

**Rural Municipality of Laird No. 404**  
**Council SPECIAL DEVELOPMENT PERMITTING Meeting Minutes**  
**February 28, 2024**

The Minutes of the SPECIAL DEVELOPMENT PERMITTING 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 Wednesday, February 28, 2024.

**PRESENT:** Reeve: Sheldon Willems  
Division 1 Ron Boldt – arrived at 9:15a.m.  
Division 2 Phil Loewen  
Division 3 Lorne Grunau  
Division 4 Ken Fehr – arrived at 9:15a.m.  
Division 5 Trent Ebach  
Division 6 Luise Willems  
Administrator: Bertha Buhler

**Items to be Discussed:**

- Five-year Capital Plan;
- Fire Agreements & Financials;
- Permitting – development and subdivision
  - Braun Development permit;
  - Coop Hepburn Development permit;
  - Goertzen Subdivision;
  - Van Dongen ILO Development permit; and
  - Building location Surveyor’s certificate process.

Reeve Willems called the meeting to order at 9:00a.m.

**AGENDA:**

**050.Feb.24 L. WILLEMS:** That the agenda be approved as presented.  
**CARRIED.**

**Five-year Capital Plan tabled for approval with recommended amendments until March 07, 2024 meeting.**

**Delegate Jared Stephenson with Northbound Planning arrived at 10:00a.m.-11:23a.m. to review, update and discuss the following:**

- a. Braun Development permit;
- b. Coop Hepburn Development permit;
- c. Goertzen Subdivision;
- d. Van Dongen ILO Development permit; and
- e. Building location Surveyor’s certificate process.

**COOP HEPBURN DEVELOPMENT PERMIT**

**051.Feb.24 EBACH:** That Council approves the development permit application for a new fertilizer storage building with loading ramp, and other accessory building identified as an “impregnation” shed, as shown on the site plan submitted by the applicant, the use being considered as a discretionary “Agricultural Industry” development and intensification of the same established use of the site, being LSD-13-09-41-05-3, and owned by The Saskatoon Co-Operative Association Ltd. The applicant is advised that it must obtain as required, any approvals or permits from any provincial ministry or agency, or any higher order of government, copies of which are to be provided to the RM upon receipt.  
**CARRIED.**

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**GOERTZEN SUBDIVISION**

**052.Feb.24 BOLDT:** That Council has reviewed the proposed subdivision known as Community Planning file # SUBD-002642-2024 located within SE ¼ 14-40-05-3, discretionary use notification having been served to adjacent landowners. Council has tabled a final decision on the application as the landowner has an open permit for the existing dwelling on proposed Parcel B dating back to year 2010, and requires it to be closed to legitimize the existing use of land, and discretionary approval of an “Existing farmstead Severance” by way of subdivision. Council would request that Community Planning register a informational development standards interest on title in accordance with clause 130(1)(b) of The Planning and Development Act, 2007, given the RMs previous advisement of concerns related to flood-prone land and the inability of the Water Security Agency to provide all parties with an estimated peak water level. Should need for a new dedicated approach and access drive to proposed Parcel B be required in the future, the applicant would be solely responsible for application and costs in accordance with its Road Approach Construction Policy. No servicing agreement would be required by Council.

**CARRIED.**

**Foreman Penner arrived at 11:30a.m.-12:05p.m. to give a verbal report.**

**ADJOURNMENT**

**053.Feb.24 FEHR:** That the Council meeting be adjourned at 12:05a.m.

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Reeve/Deputy Reeve

(SEAL)

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Administrator