



**Rural Municipality of Reynolds**

**Meeting Minutes**

**Regular Meeting of Council October 14, 2025 - 06:00 PM**

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

**HELD IN THE COUNCIL CHAMBERS ON TUESDAY, OCTOBER 14, 2025**

**PRESENT**

**REEVE: RUSS GAWLUK**

**DEPUTY REEVE: BLAINE WEBSTER**

**COUNCILLORS:**

**MICHAEL HUZEL**

**CURT BULEY**

**HARRIET YARMILL**

**KIMBERLY GESELL**

**CURT STELMACK**

**CHIEF ADMINISTRATIVE OFFICER: KIM FURGALA**

**REGRETS: COUNCILLOR JESSICA THURSTON**

**1 CALL TO ORDER**

The October 14, 2025, Regular Meeting of Council was Called to Order by Reeve Gawluk at 6:00 pm.

**2 ADOPTION OF AGENDA**

**Res. 25/336 M/S** Councillor Buley/ Councillor Stelmack

**BE IT RESOLVED** that the Agenda of the October 14, 2025, Regular Meeting of Council be adopted as presented.

**CARRIED**

**3 NOTICE OF CONFLICT OF INTEREST**

**4 MINUTES**

**Res. 25/337 M/S** Councillor Buley/ Councillor Gesell

**BE IT RESOLVED** that the Minutes of the September 23, 2023, Regular Meeting of Council be approved as presented.

**CARRIED**

**4.1 Regular Meeting of Council - September 23, 2025 Minutes - Draft**

**5 DELEGATIONS / HEARINGS**

**5.1 Open Public Hearing**

**Res. 25/338 M/S** Councillor Buley/ Councillor Gesell

**BE IT RESOLVED THAT** Council does now recess the Regular Meeting of Council in order to open the Public Hearing in the matter of VO 10/25 and VO 11/25.

**CARRIED**

**5.2 Variation Order 10/25 - Froese**

**5.3 Variation Order 11/2025 - Gudmundson**

**5.4 Close Public Hearing**

**Res. 25/339 M/S** Councillor Gesell/ Councillor Buley

**BE IT RESOLVED THAT** after closing the Public Hearing in the matter of VO 10/2025 & VO 11/2025, 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 10/2025 were not present; there were no objections received for VO 10/2025. The applicants for VO 11/2025 were not present; there were no objections received for VO 11/2025.

**6 PLANNING AND DEVELOPMENT**

**6.1 Variation Order 10/25 - Froese**

**Res. 25/340 M/S** Councillor Stelmack/ Councillor Buley

**WHEREAS** an application was received requesting a variation to reduce the minimum front yard setback from 75 feet to 50 feet on property zoned GD “General Development,” for the installation of ground-mounted solar panels;

**AND WHEREAS** the application has been reviewed, supporting information has been provided, and the request has been found reasonable;

**THEREFORE BE IT RESOLVED** that Council of the Rural Municipality of Reynolds approves Variation Order 10-2025 to allow a reduced front yard setback of 50 feet, such approval applying only to the solar panel array described in the application.

**CARRIED**

**6.2 Variation Order 11/2025 - Gudmundson**

**Res. 25/341 M/S** Councillor Stelmack/ Councillor Buley

**WHEREAS** an application was received from Vern & Peggie Gudmundson requesting a variation to reduce the minimum side yard setback from 25 feet to 10 feet on property zoned GD “General Development,” being Roll No. 01961220.000, Title No. 2875568, for the purpose of constructing a carport;

**AND WHEREAS** the application has been reviewed, supporting information has been provided, and the request has been found reasonable;

**THEREFORE BE IT RESOLVED** that Council of the Rural Municipality of Reynolds approves Variation Order 11-2025 to allow a reduced side yard setback of 10 feet, such approval applying only to the proposed carport described in the application.

