

The regular meeting of the Council of the Rural Municipality of Blucher, #343 was held in the Municipal Office, Village of Bradwell, on May 7, 2008 commencing at 8:00 a.m.

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

Minutes 168-2008 - Boehm
That the minutes of the previous regular meeting held April 9, 2008 be adopted as read.
Carried.

Discussion Arising out of Minutes

- ◆ Fire Ban
- ◆ Road Closure SSW 25-36-3 W3 – table to June 2008
- ◆ PCS Allan Road thru 27-34-1 W3
- ◆ Seal Coat Tender
- ◆ Staff BBQ

Fire Ban 169-2008 - Senger
Further to Resolution 146-2008, that we authorize the imposition of a voluntary burn ban effective May 7, 2008, said ban to continue to November 1, 2008.
Carried.

PCS Allan Road Thru 27-34-1 W3 170-2008 - Senger
That the Reeve and Administrator be authorized to sign the following right of way agreements:
- SE 27-34-1 W3
- SW 27-34-1 W3
Carried.

PCS Allan Road NNW 22-34-1 W3 171-2008 - Garman
That the RM permanently close the road NNW 22-34-1 W3 to accommodate the PCS Allan rail yard expansion, once construction of the new road thru SW 27-34-1 W3 commences, providing the Potash Corp of Sask. contributes \$25,000 to the RM to accommodate costs incurred by the RM as a result of the said road closure; and further, that the RM transfer ownership of the said existing road allowance located South 27-34-1 W3 to the Potash Corp of Saskatchewan, providing the Potash Corp of Saskatchewan agrees to pay for all costs associated with the closing and transfer of the said road allowance
Carried.

Project 402 Seal Coat 172-2008 - Mitchell
Further to Resolution 114-08, that the Reeve and Administrator be authorized to sign the seal coat agreement with Venture construction Ltd.
Carried.

173-2008 - Boehm
 Monthly Statement That the statement of Assets, Liability, Revenues and Expenditures for the month of April, 2008 be approved as read.

Carried.

Bills 174-2008 - Senger
 That we approve for payment, the following bills and accounts:

Cheque	Name	Account	Amount
Dir Pay	Mark Adam	Salary	762.52
Dir Pay	James Dueck	Salary	1,432.23
Dir Pay	Christina Jensen	Salary	780.58
Dir Pay	Dennis Lark	Salary	591.75
Dir Pay	Henry Latta	Salary	1,759.33
Dir Pay	Tom Martynuk	Salary	894.61
Dir Pay	Ken McBroom	Salary	659.45
Dir Pay	Brian Rempel	Salary	1,417.91
Dir Pay	Joanne Stanley	Salary	62.36
Dir Pay	Robert Thurmeier	Salary	2,183.05
3309	Regal Motors Ltd.	Cap Exp – Foreman Vehicle	47,221.00
3310	Vivian Manz	Janitorial	365.00
3311	Revenue Canada	Benefits	9,709.29
3312	Municipal Employees Pension Plan	Benefits	2,429.36
3313	Prairie Spirit School Division #206	Collections	14,538.99
3314	St. Paul's RCSSD #20	Collections	180.58
3315	Sask. Municipal Hail Association	Collections	95.19
3316	Sask Power	Power & Energy	1,264.83
3317	Sask Water	Water	14,089.94
3318	TD Visa	Supplies	258.99
3319	SGI	Plates for Foreman Vehicle	971.00
3320	Frank Denis	Cap Exp – Backhoe Purchase	37,800.00
Dir Pay	Mark Adam	Salary	1,575.51
Dir Pay	James Dueck	Salary	1,408.25
Dir Pay	Tim Hill	Salary	734.19
Dir Pay	Christina Jensen	Salary	780.58
Dir Pay	Dennis Lark	Salary	1,292.50
Dir Pay	Henry Latta	Salary	1,759.33
Dir Pay	Tom Martynuk	Salary	1,562.27
Dir Pay	Ken McBroom	Salary	743.00
Dir Pay	Brian Rempel	Salary	1,451.92
Dir Pay	Robert Thurmeier	Salary	2,183.05
Dir Pay	Kyler Wagner	Salary	591.22
3321	Sask Tel	Phone	300.42
3322	Sask Power	Power & Energy	883.97
3323	The Co-operators	Insurance for 2008 Ford 250	159.00
3324	SARM	Res Dev Seminar	25.00
3325	Robert Thurmeier	Meetings	758.75
3326	Edna Manz	Janitorial Supplies	25.15
3327	Your Link Inc.	High Speed Internet	50.59
3328	AMEC Infrastructure	Preparing Maps	2,848.13
3329	Brennan Office Plus	Copier Maintenance	136.19
3330	Village of Bradwell	Water & Sewer	89.50
3331	Information Services Corporation	Engelbert's Service Agreement	60.00
3332	Urban Developments Ltd.	Tuscany Heights Advertising Refund	408.00
3333	The Star Phoenix	Tuscany Heights Advertising	1,671.60
3334	Francotyp-Postalia Canada	Postage Meter Maintenance	115.50
3335	Adesa Home & Auto Glass	Office Maintenance	2,388.10
3336	SARM	Pest Control, Signs & Stationary	1,802.13
3337	SASKTIP Inc.	Membership	100.00
3338	Ter Ray Services	Shop Maintenance	68.25
3339	Mark Adam	Clothing Allowance	150.00

