

**RESORT VILLAGE OF LUMSDEN BEACH  
COUNCIL MEETING MINUTES  
MAY 2, 2022**

2022 Council - Ross Wilson, Dave Phillips, Bert Sebastian  
Administrator - Lorna Davies  
Clerk - Elizabeth Verrall  
Maintenance Staff - Kaleb Sebastian, Aiden Maier  
Store Operator – Robin Williams

Present: Mayor Wilson, Councilor Sebastian, Administrator Davies, Clerk Verrall  
Regrets: Councilor Phillips

1. Agenda:

Motion: Sebastian/Wilson: To approve agenda as amended. Carried

2. Adoption of Minutes of September 29, 2021 (previously circulated).

Motion: Sebastian/Wilson: To approve the minutes of Sep 29, 2021. Carried

3. Off Season Business/Decisions (October 2021 through April 2022)

The following summary of Off Season Business was reviewed and received as accurate:

a. Shared Administrator Position

Motion: November 8, 2021: Phillips/Sebastian: That the proposed Letter of Agreement with Lorna Davies, CAO of Buena Vista, be approved and signed (see attached). Carried

Rationale: In order to be compliant with new provincial legislation requiring all municipalities to have a certified administrator, Lumsden Beach engaged the services of the Administrator from the neighbouring village of Buena Vista beginning January 1, 2022.

b. Provincial Compliance

Motion: November 15, 2021: Phillips / Sebastian: That the Council of the Resort Village of Lumsden Beach confirms the municipality meets the following eligibility requirements to receive the Municipal Revenue Sharing Grant:

- Submission of the 2020 Audited Financial Statement to the Ministry of Government Relations;
- Submission of the 2020 Public Reporting on Municipal Waterworks to the Ministry of Government Relations;
  - In Good Standing with respect to the reporting and remittance of Education Property Taxes;
- Adoption of a Council Procedures Bylaw;
- Adoption of an Employee Code of Conduct; and
- All members of council have filed and annually updated their Public Disclosure Statements.

Carried

c. Auditor

Motion: November 28, 2021: Wilson/Phillips: That the Resort Village of Lumsden Beach engage Dudley and Company, LLP, Chartered Professional Accountants from Regina, Saskatchewan to prepare the 2021 financial audit. Carried

Rationale: Grant Thornton, LLP, the former auditor for Lumsden Beach, has

through written correspondence indicated they are no longer wanting to engage as our municipal auditor.

d. Procedures Bylaw

Motion: November 28, 2021: Phillips/Sebastian: To receive and approve first reading of Bylaw 2 2022 regarding Resort Village of Lumsden Beach Council Procedures a copy of which is attached. Carried

Rationale: With the move to having a qualified Administrator as per new provincial legislation as well as having a new Clerk position, Bylaw 2-2016 re Council Procedures needs to be updated.

Note: 2nd and 3rd reading will be dealt with in January 2022.

- e. Motion: January 3, 2022: Sebastian/Phillips: To approve 2<sup>nd</sup> and 3<sup>rd</sup> reading of Bylaw 2-2022 re: Resort Village of Lumsden Beach Council Procedures. Carried

f. 2022 Events Schedule

Motion: January 5, 2022: Phillips/Sebastian: To approve the 2022 Lumsden Beach Events Schedule of dates, times and locations (see attached). Carried

g. Signing Authority

Motion: January 5, 2022: Sebastian/Phillips: That the new Resort Village of Lumsden Beach Clerk Elizabeth Verrall be added as a fourth signing authority at the Lumsden Beach financial institution – Conexus Credit Union. To be added to current signing authorities – Ross Wilson, Bert Sebastian and Dave Phillips. Carried

Rationale: A new signing authority was required, as the previous volunteer Administrator and signing authority, Robin Tinani, had resigned. The preference, if possible, was to have a signing authority that lives in Regina during the Lumsden Beach off-season.

h. Vehicles

Motion: January 20, 2022: Sebastian/Phillips: That Lumsden Beach Council approves the purchase and licensing of a pre-owned 2011 Ford F-150 XLT 1/2 ton truck from Saskatoon Motor Products as replacement for the existing 1997 Ford F-150 1/2 ton truck to be used for general maintenance at Lumsden Beach during the operating season. Carried

Rationale: To replace the 25-year old current 1/2-ton truck purchased in 2007 while maintaining a 2-door, automatic, bench seat, long box service vehicle. Licensing maintains the current SGI auto-pack policy. Due to tight village roads, the need to haul refuse and the employment of student summer maintenance staff, an automatic, long box, bench seat vehicle with good turning radius was deemed appropriate.

i. 2021 Audit

Motion: February 18, 2022: Sebastian/Phillips: That the 2021 Audit as prepared by the new Lumsden Beach auditors, Dudley and Company LLP, be received and approved. Carried

j. Water Regulations

Motion: March 6, 2022: Wilson/Phillips: That Bylaw 11-2014 Water Regulations be rescinded and that first reading of Bylaw 11-2022 Water Regulations be received. Carried

Rationale: Bylaw 11-2014 referred to specific time frames where water usage was to be limited, but those requirements are deemed to no longer be necessary, where as the replacement Bylaw 11-2022 provides the opportunity for Council to restrict water usage at various times if required. Note: Water usage has not needed to be restricted since 2014.

