matters 2

15.4 Move Out of Camera

Res. 24/300 M/S Councillor Thurston/ Councillor Huzel

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

16 ADJOURNMENT

Res. 24/301 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED that the next Regular Council Meeting be held on Thursday, September 12, 2024 at 6pm;

AND BE IT FURTHER RESOLVED that Council does now adjourn at 7:06 pm.

CARRIED



Blaine Webster, Deputy Reeve



**Kim Furgala, CMMA, CMML
Chief Administrative Officer**