



RM of Hoodoo
October 19, 2020 - Special Meeting - 08:00 AM

- 1 Call To Order**
- 2 Approval of Agenda**
- 3 Adoption of Minutes**
- 4 Notice of Proclamations**
- 5 Presentations and Recognitions**
- 6 Public Hearings**
- 7 Delegations**
 - 7.1 Brian Haines- Coverall Building
 - 7.2 Ike Dyck
- 8 Communications**
- 9 Reports of Administration**
 - 9.1 List of Accounts for Approval
- 10 Reeve & Councilors Forum**
- 11 Unfinished Business**
 - 11.1 Subdivision SE 1/4 24-40-27 W2
 - 📎 Report Subdivision SE 1/4 24-40-27 W2 1
 - 📎 Planning and Development letter Subdivision SE 1/4 24-40-27 W2 1
 - 11.2 Subdivision application NW 1/4 Section 32-42-26 W2M
 - 📎 Subdivision application NW 1/4 Section 32-42-26 W2M 1
 - 11.3 Minor Variance
 - 📎 Report and application Minor Variance 2
 - 11.4 List of lands in arrears
 - 📎 Report List of lands in arrears 1
 - 📎 List of lands in arrears 1
 - 11.5 Request from Cudworth Senior Recreation Association
 - 📎 Request from Cudworth Senior Recreation Association 1
 - 11.6 Request to Purchase gravel- Councillor Wedewer
- 12 New Business**

- 13 Public Forum
- 14 Date of Next Meeting
- 15 Adjournment

Rural Municipality of Hoodoo No.401 Report

For: Council
Date: October 9, 2020
From: Joan Corneil, CAO
Title: Subdivision Application – SE 1/4 -24-40-27 W2

Options:

1. Receive and file
2. That administration is directed to respond to Ministry of Government Relations that the Rural Municipality of Hoodoo No. 401 recommends the approval of the subdivision of SE ¼ Section 24-40-27 W2M.
3. Other (Council)

Background: Administration is receipt of a subdivision application for the above noted property. The purpose of a new parcel 'A' is for residential use. Staff have reviewed the application and determined that it complies with our bylaws, is not incompatible with surrounding uses and there are no municipal facilities that will be affected. As this is an existing yard site with an existing residence, there is no need for a servicing agreement.

Discussion: Council has the discretion to recommend approval

Financial Implications: None

Attachments: Letter from ministry of Government Relations and application

Conclusion: The subdivision will not negatively impact the RM

Respectfully submitted,

Joan Corneil, CAO

Ministry of Government Relations
Community Planning
978 – 122 3rd Avenue North
Saskatoon, Canada S7K 2H6

Phone (306) 933-6937
Fax (306) 933-7720
Email: riley.stefanik@gov.sk.ca

Our File: R0611-20S

September 17, 2020

Madsine Madsen, Administrator
RM of Hoodoo No. 401
Box 250
CUDWORTH SK S0K 1B0

Dear Madsine Madsen:

**RE: RM of Hoodoo No. 401
SE ¼ Section 24-40-27-W2M
Proposed Parcel A – Residential Use**

Enclosed is a copy of a subdivision application for Council's comments. Our office will review the proposal in accordance with of *The Planning and Development Act, 2007* (PDA), and any set of regulations or bylaws adopted pursuant to the PDA. Please consider the following in your reply:

1. **Are you aware of any land uses in the vicinity that would be incompatible with the intended use of the proposed sites, or any site conditions that make the land unsuitable for the intended use?**
2. **Do you have any facilities that could be affected by the proposed development? If so, please send us a map of your facilities that we can use to assess any site dimension or other changes that might be needed.**
3. **If you have any requirements of the applicant, please send the details directly to the applicant, and a copy of your correspondence to us. If you require more information about the application, please inform me. We may be able to obtain this information directly if it would assist your office and ours in finalizing our respective comments.**

... 2

Municipal Bylaws

As part of our review, we need to know if the proposal complies with your zoning bylaw and official community plan (if applicable). **In your reply, please list the bylaw sections that the proposal complies with or contravenes.**

Municipal Reserve

Under clause 183(a) of the PDA, this proposal appears to be exempt from providing municipal reserve land since it is the first and only parcel subdivided from the quarter section. If you disagree, please advise.

Surface Drainage & Flood Potential

Ensuring suitable surface drainage for development is a municipal responsibility. Our initial review of aerial imagery indicates the presence of a number of pocket sloughs and undulating terrain that may be prone to intermittent flooding. Please advise if the RM is aware of any previous flood concerns for the area of the proposed subdivision and whether the municipality has any requirements regarding surface drainage (construction of ditch, placement of culverts, etc.). If so, this may be addressed within a servicing agreement with the developer. **If a surface drainage plan is required, please advise accordingly and provide us with a copy for our records.**

Servicing Agreement

A core purpose of municipal governments is to provide taxpayers with adequate services. New subdivisions will require new onsite infrastructure built by the applicant, and may require offsite municipal infrastructure to be built or expanded to provide in part for the new development. Municipalities have the authority under the PDA to require an applicant to enter into a servicing agreement to build or cover the cost of infrastructure needed for the subdivision. Capital costs may include upgrades or approaches to existing roads, a share of infrastructure for sewage (lagoons/pipeline) and water (treatment/pipeline) facilities, or recreation facilities (hall/library/rink/etc). The infrastructure costs must be a result of the demands created by the subdivision and does not include operating costs. Please see section 172 of the PDA for details or visit our website at:

<https://www.saskatchewan.ca/government/municipal-administration/community-planning-land-use-and-development/servicing-agreements-for-municipalities>.

Madsine Madsen, Administrator
File: R0611-20S
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September 17, 2020

If only minor services are needed (e.g. service connections or an approach), exchanging letters with the applicant may form an agreement. Your solicitor should be consulted about finalizing any agreements.

Your municipality has 40 days to advise Community Planning or servicing agreement requirements, and 90 days to complete the negotiation of the agreement with the applicant. Both the applicant and Community Planning branch should be notified as soon as possible. The applicant may appeal a delay over 90 days, or the proposed terms of the servicing agreement, and request the Saskatchewan Municipal Board to arbitrate the agreement.

Further Considerations

The Subdivision Regulations, 2014, allow you 40 days from your receipt of this letter to send us a certified copy of a resolution recommending the subdivision's approval or refusal. If council recommends refusal, state the reasons. Please call me if more time or information is needed.

For your information, I have also enclosed a copy of the acknowledgement letter sent to the surveyor and applicant. Please call me if more details are needed before you reply.

Sincerely,



Riley Stefanik
Planning Consultant

Enclosure

Province of Saskatchewan Land Titles Registry Title

Title #: 153078419
Title Status: Active
Parcel Type: Surface
Parcel Value: \$640,000.00 CAD
Title Value: \$640,000.00 CAD
Converted Title: 80H10979E
Previous Title and/or Abstract #: 125896551 / 125896562 / 125896573 / 125896584 / 153006027

As of: 04 Aug 2020 10:09:04
Last Amendment Date: 15 Jul 2020 14:59:45.720
Issued: 15 Jul 2020 14:59:45.427

Municipality: RM OF HOODOO NO. 401

Christopher Ryan Diederichs is the registered owner of Surface Parcel #149515599

Reference Land Description: SE Sec 24 Twp 40 Rge 27 W 2 Extension 0
As described on Certificate of Title 80H10979E.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:
188289163

Mortgage

Value: \$640,000.00 CAD
Reg'd: 15 Jul 2020 14:59:46
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FARM CREDIT CANADA
 12040 - 149 Street NW
 Edmonton, AB, Canada T5V 1P2
Client #: 101944201

Int. Register #: 124067752

Addresses for Service:

Name

Owner:

Christopher Ryan Diederichs
Client #: 130480736

Address

Box 299 Cudworth, Saskatchewan, Canada S0K 1B0

Notes:

Parcel Class Code: Parcel (Generic)

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SEP 16 2020

Received by
Community Planning

Application to Subdivide Land

R0611-205

RS

1. Location of Land to be Subdivided:

Hooded R.M 401 Cudworth Sask
Municipality (City, Town, Village, RM)

SE 1/4 Sec. 24 Twp. 40 Rge. 27 Mer. W2nd

Lot(s) _____ Block(s)/Parcel(s) _____ Plan No. _____

2. The Proposed Subdivision involves:

- ☒ Plan of Proposed Subdivision
☐ Parcel Tie Removal
(describe and include parcel pictures)
☐ Other Subdividing Instrument (lease, easement)

3. Legal and Physical Access to the Subdivision is via:

- ☒ Grid Road ☐ Highway ☐ Resource Road ☐ Northern Crown Land
☐ Main Farm Access ☐ Urban Street ☐ Road Allowance ☐ Trail
- ☐ Paved ☒ Gravel ☐ Unimproved

4. Physical Nature of the Land to be Subdivided:

a) What is the physical nature of the proposed lot(s) or parcel(s)?