**CARRIED**

**6.3 Subd. 4611-25-7843**

**Res. 25/342 M/S** Councillor Gesell/ Councillor Buley

**WHEREAS** an application for subdivision has been submitted for lands legally described as RL 45-8-12 EPM, under Tax Roll Numbers 98000, 98005, 98150, and 98200, in the name of the Owner, *Myron Lamaga*, and the Applicant, *Chad Unger*;

**AND WHEREAS** the proposed subdivision (File No. 4611-25-7843) involves approximately 143.61 acres of land under four titles within the Rural Municipality of Reynolds and is related to two previously approved subdivisions, File Nos. 4611-18-7413 and 4611-24-7767;

**AND WHEREAS** the intent of this subdivision is to:

1. Enlarge the Buildable Lot originally established under Subdivision 4611-18-7413; and
2. Enlarge the Buildable Lot originally established under Subdivision 4611-24-7767;

**AND WHEREAS** the current subdivision seeks no new Buildable Lots but instead re-aligns existing property boundaries;

**AND WHEREAS** Council has reviewed the report and recommendation of the Community Planning Officer and agrees with the assessment provided;

**THEREFORE BE IT RESOLVED THAT** Council of the Rural Municipality of Reynolds approve the proposed subdivision, subject to the following conditions:

1. That a subdivision application fee of \$100.00 be paid to the RM of Reynolds;
2. That any outstanding property taxes on the lands be paid in full;
3. That the Owner enter into a Development Agreement with the RM of Reynolds;
4. That a Variation Order be obtained for *Proposed Residual A* to permit the parcel to be less than 80 acres as required by the current Zoning By-law;
5. That a Variation Order be obtained for *Proposed Residual B* to permit the parcel to be less than 80 acres as required by the current Zoning By-law;

**AND FURTHER BE IT RESOLVED THAT:**

- a. The Development Agreement shall be prepared by legal counsel for the RM of Reynolds;
- b. The previous Development Agreements registered under Subdivisions 4611-18-7413 and 4611-24-7767 shall be discharged by the applicant's legal counsel prior to registration of the new Development Agreement;
- c. The Development Agreement relating to this subdivision shall be registered by the applicant's legal counsel as a caveat with Land Titles against the proposed Buildable Lots;
- d. The applicant shall bear all legal and registration costs associated with the preparation and registration of the Development Agreement and discharge of previous caveats; and
- e. A copy of the registered caveat shall be provided to the RM of Reynolds by the applicant's legal counsel upon registration.

**CARRIED**

**7 COMMITTEES / REPORTS**

**Res. 25/343 M/S** Councillor Gesell/ Councillor Buley

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

**CARRIED**

**7.1 Rural Animal Management Report - September 2025**

**7.2 Fire Committee Minutes - October 2, 2025 - Draft**

**8 BY-LAWS**

**8.1 By-Law 06/2025 - The Fees & Charges By-Law**

**Res. 25/344 M/S** Councillor Gesell/ Councillor Buley

**BE IT RESOLVED THAT** By-Law No. 06/2025, being the Fees & Charges By-Law, be read a first time.

**CARRIED**

**9 UNFINISHED BUSINESS**

**9.1 Development Agreement CU 02-2025 - B. Forbes**

**Res. 25/345 M/S** Deputy Reeve Webster/ Councillor Yarmill

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

**CARRIED**

**10 NEW BUSINESS**

**10.1 Seine Rat Roseau Watershed District - Sub-District Appointment**

**Res. 25/346 M/S** Deputy Reeve Webster/ Councillor Huzel

**BE IT RESOLVED THAT** Council appoints Reeve Russ Gawluk as the representative for the 2025–2026 term on the Seine Rat Roseau Watershed District, Sub-district.

**CARRIED**

**10.2 Springfield Chamber of Commerce Awards Gala**

**Res. 25/347 M/S** Deputy Reeve Webster/ Councillor Yarmill

**BE IT RESOLVED** that Council of the Rural Municipality of Reynolds authorize the Reeve and Economic Development Officer to attend the Springfield Chamber of Commerce Awards Gala on October 23, 2025, with all related expenses to be reimbursed in accordance with municipal policy.