3340	James Dueck	Clothing Allowance	150.00
3341	Tim Hill	Clothing Allowance	150.00
3342	Christina Jensen	Clothing Allowance	150.00
3343	Dennis Lark	Clothing Allowance	150.00
3344	Henry Latta	Clothing Allowance	150.00
3345	Tom Martynuk	Clothing Allowance	150.00
3346	Ken McBroom	Clothing Allowance	150.00
3347	Brian Rempel	Clothing Allowance	150.00
3348	Kyler Wagner	Clothing Allowance	150.00
3349	Regal Motors Ltd.	2008 Ford 250 Supplies	408.23
3350	GD'S Repair Shoppe	Eqp Repair	550.00
3351	Goodall Rubber	Sunset Estates Well Repair	93.76
3352	Mid North Safety	Shop Supplies	299.48
3353	Prairie Mobile Communications	2008 F 250 Repair	183.11
3354	Redhead Equipment Ltd.	Cap Exp & Eqp Repair	12,601.49
3355	Michel's Industries Ltd.	Eqp Repair	147.75
3356	J & H Builders Warehouse	Sign Posts	158.08
3357	Admore Coop	Fuel & Shop Supplies	15,282.17
3358	Loraas Disposal	Waste Collection Charges	2,576.25
3359	G. W. P. Rodent Products	Pest Control Supplies	931.35
3360	Agricultural Health & Safety Network	Membership	1,000.00
3361	Canadian National	Crossing Maintenance	813.71
3362	Associated Engineering Ltd.	Industrial Servicing Study	11,210.85
3363	Shelley Boyenko	Waste Site Supervisor	1,050.00
3364	Town of Allan	Waste Site Charges	612.00
3365	Adele Medernach	Meeting Expense	99.00
3366	Petty Cash	Petty Cash	58.66
3367	CIBC	Office Supplies & Meetings	308.20
3368	TD Visa	Shop Supplies & Eqp Repair	2,039.48

Carried.**Administrator's Report**

- ◆ 2008 Budget
- ◆ Engelbert's Service Agreement – SE 17-36-2 W3
- ◆ March 7, 2008 Residential Development Workshop
- ◆ April 24, 2008 SREDA AGM
- ◆ April 28, 2008 Tuscany Heights open house
- ◆ Hwy 316 corridor development proposal
- ◆ Tankfill quarterly summary
- ◆ School Levy
- ◆ Potash Levy
- ◆ Administrator Retirement

175-2008 - Mitchell

Service
Agreement

That the Reeve and Administrator be authorized to sign the following service agreement:

- ◆ H & M Engelberts SE 17-36-2 W3 as per Res # 291-2007

Carried.

176-2008 - Boehm

School &
Potash
Levy

That for 2008 the Municipality Levy the following mill rates:

Prairie Spirit School Division #206	22.86 Mills
St. Paul's Roman Catholic Separate School Division #20	18.78 Mills
Municipal Potash Tax Sharing Board	10.5946 Mills

Carried.