- ☐ Wooded/Treed ☒ Cultivated ☐ Pasture ☐ Hilly ☐ Level/Flat ☐ Low/Swampy ☐ Adjacent to a Lake, River, or Creek

Describe the physical nature in more detail:

Existing Yard Site w/ 5 acres Cultivated land.

b) Drainage:

How will the proposed lot(s) or parcel(s) be drained?

- ☒ Natural ☐ Ditches ☐ Curb and Gutter ☐ Storm Sewer

Do you propose to discharge surface water into a highway ditch or waterway? ☐ Yes ☒ No

Show drainage courses on the Plan of Proposed Subdivision.

5. Land Use:

a) What is the land presently used for?

- ☒ Agriculture ☒ Residential ☐ Seasonal Recreation (Cottage) ☐ Commercial ☐ Industrial ☐ Other

Describe the present land use in more detail:

Yard Site and Cultivated area to be subdivided and Sold.

b) What is the intended use of the proposed lot(s) or parcel(s)?

- ☒ Agriculture ☒ Residential ☐ Seasonal Recreation (Cottage) ☐ Commercial ☐ Industrial ☐ Other

Describe the intended use in more detail:

Current Yard Site w/ cultivated land to be subdivided and Sold.

c) Are there any buildings on the land being subdivided?

- ☒ Yes ☐ No

Indicate the location, distance from the property boundary and use of all buildings and utility lines on the Plan of Proposed Subdivision/ Parcel Picture.

6. Services:

a) Water Supply is:

☒ Existing ☐ Proposed ☐ Not Required

☐ Communal System ☐ Cistern ☐ Lake / Waterbody
☐ Municipal Well ☐ Private Well ☐ Other

Describe / specify proposed water source: _____

b) Sewage Disposal is:

☒ Existing ☐ Proposed ☐ Not Required

☐ Municipal ☐ Private-On-site (please specify below)
☐ Mound ☐ Chamber ☐ Holding Tank
☐ Jet Type ☐ Absorption Field ☐ Other

Describe / specify proposed sewage disposal system: _____

Lagoon

Please show all set back distances from the property boundary, house, well and water course(s) on the plan of proposed subdivision.

7. Utility Services:

Electrical Power is: ☒ Existing ☐ Proposed ☐ Not Required ☐ Not Available

Telephone service is: ☒ Existing ☐ Proposed ☐ Not Required ☐ Not Available

Natural Gas is: ☒ Existing ☐ Proposed ☐ Not Required ☐ Not Available

8. Surrounding Land Uses:

If the proposed subdivision is in a Rural Municipality, are any of the following within 5 km; or

If in an Urban Municipality, are any of the following within 500 m? Check all that apply.

Use Section 9 (Additional Comments) to identify surrounding land use details.

If checked, please state distance

<input type="checkbox"/> Airport	
<input type="checkbox"/> Intensive Livestock Operation	
<input type="checkbox"/> Sewage Treatment Facility or Sewage Lagoon	
<input type="checkbox"/> Landfill for disposal of garbage or refuse	
<input type="checkbox"/> High Voltage Power Transmission Line	
<input type="checkbox"/> High Pressure Gas Transmission Line, Oil Line (specify)	
<input type="checkbox"/> Industrial Commercial Operation (specify)	
<input type="checkbox"/> National, Provincial or Regional Park	<u>1.8 km</u>
<input checked="" type="checkbox"/> Residential Lot(s)	
<input checked="" type="checkbox"/> Water Body or Course	<u>Boucher Lake 3.5 km</u>
<input type="checkbox"/> Cemetery	
<input checked="" type="checkbox"/> School Bus Route	
<input checked="" type="checkbox"/> Urban Municipality	<u>3.5 km Cudworth</u>
<input type="checkbox"/> Water Treatment Plant or Reservoir	
<input type="checkbox"/> Oil or Gas Well or Facility (within 500 m)	
<input type="checkbox"/> Other (specify)	

9. Additional Comments:

10. Other Requirements:

1. Applications must include a copy of the title to the land being subdivided and the Basic Fees. Also include any relevant permits or approvals obtained from other agencies or a municipality.
2. Basic Fees are \$300 per proposed lot (non-refundable) plus \$150 for a issuance of a Certificate of Approval. The fees are exempt from GST & PST. Make a cheque or money order payable to the Minister of Finance.
3. Applicants may be asked for additional fees and information if found to be needed during the review of an application.
4. Until the review of an application is done and a decision is issued, no binding contracts for the land should be made and no construction or site preparation work should be started.
5. Personal information given on this form is collected pursuant to The Freedom of Information and Protection of Privacy Act and will be shared with other agencies involved in reviewing subdivision applications. If you do not want your personal information to be shared, contact the Community Planning Branch to discuss your concerns before submitting a completed form.

11. Applicant(s): (persons making application and to whom correspondence should be addressed)

a) Name of registered owner of land to be subdivided:

Name: Christopher Ryan Diederichs

Address: Box 299

City/Town/Village: Cudworth

Prov.: Saskatchewan Postal Code: S0K 1B0

Email: chris.diederichs@hotmail.com Tel.: 306-233-7170

b) Land Surveyor / Planner / Lawyer / Agent (specify):

Name: Murray Radoux Company Name: Meridian

Address: 100-310 Wellman Lane

City/Town/Village: Saskatoon

Prov.: Saskatchewan Postal Code: S7T 0J1

Email: murray.radoux@meridiansurveys.ca Tel.: 306-934-1818

c) Declaration by registered owner:

I, CHRISTOPHER RYAN DIEDERICHS hereby certify that I
(Full name in block capitals)

☒ am the registered owner of the land proposed for subdivision.

☐ am authorized, in writing, to act as the registered owner per Sections 2(d) and 5(3) of The Subdivision Regulations, 2014, I hereby swear that all statements contained with this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

Signature: Chris Diederichs Date: Aug. 14/2020

Name: Christopher Ryan Diederichs Address: Box 299

City/Town/Village: Cudworth Prov.: SK Postal Code: S0K 1B0 Tel.: 306-233-7170

Replies are to be sent to (please specify): ☒ a ☒ b ☐ c

Subdivision Process

The Community Planning branch (CPB) is committed to working with you and your surveyor or agent to ensure your application is reviewed and completed in a timely matter.

The following information outlines what may be expected from the CPB in assessing your proposed subdivision. More information on our process and requirements is available at www.saskatchewan.ca/government. Specific questions regarding your application may be directed to the Planning Consultant who signed the attached letter or our general inquiry lines at (306) 933-6937 in Saskatoon or (306) 787-2725 in Regina.

Please remember, until the review of an application is complete and a decision is issued, no binding contracts for the land should be made and no construction or site preparation work should be started. The subdivision design may have to change.

Review Process

The CPB completes a preliminary review of the proposed subdivision. CPB assesses which provincial agencies may have an interest in your development and refers your application to them. A copy will also be sent to the municipality for its input on the proposal. Our referral agencies have 40 days to provide comments on your application and one or more of the offices may contact you for additional information. The following matters will be considered.

Municipal and Provincial Requirements

Applications are reviewed for conformance with provincial and municipal planning standards. Some standards involve:

- planning and zoning bylaw land use controls;
- minimum and maximum site dimensions;
- utility and service facilities;
- acceptable water supply and sewage disposal systems;
- compatibility with surrounding land uses;
- connection of each parcel to a public road;
- traffic safety and highway access;
- protection of heritage resources and rare species;
- flood protection and slope stability; and
- provision of public lands (e.g. roads, parks).

Our specific concerns with your proposal are detailed in the attached letter that was mailed to you and your surveyor or other agent. More information may be required as our review proceeds.

If you have not done so already, please contact your local municipal office to discuss its requirements for your subdivision. You may inquire about compliance with any local official community plan and zoning bylaw and how your proposal complies with these regulations. Any bylaws in effect limit permitted land uses, specify minimum lot or parcel sizes, and regulate building locations. Revisions to your plan of proposed subdivision may be required.

Alternatively, you may request that Council consider an amendment to these bylaws to accommodate your proposal. Please note that not all municipalities have planning bylaws. You should also discuss servicing needs with the municipal office. A municipality usually requires a servicing agreement covering the construction of new roads or other capital works necessitated by a subdivision. Landowners are normally responsible for all the capital and associated administrative costs caused by new development. These costs should always be considered in the developer's selling or operating budget.

Subdivision applicants must provide municipal reserve land for public use. Exceptions exist for the first parcel in a quarter section, agricultural parcels larger than four hectares, or property line relocations. Applicants may be allowed to defer the requirement to an area of future subdivision or, in lieu of dedication, make a monetary settlement with the municipality. Monetary settlements are common in rural acreage subdivisions. Any flood prone or unstable land may be required as environmental reserve, in addition to the required municipal reserve.

Municipal matters must be addressed by the Council before the CPB may proceed with a decision on your application. The subdivision process is most efficient when the landowner or applicant and his agent approach the Council directly to address these matters.