#### 4. Business Arising From The Minutes

- a. IMUC New Format – Update. An update was provided. Lumsden Beach now has a vote, one of eight votes. Wilson will circulate the new signed version to Council when it is completed.
- b. New Lagoon Update – An update was provided on the progress of the lagoon project. Anticipated costs to the Village of Lumsden Beach are being monitored. Expenses are anticipated up to 2024.
- c. Lytle Cottage Update – An update was provided on the work to be done this spring to bring this cottage property up to Nuisance Bylaw standards.

#### 5. New Business

- a. Review of Monthly Financial Cash Flow Statement

Motion: Wilson/Sebastian: To receive and accept the monthly cash flow statement from April 2022. Carried

- b. Bylaw 11-2022 Water Regulations

Motion: Sebastian/Wilson To approve second reading of proposed Bylaw 11-2022.  
Carried

Motion: Wilson/Sebastian: To allow the third reading of proposed Bylaw 11-2022 at this meeting. Carried

Motion: Sebastian/Wilson: To approve third reading of proposed Bylaw 11-2022 and adopt Bylaw 11-2022. Carried

- Rationale: Bylaw 11-2014 referred to specific time frames where water usage was to be limited, but those requirements are deemed to no longer be necessary, whereas the replacement Bylaw 11-2022 provides the opportunity for Council to restrict water usage at various times if required. Note: Water usage has not needed to be restricted since 2014.

- c. Board of Revision Requirement – Council was advised of this new provincial requirement for all municipalities to have a Board of Revision to deal with appeals of Tax Notices. Options for Lumsden Beach are to establish an independent Board of Revision or to send a representative to an existing Board of Revision in the vicinity.  
Motion: Wilson/Sebastian: To apply to join an existing Board of Revision and to seek a volunteer from Lumsden Beach to serve on that board. Carried
- d. Development/Building Permits. Councilor Sebastian provided updates on status of three development permits: Lehrer, demolition plans are underway; Hawryluck and M. Ocejo – development permit requests have been received and being dealt with.
- e. Store Update – An update on the new store operator and the store credit system was provided. An arrangement with the new store operator is on track for this

season. So far approximately 25 cottage owners have contributed to the store credit.

f. AED Training – it was agreed to offer an AED training session this July for any interested.

g. 2022 Budget Preparation (draft previously circulated)

Motion: Sebastian/Wilson: To approve the proposed balanced budget with a Municipal Mill Rate for 2022 of 2.70. Carried

6. The next Council Meeting is to be at the call of the Mayor.

7. Meeting adjourned at approximately 4:00 pm.

**RESORT VILLAGE OF LUMSDEN BEACH**  
**COUNCIL MEETING MINUTES**  
June 21, 2022 3:00 pm - Community Hall

2022 Council - Ross Wilson, Dave Phillips, Bert Sebastian

. Administrator - Lorna Davies

Clerk

Elizabeth Verrall.

Maintenance Staff - Kaleb Sebastian, Aiden Maier

Store Operator – Robin

Williams

Present: Mayor Wilson, Councilor Sebastian, Councilor Phillips, Administrator Davies, Clerk Verrall

1. Agenda:

Motion: Sebastian/Phillips: To approve agenda as amended. Carried

2. Minutes

Motion: Sebastian/Wilson: To approve the Minutes of May 2, 2022 (previously circulated) Carried

3. Business Arising from the Minutes

a. Sign and Seal Bylaws 2-2022 and 11-2022 - Council was advised the bylaws binder is being updated. Completion tabled to next meeting.

b. Lytle Cottage Update - Council was advised some progress is being made by the family to improve the condition of the cottage.

c. Board of Revision Update - Discussion continued from last Council meeting on the status of requirements and options for the village. A provincial declaration on requirements for the village is anticipated in 2023.

d. AED Training - a training session has been arranged with Kathy Ferguson on July 1. Staff will be encouraged but not required to attend.

4. New Business

a. Review of Monthly Financial Cash Flow Statement - Sebastian to follow up on permit payment pending. Wilson noted RCMP expenses are based on a per capita

rate. The number is high, as the census population has been over stated. Wilson will follow up with the Federal government.

Motion: Phillips/Sebastian: To receive the mouthy cash flow statement as presented.  
Carried.

b. Permits Update - Sebastian reported on the status of permit requests.

c. Fred Buchanan Gift Presentation - Council will recognize Fred's 14 years of service and present him with a gift of appreciation at the upcoming ratepayers meeting.

d. Water Treatment Facility Update - Wilson provided an update on the water chlorination issue. The Village has been given four years to resolve the problem and is working with the Water Security Agency on possible solutions. If the chlorine problem cannot be resolved there may be costs in future to upgrade the system if we want to still have drinking water. The Village was also recently randomly selected by Sask Environment for a water system assessment. A few minor items were noted that were easily addressed.

e. Dogs Loose In Village - Council discussed options to address this problem.

f. Maier Correspondence - Council discussed the June 20 2022 letter received from Janet Maier concerning the retaining wall in the adjacent lot. A letter of response will be drafted for review by Council.

g. Harassment policy - Staff have been reminded of how the village harassment policy is to be applied in instances where staff experience harassment while at work.

h. Annual ratepayers meeting agenda and finance report were revised by Council.

