

**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 Council Chambers, #300 Main Street Vanscoy, Saskatchewan Thursday, February 9, 2023*

Reeve: Leonard Junop  
Councillors

Division 1: James Harvey  
Division 2: Jeff Colborn  
Division 3: Jeff Kielo

Division 4: Brandon Little ABSENT  
Division 5: Liana Larson  
Division 6: Dean Gregory

Administrator Leanne Mack

Reeve Leonard Junop called the meeting to order at 9:01 am C.S.T.

**Conflict of Interest Declaration**

None

**Agenda**

01-02-2023 Larson: That the agenda be accepted as presented.

*Carried*

**Vanscoy RM Police Commission**

02-02-2023 Gregory: That the following Council appointment to the Vanscoy RM Board of Police Commission be approved in accordance with section 6 & 7 of Bylaw 28-2022 (Vanscoy RM Board of Police Commissioners Bylaw):

- Daryl Jorgenson

*Carried*

*Chad Watson & Georgia Smith - Urban Systems  
joined the meeting at 10:04 am  
To present the February Planning & Development Report*

**Village of Vanscoy – Servicing Agreement**

03-02-2023 Kielo: That Council accept the Servicing Agreement between the Village of Vanscoy and World Trade Center Saskatoon dated December 14, 2022 subject to the following addition of clause 2.3.2.3:

- Shall upgrade, if applicable to the Traffic Impact Assessment, the RM of Vanscoy Municipal Road allowance on RR 3073 & 762 to RM approved road standards at 100% of the developer cost, as listed in Schedule D(ii); such upgrade to be completed within 12 months of the construction

*Carried*

**Subdivision Application – LSD 9 NE 33-36-07 W3**

That the application submitted by the property owners to subdivide a 4.06 hectare (10.04 acre) parcel from LSD 9 NE 33-36-07 W3 shown as Parcel A on the Plan of Proposed Subdivision prepared by 20/20 Geomatics dated November 30, 2022, be APPROVED subject to:

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- i. The applicant being responsible for all costs of the subdivision including the provision of the development fee, no municipal reserve is required; and
- ii. The applicant entering into an agreement to relax the required setback from the Intensive Livestock Operation on LSD 15 NE 33-36-07 W3.

*Tabled*

**Rezoning Application – Parcel K NW 25-36-08 W3**

04-02-2023 Larson: That the application submitted by the property owners to rezone from AR – Agricultural Residential to A – Agricultural on Parcel K Plan no. 94S38681 Ext 2 NW 25-36-08 W3 in order to develop a cannabis grow operation be APPROVED subject to the applicant being responsible for all costs associated with the rezoning.

*Carried*

**Bylaw No. 03-2023 - Zoning Bylaw Amendment**

05-02-2023 Larson: That Bylaw No. 03-2023, being a bylaw to amend Bylaw No. 3/18, known as the Zoning Bylaw, be introduced and read a first time.

*Carried*

**Public Hearing - Bylaw No. 03-2023**

06-02-2023 Kielo: That Public Notice be given that the Council of the Rural Municipality of Vanscoy No. 345 intends to review and make a decision on a Bylaw to amend Bylaw No. 3/18 known as the Zoning Bylaw, on Thursday, March 9, 2023 at 10:30 am CST.

*Carried*

**Suspend Meeting**

07-02-2023 Kielo: That we suspend the regular council meeting for the purpose of opening the Public Hearing at 10:31 am.

*Carried*

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**Public Hearing for Discretionary Use Home Based Business**

*Reeve Junop formally opened the Discretionary Use Hearing at 10:31 am C.S.T. to receive any comments and submissions relating to the application submitted by Devin Kennard, to operate a home based business consisting of an outdoor storage compound*

**Attendees from the Public:** There were no attendees from the public.

**Intent of Application:** The applicant has submitted an application to create an approximately 1.7 acre outdoor storage compound for construction equipment purchased and to be sold in auctions, on an approximately 40 are Agricultural Residential parcel.

*Administrator Leanne Mack presented the written report regarding this application to operate a home based business, as submitted by Development Officer Chad Watson*

**Public Comments:** Four public notices were sent out to property owners within a 75 metre radius of the affected parcel, two comment forms were received with no concerns.

One comment form was received stating concerns *with the uses of our property immediately adjacent to*

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the development area. However, as the provided comment form does not indicate where Ext 19 will be located, how large it will be, the storage area's final sizing, nor the presence of fencing and lighting, it is difficult to gauge the extent of the impact it may have on us and our current land uses.