Provincial Referrals

Your application is reviewed for flood potential, slope stability, potential for impact on heritage resources or environmental implications and other provincial interests. A complete list of agencies asked to review your proposal is included on the initial letter. In some cases, these agencies will ask for more information or specific studies. You will be advised by CPB or contacted directly by the referral agency when such requests are received to discuss options. The subdivision review process is designed to ensure safe and efficient subdivision in Saskatchewan. Planning Consultants strive to achieve a timely decision on your application.

Notice of Decision

It is the goal of the CPB to issue our decision within 90 days of receipt of your completed application. Due to the varying complexities of each application, some reviews may not be completed in that time frame. Each Planning Consultant is dedicated to working with landowners to finalize applications as soon as possible.

Once a review is complete, a written decision is issued to the surveyor or applicant. Approved applications are issued a Notice of Decision that must be sent with a plan of survey and other documents to Information Services Corporation to register the subdivision. Your Planning Consultant will explain options for applications approved with conditions, approved in part, or refused. Some decisions may be appealed by filing a written Notice of Appeal and a filing fee with the Planning Appeals Committee, Saskatchewan Municipal Board.

Utility Declaration Form



Utility Requirements under
The Planning and Development Act, 2007,
The Saskatchewan Telecommunications Act,
The SaskEnergy Act and The Power Corporation Act.

I (We), Christopher Ryan Diederichs of
(full legal name - no initials)

Cudworth Saskatchewan
(address or community of residence)
in the Province of Saskatchewan, hereby declare that:

1. I am (We are) the registered owner(s) as defined by subsection 2(d) of *The Subdivision Regulations 2014*, of the land being subdivided on the attached plan of proposed subdivision (plan) dated Aug 6/20 and signed by Murray G. Rodoux, SLS a Saskatchewan Land Surveyor/Registered Professional Planner.
2. The legal description of the land being subdivided is:

Parcel Number	Title Number	Lot/Parcel	Block	Plan Number
<u>149515599</u>	<u>153078419</u>			

Reference Description: SE ¼ Section 24 Township 40 Range 27 W 2 Meridian.

3. I (We) have viewed the subdivision plan or parcel tie removal and understand there may be existing utility lines that may or may not be registered on title.
4. I (We) understand the existing utility lines are in place pursuant to unregistered statutory easements and that utility companies have no legal obligation to remove or relocate them.

I (We) agree to either 5A or 5B. (Please strike out the non-applicable paragraph below, either 5A or 5B.)

5A. I (We) have no objection to the location of the utility lines on the land to be subdivided and will grant any formal written easement agreements or forms as may be required by the utility company owning the line(s).

OR

~~5B. I (We):~~

- a) Request removal or relocation of existing _____ power, gas or telecommunications utility lines (circle the appropriate utility) indicated on the plan/application for subdivision approval and have contacted the utility company owning the lines and will grant a new easement if required;
- b) Have no objection to the location of other utility lines and will grant any formal written easement agreement or form as may be required by the utility company owning the line(s) upon written request.

... 2

Utility Declaration Form

Page 2

6. If a formal written easement agreement is granted, I (we) will not sell or transfer any part of the land until the **easement** is returned to the utility company and registered on the title to the land, if required.
7. I (We) agree that if I (we) fail to return a formal written easement agreement to the utility company within a reasonable period of time, I (we) will have otherwise deemed to consent to the location of the utility line(s) in their current location.
8. I (We) understand that this application agreement and declaration will remain in force and bind any successor owners of title to the parcel(s) of land created by this subdivision. Please supply the name, address and phone number of the utility company representative contacted about moving existing lines or extending new lines if required as part of 5B.

_____	_____	_____
_____	_____	_____
_____	_____	_____

I (We) understand this form may expedite subdivision application review and I (we) agree to signing all of the necessary easements as requested by the utility companies.

Signed in the
Cudworth
in the Province of Saskatchewan,
this 14th day of August, 2020.



Signature of Landowner

Signature of Landowner

Signature of Landowner

Signature of Landowner

chris-diederichs@hotmail.com
Email address of landowner(s)

This form must be submitted to the Community Planning Branch, Ministry of Government Relations with a completed *Application to Subdivide Land*.

Community Planning File: _____

Province of Saskatchewan Land Titles Registry Title

Title #: 153078419**Title Status:** Active**Parcel Type:** Surface**Parcel Value:** \$640,000.00 CAD**Title Value:** \$640,000.00 CAD**Converted Title:** 80H10979E**Previous Title and/or Abstract #:** 125896551 / 125896562 / 125896573 / 125896584 / 153006027**As of:** 04 Aug 2020 10:09:04**Last Amendment Date:** 15 Jul 2020 14:59:45.720**Issued:** 15 Jul 2020 14:59:45.427**Municipality:** RM OF HOODOO NO. 401

Christopher Ryan Diederichs is the registered owner of Surface Parcel
#149515599

Reference Land Description: SE Sec 24 Twp 40 Rge 27 W 2 Extension 0
As described on Certificate of Title 80H10979E.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:**Interest #:****188289163**

Mortgage

Value: \$640,000.00 CAD**Reg'd:** 15 Jul 2020 14:59:46**Interest Register Amendment Date:** N/A**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A**Holder:**

FARM CREDIT CANADA
12040 - 149 Street NW
Edmonton, AB, Canada T5V 1P2

Client #: 101944201**Int. Register #:** 124067752**Addresses for Service:****Name****Owner:**

Christopher Ryan Diederichs
Client #: 130480736

Address

Box 299 Cudworth, Saskatchewan, Canada S0K 1B0

Notes:

Parcel Class Code: Parcel (Generic)

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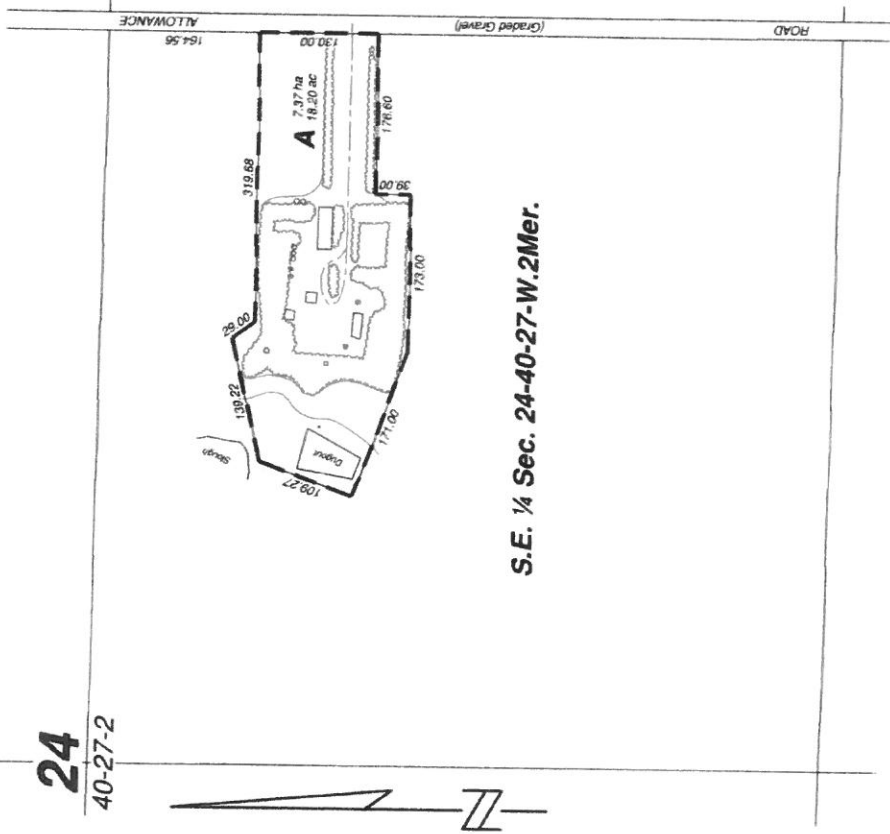
PLAN OF PROPOSED SUBDIVISION

OF PART OF
S.E. ¼ SEC. 24-TWP. 40-RGE. 27-W. 2Mer.
R.M. of HOODOO No. 401, SK

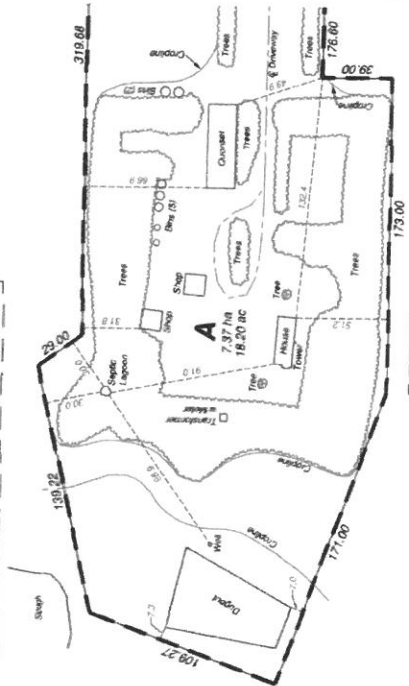
SCALE 1:5000

NOTES

PRELIMINARY SURVEY DONE ON JULY 17, 2020
 PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY DASHED LINE, AND CONTAINS
 7.37 ha (18.20 acres)
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 DISTANCES ARE APPROXIMATE AND MAY VARY BY ± 5 METRES
 STANDARD ROAD ALLOWANCE SHOWN ARE 20.17m IN WIDTH.



