



**RM of Hoodoo**  
**October 18, 2022 - Special - 08:30 AM**

- 1 Meeting Called To Order**
- 2 Conflict of Interest**
- 3 Committee of the Whole- in camera**
  - 3.2 Unfinished in-camera items
- 4 Reconvene**
- 5 Unfinished business**
  - 5.1 10 AM - Pinter attending - re: Smuts grits clay capping project
    - 📎 Pinter - request for refund of penalty re: Smuts grid 1
  - 5.2 Foreman's Report
    - 📎 Foreman's Report 1
    - 📎 Foreman's Report 2
  - 5.2.1 Mower - equipment discussion
  - 5.3 Civic Addressing - Road Name change
    - 📎 Civic Addressing - Road name change - report
  - 5.4 Installation of radio tower
  - 5.5 SARM CSO Resolution
    - 📎 SARM CSO Resolution 1
- 6 Reports of Administration**
  - 6.1 List of accounts for approval - \$6,722.76
    - 📎 List of accounts for approval - \$6,722.76
- 7 New and Other Business**
  - 7.1 Discretionary Use- residence SE 5-40-27 W2 Sec
    - 📎 Report- Discretionary Use- residence SE 5-40-27 W2 Sec 1
    - 📎 Application and supporting docs Discretionary Use- residence SE 5-40-27 W2 Sec 1
    - 📎 Letter to adjacent owners Discretionary Use- residence SE 5-40-27 W2 Sec 1
    - 📎 listing- residence SE 5-40-27 W2 Sec 1
- 8 Adjournment**

29 August 2022

File:22-2068-21-1

CONFIDENTIAL

Mr. Joan Corneil,

RM of Hoodoo  
525 2<sup>nd</sup> Avenue  
Cudworth, SK S0K 1B0

**Re: RM of Hoodoo Smuts Road Clay Capping – Reinstatement of Penalty Fine**

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PINTER has issued a remediation Workplan for BCE Earthworks Ltd. (BCE, the Contractor) to repair the road segment on Grid Road 767 (the Road, Smuts) on 5<sup>th</sup> August 2022. The road repair kickoff meeting was conducted on 9 August 2022 with RM of Hoodoo (the RM)'s representatives, PINTER and Associates Ltd. (PINTER)'s personnel and the Contractor. BCE completed the repair work outlined in the letter on 24 August 2022.

Prior to the issuing of the Workplan by PINTER, BCE attempted to fix areas of concern in Spring 2022. At this time BCE made sure removed large rocks and boulders from the surface of the road while they regraded the road surface.

PINTER decided to postpone the remedial work to provide BCE with a detailed workplan to repair and rehabilitate the road.

The repair work was focused on the following three (3) major items:

- Approximately 800 m of the road segment was reconstructed from the subgrade level including the incorporation gravel on the newly constructed clay capping. This section of the road was observed to be extremely wet due to the presence of permanent water bodies on the two sides of the road which caused the silty clay material on the road to be saturated. The wet soil conditions have caused significant challenges for the clay compaction work. The Contractor also generously agreed to mix the clay material with bentonite that was supplied by the RM to prevent ruts and soft spots from developing in the future. This additional work was not a part of the original tender. The Contractor also agreed to construct the clay capping in 100 mm lifts compared to the initial specification requirement of 150 mm lifts;
- Approximately 2000 m of the road segment was completed with the gravel incorporation. In addition, some of the segments were observed to be wet underneath the gravel, therefore, the Contractor has allowed additional time to dry

the wet segments and added bentonite to the clay in order to stabilize the wet segments of the road; and

- The side slope discrepancies were addressed by applying additional materials from the borrow pit and waste from the road clay capping section to flatten the slopes in the specified areas. It's estimated that more than 120 truckloads of the material were hauled to flatten the side slopes.

The contractor completed the work described herein with an estimated cost of over **\$111,632.55**. Table 1, below, describes the work completed by the contractor with the estimated costs for each item according to the original tender price.

Table 1: Cost of Repair and Rehabilitation

Line-Item Name	Quantity	Unit	Unit Price	Amount
Mobilization & Demobilization	2	Each	\$ 12,500.00	\$ 25,000
Road Excavation	945	m <sup>3</sup>	\$ 5.85	\$ 5,528.25
Haul Waste Material	945	m <sup>3</sup>	\$ 4.00	\$ 3,780.00
Clay Capping	945	m <sup>3</sup>	\$ 5.85	\$ 5,528.25
Incorporation Gravel	1010	m <sup>3</sup>	\$ 1.61	\$ 1,626.10
Roadway Subgrade Reshaping	10,100	m <sup>2</sup>	\$ 0.20	\$ 2,020.00
Traffic Gravel Behind Construction	505	m <sup>3</sup>	\$ 0.99	\$ 499.95
Bentonite	250	bag	\$ 20.00	\$ 5,000.00
Side Slope Repair	9,000	m <sup>3</sup>	\$ 5.85	\$ 52,650.00
Misc. Equip Rental	1	L.S.	\$ 10,000.00	\$ 10,000.00
			<b>Total</b>	<b>\$ 111,632.55</b>

Based on the work completed and in recognition that BCE went beyond the specified workplan as described in the previous memorandum by PINTER, we recommend that BCE be reinstated the Penalty Clause of \$32,000. This amount was deducted from the Progress Payment Certificate #1 (PCPC) for the delays in schedule dating back to November 2021.

Based on the observation in the field, the main reason for the failure of the road was due to the high moisture content of the subgrade material and with minimal effects from the delays in November 2021. The capillary action of the soil allowed the moisture to rise within the subgrade which increased the moisture content of the silty clay capping material above the optimal level. PINTER believes that the poor material that was available at the time of construction last year contributed to the ultimate cause of the failure of the road structure. This issue was addressed by mixing the clay with bentonite onsite in addition to multiple layers of geotextile

Sincerely,

**PINTER & Associates Ltd.**



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**Enkhnyamaa Jalbuu, P.Eng.**  
**Project Manager**



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**Tyrel McLaren, B.Sc., E.I.T.**  
**Project Coordinator**

Date: 29 Aug 2022

H:\2) Projects\2068 R.M. of Hoodoo General Engineering Services\2068-21 Smuts Road Clay Capping\2068-21 Construction Management\Smuts Road Repair Work Plan and Memo\Substantial Completion Memo\2068-21 - Substantial Completion Memo v2 TM.docx



OCT 12/22.