#### 5. Next Meetings

a. Annual Ratepayers Meeting – Saturday, July 2 – 9:00am – Community Hall - plans for the meeting were discussed.

b. Council - At the call of the Mayor

#### 6. Adjourn

### **RESORT VILLAGE OF LUMSDEN BEACH SPECIAL COUNCIL MEETING MINUTES July 18, 2022 7:00 pm - Community Hall**

Present: Mayor Wilson, Councilor Sebastian, Councilor Phillips, Administrator  
Davies, Clerk Verrall

#### Notes from July 6 Special Council Meeting:

Lumsden Beach Council held an informal Special Council Meeting on July 6, 2022 to deal with two specific issues related to the fire. All members of Council were in attendance except Clerk Verrall. The following notes were provided by Wilson to reflect the reason for the meeting:

Water Issue – Both our licensed water operator Mary Ferguson and the former licensed water operator Brian Johnson were invited to the Special Meeting on July 6 in order to all be in the same page going forward. The use of Chlorine in the water system is still exceeding the WSA preferred allowable limit. Remedies as suggested by WSA have not achieved the hoped for results. Council has until December 31, 2022 to present to WSA a plan to rectify the problem through the

use of experts with the plan needing to achieve success by December 31, 2024 in order to maintain the right to distribute potable water. In 2022 there are no funds available for the hiring of consultants, but will be budgeted for in 2023. Mary has been in conversation with Dr. Xue from the University of Regina. Dr. Xue along with his Masters students have agreed to come to Lumsden Beach on July 20 to learn about the Lumsden Beach water delivery system. Councilor Sebastian will prepare potential documentation should there be need for an agreement to consult on behalf of Lumsden Beach.

Fire Aftermath Update – Mayor Wilson provided an update regarding the fire and loss of the municipal garage/shop and all contents including the beach tractor, truck and equipment. Insurance broker and company have been informed and the process regarding claims is underway. A fire investigator has been on site as well as property evaluators.

A further Special Meeting with a circulated Agenda dealing only with updates re the fire was held with all in attendance on July 18, 2022. The Minutes of that meeting follow:

1. Agenda:

Motion: Sebastian/Phillips: To approve the agenda as circulated. Carried

2. Adoption of Minutes of June 21/ 2022 (previously circulated).

Motion: Phillips/Sebastian: To approve the minutes of June 21, 2022 Carried

3. Insurance Coverage Information – Broker-Dusyk & Barlow/Insurer-SGI

Wilson provided updates on status of insurance claims.

a. Site Clean Up – SGI/South Shore Bobcat - quote was done quickly and hasn't been accepted yet but work is scheduled to start. Comes out of the \$75K claim on the building.

b. Truck Replacement – SGI update re License Coverage - adjuster update received today was lower than expected. Haven't responded yet but trying to get the valuation to be higher.

c. Tractor Replacement – SGI Update re Actual Cost - still waiting for assessment.

d. Building Contents – SGI Update re \$3,000 limit – This amount has been approved by SGI.

e. Building Replacement – SGI Update re Replacement Cost – SGI responded to our request and will allow the Village to build in a different location with Replacement Cost. We are still waiting for their assessment cost on value of the building. Sebastian will research replacement costs for a garage package. Will need quotes on 18'x24' original size for the assessment.

4. Decision Making - Council discussed how decisions should be made on building location, possible sale of a lot, contracts and major purchases. It was noted that changes to zoning require community notice and consultation prior to the decision being made by Council via a zoning amendment bylaw. A re-zoning decision would also be a change to the OCP requiring a separate amendment bylaw for the OCP. Changes to the zoning map and OCP need to be filed with Municipal Affairs, but are not subject to approval by the Minister in the

circumstances of Resort Villages. Wilson will review the steps in the process prescribed by Municipal Affairs to move the zoning change forward as quickly as possible.

5. Go Forward Planning

a. Equipment Replacement – Priorities for purchases was discussed. Council would like to see purchases that are durable, safe, and green whenever possible. Wilson will proceed to buy what is needed.

b. Current Building Site – Two Lots. Council discussed options to raise funds to meet the gap between the final insurance claim funds and the anticipated greater cost of a new larger building. The preference is to sell a lot rather than apply a special assessment on ratepayers. It was noted the re-zoning process would need to be completed before the lot for sale is sold. The potential asking price for the lot was discussed. It was agreed the lot sale should include cost of survey to the buyer. Wilson will look into getting an appraisal done and inform Council by email and then draft a motion by email to get formal Council approval to post the lot for sale.

c. Proposed Building Location(s) - not ready to recommend a spot, there are many considerations. The anticipated timing of the build was discussed.

d. Building Types - Sebastian will do drawings and get quotes for garage packages. It was suggested Quonset building options be researched as well. Council will want to consider the difference in price for different types and sizes.

6. Next Meeting – At call of the Mayor.

For next meeting Council asked to discuss dogs on beach - need to clarify messaging.

7. Adjourn

**RESORT VILLAGE OF LUMSDEN BEACH  
SPECIAL COUNCIL MEETING MINUTES  
August 3, 2022 7:00 pm - Community Hall**

Present: Mayor Wilson, Councilor Sebastian, Councilor Phillips, and Administrator Davies

1. Agenda:

**Motion:** Phillips/Sebastian: To approve the agenda as circulated. Carried

2. Adoption of Minutes of July 6 & 18/ 2022 (previously circulated).

**Motion:** Sebastian/Phillips: To approve the minutes of July 6 & 18, 2022. Carried

3. Business Arising from the Minutes
  - a. Sign and Seal Past Bylaws (tabled)
  - b. Water Meeting with U. of Regina

Sebastian reported on a meeting held with Dr. Xieu, a professor from the U. of Regina and his master's students to see if they would be interested in a research project focused on determining why Lumsden Beach is using so much chlorine in their raw water. They will make a proposal.