S.E. ¼ Sec. 24-40-27-W. 2Mer.



DETAIL
 SCALE 1:2500



NO.	REVISIONS	DATE	DRAWN	CHECKED
0	Preliminary Plan	August 6, 2020	gar	mgt
FILE: S4201819 DWG: S4201819DEV				

Christopher Ryan Diederichs
 CHRISTOPHER RYAN DIEDERICHS
 Approval: Owner S.E. ¼ SEC. 24-TWP. 40-RGE. 27-W. 2Mer.

Murray G. Radoux
 Saskatchewan Land Surveyor

Madsine Madsen

From: Stefanik, Riley GR <riley.stefanik@gov.sk.ca>
Sent: Friday, September 4, 2020 2:37 PM
To: 'Madsine Madsen'
Cc: Mathieu Bourgeois; townfarmboyz@gmail.com
Subject: New Subdivision Application, CP File: R0581-20S Surveyor File: 220396
Attachments: R0581-20S Acknowledgement Letter Sept. 4, 2020.pdf; R0581-20S Municipal Letter Sept. 4, 2020.pdf; R0581-20S-Application.pdf; R0581-20S-Plan.pdf; R0581-20S-Title & Surface Parcel.pdf

Madsine,

**RE: RM of Hoodoo No. 401
NW ¼ Section 32-42-26-W2M
Proposed Parcel B – Public Utility (Water Pumphouse)**

Section 13 of *The Subdivision Regulations, 2014* (Regulations), requires us to send a copy of the attached application to your office, as it is our opinion that your municipality may be affected by the proposed subdivision.

We are seeking direction from your office to help confirm the suitability of this land for the intended land use as outlined in section 14 of the Regulations. Please see attached letters for your review and report to council.

Please forward council's resolution after the next council meeting, addressing the following:

1. How the proposed use complies/contravenes the municipal bylaws (District Plan, OCP and zoning bylaw) (Please reference section numbers that apply in council's resolution),
2. Whether or not a servicing agreement will be required to address municipal services essential to facilitate the proposed development, (see s. 172 of the Act)
3. The 3 questions in the attached municipal letter.

We kindly request your comments, recommendation and/or reasoning behind that decision within 40 days of receipt of this email so that we may process this application accordingly and move it forward.

Please advise if additional time or information is needed before you respond.

If you have questions or wish to discuss further, please do not hesitate to contact me.

****Please note, as a result of the Covid-19 pandemic, I will be working from home with access to my phone and email. I will strive to respond to your inquiry at the earliest convenience. Thank you for your understanding.**

Regards,

Riley Stefanik, RPP, MCIP
Planning Consultant
Ministry of Government Relations
Community Planning Branch
978-122 3rd Ave. North

Saskatoon, Canada S7K 2H6
Phone: 306-933-5215, Fax: 306-933-7320

Please visit our website to download a copy of the Community Planning area map:
<http://www.saskatchewan.ca/government/municipal-administration/maps-for-municipalities#community-planning-maps>

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Application to Subdivide Land

R0581-205

RS

1. Location of Land to be Subdivided:

R.M. of Hoodoo No. 401

Municipality (City, Town, Village)

NW 1/4 Sec. 32 Twp. 42 Rge. 26 Mer. 2

Lot(s) _____ Block(s)/Parcel(s) _____ Plan No. _____

2. The Proposed Subdivision involves:

- ☒ Plan of Proposed Subdivision
- ☐ Parcel Tie Removal
(describe and include parcel pictures)
- ☒ Other Subdividing Instrument (lease, easement)

3. Legal and Physical Access to the Subdivision is via:

☒ Paved ☒ Gravel ☒ Unimproved

- ☐ Grid Road ☐ Highway ☐ Resource Road ☐ Northern Crown Land
- ☐ Main Farm Access ☐ Urban Street ☒ Road Allowance ☐ Trail

4. Physical Nature of the Land to be Subdivided:

a) What is the physical nature of the proposed lot(s) or parcel(s)?

- ☐ Wooded/Treed ☒ Cultivated ☐ Pasture ☐ Hilly ☐ Level/Flat ☒ Low/Swampy
- ☐ Adjacent to a Lake, River or Creek

Describe the physical nature in more detail:

b) Drainage:

How will the proposed lot(s) or parcel(s) be drained? ☒ Natural ☐ Ditches ☐ Curb and Gutter ☐ Storm Sewer

Do you propose to discharge surface water into a highway ditch or waterway? ☐ Yes ☒ No

Show drainage courses on the Plan of Proposed Subdivision.

5. Land Use:

a) What is the land presently used for?

☒ Agriculture ☐ Residential ☐ Seasonal Recreation (Cottage) ☐ Commercial ☐ Industrial ☒ Other

Describe the present land use in more detail:

Cultivated land. Pumphouse with access road

b) What is the **intended** use of the proposed lot(s) or parcel(s)?
☐ Agriculture ☐ Residential ☐ Seasonal Recreation (Cottage) ☐ Commercial ☐ Industrial ☒ Other

Describe the intended land use in more detail:

Pumphouse with access road

c) Are there any buildings on the land being subdivided? ☒ Yes ☐ No

Indicate the location, distance from the property boundary and use of all buildings and utility lines on the Plan of Proposed Subdivision/Parcel Picture.

6. Services:

a) Water Supply is:

<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Not Required
<input type="checkbox"/> Communal System	<input type="checkbox"/> Cistern	<input type="checkbox"/> Lake / Waterbody
<input type="checkbox"/> Municipal Well	<input type="checkbox"/> Private Well	<input type="checkbox"/> Other

Describe / specify proposed water source: _____

b) Sewage Disposal is:

<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Not Required
<input type="checkbox"/> Private-On-Site	<input type="checkbox"/> Mound	<input type="checkbox"/> Chamber
<input type="checkbox"/> Jet	<input type="checkbox"/> Municipal / Communal	<input type="checkbox"/> Absorption Field
	<input type="checkbox"/> Lagoon	<input type="checkbox"/> Holding Tank
		<input type="checkbox"/> Other
		<input type="checkbox"/> Septic Tank

Describe / specify proposed sewage disposal system: _____

Please show all set back distances from the property boundary, house, well and water course(s) on the plan of proposed subdivision.

7. Utility Services:

Electric power is: ☒ Existing ☐ Proposed ☐ Not Required ☐ Not Available

Telephone service is: ☐ Existing ☐ Proposed ☒ Not Required ☐ Not Available

Natural gas is: ☐ Existing ☐ Proposed ☒ Not Required ☐ Not Available

8. Surrounding Land Users:

If the proposed subdivision is in a Rural Municipality, are any of the following within 5 km; or
If in an Urban Municipality, are any of the following within 500 m? Check all that apply. Use Section 9 (Additional Comments) to identify surrounding land use details.

	If checked, please state distance:
<input checked="" type="checkbox"/> Airport	3.4 km
<input type="checkbox"/> Intensive Livestock Operation	
<input checked="" type="checkbox"/> Sewage Treatment Facility or Sewage Lagoon	3.7 km
<input checked="" type="checkbox"/> Landfill for disposal of garbage or refuse	3.7 km
<input type="checkbox"/> High Voltage Power Transmission Line	
<input checked="" type="checkbox"/> High Pressure Gas Transmission Line, Oil Line (specify)	2.8 km
<input type="checkbox"/> Industrial Commercial Operation (specify)	
<input type="checkbox"/> National, Provincial or Regional Park	
<input checked="" type="checkbox"/> Residential Lot(s)	1.2 km
<input checked="" type="checkbox"/> Water Body or Course	500 m - Wakaw Lake
<input checked="" type="checkbox"/> Cemetery	660 m
<input checked="" type="checkbox"/> School Bus Route	Adjacent
<input checked="" type="checkbox"/> Urban Municipality	1.65 km
<input checked="" type="checkbox"/> Water Treatment Plant or Reservoir	4.2 km
<input type="checkbox"/> Oil or Gas Well or Facility (within 500m)	

9. Additional Comments:

10. Other Requirements:

1. Applications must include a copy of the title to the land being subdivided and the Basic Fees. Also include any relevant permits or approvals obtained from other agencies or a municipality.
2. Basic Fees are \$300 per proposed lot (non-refundable) plus \$150 for a issuance of a Certificate of Approval. The fees are exempt from GST & PST. Make a cheque or money order payable to the Minister of Finance.
3. Applicants may be asked for additional fees and information if found to be needed during the review of an application.
4. Until the review of an application is done and a decision is issued, no binding contracts for the land should be made and no construction or site preparation work should be started.
5. Personal information given on this form is collected pursuant to The Freedom of Information and Protection of Privacy Act and will be shared with other agencies involved in reviewing subdivision applications. If you do not want your personal information to be shared, contact the Community Planning Branch to discuss your concerns before submitting a completed form.