- KIM MEDERNACH HAS ROCK PILE ON THE NE 23-41-26 EARL KURTENBACH LAND.

[REDACTED]

- RIPPER FOR GRADER \$21,000.00 FROM FINNING.  
+ TAX 23,976.00
- CULVERTS: ARE WE OPPOSED TO USING PLASTIC. WE CAN GET IT FOR THE SAME PRICE OR LESS THAN METAL. HAS THE SAME WEIGHT LOAD OF 320 KPA OR ABOVE. LASTS LONGER. EASIER TO HANDLE.
- CULVERT MARKERS VS TEXT 2 CAR. SYSTEM.
  - 4' ORANGE FIBREGLASS SPRING MOUNTED \$24.00/

# FOREMAN'S REPORT

OCT 12/22.

- POWER & HEAT @ NORTH & OR SOUTH LAGOONS
  - FOR PARKING SNOW REMOVAL EQUIPMENT & STORAGE.
- SMUTTS GRID: THE DESIGN FOR SCOPE OF WORK. WAS CLAY CAPPING WITH THE REQUIRED SIGHT LINE.  
THEY DID NOT INCLUDE A CLAUSE FOR REBUILDING THE ROAD BASE AFTER REMOVING FOR LINE OF SIGHT.
- SHOP ON HIWAY #2?
- ANY INTEREST IN SELLING EQUIPMENT FROM LAGOONS NOT BEING USED. GENERATORS, AIR EXCHANGERS. ELECTRIC MOTORS. & WIRING.
- SLOWLY GOING THRU SHOP SUPPLIES FINDING OLD NEW STOCK. FOR EQUIPMENT WE NO LONGER HAVE. WE ARE RETURNING WHAT WE CAN FOR CREDIT & SELL WHAT WE CAN.
- DEPARTMENT OF HIGHWAYS.
  - : DID NOT HAVE TIME OR PRODUCT TO PAINT LINES ON 777.
  - : ARE WE INTERESTED IN GETTING THE CONTRACT TO MOW HIWAY #2 + #41 + REGIONAL PARK Rd. WE WOULD MAKE ENOUGH TO PAY FOR BLADES FOR THE SEASON. 44 MILES X 2.
- CHARLES MESZAROS: WOULD LIKE TRAIL WIDEND GOING ~~ALONG~~ EAST SIDE OF BONNE MADONNE LAKE.
- GRAVEL STOCKPILE LOCATION?



# Rural Municipality of Hoodoo No.401 Report

For: RM of Hoodoo - council  
Date: October 2022  
From: Ashley Pfeiffer  
Title: Civic Addressing –Road Name

## Options:

1. Receive & file
2. That Council approves the renaming of RR2253/RR2252 for 4 miles from Highway 41 North
3. That Council approves the renaming of RR2253-RR2252-TP432-RR2251-TP434A from Highway 41.
4. Other (Council)

**Background:** Recently, the Township and Range Roads were submitted to Ministry of Highways for approval. There were a couple roads we thought needed to be named differently.

## Discussion:

Between TP42 and TP43, there is a correction line, so everything shifts to the west about a mile and a half. There's only one road that curves and stays connected on this correction; the rest are a dead end. Do we want to name this road to avoid confusion with the road numbers? What length do we want to name? CARS suggests we name the 4 miles North from Highway 41 to where it curves to the east, or all the way to the RM Boundary.

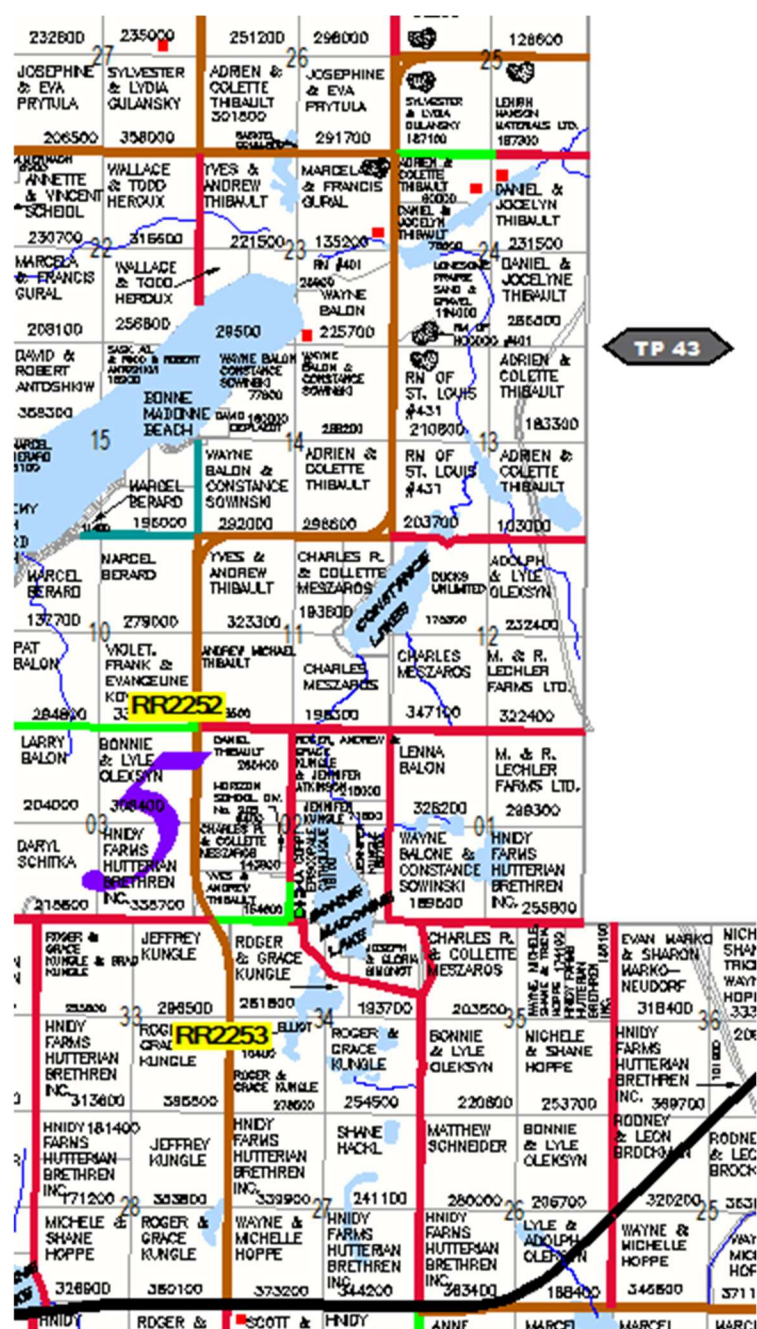
**Financial Implications:** NA

**Attachments:** NA

**Conclusion:** Naming the road would help with confusion on the road numbers.

Respectfully submitted,

Ashley Pfeiffer



rm401admin

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**From:** Resolutions <resolutions@sarm.ca>  
**Sent:** October 14, 2022 2:41 PM  
**To:** rm401admin  
**Subject:** RE: RESPONSE REQUIRED: Community Safety Officer(s) Resolution

I would appreciate if you could get council's approval – no later than next Thursday.

