



**Rural Municipality of Reynolds**

**Meeting Minutes**

Special Meeting of Council October 7, 2025 - 06:00 PM

**RURAL MUNICIPALITY OF REYNOLDS-SPECIAL MEETING OF COUNCIL - MINUTES  
HELD IN THE COUNCIL CHAMBERS ON OCTOBER 7, 2025**

**PRESENT**

**REEVE: RUSS GAWLUK**

**DEPUTY REEVE: BLAINE WEBSTER**

**COUNCILLORS:**

**CURTIS BULEY**

**CURT STELMACK**

**MICHAEL HUZEL**

**KIM GESELL**

**HARRIET YARMILL**

**JESSICA THURSTON**

**CHIEF ADMINISTRATIVE OFFICER: KIM FURGALA**

**ASSISTANT CHIEF ADMINISTRATIVE OFFICER: SHERRI PEARCH**

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

**ADMINISTRATIVE ASSISTANT: LAECIE LEVESQUE**

**ECONOMIC DEVELOPMENT OFFICER: CYNDIE MITCHELL**

**1 Call to Order**

The October 7, 2025, Special Meeting Agenda was Called to Order by Reeve Gawluk at 6:14 p.m.

**2 Adoption of Agenda**

**Res. 25/332 M/S** Councillor Buley/ Councillor Gesell

**BE IT RESOLVED** that the Agenda of the October 7, 2025, Special Meeting of Council be adopted as presented.

**CARRIED**

**3 Public Hearing - Zoning By-Law 4-2025**

**3.1 Open Public Hearing - Zoning By-Law 04-2025**

**Res. 25/333 M/S** Councillor Buley/ Councillor Gesell

**BE IT RESOLVED THAT** Council does now recess the Special Meeting of Council in order to hold the Public Hearing in the matter of Zoning By-Law 04-2025.

**CARRIED**

**3.2 Zoning By-Law 04-2025**

**3.3 Presentations**

Presentations began at 6:19 p.m.

Reeve Gawluk - Opened the Presentations with a greeting.

Jeff Pratte - Landmark Planning - project Overview presentation

**In Favor:**

**Laecie Levesque @ 6:50pm**

- easy, clear, fair, efficient
- easier to understand
- Council made necessary and allowable changes
- protects all owners
- set up for future community growth in a smart way

**In Opposition:**

**David Turchyn @ 6:53pm**

- informed that every 10 years should be reviewed
- definition of Development Officer
- Is this template from the Province?
- Comparing to Whitemouth is unfair
- Read a letter to Council and Staff - Reeve Gawluk stopped the presentation as it was off topic from the Public Hearing

**Tracie Blair @ 6:57pm**

- Error on the north half of the Ste. Rita Map
- Development Plan - Animal keeping, large acreage is now residential an multi-unit complex - does not agree
- Pointed out that other areas have changed the zoning and would like the same thing in Ste. Rita

**Ethel Hansen @ 7:01pm**

- Development Plan Page 31 - Molson, Ste. Rita, Richer East - Not agriculture "RG" Zone can only watch trees grow and require a conditional use permit to do anything
- Scrap draft/city template as it is not needed in the RM of Reynolds

**Joy Galloway-White @ 7:05pm**

- Agrees with Ethel Hansen
- The land she currently owns in Richer East was rezoned back in 2014 unknowingly - changed from AG to GD in 2014
- No Zoning By-Law prior to 2014
- Request to add a description for Legally Non-Conforming the draft
- Add GD area with farm use that has 2+ acres of land
- The structure of the by-law is horrible
- No links to take to next area
- Development Officer powers seem to be expanded
- Whitemouth-Reynolds Planning District is dissolving
- Referenced petition of 100 signatures

**Wayne Lovenuk @ 7:10pm**

- By-law is a disaster - it is for Council to collect more fees
- Too much government control with the federal and provincial governments over the municipality
- Do not try to change the world
- Why restrict wood burning boilers on the lot sizes

**Taylor Connolly @7:15pm**

- formal submission - speaking on behalf of 45 residents opposed to Zoning By-Law
- failure to incorporate public input
- urban design - undermining agriculture
- misalign with Whitemouth-Reynolds Development Plan
- undefined roles of the Development Officer
- Development Officer has too much power
- lack of clarity
- technical errors & accessibility standards not met
- Grandfather clauses needs to be added
- Industrial/Commercial requires restrictions - should encourage small growth
- Administration efficiency and cost - should be put towards better uses
- offered a path forward - reject the By-Law and initiate a resident engagement committee

**Jamie Kryswaty @ 7:30pm**

- lifestyle and land use not reflected in the draft
- zoning map error on the north portion of Ste. Rita

**Lydia Schroeder-Hart @7:35pm**

- questions the direction of the by-law - too ridged control on development
- people come to Reynolds for nature, ability to have animals, gardens and rural freedom

**Reeve Russ Gawluk @7:40pm**

- presented the count for written templated letter objections in a total of 158.

**Pierre Attallah @7:43pm**

- nonresident spoke regarding an email sent at 5:06 PM to staff and council and asked Reeve Russ to read it.

**3.4 Close Public Hearing - Zoning By-Law 04-2025**

**Res. 25/334 M/S** Councillor Huzel/ Councillor Thurston

**BE IT RESOLVED THAT** after closing the Public Hearing in the matter of Zoning By-Law 04-2025, Council does now resume the Special Meeting of Council.