11. Applicant(s): *(persons making application and to whom correspondence should be addressed)*

a) Name of registered owner of land to be

subdivided:

Name: Gaetan Armand Vachon & Lorraine Vachon

Address: Box 376

City/Town/Village: Wakaw

Prov: SK Postal Code: S0K 4P0

Email: townfarmboyz@gmail.com Tel: 306 233 7595

b) Land Surveyor / Planner / Lawyer / Agent
(specify):

Name: Evan Wight Company: GeoVerra

Address: 313 Albert St

City/Town/Village: Regina

Prov: SK Postal Code: S46 2N6

Email: evan.wight@GeoVerra.com Tel: 306 522 5628

c) Declaration by registered owner or authorized designate:

I, Evan Wight

hereby certify that I

☐ am the registered owner of the land proposed for subdivision.

☒ am authorized, in writing, to act as the registered owner per Sections 2(d) and 5(3) of *The Subdivision Regulations, 2014*, I hereby swear that all statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if I made under oath, and by virtue of the Canada Evidence Act.

Signature:  Date: 8/31/20

Name: Evan Wight Address: 313 Albert St

City/Town/Village: Regina Prov: SK Postal Code: S46 2N6 Tel: 306 522 5628

Replies are to be sent to (please specify from above): ☒ a ☒ b ☐ c

Email: evan.wight@geoverra.com

Rural Municipality of Hoodoo No.401 Report

For: Council
Date: October 9, 2020
From: Joan Corneil, CAO
Title: Subdivision Application – SE 1/4 -32-42-26 W2

Options:

1. Receive and file
2. That administration is directed to respond to Ministry of Government Relations that the Rural Municipality of Hoodoo No. 401 recommends the approval of the subdivision of SE ¼ Section 32-42-26 W2M as it complies with the use under the Zoning Bylaw No.14 of 2018 Sec 5.1 permitted Uses ,5.11 b) v) .
3. Other (Council)

Background: Administration is receipt of a subdivision application for the above noted property. The purpose of a new parcel is for a Public Utility . Staff have reviewed the application and determined that it complies with our bylaws, is not incompatible with surrounding uses and there are no municipal facilities that will be affected.

Discussion: Council has the discretion to recommend approval

Financial Implications: None

Attachments: Letter from ministry of Government Relations and application

Conclusion: The subdivision will not negatively impact the RM and the development on it will provide a service to the ratepayers

Respectfully submitted,

Joan Corneil, CAO



Rural Municipality of Hoodoo No. 401

Minor Variance Application Form

Applicant: Wes Penrod and Karen Langston
Address: Unit 101- 510 Saskatchewan Cres East
Saskatoon, Sask. S7N 4P9
Cell (W) 306-221-4948 Fax: 306-664-6140 (Wes)
(K) 306-221-7689
Email: ~~k.langston~~ k.rlangston@sasktel.net

NOTE: If the applicant is not the registered owner of the subject property, the owner of the property must also sign the application form or provide a letter of consent for the application to be processed.

Legal description of land:

All/Part of the _____ 1/4, Section _____, Township _____, Range _____
LSD(s) _____ Lot(s) 16 Block(s) 2
Registered Plan No. 76 PA 24174 W2

Information of building subject to minor variance application:

Has a development permit been issued for the building subject to a minor variance application?

☒ Yes ☐ No

Has a building permit been issued for the building subject to a minor variance application?

☒ Yes ☐ No

Status of the building subject to minor variance application:

☒ Construction pending ☐ Construction underway ☐ Construction completed

Describe the nature and extent of relief sought for support of the minor variance request.
Please include reasons why it is not possible to comply with the provisions of the Zoning Bylaw (use additional pages if necessary):

In order to comply with the provisions of the Zoning Bylaw,
the structure (garage) would require removal of four (4)
trees approx. 75ft tall.
By approving the 10% variance, would allow the
contractor the ability to erect the garage without having to
damage/remove trees,



Rural Municipality of Hoodoo No. 401

Minor Variance Application Form

Attachments:

Please include the following:

- ☒ \$100.00 Non-refundable Application Fee (cash/cheque/debit) CHEQ #035
- ☒ Site Plan or Real Property Report (surveyor's certificate) reflecting the location of all the buildings and structures on site as of the date of application including:

- North arrow;
- Boundaries of the parcel including approximate dimensions;
- Dimensions of existing and/or proposed buildings and structures;
- Setback dimensions of buildings and structures on the property to property lines and other buildings or structures;
- Location of all existing and proposed utilities;
- Location of all existing and/or proposed approaches and driveways; and
- The location of all distinguishing physical features located on or adjacent to the property including but not limited to sloughs, streams, culverts, drainage ways, wetlands, slopes, bluffs, etc.

Declaration by Applicant

I, WES PENROD & KAREN LANGSTON of SASKATOON in the Province of SASKATCHEWAN, solemnly declare that all of the above statements within this application are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

I further agree to indemnify and hold harmless the Municipality from and against any claims, demands, liabilities, costs or damages related to the development undertaken pursuant to this application.

DATE: Oct 7/20 SIGNATURE: [Signature] [Signature]

DATE: _____ LANDOWNER SIGNATURE: _____
(if required)



**RURAL MUNICIPALITY OF HOODOO NO. 401
NOTICE OF DECISION FOR DEVELOPMENT PERMIT**

FORM B

Bylaw No. 14, 2018

Application # 2020-013

To: T-Bo Contracting for Penrod/Langston
(Applicant)

P.O. Box 823 Wakaw, SK S0K 4P0
(Address)

THIS IT TO ADVISE YOU THAT YOUR APPLICATION FOR A:

- ☒ PERMITTED USE OR FORM OF DEVELOPMENT, or,
☐ DISCRETIONARY USE OR FORM OF DEVELOPMENT:

HAS BEEN:

- ☐ APPROVED
☒ APPROVED SUBJECT TO CONDITIONS OR STANDARDS, as listed in the attached "Schedule A".
☐ REFUSED for the following reasons:

If your application has been approved with or without conditions, this form is considered to be the Development Permit referred to in Section 2, of Bylaw No. 3, 2000, the Zoning Bylaw.

RIGHT OF APPEAL

Please be advised, that under Sections 58 and 219 of the *Planning and Development Act, 2007*:

- ☐ you **may appeal the refusal** of your application for a permitted use or form of development (Section 219 (1))
☐ you **may NOT appeal the refusal** of your application for a use or form development that is not permitted with the zoning district of the application (Section 219 (2));
☐ you **may appeal** those standards or special conditions that you consider excessive for a discretionary use approved by council (Section 58).
☐ you **may NOT appeal the refusal** by council of the use described in your application for a discretionary use or form of development (Section 219 (2))

to the **Development Appeals Board of the Rural Municipality of Hoodoo No. 401**. In addition you may appeal if you feel that the development Officer has misapplied the Zoning Bylaw in the issuing of this permit (Section 219). Your appeal must be in writing within 30 days of this notice, to:

Secretary, Development Appeals Board
Rural Municipality of Hoodoo No. 401
Box 250, Cudworth, Saskatchewan, S0K 1B0

June 16, 2020
(Date)

[Signature]
(Development Officer/Administrator)

This is a permit under the zoning bylaw, it does not constitute approval of the building design under the *Uniform Building and Accessibility Act* where required.


Schedule "A"

Building Permit #2020-013

This permit is issued subject to the following conditions:

1. Unless otherwise stated as a condition of approval, development shall be in accordance with the development permit application submitted to the R.M. of Hoodoo No. 401 on June 8, 2020 and additional information provided June 15.
2. Development shall be in compliance with Official Community Plan Bylaw 13, 2018
3. Development shall be in compliance with Zoning Bylaw No. 14, 2018
4. Comply with Buildtech Building/Fire Code Enforcement & Consulting plan review & inspection schedule and in compliance with Building Bylaw 5, 1995.
5. Development shall not take place until all necessary municipal and provincial approvals, licenses, permits and agreements are obtained. A copy of all regulatory approvals, licenses, permits and agreements shall be filed with the RM once received.
6. Any information contained in the application that is found to be incorrect and/or not in compliance with the Official Community Plan Bylaw No. 13, 2018 or Zoning Bylaw No. 14, 2018 may result in the cancellation of the development permits as stated in Bylaw No. 14, 2018 sections 1.2, 2.7.1, 2.15 and 3.37.1(a).

