

**RURAL MUNICIPALITY OF VANSCOY NO. 345**

*Minutes of the Regular Meeting of Council for the Rural Municipality of Vanscoy No. 345 held in the RM of Vanscoy Administration Building at Vanscoy, Saskatchewan, Thursday April 9<sup>th</sup>, 2015 commencing at 9:00am CST.*

Reeve: Floyd Chapple  
Councillors

Division 1: James Harvey

Division 4: Orest Michalowski

Division 2: George Kool

Division 5: Ron Stevens

Division 3: Leonard Junop

Division 6: Daryl Jorgenson

Administrator Jill Omiecinski

Reeve Floyd Chapple called the meeting to order at 9:00 am C.S.T.

*Troy Scarcelli - Burnco joined the meeting as a public observer*

**Agenda**

111/2015 Stevens: That the agenda be accepted as presented.

*Carried*

**Minutes**

112/2015 Michalowski: That the minutes of the Regular Meeting of Council held on March 19, 2015 be adopted as presented.

*Carried*

**Overweight Permit**

113/2015 Michalowski: That Burnco be issued a blanket Municipal Overweight Permit Haul, authorizing primary weight loads to travel from Highway 14 South on Range Road 3071 to the Burnco Plant Site located on SW PT 25-36-07 W3.

*Carried*

**Statement of Financial Activities**

114/2015 Kool: That the Statement of Financial Activities for the month of March, 2015 be accepted as presented.

*Carried*

**Accounts**

115/2015 Jorgenson: That cheques #4936 to #4991 totaling \$122,405.13 and 2015 direct deposit payroll register amounts for March 19<sup>th</sup>, March 26<sup>th</sup> and April 2<sup>nd</sup> pay periods totaling \$43,024.94 be approved for payment.

*Carried*

*Councilor Harvey joined the meeting – 9:30am*

**Credit Card/Bank Reconciliation**

116/2015 Stevens: That council acknowledge the Bank Reconciliation and Credit Card Statements for the month of March 2015 as presented.

*Carried*

**Suspend Meeting**

117/2015 Michalowski: That we suspend the regular council meeting for the purpose of opening the public hearing.

*Carried*

*Reeve Chapple formally opened the Public hearing at 9:30am to receive any comments and submissions relating to the Discretionary Use Application submitted by Laura Whelan, regarding an application for a Home Based Business (Part Time Massage Therapy Services) located at Parcel A SE PT 13-35-08 W3.*

***Attendees:*** *No attendees joined the hearing*

*Fourteen written comment forms were forwarded to area land owners,  
2 comment forms were received back to the RM office  
0: Expressed notable concerns – 2: Expressed No Concerns:  
No telephone calls or in office inquiries were received.  
There were no other attendees during the Public Hearing.*

*Reeve Chapple closed the Public Hearing at 9:35am*

**Reconvene Meeting**

118/2015 Kool: That we now reconvene the Regular Meeting of Council.

*Carried*

### **Discretionary Use Application**

119/2015 Kool: That council approve the Discretionary Use Application submitted Laura Whelan for a Home Based Business (Part Time Massage Therapy Services) located at Parcel A SE PT 13-35-08 W3.

*Carried*

*Hank Van den Brink JR joined the meeting 9:45am – 10:00am*

*Lawrence Pinter joined the meeting – 10:15am – 10:35am*

### **NWR Site Monitoring**

120/2015 Michalowski: That council enter into an agreement with Pinter & Associates to carry out the third annual monitoring of the former NWR Salvage site located at Lot 24 Blk 20 NE PT 24-36-07 W3 at a project cost of \$10,575.00 plus applicable taxes with Monitoring Well Installation, subject to a conditional charge of \$980.00 if the lined cell is not dry

*Carried*

### **Suspend Meeting**

121/2015 Junop: That we suspend the regular council meeting for the purpose of opening the public hearing.

