



230-24 Financial **Degenhardt:** That the August 2024 Monthly Financial Statement be  
Stmnt. approved as presented. (Attachment "A")  
Carried.

Planner Robin Bloski entered the meeting at 10:01 AM via Zoom.

**Delegation #2 – Northbound Planning – Robin Bloski (via Zoom) – 10:01 AM**

Robin Bloski presented the August Development Report for discussion.

Reeve Turchyn declared the public hearing open at 10:15 AM.

On August 29<sup>th</sup> and September 5<sup>th</sup>, 2024 an advertisement was posted in the Northern Pride Newspaper stating that at their regular meeting on September 19<sup>th</sup>, Council would consider adoption of Bylaw No. 06-24, being a bylaw to amend Bylaw No. 57 known as the Zoning Bylaw with reference to removal of 2025 building requirement and allowance of RVs as a permitted use in CR/LD 2, extension of building requirement to from 2025 to 2030 in LD 3 and allowance of RVs older than 15 years via discretionary use permit in CR/LD 2/LD 3/LD 4.

The Administrator noted that there were 13 written comments received regarding the Bylaw (Attachment "B"):

- In Favor - 5
- Opposed - 7
- Neutral - 1

Main Concerns Noted:

- 69% mentioned property/resale value, time to sell instead of build;
- 38% mentioned financial constraints;
- 31% mentioned tax revenue;
- 31% mentioned LD2; and
- 23% mentioned enforcement, utilities, and trailer park.

There were 13 attendees present for the public hearing.

Reeve Turchyn opened up the floor to the public to express their comments and concerns.

Norm Hempel – Noted the financial constraints of building in 2025.

Morgan Pollock – What the Council's reasoning for extending the requirement to build. It was clear upon purchase that this was the requirement. Would Council consider tabling this amendment.

Phil Kossowan – Clarified that the existing zoning bylaw does not force residents to build, but rather allows lots in which do not contain a principal residence after January 31, 2025 to exist, bare, with no development on site. With the allowance of campers as principal dwellings, wastewater management is a concern. Even with septic systems, there is no monitoring of this item.

Brenda Hempel – Agrees with the extension on the requirement to build in LD 3. They purchased with the intent to build. Do not want extension removed, but concerned about their return on investment.

Bill Harder – Purchased in Park Place subdivision (LD 2) at time of development. Were told at that time that there were no building restrictions in place. In favor of the proposed amendment. Obtained signatures from 16 of 18 lot owners, stating that they agree to allow RVs as principal dwellings, as long as they are maintained.

Mike Bongfeldt – Purchased in Parkside subdivision (LD 2) in 2013. At that time, the requirement to build was already in place. Was under the understanding that this subdivision would be developed into a cabin subdivision. Understands the financial hardships recently, so in

favor of 5 year building extension for LD 2, similar to LD 3. Concerned about tidiness of lots if left undeveloped. There are tax revenue benefits to the municipality if there are houses, which may subsidize some of the oil revenue loss due to the downturn. Would like to see a hard stance in 2028-ish to give folks a heads up on Councils intent with enforcement of the building requirement.

George Bourbeau –Would like to see the Parkside subdivision (LD 2) development advance with new growth. They followed the restrictions, would like to see others follow as well. Economy has changed and needs to be considered, but not see it turn into a mess. Concerned about protecting their investment. More buildings would allow more support for the tax base.

Lila McLaughlin – RVs should be required to have a septic system to manage wastewater.

Candy Frolick – Who is proposing the extension? When will the RM make this decision? What does Council feel about this extension? Would like to see the extension take place.

Reeve – Council will take all written and spoken comments into consideration when making the final decision whether to complete second and third reading. There has been extensive discussion on this matter at numerous meetings including consultations with lawyers for the best plan of action.

Reeve Turchyn declared the public hearing closed at 11:00 AM.

Council thanked the members of the public that were in attendance for attending the public hearing. Phil Kossowan, Bill Harder, Mike Bongfeldt, Lila McLaughlin, Candy Frolick and other members of the public that did not speak exited the meeting at 11:00 AM.

Council thanked Robin for attending the meeting and she exited the meeting at 11:00 AM.

231-24 Lot **Sawatzky:** That the proposed consolidation of lots 6 and 7 block 8 plan Consolid. 101922331, Northern Meadows be tabled until the October meeting.  
Carried.

232-24 Accounts **Degenhardt:** That the accounts payable listed on Attachment “C” in the amount of \$551,138.03 cheque #'s 23878 to 23914 inclusive and including online payments and August 2024 payroll be approved as presented.  
Carried.

233-24 Strychn. **Wiatr:** That the RM of Beaver River supports the resolution being put forth by the RM of Eldon to SARM requesting to reinstate the use of strychnine to control mass populations of Richardson’s Ground Squirrel.  
Carried.

