



Rural Municipality of Prince Albert

R.R. #2, Site 4, Comp 112, Prince Albert, Saskatchewan

Meeting Minutes

July 10, 2025 - Regular Meeting of Council - 09:00 AM

Reeve, Tyrel Tait

Tyler Hazelwood, Division #2 Councillor
Guy St. Hilaire, Division #3 Councillor
Richard Wilson, Division #4 Councillor
Robin Fremont, Division #5 Councillor
Donovan Brule, Division #6 Councillor

Rochelle Neff, Chief Administrative Officer
Karri Willick, Assistant Chief Administrative Officer
DJ. Harris, Director of Public Works
Teresa Hanson, Director of Planning and Development

Absent: Michael Grassick, Division #1 Councillor

Public Hearings:
1:00 PM Bylaw 12 of 2025 - District Official Community Plan
1:05 PM Bylaw 15 of 2025 - Zoning Bylaw
1:10 PM Discretionary Use - Rental Suite
1:15 PM Discretionary Use - Automotive Service Shop

1. Call to Order

Reeve Tyrel Tait called the meeting to order at 9:01 am.

Resolution No:
249/2025

2. Agenda

Moved By: Guy St. Hilaire

THAT the Agenda be approved as presented.

Carried Unanimously

3. Conflict of Interest

4. Minutes

Resolution No:
250/2025

4.1 Regular Meeting Minutes - June 12th, 2025

Moved By: Robin Fremont

THAT the Regular Meeting Minutes of June 12th, 2025, be approved as presented.

Carried Unanimously

Resolution No:
251/2025

4.2 Special Meeting Minutes - June 16th, 2025

Moved By: Tyler Hazelwood

THAT the Special Meeting Minutes of June 16th, 2025, be approved as presented.

Carried Unanimously

Resolution No:
252/2025

5. Financial Statement

Moved By: Guy St. Hilaire

THAT the June Financial Statements be accepted as presented.

Carried Unanimously

6. Accounts Payable

Resolution No:
253/2025

6.1 List of Accounts for Approval

Moved By: Robin Fremont

THAT the Accounts 15470 to 15526 in the amount of \$186,511.60, a list of which is attached and forms a part of these minutes, be approved for payment.

AND THAT Progress Payment No.1, for project ST44611, in the amount of \$109,790.10, Cheque # 517, be approved for payment from the CCBF account.

Carried Unanimously

Resolution No:
254/2025

6.2 MEPP Electronic Transfer

Moved By: Tyler Hazelwood

THAT the Electronic Transfer to Municipal Employee Pension Plan for the month of June in the amount of \$24,250.62 be approved for payment.

Carried Unanimously

Resolution No:
255/2025

6.3 Payroll Direct Deposit

Moved By: Tyrel Tait

THAT the Payroll Direct Deposit in the amount of \$86,055.13 which is made up of June's Office and Public Works Net Payroll, be approved for payment.

Carried Unanimously

Resolution No:
256/2025

7. In Camera Session

Moved By: Tyler Hazelwood

THAT the meeting proceed in camera at 10:00 am, as per Section 16(1) of *The Local Authority Freedom of Information And Protection of Privacy Act* to discuss procedural matters.

Carried Unanimously

THAT Council returns to the regular scheduled agenda at 10:17 am.

Resolution No:
257/2025

8. Recess

Moved By: Donovan Brule

THAT we recess at 10:17 am.

Carried Unanimously

Reeve Tait called the meeting back to order at 10:36 am.

9. New Business

Resolution No:
258/2025

9.1 Tax Enforcement - Six Month Notice

Moved By: Richard Wilson

THAT TAXervice be authorized under s22(1) of The Tax Enforcement Act on or after July 23rd, 2025 to commence proceedings to request title with respect to the following described lands:

Roll 232 BLK/PAR B-PLAN 101823926 EXT 6
BLK/PAR C-PLAN 101823926 EXT 5
Roll 795 BLK/PAR B-PLAN 101968948 EXT 0
Roll 1114 NW 04 47 27 2 EXT 11
Roll 1117 SW 04 47 27 2 EXT 8
Roll 1944 RL 3 P-A-S EXT 2
RL 3 P-A-S EXT 1
Roll 1946 BLK/PAR A-PLAN 101573401 EXT 127
RL 4 P-A-S EXT 126
Roll 2717 BLK/PAR A-PLAN 101450281 EXT 0

Carried Unanimously

Resolution No: 259/2025
9.2 Fire - Call Out Invoice

Moved By: Tyrel Tait

THAT Council agrees to pay the respective invoice to the RM of St. Louis in the amount of \$427.60, for fire services rendered on May 23rd, 2025 in respect to assisting the PAFD with a grass fire on Red Deer Hill Road.

Carried Unanimously

10. Bylaws & Policies

Resolution No: 260/2025
10.1 Amendment to Policy P-01.30 - Tax Incentive Policy

Moved By: Tyler Hazelwood

THAT Council agrees to the amendment of P-01.30 - Tax incentive Policy to include:

1. Purpose

"except if:

- The school portion of the exemption for a single property or parcel of land will result in a loss of \$25,000.00 or more for the tax year, the municipality must seek prior provincial approval annually.

