

A special meeting of the Council of the Rural Municipality of Blucher, #343 was held in the Municipal Office, Village of Bradwell, on Monday, January 29, 2007 commencing at 8:00 a.m.

Those in attendance were: Reeve Dan Greschuk, Councillors Gary Gaman, Quintin Senger, Terry Fonstad, Dale Chysyk, Lionel Mitchell and Francis Boehm.

Agenda items

36-2007 - Chysyk

That we agree to the following agenda items for today's meeting:

- ? ? Review and discuss RM policy regarding residential subdivisions in Ag Zoned areas
- ? ? PCS Patience Lake Road
- ? ? Snow Blower

Unanimously Carried.

Issues regarding agriculture zone residential planning and development in the RM of Blucher, No. 343:

- ? ? Road infrastructure – who pays?
  - ? ? Applies when residential use requested, not when parcel is subdivided
  - ? ? \$10,000 municipal infrastructure fee applicable to everyone
  - ? ? All weather road must be in place
    - ? ? If no all weather road in place, road must be constructed and RM Council will determine who pays the cost
- ? ? 5 parcel maximum restriction in Ag zone
  - ? ? remove maximum parcel restriction
- ? ? minimum parcel size in Ag zone
  - ? ? existing occupied farmsite 4 hectare (10 acre) minimum
  - ? ? 8 hectare (19.8 acre) minimum for any residential parcel
- ? ? buffer for existing farm sites
  - ? ? not necessary
- ? ? ICR ½ mile separation requirement
  - ? ? Delete, not required

Zoning regulation minor amendments:

- ? ? Define “winter months” for the temporary confinement of livestock (Part IV Schedule A, Sec B 3.d)
  - ? ? Amend to November 1 – April 30
- ? ? Grant Council flexibility to permit more than 3 MCR or ICR subdivisions in development if one of the 3 current subdivisions is dormant
  - ? ? Delete maximum number of ICR or MCR under development
- ? ? Enact development levy bylaws to authorize fire, recreation and road infrastructure costs
- ? ? delete minimum ag parcel of 160 acres
  - ? ? permit any size of agricultural parcel
  - ? ? require direct access to existing municipal road for any subdivision, ag or residential
- ? ? Utility Service
  - ? ? Any new service to be underground
- ? ? All subdivisions applications must include survey plan of proposed subdivision.
- ? ? Amend definitions

Public Meeting

37-2007 - Senger

That we hold the following open houses to present Council's proposed agriculture zone residential development amendments to the RM's Zoning Bylaw and Basic Planning Statement:

? ? February 26, 2007

Elstow Community Hall

? ? March 5, 2007

Clavet Community Hall

Carried.

NOTE: Councillor Boehm declared a pecuniary interest with respect to any discussion concerning PCS Patience Lake's proposal to expand the boundaries of Patience Lake and left the meeting before any of the following discussion.

PCS Patience Lake Road:

? ? Reeve and Deputy Reeve met with Jim Couch, PCS and Bob Callander, Inland Aggregates, on January 24, 2007.

? ? Existing access to Hwy #5 thru NW 35-36-3 W3 to remain as is

? ? PCS Patience Lake proposal to construct a dyck 1 meter above high water level along east shore of Patience Lake and include a road along the top of the dyck.

? ? Road to have a 28 foot wide driving surface

? ? RM may have to purchase additional right of way to accommodate the dyck and the road

Adjourn

38-2007 - Fonstad

That this meeting of Council adjourn.

Carried.

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Reeve

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Administrator