



**Rural Municipality of Reynolds  
Meeting Minutes**

**Regular Meeting of Council April 8, 2025 - 06:00 PM**

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

**HELD IN THE COUNCIL CHAMBERS ON APRIL 8, 2025**

**PRESENT**

**REEVE: RUSS GAWLUK**

**DEPUTY REEVE: BLAINE WEBSTER**

**COUNCILLORS:**

**CURTIS BULEY**

**JESSICA THURSTON**

**KIMBERLY GESELL**

**HARRIET YARMILL**

**CHIEF ADMINISTRATIVE OFFICER: KIM FURGALA**

**ASSISTANT CHIEF ADMINISTRATIVE OFFICER: SHERRI PEARCH**

**REGRETS: COUNCILLOR MICHAEL HUZEL**

**COUNCILLOR CURT STELMACK**

**1 CALL TO ORDER**

The April 8, 2025, Regular Meeting of Council was Called to Order by Reeve Gawluk at 6:00 pm.

**2 ADOPTION OF AGENDA**

**Res. 25/124 M/S** Councillor Buley/ Councillor Yarmill

**BE IT RESOLVED** that the Agenda of the April 8, 2025, Regular Meeting of Council be adopted as presented.

**CARRIED**

**3 NOTICE OF CONFLICT OF INTEREST**

**4 MINUTES**

**Res. 25/125 M/S** Councillor Buley/ Councillor Yarmill

**BE IT RESOLVED** that the Minutes of the March 25, 2025, Regular Meeting of Council and the March 31, 2025, Committee of the Whole be approved as presented.

**CARRIED**

**4.1 Regular Meeting of Council - March 25, 2025 Minutes - Draft**

**4.2 Committee of the Whole - March 31, 2025 - Minutes - Draft**

**5 DELEGATIONS / HEARINGS**

**5.1 Open Public Hearing**

**Res. 25/126 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 Variation Order 06/2025 and Conditional Use 01/2025.

**CARRIED**

**5.2 Variation Order 06/2025 - J. Brown - Roll 196310**

**5.3 Conditional Use Order 01/2025 - Friesen-Toews**

**5.4 Close Public Hearing VO 06/2025**

**Res. 25/127 M/S** Councillor Gesell/ Councillor Buley

**BE IT RESOLVED THAT** after the closing the Public Hearing in the matter of Variation Order 06/2025 and Conditional Use 01/2025, 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 06/2025 were present, there was three in favor and no objections were received for VO 06/2025. The applicant for CU 01/2025 were present, there were four in favor, seven registered to speak, and eighteen objections were received for CU 01/2025.

**6 PLANNING AND DEVELOPMENT**

**6.1 Variation Order 06/2025 - J. Brown - Roll 196310**

**Res. 25/128 M/S** Councillor Gesell/ Councillor Buley

**WHEREAS** a Public Hearing has been held in the matter of Variation Order 06/2025

J Brown; 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 40.2 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 06/2025, and any representation made for or against the Variances sought by James Brown the owner of the property described as Lot 2 & 3, BLK 1 Plan 26411 - 43 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 40.2 feet as proposed by the applicant be approved.

**CARRIED**

**6.2 Conditional Use Order 01/2025 - Friesen/Toews**

**Res. 25/129 M/S** Councillor Gesell/ Councillor Buley

**WHEREAS** a Public Hearing has been held regarding Conditional Use Order 01/2025 – Friesen/Toews, which seeks to establish an Outdoor Amusement Establishment on property zoned RM1, in accordance with Table 4.6 of Zoning By-Law 7/13;

**AND WHEREAS** Council has considered the application and any representations made for or against the proposed Conditional Use Order;

**THEREFORE BE IT RESOLVED THAT** Council, after due consideration, decides as follows: That Conditional Use Order 01/2025 be approved.

