



**Rural Municipality of Reynolds**

**Meeting Minutes**

**Regular Meeting of Council February 11, 2025 - 06:00 PM**

**RURAL MUNICIPALITY OF REYNOLDS-REGULAR MEETING- MINUTES**

**HELD IN THE COUNCIL CHAMBERS ON FEBRUARY 11, 2025**

**PRESENT**

**REEVE: RUSS GAWLUK**

**DEPUTY REEVE: BLAINE WEBSTER**

**COUNCILLORS:**

CURTIS BULEY

JESSICA THURSTON

MICHAEL HUZEL

KIMBERLY GESELL

HARRIET YARMILL

CURT STELMACK

**ASSISTANT CHIEF ADMINISTRATIVE OFFICER: SHERRI PEARCH**

**ADMINISTRATIVE ASSISTANT: LAECIE LEVESQUE**

**REGRETS: CHIEF ADMINISTRATIVE OFFICER KIM FURGALA**

**1 CALL TO ORDER**

The February 11, 2025, Regular Meeting of Council was Called to Order by Reeve Gawluk at 6:00 pm.

**2 ADOPTION OF AGENDA**

**Res. 25/032 M/S** Councillor Buley/ Councillor Stelmack

**BE IT RESOLVED** that the Agenda of the February 11, 2025, Regular Meeting of Council be adopted as presented.

**CARRIED**

**3 NOTICE OF CONFLICT OF INTEREST**

**4 MINUTES**

**Res. 25/033 M/S** Councillor Buley/ Councillor Stelmack

**BE IT RESOLVED** that the Minutes of the January 28, 2025, Regular Meeting of Council be approved as presented.

**CARRIED**

**4.1 Regular Meeting of Council - January 28, 2025 Minutes - Draft**

**5 DELEGATIONS / HEARINGS**

**5.1 Open Public Hearing**

**Res. 25/034 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 01, 02, 03, 04 - 2025.

**CARRIED**

**5.2 VO 01/2025 - TC Energy**

**5.3 VO 02/2025 - TC Energy**

**5.4 VO 03/2025 - TC Energy**

**5.5 VO 04/2025 - TC Energy**

**5.6 Close Public Hearing**

**Res. 25/035 M/S** Councillor Stelmack/ Councillor Buley

**BE IT RESOLVED THAT** after the closing the Public Hearing in the matter of Variation Order 01, 02, 03, 04 - 2025, 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 for VO 01-04/2025 were present, and two objections were received for VO 04/2025.

**6 PLANNING AND DEVELOPMENT**

**6.1 Variation Order 01/2025 - TC Energy - Roll 130250.038**

**Res. 25/036 M/S** Councillor Stelmack/ Councillor Buley

**WHEREAS** a Public Hearing has been held in the matter of Variation Order 01/2025 - TC Energy (Roll 130250.038); The requested variance is for a temporary change in Land Use, namely a Contractor Service, General Use as specified in Zoning By-Law 7/13 for property Zoned RM1;

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

**THEREFORE BE IT RESOLVED THAT** after consideration of Variation Order 01/2025, and any representation made for or against the Variances sought by TC Energy the applicant and Dalton Fredericks, the owner of the property described as 10 Falcon West Drive for a temporary change in Land Use, namely a Contractor Service, General Use as specified in Zoning By-Law 7/13 for properties Zoned RM1 as proposed by the applicant be approved with the following conditions:

1. That TransCanada PipeLines vacate the residential lots no later than end of day May 15, 2025.
2. That the residential lots be restored to their condition prior to being used as a staging area.

Name	Yes	No	Abstained	Absent
Curtis Buley	✓			
Russ Gawluk		✓		
Kim Gesell	✓			
Michael Huzel	✓			
Curt Stelmack	✓			
Jessica Thurston	✓			
Blaine Webster	✓			
Harriett Yarmill	✓			

**CARRIED**

**6.2 Variation Order 02/2025 - TC Energy - Roll 130250.039**

**Res. 25/037 M/S** Councillor Stelmack/ Councillor Buley

**WHEREAS** a Public Hearing has been held in the matter of Variation Order 02/2025 - TC Energy (Roll 130250.039); The requested variance is for a temporary change in Land Use, namely a Contractor Service, General Use as specified in Zoning By-Law 7/13 for property Zoned RM1;

