

DATE: September 17, 2025

TO: Holly Ervick-Knote
Regional Manager
Community Planning Branch
Municipal and Northern Relations
L01 - 20 First Street, Box 50
Beausejour, MB, R0E 0C0

FROM: Michelle Erb
Agricultural Planning Specialist
Sustainable Agriculture Branch,
Department of Agriculture
545 University Crescent
Winnipeg, MB R3T 5S6

PHONE: 204-794-1804

SUBJECT: RM of Reynolds Zoning By-law No. 04-2025

On behalf of Manitoba Agriculture, I have reviewed this proposed Zoning By-law for the RM of Reynolds in the context of the Whitemouth-Reynolds Planning District Development Plan By-law 43/18, the Provincial Land Use Policies (PLUPS) under the Provincial Planning Regulation and The Planning Act. This Zoning By-law provides an update to the current Zoning By-Law 7/13. We offer the following comments and recommend minor changes to ensure consistency with the proposed Development Plan and the Planning Act .

- 1) **Part 2: General Regulations – 2.26 Subdivision** – The first sentence of this provision is strongly worded and may be problematic in instances where a parcel cannot meet bulk requirements and may be considered subject to a variance. We recommend incorporating the wording that is currently in place under provision 3.23 of By-law 7/13 as follows:

"2.26 Subdivision

No parcel of land shall hereafter be divided into sites, unless each site conforms to the regulations set forth in the bulk tables for the zone in which said parcel is located.

Approval of a subdivision is subject to the provisions contained in The Planning Act and the policies contained within the Whitemouth Reynolds Planning District Development Plan and amendments thereto.

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

Notwithstanding that a parcel of land may exceed the minimum site area and site width requirements, Council is not, in any manner, obligated to approve a subdivision."

- 2) **Part 3: Zones - 3.5 Crown Lands** – We agree that Crown Lands are not subject to municipal by-laws until such time as land transfer to private ownership, however, we recommend the following minor change for clarity:

"Crown Lands are not subject to this By-law. Once Crown Lands are ~~leased or~~ transferred to private ownership they must conform to this By-law."

- 3) **Part 3: Zones - Table 3.1 Principal Use table**

Other uses deemed appropriate by Council – We have concerns with this being listed as "C" in all zones in Table 3.1 as it does not provide enough clarity as a use class. It is impossible to assess what uses will be considered or whether the use is accommodated by the development plan and as such, it should be removed. If Council is approached with a proposal for a use that is

not currently listed in Table 3.1, then the use should be added through a zoning by-law amendment, provided it is a use that is supported by the development plan. The Planning Act also provides for uses to be considered that are substantially like other uses listed through the variance process (see s. 97(2) of the Act).

Place of Worship – Listed as C in the AL Zone. These uses should be directed toward the communities and away from agricultural areas. We have no concerns with *existing* place of worship uses being listed as a conditional use, but new uses of this type should be appropriately directed to RG, GD or OSI zones.

4) **Part 4: Use-Specific Standards**

4.2 Home Industries – Under g) should the following sentence refer to ‘home industry’ in both instances: “A *Home Industry shall be conducted by a resident or residents of the dwelling unit to which the Home Occupation Industry is secondary, and may employ a maximum of...*”.

4.11 Solar Collectors, 4.11.1 Commercial Solar Collectors – Council may want to consider adding under standard a) that commercial collectors not connected to a building should be directed away from prime agricultural land, wherever possible.

4.14 Clearing Agricultural and Non-Agricultural Land – This section is worded similar to provision 3.12 d. of the current zoning by-law, however, that provision is in reference to the clearing and development of *peat land* from a natural state, under the section dealing with Quarry/Aggregate/Mineral Operations. As worded under this proposed by-law, it’s not entirely clear in intent since agricultural lands are typically already cleared and/or improved for agricultural use. What negative effects of windrow burning are trying to be addressed? Is this intended to mean burning of brush piles? Windrow burning more commonly refers to piling and burning of crop residue and weeds in rows as a residue management and weed control measure. Open fires are prohibited from April 1 to November 15 annually, except under a burning permit and crop residue burning must adhere to the Manitoba Controlled Crop Residue Burning Program.