234-24 WTP **Hammett:** That the August 2024 Lauman’s Landing Water Treatment Log Plant Log report be accepted as presented. (Attachment “D”)  
Carried.

235-24 Corresp. **Sawatzky:** That the Correspondence listed be accepted as presented and filed. (Attachment “E”)  
Carried.

**Delegation #3 – RM Ratepayers – Brenda Hempel & Marcy Bordeleau – 11:30 AM**

Brenda and Marcy approached Council to discuss various items pertaining to the Lauman’s Landing subdivision including:

- Leasing of some Parks land adjacent to the boat launch area for recreational use (sports courts);
- Concerns about the water treatment plant sustaining the population when additional improvements are developed;
- Possibility of future boat launch expansion;



September 19, 2024

- Lands that were dedicated for a store at the subdivision being developed into more residential lots;
- Grading and seeding of ditches, as mentioned in the Servicing Agreement for the subdivision;
- Council's consideration for a bylaw concerning lot cleanup; and
- Plans to bring a proposal forward with intent to complete improvements at the subdivision.

Council thanked Brenda and Marcy for attending the meeting and they exited the meeting at 12:10 PM.

George Bourbeau, Morgan Pollock, and Norman Hempel also exited the meeting at 12:10 PM.

236-24 Recess **Rewega:** That Council recess for a 30 minute lunch break (12:10 PM).  
Carried.

Reeve Turchyn reconvened the meeting at 12:39 PM.

237-24 Zoning **Sawatzky:** That Bylaw 06-24 being a Bylaw of the RM of Beaver River Bylaw  
No. 622 to Amend Bylaw No. 57 known as the Zoning Bylaw with reference to removal of 2025 building requirement and allowance of RVs as a permitted use in CR/LD 2, extension of building requirement to from 2025 to 2030 in LD 3 and allowance of RVs older than 15 years via discretionary use permit in CR/LD 2/LD 3/LD 4, be read a second time at this meeting.  
Carried.

238-24 Zoning **Wyss:** That Bylaw 06-24 being a Bylaw of the RM of Beaver River Bylaw  
No. 622 to Amend Bylaw No. 57 known as the Zoning Bylaw with reference to removal of 2025 building requirement and allowance of RVs as a permitted use in CR/LD 2, extension of building requirement from 2025 to 2030 in LD 3 and allowance of RVs older than 15 years via discretionary use permit in CR/LD 2/LD 3/LD 4, be read a third time and adopted at this meeting. (Attachment "F")  
Carried.

239-24 Admin. **Wiatr:** That the Administrators Report and attachments be accepted as  
Report presented. (Attachment "G")  
Carried.

240-24 Tax **Wiatr:** That Council title transfer for following properties for tax  
Enfor. enforcement:

- PT NE-21-61-25-W3 EXT 57
- PT NE-21-61-25-W3 EXT 58
- PT NE-21-61-25-W3 EXT 59
- NW-21-61-25-W3 EXT 59
- PT SW-21-61-25-W3 EXT 58
- SE-32-61-25-W3
- SW-32-61-25-W3

In Favor: Turchyn, Wyss, Rewega, Hammett, Wiatr, Degenhardt  
Opposed: Sawatzky  
Carried.

241-24 Policy **Degenhardt:** That the amended Road Maintenance Agreement Policy  
#300-08 be adopted as presented. (Attachment "H")  
Carried.

242-24 FRWIP **Degenhardt:** That the RM approves the Honish Farm wet well project on  
SE-09-62-22-W3 for the Farm & Ranch Water Infrastructure Program.  
Carried.

243-24 Rescind **Degenhardt:** That resolution #049-24 be rescinded.  
Carried.

244-24 Brushing **Degenhardt:** That the request for road allowance brushing along the N1/2-20-61-26-W3 (1 mile) be approved subject to all stipulations as listed within the #300 – Brushing/Clearing of RM Road Allowances Policy. Compensation to be paid upon completion and Division Councilor approval at a rate of \$2,000.00.  
Carried.

245-24 Donation **Degenhardt:** That the RM donate \$3,000.00 to the Pierceland Minor Ball Association to go towards the purchase of a used sea can for storage at the ball diamonds.  
Carried.

\*\*Councilor Sawatzky declared conflict of interest and excused himself from the meeting at 2:37 PM. \*\*

246-24 Cemetery **Rewega:** That the RM table the request to register a cemetery at NE-30-61-25-W3.  
Carried.

Councilor Sawatzky joined the meeting at 2:42 PM.

247-24 Adjourn **Hammett:** That the meeting be adjourned (2:43 PM).  
Carried.

  
REEVE

  
ADMINISTRATOR