



Rural Municipality of Reynolds

Meeting Minutes

Regular Meeting of Council September 23, 2025 - 06:00 PM

RURAL MUNICIPALITY OF REYNOLDS-REGULAR MEETING- MINUTES

HELD IN THE COUNCIL CHAMBERS ON SEPTEMBER 23, 2025

PRESENT

REEVE: RUSS GAWLUK

DEPUTY REEVE: BLAINE WEBSTER

COUNCILLORS:

CURTIS BULEY

JESSICA THURSTON

KIMBERLY GESELL

HARRIET YARMILL

MICHAEL HUZEL

CHIEF ADMINISTRATIVE OFFICER: KIM FURGALA

REGRETS: COUNCILLOR CURT STELMACK

1 CALL TO ORDER

The September 23, 2025, Regular Meeting of Council was Called to Order by Reeve Gawluk at 6:00 pm.

2 ADOPTION OF AGENDA

Res. 25/313 M/S Councillor Buley/ Councillor Gesell

BE IT RESOLVED that the Agenda of the September 23, 2025, Regular Meeting of Council be adopted as presented.

CARRIED

3 NOTICE OF CONFLICT OF INTEREST

4 MINUTES

Res. 25/314 M/S Councillor Buley/ Councillor Huzel

BE IT RESOLVED that the Minutes of the September 11, 2025, Regular Meeting of Council and the September 11, 2025, Economic Development Committee Meeting, the September 16, 2025, & Committee of the Whole, be approved as presented.

CARRIED

4.1 Regular Meeting of Council - September 11, 2023 Minutes - Draft

4.2 Committee of the Whole - September 16, 2025 - Minutes - Draft

5 DELEGATIONS / HEARINGS

5.1 Open Public Hearing

Res. 25/315 M/S Councillor Buley/ Councillor Thurston

BE IT RESOLVED THAT Council does now recess the Regular Meeting of Council in order to open the Public Hearing in the matter of Conditional Use Order 03/2025 & VO 09/25.

CARRIED

5.2 Conditional Use Order 03/2025 - C. Panych @ 6pm

5.3 Variation Order 09/2025 - Rocoda Inc.

5.4 Close Public Hearing

Res. 25/316 M/S Councillor Buley/ Councillor Yarmill

BE IT RESOLVED THAT after closing the Public Hearing in the matter of Conditional Use Order 03/2025 & VO 09/2025, 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 CU 03/2025 were not present; there was one objection received for CU 03/2025. The applicants for VO 09/2025 were not present; there were two for information only and two objections were received for VO 09/2025.

6 PLANNING AND DEVELOPMENT

6.1 Conditional Use Order 03/2025 - Panych

Res. 25/317 M/S Councillor Buley/ Councillor Gesell

WHEREAS the Council of the Rural Municipality of Reynolds held a Public Hearing to hear representation for Conditional Use Order Application No. CU 03/2025 under the provisions of Zoning By-Law 7/13;

AND WHEREAS the Application was made by Chris Panych on behalf of the property owner, Walter Panych, for permission to relocate an existing residential structure to the property described as Roll No. 0110470.000, Title No. 2228336/1;

THEREFORE BE IT RESOLVED Council approve the request from the Applicant to place a used dwelling on the residential lot located on the north side of Whitetail Trail, three lots in from PR506, zoned GD "General Development," subject to the following conditions:

1. Pursuant to Article 3.6 of Reynolds Zoning By-law 7/13, that prior to transportation and placement on an engineered approved foundation, any used dwelling proposed for placement on a zoning site in the Municipality shall require certification by a structural engineer that the structural integrity of the proposed structure is sound.
2. That, following placement on the subject property the building be subject to an inspection by the Municipal Building Inspector to determine which components of the structure, if any, shall be upgraded to meet current Manitoba Building Code, and Manitoba Plumbing Code prior to occupancy. This list will form part of the scope of work within the required Building Permit to establish the structure as a suitable dwelling on the subject property.
3. That the building be inspected by Manitoba Hydro to observe the current electrical service and wiring. Should Manitoba Hydro prescribe upgrades to the electrical service or wiring, the owner shall affect said upgrades and have the building re-inspected by Manitoba Hydro to ensure it meets the requirements of the current Canadian Electrical Code for a dwelling prior to occupancy.
4. Occupancy of the dwelling shall not occur until such time that the structure passes a Final Inspection from the Building Inspector.
5. That the Owner agrees to enter into a Development Agreement with the Municipality to document that the building was placed on the property as a relocated used dwelling

and as such has undergone specific Building Code, Plumbing Code and Electrical Code upgrades.