It may help to add clarity to re-name the heading of this section: “Clearing Natural and Non-Agricultural Lands”, since this seems to be related to clearing of sensitive (i.e. peat lands) or natural lands that are not currently used for agricultural purposes. We recommend the following wording changes and encourage Council to consider permits for any clearing that is greater than 5 acres in size to reduce the administrative burden of this provision.

4.14 Clearing Agricultural Natural and Non-Agricultural Land “*In order to protect natural lands and forest resources and mitigate the negative effects of windrow burning and the impact of land clearing on municipal drainage with land clearing, a development permit shall be required for the clearing and development of any land in excess of 0.5 2 hectares (1 5 acres) from its natural state for agricultural or other development purposes. If clearing is for a mineral extraction or other conditional use, it is subject to the approval of a conditional use permit, as noted in the appropriate zones.*”

4.19 Livestock Operations – Provision d) is strongly worded and may be problematic if ever a livestock operation cannot meet separation distance requirements and would be eligible to apply for a variance. We recommend the follow revision:

*“d) All proposed livestock operations ~~shall meet~~ **are subject to** the siting criteria outlined in Table 3-4.”*

Provision e) is not supported by the development plan. We note the following policies that require setback from water courses consistent with provincial guidelines.

4.2.4.7. *Livestock operations located on the banks of all waterways will be referred to Manitoba Sustainable Development for review. Setback distances to waterways will be maintained pursuant to provincial guidelines.*

4.2.4.8. *New livestock operation facilities located in areas subject to flooding shall be constructed at a suitable flood-protection level. Manitoba Sustainable Development issues permits for confined livestock areas (for operations 300 AU or greater) and all manure storage facilities, and will consider flooding issues as part of the issuance of these permits.*

The Livestock Manure and Mortalities Management Regulation requires a 100 m setback from any surface water, spring or well for manure storage facilities and confined livestock areas. This does not include fully enclosed livestock housing structures. The requirement to be setback 304.8 m from the Whitemouth, Birch and Boggy Rivers is therefore more restrictive than provincial requirements. Unless there is another provincial guideline requiring 304.8 m from these rivers, we recommend the following changes to be consistent with the livestock operation policies of the development plan:

*“g) The siting of all structures or facilities associated with a new livestock operation in the vicinity of the Whitemouth, Brokenhead, Boggy, and Birch Rivers **and other designated waterways** must ~~maintain a setback of 1,000 feet (304.8 m) from the Ordinary High Water Mark (OHWM).~~ Structures in the vicinity of other designated waterways shall maintain a setback of 328 feet (100 m) from the OHWM;”*

5) Part 5: Administration

5.2 When Development Permits are Required – As noted in our comment above, Council may wish to consider only requiring a development permit for land clearing of 2 ha (5 acres) instead of the 0.5 ha (1 ac) stated under 5.2. f). We also recommend the following minor changes:

*“f) The clearing of all ~~agricultural~~ **natural** and non-agricultural lands in excess of ~~0.5~~ **2** hectares (4 **5** acres).”*

5.6 Applications for Development Permits for Clearing Agricultural and Non-Agricultural Lands – Similar to our comment above, we recommend referring to the “Clearing of Natural and Non-Agricultural Lands” in the heading for this section; agricultural lands are typically already cleared and/or improved for agricultural use so as worded, “clearing of agricultural land” is confusing. This would also more accurately reflect the intent under b) iv) and v) referring to wood/peat piles.

5.12 Conditional Use – Under b) it is stated that “a use that is listed as a conditional use, but that lawfully existed prior to the effective date of this by-law, shall be considered a lawfully existing conditional use, and except as regulated by this by-law and – shall have non-conforming rights in accordance with the Act.” It’s not clear why a use that was, and continues to be, listed as a conditional use, would be deemed as having non-conformity rights in accordance with the Act. We recommend maintaining the wording under provision 2.6.6 of current Zoning By-law as follows. Non-conformities can be handled as outlined in the subsequent section 5.16 Non-Conformities.

