

**Rural Municipality of Laird No. 404
Council REGULAR Meeting Minutes
SEPTEMBER 08, 2022**

The Minutes of the REGULAR Meeting of the Council of Municipality of
Laird No. 404, held in the Council Chambers of the RM Office,
3025 Central Avenue, Waldheim, SK on Thursday, September 08, 2022.

PRESENT: Reeve: Sheldon Willems
Division 1: Ron Boldt – arrived at 9:08a.m.
Division 2: Arnold Neufeldt – arrived at 9:01a.m.
Division 3: Lorne Grunau
Division 4: Ken Fehr
Division 5: Trent Ebach
Division 6: Luise Willems via Google Meet
Administrator: Bertha Buhler

DELEGATES: Northbound Planning – Jared Stephenson
Glenn Beatty – Intervalley Water

Reeve Willems called the meeting to order at 9:00a.m.
No conflict of interest was declared.

AGENDA:

136.Sept.22 **FEHR:** That the agenda be accepted as presented. **CARRIED.**

Councillor Neufeldt arrived at the meeting at 9:01a.m.

MINUTES

137.Sept.22 **EBACH:** That the Minutes of the Regular Meeting of Council held on August 11, 2022 be approved as presented. **CARRIED.**

FINANCIALS

138.Sept.22 **GRUANU:** That the Statement of Financials and Bank Reconciliation be approved as presented for the month of August 2022 and hereto attached to these minutes. Furthermore, that the Credit Card's ending in 1131 and 3091 be accepted for the month of August 2022 as presented. **CARRIED.**

Councillor Boldt arrived at the meeting at 9:08a.m.

ACCOUNTS FOR APPROVAL

139.Sept.22 **L. WILLEMS:** That payment of accounts paid with cheque numbers 13346 to 13380; 2022082-Man to 2022092-Man in the amount of \$241,051.17 and Payroll in the amount of \$26,084.35 for a total of \$267,135.52 has been reviewed and is approved as presented.

Furthermore, that stop payment be made on cheque numbers:
12947-stale dates;
13166-remote deposit error; and
13232-remote deposit error.

CARRIED.

CHEQUES REISSUED

140.Sept.22 **L. WILLEMS:** That we reissue new cheques to replace cheque numbers 13166 and 13232 in the amounts of \$397.50 and \$382.50.

CARRIED.

ENGINEERING QUOTES

141.Sept.22 **NEUFELDT:** That we accept the quote from Prairie Road Solutions Inc. dated August 22, 2022 in the amount of \$65,490.00 plus legal survey services for the RIRG Project No. RP22-404-01.

CARRIED.

TAXATION 293 EXEMPTIONS ADJUSTMENT

142.Sept.22 **BOLDT:** That we apply the 293 exemptions on the following properties:

<u>Roll #</u>	<u>Legal Description</u>	<u>Municipal</u>	<u>School</u>
274 000	SE 21 40 06 W3	1176.48	330.88
274 200	SE 21 40 06 W3	3946.60	2105.47
569 000	SE 23 41 05 W3	2248.88	1159.74

TOTAL: \$ 7,371.96 \$ 3,596.09

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Delegate Glenn Beatty with Intervalley Water reported on the waterline trenching to Gruenfeldt at 9:40a.m. – 9:48a.m.

INTERVALLEY WATER TRENCHING

143.Sept.22 FEHR: That we grant permission to Intervalley Water Incorporated to bury water lines in the road allowance within the Municipality leading to Gruenfeldt.

CARRIED.

IN-CAMERA SESSION

144.Sept.22 BOLDT: That we go into an in-camera session at 9:49a.m. for the discussion of future planning.

CARRIED.

OUT-OF-CAMERA

145.Sept.22 BOLDT: That we come out of camera at 10:01a.m.

CARRIED.

Delegate Jared Stephenson arrived at the meeting from 10:02a.m. – 11:05a.m. to discuss the following:

- a. Naeem – Rezoning application, Development permit;
- b. Regehr Sub-division;
- c. Janzen Sub-division;
- d. Thiessen Sub-division; and
- e. Mitchell Sub-division;
- f. Sarilia Parcel Ties (consolidation):
 - a. Sarilia Parcel tie – lots 342 & 344 Laurier Crescent (Tremblay); and
 - b. Sarilia Parcel tie – lots 480 & 482 Saskatchewan Road (Gee).
- g. Bylaw No. 05-2022 and Bylaw No. 06-2022 2nd and 3rd Reading.

PUBLIC HEARING

146.Sept.22 FEHR: That we open the Public Hearing at 10:03a.m. for Bylaw No. 05-2022 and Bylaw No. 06-2022 review. No written responses were submitted.