In general, our primary land uses near the proposed/current development area relate to a series of established nature trails, habitat restoration/protection, wildlife monitoring (25 Federally or Provincially protected or tracked species utilize our land), and nature photography, all of which fall under the current zoning and align with the RMs values of protecting ecological integrity and the natural landscape. An active construction storage compound, in this area would certainly detract from these uses. We cannot, however, fully determine the severity of the impacts as we do not know how close the storage area will be without a proposed site map. Kennards created a storage pad last year and recently placed a number of pieces of equipment on it which are visible from our house (see attached), but have also hauled in a large piles of additional base gravel and informed us of their intention to build a fence at our property line, suggesting an intent to further extend the storage area. As such, we do not have a clear understanding of their plans for the development area.

As well, while there may only be trips to the site once or twice monthly to drop off and pick up auction items, we have already seen heavy activity at and around the pad site for equipment shifting, regular backup beepers of equipment, etc. This activity not only has an impact on enjoyment of our adjacent parcel for the uses noted, but also on local wildlife, and there hasn't been note of whether or not further construction activities, or preparations for auction (e.g., equipment repairs, washdowns, etc.) may also be conducted in the area or if additional lighting will be installed and further contribute to light pollution in the area. With the presence of unattended equipment also comes the risk of increased suspicious or criminal activity in the neighborhood. With all of this considered, we worry that there would also be a reduction in our property value given the conflicting nature of the immediately adjacent land uses which are not aligned with the RM's values.

As such, we are concerned about the proposed re-zoning and request additional information on the proposed storage area and what measures would be put in place to mitigate the impacts on our adjacent land uses. We would also be interested in understanding how approval of this development by the RM would align with the RMs values or otherwise benefit the RM and its residents.

No other written or verbal comments or telephone calls from the public were received.

Reeve Junop closed the Discretionary Use Hearing at 10:38 am

### Reconvene Meeting

08-02-2023 Colborn: That the Regular Meeting of Council reconvene at 10:39 am.

Carried

### Discretionary Use Approval – Home Based Business LSD 9 NE 35-36-07 W3

09-02-2023 Larson: That the application submitted by the property owner to operate a storage compound as a home based business on LSD 9 NE 35-36-07 W3 Ext 19 be APPROVED subject to:

- i. The applicant being responsible for all costs of the discretionary use application;
- ii. The permit shall be valid during the period of time the property is occupied as a residence of the applicant for such permitted use; and
- iii. The permit may be revoked at any time if, in the opinion of Council, standards and regulations

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for a home based business are no longer met.

*Carried*

*Chad Watson & Georgia Smith exited the meeting 10:52 am*

**Approval of Regular Meeting Minutes**

10-02-2023 Kielo: That the minutes of the Regular Meeting of Council held on Thursday, January 12, 2023 be approved as presented.

*Carried*

**Approval of Special Meeting Minutes**

11-02-2023 Kielo: That the minutes of the Special Meeting of Council held on January 23 & 25, 2023 be approved as presented.

*Carried*

**Statement of Financial Activities**

12-02-2023 Colborn: That the Statement of Financial Activities for the month of January 2023 be accepted as presented.

*Carried*

**List of Accounts for Approval**

13-02-2023 Larson: That the accounts submitted for payment totaling \$558,898.73 as per attached listing of voucher Nos.10689-10729 and electronic transfer Nos. 413-441;  
AND FURTHER THAT the January 16 to February 5, 2023 & January 1-31, 2023 payroll transferred by direct deposit through Paymate in the amount of \$44,740.17, as attached hereto and forming a part of these minutes, be approved for payment.

*Carried*

**Monthly Bank Reconciliation**

14-02-2023 Harvey: That the Bank Reconciliations for the month of January 2023 be approved as presented.

*Carried*

**Admin Office Quote**

15-02-2023 Kielo: That Council approve the quote submitted by Janzen Steel Buildings Ltd to install two (2) windows and trim in the Administrator's office and patch the drywall in Council chambers at the quoted price of \$4,662.00.

*Carried*

**Reports of Administration**

16-02-2023 Harvey: That the Reports of Administration and Council Committees and other Bodies, be accepted as submitted or as verbally presented.

*Carried*

**Vanscoy RM Police Commission Report**

17-02-2023 Gregory That the Vanscoy RM Police Commission report, be accepted as presented.

*Carried*

**Order to Remedy**

18-02-2023 Gregory: That the Council hereby declares the property located on Parcel D Plan no. 102253957 SE 03-35-08 W3 as untidy and unsightly with numerous junked vehicles stored on site, to be in contravention of the RM of Vanscoy No. 345 Nuisance Abatement Bylaw No. 22-2022.

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That the Administrator acting in the capacity of the development officer, in consultation with the Municipal solicitor, is hereby authorized to issue an order to remedy to the owner(s) or occupant(s) of the said property requiring them to undertake the following work:

- Remove junked vehicles from the property

Said work to be completed on or before the 30<sup>th</sup> day of June, 2023

*Carried*

**Proposed Bylaw No. 22-2022 Nuisance Bylaw 1<sup>st</sup> Reading**

19-02-2023 Harvey That Bylaw No. 22-2022, being a bylaw to provide for the abatement of nuisances, be introduced and read a first time.