- c. Fire Insurance Follow Up
  - i. Wilson reported that the site clean up was completed with SGI paying the cost of \$5,618 less the \$500 deductible (cheque has been received.)
  - ii. Wilson reported that the truck valuation was set by SGI at \$14,300 less \$700 deductible. (Cheque for \$13,600 received.) A 2014 Ford 150 ½ ton has been purchased. Cost including new license plates was \$10,942.
  - iii. Wilson reported that the initial tractor evaluation was set at \$19,432. After Wilson provided further information the amount was raised to \$21,000.
  - iv. Work continues on finalizing the value to be assigned to the contents of the building, which was insured for \$3,000. After receiving four comparisons, ~\$3,000 was spent on seven Milwaukee battery operated tools plus some staff safety equipment in order that full levels of work could resume.
  - v. Waiting for a final replacement cost valuation of the building itself. Estimate of \$60,000 plus the value of the cement pad.

**Motion:** Bert Sebastian/Dave Phillips – To agree upon the valuation amounts offered by SGI for site clean up, the truck and the tractor. Carried

- d. Sale of Lot

Council had agreed to sell one of two lots where the former maintenance garage/shop was located. The other lot will be maintained as a green space municipal lot. Wilson explained the process that occurred leading to the submission of blind bids by two families for the purchase of Plan BC177, Block, 7 Lot 4 where the village equipment used to park.

A previously circulated handout was reviewed regarding the steps necessary to update both the Official Community Plan (OCP) and the Zoning Bylaw, which led to the following motions:

**Motion:** Dave Phillips/Bert Sebastian - That the RV of Lumsden Beach Council agrees to:

- a. Have Plan BC177, Block 7, Lot 4 changed from a municipal owned lot to an R2 residential lot for the purpose of publicly selling the lot, and
- b. Have Plan BC 177, Block 4, Lot 1-3 changed from a municipal owned Parks and Recreation lots to Community Service lots for the purpose of erecting a municipal building on the lots. Carried

**Motion:** Bert Sebastian/Dave Phillips- That the RV of Lumsden Beach gives first reading to the following Bylaw amendments:

### **RESORT VILLAGE OF LUMSDEN BEACH**

#### **BYLAW NO. 19a - 2022**

#### **A BYLAW TO AMEND BYLAW NO. 19-2017 KNOWN AS THE RV OF LUMSDEN BEACH OFFICIAL COMMUNITY PLAN**

The Council of the Resort Village of Lumsden Beach (RVLB) in the Province of Saskatchewan enacts as follows:



1. A Bylaw to amend the Official Community Plan Section 5: The Future Land Use Concept Map as follows: That Plan BC177, Block 7, Lot 4 be changed from Community Service to Residential and that Plan BC177, Block 4, Lot 1-3 be changed from Parks and Open Spaces to Community Service.

2. That this Bylaw will come into force and take effect upon the date it is adopted by Council.

**Motion:** Dave Phillips/Bert Sebastian - That the RV of Lumsden Beach gives first reading to the following Bylaw amendment:

**RESORT VILLAGE OF LUMSDEN BEACH**

**BYLAW NO. 12b - 2022**

**A BYLAW TO AMEND BYLAW NO. 12-2017 KNOWN AS THE RV OF LUMSDEN BEACH ZONING**

The Council of the Resort Village of Lumsden Beach (RVLB) in the Province of Saskatchewan enacts as follows:

1. A Bylaw to amend the Zoning Bylaw Section 7: Maps, i.e. the Zoning District Maps, as follows: That Plan BC177, Block 7, Lot 4 be changed from Community Service (CS) to Medium Density Residential (R2) and that Plan BC177, Block 4, Lot 1-3 be changed from Parks and Recreation (PR) to Community Service (CS).

2. That this Bylaw will come into force and take effect upon the date it is adopted by Council.

It was agreed to advertise the intention to pass new bylaws in the Last Mountain Times. As well to circulate and post Public Notice of the intention to amend the OCP and Zoning Bylaws and to hold a public hearing at a specific date, time and location. These are to occur prior to 2<sup>nd</sup> and 3<sup>rd</sup> reading of the Bylaws. The following are the suggested dates:

\* Tuesday, August 9 – Public Notice

\* Tuesday, August 16 – Public Notice

\* Saturday, August 27 – Public Hearing at the Community Hall at 9:00am

Following the Public Hearing Council would meet and determine if anything was heard that would cause Council to change the wording of the Bylaws. The Bylaws, with any amendments, would then hear 2<sup>nd</sup> and 3<sup>rd</sup> reading thereby coming into affect. Approved changes would lead to Land Titles being made aware. Once the above has occurred and been approved, the sale of the now residential lot can be completed with a target date of September 15, 2022.

e. Blind Bid Result

Wilson and Sebastian opened the blind bids on August 2. The successful bidders were Derek and Alicia Hogelie. They are clear that the process to complete the motions above must occur prior to the sale being completed. A \$1000 non refundable deposit has been received, which is part of the final sale price.

f. Proposed Building Location

Discussion continued regarding where to build a new maintenance facility. It is agreed to build at the top of the valley likely in Block 4. It was agreed to arrange for a survey of the lots in question to be clear on location of municipal owned property.

g. Proposed Building Type

Sebastian provided significant information regarding types of buildings and potential sizes. Work will continue prior to making a final decision with plans to build either in the fall of 2022 or spring of 2023.

