

Rural Municipality of Laird No. 404
Council REGULAR Meeting Minutes
June 12, 2025

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, June 12, 2025.

PRESENT: Reeve: Sheldon Willems
 Division 1 Ron Boldt
 Division 2 Phil Loewen
 Division 3 Lorne Grunau
 Division 4 Ken Fehr
 Division 5 Trent Ebach
 Division 6 Luise Willems
 Acting Administrator: Jason Dagenais
 Office Manager: Pearl Bergen
 Office Assistant: Brooke Janzen

DELEGATES: Jared Stephenson – Northbound Planning
 Ryan Andres – Andres Grain

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

AGENDA:

075.JUN.25 LOEWEN: That the agenda be accepted as presented.
CARRIED.

MINUTES

076.JUN.25 L. WILLEMS: That the Minutes of the Regular Meeting of Council held on May 8th, 2025 be approved as presented.
CARRIED.

FINANCIALS

077.JUN.25 FEHR: That the Statement of Financials and Bank Reconciliation be approved as presented for the month of May 2025 and hereto attached to these minutes.
CARRIED.

ACCOUNTS FOR APPROVAL

078.JUN.25 BERGEN: That payment of accounts paid with cheque numbers 14483 to 14515 in the amount of \$332,994.03; on-line banking 2025-0093 to 2025-0118 in the amount of \$91,666.09 and Payroll in the amount of \$50,237.42 for a total of \$474,897.54 has been accepted and is approved as presented.
CARRIED.

HEPBURN FIRE TRUCK FUNDING REQUEST

079.JUN.25 L. WILLEMS: That the Council approve the request for \$30,000 from The Town of Hepburn to pay for one-third of a new grassland firetruck.
CARRIED.

RM OFFICE BUILDING

080.JUN.25 BOLDT: That the Council accept The Town of Waldheim’s price on the town’s half of the office building and make them an official offer of \$89,000.
CARRIED.

Jared Stephenson enters the meeting at 9:45am

Initial: _____
 Reeve
Initial: _____
 Administrator

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AMENDT SUBDIVISION

- 081.JUN.25** **EBACH:** That Council supports the proposed subdivision for a general agricultural use, known as CPB file# SUBD-004631-2025, **on condition that** the proposed Parcel A is consolidated with NW35-40-05-W3 (SP#118599845), and the residual portion of NE35-40-05-W3 is consolidated with NW36-40-05-W3 (SP#118599856*). The proposal complies with 3.2.9a) of the Official Community Plan with respect to agricultural subdivision. The proposal complies with the use and site regulations of Sch A:AG-District within the Zoning Bylaw in which the subject land is located, where the proposed Parcel A and the residual portion of the quarter section is tied to adjacent land holdings creating new sites which would exceed the minimum 64.8 ha site size requirement. No servicing agreement is required. Council has no other requirements or concerns with the proposal. *Note: the surface parcel number (118587617) for NW36-40-05-W3 shown as a note on the PPS rev1, appears to be incorrect. The correct parcel number for NW36-40-05-W3 appears to be 118599856 as indicated above.*
CARRIED.

NUTRIEN SUBDIVISION

- 082.JUN.25** **LOEWEN:** That Council supports the proposed subdivision for the existing agricultural industrial use, known as CPB file# SUBD-004500-2025, **on condition that** the residual portions of SW09-42-05-W3 Plan G5613 Exts 2 and 3 (SP# 203158379 and 203158368), be consolidated by parcel tie with residual portion of SW09-42-05-W3, Parcel A, Plan 101868947 Ext.37 (SP# 203158357). The existing use of the proposed Parcel C is an existing agricultural industrial use given previous discretionary approval and permit issued in July 2024. No new development or alteration to development was proposed requiring new approval and permitting, and the existing use was therefore considered as permitted at this location; the site enlargement does impact the previous approval of the use. The proposed use is deemed to be compliant with the RM's Official Community Plan – subsections 3.10 and 3.12 in particular; no comprehensive development review is required by Council. The proposal complies with the use and site regulations of Sch A: AG-District within the Zoning Bylaw in which the subject land is located, the proposed Parcel C being below the maximum site area for the use and the residual portions of the source parcels complying with Sch A 1.6.1 and 1.6.4. where the said residual portions are parcel tied. No servicing agreement is required. Council has no other requirements or concerns with the proposal.
CARRIED.