“b) 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, and ~~except as regulated by this by-law, and~~ shall have non-conforming rights in

accordance with The Planning Act.”

- 6) **Part 7: Definitions** – It’s not clear if the following definition for ‘non-conforming use’ is consistent with the Planning Act. A non-conforming use is a lawfully established use that is not listed as a permitted or conditional use for the use zone in which it is located. This is lacking from the following definition, and as worded, this definition is more reflective of a non-conforming structure or building.

“7.3.142 Non-Conforming Use means any lawful use of a building, structure or land, or portion thereof, which does not conform to any one (1) or more of the applicable use requirements of the Zone in which it is located, either on the effective date of this By-law, or amendments hereto (also referred to as a nonconformity).”

- 7) **Zoning Maps:** No noted concerns.

Thank you for the opportunity to review and provide input into this Zoning By-law. Please feel free to contact me if you have any questions about my comments.

Michelle Erb, M.Sc., P.Ag.
Agricultural Planning Specialist

c. Tony Szumigalski, AGR

From: [+WPG569 - Drainage](#)
To: [+BEA208 - Beausejour CRP](#)
Subject: RE: Rural Municipality of Reynolds Zoning By-law 04-2025 - *Formal Review and Comment*
Date: September 8, 2025 3:42:46 PM
Attachments: [image001.png](#)

The responsibility lies with the local government or planning district to ensure that all bylaws, zoning bylaws, development plans, and amendments thereof are in compliance with the Water Rights Act, the Water Rights Regulation, and the policies, procedures and requirements of the Drainage and Water Rights Licensing Branch – Drainage Section. Water Control Works associated with any future development require authorization under the Water Rights Act prior to construction or installation.

Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

Rick Pemkowski CD

Water Resource Officer
Rick.pemkowski@gov.mb.ca Cel: 204 761-0013

From: +BEA208 - Beausejour CRP <BeausejourCRP@gov.mb.ca>
Sent: September 4, 2025 11:19 AM
To: Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SM-Property Circulars <propertycirculars@hydro.mb.ca>; +THO407 - Northern Affairs Branch <NAB.General@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>; Hornby, Chris <Chris.Hornby@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; Brannen, Dennis <Dennis.Brannen@gov.mb.ca>; Valley Fiber (municipalplanning@valleyfiber.ca) <municipalplanning@valleyfiber.ca>; neteng.control@bellmts.ca; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>; Hornby, Chris <Chris.Hornby@gov.mb.ca>
Cc: Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; Ordonez, Pauline <Pauline.Ordonez@gov.mb.ca>; Ervick-Knote, Holly <Holly.Ervick-Knote@gov.mb.ca>
Subject: Rural Municipality of Reynolds Zoning By-law 04-2025 - *Formal Review and Comment*

Good Morning,

Please find attached the Rural Municipality of Reynolds Zoning By-law 04-2025 given first reading on August 26, 2025 for your **formal review and comment**.

The by-law intends to revise and update the regulation and control of the use and development

of land and buildings within the limits of the Rural Municipality of Reynolds.

Please provide your comments by **September 17, 2025** to BeausejourCRP@gov.mb.ca. The public hearing is scheduled for October 7, 2025 at 6:00pm.

If you have any questions or need more information, please let us know.

Thank you,

Pauline Ordoñez, M.C.P., B.EnvD.

Community Planner

Community Planning Services Branch – Beausejour Office

Manitoba Municipal and Northern Relations

L01 - 20 First Street, Box 50

Beausejour, MB, R0E 0C0

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pauline.ordonez@gov.mb.ca



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DATE: September 12, 2025

TO: Community & Regional Planning
Municipal Relations
beausejourcrp@gov.mb.ca

FROM: Environmental Compliance and Enforcement
Environment and Climate Change
EnvCEEastern@gov.mb.ca

SUBJECT: Zoning By-law No. 04-2025

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the Zoning By-law No. 04-2025 and has no comments or concerns at this time.