Thanks,

**Deanna Nichols**

Policy Administrator  
306.761.3947

Saskatchewan Association of Rural Municipalities

2301 Windsor Park Road, Regina SK S4V 3A4 | 306.757.3577 | [sarm.ca](http://sarm.ca)

THE VOICE OF RURAL  
SASKATCHEWAN

**SARM**

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**From:** rm401admin <rm401admin@rmofhoodoo.ca>  
**Sent:** October 13, 2022 4:48 PM  
**To:** Resolutions <resolutions@sarm.ca>  
**Subject:** RE: RESPONSE REQUIRED: Community Safety Officer(s) Resolution

Okay to the amendment or do you need a Council resolution for this? If so, there is a Special meeting for Oct 18 that I can add to.

Joan

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**From:** Resolutions <[resolutions@sarm.ca](mailto:resolutions@sarm.ca)>  
**Sent:** October 13, 2022 4:45 PM  
**To:** rm401admin <[rm401admin@rmofhoodoo.ca](mailto:rm401admin@rmofhoodoo.ca)>  
**Subject:** RESPONSE REQUIRED: Community Safety Officer(s) Resolution  
**Importance:** High

Good afternoon Joan,

Our Resolution Committee has had the opportunity to review the below resolution:

**Community Safety Officer(s)**  
**TBD-22M**  
**Rural Municipality of Hoodoo No. 401**

**WHEREAS** Res #13-22A Annual Convention 2022 was sent to the province for consideration.

**WHEREAS** the Provincial response focused on RCMP services with little to no response regarding the future of CSOs in small urban and rural communities.

**WHEREAS** small Urban and Rural municipalities will work together to share CSO services.

**BE IT RESOLVED** that SARM lobby the Province of Saskatchewan to allocate funding for CSO capital and/or operational costs for communities willing to share costs and resources for hiring/contracting Community Service Officers.



***BE IT FURTHER RESOLVED*** that the Targeted Sector Support Initiative allows for applications for CSO financial support when applied at a Cooperative regional level.

The Resolution Committee would like to inquire on the RM of Hoodoo No. 401's willingness to amend the resolution for clarity as set out below:

**Community Safety Officer(s)**

**TBD-22M**

**Rural Municipality of Hoodoo No. 401**

**WHEREAS** the resolution #13-22A: Community Safety Officer Funding ("the resolution") was passed at the SARM Annual Convention 2022.

**WHEREAS** SARM provided the resolution to the Provincial Government for consideration and response.

**WHEREAS** the Provincial Government's response to the resolution focused on RCMP services with little to no response regarding the future of CSOs in small urban and rural communities.

**WHEREAS** small Urban and Rural municipalities will work together to share CSO services.

**BE IT RESOLVED** that SARM lobby the Province of Saskatchewan to allocate funding for CSO capital and/or operational costs for communities willing to share costs and resources for hiring/contracting Community Service Officers.

**BE IT FURTHER RESOLVED** that the Targeted Sector Support Initiative allows for applications for CSO financial support when applied at a Cooperative regional level.

We ask that your RM review the aforementioned amendments to the resolution and advise our office if your RM is in agreement with the same at your earliest opportunity.

I appreciate your attention to this matter in advance and look forward to hearing from you.

Kind regards,

**Deanna Nichols**

Policy Administrator  
306.761.3947

Saskatchewan Association of Rural Municipalities

2301 Windsor Park Road, Regina SK S4V 3A4 | 306.757.3577 | [sarm.ca](http://sarm.ca)



**From:** Deanna Nichols

**Sent:** September 27, 2022 4:29 PM

**To:** [rm401admin@rmofhoodoo.ca](mailto:rm401admin@rmofhoodoo.ca)

**Subject:** FW: Resolution for Mid Term 2022

Good afternoon Joan,

Thank you for your submission, I confirm receipt of the same.

Kind regards,

**Deanna Nichols**

Policy Administrator  
306.761.3947

Saskatchewan Association of Rural Municipalities

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**From:** rm401admin <[rm401admin@rmofhoodoo.ca](mailto:rm401admin@rmofhoodoo.ca)>  
**Sent:** Tuesday, September 27, 2022 9:01 AM  
**To:** SARM <[SARM@sarm.ca](mailto:SARM@sarm.ca)>  
**Subject:** Resolution for Mid Term 2022

Please see the attached

Joan Corneil, CAO

Report Date  
10/17/2022 8:25 AM

R.M. OF HOODOO  
**List of Accounts for Approval**  
As of 10/17/2022  
Batch: 2022-00116

Page 1

Payment #	Date	Vendor Name	Reference		
Invoice #		GL Account	GL Transaction Description	Detail Amount	Payment Amount

**Bank Code: AP - AP GENERAL**

Computer Cheques:

