

RURAL MUNICIPALITY OF INVERGORDON No. 430
Regular meeting of Council held in the R.M. Council Chambers
7 Danchuk Drive in Crystal Springs, SK
September 13th 2023
8:00am

<i>Present:</i>	<i>Reeve</i>	<i>Bruce Hunter</i>
	<i>Councillor, Division 1</i>	<i>Kelvin Dutka</i>
	<i>Councillor, Division 3</i>	<i>Calvin Parsons</i>
	<i>Councillor, Division 4</i>	<i>Kevin Hawreschuk</i>
	<i>Councillor, Division 5</i>	<i>Wayne Bacon</i>
	<i>Councillor, Division 6</i>	<i>Edwin Rundbraaten</i>
	<i>Administrator</i>	<i>Courtney Beaulieu</i>
<i>Absent:</i>	<i>Councillor, Division 2</i>	<i>Keith Thibault</i>
<i>Delegations:</i>	<i>Dan Ferderer</i>	<i>Ritchie Brothers Auctioneers</i>
	<i>Shawn Stewart</i>	<i>Melfort Fire Chief</i>
	<i>Brennen Smith</i>	<i>Kinistino Fire Chief</i>

A quorum being present, Reeve Hunter called the meeting to order at 8:01am.

Minutes of Regular Meeting

211/23 Rundbraaten

BE IT RESOLVED, that the Minutes of Regular Meeting held on Wednesday August 9, 2023 be approved as read.

CARRIED

Minutes of Special Meeting

212/23 Dutka

BE IT RESOLVED, that the Minutes of Special Meeting held on Tuesday August 15, 2023 be approved as amended.

CARRIED

Statement of Financial Activities

Councillor, Wayne Bacon joined the meeting at 8:25am during the presentation of the Statement of Financial Activities.

213/23 Dutka

BE IT RESOLVED, that the Statement of Financial Activities as at August 31, 2023 be accepted as presented.

CARRIED

Bank Statement

214/23 Bacon

BE IT RESOLVED, that the Bank Statement as at August 31, 2023 be accepted as presented.

CARRIED

Payroll Register

215/23 Rundbraaten

BE IT RESOLVED, that Reference No. 000536 to 000557 and 900057 totaling \$49,400.85 as outlined in the Payroll Register for August 2023 attached to and forming part of these minutes, be accepted as presented.

CARRIED

Authorized Expenditure Report

216/23 Dutka

BE IT RESOLVED, that the following authorized expenditures totaling \$341,561.40 as outlined in the Authorized Expenditure Report attached to and forming part of these minutes, be accepted as presented:

- EFT No. 2090 to 2091;
- Cheque No. 3393 to 3428;
- Online Banking No. 2023-29 to 2023-34; and
- Automatic Withdrawal No. 2023-67 to 2023-69.

CARRIED

List of Accounts for Approval

217/23 Bacon

BE IT RESOLVED, that the following payments, totaling \$165,712.91, as outlined in the List of Accounts for Approval attached to and forming part of these minutes, be approved for payment:

- Cheque No. 3429 to 3457; and
- EFT No. 2092 to 2116.

CARRIED

Unpaid Taxes Report

218/23 Hawreschuk

BE IT RESOLVED, that the Unpaid Taxes Report as at August 31, 2023 be accepted as presented.

CARRIED

Ratify Grader

219/23 Hawreschuk

WHEREAS, the replacement of the RM's 2016 CAT 150M Grader has been a budgeted capital expense for 2023 but due to higher than anticipated pricing (and lack of available inventory), Council considered a John Deere Grader and the cost to repair and extend the life of the existing Grader.

WHEREAS, at the August 9, 2023 Council Meeting *Finning* presented a revised quotation which had a price reduction of approximately \$22,000 before applicable taxes, with a possession date of November 2023 and invoice payable in January 2024.

WHEREAS, following the August 9, 2023 meeting Councillor Dutka spoke with *Ritchie Bros. Auctioneers* on an estimate of the existing Grader valuation.

BE IT RESOLVED, that the commitment to purchase a 2023 CAT 150JOY Grader (Serial No. CAT00150VEB501226) from *Finning*, for \$534,164.29 plus applicable taxes (excludes trade-in

of the RM's existing Grader) as granted by written approval of Council to Administrator Beaulieu on August 23, 2023 be hereby ratified.