DATE: September 18, 2025

TO: Pauline Ordonez
Community Planner
Community Planning
Municipal & Northern Relations
L01 – 20 First Street, Box 50
Beausejour, MB R0E 0C0

FROM: Stephen Olynick, P.Eng.
A/Director
Transportation & Infrastructure
1420-215 Garry Street
Winnipeg, MB R3C 3P3

SUBJECT: **RM of Reynolds Zoning By-law No. 04-2025**

We have reviewed the RM of Reynolds Zoning By-law as requested by your September 4, 2025, email and submit the following comments.

- 1) **Re: 2.10 Demolition or Removal of Buildings and Structure, page 6**
For information, a permit is required from our department for the removal of a structure located within the controlled area of a declared provincial highway.
- 2) **Re: 2.11 Fences & 2.13 Projections into Required Yards (Principal Building Only), page 6**
For information, permits are required from our department for any fence, excluding agricultural fencing, within the controlled area adjacent to a declared provincial highway.
- 3) **Re: 2.12 Outdoor Lighting, page 6**
For information, a permit is required from our department for the placement of any lighting structures within the controlled area adjacent to a declared provincial highway.
- 4) **Re: 2.17 Separation Distance Requirements, page 8**
The Transportation Infrastructure Act refers to “controlled area” as opposed to “control area”.
- 5) **Re: 4.2 Home Industries & 4.3 Home Occupation, page 32**
For information, a permit may be required from our department to intensify the use of an existing access to a provincial highway and to change or intensify the use of an existing structure within the controlled area adjacent to a declared provincial highway for both home occupations and industries.
- 6) **Re: 4.10.1 Commercial Wind Generating Systems, page 35**
For information, permits are required from our department for any structure/construction, including wind turbines proposed within the controlled area of a declared provincial highway.
- 7) **Re: 4.13 Aggregate Extraction Operations and Natural Resource Developments, page 36**
For information, under The Mines and Mineral Act regulation 65/92, section 40(1), establishes that no mine or quarry be closer than 150 meters from a Provincial Trunk Highway or Provincial Road.
- 8) **Re: 6.2 Sign Regulations, page 51**
Our department name should be revised to “Manitoba Transportation and Infrastructure”.

9) Re: Map 4 – Richer East

We note that the proposed “RCI” zone in the NW ¼ 18-8-9E and NE ¼ 17-8-9E sections does not match the Whitemouth-Reynolds Development Plan designation of “Settlement Centre Policy Area”.

The types of development that may be permitted, such as, “educational facilities, funeral service and recreational uses”, may potentially result in development that may have a negative impact on the safety and function of PTH 1. PTH 1 is classified as an expressway by our department, and therefore, access would be limited to strategic locations to maintain a high speed facility that will allow for future intersection improvements to safely manage traffic conflicts. Generally, the extension of development in a strip along a highway does not promote the establishment of an appropriate internal road system and associated access spacing that is necessary to maintain safe and efficient highway operations. Potential impacts include additional traffic conflict points, an increase in turning movements on and off the highway, possible drainage concerns, on-highway improvements, limitations to future enhancements, additional pedestrian concerns and the extension of the reduced speed zone.

Additionally, any new development proposed near PTH 1 should obtain access from an internal road system and not rely on direct access onto PTH 1.

10) Re: Map 5 – Hadashville and Prawda

We note that the proposed “RCI” zone in RL 13-8-12E does not match Whitemouth-Reynolds Development Plan designation of “Principal Centre Policy Area”. We have concerns with the wide variety of uses allowed in the “RCI” zone that may potentially result in development that may have a negative impact on the safety and function of PTH 1.

Additionally, any new development proposed near PTH 1 and PTH 11 should obtain access from an internal road system and not rely on direct access on to PTH 1.