<b>28892</b>	<b>10/18/2022</b>	<b>Flaman Equipment Rental</b>	<b>Heavy disc rental - Smuts</b>		
1430106		535-490-125 - TS - Const - Smuts	Heavy disc rental - Smuts	3,412.50	3,412.50
<b>28893</b>	<b>10/18/2022</b>	<b>Gabel Don</b>	<b>Q3 remuneration</b>		
Q3 2022		510-110-110 - GG - Council - Inde	Q3 council meetings	450.00	
		510-210-120 - GG - Council - Mee	Q3 council meetings milea	25.56	
		530-110-110 - TS - Maint. - Counc	Q3 supervision	1,800.00	
		530-110-110 - TS - Maint. - Counc	Q3 supervision mileage	348.57	
		510-110-140 - GG - Council - Adm	Ratepayer meeting	150.00	
		510-110-140 - GG - Council - Adm	Ratepayer meeting mileage	5.81	
		570-220-100 - R&C - Cont. - Trave	Wakaw rec board meeting	150.00	
		570-220-100 - R&C - Cont. - Trave	Wakaw rec board meeting m	5.81	
		550-110-110 - H&W - Council Inde	LVPL meetings Q3	900.00	
		550-110-110 - H&W - Council Inde	LVPL meetings Q3 mileage	34.86	
		530-430-145 - TS - Maint - Resort	POWL AGM	150.00	
		530-430-145 - TS - Maint - Resort	POWL AGM mileage	5.81	
		510-300-140 - GG - Utility - Teleph	Cell phone Q3	30.00	
		510-120-110 - GG - Council - Bene	CPP Q3	175.19-	
		510-120-110 - GG - Council - Bene	Income tax Q3	592.29-	
		110-340-100 - GST Receivable - 1	GST Tax Code	21.32	
		900-110-110 - GST Paid	GST Tax Code	21.32	3,310.26
				Total for AP:	6,722.76

Certified Correct this 18th day of October 2022

Reeve

Administrator



# Rural Municipality of Hoodoo No.401 Report

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For: Council

Date: October 11, 2022

From: Joan Corneil, CAO

Title: Discretionary Use PT SE 05-40-27 W2- residential development

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## Options:

1. Receive and file
2. That Council approves the Discretionary Use application for the placement of a house **ONLY** on PT SE 05-40-27
3. Other (Council)

**Background:** Administration is in receipt of a Discretionary Use application for a residence. There is currently a garage on site with an illegal living quarter and no developed road.

**Discussion:** The applicant is requesting

1. Permission to move a house onto the property
2. Permission to live in the garage quarters during construction of the basement/foundation
3. Permission to build a welding shop on site

The applicant is prepared to construct a road to RM standards. The establishment of a residence is a discretionary use under the Zoning Bylaw as the site is under 40 acres.

Temporary Use permits are allowed under Sec 2.5 for temporary accommodation.

At the present time, only one principal use is allowed. A Welding Shop could not be approved as it would contravene the Zoning Bylaw Sec 3.3.2.

**Financial Implications:** Increased taxation

## Attachments:

1. application
2. Notice to surrounding property owners and posted notice (RM web site and RM office)
3. listing

**Conclusion:** The RM would benefit with the addition of a family ( 3 children for school) and additional taxes from the residence.

**Respectfully submitted,**

**Joan Corneil, CAO**

Devon & Shea Donohue  
Box 385  
Leask, SK S0J1M0

Phone: (306) 466-7288  
Email: devonbwelding@gmail.com

October 6, 2022

Rm Council & Administration,

We are interested in purchasing 14.99 acres on PT SE 05-40-27 W2. Currently there is a garage package with living quarters in the back of the building. We are aware of the letter sent from the RM to the current owners with concerns on the living quarters being in contravention of the Zoning Bylaw, as well as the condition that an all-weather road must be built leading up to the property's driveway before a primary residence can be constructed on the property.

We are a family of 5 looking to relocate to the area as we are really impressed with the community of Cudworth as well as the school for our kids. Devon has been welding for 12 years and would like to bring his business, DB Welding & Repair, to the community- he currently offers mobile welding and repair in our current community of Leask.

Our plan for the property is to build a raised basement with ICF blocks and move in a house we purchased from Prudhomme this spring. The building inspection of the house was completed in April, 2022 and is attached. We will be planting trees along the north edge of the property to help minimize dust and wind as well as increase privacy. Our plan for the current living quarters is to convert it into an office for Devon's welding business, although we are requesting permission to live in the current living quarters for a maximum of 6 months or until the construction of the house is completed at which we would move out of the existing living quarters sooner.

Devon will be starting with mobile welding and operating his CNC table out of the current garage, but in time would like to pour a concrete slab and construct his 50x96 tin pole shed and split the inside in half, using one half for his welding business as a shop and using the other side for cold storage of our bigger items such as our camper. This is not in our budget to do right away, but we are seeking approval of a commercial building for his business before we purchase the property. Devon's main interest in welding is based on agricultural repair so traffic volume to the property would not be high as most of his welding is mobile. As he builds clientele and the shop is constructed and begins to be used, the traffic may increase slightly but not to a degree that will affect the road or traffic. Devon will be sole operator of the business and is currently not seeking employees. Devon's office and welding hours are 9-5 5 days a week with emergency call outs available. Devon will have a scrap iron tank beside the shop and will send the scrap iron away as the tank fills to eliminate clutter in the yard.

We are seeking approval of the residence, temporary living arrangements and commercial operations before purchasing this property. Our house needs to be moved off of its current site as soon as possible and we are submitting an offer on the property with the conditions that our plan for the property is

approved by the RM as well as no other conditions, bylaw infractions, or other skeletons in the closet are found. We have requested to the administrator already that a bylaw officer complete an inspection of the property to make sure everything is in order before we proceed with the purchase of the property.

We look forward to working with the RM to hopefully be able to relocate to the area.

A handwritten signature in black ink, appearing to be 'J. K.' or similar, written in a cursive style.A handwritten signature in black ink, appearing to be 'Sheela', written in a cursive style.





## Rural Municipality of Hoodoo No. 401

### Discretionary Use Application – Form A

1) Applicant: Devon Donohue  
Address: Box 385 Leask SK S0J 1M0  
  
  
Phone: \_\_\_\_\_ Cell: 306 446 7288 Fax: \_\_\_\_\_  
Email: devon.b.welding@gmail.com

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.

2) **Legal description of land proposed for development**

All/Part of the SE  $\frac{1}{4}$ , Section 5, Township 40, Range 27

LSD(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_

Registered Plan No. 1453304166 (Surface Parcel #)

Certificate of Title No. \_\_\_\_\_

3) **Existing use of land intended for development:** Garage package with unpermitted living quarters in the back. Undeveloped yard surrounding existing building.

4) **Proposed use of land and buildings:**

Existing garage will be used as personal garage. Living quarters will be converted into office. Renovated 1972 Bungalow to be moved onto ICF block raised basement. Requesting permission to live in existing living quarters temporarily during construction of basement for maximum of 6 mo.



