

MINUTES OF THE REGULAR MEETING OF COUNCIL FOR THE  
**Resort Village of Chitek Lake**  
IN COUNCIL CHAMBERS AT 219 PINE STREET ON August 18<sup>th</sup>, 2022 AT 6:00 PM

**PRESENT:** Mayor Sandra Svoboda, Deputy Mayor Jack Mochoruk, Councillor Robert Fraser, Councillor Leona Paulton, Councillor John Vandale

**STAFF:** Acting Chief Administrative Officer Tara Westmacott

**Mayor Sandra Svoboda CALLED THE MEETING TO ORDER AT 6:03 PM**

**600/2022**            **MOVED BY: J. Mochoruk**  
**SECONDED: L. Paulton**

THAT the Agenda be amended to add the Receipt of Letter for Store Land from Tyler & Lisa Harris and agenda approved.

**CARRIED**

**601/2022**            **MOVED BY: J. Vandale**  
**SECONDED: J. Mochoruk**

THAT the minutes of the regular meeting July 21<sup>st</sup> are adopted as read.

**CARRIED**

**602/2022**            **MOVED BY: R. Fraser**  
**SECONDED: L. Paulton**

THAT the minutes of the special meeting August 4<sup>th</sup> are adopted as read.

**CARRIED**

**COMMUNICATIONS**

Drainage Concerns Birch Place, affected residents notified that an independent contractor will be brought in to investigate the situation and offer solutions to the problem. The cost will be determined and may be found to be shared by both the Village and the residents.

Resident complaint on Northshore greenspace regarding swimming around docks. CAO Westmacott instructed to place a Swim at Own Risk sign up as there is at other public access areas along the lake.

Request for moving sea can in for storage has been acknowledged. Resident will require a moving and development permit, the unit will be taxable space and must comply with Bylaws specifically no coverage of more than 50% of lot.

Letter was sent to approve of liquor permit for Ball Tournament Sept 3<sup>rd</sup> and 4<sup>th</sup>.

Inquiry for boathouse repair was acknowledged and office sent information about contacting the water security agency for a permit for the work.

Inquiry regarding moving food truck into the Village on a residential lot has been acknowledged. Further discussion has been moved IN CAMERA.

**603/2022**      **MOVED BY: J. Mochoruk**  
**SECONDED: R. Fraser**

THAT the list of payments be approved as presented.

Main Acct CK# 9048 - #9062, Online payment #0630-01 - #630      (\$83,026.96)

Hall Acct CK# 2206, Online Payment 0630-08 – 630      (\$714.93)

Rec Site Acct CK# 604 – 613, Online payment #030630-05 – 630      (\$18,106.55)

**CARRIED**

**604/2022**      **MOVED BY: J. Vandale**  
**SECONDED BY: L. Paulton**

THAT Bank Reconciliation Reports for July 2022 are approved as presented.

**CARRIED**

**605/2022**      **MOVED BY: R. Fraser**  
**SECONDED BY: J. Vandale**

THAT Financial Statement for month ending July 31 2022 is approved as presented.

**CARRIED**

**OLD BUSINESS**

**606/2022**      **MOVED BY: J. Mochoruk**  
**SECONDED BY: R. Fraser**

THAT Bylaw 158/2022 Bylaw known as The Bylaw to Regulate the Placement and use of Recreational Vehicles on Residential Properties to rename and amend Bylaw 62/05 known as Bylaw to Provide for the Licensing of Camper Trailer Parks be given Third and Final reading and be Approved and Adopted as read.

**CARRIED**

Third party bylaw enforcement was investigated. Commissionaires responded that they do not have available resources at this time. Flaman in Saskatoon provided a quote for approximately 2 hours of onsite duty for \$412.07 including taxes. CAO Westmacott contacted a number of surrounding Municipalities to gain insight and found Shellbrook is currently looking to hire a Community Safety Officer and there may be an opportunity to utilize those

resources if they are available. CAO Westmacott has been instructed to maintain contact with Shellbrook regarding this matter.