4. New Business
  - a. Monthly Cash Flow Statement  
Motion: Dave Phillips/Bert Sebastian – To receive and accept as presented the monthly cash flow statement date August 3, 2022. Carried
  - b. Annual ratepayers Meeting Feedback (tabled)
  - c. Staff Services  
Wilson made Council aware of when the summer maintenance staff would be returning to school and hence the need to adjust services available for late August through to early October.
5. Next Meeting – At call of the Mayor.
6. Adjourn

**RESORT VILLAGE OF LUMSDEN BEACH  
SPECIAL COUNCIL MEETING MINUTES  
September 5, 2022 4:00 pm - Community Hall**

Present: Mayor Wilson, Councilor Sebastian, Councilor Phillips, and Clerk Verrall  
Observers: Approximately ten community members attended this council meeting

1. Agenda:  
**Motion:** Sebastian/Phillips: To approve the agenda as circulated. Carried
2. Adoption of Minutes of August 3, 2022 (previously circulated).  
**Motion:** Phillips/Sebastian: To approve the minutes of August 3, 2022. Carried
3. Community Engagement and the Golf Course  
Several community members attended this Council meeting as observers. Jana Tisdale was present and had asked to address Council at the September 5th meeting. Without reiterating the points she made at the Public Hearing on September 3rd and in her written submission regarding concerns with process and protection of the golf course, which were already received by Council, she asked Council to be more careful to post meeting dates in advance as required by Municipal Affairs so that community members may attend if they wish.
4. Business Arising from the Minutes
  - a. Sign and Seal Past Bylaws Update - All Bylaws are up to date, signed, sealed and filed as required.
  - b. Fire Insurance update - An update on the fire insurance situation was provided. Valuations and cheques have been received for the truck (\$13,600); the tractor (\$21,000) and site clean up (\$5,118). Valuation for building contents has been approved (\$3,000) with the cheque in the mail. Valuation for the building has been approved (\$64,070) with payments made upon SGI receiving invoices paid by Lumsden Beach. Major expenses to date include site clean up (\$5,618), truck purchase (\$9,994) and fire departments response (\$5,860). Revenues received and Expenses incurred as a result

of the fire were reported as part of the monthly statement and in a separate detailed handout.

**Motion:** Phillips/Sebastian: To accept the insurance evaluation on claims of \$64,070.27 for the building and \$3,000 for contents. Carried

c. OCP & Zoning Bylaw Amendments

At the last Council Meeting on August 3, Council went through the first reading of motions to amend the Official Community Plan and the Zoning Bylaws. Council then advertised and held a Public Hearing on September 3rd regarding the proposed motions and also invited input in writing. Over 50 people attended the Public Hearing and several written submissions were received and reviewed by Council.

Each member of Council shared their thoughts on the posted motions re: proposed changes to the Official Community Plan and the Zoning Bylaws in light of the feedback Council received in writing, feedback provided through the Public Hearing and through informal discussions over the past several weeks. Considerable input regarding the potential locations for the new maintenance facility were received, including concerns about impact on the existing golf course and loss of recreational space.

**Motion:** Wilson/Sebastian - That the motion to amended Bylaw No.19a - 2022 be amended to replace the wording 'Block 4 Lots 1-3' with 'Block 5 Lots 10-11'. Carried

**Motion:** Philips/Sebastian - That the RV of Lumsden Beach give second reading to the following amended motion:

**RESORT VILLAGE OF LUMSDEN BEACH**

**BYLAW NO. 19a - 2022**

**A BYLAW TO AMEND BYLAW NO. 19-2017 KNOWN AS THE RV OF LUMSDEN BEACH OFFICIAL COMMUNITY PLAN**

The Council of the Resort Village of Lumsden Beach (RVLB) in the Province of Saskatchewan enacts as follows:

1. A Bylaw to amend the Official Community Plan Section 5: The Future Land Use Concept Map as follows: That Plan BC177, Block 7, Lot 4 be changed from Community Service to Residential and that Plan BC177, Block 5, Lots 10-11 be changed from Parks and Open Spaces to Community Service.
2. That this Bylaw will come into force and take effect upon the date it is adopted by Council. Carried

**Motion:** Wilson/Sebastian - That the motion to amend Bylaw No. 12b - 2022 be amended to replace the wording 'Block 4 Lots 1-3' with 'Block 5 Lots 10-11'. Carried

**Motion:** Philips/Sebastian - That the RV of Lumsden Beach give second reading to the following amended motion.

**RESORT VILLAGE OF LUMSDEN BEACH**

**BYLAW NO. 12b - 2022**

**A BYLAW TO AMEND BYLAW NO. 12-2017 KNOWN AS THE RV OF LUMSDEN BEACH ZONING**

The Council of the Resort Village of Lumsden Beach (RVLB) in the Province of Saskatchewan enacts as follows:

1. A Bylaw to amend the Zoning Bylaw Section 7: Maps, i.e. the Zoning District Maps, as follows: That Plan BC177, Block 7, Lot 4 be changed from Community Service (CS) to Medium Density Residential (R2) and that Plan BC177, Block 5,

Lot 10-11 be changed from Parks and Recreation (PR) to Community Service (CS).