*Carried*

**Proposed Bylaw No. 22-2022 Nuisance Bylaw 2<sup>nd</sup> Reading**

20-02-2023 Gregory: That Bylaw No. 22-2022, being a bylaw of the Rural Municipality of Vanscoy No. 345 to provide for the abatement of nuisances, be given second reading.

*Carried*

**Three Readings at One Meeting**

21-02-2023 Larson: That Bylaw No. 22-2022 being a bylaw to provide for the abatement of nuisances, be given three readings at this meeting

*Carried Unanimously*

**Proposed Bylaw No. 22-2022 Nuisance Bylaw 3<sup>rd</sup> Reading & Adoption**

22-02-2023 Colborn: That Bylaw No. 22-2022, being a bylaw of the Rural Municipality of Vanscoy No. 345 to provide for the abatement of nuisances, be read a third time and adopted.

*Carried*

**Nuisance Abatement Policy**

23-02-2023 Larson: That the Nuisance Abatement Policy 14-2022, be approved by Council as presented

*Carried*

**Appointing a Designated Officer – Nuisance Abatement Bylaw**

24-02-2023 Junop: That the Designated Officer to whom responsibility is assigned to administer and enforce the Nuisance Abatement Bylaw for the Rural Municipality of Vanscoy No. 345 for the 2023 year shall be the Administrator.

*Carried*

**Amend Resolution 19-01-2023 Amend Latecomer Agreement**

25-02-2023 Harvey: That Council amend resolution no. 19-01-2023 by striking out "the date of engineered stamped drawings" and replacing with "date of approval of subdivision"

*Carried*

**Amend Resolution no. 21-01-2023**

26-02-2023 Kiolo: That Council amend resolution no. 21-01-2023 by striking out "Lynne Roszell" and adding "Tayo Adegeye".

*Carried*

**2023 Workers Compensation Rates**

27-02-2023 Harvey: That the 2023 Workers Compensation Rate be acknowledged by Council at 1.55 for the 2023 year; AND FURTHER THAT the Rate for Council be set at the maximum rate of \$96,940/Combined Council, and that Council acknowledge the estimated 2023 wages for employees has been submitted to

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WCB in the amount of \$955,524.

*Carried*

**VOID Cheque**

28-02-2023 Harvey: That Council VOID cheque no.'s 10582 & 10659.

*Carried*

**Road Allowance Close & Lease Fee**

29-02-2023 Harvey: That Council implement a fee of \$50.00 per year for all road closing and leasing agreements.

*Carried*

*Public Notice was provided before Council initially considered the report on a proposed bylaw to close and lease a municipal road in accordance with section 13 The Municipalities Act and Public Notice Policy Bylaw No. 01-2022.*

**Proposed Bylaw 02-2023 Road Close & Lease 1<sup>st</sup> Reading**

30-02-2023 Gregory: That Bylaw No. 02-2023 being a bylaw to provide for the closing and leasing of a municipal road or street, be introduced and read a first time.

*Carried*

**Proposed Bylaw No. 02-2023 Road Close & Lease 2<sup>nd</sup> Reading**

31-02-2023 Kielo: That Bylaw No. 02-2023, being a bylaw of the Rural Municipality of Vanscoy No. 345 to provide for the closing and leasing of a municipal road or street, be given second reading.

*Carried*

**Three Readings at One Meeting**

32-02-2023 Harvey: That Bylaw No. 02-2023 being a bylaw to provide for the closing and leasing of a municipal road or street, be given three readings at this meeting

*Carried Unanimously*

**Proposed Bylaw No. 02-2023 Road Close & Lease 3<sup>rd</sup> Reading & Adoption**

33-02-2023 Harvey: That Bylaw No. 02-2023, being a bylaw of the Rural Municipality of Vanscoy No. 345 to provide for the closing and leasing of a municipal road or street, be read a third time and adopted.

*Carried*

**Municipal Hail Insurance Annual Meeting**

34-02-2023 Larson: That Councilor Jeff Kielo be authorized as designated voting delegate for the 2023 Municipal Hail Insurance Annual meeting held on Tuesday, March 14<sup>th</sup>, 2023 on behalf of the RM of Vanscoy No. 345.

*Carried*

**Cemetery Maintenance Quotes**

35-02-2023 Junop: That the RM of Vanscoy accept quotes for cemetery maintenance for the following cemeteries for Council's consideration at the March 9<sup>th</sup> meeting.