June 16, 2020
Date


Development Officer

Plan Examination Report: Penrod Detached Garage

RM of Hoodoo #401

Section 'A' - Project Description						
File No:	07-2020RMH		Plan Exam No:	1	Date:	11-Jun-20
Address:			Municipal Permit No:			
Legal:	Lot:	216	Block:	2	Plan:	76PA24174
Project Use:	SDG		Detached Garage (for SDD)			

Classification	<input type="checkbox"/> A1	<input type="checkbox"/> A2	<input type="checkbox"/> A3	<input type="checkbox"/> A4	<input type="checkbox"/> B1	<input type="checkbox"/> B2	<input type="checkbox"/> B3	<input checked="" type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	<input type="checkbox"/> F1	<input type="checkbox"/> F2	<input type="checkbox"/> F3	<input type="checkbox"/> ND
New Area (sq.m)	89.2		Existing Area (sq.m):	0		Total Area (sq.m):	89.2		First Story Footprint					
No. of Storeys	1		No. of Streets:	1		Classification Article	Part 9		NBCC Edition:		2015			
Estimated Value of Construction:			\$20,000.00			Classification Article:			Part 9					
Style:			Det Garage			Foundation:			Thickened Edge Slab					
Garage:			Detached			Deck:			N/A					

Section 'B' - Plan Examination Review	
The project drawings have been reviewed for compliance with the Uniform Building and Accessibility Standards Act and Regulations. This plan examination does not include review for any municipal zoning or development concerns. The plan examination revealed the following:	
<input checked="" type="checkbox"/>	General compliance; the items listed below in Section 'C' are required to be incorporated into the design and construction of the project, and are suitable to list as conditions of building permit issuance
<input type="checkbox"/>	Plans are incomplete, or the design contains significant deficiencies, and therefore are required to be re-submitted for review prior to issuing a building permit. See items listed in Section 'C'.
Plan Examination Conducted By: Karly Heatcoat	

Inspection Schedule	
Call 306-370-2824 or email call4inspection@gmail.com to book inspections at the following stages	
Item No:	Description
RI 1	DETACHED GARAGE FINAL: one site visit is required when garage is complete; exterior finishes are to be complete, but installation of any interior drywall / cladding or insulation, is not to be started prior to inspection.

Section - 'C' - Conditions of Permit		
The following items shall be complied with as conditions of this permit.		
Item No:	NBCC Article	Description
1	Admin	Proceeding with any construction that differs from the proposed plan that this plan examination is based on will be treated the same as if building without a permit.
2	9.9.7	At least 1 man door must be located in this building.
3	9.15. (SDG)	Actual site conditions have not been provided (i.e. Soil types, topographical elevations, slopes, etc.). The proposed foundation is typical of a commonly used detached garage building with slab on grade. The owner may want to consider a site specific geotechnical investigation, and engineered design if there are any site conditions that would not be considered 'typical', or suit this type of foundation.
4	9.19.2.1.	An attic access hatch is required, it shall be not less than 550 mm x 900 mm (21.6" x 36").

5	9.19.1.2.	The roof space is required to be vented with a minimum ventilation area of 1/300 of the insulated ceiling area. At least 25% of the required ventilation openings shall be located at the top of the roof space (ridge vents, dome vents near the peak, and / or gable end vents), and at least 25% of the openings shall be located at the bottom of the space (soffit).
6	9.23.2.3.	Wood framing members that are supported on concrete that is in contact with the ground or fill, are required to be pressure-treated; the exterior wall bottom plates are to be pressure treated.
7	9.23.4.2	Roof trusses are to be designed by a Structural Engineer, farm trusses are not permitted.
8	9.23.6.1	The garage walls shall be anchored to the slab with 12.7 mm (1/2") anchor bolts spaced no more than 2.4 m (8') o.c., or 9.5 mm (3/8") bolts spaced no more than 1.2 m (4') o.c. Anchor bolts are required at every corner, and adjacent to every door opening. Bolts must be embedded not less than 100 mm (4") into the foundation.
9	9.23.15.7.	The unsupported edges of the roof sheathing are required to be supported by H-clips, and solid blocking at the ridge.
10	9.26.2.2.	All roofing materials are to be installed as per the manufacturer's documented instructions.
11	9.27.	All wall sheathing is required to be protected by a sheathing membrane (housewrap / building paper) installed as per the manufacturer's instructions for the specific finish or cladding.
12	9.35.3.1.b	The thickened edge slab footing construction shall at minimum meet the following requirements; where truss span is $\leq 9.8\text{m}$ (32'-0"): 12" deep x 12" wide r/w 3 rows - 15M continuous & 10m stirrups @ 24" o.c.
13	9.25.2.5.	Spray-applied polyurethane Insulation shall be installed in accordance with CAN/ULC-S705.2, "Thermal Insulation – Spray-Applied Rigid Polyurethane Foam, Medium Density — Application." Submit Spray Foam material form attached, or available at www.buildtechinspections.ca/resources .

Building Official:


Karly Heatcoat



RURAL MUNICIPALITY OF HOODOO NO. 401
APPLICATION FOR DEVELOPMENT PERMIT

FORM A
 Bylaw No. 14, 2018
 Application # 2020-013

1. Applicant:
 Name: Mark Thibault (TBO Contracting) Phone: (306) 233-7370
 Address: Box 823 Walsby St Postal Code: S0K 4P0
2. Registered Owner: ☐ as above or,
 Name: Was Perard Phone: (306) 221-4948
 Address: Co. unit 101-510 Saskatchewan Ave East Postal Code: _____
3. PROPERTY (LEGAL DESCRIPTION)
 LSD or % _____ Sec _____ Twp _____ Rge _____ W _____
 Lot(s) 216 Block 2 Registered Plan No. 76 PA 24174
4. Site: Frontage 15.5 m. Depth 30 m. Area 465 m², or ha
5. Existing use of land or buildings: Parking + storage
6. Proposed use of land and buildings: Parking + storage
7. Proposed construction and alteration of buildings: Construct garage 30' x 32'
8. a) Proposed Date of Start July 2020
 b) Proposed Date of Completion Nov 2020
9. Other Information (eg. proposed sewage system) N/A
10. Are there other dwellings or commercial uses located on this quarter section? N/A
11. For new construction, a SITE PLAN on a separate sheet showing, where applicable, (check those shown and attach) the following:
 a) ☒ dimensions of the site.
 b) ☒ location and size of all existing and proposed buildings and structures
 c) ☐ utility lines, easements, or topographic features
 d) ☐ proposed location of sewage systems and water supply
 e) ☐ access points to provincial highway or municipal road
12. Declaration of the applicant:
 I, Mark Thibault of the Town of Walsby
 In the province of Saskatchewan solemnly declare that the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.
 I hereby agree to insure that the building in question complies with the requirements to the National Building Code and the Uniform Building and Accessibility Standards Act and Regulations. I do not require the Municipality to police this project for this compliance and I acknowledge that the Municipality will not be doing so. I hereby save the Municipality harmless from any liability that may occur as a result of any default in compliance with the above code, Act or Regulations. I understand that if any inspection is required by the Building Standards Branch of the Department of Environment and Public Safety, I will be responsible for requesting it and paying all costs.
 I hereby agree to comply with the Bylaws of the Municipality respecting Buildings
 Note: The applicant is responsible for ensuring buildings comply with The Uniform Building and Accessibility Act, where applicable

Mark Thibault
 signature

APPLICATION FEE: \$100.00

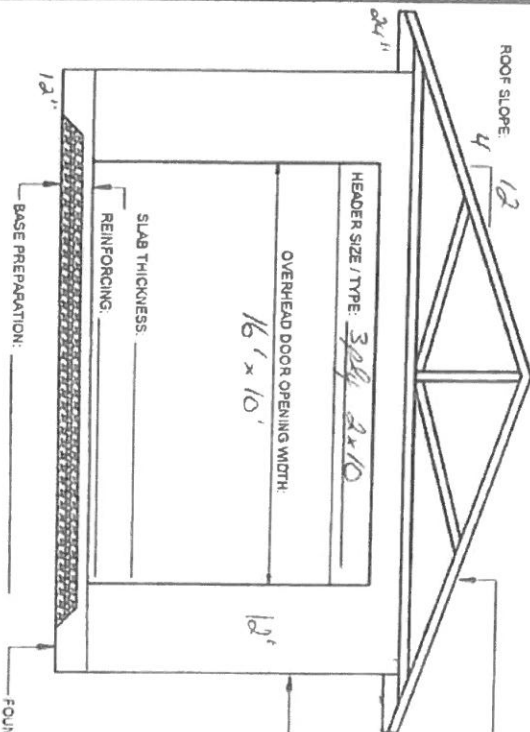
Signature: _____

DETACHED GARAGE - PERMIT APPLICATION CHECKLIST

Applicant's Name: Wm Perrod
 Project Street Address: 2815 Poplar drive Ste. 100

Please fill in all requested information and checkboxes to ensure a proper building code assessment can be completed prior to issuing a building permit.