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

**THEREFORE BE IT RESOLVED THAT** after consideration of Variation Order 02/2025, and any representation made for or against the Variances sought by TC Energy the applicant and Dalton Fredericks, the owner of the property described as 58 Jesse's Trail for a temporary change in Land Use, namely a Contractor Service, General Use as specified in Zoning By-Law 7/13 for properties Zoned RM1 as proposed by the applicant be approved with the following conditions:

1. That TransCanada PipeLines vacate the residential lots no later than end of day May 15, 2025.
2. That the residential lots be restored to their condition prior to being used as a staging area.

Name	Yes	No	Abstained	Absent
Curtis Buley	✓			
Russ Gawluk		✓		
Kim Gesell	✓			
Michael Huzel	✓			
Curt Stelmack	✓			
Jessica Thurston	✓			
Blaine Webster	✓			
Harriett Yarmill	✓			

**CARRIED**

**6.3 Variation Order 03/2025 - TC Energy - Roll 130250.040**

**Res. 25/038 M/S** Councillor Gesell/ Councillor Stelmack

**WHEREAS** a Public Hearing has been held in the matter of Variation Order 03/2025 - TC Energy (Roll 130250.040); The requested variance is for a temporary change in Land Use, namely a Contractor Service, General Use as specified in Zoning By-Law 7/13 for property Zoned RM1;

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

**THEREFORE BE IT RESOLVED THAT** after consideration of Variation Order 03/2025, and any representation made for or against the Variances sought by TC Energy the applicant and Gary & Dominique Dobson, the owners of the property described as 56 Jesse's Trail for a temporary change in Land Use, namely a Contractor Service, General Use as specified in Zoning By-Law 7/13 for properties Zoned RM1 as proposed by the applicant be approved with the following conditions:

1. That TransCanada PipeLines vacate the residential lots no later than end of day May 15, 2025.
2. That the residential lots be restored to their condition prior to being used as a staging area.

Name	Yes	No	Abstained	Absent
Curtis Buley	✓			
Russ Gawluk		✓		
Kim Gesell	✓			
Michael Huzel	✓			
Curt Stelmack	✓			
Jessica Thurston	✓			
Blaine Webster	✓			
Harriett Yarmill	✓			

**CARRIED**

**6.4 Variation Order 04/2025 - TC Energy Roll 0068700 & 0068900**

**Res. 25/039 M/S** Councillor Gesell/ Councillor Stelmack

**WHEREAS** a Public Hearing has been held in the matter of Variation Order 04/2025 - TC Energy (Roll 0068700 & 0068900); The requested variance is for a temporary change in Land Use, namely a Contractor Service, General Use as specified in Zoning By-Law 7/13 for property Zoned General Development;

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

**THEREFORE BE IT RESOLVED THAT** after consideration of Variation Order 04/2025, and any representation made for or against the Variances sought by TC Energy the applicant and David Everett, the owner of the properties described as for a temporary change in Land Use, namely a Contractor Service, General Use as specified in Zoning By-Law 7/13 for properties Zoned General Development as proposed by the applicant be approved with the following conditions:

1. That TransCanada PipeLines vacate the Storage Compound no later than end of day May 15, 2025.
2. That the Storage Compound be restored to its condition prior to being used as a laydown area fuel service and site office services.

Name	Yes	No	Abstained	Absent
Curtis Buley	✓			
Russ Gawluk		✓		
Kim Gesell	✓			
Michael Huzel	✓			
Curt Stelmack		✓		
Jessica Thurston		✓		
Blaine Webster		✓		
Harriett Yarmill	✓			

**DEFEATED**

**7 COMMITTEES / REPORTS**

**Res. 25/040 M/S** Councillor Gesell/ Councillor Stelmack

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

**CARRIED**

**7.1 Whitemouth-Reynolds-North Whiteshell Waste Management Minutes - January 29, 2025**

**7.2 Seine Rat Roseau Watershed District Newsletter - 2024 Recap**

**7.3 Rural Animal Management Report - January 2025**

**8 BY-LAWS**

**9 UNFINISHED BUSINESS**

**10 NEW BUSINESS**

**10.1 From the Ground Up - Grant**

**Res. 25/041 M/S** Deputy Reeve Webster/ Councillor Yarmill

**WHEREAS** the RM of Reynolds Council recognizes the need for a well-developed community conceptual plan to guide the future growth and development of the Molson area;