*Carried*

*Troy Scarcelli - Burnco exited the meeting*

*Reeve Chapple formally opened the Public hearing at 10:45am to receive any comments and submissions relating to the Discretionary Use Application submitted by Darren Senger, regarding an application for a Home Based Business (Construction Material Storage & Batch Plant) located on SW PT 35-36-07 W3*

**Attendees:** Aaron Suek, Katie Suek, Bente Genereux, Don Genereux, Troy Scarcelli, Bill Hogan, Louis Gariepy, Rod Meier, Sharon Klassen, Patti Hoffinger, Joe Taylor, William Sasata, and Darren Senger

*43 Public Notice letters were sent out to areas residents*

*Sixteen written comment forms were received back to the RM office*

*13: Expressed notable concerns – 3: Expressed No Concerns:*

*Several telephone calls and one in office inquiry requesting additional details were documented.*

- *Troy Scarcelli – spoke in opposition of the application. Mr. Scarcelli voiced concerns regarding how the development would impact traffic, that the proposal does not fit into Agricultural zoned land but should belong in an Industrial zone as agriculture and industrial zoned uses to not mix well in close proximity.*
- *Katie Suek – spoke in opposition of the application. Ms. Suek felt more detailed information needs to be provided before public consideration is requested. Ms. Suek expressed concerns regarding the amount of aggregate stored on the land, noise from increased traffic and the plant itself, drainage, environmental and water contamination concerns, dust, deterrent to wildlife, negative impact on area property values, how the environmental code would be affected, and felt that very strict permitting should be required for the application.*
- *Bill Hogan – spoke in opposition of the application. Mr. Hogan voiced concerns regarding the current watershed sensitivity between Range Road 3070 and Range Road 3072 as the water table is extremely high, as a result of the high water table there is increased concern for neighboring well contamination because of the development, and the potential for lawsuit against the RM should such contamination occur as a result of the business approval.*
- *Louis Gariepy – spoke in opposition of the application. Mr. Gariepy stated that he is not opposed to Mr. Senger developing his land, however he does not consider a construction material storage and batch plant a home based business as the application allocates 20-30 acres of property to the business. Mr. Gariepy voiced concerns regarding the requirements for containing contaminated water, what professional assistance has been sought out to ensure the business is environmentally safe and regulated, potential for well contamination, increased traffic concerns, and the types of material that will be stockpiled. Mr. Gariepy would like to see an environmental assessment done on the entire property prior to consideration and that this type of use should only be allowed in Industrial zoned lands.*
- *Rod Meier – spoke in opposition of the application. Mr. Meier voiced concerns that the term home based business is very misleading as the business would not be operated from the applicant's home. Mr. Meier expressed that the proposed business would be detrimental to the current integrity of the neighborhood as approval would result in negative impacts regarding air quality, soil structure, and water. Mr. Meier asked that this proposal be denied as it is an eye sore, environmental hazard, and the scale of the operation is too large for a home based business. Mr. Meier asked council to create a long term Commercial/Industrial Plan for the RM*

*instead of considering ad-hoc development.*

- *Sharon Klassen – spoke in opposition of the application. Ms. Klassen voiced concerns regarding potential water contamination, and that allowing commercial development would go against the current neighborhood zoning. Ms. Klassen stated that acreage owners in the area are building beautiful homes and pride in their yards and do not want to live beside an industrial style development.*
- *Patti Hoffinger – spoke in opposition of the application. Ms. Hoffinger stated that she moved to the country because of the nature and feels this development would negatively impact her quality of life, and that it would also severely decrease property values within the area.*
- *Joe Taylor – spoke in opposition of the application. Mr. Taylor stated that he reiterates all of the concerns previously expressed especially the environmental concerns.*
- *William Sasata – spoke in opposition of the application. Mr. Sasata stated that as a landowner within the vicinity of the development who plans to build his retirement home on his property this summer that his is not in favor of the proposed application.*
- *Darren Senger – spoke in favor of the application. Mr. Senger stated that the construction business he has applied to operate will be small as it currently operates on .76 acres in Saskatoon. Mr. Senger is currently working to develop his acreage and would like to operate his business on the same parcel of land. He is currently located across from a residential area in Saskatoon and has never received a noise complaint. The 20-30 acres mentioned within the proposal would be his entire yard site and not allocated for just the business. Mr. Senger stated his own children will be living onsite so he understands that safety has to be of the utmost important as he would never knowingly place his own family in an unsafe environment.*