## Rural Municipality of Hoodoo No. 401

50 x 96 tin pole shed on concrete slab to be used as welding shop / storage in future.

5) **Surrounding land uses:**

Are any of the following within 1.6 km (1 mile)?

Yes/No If Yes, Please State Distance

- |                                    |            |                                              |
|------------------------------------|------------|----------------------------------------------|
| a) Residential Site                | <u>YES</u> | <u>1/2 mile E, 3/4 mile N</u>                |
| b) Recreation or Conservation Site | <u>NO</u>  | _____                                        |
| c) Industrial or Commercial Site   | <u>NO</u>  | _____                                        |
| d) Sewage Lagoon or Land Fill      | <u>NO</u>  | _____                                        |
| e) Urban Municipality              | <u>NO</u>  | _____                                        |
| f) Stream or Large Body of Water   | <u>YES</u> | <u>3/4 mile E</u>                            |
| g) Other                           | <u>YES</u> | <u>Gravel Pit 1/2 mile W,<br/>1/2 mile N</u> |

6) **Declaration by Applicant**

I, Devon Dondhue of Leask St.

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 5/22

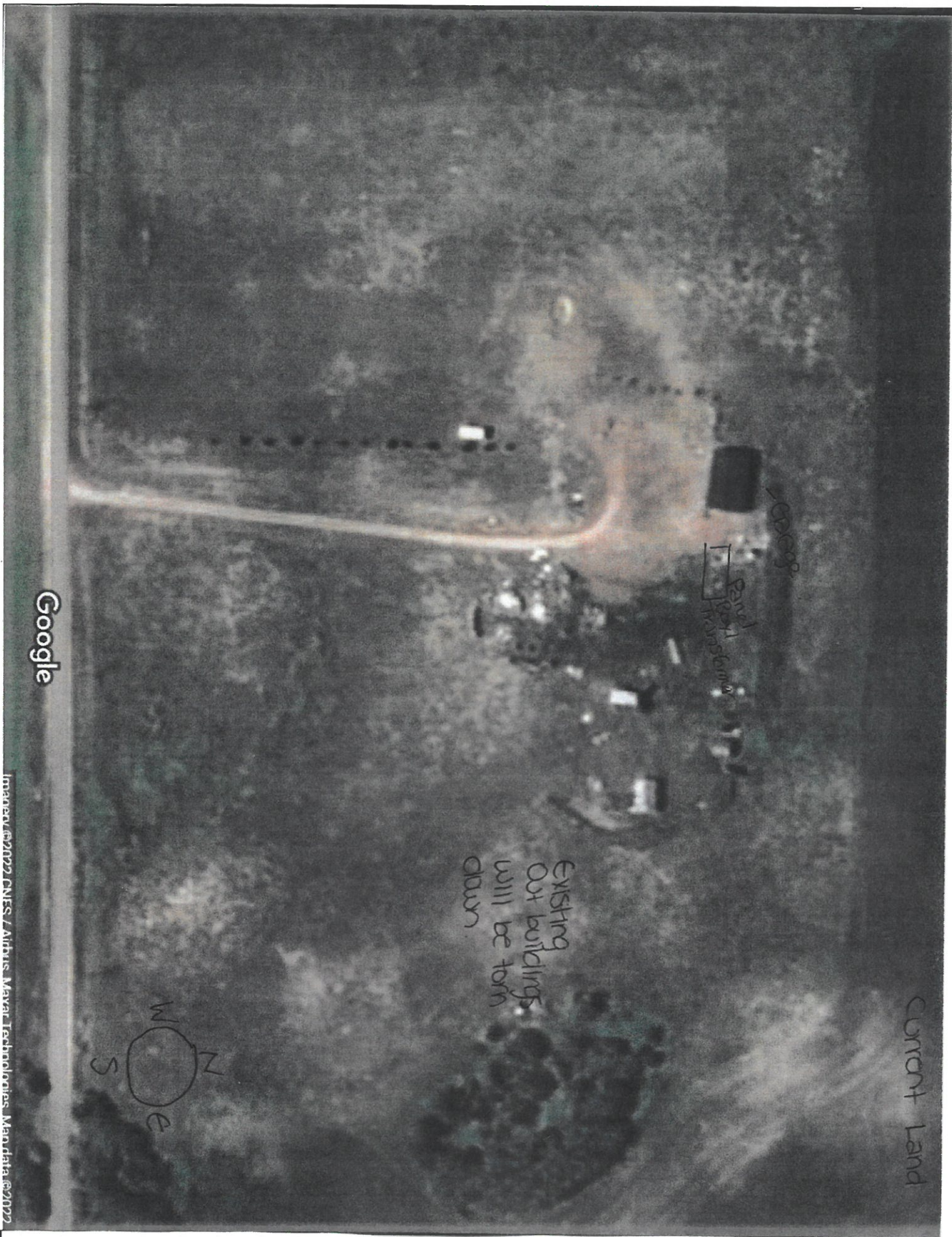
SIGNATURE: [Signature]