**AND WHEREAS** the Province of Manitoba has established the "From the Ground UP" grant program to support municipalities in planning and design initiatives that foster sustainable and community-driven development;

**AND WHEREAS** the RM of Reynolds wishes to apply for funding through the "From the Ground UP" grant program to finance the contract and design work required for the development of a comprehensive community conceptual plan for the Molson area;

**THEREFORE, BE IT RESOLVED THAT** Council of the RM of Reynolds Council hereby authorizes the submission of an application to the Provincial "From the Ground UP" grant program for the purpose of funding the contract and design of a community conceptual plan for the Molson area.

**CARRIED**

**10.2 Consent for Road Use, Approach Construction, Fence Installation, and Temporary Use of ROW for TransCanada Pipelines Limited**

**M/S** Deputy Reeve Webster/ Councillor Yarmill

**WHEREAS** EVOLVE SURFACE STRATEGIES INC., on behalf of TRANSCANADA PIPELINES LIMITED, has provided notification of planned work under the Pipeline Maintenance Programs (PMP);

**AND WHEREAS** the work is anticipated to take place from May 1, 2025, through December 31, 2025, weather and crew permitting, with potential follow-up remediation and clean-up activities;

**AND WHEREAS** TRANSCANADA PIPELINES LIMITED has requested consent for the following activities within the Rural Municipality of Reynolds:

<b>Location</b>	<b>Road</b>	<b>Work Description</b>
Between NE 12-8-12 ELM and NW 7-8-13 ELM	Road 72E	± 0.02 km Road Use
NE 12-8-12 ELM	Road 72E	Construct Approach
NE 12-8-12 ELM	Road 72E	Temporary Use of ROW for Access/Working Space (TWS required for removal of barrel from Receiver Site. Matting will be applied, and road will be fully restored once work is completed.)
NE 12-8-12 ELM	Road 72E	Construct Fence within 25 ft from the edge of RM Road

**THEREFORE, BE IT RESOLVED THAT** the Council of the Rural Municipality of Reynolds grants consent to TRANSCANADA PIPELINES LIMITED for the requested activities, subject to the following conditions:

1. That the agreement be issued for a two-year period to allow for any necessary remediation or clean-up work.
2. That all work be conducted in accordance with applicable municipal, provincial, and federal regulations.
3. That any damage to municipal infrastructure be repaired to the satisfaction of the RM of Reynolds.

- 4. That adequate safety and traffic control measures be implemented during the work period.
- 5. That prior notice be given to the RM before the commencement of work and any subsequent return visits.

**TABLED**

**10.3 Consent for Temporary Use of ROW for TransCanada Pipelines Limited**

**M/S** Deputy Reeve Webster/ Councillor Yarmill

**WHEREAS** EVOLVE SURFACE STRATEGIES INC., on behalf of TRANSCANADA PIPELINES LIMITED, has provided notification of planned work under the Pipeline Maintenance Programs (PMP);

**AND WHEREAS** the work is anticipated to take place from May 1, 2025, through December 31, 2025, weather and crew permitting, with potential follow-up remediation and clean-up activities;

**AND WHEREAS** TRANSCANADA PIPELINES LIMITED has requested consent for the temporary use of the Rural Municipality’s right-of-way (ROW) for access and workspace at the following location, as shown on the attached plan:

<b>Location</b>	<b>Work Description</b>
Between NE 16-8-10 ELM and NW 15-8-10 ELM	Temporary Use of ROW for Access and Workspace

**THEREFORE, BE IT RESOLVED THAT** the Council of the Rural Municipality of Reynolds grants consent to TRANSCANADA PIPELINES LIMITED for the requested activities, subject to the following conditions:

- 1. That the agreement be issued for a two-year period to allow for any necessary remediation or clean-up work.
- 2. That all work be conducted in accordance with applicable municipal, provincial, and federal regulations.
- 3. That any damage to municipal infrastructure be repaired to the satisfaction of the RM of Reynolds.
- 4. That adequate safety and traffic control measures be implemented during the work period.
- 5. That prior notice be given to the RM before the commencement of work and any subsequent return visits.