2. That this Bylaw will come into force and take effect upon the date it is adopted by Council. Carried

**Motion:** Philips/Sebastian - To proceed to third reading of the amended motions to amend Bylaw No.19a - 2022 and Bylaw No. 12b - 2022. Carried

**Motion:** Sebastian/Philips - To approve the amended Bylaw No.19a - 2022 as amended. Carried

**Motion:** Wilson/Philips - To approve the amended Bylaw No. 12b - 2022 as amended. Carried

Rationale: The Bylaw amendments approved by Council have changed the planned-for location for the new maintenance facility from Block 4, Lots 1-3 to Block 5, Lots 10-11. This was done with consideration for the community input that was received. While there was majority opinion that the new facility should be built on top of the valley, rather than in the former location, for safety considerations and to move out of a central residential location and to support the future needs of the Village, there was concern about the impact on recreational space and the existing golf course.

#### d. Proposed Building Location

In effect, that the location for the new facility will be at the north east end of the recreational area known as the first hole of the golf course. The end result will see the first green moved slightly south and west with the first tee box also moving south thereby maintaining a first hole of virtually the same length as is and in the same basic location as is. A road from the Water Treatment Facility will be part of site preparation. While building in this location has some added costs for electrical power it has the least impact on recreational space while meeting the technical and utilitarian needs of the new facility.

**Motion:** Wilson/Sebastian - To approve the location of the new building site including the building, apron and compound, on the eastern part of Block 5 Lots 10-11, with at least 25' set back from the valley wall and starting at the south edge of Block 11 directly adjacent to the Williams Street road allowance. Carried

Note: A summary of the location options reviewed by Council with considerations for each location is included as an Appendix to these minutes.

e. Proposed Building Type - Bert Sebastian is continuing to research building type options and specifications to be shared with Council when available for consideration.

f. Contractor Engagement - Ross Wilson provided a summary of the status of efforts he has made so far to explore contractor options for site preparation, cement pad and apron, building, doors, electrical and interior room, storage, work bench etc. The determined location will have higher electrical costs than other locations, but will better protect the recreational space. An interior heated room has been added to the plan to better house the village records, which are currently kept at the village store plus a place to store equipment, which cannot freeze, which in the past has been stored in cottages where residents lived year-round. Council discussed that bids from three contractors/suppliers should be received where required, recognizing in some cases three bids may not be practical or possible and is not needed as long as conflict of interest is avoided, and Council is confident on a fair price for quality work. Bert Sebastian will provide scope of work updates to assist Ross Wilson with this ongoing process.

## 5. New Business

### a. Monthly Cash Flow Statement

The monthly cash flow statement including bank account balances was reviewed. As well, the first draft of a year-end projected financial statement was presented for discussion only.

**Motion:** Phillips/Sebastian – To receive and accept as presented the monthly cash flow statement dated September 5, 2022. Carried

### b. Annual ratepayers Meeting Feedback - Tabled to next meeting.

c. Proposed Property Boundary Modification - A letter received from Jim Lehrer and Derek Hogelie requesting Council consider sale of a portion of a Village owned lot. Council discussed this request and agreed to not allow this request at this time.

d. Parking Issue Block—Lots — 53-55-57 Sebolt Bay - Council has been asked by one of the lot owners to intervene to help resolve the ongoing parking conflict between neighbours. Council reviewed the history of this issue and decided to take no further action other than write a letter reminding the property owners of previous decisions taken.

e. Water Proposals - An update was provided re three groups assisting Lumsden Beach in searching for a solution to the chlorine use in the drinking water being above acceptable standards.

## 6. Next Meeting – At call of the Mayor.

As is the usual practice a brief overview from Council Meeting will be posted by email. The full minutes when approved will also be circulated by email and posted at the Store/Hall bulletin board. These minutes will include information that was considered surrounding all potential sites for the new maintenance facility.

## 7. Adjourn 5:23 pm

# APPENDIX

## NEW MAINTENANCE FACILITY

## POTENTIAL LOCATIONS

RVLB Council discussed many considerations in determining the best location for the new facility while choosing from the following options. Remember that the facility including front apron, building and rear compound requires 30' x 76' space.