DATE: \_\_\_\_\_

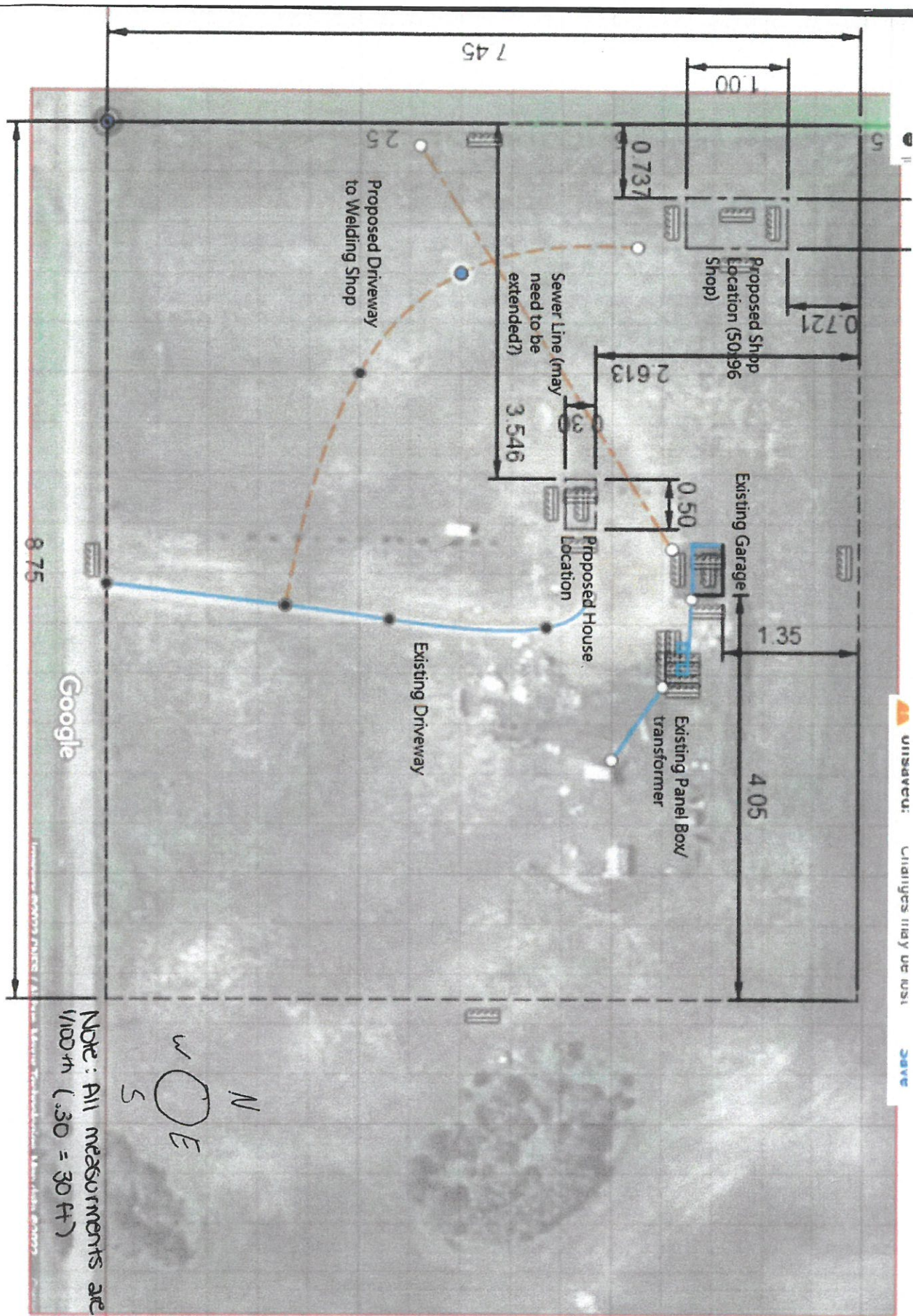
LANDOWNER SIGNATURE: \_\_\_\_\_

Application Fee: \$400.00











## Building Pre-Relocation Site Review

**DEVON DONOHUE**  
**DWELLING**

April 19, 2022



The intent of this building review and report is to determine conditions of an existing dwelling and outline items that will require repair or upgrades for building code compliance should the building be permitted to be relocated under a development and building permit.

THIS REVIEW DOES NOT INCLUDE DETERMINING THE INTEGRITY OF THE BUILDING FOR THE RELOCATION TRUCKING / HAULING PROCEDURE OR METHOD.

The original use of the structure was a single storey dwelling on a concrete block basement foundation.

### Existing conditions include:

- Asphalt shingles in good condition.
- Vinyl siding in good condition, some damaged pieces observed.
- PVC windows in good condition; paint peeling from perimeter wood brickmould.
- Interior finishes are in good condition.
- Bedroom casement windows meet egress requirements.
- No hardwired smoke alarms, no alarms in bedrooms.
- Bathroom exhaust fans not operational.
- Floor framing where observed is 2x10 fir joists 16" OC and ship lap subfloor.
- Some moisture damage observed around ceiling fan in laundry room.

### General Conditions:

- The building appears to be in good condition. Upgrades and repairs are required to ensure compliance with appropriate life-safety building codes.

### THE FOLLOWING UPGRADES AND REPAIRS ARE TO BE ADDRESSED AS PART OF A BUILDING PERMIT APPLICATION TO RELOCATE THE EXISTING DWELLING:

1. Hardwired and interconnected smoke alarms are required in each bedroom, in the hall or area serving the bedrooms, and on any floor level that doesn't have a bedroom including an unfinished basement.

A carbon monoxide detector is required either in each bedroom or within 5m of a bedroom door (a combination smoke and CO alarm device in the corridor could satisfy this requirement).

2. The kitchen and bathroom require exhaust fans and shall be vented to the exterior.
3. The stairs at the rear entry shall have risers of uniform height.
4. If the new heating system is not a forced-air heating system c/w a make-up fresh-air supply or is not designed / equipped to deliver outdoor air to the dwelling unit, then outdoor air shall be distributed by a system of trunk and branch *supply ducts*, from an outdoor air supply fan required to each bedroom, any *storey*, including *basements* and heated crawl spaces, without a bedroom, and if there is no *storey* without a bedroom, to the principal living area.  
Example: Proposed future heating system is electric baseboard heat or hydronic heating only, a ducted fresh-air delivery system is to be installed, often with an HRV as the supply fan.
5. Ensure proper exhaust fan ducting/insulation to avoid condensation buildup and moisture damage.

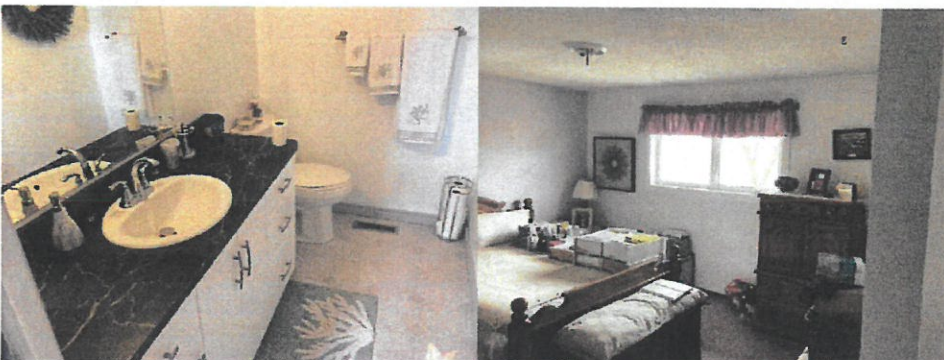
**THE FOLLOWING ADDITIONAL INFORMATION AND DESIGN DETAILS AND DRAWINGS ARE REQUIRED AS PART OF A BUILDING PERMIT APPLICATION TO RELOCATE THE EXISTING DWELLING:**