GARAGE DIMENSIONS: 30 x 32



ROOFING MATERIAL: Asph/Flt Shingles
 SHEATHING: 7/16\"/>

WALL CLADDING: Vinyl Siding
 SHEATHING: 3/8\"/>

STUD FRAMING / SPACING: 2x6 @ 16\"/>

ANCHOR BOLTS TYPE / SIZE / SPACING: 3/8\"/>

ENTRANCE DOOR SIZE: 16' x 8'
 (SHOW LOCATION ON SITE PLAN) 36\"/>

FOUNDATION TYPE / SIZE: Slab on grade
4\"/>

☐ GARAGE IS UNHEATED
☒ GARAGE IS HEATED
 CEILING INSULATION: Spray foam
 WALL INSULATION: \"/>

HEATING SOURCE: Natural gas

SITE PLAN:

Please provide a site plan for this project showing your proposed Detached Garage. It is recommended that your proposal be drawn on photocopied Real Property Report or Surveyor's Certificate. Do not use your only copy of these documents as the municipality is not responsible for lost or damaged reports.

The SITE PLAN should include the following:

- Size and location of proposed garage.
- Distance to all property lines.
- Distance to house.
- Dimensions of garage.
- Location of entrance door and overhead door.
- Lot dimensions and shape of lot.
- All other existing buildings, including area of house.

☒ Site Plan Attached

Prepared by
BuiltTECH Consulting & Inspections Inc.
 www.builttechinspections.ca



RURAL MUNICIPALITY OF HOODOO NO. 401
APPLICATION FOR BUILDING PERMIT

FORM A

BUILDING PERMIT # _____

I hereby make application for a permit to ☒ construct ☐ erect ☐ place ☐ alter
☐ repair ☐ renovate ☐ reconstruct

a building according to the information below and to the plans and documents attached to this application

Civic address or location of work Lot 216, Block 2, Side Ranch
Legal description: Lot 216 Block 2 Plan 26 PA 24174
Owner: Wes Perrod Address Wakaw Lake Telephone (306) 231-4948
Designer: _____ Address _____ Telephone _____
Contractor: Mark Thibault Address Wakaw Lake Telephone (306) 233-7370
Nature of work: Construction (New)
Intended use of building: Storage + parking
Size of building: 30 x 760 Length 32 Width 30 Height 12'
Number of storeys: 1 Fire escapes N/A
Number of exits: 2 Width of exits 36" and 16"

Foundation Soil Classification and Type <u>①</u>			
Footings	<u>concrete</u>	Material	<u>30mpa</u> Size <u>4"</u>
Foundations	<u>concrete</u>	Material	<u>30mpa</u> Size <u>12" x 12"</u>
Exterior Walls	<u>wood</u>	Material	<u>2x6</u> Size <u>12' on 16' center</u>
Roof	<u>wood</u>	Material	<u>OSB</u> Size <u>7/16</u>
Studs	<u>2x6</u>	Material	<u>SPF</u> Spacing <u>16"</u>
Floor Joists	<u>N/A</u>	Material	Spacing _____
Girders	<u>N/A</u>	Material	Spacing _____
Rafters	<u>engineered rafter</u>	Material	<u>SPF</u> Spacing <u>24" OC</u>
Chimneys	<u>1 round vent</u>	Number	<u>1</u> Size <u>4"</u>
		Material	<u>metal</u> Thickness <u>9/32"</u>
Heating	<u>gas unit</u>	Lighting	<u>standard</u> Plumbing <u>N/A</u>

Estimated value of construction (excluding site) \$ 20,000.00
Building area (area of largest storey) 292.6 square metres
Fee for building permit \$ _____

I hereby agree to comply with the Building bylaw of the municipality and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the municipality and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out by the Council or its authorized representative.

May 25 / 2020
Date

Mark Thibault
Signature of Owner or Owner's Agent

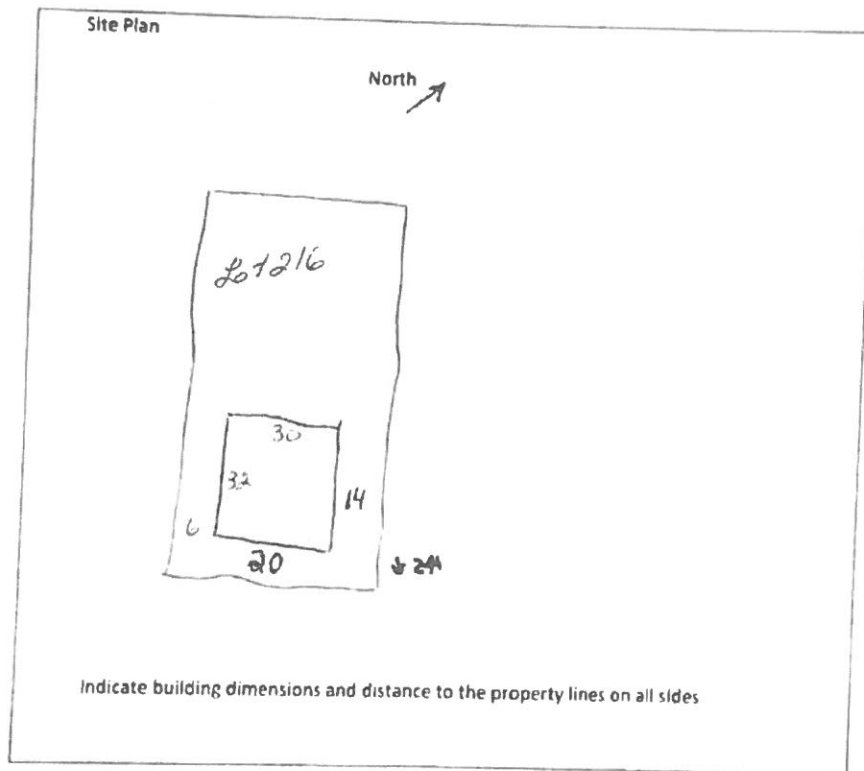


RURAL MUNICIPALITY OF HOODOO NO. 401
APPLICATION FOR BUILDING PERMIT

FORM B

BUILDING PERMIT # _____

a building to be used as a Garage on civic address or location Site Beach
Lot 216 Block 12 Plan 26-PA-14174 in accordance with the application dated _____
This permit expires one year from the date of issue if work is not commenced within that period or if work is suspended for a period of six months, unless otherwise authorized by Council or its authorized representative.
Grade lines of the building site are to be as indicated below and as shown on the diagram.



This permit is issued subject to the following conditions:

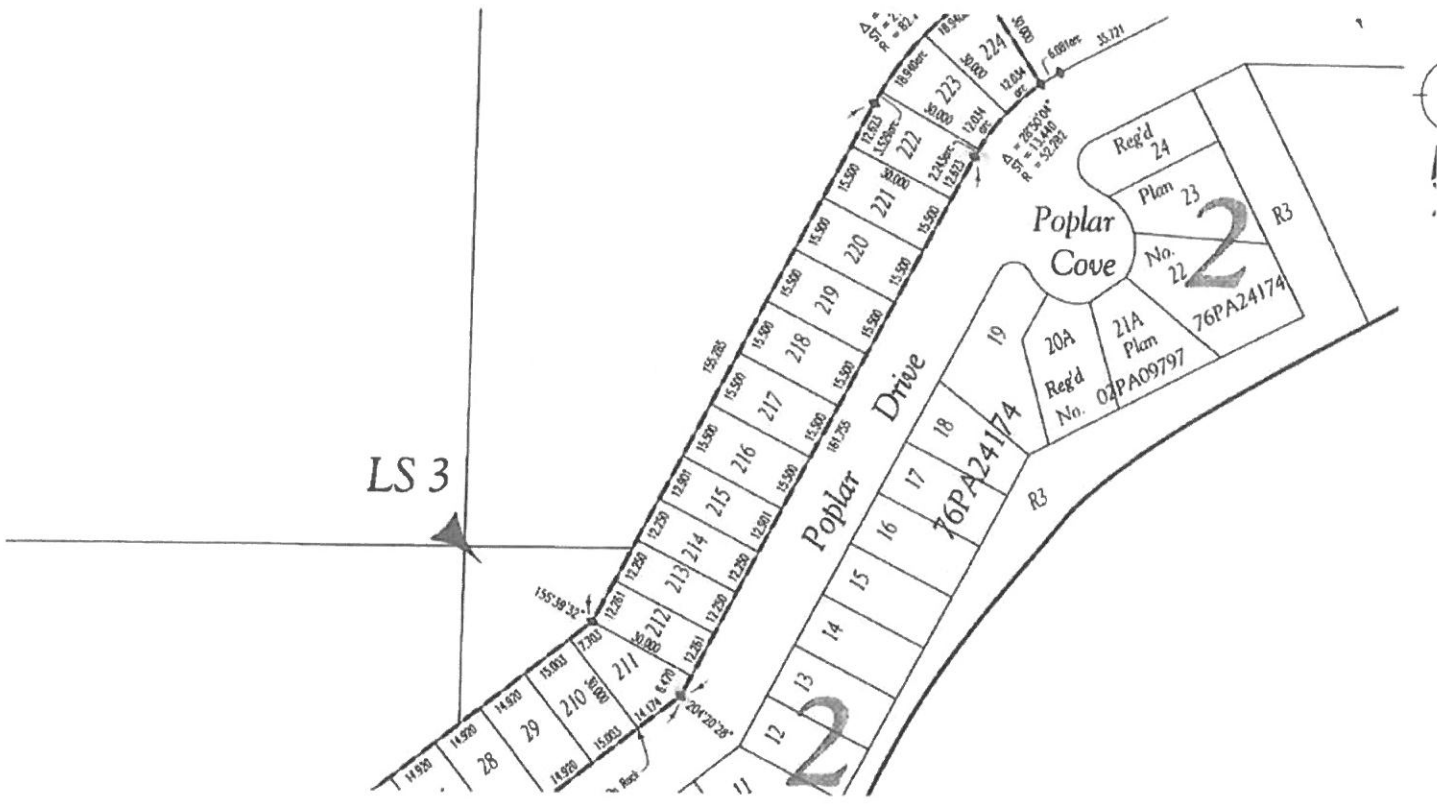
Any deviation, omission or revision to the approved application requires approval of the Council or its authorized representative.