AND THAT permits issued prior to January 1st, 2024 are ineligible.

Carried

Resolution No: 261/2025
10.2 PARWU - Corporate Bylaw 27 of 2024

Moved By: Robin Fremont

THAT Council agrees to amend "Bylaw 27 of 2024 - A Bylaw Respecting the Governance of the Prince Albert Rural Water Utility", removing the number from Clause 3.

Carried Unanimously

Resolution No: 262/2025
11. Correspondence

Moved By: Donovan Brule

THAT the following correspondence, be received, and filed.

Carried Unanimously

Resolution No:
263/2025

12. Recess for Lunch

Moved By: Donovan Brule

THAT we recess for lunch at 11:57 am.

Carried Unanimously

Reeve Tyrel Tait called the meeting back to order at 1:03 PM.

13. Delegations and Public Hearings

Cat Rodgers, Joe Rodgers, Jeremiah Corrigan, Curtis Montpellier, and Riley Fiske entered Council Chambers at 1:00 pm.

Resolution No:
264/2025

13.1 Bylaw 12 of 2025 - District Official Community Plan - Public Hearing Open

Moved By: Donovan Brule

THAT Council agrees to open the Public Hearing for Bylaw 12 of 2025 - District Official Community Plan Amendment at 1:03 pm.

Carried Unanimously

Resolution No:
265/2025

13.1.1 Bylaw 12 of 2025 - District Official Community Plan - Public Hearing Close

Moved By: Richard Wilson

THAT Council agrees to close the Public Hearing for Bylaw 12 of 2025 - District Official Community Plan at 1:05 pm.

Carried Unanimously

Resolution No:
266/2025

13.2 Bylaw 15 of 2025 - Zoning Amendment - Public Hearing Open

Moved By: Robin Fremont

THAT Council agrees to open the Public Hearing for Bylaw 15 of 2025 - Zoning Bylaw amendment at 1:05 pm.

Carried Unanimously

Resolution No:
267/2025

13.2.1 Bylaw 15 of 2025 - Zoning Amendment - Public Hearing Close

Moved By: Tyler Hazelwood

THAT Council agrees to close the Public Hearing for Bylaw 15 of 2025 - Zoning Amendment at 1:09 pm.

Carried Unanimously

Resolution No:
268/2025

13.3 Discretionary Use Application - Rental Suite - Public Hearing Open

Moved By: Donovan Brule

THAT Council agrees to open the Public Hearing regarding the Discretionary Use application for the Joe and Catherine Rodgers Rental Suite, located at Block/Parcel B, Plan 101469012, Extension 99, Source Quarter NE 25-46-27 W2, at 1:09 pm.

Carried Unanimously

Resolution No:
269/2025

13.3.1 Discretionary Use Application - Rental Suite - Public Hearing Close

Moved By: Robin Fremont

THAT Council agrees to close the Public Hearing regarding the Discretionary Use

application for the Joe and Catherine Rodgers Rental Suite, located at Block/Parcel B, Plan 101469012, Extension 99, Source Quarter NE 25-46-27 W2, at 1:12 pm.

Carried Unanimously

Resolution No:
270/2025

13.4 Discretionary Use Application - Automotive Service Shop - Public Hearing Open

Moved By: Richard Wilson

THAT Council agrees to open the Public Hearing regarding the Discretionary Use application for the Automotive Service Shop by Underground Performance, located at Lot 2-Blk/Par D-Plan 81PA23965 Ext 0, Source Quarter SE 09-48-26 W2, at 1:12 pm.

Carried Unanimously

Resolution No:
271/2025

13.4.1 Discretionary Use Application - Automotive Service Shop - Public Hearing Close

Moved By: Tyler Hazelwood

THAT Council agrees to close the Public Hearing regarding the Discretionary Use application for the Automotive Service Shop by Underground Performance, located at Lot 2-Blk/Par D-Plan 81PA23965 Ext 0, Source Quarter SE 09-48-26 W2, at 1:18 pm.

Carried Unanimously

14. Planning Officer Report

Resolution No:
272/2025

14.1 Bylaw 12 of 2025 - District Official Community Plan Amendment

Moved By: Donovan Brule

THAT Bylaw 12 of 2025, being a District Official Community Plan amendment, be given second reading.

Carried Unanimously

Resolution No:
273/2025

14.1.1 Bylaw 12 of 2025 - District Official Community Plan - Third Reading and Adopted

Moved By: Tyler Hazelwood

THAT Bylaw 12 of 2025, being a District Official Community Plan amendment, be given third reading and adopted.

Carried Unanimously

Resolution No:
274/2025

14.2 Bylaw 15 of 2025 - Zoning Amendment

Moved By: Richard Wilson

THAT Bylaw 15 of 2025, being a Zoning Bylaw amendment, be given second reading.