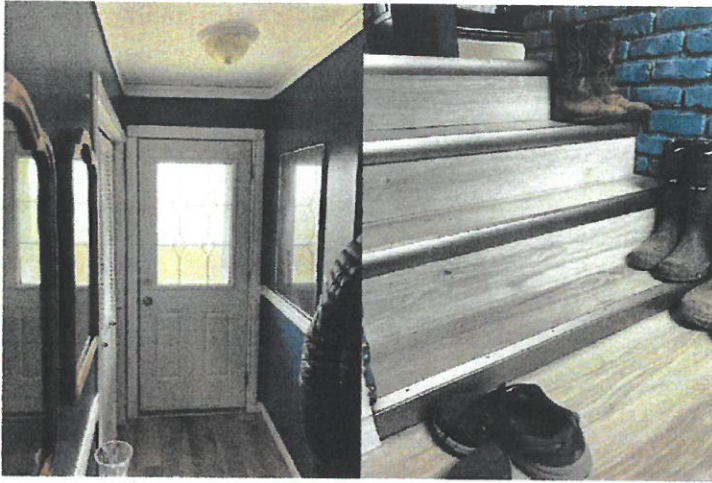
1. An approved development permit (zoning requirements) from the municipality.
2. Repair details for all required upgrades and repairs for the items listed above, and design and construction details for any changes to the floor plan or structural elements.
3. A site plan showing intended location of the new dwelling, as well as the location of all other existing or proposed buildings on the property.
4. Plans and details for the new foundation; in some cases, the foundation design requires an engineer's design (stamped plans).
5. Detailed designs and plans showing any structural changes (i.e. new window and door openings, new floor or roof structures, floor or roof repairs), and for any proposed additions and significant alterations. Structural changes may require an engineer's design / design review and stamped plans.
6. Plans and details for any new decks or access steps and landings.
7. Building elevation designs showing the analysis of the construction of the exposing building faces in relation to the distance to the property line;  
I.e. If the building is closer than 8' to a property line, that exposing building face is not permitted to have any glazed openings (windows). Where the building sits beyond 8' to property lines, the amount is limited as per the NBC.
8. The owner is responsible for any other utility or regulatory approvals.

Ben McLeod  
BuildTECH / CCASK  
C: (306) 381-7457  
E: btcca.ben@gmail.com



**Project Photos:**





## **Pre-Relocation Site Review Repair Plan**

**Devon & Shea Donohue**

**Prudhomme House**

### **1. Smoke Alarms**

Smoke alarms, carbon monoxide alarms, or combination units will be installed in each bedroom, in the hallways connecting the bedrooms and in the kitchen area.

### **2. Exhaust Fans**

The exhaust fan will be inspected and replaced if necessary. The Inspector let us know that the fan is in place but not wired in. If it just needs to be wired we will do that, and if it is not operational we will replace the exhaust fan.

The kitchen exhaust fan currently vents back into the house. We will reroute the vent system to the exterior as required.

### **3. Stairs**

The current porch will be removed for transport of the house which includes the stairs in question and will be remodeled when set down with a potential porch addition added which will change the position of the stairs. The basement drawings include the proper uniform risers and will be built to code.

### **4. Heating System**

The current furnace in the house which is a forced-air unit comes with the house so will be reinstalled as it was before. The basement drawings and construction will insure that the proper venting is installed.

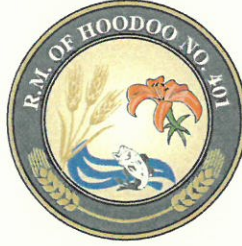
### **5. Laundry Room Moisture**

Renovations to the laundry room are needed as part of the construction of the house. The vent will be inspected and replaced if necessary as well as any other preventative measures to reduce condensation build up as needed. The moisture damage will be removed and replaced as part of the renovation.



# The Rural Municipality of Hoodoo No. 401

525 - 2nd Ave  
Box 250  
Cudworth, SK S0K 1B0



Office: 306-256-3281  
Fax: 306-256-7147  
Email: rm401@sasktel.net  
www.rmofhoodoo.ca

October 11, 2022

Leroy & Betty Kohle  
Box 613  
Cudworth, SK S0K 1B0

Dear Sir/Madam:

## **Re: R.M. OF HOODOO NO. 401 NOTICE OF DISCRETIONARY USE APPLICATION**

You are receiving this notice as you are an adjacent property owner within 75 metres of the proposed development.

An application has been made to Council to develop a residence on Block A Plan 101796239 in the SE 25-40-27 W2. This is currently permitted as a discretionary use in the Agriculture District - Section 5.2.1 b) 1) of the Zoning Bylaw 14, 2018.

Notice is being sent to each adjacent property owner. This is a requirement through the discretionary use application process. Anyone wanting to comment on the discretionary use must do so in writing by 4 pm October 14, 2022 to R.M. of Hoodoo No. 401, Box 250, Cudworth, Saskatchewan, S0K 1B0. A Public Hearing to be held on October 18, 2022 at 8:30 AM at the RM of Hoodoo Council Chambers located at 525 2nd Ave. in Cudworth SK. Please notify the RM office if you are attending.

Yours truly,

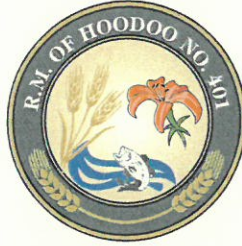
Joan Corneil  
CAO, Development Officer

cc. File



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525 - 2nd Ave  
Box 250  
Cudworth, SK S0K 1B0



Office: 306-256-3281  
Fax: 306-256-7147  
Email: rm401@sasktel.net  
www.rmofhoodoo.ca

October 11, 2022

Dale & Kim Sopotyk  
Box 22  
Prud'homme, SK S0K 3K0

Dear Sir/Madam:

## **Re: R.M. OF HOODOO NO. 401 NOTICE OF DISCRETIONARY USE APPLICATION**

You are receiving this notice as you are an adjacent property owner within 75 metres of the proposed development.

An application has been made to Council to develop a residence on Block A Plan 101796239 in the SE 25-40-27 W2. This is currently permitted as a discretionary use in the Agriculture District - Section 5.2.1 b) 1) of the Zoning Bylaw 14, 2018.

