

SEPTEMBER 23, 2013

The regular meeting of Council of the Town of Balgonie was held in the Administration Building, Balgonie, Saskatchewan on Monday, September 23, 2013.

PRESENT:

Mayor Thauberger, Councillors Kiel, Lovelace, Solie, Wagner, Wagman, D.Lane, Assistant Administrator and V.Hubbard, Administrator.

ABSENT:

Councillor Lapchuk

CALL TO ORDER:

A quorum being present Mayor Thauberger called the meeting to order at 6:18 p.m.

AGENDA:

413/2013 **WAGNER/WAGMAN** that the agenda be approved as circulated. **CARRIED.**

MINUTES:

414/2013 **LOVELACE/KIEL** that the minutes of the regular meeting of September 9, 2013 be approved as circulated. **CARRIED.**

ACCOUNTS:

415/2013 **SOLIE/WAGMAN** that the List of Accounts for Ratification totaling \$8,750.00 and forming part of these minutes be approved as circulated. **CARRIED.**

416/2013 **WAGNER/SOLIE** that the List of Accounts for Approval totaling \$705,028.53 and forming part of these minutes be approved as circulated. **CARRIED.**

FINANCIAL STATEMENTS:

417/2013 **WAGNER/SOLIE** that the Bank Reconciliation Statements for the month of August, 2013 and forming part of these minutes be approved as circulated. **CARRIED.**

418/2013 **WAGMAN/WAGNER** that the Statement of Financial Activities for the month of August, 2013 and forming part of these minutes be approved as circulated. **CARRIED.**

TOWN SUPERINTENDENT'S REPORT:

S.McBain submitted a written report:
A larger animal trap was purchased.
Contacted highways to ask when the engine retarder brakes sign would be put up.
Transfer Station cameras have been ordered and will be installed on the back of the R.M. shop.
Consider hiring All-Points Excavation to level the temporary berm used for the de-sludging project at the lagoon cell.
Signal Ind. is working on electronic sign program.
Reclaim ordered and installed in parking lots.

Town Superintendent's Report Continued:

Request to purchase additional reclaim.

Fire hydrant to be constructed at the new reservoir site from Well #3 water line.

- 419/2013** **WAGNER/KIEL** that All-Points Excavating be hired to level the temporary berm used for the de-sludging project at the lagoon.

CARRIED.

- 420/2013** **WAGNER/KIEL** that the actions taken by S.McBain, Town Superintendent, as directed by Mayor Thauberger, to order 500 tons of reclaim from the Ministry of Highways and Infrastructure be ratified; and, that the actions taken by S.McBain, Town Superintendent, as directed by Mayor Thauberger, to contract All-Points Excavating to haul the reclaim be ratified; and that S.McBain, Town Superintendent be authorized to purchase additional reclaim at a cost of \$10.00/ton; and, that All-Points Excavating be hired to haul the reclaim.

CARRIED.

- 421/2013** **LOVELACE/SOLIE** that a letter be sent to the Water Security Agency requesting a status report regarding the proposal to change the maximum concentration level of selenium in drinking water; and, that Mayor Thauberger is interested in attending any meetings held to discuss the proposed changes to selenium levels in drinking water.

CARRIED.

- 422/2013** **SOLIE/LOVELACE** that T.Morris, Town Foreman be instructed to remove the pavement on the west side of the arena building at the north and south emergency doors as the pavement is heaving and affecting the opening of the two doors; and, that T.Morris be authorized to replace the pavement with concrete.

CARRIED.

- 423/2013** **SOLIE/LOVELACE** that S.McBain, Town Superintendent, be authorized to order one additional "No Idling" sign and install it on the west side of the Balgonie Arena.

CARRIED.

DELEGATION:

6:30 p.m. – Gus Metz – Mr. Metz requested authorization to move an accessory building (shop) to the property located at Lot 4, Block D, Plan 69R24441. The accessory building is 34' x 54' to be used for storage. Mr. Metz also indicated that if the building couldn't be moved into town, that he would be asking \$8,000.00 to sell it.

V.Hubbard explained that his request to move the building into town would have to be discussed with T.Cheesman, development consultant for the Town, to determine if this development will conform to the Zoning Bylaw. If all zoning requirements could be met to move the building to Lot 4, Block D, Plan 69R24441, Mr. Metz would have to have the building inspected by Professional Building Inspections to provide a structural assessment and construction requirements necessary to meet required building codes. Mr. Metz would be responsible for all costs associated with the building inspection.

- 424/2013** **SOLIE/LOVELACE** that a letter be sent to G.Metz stating the Town will consider his request to move a 34 foot by 54 foot accessory building that is to be used for storage to Lot 4, Block D, Plan 69R24441; and, that the Town will contact T.Cheesman, development consultant, to determine if this development will conform to the Zoning Bylaw; and, that if all zoning requirements can be met to move the building to Lot 4, Block D, Plan 69R24441, Mr. Metz has to have the building inspected by Professional Building Inspections to provide a structural assessment and construction requirements necessary to meet the required building codes; and,

that Mr. Metz would be responsible for all costs associated with the building inspection.

CARRIED.

ADMINISTRATOR'S REPORT:

V.Hubbard discussed:

The Regina Regional Planning Summit to be held on November 4th and 5th in Regina. Who will be attending?

The underground utility infrastructure located in the Pilot Butte Water Treatment Plant yard where the Town will construct the water pipeline.

Approval from CP Rail to construct the water pipeline from the new reservoir to the Water Treatment Plant.

Urban Highway Connector Program meeting to be held on October 23rd in Davidson. Who will be attending?

Westview Stage 9 and lagoon capacity.

Bylaw Enforcement Officers.