**CARRIED**

Notice of the hearing was published in The Clipper newspaper on September 11th and 25th, posted on the RM of Reynolds website, September & October newsletter and municipal bulletin boards, and mailed to surrounding municipalities as well as to the Minister. All requirements of The Planning Act were met. Council received 225 total objections, 216 written submissions, 9 verbal comments, and the hearing was closed at 7:54pm.

**4 By-Laws**

**4.1 Zoning By-Law 04/2025 - Minor Changes**

**WHEREAS** the RM of Reynolds gave By-law No. 04-2025 first reading on August 12, 2025, being a new Zoning By-law for the RM of Reynolds;

**AND WHEREAS** the RM of Reynolds held public hearing on October 7th, 2025 to receive representations from any person regarding the RM of Reynolds Zoning By-law No. 04-2025;

**AND WHEREAS** various Provincial Government agencies and the RM of Reynolds proposed various minor text amendments to By-law 04-2025;

**AND WHEREAS** All of the noted changes are considered minor in nature and do not change the intent of the by-law;

**NOW THEREFORE** prior to giving the RM of Reynolds Zoning By-law No. 04-2025 second reading, the Council of the RM of Reynolds makes the following minor textual and mapping changes to RM of Reynolds Zoning By-law No. 04-2025:

1. In Section 2.16 added the following:

No permanent buildings or structures, except fences, shall be built in areas which are subject to flooding by a 200-year flood unless the owner or applicant provides sufficient information prepared by a qualified consultant; or said structures are built on lands above, or raised to the 200-year flood protection level.

Development shall be directed away from all lands which would, with a 50-year period, be eroded or become unstable due to the action of water contained in an adjacent waterway or water body, unless proven otherwise by a geotechnical report.

2. In Section 2.26 added the following:

Parcels or lots resulting from said subdivision must conform to the regulations set forth in the bulk tables for the zone in which they subject parcel is located or be approved for a variance order where required

3. In Table 3-1, amended uses for Livestock Operations as follows:

4. In Table 3-1 added use “storage compound” to table and listed as “C” in the RM Zone and added associated definition.

5. In Table 3-2 changed use “wood boilers and outdoor furnaces” to be “C” on lots less than ½ acre in area.

6. In Section 4.2(f) added the following:

one illuminated sign not to exceed:

- 10 square feet (0.92.m.) in the AG, AL and NA zones; or
- 4 square feet (0.37 sq.m.) in the RM zone.

7. Removed Section 4.7 “swimming pools and hot tubs”

8. In Section 4.14 (4.12) changed heading from “Clearing Agricultural and Non-Agricultural Lands” to “Clearing Natural and Non-Agricultural Lands”

9. In Section 4.19 (4.17) (d) changed wording from “All proposed livestock operations shall meet the siting criteria outlined in Table 3-4” to “All proposed livestock operations are subject to the siting criteria outlined in Table 3-4.”

10. In Section 4.19 (4.17) (g) changed from “The siting of all structures or facilities associated with a new livestock operation in the vicinity of the Whitemouth, Brokenhead, Boggy and Birch Rivers must maintain a setback of 1000 feet (308.4m) from the Ordinary High Water Mark (OHWM)” to “The siting of all structures or facilities associated with a new livestock operation in the vicinity of the Whitemouth, Brokenhead, Boggy, Birch Rivers, and other designated waterways must maintain a setback of 328 feet (100 m) from the Ordinary High Water Mark (OHWM).”

11. In Section 4.18 (4.19) removed subsections (a), (bi), (biii), (e) and (f).

12. In Section 5.12 (b) edited to read “A use that is listed as a conditional use within this by-law, but that lawfully existed prior to the effective date of this by-law, shall be considered a lawfully existing conditional use, in accordance with The Planning Act.

13. In Section 5.16 edited the opening statement to read “The enactment of this by-law does not affect any land, buildings, or structures, or affect any intensity of use of any land, building, or structure that lawfully existed prior to the effective date of this by-law. A non-conforming use, building, structure, or parcel of land shall be regulated in accordance with The Planning Act. The following provisions are provided for clarity:”

**TABLED**

#### **4.2 Zoning By-Law 04-2025 - Second Reading**

**BE IT RESOLVED** that Zoning By-law No.4-2025 be given second reading.

**TABLED**

**4.3 Zoning By-Law 04-2025 - Third & Final Reading**

**WHEREAS** Zoning By-law No. 4-2025, being a by-law to regulate the use and development of land within the Rural Municipality of Reynolds, was given first reading on August 26, 2025 and second reading on October 7, 2025;

**AND WHEREAS** a public hearing was held on October 7, 2025 in accordance with the provisions of *The Planning Act*;

**NOW THEREFORE BE IT RESOLVED** that Zoning By-law No. 4-2025 be read a third and final time, be signed, sealed, and therefore done and passed as a By-Law of the RM of Reynolds.

**TABLED**

**5 Adjournment**

**Res. 25/335 M/S** Councillor Buley/ Councillor Gesell

**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 the October 7, 2025, Special Meeting of Council at 7:54 pm.

**CARRIED**



**Russ Gawluk, Reeve**



**Kim Furgala  
Chief Administrative Officer**