177-2008 - Mitchell
 Administrator Retirement That we accept Robert Thurmeier's letter advising of his intention to retire as Administrator effective June 30, 2008.

Carried.

178-2008 - Greschuk
 Administrator Salary Due to the resignation of Robert Thurmeier, as Administrator, that effective July 1, 2008, R. Doran Scott be appointed as the municipality's administrator, assessor, right of way purchasing agent, Freedom of Information Head, and EMO Co-ordinator for 2008;
 and further, that due to his certificate held, and his years of experience that his annual salary be set at \$ 80,000 plus 50% of SARM LT Dis Ben, 100% of SARM Short Term and 100% of Health and Dental coverage with 3 weeks annual vacation.

Carried.

179-2008 - Garman
 Correspondence That the following correspondence, having been read, now be filed:

- a) J. Barr – Epp Road name request
- b) P & P Tremaine – PCS Patience Lake drilling rig concerns
- c) Croatia Cultural Club – special event permit
- d) Charlie Smith – Buena Vista Ridge
 - ◆ proposed multi parcel subdivision S ½ 12-35-2 W3
- e) RM of Colonsay, #342 – proposed subdivision NE 25, SE 36-36-1 W3
- f) D & B Bentham – multi parcel subdivision SE 24-34-4 W3
- g) Sask Highways – heavy haul application denial
- h) G. Stamatinous, Assistant to Deputy Minister, Sask Highways
 - ◆ reply to Resolution 155-08
- i) Sask Municipal Affairs
 - ◆ Single parcel subdivision SE 3-37-3 W3
 - ◆ Meadow Lark Estates multi parcel subdivision W ½ 34-36-2 W3
 - ◆ Sask Growth Initiative
 - ◆ PCS Patience Lake pipeline easement – SE 31-36-3 W3
 - ◆ Newsletter
- j) SARM
 - ◆ Building Canada Fund
 - ◆ Education Act amendments
 - ◆ Revenue Sharing increase
 - ◆ Update
 - ◆ Residential development workshops
- k) Prairie Spirit School Div #206
 - ◆ 2008 Mill Rate
 - ◆ April 7, 2008 media release
- l) St Paul's RCSSD #20 – 2008 mill rate
- m) Sask Municipal Hail – 2008 withdrawal list
- n) SAMA
 - ◆ Annual Report
 - ◆ June 12, 2008 AGM
- o) Sask Energy – gas line PT SW 6-36-2 W3
- p) Sask Tel – Communication Tower SW 15-34-1 W3

- Residential Subdivision SE 3-37-3W3 185-2008 - Boehm
That we advise the RM of Aberdeen, #373 that the RM has no concerns with the proposed single parcel residential subdivision on the SE 3-37-3 W3 providing as follows:
- ◆ a fire protection development levy of \$1,000 per parcel is collected, via service agreement, and submitted to the Sunset Estates Fire Department.
- Carried.
- PCS Patience Lake Easement 186-2008 - Boehm
Pursuant to Schedule A, Section A.1 (b) of Zoning Bylaw 4-2001 that PCS Patience Lake's application to register an easement against the following parcels for resource based uses be approved.
- ◆ Pcl JJ SE 31-36-3 W3 20 meters in width
- Carried.
- Withdrawal of Municipal Hail 187-2008 - Mitchell
In accordance with Sections 19 & 20 of the Sask Municipal Hail Insurance Act that we give approval for the withdrawal from the Municipal Hail assessment roll of the land contained in withdrawal numbers 1777-1785.
- Carried.
- Gas Line SW 6-36-2 W3 188-2008 - Boehm
That Sask. Energy be granted permission to install a gas line in municipal right of way to service the following:
- ◆ PT SW 6-36-2 W3 as per Sask Energy File # WR 108754 crossing municipal roadway providing as follows:
 - ◆ In such cases where it is necessary to bury the said gas line in a municipal road allowance or cross a municipal road allowance, that Sask. Energy invest the entire cost of any future alteration to the said gas line in order to facilitate rural municipal road widening or reconstruction pursuant to Sask. Energy Business Policy 1.4.3 (b).
- Carried.