11) Re: Map 6 – East Braintree

We note that the proposed “RCI” zone in NE ¼ 5-8-15E & SE ¼ 8-8-15E does not match the Whitemouth-Reynolds Development Plan designation of “Agricultural Limited Area”. The extensive range of permitted uses in the ‘RCI’ zone presents potential risks to the safety and operational integrity of PTH 1.

Additionally, any new development proposed near PTH 1 should obtain access from an internal road system and not rely on direct access on to PTH 1.

Please email Nhu Hong at Nhu.hong@gov.mb.ca if you have any questions.

Stephen Olynick, P. Eng.

bc: A. Beck
 J. DiNella
 N. Fleury (Eastern Region)
 N. Hong
 R. Coleman
 Central Records (File: PD.40.10 – RM of Reynolds Zoning By-law)

From: [+WPG574 - HRB Archaeology](#)
To: [+BEA208 - Beausejour CRP](#)
Cc: [+WPG574 - HRB Archaeology](#)
Subject: RE: Rural Municipality of Reynolds Zoning By-law 04-2025 - *Formal Review and Comment*
Date: September 29, 2025 8:37:10 AM
Attachments: [image001.png](#)

Good morning,

No Concerns at this Time

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of the Heritage Resources Act (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

Thank you,

Gordon Wallace

Impact Assessment Archaeologist | Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism

213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3

T. (204) 599-2000 | F. 204.945.2384 | e. Gordon.Wallace@gov.mb.ca

From: +BEA208 - Beausejour CRP <BeausejourCRP@gov.mb.ca>

Sent: September 4, 2025 11:19 AM

To: Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SM-Property Circulars <propertycirculars@hydro.mb.ca>; +THO407 - Northern Affairs Branch <NAB.General@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>; Hornby, Chris <Chris.Hornby@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; Brannen, Dennis <Dennis.Brannen@gov.mb.ca>; Valley Fiber (municipalplanning@valleyfiber.ca)

<municipalplanning@valleyfiber.ca>; neteng.control@bellmts.ca; +WPG569 - EnvCEEastern
<EnvCEEastern@gov.mb.ca>; Hornby, Chris <Chris.Hornby@gov.mb.ca>
Cc: Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; Ordonez, Pauline <Pauline.Ordonez@gov.mb.ca>;
Ervick-Knote, Holly <Holly.Ervick-Knote@gov.mb.ca>
Subject: Rural Municipality of Reynolds Zoning By-law 04-2025 - *Formal Review and Comment*

Good Morning,

Please find attached the Rural Municipality of Reynolds Zoning By-law 04-2025 given first reading on August 26, 2025 for your **formal review and comment**.

The by-law intends to revise and update the regulation and control of the use and development of land and buildings within the limits of the Rural Municipality of Reynolds.

Please provide your comments by **September 17, 2025** to BeausejourCRP@gov.mb.ca. The public hearing is scheduled for October 7, 2025 at 6:00pm.

If you have any questions or need more information, please let us know.

Thank you,

Pauline Ordoñez, M.C.P., B.EnvD.

Community Planner

Community Planning Services Branch – Beausejour Office

Manitoba Municipal and Northern Relations

L01 - 20 First Street, Box 50

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From: [SM-Subdivision Circulars](#)
To: [+BEA208 - Beausejour CRP](#)
Cc: [Tim Peters - Valley Fiber \(municipalplanning@valleyfiber.ca\)](#); [PROPERTY ACQUISITION](#)
Subject: By-law 04-2025 (RM of Reynolds) - Email to Planning - Hydro File #2025-2313
Date: September 16, 2025 2:07:41 PM
Attachments: [image001.png](#)
[image002.png](#)

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The Manitoba Hydro-Electric Board – Centra Gas Manitoba Inc.