PUBLIC HEARING OPEN

- 083.JUN.25** **L. WILLEMS:** That we open the Public Hearing at 9:50am to observe any responses to the bylaw to close and sell road segments, known as Bylaw 01-2025.
CARRIED.

PUBLIC HEARING CLOSED

- 084.JUN.25** **BERGEN:** That we close the Public Hearing at 10:20am No written responses were received and no members of the community attended the public hearing.
CARRIED.

BYLAW NO. 01-2025 FIRST READING

- 085.JUN.25** **LOEWEN:** That Bylaw No. 01-2025, a bylaw to close and sell segments of roadway, receive a FIRST READING at this time.
CARRIED.

BYLAW NO. 01-2025 SECOND READING

- 086.JUN.25** **FEHR:** That Bylaw No. 01-2025, a bylaw to close and sell segments of roadway, receive a SECOND READNG at this time.
CARRIED.

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BYLAW NO. 01-2025 THIRD READING APPROVAL

087.JUN.25 **EBACH:** That the Council move to have the reading of Bylaw 01-2025 for a third time at today’s meeting.
CARRIED.

BYLAW NO. 01-2025 THIRD READING

088.JUN.25 **BERGEN:** That Bylaw No. 01-2025, a bylaw to close and sell segments of roadway, receive a THIRD READING and be ACCEPTED at this time.
CARRIED.

COMMERCIAL BUILDING RIVERBEND FARMS

089.JUN.25 **S. WILLEMS:** That Council approves the proposed use of a metal fabrication shop **subject to:**

- Council’s favourable interpretation of the proposed use as being considered “ancillary agricultural commercial”;
- The understanding that approval of the use is granted based on the supplementary application, development, and building information as provided by the applicant to the RM and its agents throughout the development review process to date;
- ORA 13-43-06-W3M Ext.13; a portion of ORA 12-43-06-W3M Ext.12; NW33-42-06-W3 Ext.0; Parcel A, Plan 101461799 Ext.23; and, SE04-43-06-W3 Ext.83, being consolidated by parcel tie. (Roadway segments as identified in Bylaw 01-2025);
- Successful road closure and completion of sale of the portions of road allowance referenced herein to achieve compliance with the Zoning Bylaw regulations, and the sale agreement being fully executed; and,
- Adherence to all recommendations and requirements pertaining to site development, building, and construction provided in The Geotechnical Investigation and Slope Stability Analysis, prepared by P. Machibroda Engineering Ltd., PMEL File No. 22531, dated May 2, 2025, with supplementary addendum letter dated May 7, 2025.

Council directs and notes that:

- Development Permit issuance is to be withheld until such time that the identified portions of roadway are successfully closed and transferred, and that the specified parcel ties have been established in the land titles system as a prerequisite to achieving bylaw compliance; and,
- That any subsequent permit issues incorporate conditions requiring the proponent to adhere to all recommendations and requirements as specified in The Geotechnical Investigation and Slope Stability Analysis.
- No development shall occur prior to development permit issuance in accordance with subsection 2.7 of its Zoning Bylaw and section 62 of The Planning and Development Act, 2007.

CARRIED.

NW17-42-06-W3M PROPOSED AGGREGATE EXTRACTION, PROCESSING & STORAGE

090.JUN.25 **EBACH:** That following its discretionary use notification procedure and consideration of public feedback received, Council approves the use land for an aggregate extraction, processing, and storage operation on the subject land on the following basis and with permit conditions:

- That the permit be issued for the maximum prescribed period under 4.12j. of the Zoning Bylaw, being ten (10) years. Renewal or new application would be required after permit expiry.
- The operator shall enter into a road hauling and maintenance agreement with the RM, which may be renewed on an annual basis. Any road hauling and maintenance agreement shall be maintained throughout the period of permit validity unless otherwise directed by the RM.
- In accordance with 4.12h. of the RM Zoning Bylaw, the operator must report the amount of aggregate extracted by November 1 of each year or the end of the hauling season whichever comes first.