CARRIED.

PUBLIC HEARING CLOSED

147.Sept.22 BOLDT: That we close the Public Hearing at 10:32a.m. No attendees present.

CARRIED.

BYLAW NO. 05-2022

148.Sept.22 BOLDT: That proposed Bylaw No. 05-2022, a bylaw to redesignate to Future Industrial/Commercial policy area, all of Parcel A, Plan 101491286 Ext. 54 (surface parcel # 146801718) located within SE ¼ 15-41-06-W3M, be given Second Reading.

CARRIED.

BYLAW NO. 05-2022

149.Sept.22 GRUNAU: That proposed Bylaw No. 05-2022, a bylaw to redesignate to Future Industrial/Commercial policy area, all of Parcel A, Plan 101491286 Ext. 54 (surface parcel # 146801718) located within SE ¼ 15-41-06-W3M, be given Third Reading and Adopted.

CARRIED

BYLAW NO. 06-2022

150.Sept.22 FEHR: That proposed Bylaw No. 06-2022, a bylaw to rezone to Industrial/Commercial District, all of Parcel A, Plan 101491286 Ext. 54 (surface parcel # 146801718) located within SE ¼ 15-41-06-W3M, be given Second Reading.

CARRIED.

BYLAW NO. 06-2022

151.Sept.22 NEUFELDT: That proposed Bylaw No. 06-2022, a bylaw to rezone to Industrial/Commercial District, all of Parcel A, Plan 101491286 Ext. 54 (surface parcel # 146801718) located within SE ¼ 15-41-06-W3M, be given Third Reading and Adopted.

CARRIED.

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NAEEM SUBDIVISION

- 152.Sept.22** **EBACH:** That Council supports the proposed discretionary use development permit application for the construction of an additional 48' x 80' storage building within Parcel A, Plan 101491286, within SE ¼ 15-41-06-3, being considered as "General Industry Type II", subject to the following conditions:
- That a designated an appropriate loading/unloading area within the site be provided on a revised site plan, and that it be communicated to the applicant that loading/unloading of materials and equipment be wholly performed within the site and not on municipal road allowance.
 - Subject to ministerial approval of Bylaws 05 and 06 of 2022, to redesignate and rezone the subject land for Industrial/Commercial uses, which is required for bylaw compliance with the site plan which has been proposed.
 - Addressing these matters to the satisfaction of the Development Officer are required prior to permit issuance.

CARRIED.

REGEHR SUBDIVISION

- 153.Sept.22** **FEHR:** That Council supports the proposed subdivision known as CPB file 000307-2022, for proposed Parcel A within NE 36-40-07-W3M. The proposed subdivision of an "existing farmstead" is supported the policies of 3.15 of the OCP, and the proposed parcel complies with the site, and supplementary, regulations and evaluation for the use within the AG District. Council is unaware of previous surface water issues and notes no new development is being proposed; should subsequent development be proposed it would be reviewed in accordance with the RMs policies and regulation related to drainage and hazard land potential. No servicing agreement is required. Council has no further concerns.

CARRIED.

THIESSEN SUBDIVISION

- 154.Sept.22** **FEHR:** That Council has reviewed the proposed subdivision known as file: SUBD-000357-2022 and has resolved as follows:
- The proposed parcel exceeds the prescribed max. site size of 4.05 ha for an existing farmstead severance in the Agricultural District (AG), which is a discretionary use.
 - 1.5A 3. of the AG District indicates that Council can allow a larger parcel to include essential yard site features, but explicitly restricts the allowance of a larger site to accommodate existing private sewage systems.
 - The minimum site width of 27 m for a proposed parcel is not achieved and is therefore non-compliant. "Site width" is defined as follows:
 - Based on this definition, any proposed parcel would have to be a minimum of 27 m wide, measured at a distance of 45 m from the centreline of the adjacent front lot line.
 - Council does not view the proposed design with the pan-handle through Parcel B within NW 13 as desirable. Said pan-handle contains a developed private drive which currently serves the existing dwelling and agricultural holding within Parcel B, and the yard site proposed for subdivision. Council has no interest in having any portion of these lands vested as road right-of-way as it would put maintenance responsibilities on the RM for what would effectively function as a private driveway.