CARRIED

Bids on TTP

220/23 Dutka

WHEREAS, one (1) tax title property remains for sale at the lakeshore subdivision of Crystal Ridge, and was re-advertised for public sale on the municipal website with bids to be submitted to the Administrator prior to this meeting commencing.

WHEREAS, the minimum bid on the property is \$1,613.19

WHEREAS, Administrator Beaulieu received two (2) bids for the property.

BE IT RESOLVED, that the bid to purchase Lot 20, Block 03 (Plan 101968106) at the lakeshore subdivision of Crystal Ridge from [REDACTED] for \$2,500.00 be accepted.

CARRIED

Acknowledge Regional Park Mill Rate

221/23 Hawreschuk

BE IT RESOLVED, that the 2023 Mill Rate for the Struthers Lake Regional Park, as adopted by the Park Board on July 14, 2023, be hereby acknowledged as levied at the rate of 3.20 mills.

CARRIED

222/23 Dutka

WHEREAS, private property within a Regional Park such as cabins as well as the crown land in which they are built upon, are assessed to the cabin owner and are subject to taxation by the Regional Park and School Division.

WHEREAS, a Park Board sets its own mill rate however 20% of collected Park taxes are retained by the RM to cover administration and services provided to the private property owners in the Regional Park.

WHEREAS, said services include year-round road maintenance including snow removal to the gate of the Park, Wapiti library requisition, assessment services (SAMA), policing and ambulatory services, fire services by the Town of Kinistino and Yellow Creek Fire Department, municipal landfill (prior to closure, but decommissioning costs continue) and access to the proposed commercial landfill, once operational.

WHEREAS, in 2022 the total Park taxes retained by the RM was only \$1,751.94.

BE IT RESOLVED, that Administrator Beaulieu send a letter to the Struthers Lake Regional Park Board indicating Council's expectation that their mill rate be increased aggressively to a comparable level of the municipal residential mill rate, as the current level of the RM's 20% retention of Park taxes does not cover the provided services and creates an inequity of tax rates for comparable lakeshore property on Struthers Lake.

CARRIED



Highway 20 South Maintenance Contract

223/23 Dutka

WHEREAS, a Maintenance Contract has been drafted by the *Ministry of Highways* to enter into contract with the RM to provide year-round maintenance of the 5.6km of Highway 20 that was resurfaced in August 2023.

WHEREAS, 5.6km is the portion of Highway 20 south of its junction at Highway 41, to the south border of the RM boundary into the RM of Three Lakes No. 400.

WHEREAS, the proposed contract term is approximately five (5) years, ending on March 31, 2028.

BE IT RESOLVED, that Council approve the presented Contribution and Maintenance Agreement #Hwy 20-06 South with the *Ministry of Highways*.

CARRIED

SW 32-44-23-W2 Subdivision Approval

224/23 Parsons

WHEREAS, following Resolution 205/23 at the August 9, 2023 Regular Meeting the applicant discussed with Councillor Hawreschuk the issue of access as proposed on the Plan of Proposed Subdivision from the west.

WHEREAS, the applicant confirms that the west access is developed sufficiently to provide proper access to the subdivided parcel and does not desire to include the east access into the proposed subdivision.

WHEREAS, the east access (laneway) runs across the SE, NE and NW sections 32-44-23-W2 in accessing the farmstead being subdivided on SW 32-44-23-W2.

BE IT RESOLVED, that in reference to File No. SUBD-001827-2023, Council approves the Subdivision Application of Parcel "A" (62.3 acres) on SW 32-44-23-W2 as drawn on the Plan of Proposed Subdivision dated June 29, 2023 by E.G. Muller S.L.S.;

AND THAT, any future improvement requested to the west access is at the sole cost of the landowner of the subdivided parcel.

CARRIED

Delegation

Delegate, Dan Ferderer of *Ritchie Bros. Auctioneers* joined the meeting at 9:32am along with Foreman, Myron Toner to discuss the valuation and potential sale of the RM's 2016 CAT 150M Grader in the upcoming October auction sale.

