

A special meeting of the Council of the Rural Municipality of Blucher, #343 was held in the Municipal Office, Village of Bradwell, on Wednesday, November 29, 2006 commencing at 8:30 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

298-2006 - Senger

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

- ? ? Waz Road and CN Agreement
- ? ? Review and discuss RM policy regarding residential subdivision in Ag Zoned areas
- ? ? Subdivision NE 34-34-3 W3
- ? ? Subdivision NW 36-36-3 W3
- ? ? Equipment Purchase
- ? ? Mark Adam winter layoff

Unanimously Carried.

Interviews:

- ? ? Jim Walters – Crosby, Hanna & Associates, Consultants
 - ? ? More stringent requirements prior to application being presented to Council
 - ? ? Rezoning is preferable to discretionary use permission since it formally acknowledges land use in an area
 - ? ? Recover infrastructure cost up front and then pay back thru future development levies

- ? ? Dwayne Diketovich – Saskatoon District Public Health Officer
 - ? ? Residential subdivision sewage disposal
 - ? ? New regulations in December, 2007
 - ? ? knowing but not acting reasonably is negligence
 - ? ? Siting design and maintenance all important
 - ? ? volume, design, effluent quality, climate all considerations
 - ? ? purpose is to protect public health and not degrade the environment
 - ? ? maximum effluent 4,000 gallons per day systems is District Health Responsibility
 - ? ? anything in excess is Sask Environment's responsibility
 - ? ? District Health Requirements
 - ? ? Soil test required for any future sewage permit
 - Low Sensitivity System
 - ? ? Jet system or better
 - ? ? 2 residences per quarter maximum
 - ? ? 10 acre minimum parcel
 - Medium Sensitivity System
 - ? ? Type I mound system or chamber system or better
 - ? ? 15 parcels per quarter maximum
 - ? ? 5 acre minimum parcel
 - High Sensitivity System
 - ? ? Type II mound system or pressure chamber system or better
 - ? ? 40 parcel per quarter maximum
 - ? ? 2 acre minimum parcel

- ? ? Mark Adam
 - ? ? Winter layoff
 - ? ? Snow removal standby fee
 - ? ? Life insurance premium – monthly deductions

- ? ? Carman Dodman – PCL F-J NE 34-34-3 W3
 - ? ? will voluntarily register an agricultural acknowledgement caveat against the parcels
 - ? ? Gary & Lori Erixon attended and opposed the subdivision application fearing residential subdivisions within 400 meters may negatively impact other existing cattle operations.

299-2006 – Chysyk

Committee of the Whole That we recess and reconvene as a Committee of the Whole to review the subdivision proposal PCL F-J NE 34-34-3 W3.

Carried.

300-2006 – Mitchell

Committee of the Whole That the Committee of the Whole be adjourned and Council reconvene in an open meeting.

Carried.

301-2006 - Fonstad

Subdivision NE 34-34-3 W3 Pursuant to Part III, Section 2 and Part IV, Schedule A, Section A.2 (d) i) & B 1 (b) of Zoning Bylaw 4-2001 and Section 2.3 (c) of the Municipality’s Basic Planning Statement Bylaw 3-2001, that since public notice was given and consideration given to objections received, that Carman Dodman’s multi parcel country residential discretionary use application and application to subdivide:

- ? ? Pcl F – 26.4 acres
- ? ? Pcl G – 26.1 acres
- ? ? Pcl H – 26.2 acres
- ? ? Pcl J – 26.2 acres

from the NE 34-34-3 W3 be approved providing as follows:

- ? ? a plan of proposed subdivision indicating land contour or elevation is received
- ? ? a 5.18 meter wide parcel running parallel to the existing road allowance N 34-34-3 W3 and a a 5.18 meter wide parcel running parallel to the existing road allowance E 34-34-3 W3 is dedicated to the Crown for right of way.
- ? ? development on the remaining 50 acre part of the NE 34-34-3 W3 is restricted, via caveat on title, to an area with the East boundary of the development area commencing 169 meters west of the center of the municipal road allowance along the East boundary of the NE 34-34-3 W3

and further, since PCL F is the first subdivision from this quarter:

- ? ? recreation services charge of \$500 for Parcel F is received
- ? ? cash in lieu of \$600 for Parcel G, H & J is received,
- ? ? fire protection charge of \$1,000 for Parcel F, G, H & J is received

? ? a caveat acceptable to the municipality, acknowledging the agricultural activity and normal farming practices surrounding the parcels, is voluntarily registered against each property

Carried.

Subdivision 302-2006 - Garman
PCL A-C Due to the application to subdivide PCL. A-C, NW 36-36-3 W3 being received after the imposition of the Oct. 11, 2006 moratorium on residential subdivisions in agriculturally zoned areas, that the said application to subdivide PCL. A-C, NW 36-36-3 W3 be denied.
NW 36-36-3 W3

Carried.

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

- ? ? Road infrastructure – who pays?
- ? ? 5 parcel maximum restriction in Ag zone
- ? ? minimum parcel size in Ag zone
- ? ? buffer for existing farm sites
- ? ? ICR ½ mile separation requirement

Zoning regulation minor amendments:

- ? ? Define “winter months” for the temporary confinement of livestock (Part IV Schedule A, Sec B 3.d)
- ? ? Grant Council flexibility to permit more than 3 MCR or ICR subdivisions in development if one of the 3 current subdivisions is dormant
- ? ? Enact development levy bylaws
- ? ? Maintain minimum Ag parcel at 160 acres
- ? ? Amend definitions

Adjourn 303-2006 - Boehm
That this meeting of Council adjourn.

Carried.

Reeve

Administrator