RE: Application(s) **By-law 04-2025 (RM of Reynolds)**

Please be advised of the following Manitoba Hydro/Centra Gas conditions on file :

1. Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the Zoning By-Law amendment.
2. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas Manitoba Inc. to review the file to determine if our concerns remain the same.
3. If there are existing Manitoba Hydro and/or Centra Gas easements on the titles, any building and/or construction affecting our easements will require approval prior to work beginning and can be applied for through SecondaryLandUse@hydro.mb.ca.
4. Visit Click Before You Dig <http://clickbeforeyoudigmb.com/> in advance of any excavating.
5. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed will be at the expense of the developer and/or customer.
6. Future electrical and or gas service can be obtained by submitting the online form on the [Manitoba Hydro](#) website.

Any inquiries can be sent to HCSC@hydro.mb.ca.

Subdivision Coordination Team
Manitoba Hydro, Property Department
12th Floor – 360 Portage Ave
Winnipeg, MB
R3C 0G8 Canada



From: [+WPG569 - Conservation Circulars](#)
To: [+BEA208 - Beausejour CRP](#)
Subject: RE: Rural Municipality of Reynolds Zoning By-law 04-2025 - *Formal Review and Comment*
Date: September 8, 2025 11:06:03 AM
Attachments: [image003.png](#)

Good morning,

On behalf of the Land Branch, no comments on the RM of Reynolds Zoning By-law 04-2025.

Thank you.

Oladipo Akinpelumi
Resource Planning Specialist
Lands Branch
Natural Resource Stewardship Division
Department of Natural Resources and Indigenous Futures
Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6
Cell: 204-583-0355



From: +BEA208 - Beausejour CRP <BeausejourCRP@gov.mb.ca>
Sent: September 4, 2025 11:19 AM
To: Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SM-Property Circulars <propertycirculars@hydro.mb.ca>; +THO407 - Northern Affairs Branch <NAB.General@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>; Hornby, Chris <Chris.Hornby@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; Brannen, Dennis <Dennis.Brannen@gov.mb.ca>; Valley Fiber (municipalplanning@valleyfiber.ca) <municipalplanning@valleyfiber.ca>; neteng.control@bellmts.ca; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>; Hornby, Chris <Chris.Hornby@gov.mb.ca>
Cc: Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; Ordonez, Pauline <Pauline.Ordonez@gov.mb.ca>; Ervick-Knote, Holly <Holly.Ervick-Knote@gov.mb.ca>
Subject: Rural Municipality of Reynolds Zoning By-law 04-2025 - *Formal Review and Comment*

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Pauline Ordoñez, M.C.P., B.EnvD.

Community Planner

Community Planning Services Branch – Beausejour Office

Manitoba Municipal and Northern Relations

L01 - 20 First Street, Box 50

Beausejour, MB, R0E 0C0

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From: [+WPG1195 - Mines BR](#)
To: [+BEA208 - Beausejour CRP](#)
Cc: [Gallagher, Shaun](#)
Subject: RE: Rural Municipality of Reynolds Zoning By-law 04-2025 - *Formal Review and Comment*
Date: September 17, 2025 9:50:25 AM
Attachments: [image001.png](#)

Good morning,

No comments or concerns from Mines Branch.

Thanks,

-Sahej S.

Office of the Mining Recorder Manitoba

Mines_Br@gov.mb.ca

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From: +BEA208 - Beausejour CRP <BeausejourCRP@gov.mb.ca>
Sent: September 4, 2025 11:19 AM
To: Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SM-Property Circulars <propertycirculars@hydro.mb.ca>; +THO407 - Northern Affairs Branch <NAB.General@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>; Hornby, Chris <Chris.Hornby@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; Brannen, Dennis <Dennis.Brannen@gov.mb.ca>; Valley Fiber (municipalplanning@valleyfiber.ca) <municipalplanning@valleyfiber.ca>; neteng.control@bellmts.ca; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>; Hornby, Chris <Chris.Hornby@gov.mb.ca>
Cc: Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; Ordonez, Pauline <Pauline.Ordonez@gov.mb.ca>; Ervick-Knote, Holly <Holly.Ervick-Knote@gov.mb.ca>

Subject: Rural Municipality of Reynolds Zoning By-law 04-2025 - *Formal Review and Comment*

Good Morning,

Please find attached the Rural Municipality of Reynolds Zoning By-law 04-2025 given first reading on August 26, 2025 for your **formal review and comment**.