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- Prior to site development or commencement of operations, the operator shall provide the RM with proof of obtaining any necessary permitting from the Water Security Agency and implement any permitting requirements thereof, or written confirmation therefrom that no permitting is required. Details of any Water Security Agency requirements, or absence thereof, shall be provided to the RM upon receipt of the applicant.
- Within twelve (12) months of discontinuance of extraction operations, permit expiry, invalidity, or by directive of enforcement the applicant shall reclaim the site to provincial reclamation standards, and in the form indicated in the proponent's application [replacement of overburden, re-sloping, and returning to hay crop], slopes being re-established no greater than 1:3 (rise:run).
- Should the extracted depth, volume of material, hauling volume, operational area, or any other matter exceed the information provided in the operator's permit application and narrative, subsequent RM permitting and approval shall be required.
- A performance and reclamation bond must be provided in favour of the RM prior to, or in conjunction with, permit issuance. Any bond must be exercisable at any given point in time within the permit validity period, plus rolling period of an additional 24 months to allow for completion of reclamation activities or bylaw enforcement. No site development or operations shall occur prior to arrangement of bonding to the satisfaction of the RM. Bonding shall be provided in the amount of \$4,000/ac based on the low estimate of reclamation costs provided by the applicant. The site plan provided did not provide a specific operational area, but has been internally calculated as 31.3 ha (77ac), resulting in a bond amount of \$308,000. Said operational area and the bond amount assigned may be revised upon clearer identification of the proposed operational area within the subject land, but bonding shall be required at \$4,000/ac.

CARRIED.

SW20-42-06-W3M PROPOSED AGGREGATE EXTRACTION, PROCESSING, & STORAGE

091.JUN.25 LOEWEN: That following its discretionary use notification procedure and consideration of public feedback received, Council approves the use land for an aggregate extraction, processing, and storage operation on the subject land on the following basis and with permit conditions:

- That the permit be issued for the maximum prescribed period under 4.12j. of the Zoning Bylaw, being ten (10) years. Renewal or new application would be required after permit expiry.
- Should a new road access approach be sought as indicated on the site plan, the applicant shall make separation application for said approach in accordance with the RM's road approach policy, all costs of which being that of the proponent.
- The operator shall enter into a road hauling and maintenance agreement with the RM, which may be renewed on an annual basis. Any road hauling maintenance agreement shall be maintained throughout the period of permit validity unless otherwise directed by the RM.
- In accordance with 4.12h. of the RM Zoning Bylaw, the operator must report the amount of aggregate extracted by November 1 of each year or the end of the hauling season whichever comes first.
- Prior to site development or commencement of operations, the operator shall provide the RM with proof of obtaining any necessary permitting from the Water Security Agency and implement any permitting requirements thereof, or written confirmation therefrom that no permitting is required. Details of any Water Security Agency requirements, or absence thereof, shall be provided to the RM upon receipt of the applicant.
- Within twelve (12) months of discontinuance of extraction operations, permit expiry, invalidity, or by directive of enforcement the applicant shall reclaim the site to provincial reclamation standards, and in the form indicated in the proponent's application [replacement of overburden, re-sloping, and returning to hay crop], slopes being re-established no greater than 1:3 (rise:run).

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- Should the extracted depth, volume of material, hauling volume, operational area, or any other matter exceed the information provided in the operator’s permit application and narrative, subsequent RM permitting and approval shall be required.
- A performance and reclamation bond must be provided in favour of the RM prior to, or in conjunction with, permit issuance. Any bond must be exercisable at any given point in time within the permit validity period, plus rolling period of an additional 24 months to allow for completion of reclamation activities or bylaw enforcement. No site development or operations shall occur prior to arrangement of bonding to the satisfaction of the RM. Bonding shall be provided in the amount of \$4,000/ac based on the low estimate of reclamation costs provided by the applicant. The site plan provided did not provide a specific operational area, but has been internally approximately calculated as 53.01ha (131 ac) as follows: subject quarter section being 63.142 ha, minus areas shown on site plan being offset from property boundaries being 11.706 ha, equals 51.436 ha (~127 ac). Said area results in a bond amount of \$508,000. Said operational area and the bond amount assigned may be revised upon clearer identification of the proposed operational area within the subject land, but bonding shall be required at \$4,000/ac.