*No other attendees chose to address council and the public during the Public Hearing.*

*Reeve Chapple closed the Public Hearing at 11:15am*

#### **Reconvene Meeting**

122/2015 Kool: That we now reconvene the Regular Meeting of Council.

*Carried*

*Darren Senger joined the meeting 11:20am – 11:30am*

*Mark McKee – Vemax, John Sunquist, & Steve Horvat – Agrium joined the meeting 11:30am*

#### **Agrium Bypass Road**

123/2015 Michalwoski: That based on the timeliness of the Agrium Bypass Road tender requirements, that council authorize the Reeve and Administrator to sign and execute the Agrium Bypass Road Construction Agreement, Version 10, in order to move forward with the tendering process of the required road construction, subject to any provisions to the agreement going forward causing no distinct deviation to the original authorized document.

*Carried*

*Adjorn for lunch 12:05pm – 12:58pm*

*Herman Michael joined the meeting 1:00pm – 1:05pm*

*Foreman Robert joined the meeting 1:00pm*

*RCMP Staff Sergeant Kevin Weber joined the meeting 1:00pm-1:45pm*

*Officer Thomson joined the meeting 1:00pm – 1:55pm*

*Foreman Robert left the meeting 2:25pm*

#### **Reports - Harvey**

124/2015 Harvey: That all reports be accepted as presented.

*Carried*

**SK. Utilities**

125/2015 Junop: That we acknowledge the approval of the following SK Utilities projects subject to the approval of the RM Foreman:

- SaskPower File No. 20180313 – Underground Service Installation NE 24-36-07 W3
- SaskEnergy File No. 229657 – Natural Gas Main Extension NE 24-36-07 W3
- SaskEnergy File No. 203720 – Natural Gas Main Extension SE 24-36-074 W3

*Carried*

**Development/Building Permits**

126/2015 Junop: That we approve the following Development & Building Permits subject to the approval of the Building Inspector.

Junop	Parcel A SW PT 24-34-09 W3	Shop/Storage
Murray	Lot 7 Blk 1 SW PT 01-36-07 W3	Garage/Workshop
Suek	LSD 10 & 15 NE PT 35-36-07 W3	Dwelling/Garage
Perron	Parcel D NW PT 34-36-07 W3	Dwelling/Garage
Comerford	Parcel A SW PT 28-36-08 W3	Honey Plant/Office
Chapple	SE 16-36-08 W3	Shop

*Carried*

**Moving Permit Extension**

127/2015 Michalowski: That Permit No. 50/2014 issued in August 2014 to Jacey & Shona Sarvas for the purpose of moving a barn from NE 19-35-07 W3 to their yard site located on Parcel A&D NW PT 28-36-07 W3 be extended for 6 months from the date of the meeting, under the condition that no move take place during road ban season.

*Carried*

**Zoning Bylaw Amendment**

128/2015 Junop: That Public Notice be given that the Council intends to adopt a bylaw under *The Planning and Development Act, 2007* to amend Bylaw No. 3-2009, known as the Zoning Bylaw, in order to amend Section 4.14.10(5)(a) Area of Accessory Buildings, Section 6.3.2 Agricultural District Discretionary Residential Uses, Table 6-1, A-Agriculture District Development Standards, and amend Table 9-1, CR2 – Medium Density Country Residential District Development Standards; and that a Public Hearing be held to consider this Bylaw at 10:30am during the May 7<sup>th</sup> Regular Meeting of Council.