**DEFEATED**

**6.3 Subd. 4611-22-7686 Revised - Rocoda Inc.**

**Res. 25/130 M/S** Councillor Thurston/ Councillor Gesell

**WHEREAS** the Applicant is proposing to subdivide the subject property with tax roll number 232525 to create seven (7) buildable lots;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the RM of Reynolds approves the proposed subdivision with the following conditions:

1. That the Owner pay the capital cost dedication fee of \$700.00 to the RM of Reynolds for each new lot created by this subdivision.
2. That any outstanding property taxes on the subdivision lands be paid in full.
3. That all design and work, including but not limited to drainage within the planned area shall be executed in accordance with The Rural Municipality of Reynolds Municipal Standards approved per Resolution 25/057.
4. That the Owner enter into a Development Agreement with the RM of Reynolds.

**BE IT FURTHER RESOLVED THAT** the Development Agreement shall include the following provisions:

1. The Development Agreement shall be prepared by the RM of Reynolds' legal counsel.
2. The Developer shall be invoiced for all costs associated with the preparation of the Development Agreement.
3. The Development Agreement shall specify that all design and work within the planned area shall be in accordance with The Rural Municipality of Reynolds Municipal Standards approved per Resolution 25/057.
4. That the Development Agreement shall be registered with Land Titles as a caveat for each of the proposed new lots created by this subdivision.
5. That the aforementioned caveat be registered with Land Titles by the applicant's legal counsel, with the applicant bearing all associated costs.
6. That the Development Agreement shall run with the Land for all 7 lots.

**CARRIED**

**6.4 Proposal to Subdivide File No. 4611-23-7705, Cox E & J**

**Res. 25/131 M/S** Councillor Thurston/ Councillor Gesell

**WHEREAS** the Rural Municipality of Reynolds has received an application for subdivision from Eric and Julie Cox, identified as Community Planning File 4611-23-7705, regarding Pt. of RL 51-8-12 EPM, Tax Roll #99030, to create two additional rural residential lots;

**AND WHEREAS** the original subdivision application was reviewed by Council on March 28, 2023, at which time concerns were raised regarding the absence of flood level information on the Subdivision Application Map (SAM);

**AND WHEREAS** Resolution 23/081 was passed requiring the applicant to add the 100-year flood level to the SAM, and subsequent correspondence with the Flood Protection Planning Office determined that a 200-year flood level is available and has been superimposed on the SAM;

**AND WHEREAS** the Flood Protection Planning Office has advised that the flood protection level for the subject property is 299.8m (983.58 feet) CGVD28, and the applicant has revised the proposed new lot lines to eliminate a jog;

**AND WHEREAS** comments and concerns from the community planning office remain unchanged from the original circulation, except for the new flood protection level data and the revised lot lines;

**AND WHEREAS** flood protection requirements can be addressed within a development agreement with the owner to ensure that all new construction is built up to or in excess of the designated flood protection level;

**THEREFORE BE IT RESOLVED THAT** Council of the RM of Reynolds approves the proposed subdivision application subject to 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 a subdivision application fee of \$100.00 be paid to the RM of Reynolds;
- 3. That any outstanding property taxes on the subject lands be paid in full;
- 4. That the Owner enter into a Development Agreement with the RM of Reynolds;
- 5. That variance orders be obtained, as necessary, to ensure compliance with the current Reynolds Zoning By-law;

**AND BE IT FURTHER RESOLVED THAT** the following additional requirements be met, though not as conditions of approval:

- 1. That the Development Agreement shall be prepared by the RM of Reynolds' legal counsel and all costs associated with the development agreement will be at the applicants expense
- 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, with the applicant bearing 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**

**6.5 VO 05/2025 - TC Energy Request for Extension**

**Res. 25/132 M/S** Councillor Thurston/ Councillor Gesell

**WHEREAS**TC Energy has completed the Falcon Lake Project and requires an extension to store heavy equipment at the laydown site until June 15, 2025;

**AND WHEREAS** the equipment, including but not limited to a hoe, side boom, and 1-ton trucks, will not require daily access and will be secured within a fenced and locked area;

**AND WHEREAS**TC Energy has committed to remaining compliant with all attached conditions and will restore the site to its original condition prior to June 15, 2025;

**THEREFORE BE IT RESOLVED** that Council of the Rural Municipality of Reynolds hereby authorizes the CAO to grant the requested extension for TC Energy to store the specified equipment at the laydown site until June 15, 2025, subject to compliance with all applicable conditions.