- 425/2013** **WAGNER/KIEL** that due to the impending rain, R.Hoffart, AECOM engineer, be authorized to take the necessary actions to fill in the excavation at the Pilot Butte Water Treatment Plant yard for the Balgonie water pipeline connection to the water plant; and,
that R.Hoffart, AECOM engineer, be authorized re-excavate to construct the water pipeline connection when plans and designs to co-ordinate the installation with existing utility infrastructure located in the ground in that area are complete.

CARRIED.

- 426/2013** **WAGNER/SOLIE** that the decision regarding hiring Bylaw Enforcement Officers be postponed until the subject can be discussed at the next White Butte Regional Committee meeting.

CARRIED.

- 427/2013** **LOVELACE/WAGMAN** that Glen Dowling, solicitor for the Town be contacted regarding the potential sale of the lot at 242 Westview Dr. as the accessory building is located on this lot and the sale would separate it from the site that includes 242 and 246 Westview Dr.

CARRIED.

CORRESPONDENCE:

- 428/2013** **WAGNER/KIEL** that the correspondence listed on the agenda that forms part of these minutes having been read and acknowledged now be filed.

CARRIED.

NEW BUSINESS:

- 429/2013** **WAGMAN/WAGNER** that the arrears equal to or less than half the previous year's levy be deleted from the List of Lands in Arrears.

CARRIED.

- 430/2013** **SOLIE/LOVELACE** that the Town proceed with Tax Enforcement on the properties listed on the List of Lands in Arrears that forms part of these minutes.

CARRIED.

- 431/2013** **WAGMAN/KIEL** that the Tax Enforcement List be advertised in the Border RTown News.

CARRIED.

- 432/2013** **LOVELACE/WAGNER** that the access agreement from Vale Potash Canada Limited to allow the Balgonie Fire Department to access SW 16-16-17 W2nd for the purpose of fire training exercises be approved; and,
that V.Hubbard, Administrator be authorized to sign the agreement.

CARRIED.

433/2013 SOLIE/KIEL that Prairie Valley School Division be authorized to use the Balgonie Multiplex Community Hall parking lot on October 3/2013 for the purpose of school bus evacuation exercises.

CARRIED.

434/2013 KIEL/WAGNER that a letter be sent to the residents of 25 Gottselig Bay stating:

- that although the proposed addition will encroach on the rear setback of the property, Council decided to allow this because of the uniqueness of the property backing onto the Balgonie Cemetery and propose to amend the Zoning Bylaw to allow the property to be rezoned as a Contract Zoning District.

FACTS:

- The home is located in a Residential 1 Zoning District. The setbacks for a home on an R1 lot are as follows:
 - 6 metres required in the front yard (back from the property line)
 - 6 metres required in the rear yard
 - 1.2 metres on each side
- For the proposed addition, the front and side setbacks conform, but the rear setback will affect the construction of the proposed addition as the house is currently 6.983 metres away from the property line in the rear, therefore allowing the new construction to “legally” come 0.983 metres (3.23 feet) away from the house. In this case, the 10% variance option will provide little benefit as the proposed development requires 12 feet to 14 feet beyond the existing house.

COUNCIL PROPOSES:

- The Zoning Bylaw be amended so that this particular property is rezoned to a Contract Zoning District with a Contract Zoning Agreement signed by the Town and by the property owner. This agreement includes a copy of the site plan and other details and conditions. Contract Zoning is considered in some situations, for example a house, garage/shop etc. to take on its own unique placement on a lot. The contract zone option is only considered for unique situations and this lot is unique because it backs on to the cemetery. There will never be any other development behind this lot.
- The process to amend the Zoning Bylaw to allow a contract zone is long and involved and takes time to complete. It requires that our office inform the public by sending letters to residents within 75 metres of the lot, advertising for two consecutive weeks in a newspaper, and holding a public meeting to listen to resident’s comments about the development and zoning change. If the amendment to the Zoning Bylaw is approved, the agreement would then be registered on the title of the property.

GENERAL

- The Town Office staff will perform these tasks. However, all costs associated with the zoning change to this lot would be the resident’s responsibility and would therefore be billed back to you.
- Council requires an in-depth site plan showing exactly where the addition will be placed on the lot, measurements from the back property line and each side.
- The addition exterior would have to match the house exterior.
- A response confirming the decision to proceed with the Zoning Bylaw amendment for contract zoning is required.

CARRIED.

COMMITTEE REPORTS:

Councillor Wagman:
Library Board meeting report.

Councillor Lovelace:

- Asked if the Balgonie Baptist Church paid taxes on the vacant land located beside the Church. V.Hubbard advised that they do not pay taxes as it is a religious institution. The Town’s sewer line is located in the middle of the property making it difficult to develop with the exception of e.g. a park.

Councillor Kiel:

- Discussed the broomball banners hanging in the Balgonie Arena.
- Prairie Storm Minor Hockey will submit a proposal requesting 200 hours of ice time in the Balgonie Arena in September/2014.

OPEN DISCUSSION:

Meeting dates for:

October be set for October 7th and 21st.

November be set for November 5th and 25th.

December meeting be set for December 16th.

V.Hubbard discussed the need for Council to make a decision on whether they will consider opening the arena one month earlier in 2014. The Prairie Canine Academy rents the arena one weekend every September.

Newsletter: remind residents that grass clippings cannot be placed on the street.

Christmas party plans were discussed.

435/2013 **KIEL/SOLIE** that a letter be sent to R.Fehler, Prairie Canine Academy to advise him that the Balgonie Arena may open on September 1/ 2014; and, that the Prairie Canine Academy may have to find a different venue for their dog show.

CARRIED.

ADJOURNMENT:

436/2013 **WAGMAN/WAGNER** that the meeting be adjourned. 8:40 p.m.

CARRIED.

Mayor

Administrator