CARRIED.

Break for Lunch at 11:45am
Return to the meeting at 12:15pm

Councillor Fehr leaves the meeting at 12:15pm

STEVENS LIQUOR PERMIT

- 092.JUN.25 BERGEN:** That the Council approve the request for a liquor permit for an event at the Steven’s acreage (SE03-43-06-W3) from July 11-13, 2025.
CARRIED.

2025 MILL RATE FACTOR BYLAW 02-2025 FIRST READING

- 093.JUN.25 BERGEN:** That the Council approve the FIRST READING for Mill Rate Factor Bylaw 02-2025, to be applied to municipal taxes for the 2025 tax year at 6.500%.
CARRIED.

2025 MILL RATE FACTOR BYLAW 02-2025 SECOND READING

- 094.JUN.25 LOEWEN:** That the Council approve the SECOND READING for the Mill Rate Factor Bylaw 02-2025, to be applied to municipal taxes for the 2025 tax year at 6.500%.
CARRIED.

2025 MILL RATE FACTOR BYLAW 02-2025 THIRD READING APPROVAL

- 095.JUN.25 BOLDT:** That the Council move to have the reading of the Mill Rate Factor Bylaw 02-2025 for a third time at today’s meeting.
CARRIED.

2025 MILL RATE FACTOR BYLAW 02-2025 THIRD READING

- 096.JUN.25 EBACH:** That the Council approve the THIRD READING and ACCEPT the Mill Rate Factor Bylaw 02-2025, to be applied to municipal taxes for the 2025 tax year at 6.500%.
CARRIED.

2025 WORKING BUDGET

- 097.JUN.25 L.WILLEMS:** That the Council approve the 2025 Working Budget as presented today, with the changes made from the review done at the Annual Budget Meeting held on May 28, 2025.
CARRIED.

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RM STAFF & COUNCIL BARBEQUE

098.JUN.25 **EBACH:** That the Council approve the annual staff & council BBQ to be held on July 8, 2025 at the yard of Councillor Loewen.
CARRIED.

PAYMENT OF GRADER LOAN

099.JUN.25 **BOLDT:** That the RM Council agree to pay off half of the existing loan used to fund the two newest graders, known as Loan #11, and that the funds to make this payment come from the surplus in the municipal general account.
CARRIED.

MINISTRY OF HIGHWAYS MOWING/PARTNERING AGREEMENT

100.JUN.25 **BERGEN:** That the council approve the signing of the mowing/partnering agreement contract as presented by The Ministry of Highways for the 2025 season.
CARRIED.

ROAD REPAIR

101.JUN.25 **S.WILLEMS:** That the Council agree to repair the dirt road used by rate-payer Darren Amendt to access his land.
CARRIED.

Ryan Andres (rate-payer) enters the meeting at 1:18pm

Discussion on water diversion from municipal ditch areas for use in spraying applications.

Ryan Andres leaves the meeting at 1:32pm

CORRESPONDENCE (COUNCIL FYI)

102.JUN.25 **L.WILLEMS:**

CORRESPONDENCE SARM

- a. CAP Programs
- b. SARM Fire Coverage Letter

CORRESPONDENCE GENERAL

- a. Summer Student Job Application Results
- b. 16to43 Waste Management fee breakdown
- c. Municipal Revenue Sharing Data
- d. Auditor’s Results Letter
- e. CPAA/ACMPA Letter
- f. Aggregate Extraction Bylaws
- g. Twin Rivers Information

NEW TRAINING OPPORTUNTIES

- a. NONE

CARRIED.

ADJOURNMENT:

103.JUN.25 **L.WILLEMS:** That the Council meeting be adjourned at 1:35p.m.
CARRIED.

(SEAL)

Reeve/Deputy Reeve

Administrator

Initial: _____
Reeve

Initial: _____
Administrator