**TABLED**

**10.4 Valley Fiber**

**10.5 Richer Community Club Inc. - Funding Request**

**Res. 25/042 M/S** Councillor Yarmill/ Deputy Reeve Webster

**BE IT RESOLVED THAT** Council approves a funding request for the Richer Community Club in the amount of \$1,000.00.

**CARRIED**

**10.6 Non-Build Fee - Craig's Cove - Overdue Invoices**

**Res. 25/043 M/S** Councillor Yarmill/ Deputy Reeve Webster

**WHEREAS** Agreements were signed by Craig's Cove Purchaser's stating a home must be built within two years of purchase and that a fee of \$1,000.00 would be charged per year if not built;

**AND WHEREAS** invoices were sent out to purchasers who were over the two year mark with a January 31, 2025 due date;

**THEREFORE BE IT RESOLVED THAT** as per the agreement signed,

- Inv. 24027 be added to Roll 0206584.000
  - Inv. 24029 be added to Roll 0206568.000
  - Inv. 24022 be added to Roll 0206598.000
- for non-payment of the 2024 Non-Build Fee.

**CARRIED**

**10.7 Tax Sale Agreement - Roll# 0068505.000 & 0069100.000**

**Res. 24/044 M/S** Councillor Yarmill/ Deputy Reeve Webster

**WHEREAS** the property owner of Roll Numbers 0068505.000 and 0069100.000 has requested to enter into a tax sale agreement with the RM of Reynolds as per Policy 39;

**AND WHEREAS** the property owner has made their first initial payment;

**THEREFORE BE IT RESOLVED** that Council authorizes the ACAO to sign the tax sale agreement.

**CARRIED**

**11 FINANCIAL / ACCOUNTS**

**11.1 Combined A/P Payroll Cheque Register Report**

**Res. 25/045 M/S** Councillor Thurston/ Councillor Huzel

**BE IT RESOLVED** that cheques numbered 24741 to 24775 including the Electronic Fund Transfer payments, for a total payment of \$124,197.21 be hereby approved for payment on this day.

**CARRIED**

**11.2 2023 Financial Audit - Draft**

**Res. 25/046 M/S** Councillor Thurston/ Councillor Huzel

**WHEREAS** the RM of Reynolds received the 2023 Draft Audited Financial Statement as prepared by MNP for review;

**THEREFORE BE IT RESOLVED THAT** Council accepts the 2023 Draft Audited Financial Statement as presented;

**AND THEREFORE BE IT RESOLVED THAT** as per section 194 of the Municipal Act the CAO shall give Public Notice.

**CARRIED**

**11.3 November 2024 - Financial Statement**

**Res. 25/047 M/S** Councillor Thurston/ Councillor Huzel

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

**CARRIED**

**11.4 December 2024 - Financial Statement**

**Res. 25/048 M/S** Councillor Thurston/ Councillor Huzel

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

**CARRIED**

**12 CORRESPONDENCE**

**12.1 Canada Post and the Industrial Inquiry Commission**

**12.2 Manitoba Transportation & Infrastructure - Access Permit in Falcon West Estates**

**12.3 TransCanada Pipelines Ltd - Blowdown Notification**

**13 AGENDA ADDITIONS**

**14 NOTICE OF MOTIONS**

**15 IN CAMERA**

**15.1 Move In Camera**

**Res. 25/049 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**

**15.1.1 Legal 1**

**15.1.2 Legal 2**

**15.2 Move Out of Camera**

**Res. 25/050 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. 25/051 M/S** Councillor Thurston/ Councillor Huzel

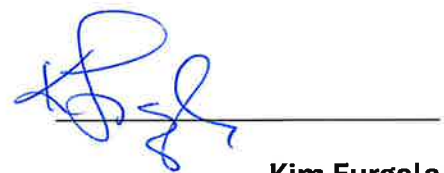
**BE IT RESOLVED** that the next Regular Council Meeting be held on February 25, 2025;

**AND BE IT FURTHER RESOLVED** that Council does now adjourn at 8:00 pm.

**CARRIED**



**Russ Gawluk, Reeve**



**Kim Furgala  
Chief Administrative Officer**