**CARRIED**

**10.3 Manitoba Water Services Board Annual Capital Budget Increase**

**Res. 25/348 M/S** Deputy Reeve Webster/ Councillor Yarmill

**WHEREAS** the vast majority of Manitoba municipalities are in dire need of the Manitoba Water Services Board (MWSB) financial, professional, and / or related subject matter expertise assistance for every aspect of water and wastewater projects and initiatives; **AND WHEREAS** the provincial economy, municipal residential and commercial growth, community development opportunities, climate resiliency, public health, and convergent federal or provincial programs are at serious risk of being postponed, cancelled, or sub optimally advanced because the MWSB is critically oversubscribed with projects and at current funding levels has a seriously compromised financial capability to complete even a fraction of the queued projects required to drive local prosperity, health, safety, and livability;

**BE IT RESOLVED THAT** the council of the Rural Municipality of Reynolds fully supports an immediate annual increase to the MWSB’s capital budget, beginning in 2026, to \$100 million from its current \$24 million.

**CARRIED**

**10.4 Manitoba Municipal Administrators - Planning for next council**

**Res. 25/349 M/S** Councillor Yarmill/ Deputy Reeve Webster

**BE IT RESOLVED THAT** Council authorize the Chief Administrative Officer to attend the Manitoba Municipal Administrators Session – *Planning for the Next Council*– November 7, 2025 and all related expenses to be reimbursed in accordance with municipal policy.

**CARRIED**

**10.5 Seine Rat Roseau Watershed District Annual General Meeting**

**10.6 Invite from the Premier - Recognition of the 2025 Manitoba Wildfires**

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

**BE IT RESOLVED THAT** Council authorizes the Reeve to attend the Province of Manitoba - Recognition of the 2025 Manitoba Wildfires with all expenses be reimbursed.

**DEFEATED**

**15.2 Move Out of Camera**

**Res. 25/354 M/S** Councillor Huzel/ Councillor Yarmill

**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 1**

**Res. 25/355 M/S** Councillor Buley/ Councillor Gesell

**BE IT RESOLVED THAT** Council authorizes the Chief Administrative Officer to apply for the transfer of Crown Lands, being a portion of NW 27-10-9E, Legal Subdivisions 12 & 13, consisting of approximately 80 acres located on the east side of NW 27-10-9E.

**CARRIED**

**16 ADJOURNMENT**

**Res. 25/356 M/S** Councillor Huzel/ Councillor Yarmill

**BE IT RESOLVED** that the next Regular Council Meeting be held on October 28, 2025;

**AND BE IT FURTHER RESOLVED** that Council does now adjourn at 7:04 pm.

**CARRIED**



**Russ Gawluk, Reeve**



**Kim Furgala  
Chief Administrative Officer**

**11 FINANCIAL / ACCOUNTS**

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

**Res. 25/350 M/S** Councillor Yarmill/ Deputy Reeve Webster

**BE IT RESOLVED** that cheques numbered 25138 to 25174 including the Electronic Fund Transfer payments, for a total payment of \$108,431.87 be hereby approved for payment on this day.

**CARRIED**

**11.2 Overdue Invoice - By-Law Infraction Roll 0102850.000**

**Res. 25/351 M/S** Councillor Yarmill/ Councillor Huzel

**BE IT RESOLVED THAT** Council authorize the addition of Invoice #24144 in the amount of \$75.00, due October 5, 2025, to Roll #102850 for an overdue invoice relating to a By-Law Infraction for Animal at Large.

**CARRIED**

**11.3 Overpayment - Roll 130250.026**

**Res. 25/352 M/S** Councillor Huzel/ Councillor Yarmill

**WHEREAS** an overpayment in the amount of \$250.00 was made on Tax Account Roll No. 130250.026;

**THEREFORE BE IT RESOLVED** that Council of the Rural Municipality of Reynolds authorizes a refund in the amount of \$250.00 to the ratepayer for the overpayment on Tax Account Roll No. 130250.026.

**CARRIED**

**12 CORRESPONDENCE**

**12.1 2025 Municipal Operating Grant**

**12.2 RM of Brokenhead - Zoning By-Law Amendment 2269-25**

**12.3 Public Hearing Notice - Whitemouth-Reynolds Planning District**

**12.4 General Permit No. 76384 - Billboard Sign**

**13 AGENDA ADDITIONS**

**14 NOTICE OF MOTIONS**

**15 IN CAMERA**

**15.1 Move In Camera**

**Res. 25/353 M/S** Councillor Huzel/ Councillor Yarmill

**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 Matter 1**

**15.1.2 Legal Matter 2**

**15.1.3 Legal Matter 3**