- Avondale – SW 03-35-09 W3
- Fron Lutheran – NW 19-35-08 W3
- Wild Rose- NE/NW 24-35-08 W3

*Carried*

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**Lawn Care Contract Renewal 2022**

36-02-2023 Colborn: That Council renew the Lawn Care Contract for the 2023 season at the Municipal office submitted by GLC Maintenance, Vanscoy SK in the amount of \$40.00 per hour per cut to be invoiced monthly with the frequency of cuts to be determined by GLC; AND FURTHER THAT the administrator be authorized to sign the contract on behalf of the Municipality.

*Carried*

**Saskatchewan Assessment Management Agency (SAMA) 2023 Annual General Meeting**

37-02-2023 Larson: That Reeve Leonard Junop be authorized as designated voting delegate to attend the SAMA general meeting on Wednesday, April 5, 2023 held in Regina SK at the Delta Hotel at a cost of \$75.00 in accordance with Policy Manual 01-2022 and the Administrator be authorized to attend the half day training session for SAMA on Tuesday, April 4, 2023 at no cost.

*Carried*

**iHunter – Request for Map Price Increase**

38-02-2023 Colborn: That Council supports iHunters request to increase the price of RM maps to \$19.99 on the iHunter Saskatchewan app, due to inflation and Apple's share of revenue increasing.

*Carried*

**Spring Workshop 2023**

39-02-2023 Gregory: That Council approve the Assistant Administrator to attend the Enhanced Municipal Administration Program (EMAP) on March 22, 2023 in the amount of \$100 in accordance with Policy Manual 01-2022.

*Carried*

**Cyber Policy Renewal**

Tabled

**Savings Account – Royal Bank**

40-02-2023 Kielo: That Council approve the transfer from the chequing account in the amount of \$2,000,000 to a Prime-Linked Cashable GIC at an interest rate of 4.70% and transfer of the full amount from the savings to a Non-redeemable GIC 2-year term at an interest rate of 4.55%; AND FURTHER THAT Council authorize the closure of the savings account.

*Carried*

**Proposed Transfer Station Operators – Contracts**

41-02-2023 Larson: That Council approve the contracts for the Transfer Station Operators effective February 10, 2023; AND FURTHER THAT the Administrator be authorized to sign the contracts on behalf of the Municipality.

*Carried*

**Bylaw No. 01-2023 Assessment Appeal Fees Bylaw - 1<sup>st</sup> Reading**

42-02-2022 Gregory: That Bylaw No. 01-2023 being a Bylaw to Establish a Fee to Appeal Assessments be introduced and given 1<sup>st</sup> Reading.

*Carried*

**Bylaw No. 01-2023 Assessment Appeal Fees Bylaw 2<sup>nd</sup> Reading**

43-02-2022 Harvey: That Bylaw No. 01-2023, being a bylaw to Establish a Fee to Appeal Assessments, be given second reading.

*Carried*

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**Three Readings at One Meeting**

44-02-2022 Kielo: That Bylaw No. 01-2023 being a bylaw to Establish a Fee to Appeal Assessments be given three readings at this meeting

*Carried Unanimously*

**Bylaw No. 01-2023 Assessment Appeal Fees- 3<sup>rd</sup> Reading & Adoption**

45-02-2022 Larson: That Bylaw No. 01-2023, being a bylaw of the Rural Municipality of Vanscoy No. 345 to Establish a Fee to Appeal Assessments, as attached hereto and forming a part of these minutes, be read a third time and adopted.

*Carried*

**On-call Agrologist – Clubroot**

46-02-2023 Harvey: That Council appoint Stu Rasmussen as the RM of Vanscoy's on-call agrologist – Clubroot for the 2023 year.

*Carried*

**Administrator Holiday Request**

47-02-2023 Harvey That Council approve the request from the Administrator for holidays from March 23, 24 & 27, 2023.

*Carried*

**Communications**

48-02-2022 Gregory: That all communications be accepted as presented and filed as received.

*Carried*

**Recess**

49-02-2023 Junop: That this meeting recess at 12:20 pm for 20 minutes.

*Carried*

**Reconvene meeting**

Reeve Junop called the meeting to order at 12:47 pm

*Councilor Colborn exited the meeting at 1:10 pm*

*Kim Anderson – Robertson Stromberg entered the meeting at 1:10 pm*

*Kim Anderson exited the meeting at 1:30 pm*

**Gravel Tender**

50-02-2023 Gregory: The RM of Vanscoy is requesting tenders for a three (3) year contract to supply and possibly haul 108 road gravel starting in 2024, the hauling rate should be a separate item on the quote, with the tender to be coordinated by the Superintendent, and that this tender be advertised on the Sasktenders website.

*Carried*

*Rescind  
Res NO.  
08-01-2023*

*4m*



**Adjournment**

51-02-2023 Larson: That this meeting adjourned at 2:00 pm.

*Carried*

Minutes adopted by resolution of Council on the 9<sup>th</sup> day of March, 2023.

  
Reeve

  
Administrator