Estimated value of construction \$ 20,000.

Permit Fee \$ _____

Date _____

Signature of Authorized Official _____



Rural Municipality of Hoodoo No.401 Report

For: RM of Hoodoo - council

Date: October 14, 2020

From: Fay Stewart

Title: List of land with arrears – proceeding to tax enforcement

Options:

1. Receive & file
2. That Council authorizes the list of land with arrears presented to be sent to Taxservice for tax enforcement, and administration is directed to remove any properties with a balance that is less than 50% of 2019's levy.
3. Other (Council)

Background: The list of land with arrears was printed the morning of October 9, 2020. It includes all properties with arrears (balances that originated before Dec 2019 that have not yet been paid)

Discussion: Proceeding with tax enforcement (via Taxservice) begins the process of collecting on these accounts

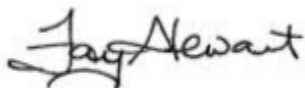
Financial Implications: A total of \$66,708 remains outstanding per the report

Attachments:

- List of lands with arrears

Conclusion: Proceeding with tax enforcement will result in the RM starting to collect on the balance receivable.

Respectfully submitted,



Rural Municipality Of Hoodoo No. 401
List of Lands with Arrears
As of 2020-10-31

Roll Number	Property Description	Assessed Value	Total Arrears
00000608 000	SW 36 41 25 W2	289,800	1,981.95
00000766 000	NW 36 41 26 W2	172,100	2,435.68
00001051 000	SE 24 42 26 W2	536,600	33.47
00001067 000	PT NW 28 42 26 W2	100,600	330.30
00001068 000	PT NW 28 42 26 W2	37,500	330.30
00001077 000	SE 29 42 26 W2	169,800	1,012.85
00001116 000	SW 01 43 25 W2	150,700	1,049.74
00001117 000	NE 02 43 25 W2	171,000	1,169.44
00001133 000	PT NE 05 43 25 W2	27,800	135.62
00001147 000	SE 08 43 25 W2	163,000	972.26
00001170 000	NE 14 43 25 W2	229,000	1,595.18
00001171 000	PT NW 14 43 25 W2	61,800	345.77
00001173 000	SW 14 43 25 W2	231,300	1,611.24
00001187 000	NE 18 43 25 W2	242,200	2,347.32
00001209 000	SE 23 43 25 W2	213,600	960.23
00001281 000	SE 04 43 26 W2	359,000	2,046.05
00001284 100	PT NW 05 43 26 W2	285,800	839.02
00001300 000	NW 09 43 26 W2	214,700	1,468.33
00001315 000	SW 12 43 26 W2	418,700	138.92
00001319 000	SW 13 43 26 W2	489,000	267.37
00001333 000	SW 16 43 26 W2	334,900	2,257.44
00001344 000	NE 19 43 26 W2	208,900	1,182.03
00001345 000	NW 19 43 26 W2	168,800	984.24
00001347 000	SW 19 43 26 W2	263,000	1,950.56
00001353 000	NW 21 43 26 W2	305,500	1,682.55
00001395 000	SW 30 43 26 W2	247,500	1,320.06
00001408 000	PT SW 33 43 26 W2	219,300	1,791.41
00001423 200	15 05 90PA13407 W2	193,300	10.80
00001591 000	08 01 78PA08268 W2	34,600	288.20
00001594 000	01 05 73PA11320 W2	127,200	1,008.32
00001599 000	11 01 72PA15605 W2	201,600	55.00
00001644 000	10-W 1/2 11 02 67PA13408	288,700	22.69
00001745 000	04 02 68PA10724 W2	134,500	1,066.12
00001755 000	05 02 68PA10724 W2	378,200	2,571.46
00001763 000	06 02 68PA10724 W2	134,500	1,066.12
00001866 000	10 21 78PA03635 W2	307,700	2,439.01
00001869 000	12 03 66PA15555 W2	197,500	1,565.51
00001942 000	07 11 66PA12689 W2	226,500	1,889.14
00001963 000	04 03 79PA23980 W2	184,900	1,498.36
00001973 000	20 11 67PA09845 W2	518,300	15.88
00001981 000	05 04 78PA08268 W2	265,800	1,999.35
00002022 000	01 04 79PA23980 W2	172,100	1,687.88
00002031 000	02 13 77PA19095 W2	275,200	2,181.42
00002032 000	05 04 79PA23980 W2	215,600	1,709.03
00002047 000	02 05 79PA23980 W2	235,900	0.70
00002104 000	04 02 92PA21095 W2	143,600	1,126.49
00003217 000	47 15 101965686 W2	33,500	265.51
00003230 000	12 01 101904522 W2	34,800	275.87
00003254 000	PT SW 16 43 26 W2	7,600	54.78

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Rural Municipality Of Hoodoo No. 401
List of Lands with Arrears
As of 2020-10-31

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Roll Number	Property Description	Assessed Value	Total Arrears
00003283 000	01 02 102092284 W2	78,400	389.25
00003287 000	05 02 102092284 W2	31,500	249.69
00003288 000	06 02 102092284 W2	31,500	249.69
00003290 000	08 02 102092284 W2	31,500	259.91
00003291 000	09 02 102092284 W2	31,500	259.91
00003307 000	04 05 102092284 W2	31,500	269.49
00003310 000	A 102109339	320,900	8,076.54
00003317 000	B 102154519 W2	26,200	549.09
00003347 000	PT SE 05 43 25 W2	400	5.48
00003370 000	SE 24 42 26 W2	65,800	11.62
00003407 000	8 21 STORAGE	52,300	1,350.67
Grand Total:			66,708.31

This report does not include arrears on property where a tax lien has been registered.

Properties Printed: 60

Cudworth Sr. Citizen's Recreation Center Inc.
Box 601
Cudworth, Saskatchewan
S0K 1B0

October 8, 2020

R.M. of Hoodoo No. 401
Box 250
Cudworth, Saskatchewan
S0K 1B0


Attention: Reeve – Derreck Kolla & Council Members

Dear Derreck & members of Council:

The Cudworth Sr. Citizens Recreation Center has received a grant to purchase 36 ipads to be distributed between the Cudworth Nursing Home, St. Michael's Haven and Evergreen Courts. The purpose of this grant is to insure that during this time of Covid, that there can be contact between the residents of the Nursing Home, Haven & Evergreen Court with family members by Facetime, Zoom, or other means of Social Media. This is very important for the mental health of the residents. In addition to communicating with family, apps can be put on the ipads to help with cognitive memory exercises, etc.

What is not covered by the grant is the internet costs. It is our understanding that the Nursing Home has made a request to the Saskatoon Health Region to provide internet or wifi on the Nursing Home side, currently, it is only on the clinic or office side of the Cudworth Health Center. There is also wifi available to the residents of St. Michael's Haven in the common area. There is no wifi or internet at Evergreen Courts. We are requesting assistance from the RM of Hoodoo to provide ½ share of the wifi or internet costs for this facility. A similar request will be going to the Town of Cudworth as well. Sask Tel has recommended the Business Extended 50 plan. That cost is \$89.95 plus taxes, or by contracts - 1 year - \$74.95 per month, 3 year - \$64.95 per month & 5 year - \$52.95 per month. Currently, the plan is to have the billings added on to the Cudworth Sr. Citizens monthly bills, but I'm sure that could be changed. It will take some time to set this up yet, so realistically it won't be until late November, December by the time it is set up. Depending on the plan that is chosen, it would cost \$705.00 per year, up to \$1,200.00 per year. Would the RM consider working this into the budget on a yearly basis?

We look forward to hearing from you regarding this very important service that we are looking to provide to our senior citizens who will be impacted by Covid & isolation.

Sincerely,

Catherine Mazurkewich
Treasurer
Cudworth Sr. Citizen's

cc. File