Bylaw Enforcement/Pest Control Officer Report

- ◆ Bylaw Enforcement/Sign Maintenance
 - ◆ sign replacement
 - ◆ speed limits
- ◆ Pest Control
- ◆ Weed Control
 - ◆ Scentless Chamomile control

Foreman's Report

- ◆ Scale Maintenance
- ◆ Municipal Road Maintenance
 - ◆ Pit Road DL 10
 - ◆ scraper operation
- ◆ Employees
 - ◆ Additional holidays
 - ◆ CPR training May 31 – June 1, 2008
- ◆ Equipment Maintenance
- ◆ Gravel

Additional
Holidays

189-2008 - Senger

That we approve the following employee holidays:

- ◆ paid holiday - June 30, 2008 and August 29, 2008

Carried.**Councillor's Report**

Reeve Greschuk

- ◆ Foreman Truck
- ◆ Back Hoe
- ◆ Divisional grading scheduling
 - ◆ Foreman to inspect roads and adjust accordingly

Councillor Garman

- ◆ Soft spot N 23-34-2 W3

Councillor Senger

- ◆ Commend municipal operator fire suppression

Councillor Chysyk

- ◆ Grader work W 17-35-1 W3

Councillor Mitchell

- ◆ Blucher Grid soft spots
- ◆ Road maintenance wash boarding

Councillor Boehm

- ◆ All Rock excavation encroachment SE 14-36-3 W3
- ◆ B. Forreiter North access W 31-35-3 W3
- ◆ PCS Patience Lake pipeline concerns
 - ◆ NNW 20-36-3 W3
 - ◆ NNE 10-36-3 W3

190-2008 - Boehm

Foreman Truck That we purchase a 2008 Ford 250 4 x 4 Supercab Diesel from Regal Motors Ltd., Rosetown, Sask., for a price of \$42,910 plus tax.

Carried.

191-2008 - Chysyk

Back Hoe That we purchase a used 1997 JD 310 back hoe from Frank Denis, St. Denis, for a price of \$36,000 plus tax.

Carried.**Interviews**

- ◆ ICR Rezoning Interview
 - ◆ Jackie & Blair Martin – LSD 2, 20-35-3 W3
 - ◆ Clair and Carol Ward – LSD 7, 20-35-3 W3
 - ◆ type II pressure mound for septic disposal will be used
 - ◆ drainage plan to be provided
 - ◆ existing access from Hwy #316 to project must be upgraded to MFA specifications
 - ◆ developers requested RM assistance for the road and for the road naming
 - ◆ temporary discretionary use request to permit pipe assembly and storage on LSD 7-2-35-3 W3

- ◆ Discretionary Use Public Meeting
 - ◆ Harold Heinrich – Wood Working – PCL A NE 35-36-2 W3
 - ◆ no attendance
 - ◆ no objections

- ◆ ICR Rezoning Interview
 - ◆ Redbird Developments – W ½ 34-36-2 W3
 - ◆ Road and surface drainage engineering underway
 - ◆ Hydrological report regarding surface and grade water mitigation underway
 - ◆ Propose slough on Lots 35-38 drain West into Blucher Road ditch
 - ◆ Sask Health to perform individual site soil test to determine individual lot septic disposal requirements
 - ◆ Sask Water has allegedly given exclusive water distribution rights to Hwy #41 water group
 - ◆ RM requests concept plan for the overall project
 - ◆ RM requests Sask Health septic management comments for the overall project

- ◆ Discretionary Use Public Meeting
 - ◆ Agrium Inc. – anhydrous storage site – PCL C NE 8-35-1 W3
 - ◆ no attendance
 - ◆ no objections

- ◆ Road Construction Tender
 - ◆ PCS Allan Road thru 27-34-1 W3
 - ◆ the following submitted tenders
 - ◆ C. Duncan Construction
 - ◆ Sask Con Repair Service
 - ◆ Allan Construction
 - ◆ Bryden Construction

