



RURAL MUNICIPALITY OF
L U M S D E N
No. 189

Rural Municipality of Lumsden No.189
Meeting Minutes
Regular Council Meeting August 22, 2019 - 07:00 PM

Call to Order

The Lumsden Rural Municipal Council convened their regular meeting in the Council Chambers of the R.M. Office, on Thursday, August 22, 2019, at 7:02 p.m. with Reeve Kent Farago presiding.

Present:

Reeve: Kent Farago

Councillors: Boutros Skaf, Cody Garbutt, Derek Neuls, John Langford, Cody Jordison

Chief Administrative Officer: Monica M. Merkosky

Finance Officer: Greg Brkich (left at 7:48 p.m.)

Director of Planning and Development: Luke Grazier (left at 8:17 p.m.)

Acting Assistant Administrator: Chris Lamontagne

Absent:

Councillor: Jeremy Andrew

Resolution No.
2019-390

Additions to Agenda

Moved by: Councillor Skaf

"That we agree to add the following item to the agenda under New Business:
- Flood Mitigation Program."

CARRIED

Resolution No.
2019-391

Approval of Agenda

Moved by: Councillor Neuls

"That we approve the agenda as amended."

CARRIED

Declaration of Conflict of Interest

Councillor Boutros Skaf declared a conflict of interest with respect to Item 7.3 - Concept Plan Withdrawal and Item 17.2 - Repealing Bylaws that Amended the OCP.

Resolution No.
2019-392

List of Accounts -

Moved by: Councillor Skaf

"That the list of accounts attached as "Schedule A" hereto and forming a part of these minutes are hereby approved for payment."

CARRIED

Planning and Development Applications and Reports

Resolution No.
2019-393

Dev. Appl. #2019-029 - Winterhalt & Catley - Farm Dwelling - NW 14-20-20-W2 - Div. #5

Moved by: Councillor Langford

"That we approve Development Permit Application No. 2019 - 029 for an accessory farm dwelling on land legally described as: NW 14-20-20-W2M Ext. 0, submitted by Beau Catley and Shauna Winterhalt, subject to:

1. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by Saskatchewan Health Authority;

2. The onsite wastewater system must be installed in accordance with the Saskatchewan Onsite Wastewater Disposal Guide;

3. The Plumbing Regulations and The Private Sewage Regulations are adhered to;

4. In accordance with sub-clause 3.4.3(4)(a), from the Official Community Plan, the 'farm dwelling' is only permitted to be used accessory to the legitimate agriculture operation on NW 14-20-20-W2M Ext. 0; and

5. Prior to the construction of any new 'Property Access Approach', an application first must be made and approved by the RM of Lumsden No. 189." **CARRIED**

Resolution No.
2019-394

Dev. Appl. #2019-023 - Deck - Recreational Facility (Commercial) - Parcel C, Plan 70R00362 - Div.#6

Moved by: Councillor Jordison

"That, with respect to Development Permit Application #2019-023 for a discretionary use commercial recreational facility on land legally described as: Parcel C, Plan 70R00362, submitted by Terry and Cheryl Deck, we:

1. Approve of the walking paths, guided zipline tours, guide assisted rock climbing wall and two bed & breakfast cabin style components of Development Permit Application #2019-023, subject to the following conditions:
 - A. The two bed & breakfast cabin style units shall not be occupied, as they are currently in contravention of the RM Building Bylaw, until the applicants submit a favorable site-specific geotechnical report and obtain a Building Permit;
 - B. All parking for the development must be entirely on the applicant's private property;
 - C. The property owner maintaining adequate liability insurance for the operation of the business; and
 - D. In accordance with section 4.2 of the Zoning Bylaw No. 07-2012, a favourable geotechnical report is submitted that assesses the suitability of the site and determines whether or not the existing structures on the site are feasible and safe from a geotechnical standpoint;
 - E. To ensure that the development has appropriate access and does not disrupt the circulation of traffic or traffic flows on the RM road serving the parcel or Provincial Highway No. 20, a traffic impact analysis (TIA) is submitted. At a minimum, the TIA shall project future transportation demand on the RM road that provides access to the site and Provincial Highway #20, as a result of the development and show how traffic will safely move in/out of the site;
and

2. Deny the outdoor drive-in theatre component of Development Permit Application #2019-023, due it causing a substantial increase in the intensity of the existing commercial recreational facility and specially, the following concerns:
 - A. Traffic/access concerns being detrimental to overall public safety on Provincial Highway No. 20 immediately before and after showtimes at the drive-in theatre;
 - B. The glare/light emanating from the vehicles of drive-in theatre patrons and the screen will be detrimental to the convenience and general well-being of the property owner immediately adjacent to the site;
 - C. Insufficient buffering and screening exist between the drive-in theatre area and the front yard of one of the neighboring properties;
 - D. The traffic and noise emanating from the drive-in theatre will adversely affect the residential character of the area and does not meet the intent of the CR2 – Medium Density Country Residential Zoning District; and
 - E. The site is not accessible from a major road network and will result in heavy drive-in theatre vehicular traffic on the residential access road fronting the site."