Carried Unanimously

Resolution No:
275/2025

14.2.1 Bylaw 15 of 2025 - Zoning Amendment - Third Reading and Adopted

Moved By: Robin Fremont

THAT Bylaw 15 of 2025, being a Zoning Bylaw amendment, be given third reading.

Carried Unanimously

Resolution No:
276/2025

14.3 Discretionary Use Application - Rental Suite

Moved By: Robin Fremont

THAT the discretionary use application by Joe and Catharine Rodgers for a rental suite at Blk/Par B-Plan 101469012 Ext 99, source quarter NE 25-46-27 W2 be approved under Section 6.2 of the Zoning Bylaw 3 of 2010 with the following conditions:

That a building inspection be completed by MuniCode Services Ltd. to ensure all basic life and safe requirements are met for the required Building Code.

Carried Unanimously

Cat Rodgers and Joe Rodgers left Council Chambers at 1:25 pm.
Lee Glass entered Council Chambers at 1:29 pm and left at 1:31 pm.
Councillor St. Hilaire entered Council Chambers at 1:30 pm.

Resolution No:
277/2025

14.4 Discretionary Use Application - Automotive Service Shop

Moved By: Robin Fremont

THAT Council approves the Discretionary Use application for an Automotive Service Shop by Underground Performance, located at Lot 2, Block/Parcel D, Plan 81PA23965, Extension 0, Source Quarter SE 09-48-26 W2, pursuant to Section 14.2 of Zoning Bylaw No. 3 of 2010, prior to the Ministry's approval of Zoning Amendment Bylaw No. 15 of 2025 to rezone the subject property from Agricultural District to Highway Commercial District, subject to the following conditions:

- The dwelling to be removed within 1 year after completion of building permit.
- Access off Lincoln Park Road be removed by the municipality.

Carried Unanimously

Jeremiah Corrigan, Curtis Montpelier, and Riley Fiske left Council Chambers at 1:45 pm.

Resolution No:
278/2025

14.5 Subdivision NE 12-47-28 W2

Moved By: Donovan Brule

THAT the application by Cory Wasyliv to subdivide a 4.96 ha parcel off NE 12-47-28 W2 be approved pursuant to Section 4.4 of the Prince Albert Planning District Official Community Plan 2018 and Section 6.2 the RM of Prince Albert Zoning Bylaw.

Carried Unanimously

Resolution No:
279/2025

14.6 Parcel Tie Removal Request RL 9,10,11 - 46-25 W2

Moved By: Guy St. Hilaire

THAT the application by Darren and Kimberley Sentes to remove the parcel ties on:

- RL 9-46-25 W2, parcel 164257869, a 1.955 ha parcel from parcels 133851663, 133853485, 133852114 and 133851742,
- RL 10-46-25 W2, parcel 133852169, a 5.171 ha parcel from parcels 133851652, 133853508, 133852125, and 133851731; and
- RL 11-46-25 W2, parcel 135783883, a 1.364 ha parcel from parcels 135783906, 135783928, 1357883940, and 13578962,

be approved pursuant to Section 4.4.6 of the Prince Albert Planning District Official Community Plan 2018 and Section 6.2 the RM of Prince Albert Zoning Bylaw, subject to the Municipal Reserve cash in lieu payment required, property access, and the potential requirement in the future for Geo technical report and minimum building elevations to be a condition of development at the sole cost to the landowner.

Carried Unanimously

Resolution No:
280/2025

14.7 Development Appeal Hearing WM2025-0529 - Blk/Par E-Plan 101808435 Ext 266

Moved By: Tyrel Tait

THAT C. Simonot has not complied with all the requirements of the decision dated April 2nd, 2025, as outlined in Development Appeals Board File WM2025-0529, which required either submission of an application for the unpermitted buildings prior to May 31st, 2025,

or removal of the unpermitted building by June 30th, 2025. Council directs Administration to pursue a court order for further enforcement.

Carried

Resolution No:
281/2025

14.8 Request for Provincial Support - Forestry Pilot Project

Moved By: Tyler Hazelwood

THAT Council is in support of the Healthy Forest Vision and Strategy Pilot Project.

Carried

Resolution No:
282/2025

15. Recess

Moved By: Donovan Brule

THAT we recess at 2:30 pm.

Carried Unanimously

THAT Council returns to the regular scheduled agenda at 2:49 pm.

Resolution No:
283/2025

16. In Camera Session

Moved By: Donovan Brule

THAT the meeting proceed in camera at 2:50 pm, as per Section 16(1) of *The Local Authority Freedom of Information And Protection of Privacy Act* to discuss procedural matters.

Carried Unanimously

THAT Council returns to the regular scheduled agenda at 3:00 pm.

Resolution No:
284/2025

17. Council Indemnity

Moved By: Guy St. Hilaire

THAT the Payroll Direct Deposit in the amount of \$8,003.50, which is made up of July Council Indemnity be approved for payment.

Carried Unanimously

Resolution No:
285/2025

18. Adjournment

Moved By: Donovan Brule

THAT it being 4:07 pm, we now adjourn.

Carried Unanimously

Tyrel Tait, Reeve

Rochelle Neff, Chief Administrative Officer