**J. Vandale recused 7:50 PM**

**607/2022            MOVED BY: R. Fraser**

**SECONDED BY: J. Mochoruk**

THAT Council acknowledges that the north portion of 3<sup>rd</sup> Ave has been legally changed to Vandale Ave. CAO Westmacott instructed to purchase one replacement sign for \$49.94 plus GST.

**CARRIED**

**J. Vandale entered room 7:53 PM**

Regional Park designation was investigated. This conversation was deferred to the next meeting. CAO Westmacott instructed to ensure that the current Sask Parks lease allows this change and if so determine what benefits a Regional Park designation affords.

**608/2022            MOVED BY: J. Mochoruk**

**SECONDED BY: R. Fraser**

THAT building application for garage on Lot 3 Block C has been approved.

**CARRIED**

**609/2022            MOVED BY: R. Fraser**

**SECONDED BY: L. Paulton**

THAT change in application for deck Lot 01 Block H be approved as presented.

**CARRIED**

**610/2022            MOVED BY: R. Fraser**

**SECONDED BY: J. Mochoruk**

THAT change in application for lean-to addition Lot 6 Block 13 be approved upon submission of new site plan detailing set back conformance to Bylaw.

**CARRIED**

Acknowledgement made that a letter has been received from Tyler & Lisa Harris. The letter is regarding a request for land so it will be moved to IN CAMERA.

**NEW BUSINESS**

**611/2022            MOVED BY: R. Fraser**

**SECONDED BY: L. Paulton**

THAT the Fee Guide is to be amended to include the following:

- Tax Certificate \$50 plus GST

- Animal License \$5
- Development Permit \$50
- Building Application \$50 (CCA Building Permit is additional cost)
- Move or Demo Building \$50
- Hall Rental \$250 / 1<sup>st</sup> Day, \$175 for each additional day (Does not include kitchen)
- \$500 / Friday @ 1:00 PM to Sunday @ 1:00 PM, includes Kitchen
- \$50 Liquor Dispenser Rental
- All prices subject to GST, Damage Deposit Equal to Rent
- Ball Diamond Rental \$100 / Day + GST, Damage Deposit equal to rent

**CARRIED**

**612/2022**

**MOVED BY: J. Mochoruk**

**SECONDED BY: J. Vandale**

THAT although the Council remuneration is indicated in the fee guide effective February 17, 2022 Council is remunerated at \$250 for regular and out of town meetings, \$200 for Special and Staff meetings.

**CARRIED**

**613/2022**

**MOVED BY: J. Vandale**

**SECONDED BY: J. Mochoruk**

THAT Bylaw 159/2022 To Dispense With The Mailing Of Assessment Notices be given a First reading.

**CARRIED**

**614/2022**

**MOVED BY: R. Fraser**

**SECONDED BY: L. Paulton**

THAT Bylaw 159/2022 To Dispense With The Mailing Of Assessment Notices be given a Second reading.

**CARRIED**

**615/2022**

**MOVED BY: L. Paulton**

**SECONDED BY: J. Mochoruk**

THAT Bylaw 159/2022 TO Dispense With The Mailing Of Assessment Notices be given a Third and Final reading and be approved and adopted as read.

**CARRIED**

**IN-CAMERA 8:45 PM**

**OUT OF CAMERA 10:30 PM**

**616/2022**

**MOVED BY: J. Vandale**

**SECONDED BY: J. Mochoruk**

THAT Council Acknowledges a letter received in the mail on August 17th from Lisa and Tyler Harris. Upon review of the contents of the letter stating, they are offering to pay for developing and servicing the lot and in return for building a store, the town would supply the land. Council concludes that Lisa and Tyler Harris would essentially like to be given land for free to build a new store. CAO Westmacott is instructed to communicate that Council has acknowledged the proposal has been received and it is not acceptable to the tax payers of the Village to give land away for free.