The by-law intends to revise and update the regulation and control of the use and development of land and buildings within the limits of the Rural Municipality of Reynolds.

Please provide your comments by **September 17, 2025** to BeausejourCRP@gov.mb.ca. The public hearing is scheduled for October 7, 2025 at 6:00pm.

If you have any questions or need more information, please let us know.

Thank you,

Pauline Ordoñez, M.C.P., B.EnvD.

Community Planner

Community Planning Services Branch – Beausejour Office

Manitoba Municipal and Northern Relations

L01 - 20 First Street, Box 50

Beausejour, MB, R0E 0C0

204-823-8335

pauline.ordonez@gov.mb.ca



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DATE: September 4, 2025

TO: Pauline Ordonez,
Community Planning Branch
Municipal and Northern Relations
L01 - 20 First Street Box 50
Beausejour MB R0E 0C0

FROM: Matthew Sebesteny
Development Review Specialist
Hydrologic Forecasting and Water
Management
Manitoba Transportation and
Infrastructure
2nd Floor - 280 Broadway
Winnipeg MB R3C 0R8

PHONE NO: (204) 915-5914

FAX NO: (204) 948-4764

E-MAIL: Matthew.Sebesteny@gov.mb.ca

SUBJECT: Zoning By-Law 04-2025
R.M. of Reynolds

The municipality has drafted a Zoning By-Law, slated for review via this circulation. Hydrologic Forecasting and Water Management has reviewed the application and recommends changes outlined below:

We recommend additions pertaining to the 200-year flood protection level and erosion mitigation standard Manitoba Transportation and Infrastructure uses for the following under Section 2.16 – Flood Risk and Hazard Lands, a new subsection(s) and/or headings:

- *No permanent buildings or structures, except for fences, shall be built in areas which are subject to flooding by a two-hundred-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, within 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.*

ORIGINAL SIGNED BY
Matthew Sebesteny

From: [Leonen, Leonardo](#)
To: [+BEA208 - Beausejour CRP](#)
Cc: [Curtis, Jasmine](#)
Subject: RE: Rural Municipality of Reynolds Zoning By-law 04-2025 - *Formal Review and Comment*
Date: September 9, 2025 11:43:08 AM
Attachments: [image001.png](#)

Sorry I would like to revise it:

Restrictions & setback distances prescribed by regulators in and around oil and gas facilities shall be adhered to.

Thanks.

Leo

From: Leonen, Leonardo
Sent: Tuesday, September 9, 2025 11:30 AM
To: +BEA208 - Beausejour CRP <BeausejourCRP@gov.mb.ca>
Cc: Curtis, Jasmine <Jasmine.Curtis@gov.mb.ca>
Subject: RE: Rural Municipality of Reynolds Zoning By-law 04-2025 - *Formal Review and Comment*

Good afternoon,

Please include something or sounds like, "Setback distances prescribed by regulators in and around oil and gas facilities shall be adhered to".

Thanks.

Leo

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Sent: Thursday, September 4, 2025 11:19 AM
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Chris <Chris.Hornby@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; Brannen, Dennis <Dennis.Brannen@gov.mb.ca>; Valley Fiber (municipalplanning@valleyfiber.ca) <municipalplanning@valleyfiber.ca>; neteng.control@bellmts.ca; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>; Hornby, Chris <Chris.Hornby@gov.mb.ca>
Cc: Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; Ordonez, Pauline <Pauline.Ordonez@gov.mb.ca>; Ervick-Knote, Holly <Holly.Ervick-Knote@gov.mb.ca>
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Thank you,

Pauline Ordoñez, M.C.P., B.EnvD.

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L01 - 20 First Street, Box 50

Beausejour, MB, R0E 0C0

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