**CARRIED**

**7 COMMITTEES / REPORTS**

**Res. 25/133 M/S** Deputy Reeve Webster/ Councillor Yarmill

**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 Springfield Chamber of Commerce Board Meeting**

**8 BY-LAWS**

**8.1 By-Law 01/2025 - Updated Franchise Agreement with Centra Gas Manitoba Inc.**

**Res. 25/134 M/S** Councillor Gesell/ Councillor Buley

**BE IT RESOLVED THAT** By-Law 01/2025 being a By-Law of the Rural Municipality of Reynolds to authorize the replacement of the September 11, 1996 Franchise Agreement enacted with Centra Gas Manitoba Inc. with a new, updated Franchise Agreement and thirty year term, be read a first time.

**CARRIED**

**9 UNFINISHED BUSINESS**

**10 NEW BUSINESS**

**10.1 Manitoba Chambers of Commerce**

**Res. 25/135 M/S** Councillor Yarmill/ Deputy Reeve Webster

**BE IT RESOLVED THAT** the RM of Reynolds join the Manitoba Chambers of Commerce at a cost of \$500.00 per year.

**CARRIED**

**10.2 Federation of Canadian Municipalities - 2025 Annual Conference**

**Res. 25/136 M/S** Councillor Yarmill/ Deputy Reeve Webster

**BE IT RESOLVED THAT** Council authorizes \_\_\_\_\_ to attend the 2025 Annual Conference of the Federation of Canadian Municipalities in Ottawa, Ontario.

**AND FURTHER BE IT RESOLVED THAT** all eligible expenses be reimbursed.

**DEFEATED**

**10.3 2025 Department of Family Medicine Resident Retreat Sponsorship**

**Res. 25/137 M/S** Councillor Yarmill/ Deputy Reeve Webster

**WHEREAS** the 2025 Department of Family Medicine Resident Retreat will be held in Brandon on September 19-21, 2025;

**AND WHEREAS** the event organizers have invited the Rural Municipality of Reynolds to participate as a sponsor;

**THEREFORE BE IT RESOLVED** that the Council of the Rural Municipality of Reynolds approves sponsorship of the 2025 Department of Family Medicine Resident Retreat in the following way:

- 1. Promotional Items

**BE IT FURTHER RESOLVED** that the Chief Administrative Officer be authorized to coordinate the sponsorship details with event organizers.

**CARRIED**

**11 FINANCIAL / ACCOUNTS**

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

**Res. 25/138 M/S** Councillor Thurston/ Councillor Yarmill

**BE IT RESOLVED** that cheques numbered 24851 to 24877 including the Electronic Fund Transfer payments, for a total payment of \$97,532.47 be hereby approved for payment on this day.

**CARRIED**

**12 CORRESPONDENCE**

**12.1 CN Police Spring Safety**

**12.2 Mennonite Heritage Village - 2025 Annual Sponsorship**

**12.3 Manitoba GRO Program - Notice to Applicant**

**12.4 Multi-Material Stewardship Manitoba - Anniversary**

**12.5 2025 Emergency Plan - Update from EMO**

**12.6 IERHA - New Care Providers - Beausejour**

**13 AGENDA ADDITIONS**

**14 NOTICE OF MOTIONS**

**15 IN CAMERA**

**15.1 Move In Camera**

**Res. 25/139 M/S** Councillor Thurston/ 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 Matters 1**

**15.1.2 Legal Matters 2**

**15.1.3 Legal Matters 3**

**15.1.4 Legal Matters 4**

**15.2 Move Out of Camera**

**Res. 25/140 M/S** Councillor Thurston/ 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**

**16 ADJOURNMENT**

**Res. 25/141 M/S** Councillor Thurston/ Councillor Yarmill

**BE IT RESOLVED** that the next Regular Council Meeting be held on April 22, 2025;

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

**CARRIED**



**Russ Gawluk, Reeve**



**Kim Furgala  
Chief Administrative Officer**