- ◆ ICR Rezoning Public Meeting
 - ◆ SE 3 and SW 3-35-3 W3 – Bylaw 10-2008
 - ◆ 21 in attendance
 - ◆ submissions were made by:
 - ◆ K & K Developments Ltd.
 - ◆ all septic fields will meet Sask Health Standards
 - ◆ developer will test all wells in area to establish base water quality
 - ◆ proposed roads and ditches to accommodate surface water runoff
 - ◆ design to keep water on site
 - ◆ lack of development may result in negative impact to Clavet School
 - ◆ Gary Erixon
 - ◆ high density residential development will have negative impact on surrounding agricultural operations
 - ◆ what are the RM's plans to manage many ICR developments
 - ◆ existing 19 acre Ag Zone parcels are sufficient
 - ◆ multi parcel development should be within 1 km of pavement
 - ◆ Brian Joyes representing the Clavet South Community Association
 - ◆ expressed concerns regarding
 - ◆ septic tanks and ground water
 - ◆ destruction of wildlife habitat
 - ◆ overcrowding of educational and recreation facilities
 - ◆ traffic overload on surrounding roads
 - ◆ disruption of existing country lifestyle

- ◆ Cost/benefit analysis
 - ◆ infrastructure fee and property taxes will be received over a period of time
 - ◆ capital expenses will be incurred immediately
 - ◆ maintenance expense will increase as lots are developed
 - ◆ enforcement costs
 - ◆ future increasing expenses may exceed future revenues/property tax
- ◆ RM Zoning Policy
 - ◆ deny the Tuscany Heights ICR application
 - ◆ expand public notice process
 - ◆ continue existing low density-large parcel residential development
 - ◆ establish a master development plan for the RM to reduce/eliminate future rezoning
- ◆ Diane Wasyluk
 - ◆ ICR proposal would negatively impact surrounding agricultural use
 - ◆ existing topography suits low density-large parcels
 - ◆ buffer strip concerns
 - ◆ 62 septic fields is a concern
 - ◆ surface water drainage would negatively impact Mrs. Wasyluk's property
 - ◆ Mrs. Wasyluk will not make property available to accommodate Tuscany Heights drainage
 - ◆ Waz Road is suffering from current adjacent standing water
 - ◆ excess traffic caused by this proposal will compound the problem
 - ◆ Waz Road/Hwy #16 intersection is a concern
 - ◆ animal control is a concern
 - ◆ can the RM cope with the proposed rapid residential growth
 - ◆ does the RM have a long range management plan
 - ◆ does the RM have staff to accommodate the increased work load
- ◆ Wes Heidebrecht
 - ◆ public meeting proposal benefits were vague
 - ◆ proposed high density development is incompatible to existing surrounding low density development
 - ◆ animal control issue
 - ◆ noise and light pollution
 - ◆ pedestrian hazards
 - ◆ trespass concerns
 - ◆ surface drainage concerns
 - ◆ septic disposal concerns
 - ◆ Waz Road/Hwy #16 intersection concerns
 - ◆ request RM deny this proposal
- ◆ Harry Harder
 - ◆ loss of prime agricultural land is a concern
 - ◆ direct residential development to low productivity land near existing highways
 - ◆ developers are marginalizing agricultural producers and RM ratepayers
- ◆ Jaque Toupin
 - ◆ uncertainty restricts development
 - ◆ a long range plan is need to increase value and set direction

- ◆ Jack Hay
 - ◆ development is good for the RM but must be sensitive to neighbor concerns
- ◆ K & K Development's in closing
 - ◆ Tuscany Height's proposal is in writing detailing the project but the developer is also willing to negotiate with the RM and a neighbor committee to address local concerns
 - ◆ RM service agreement will specify the responsibilities of the developer
 - ◆ many RM residents support the proposal
 - ◆ opponents are motivated by the "fear of the unknown"

Bylaw 13-2008 192-2008 - Boehm
That a Bylaw be introduced to amend Bylaw 4-2001 The Zoning Bylaw. Carried

Bylaw 13-2008 193-2008 - Chysyk
That Bylaw 13-2008 being a bylaw to amend Bylaw 4-2001 The Zoning Bylaw be read a first time. Carried

