

MINUTES OF THE SPECIAL COUNCIL MEETING OF
THE RURAL MUNICIPALITY OF SHERWOOD NO. 159 HELD IN COUNCIL CHAMBERS
AT 4400 CAMPBELL STREET, REGINA, SASKATCHEWAN
Thursday, August 31, 2017

PRESENT: Jeffrey Poissant, Reeve
Brad Crassweller, Councillor Division 1
John Wilke, Councillor Division 3
Carl A. Husum, Councillor Division 4
Rod Culbert, Councillor Division 5 (*via telephone*)
Grant Paul, Councillor Division 6

ABSENT: Tim Probe, Councillor Division 2

STAFF: Pam Malach, Chief Administrative Officer
Garrett Halbgewachs, Manager of Roadways
Andrew Hickey, Manager of Utilities
Adam Toth, Municipal Planner
Susan Stevenson, Development Officer
Christine Trithardt, Administrative Assistant

ORDER: Reeve Poissant called the meeting to order at 4:05 p.m.

405/2017 AGENDA

COUNCILLOR WILKE: THAT the agenda be adopted as amended.

Move Item H. SU 17-016: Gas Pipeline Subdivision to after Item D.

CARRIED UNANIMOUSLY

Councillor Culbert connected via telephone at 4:06 p.m.

406/2017 DPA 17-025 WELDING & FABRICATION SHOP

COUNCILLOR CRASSWELLER: That Council approve DPA 17-025 and direct the Development Officer to issue a Development Permit with the following conditions:

1. The storm drainage easement restricts or prohibits use or development within Plan 102202647; see attached easement document and legal survey plan of the easement.
2. All existing surface features within the easement that are affected by the development shall be returned to their original condition upon completion of work.
3. Site grading, building elevations, culvert size, and all site drainage must conform to the standards and requirements of the storm drainage plan prepared by Walker Engineering Ltd., stamped and dated October 8th, 2015.
4. The approach must be paved and only one (1) culvert shall be installed in accordance with the drawing prepared by Walker Projects Ltd dated March 24, 2016 and must be a minimum diameter of 450mm, flared, armored; inspected, and approved by the R.M. of Sherwood. Approach and ditch grades will need to be verified by Walker as per the conditions on the approach permit prior to construction.

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Resolution No. 406/2017 continued

5. Landscaping must be installed within two (2) years in accordance with final landscaping plan.
6. The land owner must provide:
 - a. Payment to the municipality for all service connection fees.
 - b. All mains, pipe fittings, valves, and equipment shall be installed in strict accordance with manufacturers' recommendations.
 - c. "As-Built" drawings showing the location of water lines installed accompanied by the Regina Qu'Appelle Health Region Approvals.
7. While the location of underground utilities and mains shown on the PLAN are approximate, the land owner must locate all existing underground utilities and mains and protect the utilities from any damage and shall return all such utilities to their original condition upon completion of the work.
8. The lot is to be kept free of refuse and not cause a nuisance at all times (Bylaw 09/15).
9. Prior to occupancy and use of the building the Development Officer requires:
 - a. Confirmation that an address has been posted on the front of the building, visible from the street, not obstructed from view, not smaller than 8" high, and contrasting in color to the building for visual clarity.
 - b. An agreement with an approved septage disposal facility to accept effluent **and** a letter from a sewage hauler that sewage can be accepted at this facility.
 - c. Confirmation of the supply of potable water by an approved water hauler.
 - d. As-built drawings confirming that the site has been developed in accordance with conditions 3,4,6 and 7(c).
 - e. A final landscaping plan.
 - f. A bank draft or cheque as security in the amount of the cost of landscaping and installation.
10. This permit is subject to the standards and requirements of Provincials regulations and requirements and other applicable municipal bylaws.
11. This permit allows for construction of one (1) building; building size, location and setbacks will be confirmed at time of building permit application.
12. Construction of building shall not commence until a building permit has been issued.
13. Building foundations must follow recommendations in the Ground Engineering Geotechnical Report (File GE-11130, dated January 19th, 2012).
14. That the intended use of the building is for a welding and fabrication shop with office space. Any other proposed use may require a separate development permit or discretionary use approval from Council. A pre-application meeting with the Planner/Development Officer will be required to verify use.

***Note: Please be advised that applicants will be required to connect to R.M. water line as service becomes available and that a future low pressure piped sewage system may be forthcoming in the Parker Industrial Park with the expectation that the applicants upgrade their existing sewage holding tanks accordingly to tie into the municipal system. Fees may apply.**

CARRIED UNANIMOUSLY

407/2017 SU 17-015: PARCEL TIE REMOVAL, CONSOLIDATION, AND ROAD CLOSURE AT NE 20 AND NW 21-18-20-W2

COUNCILLOR HUSUM: THAT Council support the subdivision application SU 17-015 (Community Planning File R0688-17R) by using their discretion to approve the residual Agricultural parcels NE 20-18-20-W2 Ext 4 at 7.71 acres and NW 21-18-20-W2 Ext 45 at 57.73 acres.