*Carried*

**Discretionary Use Application**

129/2015 Michalowski: That council table the Discretionary Use Application submitted by Darren Senger for a Home Based Business (Construction Material Storage & Batch Plant) located on SW PT 35-36-07 W3, until such time that investigation can be made regarding the potential to require specific water/environmental studies and that council can review the application in more detail.

*Carried*

**Order to Remedy**

130/2015 Harvey: That the administrator consult with the RM Solicitor to prepare documentation in order to take further action on Lot B Blk/Par 1 SE PT 06-34-06 W3 should the May 1<sup>st</sup> deadline for the improvement to reach lockup stage not be met, and that the RM Solicitor be advised that no valid building/development permit application has been submitted for the purpose of the improvement construction.

*Carried*

**Bylaw No. 3 – 2015**

131/2015 Kool: That Bylaw No. 3-2015 being a Bylaw to Extend the Time Required for the Completion of the Assessment Roll be given first reading

*Carried*

**Bylaw No. 3 – 2015**

132/2015 Stevens: That Bylaw No. 3-2015 being a Bylaw to Extend the Time Required for the Completion of the Assessment Roll be given second reading

*Carried*

**Three Readings**

133/2015 Jorgenson: That Bylaw No. 3-2015 being a Bylaw to Extend the Time Required for the Completion of the Assessment Roll be given three readings at this meeting

*Carried Unanimously*

**Bylaw No. 3 – 2015**

134/2015 Kool: That Bylaw No. 3-2015 being a Bylaw to Extend the Time Required for the Completion of the Assessment Roll be read a third time and adopted at this meeting.

*Carried Unanimously*

**Municipal Police Officer**

135/2015 Kool: That council acknowledge the recommendation of the RM of Vanscoy Municipal Police Commission to hire Constable Murray McCracken as Chief of Police for the RM of Vanscoy No. 345 with a starting date to commence any time after April 20, 2015 at a wage of \$35.00/hour and a three month probationary period.

*Carried*

**ADD Levy**

136/2015 Junop: That council accept the 2015 proposed District #22 Agriculture Development and Diversification Board & Joint Rat Committee levy in the amount of \$5,022.07.

*Carried*

**NSC Minerals**

137/2015 Kool: That a blanket Overweight Permit be issued to NSC Minerals to haul 65,500 kg loads from their salt facility located at NE 16-35-08 W3 to Highway 7, under the condition that a meeting be arranged with NSC Minerals representatives in order to construct a Road Maintenance Agreement with the RM.

*Carried*

**2014 Municipal Audit**

138/2015 Stevens: That the Reeve and Administrator be authorized to sign the Management Responsibility Letter for the 2014 Municipal Audit conducted by Jensen Stromberg.

*Carried*

**May/September Meeting Start Times**

139/2015 Junop: That due to the spring and fall seeding and harvest season, council authorize that the May & September 2015 Regular Meetings commence at 8:00am as opposed to 9:00am.

*Carried*

**Crime Stoppers Donation**

140/2015 Michalowski: That a donation in the amount of \$200.00 be forwarded to Saskatchewan Crime Stoppers in support of their 2015 program year.

*Carried*

**Ag Health & Safety**

141/2015 Junop: That council continue their membership with the Agricultural Health & Safety Network for 2015, and that payment for the 2015 membership fee in the amount of \$836.25 be forwarded to the organization.

*Carried*

**Ministry of Highway**

142/2015 Kool: That correspondence be forwarded to The Ministry of Highways and Infrastructure indicating that the RM of Vanscoy No. 345 is in favor of the Highway #7 Twinning Expansion Project's proposed route through Vanscoy.

*Carried*

**Correspondence**

143/2015 Jorgenson: That all correspondence be accepted as presented and filed as received.

*Carried*

**Adjournment**

144/2015 Junop: That this meeting adjourn at 5:00pm.

*Carried*

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Reeve

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Administrator