### 1. Block 7, Lots 3-4 between Doyle Ave and Sebolt Lane (sight of original facility)

\* The lots are owned by RVLB

- \* The lots are zoned Community Service
  - \* Access to the lots is gained from Sebolt Lane
  - \* Except for a public store and community hall the surrounding lots are zoned residential
  - \* Water line and electrical power are available on site just requiring hook up.
  - \* Previous facility was 24' x 28' with cement apron in front.
  - \* Storage surrounded the original facility without being enclosed
  - \* As a maintenance yard it is central to the overall village
  - \* Potential issues with storage of dangerous goods in residential area
2. Block 4, Lot 10 (28' x 125')
- \* The lot is owned by RVLB and zoned recreational
  - \* Immediately adjacent to Chown Ave, Arnott Ave. S and Martin Ave.
  - \* Off-season security may be an issue
  - \* Space is limited for a 30' x 36' building with 20' apron and 20' x 30' compound
  - \* Space is not flat and would need significant site preparation
  - \* Electrical power and water line would need to be trenched underground from distance.
3. Road Allowance west of Arnott Ave. S
- \* Owned by RVLB, but managed by Department of Highways
  - \* Adjacent to Chown Ave and Arnott Ave S.
  - \* To maintain exiting roadway may need to eliminate all or portion of mature tree line
  - \* Area currently used for visitor parking particularly on busy weekends
  - \* Electrical power and water line would need to be trenched underground
  - \* Site is flat needing minimal site prep
4. Block 3, Lot 6, 8-10 Plus Road Allowance east of Arnott Ave. S
- \* Lots owned by RVLB. Road allowance managed by Department of Highways
  - \* Lots are zoned residential
  - \* Majority of the 4 lots falls over the valley wall on the lake side
  - \* Lot 7 leased to SaskTel (99 year agreement) sits beside and between the lots in question
  - \* Lots currently used for boat and trailer parking
  - \* Lot 6 alone (50' x ~56') has limited space for apron, building and compound
  - \* Electrical power & water line would need to be trenched with power close at hand.
  - \* Site is relatively flat needing minimal site prep
5. Block 4, Lots 1-3
- \* Owned by RVLB
  - \* Lots are zoned recreational and far from any residential lots
  - \* In close proximity to Water Treatment Facility
  - \* Arnott Ave. S provides access to building location and materials storage compounds
  - \* Depending on exact location of construction, golf course hole #1 would be affected or if built to east edge including road allowance would eliminate some materials storage space (wood chip, clay, rock piles).
  - \* Depending on which lot some site prep to level the space would be needed
  - \* Lots are full size (50' x 125') easily providing space for apron, building and compound
  - \* Electrical power and water line is close at hand requiring minimal expense.
  - \* Space not limited should there be future construction needs
6. Block 5, Lots 10-11
- \* Owned by RVLB

- \* Lots are zoned recreational
- \* Would need road access from Arnott Ave. S and Martin Ave.
- \* About 1/3 of the lot length falls over the valley wall
- \* Construction would need to stay away from valley wall edge.
- \* Site is relatively flat requiring minimal site prep
- \* Golf Course Hole #1 green would need to move slightly south and west of current location.
- \* Golf Course Hole #1 tee box could also move south thus maintaining current hole length.
- \* Water line is close, but electrical power would need to be trenched over significant distance.
- \* Apron, Building and compound would use 76' of 100' available on the two lots.
- \* Building would be far from main roads providing some off-season security.

At the August 3, 2022 Council Meeting the Motions that passed first reading were based on using Option 5 above. At the September 5, 2022 Council Meeting the original Motions were amended to use Option 6 above and were thereby passed with 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**RESORT VILLAGE OF LUMSDEN BEACH  
COUNCIL MEETING MINUTES**  
September 29, 2022 – 10:00am – Community Hall

Present: Mayor Wilson, Councilor Sebastian, Councilor Phillips, Administrator Davies, and Clerk Verrall

Observers: Three community members attended this council meeting as observers

1. Agenda:

**Motion:** Sebastian/Phillips: To approve the agenda as circulated. Carried

2. Adoption of Minutes of September 5, 2022 (previously circulated).

**Motion:** Phillips/Sebastian: To approve the minutes of September 5, 2022. Carried

3. Business Arising from the Minutes

a. Fire Insurance - Update Wilson - Negotiations with SGI regarding the fire insurance have been completed with cash payouts received for the truck, tractor and building contents. An agreed price has been reached for the replacement of the maintenance facility with payments made by SGI whenever Lumsden Beach submits invoices for work done up to the agreed valuation.

b. Sale of Lot - Update Wilson - The sale of the lot has been completed through ISC (Land Titles). SAMA has been made aware of all property changes caused either by the fire or by property owners submitting building permits hence affecting 2023 property taxes. Note GST for this sale will appear in next fiscal year reporting. The new owners will get a survey done at their own expense.

c. New Facility Development Update Wilson - Construction of the new maintenance facility is underway. The cement pad has been poured, the apron is ready to be poured, the walls are set to go up shortly and the underground trench to run electricity from the Water Treatment Facility to the new shop is to be installed this coming week. Roof trusses and shop doors have been ordered.

d. Sebolt Bay Parking Issue Update Wilson - A letter was sent after last council meeting

as discussed by Council and a follow-up meeting was held with one of the parties involved at their request. Council maintains the position stated in the letter.

e. Water issue update - Work continues to be done to address the over-chlorination of water issue. Three groups are engaged at some level either working on determining why the problem exists and/or preparing recommendations for possible solutions. Proposed solutions in writing are expected by November 1 and Council then will hold a virtual meeting to review the options. A new federal/provincial ICIP grant application window has opened. Council supported direction to apply for assistance re the water issue. The closing date for the application is November 29, 2022. The Village is required to submit a plan the Water Security Agency by the end of December. There is a succession plan in place to ensure the Village has certified water operators in future years.

#### 4. New Business

a. Review of Monthly Financial Cash Flow Statement Council.