Bylaw 13-2008 194-2008 - Boehm
Prior to Council granting a second reading of Bylaw 13-2008, the developer's shall agree to:

- ◆ caveat a developer's guidelines and restrictions document, acceptable to the municipality, against all of the proposed lots on the LSD 2 & 7, 20-35-3 W3;
- ◆ acknowledging the agricultural activity and normal farming practices surrounding the parcels
- ◆ stating the residential development guidelines and restrictions as approved by the municipality
- ◆ negotiate a service agreement
- ◆ provide a lesser separation agreement with the Village of Clavet

Carried

Bylaw 13-2008 195-2008 - Boehm
That pursuant of the Planning & Development Act, that public notice of Council's intention to amend Bylaw 4-2001 The Zoning Bylaw be advertised once a week for two successive weeks in the Saskatoon Star Phoenix, be publicized on the RM website and be mailed to all landowners within ½ mile of the proposed rezoned area; providing the Developer's agree to pay all associated advertising costs, and further, that a public meeting be held Wednesday, July 9, 2008 at 3:00 p.m. in the Municipal Office, Village of Bradwell, to hear any submissions with respect to Bylaw 13-2008. Carried.

Martin Water line 196-2008 - Garman
Providing Jackie & Blair Martin enter into an water utility agreement with the RM, that the RM approve Jackie & Blair Martin's application to install a water pipeline in RM right of way, to service the LSD 2, 20-35-3 W3. Carried

Ward
Water line

197-2008 - Chysyk
Providing Clair & Carol Ward enter into an water utility agreement with the RM, that the RM approve Clair & Carol Ward’s application to install a water pipeline in RM right of way, to service the LSD 7, 20-35-3 W3.

Carried

Home Occ
Discretionary
Use

198-2008 - Mitchell
Pursuant to Part III, Section 12 and Part IV, Schedule A, Section A.2 (e) of Bylaw 4-2001, the Zoning Bylaw, that since public notice was given, and no objections received, that permission be granted to the following to conduct the stated operation as indicated, providing as follows:

- ◆ all conditions as stated in said Part III, Section 12 are complied with

Company	Occupation	Legal Description	Location
Harold Heinrich	Cabinet Manufacturing	PCL A NE 35-36-2 W3	yardsite

Carried.

NOTE: Reeve Greschuk declared a pecuniary interest regarding Agrium’s anhydrous storage application and left the room prior to and during any discussion and resolution with respect to this matter.

Ag
Commercial
Discretionary
Use

199-2008 - Garman
Pursuant to Part III, Section 2 and Part IV, Schedule A, Section A.2 (b) iii) of Zoning Bylaw 4-2001, that since public notice was given and no objections received, that Agrium’s anhydrous storage application for PCL C NE 8-35-1 W3 be approved providing as follows:

- ◆ the municipal road access from Highway #16 to the said parcel be upgraded, at the applicant’s expense, to municipal specifications and as approved by the municipality.

Carried.

Following adoption of the above resolutions, Reeve Greschuk rejoined the meeting.

PCS Allan
Rd Thru
27-34-1 W3
Tender

200-2008 - Mitchell
Further to Resolution #33-08 passed January 9, 2008 and Resolution #142-2008 passed April 9, 2008, that C. Duncan Construction be awarded this Municipality’s tender to construct a municipal road thru section 27-34-1 W3, as per the specifications detailed in AMEC’s May 7, 2008 tender package, at a cost of \$ 107,905, providing the said project is completed by July 1, 2008.

Carried

Tuscany
Heights

201-2008 - Mitchell
That we table any decision regarding the Tuscany Heights ICR rezoning and subdivision proposal on the S ½ 3-35-3 W3 pending receipt of a report from a committee comprised of the Tuscany Heights developers and the said project’s neighbours addressing the said neighbor concerns.

Unanimously Carried.

Next
Meeting

202-2008 - Senger
That our next regular meeting of council be held Wednesday, June 4, 2008 at 8:00
a.m., in the municipal office.

Unanimously Carried.

Adjourn

203-2008 - Boehm
That this meeting of Council adjourn.

Carried.

Reeve

Administrator