**CARRIED**

**617/2022                    MOVED BY: R. Fraser**

**SECONDED BY: L. Paulton**

THAT Council instructs CAO Westmacott to send further communication to Lisa and Tyler Harris that in an effort to deal with the situation, the offers sent to them on August 5, 2022 still stand as follows, and they are invited once again to negotiate with the Village in good faith.

***Scenario 1    The land that you had requested along highway 24 in front of the Ball Diamonds***

*Looking at the zoning map Council estimates this land area at about 20 x 60 M or 12,916.5 sq ft, in this location we would need to ensure that there is no infringement on current infrastructure and we cannot ensure that a Municipal Buffer zone would not be required along the highway. This could restrict access to only be allowable from 2<sup>nd</sup> Ave. Keep in mind that the zoning and planning bylaws limit a commercial property to 50% max coverage of the lot.*

*This land requires Zoning to Commercial and this come with a cost in regards to time and financials. If successful this could take up to a year at an estimated cost of \$15,000. With rezoning there are a number of risks, there could be reservations or concerns from the public on this location which may increase the time or prevent the rezoning all together, there will be duty to consult from various ministerial agencies, all of which could delay or even prevent the rezoning. Please understand there is a lot of risk and unknowns in this scenario.*

*Council would like to offer this land to you at the price of the current Commercial properties for sale plus all the cost of rezoning.*

*Estimated land size 12,916.6*

*Price per sq ft \$2.94*

*Land price of 37,974.80.00 plus GST = 39873.54 + estimated \$15,000 for rezoning = \$54,873.54*

***Scenario 2 Lot 1 and 2 corner of Sanderson Drive***

*Each lot is 20,037.6 sq ft, tied together this lot would be 40,075.2 sq ft.*

*The current price of these lots is \$61,900 each total of \$123,800.*

*This land is already zoned commercial, it would have access on 3 sides due to the alley and has an emphasized roadway on the outside corner, allowing for larger vehicle access.*

*Council would be in support of allowing additional signage to advertise the location of the store.*

*Council would like to offer this land to you for \$120,000, paid out at 24,0000 a year for 5 years with no interest. They also offer a 100% abatement of taxes for 5 years. The estimate rate of the taxes on the land is estimated at \$3000 per year. The fees to tie the property would be your expense, this is a minimal investment.*

**Scenario 3 Land across from the Boat Launch**

*This land also needs to be rezoned as it is future development however there is more opportunity to increase the size of the lot in this area.*

*Council would consider offering this area to you at 2.94 per sq ft plus GST and all of the cost of rezoning.*

*There would be other considerations with this scenario such as roads and again we cannot guarantee at this point that you would be allowed access from the highway. The other risks from scenario 1 also apply to this situation in regards to public response and duty consult risks.*

**CARRIED**

**618/2022**

**MOVED BY: J. Vandale**

**SECONDED BY: J. Mochoruk**

THAT Council acknowledge receipt of an offer for land on Lot 1 and 2 Block P on the Corner of Sanderson Dr. CAO Westmacott Instructed to respond to the interested party that indicating that Council cannot enter into further discussions until current discussions are complete.

**CARRIED**

**619/2022**

**MOVED BY: L. Paulton**

**SECONDED BY: R. Fraser**

THAT Jack Mochoruk be appointed Deputy Mayor for the remainder of his term.

**CARRIED**

**620/2022**

**MOVED BY: J. Vandale**

**SECONDED BY: R. Fraser**

THAT Council acknowledge receipt of request to move food trailer to residential location in the Village. CAO Westmacott instructed to inform Business owner that due to the nature of the Business it has to be placed on a Commercial property.

**CARRIED**

**621/2022**

**MOVED BY: J. Mochoruk**

**SECONDED BY: L. Paulton**

THAT CAO Westmacott contact Rodney Turgeon to process wood at \$87 per hour including fuel, equipment and 2 laborers for estimated 60 hours.

**CARRIED**

**MEETING ADJOURNED at 10:33 PM PM**

Next Regular Meeting Sept 15<sup>th</sup> 2022 at 6:00pm

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Mayor/ Councillor

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Acting Chief Administrative Officer