Given these issues, Council is requesting a redesign in which the proposed Parcel C obtains legal access from the eastern road allowance (fragmentation of the balance of the agricultural holding minimized), and such that it meets the minimum site width requirement. Should the landowners continue to use the existing physical access, the RM would have no concerns, but the proposed Parcel C would have an alternate access if required for development in the future. On the matter of site size, Council requests that the eastern boundary of the proposed Parcel C be pulled back to the treeline/cultivation line. It is acknowledged that this would not provide acceptable setback for a septic jet in accordance with SHA guidelines. Council would be satisfied with an approval condition that recognizes an existing non-conforming sewage system and the need to reconstruct if nuisance occurs. If not an option, Council suggests that the sewage system be reconstructed such that the proposed parcel area meets the regulation and intent of 1.5A 3. of the AG District in its Zoning Bylaw.

A decision on the subdivision application is tabled until such time a revised design is provided that meets these requests and requirements.

CARRIED.

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JANZEN SUBDIVISION

155.Sept.22 **L. WILLEMS:** That Council has reviewed the proposed subdivision known as file: SUBD-000343-2022 for proposed Parcel A within SE 10-41-05-W3M. and has resolved as follows:

- The proposed parcel exceeds the prescribed max. site size of 4.05 ha for an existing farmstead severance in the Agricultural District (AG), which is a discretionary use.
- 1.5A 3. of the AG District indicates that Council can allow a larger parcel to include essential yard site features, but explicitly restricts the allowance of a larger site to accommodate existing private sewage systems.
- The proposed Parcel A includes areas of and which are “non-essential” to the yard site. Specifically, the area of land on the SE portion of the proposed parcel which is extended into cultivated land to accommodate the 60 m septic pump-out setback and the proposed southern boundary which appears to be extended artificially for the same.

Given these issues, Council is requesting a redesign in which the proposed Parcel A. Council requests that the south and south-eastern boundary of the proposed Parcel A be pulled back to the corral fencing and cultivation line respectively. It is acknowledged that this would not provide acceptable setback for a septic jet in accordance with SHA guidelines. Council would be satisfied with an approval condition that recognizes an existing non-conforming sewage system and the need to reconstruct if nuisance occurs. If not an option, Council suggests that the sewage system be reconstructed such that the proposed parcel area meets the regulation and intent of 1.5A 3. of the AG District in its Zoning Bylaw.

A decision on the subdivision application is tabled until such time a revised design is provided that meets these requests and requirements.

CARRIED.

MITCHELL SUBDIVISION

156.Sept.22 **FEHR:** That Council support, subject to the condition for **plan revision**, the proposed subdivision known as CPB file 000394-2022, for proposed Parcel A within NE 20-40-06-W3M. The proposed subdivision of an “existing farmstead” is supported the policies of 3.15 of the OCP. The proposed parcel is noted to be larger than the prescribed maximum size of 4.05 ha. Upon review of aerial imagery and confirmation from the Division Councillor, it is resolved that the larger parcel would conform with the discretion of Council exercisable under 1.5A 3. of the AG District. The minimum “site width” of 27 m of the proposed parcel does not comply with the RM’s Zoning Bylaw; a plan revision is requested to address this matter to bring the proposed parcel into compliance, and is a condition of its support of the proposal; no further review or resolution of Council is required should this matter be addressed so long as any additional land or other parcel redesign be proposed. Should an alternative road approach be required for access to the balance of the agricultural lands within the quarter section, it may be granted in accordance with the RM’s road approach policies and be at the applicant’s sole cost. No servicing agreement is required. Council has no further concerns.

CARRIED.

TREMBLAY PARCEL CONSOLIDATION

157.Sept.22 **FEHR:** That Council has supported the request for lot consolidation by parcel tie or re-titling of Lots 29 and 30, Block 1, Plan 101898995, and to issue a letter of support accordingly.

CARRIED.

GEE PARCEL CONSOLIDATION

158.Sept.22 **FEHR:** That Council has supported the request for lot consolidation by parcel tie or re-titling of Lots 3 and 4, Block 3, Plan 101929631, and to issue a letter of support accordingly.

CARRIED.

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CORRESPONDENCE

159.Sept.22 FEHR: Correspondence SARM (FYI)

- a. All other correspondence emailed to Council at time received in-office.

Correspondence General (FYI)

- a. Pubworks Time Sheets August/September
- b. Art Thiessen time sheets August 2022.
- c. RM of Blaine Lake letter of support

Dev/Bldg Permits Issued from last meeting date:

- a. none

NEW TRAINING OPPORTUNITIES:

- a. Division 5 Meeting – Saskatoon – Election’s workshop

CARRIED.

ADJOURNMENT:

160.Sept.22 FEHR: That the Council meeting be adjourned at 11:21a.m.

(SEAL)

Reeve/Deputy Reeve

Administrator