Notice is being sent to each adjacent property owner. This is a requirement through the discretionary use application process. Anyone wanting to comment on the discretionary use must do so in writing by 4 pm October 14, 2022 to R.M. of Hoodoo No. 401, Box 250, Cudworth, Saskatchewan, S0K 1B0. A Public Hearing to be held on October 18, 2022 at 8:30 AM at the RM of Hoodoo Council Chambers located at 525 2nd Ave. in Cudworth SK. Please notify the RM office if you are attending.

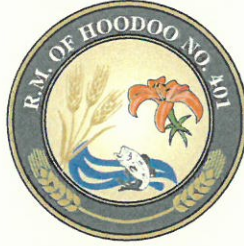
Yours truly,

Joan Corneil  
CAO, Development Officer

cc. File

# The Rural Municipality of Hoodoo No. 401

525 - 2nd Ave  
Box 250  
Cudworth, SK S0K 1B0



Office: 306-256-3281  
Fax: 306-256-7147  
Email: rm401@sasktel.net  
www.rmofhoodoo.ca

October 11, 2022

Anne Marie Mechor  
326 Montreal Avenue South  
Saskatoon, SK S7M 3L1

Dear Sir/Madam:

## **Re: R.M. OF HOODOO NO. 401 NOTICE OF DISCRETIONARY USE APPLICATION**

You are receiving this notice as you are an adjacent property owner within 75 metres of the proposed development.

An application has been made to Council to develop a residence on Block A Plan 101796239 in the SE 25-40-27 W2. This is currently permitted as a discretionary use in the Agriculture District - Section 5.2.1 b) 1) of the Zoning Bylaw 14, 2018.

Notice is being sent to each adjacent property owner. This is a requirement through the discretionary use application process. Anyone wanting to comment on the discretionary use must do so in writing by 4 pm October 14, 2022 to R.M. of Hoodoo No. 401, Box 250, Cudworth, Saskatchewan, S0K 1B0. A Public Hearing to be held on October 18, 2022 at 8:30 AM at the RM of Hoodoo Council Chambers located at 525 2nd Ave. in Cudworth SK. Please notify the RM office if you are attending.

Yours truly,

Joan Corneil  
CAO, Development Officer

cc. File





## Prud'homme Acreage

SK909596 Active

LP: \$149,900  
DOM: 5



**Prop Type:** Residential  
**SubType:** Acreage  
**Tot Lnd Acr:** 14.99  
**Style:** Bungalow  
**Bldg Type:** House  
**Year Built:** 2016  
**Beds:** 0  
**SqFt:** 750  
**Zoning:** Res/Ag  
**Legal:** Surface Parcel #145330466

**Location:** Prud'homme

**Postal Code:** S0K 3K0  
**Possession:** TBD

**Baths:** 0  
**Levels AG:** 1.0

**Ownership:** Freehold

**Tax Amt/Yr:** \$883 / 2022

**List Brokerage:** RE/MAX Saskatoon

**Public Remarks:** Your country paradise awaits you. This 14.99 acre parcel is located NE of Prud'homme, SK. Approximately 65 kms from Saskatoon. This property has a 30' x50' Warman Homes built garage package. The garage is split front to back with living quarters (Living quarters are not permitted and not allowed by the RM Of Hoodoo #401. due to the Zoning Bylaw.) The non compliant living quarters consist of an open concept kitchen, living room, sleeping area and a full separate 4 piece bathroom with laundry. The kitchen has a full size fridge, stove and a bi-dishwasher. There is an electric furnace, new electric water heater in 2022 and a new water softener in 2022. There is an approximate 750 gallon holding tank for water. The garage is insulated with two overhead doors and a walk-in door. Garden area to grow your own produce. Internet available via Access Communications.  
**Directions:** Travel 1.6 km east of Prud'homme on Highway #27. Turn left at Spruce Road and travel 8 kms N. Turn right and travel 1km east.

Rooms Information			
<b>Beds:</b> 0	<b>Bathrooms:</b> 0	<b># Kitchens:</b> 1	
#	Level	Room	Floor
1	M	Kitchen/Dining	Laminate

**Construction:** Wood Frame  
**Roof:** Asphalt Shingles  
**Exterior:** Vinyl  
**Basement Type:**  
**Development:** Slab, Not applicable  
**Bsmnt Walls:** Other  
**Equip Incl:** Fridge, Stove, Washer, Dryer, Dishwasher Built In, Garage Door Opnr/Control(S)  
**Outdoor:** Garden Area  
**Heating:** Electric, Forced Air  
**Water Htr:** Included/Electric  
**Lot Width:** 267  
**Lot Desc:** Backs on to Field/Open Space  
**Gar/Prk:** 2 Car Detached, RV Parking  
**Garage Size:** 30.0 x 25.0  
**Driveway:**

**Depth:**

**Sep Entry:**

**Bsmnt Ste #:**  
Opnr/Control(S)

**Wtr Softner:** Included  
**Furnace:** Furnace Owned  
**Tot Lot Area:** 14.99 Acres

**Insulated Garage:** Yes

**Heated Garage:** Yes

**Park Sp:** 22

Acreage Information			
<b>Prop Offered:</b>		<b>Land Lsd:</b> No	<b>Environ Audit:</b> No
<b>Mineral Rgts:</b> Not Included		<b>Trms of Lse:</b>	<b>Financial Oblig?:</b> No
<b>Taxes Paid To:</b> RM Of Hoodoo #401			
<b>Topography:</b> Flat		<b>Sloughs:</b>	<b>Other Bldgs:</b> Yes
<b>Bush:</b>		<b>Dist to Town:</b> 9.6	<b>Power:</b> Yes
<b>Nearest Town:</b> Prud'homme		<b>School Bus:</b> No	<b>Dist to High Schl:</b>
<b>Dist to Elem:</b>		<b>Sump Pump:</b>	<b>Wtr Treat Equip:</b> Included
<b>Wtr Supply:</b> Cistern			<b>Svcs To Property:</b> Yes
<b>Sewer:</b> Liquid Surface Dis			
<b>RM</b>	<b>Parcel</b>	<b>Dir</b>	<b>Sec</b>
Hoodoo RM No. 401	145330466	SE	05
		<b>TWP</b>	<b>RGE</b>
		40	27
		<b>Meridian</b>	<b># Acres</b>
		W2	14.99

This information is believed to be reliable but should not be relied upon without verification.