CARRIED



Conflict Declared

Councillor Boutros Skaf declared a conflict of interest with respect to Planning and Development - Concept Plan Withdrawal. Councillor Skaf abstained from discussion and left the Council Chambers at 7:48 pm.

Concept Plan Withdrawal

Director of Planning and Development, Luke Grazier, provided Council with a verbal report regarding repealing Bylaw No. 01-2019 and Bylaw No. 02-2018 which are no longer accurate due to the withdrawal of the Concept Plan.

Return to Chambers

At the conclusion of discussing the matter, Councillor Boutros Skaf returned to the Council Chambers at 7:54 pm.

Resolution No.
2019-395

Attendance Authorization - L. Grazier - SPPI Convention - September 16 & 17

Moved by: Councillor Skaf

"That we authorize Director of Planning and Development, Luke Grazier, to attend the Saskatchewan Professional Planners Institute 2019 Convention on September 16/17 in North Battleford, at a registration cost of \$375.00, with registration and expenses to be equally shared by both the R.M. of Lumsden and the Town of Lumsden."

CARRIED

Adoption of Minutes

Resolution No.
2019-396

August 8, 2019 - Regular Council Meeting

Moved by: Councillor Skaf

"That the minutes of the August 8, 2019 regular meeting be approved as circulated."

CARRIED

Unfinished Business

Resolution No.
2019-397

Drake - Tregarva Reassessment

Moved by: Councillor Jordison

"That we agree to abate the second 2019 residential minimum tax for Property 606000900-010 (Lots 18/19, Block 1, Plan BJ1417)."

CARRIED

Resolution No.
2019-398

Bare Land Tax Incentive Policy

Moved by: Councillor Langford

"That we agree to accept the proposed amendments to the Bare Land Tax Incentive Policy as presented."

CARRIED

Resolution No.
2019-399

Webfam Developments

Moved by: Councillor Langford

"That administration prepare a tax abatement agreement related to vacant properties owned by Webfam Developments Ltd. for our review at the September 12, 2019 meeting and that the abatement rate be 50% of both municipal and school taxes for a five (5) year period."

CARRIED

New Business

Resolution No.
2019-400

Employee Appreciation and Recognition Lunch

Moved by: Councillor Neuls

"That we agree to host a Staff Appreciation Luncheon for presentation of the 2019 employee service awards."

CARRIED

Resolution No.
2019-401

SAMA - Reinspection

Moved by: Councillor Skaf

"That we agree to have SAMA perform a reinspection of the RM of Lumsden No. 189 in the year 2020 with values to be implemented in 2021; the last reinspection was completed in 1985."

CARRIED



"That Bylaw No. 16-2019, being an Economic Development Tax Abatement Agreement Bylaw, be read a third time, adopted, signed and sealed." **CARRIED**

Conflict Declared

Councillor Boutros Skaf declared a conflict of interest with respect to Bylaw 17-2019 - Repealing Bylaws that Amended the OCP. Councillor Skaf abstained from discussion and voting on the matter and left the Council Chambers at 9:19 pm.

Resolution No.
2019-412

17-2019 - Repealing Bylaws that Amended the OCP - 1st Reading
Moved by: Councillor Jordison

"That Bylaw No. 17-2019, being a Bylaw to repeal bylaws that amended the Official Community Plan, be read a first time." **CARRIED**

Resolution No.
2019-413

17-2019 - Repealing Bylaws that Amended the OCP - 2nd Reading
Moved by: Councillor Jordison

"That Bylaw No. 17-2019, being a Bylaw to repeal bylaws that amended the Official Community Plan, be read a second time." **CARRIED**

Resolution No.
2019-414

17-2019 - Repealing Bylaws that Amended the OCP - Given Three Readings
Moved by: Councillor Neuls

"That Bylaw No. 17-2019, being a Bylaw to repeal bylaws that amended the Official Community Plan, be given three readings at this meeting." **CARRIED UNANIMOUSLY**

Resolution No.
2019-415

17-2019 - Repealing Bylaws that Amended the OCP - 3rd Reading
Moved by: Councillor Langford

"That Bylaw No. 17-2019, being a Bylaw to repeal bylaws that amended the Official Community Plan, be read a third time, adopted, signed and sealed." **CARRIED**

Conflict - Return to Chambers

At conclusion of voting on the matter, Councillor Skaf returned to Council Chambers at 9:20 pm.

Resolution No.
2019-416

Closed Session - LAFOIP S. 16(1)(b) Employee-Related Matters
Moved by: Councillor Jordison

"That we agree to move into Closed Session at 10:00 pm for the purpose of discussing employee-related matters as allowed pursuant to Section 120 of *The Municipalities Act*(LAFOIP S. 16(1)(b)), with staff to be excluded from the session with the exception of CAO, Monica Merkosky." **CARRIED**

Resolution No.
2019-417

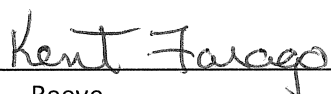
Rise from Closed Session
Moved by: Councillor Langford

"That we agree to rise from the Closed Session and return to the open meeting at 10:38 pm." **CARRIED**

Resolution No.
2019-418

Adjournment
Moved by: Councillor Langford

"That we adjourn the meeting at 10:40 pm." **CARRIED**



Reeve



Chief Administrative Officer