Dan Ferderer left the meeting at 9:58am.

Staff Reports

Foreman Toner began the presentation of his report to Council.

225/23 Bacon

BE IT RESOLVED, that Council accept the trade-in valuation of \$130,000 from *Finning* on the 2016 CAT 160M Grader against the purchase of the 2023 CAT 150JOY Grader.

CARRIED

Delegation

Delegates, Fire Chief Shawn Stewart of the *Melfort Fire Department* and Fire Chief Brennen Smith of the *Kinistino Fire Department* joined the meeting at 10:21am to discuss fire response, fire regulations and the RM's proposed fire services agreement with the Town of Kinistino.

Shawn Stewart and Brennen Smith departed the meeting at 11:17am.

Staff Reports (Cont'd)

Foreman Toner continued his report to Council and departed the meeting at 11:52am.

226/23 Hawreschuk

BE IT RESOLVED, that the Foreman's Report be accepted as presented.

CARRIED

SARM Convention Resolution

227/23 Bacon

BE IT RESOLVED, that RM 430 Council forward the following resolution to SARM for consideration at the November 2023 Midterm Convention:

"THAT, SARM lobby the provincial government to amend Section 293 of *The Municipalities Act* to remove the dwelling exemption provided to a lessee of land."

CARRIED

Councillors, Kelvin Dutka and Wayne Bacon departed the meeting at 12:05pm and did not return.

228/23 Hunter

BE IT RESOLVED, that this meeting recess for a lunch break.

CARRIED

Reeve Hunter called the meeting back to order at 12:35pm.

Canada Summer Jobs: Layoff

229/23 Rundbraaten

BE IT RESOLVED, that the RM's 2023 Summer Student Kaitlyn Cadrain's last day be acknowledged as August 18, 2023 and that a total claim amount of \$2,861.62 has been submitted to the Canada Summer Jobs (CSJ) Program.

CARRIED

Parcel Tie (RH)

230/23 Hawreschuk

WHEREAS, the landowner of two (2) adjacent properties at the lakeshore subdivision of Rhona Lake Valley Estates has requested the approval to create a new Parcel Tie Code with ISC, as an established dwelling exists across both properties.

BE IT RESOLVED, that Council authorizes the creation of a new Parcel Tie Code for Lot 24 and Lot 25 of Block 06 (Plan 102030736) such that the titles shall be permanently tied, with all fees and costs charged in accordance with ISC Services Policy GG-010.

CARRIED

Parcel Consolidation (CS)

231/23 Parsons

WHEREAS, the landowner of two (2) adjacent properties in the Organized Hamlet of Crystal Springs has requested the approval to consolidate the parcels with ISC, in order to accommodate a larger building site.

BE IT RESOLVED, that Council approve the request to consolidate Lot 02 and Lot 03 of Block 04 (Plan CS6528) into one (1) legal parcel, with all fees and costs charged in accordance with ISC Services Policy GG-010.

CARRIED

Parcel Consolidation (BA)

232/23 Hunter

WHEREAS, the landowner of two (2) adjacent properties at the lakeshore subdivision of Barney's Bay has requested the approval to consolidate the parcels with ISC in order to create one continuous site for the application of an accessory building (garage) to an existing dwelling.

BE IT RESOLVED, that Council approve the request to consolidate Lot 17 and Lot 09 of Block 05 (Plan 101904847) into one (1) legal parcel, with all fees and costs charged in accordance with ISC Services Policy GG-010.

CARRIED

NW 21-44-23-W2 Subdivision Approval

233/23 Hawreschuk

WHEREAS, Ministry of Government Relations, Community Planning Branch has provided a subdivision application for Council's approval of an 18.5 acre parcel of the existing brush on the north-east corner of NW 21-44-23-W2.

WHEREAS, the proposed subdivided parcel abuts a developed road, but access must be constructed.

WHEREAS, the applicant has contracted the RM as custom work to construct the required approach and access to the proposed site.

BE IT RESOLVED, that in reference to File No. SUBD-001874-2023, Council approves the Subdivision Application of Parcel "A" (18.5 acres) on NW 21-44-23-W2 as drawn on the Plan of Proposed Subdivision dated June 29, 2023 by E.G. Muller S.L.S;

AND THAT, construction of required access to the subdivided parcel is the sole cost to the landowner of the subdivided parcel.