**Motion:** Sebastian/Phillips – To receive and accept as presented the monthly cash flow statement date September 29, 2022. Carried

b. Projected Year End Finances / Fire Related Finances - Wilson - report for information. A fire caused revenue/expense line item document was also reviewed. The non-fire related finances are coming in very close to the original budget. The end result of the unexpected revenues caused by the fire (SGI/Lot Sale) versus expenses incurred to date to work towards replacing what was lost (truck/tractor/equipment/building) are projected to leave Lumsden Beach with a surplus of approximately \$24K without having any affect on property taxes going forward. Council noted need to review insurance coverage going forward.

c. Annual Ratepayers Meeting Feedback - Phillips will make a written summary of the ideas that came from ratepayers at the meeting to inform the work plan for next year. Council will determine the work plan priorities in late April and update progress by next ratepayer meeting. Much of the discussion at this meeting, which occurred just after the fire, was about emergency response. Some actions have already been taken with the generous help of community members including: an initiative to get fire extinguishers in every cottage which raised over \$3K to improve the basketball court; and, research into the SaskAlert App.

d. LBC Lease (2022-2024) Council Update Wilson - A new three-year lease (2022-2024) for land use with Lumsden Beach Camp was approved with no increase in the cost of the lease, i.e. \$400/year. The land used includes the community garden and the 3-hole golf course.

e. Truck Situation Update Wilson - The issue of the Lumsden Beach 2013 truck engine failing was discussed with background having already been provided to Council members.

**Motion:** Phillips/Sebastian. To approve purchase of new engine to go into the truck purchased in August 2022 on the basis a warranty protecting the engine will begin in late April 2023. Carried.

Rationale:

- The 2011 and 2013 trucks purchased in 2022 have had a net cost to Lumsden Beach of \$11,041 and at present there is no truck that is operational as the 2011 truck was lost in the fire and the 2013 truck engine failed as confirmed through two different truck servicing businesses.



- The following options were available:
  - Sell the 2013 truck for whatever it might bring, which would be minimal, and start again looking for a replacement truck to be ready for May 2023.
  - Repair the 2013 truck at Bennett Dunlop Ford (BDF) with a used engine (191,000km) installed and a 101-day warranty for \$11,582.
  - Repair the 2013 truck at BDF with a new engine installed and a 3-year/160,000km warranty for \$14,825.
- Recommendation was to purchase a new engine with three years warranty, which should serve Lumsden Beach for the next ten years. This decision will result in having spent \$25,866 in 2022 on trucks and licenses ending with having a 2013 used truck with a new engine licensed until April 2023.

f. Tractor Situation Update Wilson - Council previously agreed by email to the plan to purchase a new tractor. Research and negotiation around warranty resulted in an agreement to have delivery and warranty start May 1st with partial up front payment. Waiting would likely result in higher cost.

**Motion:** Sebastian/Philips. To approve purchase a new 2022 John Deere 3038E tractor from South Country Equipment as of May 1, 2023 so that the warranty protection will start at that time. Carried

**Rationale:**

- In 2013, after research and receiving quotes, Council decided to purchase a new 2013 John Deere 3038E tractor with front end loader as best suited for the needs of Lumsden Beach, i.e. grooming the beach, mowing grass, working on roads and hauling materials. Implements were purchased that worked with this model of tractor (cultivator, mower, blade and weight).
- SGI provided \$21,000 cash as the valuation of the tractor lost in the fire.
- The option is whether to replace the lost tractor with a new tractor or to find a used tractor. With the help of others, searches on line, contacting dealerships and watching auctions in search of used tractors took place from July through September. Supply chain issues have also affected tractor dealerships with used mid-size tractors hard to come by and if available expensive. Especially hard to find used mid-size that are less than 8 years old.
- Quotes were requested from four different tractor dealerships for a new mid-size tractor. Requirements included a safety roll bar, loader, PTO, 3-point hitch and 4-wheel drive. There was no need for a cab or AC or other bells and whistles. Quotes were received from Case, Kubota and John Deere. New Holland did not respond.
- Recommendation was made to purchase a new 2022 John Deere 3038E tractor currently in stock at South Country Equipment at 2022 prices with the unit housed at the dealership over the winter and with the warranty beginning May 1, 2023. The funds due to the sale of the lot are currently in place without raising taxes. The cost would be \$39,426 less \$21,000 received from SGI for the old tractor less GST rebate = \$16,651.

g. Construction/Demolition Update - Bert Sebastian provided Council with updates on the status of construction plans. Potentially three cabins will be built in 2023.

h. ICIP Grant Wilson - A new application window opened Nov 29 deadline. Council will aim to decide a plan for water issue assistance and submit a proposal in time if it is practical to do so. Ross will look into application requirements and see if a future application is possible.

i. Services Discussion – Roads / Water / Garbage / Staff - Services historically end in

the fall. Council decided any road work should now wait until spring. Council will remind any building projects that the road will not be maintained. The Village will provide winter water to cottage owners with signing a waiver. Garbage is not picked up in fall / winter; it is the responsibility of cottage owners to take away their own garbage during off-season. The Village will leave one bin unlocked at posted times until October 10.

j. 2023 Staff – Maintenance / Store / Store Credit Council - The two summer staff and the store operator may be interested in returning next year and will confirm later. The voluntary store credit system worked well for the store operator and will be offered again next year if a store operator is in place.

k. 2023 Fee Schedule Council - The fee schedule was reviewed and no changes were proposed.

**Motion:** Phillips/Sebastian: To approve the 2023 Fee Schedule as presented. Carried

5. Next Meetings - Off-season council meetings will be held virtually at the call of the Mayor. Decisions may be made by email. Ross Wilson will continue to manage the building project and keep Council updated on the construction progress. Any significant decisions with financial implications or departures from the plan will be brought to Council for consideration. The fuel storage tanks are now empty and options to reduce risk and volume of fuel stored at the village will be shared for decision making next spring.

6. Adjourn 11:35