CARRIED UNANIMOUSLY

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408/2017 ROAD CLOSURE OF RANGE ROAD 2204 BETWEEN NE 20-18-20-W2 AND NW 21-18-20-W2

COUNCILLOR WILKE: THAT Council support the closure of the portion of Range Road 2204 between NE 20-18-20-W2 and NW 21-18-20-W2 North of the Regina Bypass and South of the CN Right of Way (Plan DA251) subject to consent from Ministry of Highways.

CARRIED UNANIMOUSLY

409/2017 BYLAW NO. 07/17, A BYLAW TO PROVIDE FOR THE CLOSING AND SELLING OF PART OF A MUNICIPAL ROAD SITUATED BETWEEN THE NE ¼ OF SECTION 20-18-20-W2M & NW ¼ OF SECTION 21-18-20-W2M

COUNCILLOR PAUL: THAT Bylaw No. 07/17, A Bylaw to Provide for the Closing and Selling of Part of a Municipal Road situated between the NE ¼ of Section 20-18-20-W2M & NW ¼ of Section 21-18-20-W2M, be read a first time.

CARRIED UNANIMOUSLY

410/2017 SU 17-016: GAS PIPELINE SUBDIVISION

COUNCILLOR CULBERT: THAT Council support subdivision application SU 17-016 (Community Planning File R0680-17R) by using their discretion to approve the residual tied Agricultural parcels totaling 116.17 acres at SE 34-16-19-W2.

CARRIED UNANIMOUSLY

411/2017 BYLAW NO. 15/17 – A BYLAW TO REPEAL BYLAW NO. 08/17

COUNCILLOR HUSUM: THAT Bylaw No. 15/17, A Bylaw to Repeal Bylaw No. 08/17, be read a first time.

CARRIED UNANIMOUSLY

412/2017 BYLAW NO. 15/17 – A BYLAW TO REPEAL BYLAW NO. 08/17

COUNCILLOR WILKE: THAT Bylaw No. 15/17, A Bylaw to Repeal Bylaw No. 08/17, be read a second time.

CARRIED UNANIMOUSLY

413/2017 BYLAW NO. 15/17 – A BYLAW TO REPEAL BYLAW NO. 08/17

COUNCILLOR HUSUM: THAT Bylaw No. 15/17, A Bylaw to Repeal Bylaw No. 08/17, be given three readings at this meeting.

CARRIED UNANIMOUSLY

414/2017 BYLAW NO. 15/17 – A BYLAW TO REPEAL BYLAW NO. 08/17

COUNCILLOR CULBERT: THAT Bylaw No. 15/17, A Bylaw to Repeal Bylaw No. 08/17, be read a third time and hereby adopted.

CARRIED UNANIMOUSLY

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415/2017 BYLAW NO. 16/17 – A BYLAW TO PROVIDE FOR INCURRING A DEBT

COUNCILLOR CULBERT: THAT Bylaw No. 16/17, A Bylaw to Provide for Incurring a Debt in the Sum of Eighteen Million One Hundred Thousand Dollars (\$18,100,000.00) for the Purpose of Financing the Water Treatment Plant and Water Main Expansion in the Sherwood Industrial Park, be read a first time.

CARRIED UNANIMOUSLY

416/2017 BYLAW NO. 16/17 – A BYLAW TO PROVIDE FOR INCURRING A DEBT

COUNCILLOR HUSUM: THAT Bylaw No. 16/17, A Bylaw to Provide for Incurring a Debt in the Sum of Eighteen Million One Hundred Thousand Dollars (\$18,100,000.00) for the Purpose of Financing the Water Treatment Plant and Water Main Expansion in the Sherwood Industrial Park be read a second time.

CARRIED UNANIMOUSLY

417/2017 BYLAW NO. 16/17 – A BYLAW TO PROVIDE FOR INCURRING A DEBT

COUNCILLOR CULBERT: THAT Bylaw No. 16/17, A Bylaw to Provide for Incurring a Debt in the Sum of Eighteen Million One Hundred Thousand Dollars (\$18,100,000.00) for the Purpose of Financing the Water Treatment Plant and Water Main Expansion in the Sherwood Industrial Park be given three readings at this meeting.

CARRIED UNANIMOUSLY

418/2017 BYLAW NO. 16/17 – A BYLAW TO PROVIDE FOR INCURRING A DEBT

COUNCILLOR WILKE: THAT Bylaw No. 16/17, A Bylaw to Provide for Incurring a Debt in the Sum of Eighteen Million One Hundred Thousand Dollars (\$18,100,000.00) for the Purpose of Financing the Water Treatment Plant and Water Main Expansion in the Sherwood Industrial Park be read a third time and hereby adopted.

CARRIED UNANIMOUSLY

419/2017 PHASED CONSTRUCTION OF WATER DISTRIBUTION LINES

COUNCILLOR CULBERT: THAT Council accept Gee Bee's offer to defer the cost of Phase 3 Water Distribution System to June through August 2018 and authorize the change in scope of work to include construction of Phase 3 distribution lines to be completed in 2017.

CARRIED UNANIMOUSLY

420/2017 ADJOURNMENT

COUNCILLOR PAUL: THAT this meeting be adjourned at 4:43 p.m.

CARRIED UNANIMOUSLY

Reeve

Administrator