CARRIED

NE 12-45-24-W2 Subdivision Approval

234/23 Rundbraaten

WHEREAS, Ministry of Government Relations, Community Planning Branch has provided a subdivision application for Council's approval of a 47.11 acre existing farmstead on NE 12-45-24-W2.

WHEREAS, both the proposed subdivided parcel and the balance of the quarter section have existing dedicated access from a developed road and no further improvements are required.

BE IT RESOLVED, that in reference to File No. SUBD-001999-2023, Council approves the Subdivision Application of Parcel "A" (47.11 acres) on NE 12-45-24-W2 as drawn on the Plan of Proposed Subdivision dated August 16, 2023 (Job No. 230802-1) by *Palliser Survey's Inc.*

CARRIED

Bridge Weight Restriction Bylaw

235/23 Hawreschuk

WHEREAS, following its scheduled bridge inspection, the Second Street bridge in the Special Services Area of Yellow Creek must continue its 20 metric tonne weight restriction but due to further deterioration, the south-bound lane must be closed.

WHEREAS, it is of the opinion of Council that traffic generally travels down the middle of the bridge, rather than in true north or south-bound lanes.

WHEREAS, a further restriction of the weight across the bridge is a more appropriate short-term solution.

BE IT RESOLVED, that Bylaw 23-06, being a bylaw to restrict the weight of vehicles to 3 metric tonnes on the Yellow Creek Second Street bridge, be read a first time;

AND THAT, signage shall be posted in advance of the bridge alerting vehicles of the new restriction and that a letter shall be sent to all septic haulers to use alternate routes in accessing the Yellow Creek lagoon.

CARRIED

236/23 Parsons

BE IT RESOLVED, that Bylaw 23-06 be read a second time.

CARRIED

237/23 Rundbraaten

BE IT RESOLVED, that Bylaw 23-06 be given three readings at this meeting.

CARRIED UNANIMOUSLY

238/23 Hunter

BE IT RESOLVED, that Bylaw 23-06 be read a third time and is hereby adopted.

CARRIED

Development Permit (CR)

239/23 Hawreschuk

WHEREAS, under Interim Development Control Bylaw 21-06 the principal use of a property under 5.0 acres for a Recreational Vehicle (RV) must be approved by Council.

BE IT RESOLVED, that the Development Permit application for one (1) seasonal Recreational Vehicle (RV) as principal use on Lot 11, Block 02 (Plan 101968106) at the lakeshore subdivision of Crystal Ridge be approved to September 15, 2024;

AND THAT, upon the passing of a Official Zoning Bylaw containing an alternative regulatory date to RV's on vacant lots, an amended Development Permit shall be issued accordingly.

CARRIED

Development Permit (HU)

240/23 Parsons

WHEREAS, during a re-inspection visit by SAMA in August 2023 at the lakeshore subdivision of Hunter II it was discovered that a Park Model Home had been relocated onto a property without a permit in 2022.

WHEREAS, under the proposed Official Zoning Bylaw a Park Model Home at Hunter II shall meet the following:

- Minimum building size of 480 sqft;
- Wheels removed;
- Unit is skirted in;
- Hitch is covered;
- Permanently connected to utilities; and
- Seasonal habitation only

BE IT RESOLVED, that the Development Permit application for the seasonal use of a Park Model Home on Lot 08, Block 02 (Plan) at the lakeshore subdivision of Hunter II be approved.

CARRIED

Development Permit (CR)

241/23 Hawreschuk

BE IT RESOLVED, that the Development Permit application for one (1) seasonal Recreational Vehicle (RV) as principal use on Lot 15, Block 04 (Plan 101968106) at the lakeshore subdivision of Crystal Ridge be approved to September 15, 2024;

AND THAT, upon the passing of a Official Zoning Bylaw containing an alternative regulatory date to RV's on vacant lots, an amended Development Permit shall be issued accordingly.

CARRIED

Adjourn

242/23 Hunter

BE IT RESOLVED, that this meeting be adjourned at 1:11pm.

CARRIED



Bruce Hunter
Reeve



Courtney Beaulieu
Administrator