6. That the Owner agrees to have the Development Agreement registered as a caveat against the Title with the Land Titles Office and that said caveat shall run with the land.

BE IT FURTHER RESOLVED THAT Council further resolve to have the development agreement prepared by the Municipality legal counsel and that all costs associated with the preparation and registration of the Development Agreement shall be at the sole cost of the applicant.

CARRIED

6.2 Variation Order 09/2025 - Rocoda Inc.

Res. 25/318 M/S Councillor Buley/ Councillor Gesell

WHEREAS an application was received requesting a variation to reduce the required site width for proposed Lot 6 from 200 feet to 66 feet, as a condition of approval for Subdivision File 4611-22-7686;

AND WHEREAS the application has been reviewed and found to be consistent with the Zoning By-law and the Development Plan;

THEREFORE BE IT RESOLVED that Council of the Rural Municipality of Reynolds approves Variation Order VO 09-2025 to allow a reduced site width of 66 feet for proposed Lot 6.

CARRIED

7 COMMITTEES / REPORTS

Res. 25/319 M/S Councillor Buley/ Councillor Gesell

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

CARRIED

7.1 Whitemouth Reynolds Planning District - August 11, 2025 Minutes

7.2 Economic Development Committee - September 11, 2025 Minutes - Draft

7.3 Seine Rat Roseau Watershed District Minutes - August 19, 2025

7.4 Whitemouth-Reynolds-North Whiteshell Waste Management Minutes 07/10/25

7.5 Northeast Red Watershed District Minutes - July 17, 2025 ; August 5, 2025

7.6 Hearts & Heros

8 BY-LAWS

9 UNFINISHED BUSINESS

9.1 Manitoba GRO Fund

Res. 25/320 M/S Councillor Buley/ Councillor Gesell

WHEREAS the Manitoba GRO Fund provides funding opportunities to support community development projects;

AND WHEREAS the Rural Municipality of Reynolds has identified priority projects that align with the objectives of the GRO Fund;

THEREFORE BE IT RESOLVED THAT the Council of the Rural Municipality of Reynolds authorize administration to submit an application to the Manitoba GRO Fund for the following project:

1. Reynolds Fire Department renovations and revitalization

AND BE IT RESOLVED THAT the RM of Reynolds portion of the project will be paid out of the Fire Department Reserve Fund.

CARRIED

9.2 Development Agreement CU 02-2025 - B. Forbes

BE IT RESOLVED THAT Council authorizes the Reeve and CAO to sign the Development Agreement for the B. Forbes Conditional Use 02/2025.

TABLED

10 NEW BUSINESS

10.1 JR Cousins Engineering Consultants - Quote Road Extension and Drainage Project

Res. 25/321 M/S Deputy Reeve Webster/ Councillor Yarmill

BE IT RESOLVED THAT Council of the Rural Municipality of Reynolds approve the quote submitted by JR Cousins Engineering Consultants for the Road Extension and Drainage Project;

FURTHER BE IT RESOLVED THAT the Reeve and Chief Administrative Officer be authorized to sign the agreement/quote on behalf of the Municipality.

CARRIED

10.2 Request for Letter of Support - Camping & Outdoor Recreation Project

Res. 25/322 M/S Deputy Reeve Webster/ Councillor Yarmill

BE IT RESOLVED THAT Council authorize the Chief Administrative Officer to draft and issue a letter of support on behalf of the Rural Municipality of Reynolds for the proposed Camping & Outdoor Recreation Project at the Sandilands Forest Discovery Centre, Museum, and Whitemouth Cross Country Ski Trails system, as presented by Justin Beaudry.

