

**NOVEMBER 13, 2014**

The special meeting of Council of the Town of Balgonie was held in the Administration Building, Balgonie, Saskatchewan on Thursday, November 13, 2014.

**PRESENT:**

Mayor Thauberger, Councillors Kiel, Lovelace, Lapchuk, Solie, and Wagman, K.Craigie, Office Assistant, V.Hubbard, Administrator.

**ABSENT:**

Councillor Wagner

**CALL TO ORDER:**

A quorum being present Mayor Thauberger called the meeting to order at 6:15 p.m.

**AGENDA:**

**514/2014**      **LAPCHUK/LOVELACE** that the agenda be approved as circulated.

**CARRIED.**

Councillor Wagner entered chambers. 6:20 p.m.

**PURPOSE:**

**DELEGATION: - 6:15 p.m. Tim Cheesman –Development Consultant  
Tom Williams, Walker Projects**

1. Calculations for the Town's servicing.
2. Development levy calculations.
3. Proposed annexation.

T.Williams explained the need for having a development levy and servicing fees for the Town to have an ability to recover costs from development as permitted under the "Planning and Development Act, 2007". The services for which funding is authorized include: sewage, water, drainage work, public roadway, parks and recreation.

Points that were discussed:

- The charge should be increased on an annual basis for inflation.
- Some types of land may be fully or partially exempt from levies.
- Newly developed subdivisions versus infill development
- Important to have the Servicing and Development Levy Bylaw in place for the potential developments in the proposed area of annexation.
- The fees should be reviewed and updated every 3-5 years.

The Development Levy Study indicates potential capital cost estimates for the future and the method of calculation for the levy. The calculation in the study validates the servicing and development fees to be charged. Council was advised to consider any capital projects that should be included in the calculation and to decide the proportion of fees for residential versus industrial/commercial. T.Cheesman will use the information provided by T.Williams in preparing the Service and Development Levy Bylaw.

**PUBLIC HEARING:**

**7:00 P.M.** that the Council of the Town of Balgonie intends on passing Bylaw No. 373/2014 Known A the Balgonie Official Community Plan and Bylaw 374/2014 Known as the Zoning Bylaw.

**515/2014** **LAPCHUK/KIEL** that the regular meeting be recessed and the public hearing commence.

**CARRIED.**

Brenda Lapchuk, Michael Lapchuk and Owen Middleton attended.

There were no written or verbal submissions.

**516/2014** **LAPCHUK/WAGMAN** that the public meeting be adjourned and the special meeting reconvene. 7:50 p.m.

**CARRIED.**

**517/2014** **LAPCHUK/WAGNER** that Council proceeds with the planning for the lagoon expansion to construct a lagoon cell.

**CARRIED.**

**518/2014** **SOLIE/WAGNER** that Council discusses an additional item not included in the Agenda.

**CARRIED UNANIMOUSLY.**

**519/2014** **WAGNER/SOLIE** that a letter be sent to the Minister of Highways and Infrastructure to propose a speed reduction on Highway 1 such that it may result the Town of Balgonie retaining the Right In-Right Out at Main Street and Highway Number 1.

**CARRIED.**

**ADJOURNMENT:**

**520/2014** **WAGMAN/KIEL** that the meeting be adjourned. 8:55 P.M.

**CARRIED.**

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**Mayor**

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**Administrator**