CARRIED

10.3 Policy 64 - Volunteers for Committees

Res. 25/323 M/S Deputy Reeve Webster/ Councillor Yarmill

WHEREAS the purpose of Policy 64 – Volunteer Recruitment for Committees is to provide guidance to Council and Administration on the process for recruiting volunteers from within the Rural Municipality of Reynolds to serve on committees that include Council members;

BE IT RESOLVED THAT Council of the Rural Municipality of Reynolds hereby adopts Policy 64 – Volunteer Recruitment for Committees.

CARRIED

10.4 Letter of Support - Rennie Fundraising Halloween Social

Res. 25/324 M/S Councillor Yarmill/ Deputy Reeve Webster

BE IT RESOLVED THAT Council authorize the CAO to provide a Letter of Support for the Rennie Fundraising Halloween Social, to be held on October 25, 2025, from 8:00 p.m. to 1:00 a.m., including the serving of liquor, a 50/50 draw, and a perfume raffle.

CARRIED

10.5 Whitemouth Municipal Museum Annual Donation to the Remembrance Day Wreath Fund

Res. 25/325 M/S Councillor Yarmill/ Deputy Reeve Webster

BE IT RESOLVED THAT Council authorizes a donation of \$75.00 to be paid to the Whitemouth Municipal Museum for the Remembrance Day Wreath Fund.

CARRIED

10.6 2025 Association of Manitoba Municipalities - Fall Convention

Res. 25/326 M/S Councillor Yarmill/ Deputy Reeve Webster

WHEREAS the annual 2025 Fall Convention is scheduled for November 25th - 27th, 2025 at the RBC Convention Centre in Winnipeg, MB;

THEREFORE BE IT RESOLVED that Council approves the attendance of all Council Members who are available to attend the convention, the CAO and the Public Works Manager at the Public Works Program;

AND BE IT FURTHER RESOLVED that all eligible expenses be approved.

CARRIED

11 FINANCIAL / ACCOUNTS

11.1 Combined A/P Payroll Cheque Register Report

Res. 25/327 M/S Councillor Yarmill/ Deputy Reeve Webster

BE IT RESOLVED that cheques numbered 25125 to 25137 including the Electronic Fund Transfer payments, for a total payment of \$ 47,376.23 be hereby approved for payment on this day.

CARRIED

11.2 August 2025 - Financial Statement

Res. 25/328 M/S Councillor Thurston/ Councillor Huzel

BE IT RESOLVED THAT the August 2025 Financial Statement be approved as presented.

CARRIED

12 CORRESPONDENCE

12.1 Northeast Red Watershed District - PWCP U-Drive Tour & Workshop

12.2 Boreal Shores Art Tour

12.3 2025 MARR - Manitoba Community Recycling & Waste Reduction Forum

13 AGENDA ADDITIONS

14 NOTICE OF MOTIONS

15 IN CAMERA

15.1 Move In Camera

Res. 25/329 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 **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

15.1.1 Legal Matter 1

15.1.2 Legal Matters 2

15.1.3 Legal Matter 3

15.1.4 Personnel

15.2 Move Out of Camera

Res. 25/330 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

15.3 Legal Matter 2

WHEREAS the RM of Reynolds and the RM of Whitemouth entered into an agreement with the Manitoba Water Services Board to engage in a feasibility study to extend water from Elma to Prawda;

AND WHEREAS the RM of Reynolds conducted a survey to inquire the extent of interest for residents to connect to the proposed new water extension;

AND WHEREAS the survey results were not favorable to the proposed project;

THEREFORE BE IT RESOLVED THAT the RM of Reynolds will not be engaging in a water extension project with the RM of Whitemouth at this time.

TABLED

16 ADJOURNMENT

Res. 25/331 M/S Councillor Thurston/ Councillor Huzel

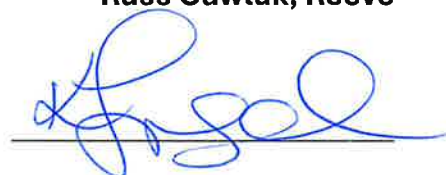
BE IT RESOLVED that the next Regular Council Meeting be held on October 14, 2025;

AND BE IT FURTHER RESOLVED that Council does now adjourn at 7:40 pm.

CARRIED



Russ Gawluk, Reeve



**Kim Furgala
Chief Administrative Officer**