

**TOWN OF DUNDURN**  
**Minutes of the Special Council Meeting of Council**  
**held in Council Chambers of the Municipal Office in Dundurn, SK. on**  
**December 3, 2018**

**PRESENT**

Mayor Per Vinding  
Councillor(s): Melva Richmond, Fred Wilson, Walter Litke

Staff: Eileen Prosser, (Administrator)

**ABSENT**

Councillor Annette Hamilton

**CALL TO ORDER**

Mayor called the meeting to order at 1:00 p.m.

**AGENDA**

**1. WILSON  
RICHMOND**

RESOLVED that the agenda be adopted.

CARRIED

**OPEN PUBLIC HEARING**

**2. LITKE  
RICHMOND**

RESOLVED that the special meeting is suspended to move into the public hearing to hear comments regarding an R2 Discretionary Use Development Application 2018-09DBL & 2018-10DBL to build (2) two, 5-plex units located in the new development of Sunshine Meadows.

CARRIED

Mayor Vinding welcomed the gallery and asked if anyone would like to speak regarding the proposed development.

Rob Gable and Shawn Dodman, representatives for the applicant, spoke about why they are building 5 plex units. Their market research and realtor industry comments support having family units available for under \$300,000. High density housing was always planned to be built close to the commercial area. They have invested \$15 million into the development with another \$1.5 million to build the 5 plex units and they would not do anything to jeopardize the development. Architectural controls are in place to make sure it's a first-class development and the exterior of the units will all be modified to those standards. The garages will also be modified to make them larger and specific paved area for overflow parking will be built.

**TOWN OF DUNDURN**  
**Minutes of the Special Council Meeting of Council**  
**held in Council Chambers of the Municipal Office in Dundurn, SK. on**  
**December 3, 2018**

Mayor Vinding submitted for reading three letters received regarding the proposed development.

One from Normandale Holdings who was not in support of the project.

One from Murray Sadowick, Realty Executives who was not in support of the project.

One from Elizabeth Irving, Boyes Realty Group who was in support of the project

Mayor Vinding asked if the Shawn Dodman or Rob Gable wanted to respond to the written submissions.

Rob Gable said the proposed lots to build the units are not considered premium lots and there are many developments in other areas that have high density housing around or near a storm pond and commercial. The units will be first class and will not bring down any property value and asked out loud why would they do anything to jeopardize the development. They are in it for the long haul and not just interested in building and selling anything but only a first-class development. Rob Gable asked, why would they Invest over \$15 million and do anything to hurt the development? Shawn Dodman spoke that there is a need for entry level housing for young families and joined units allow a builder to keep the price affordable. There will be a separate parking area for the units to accommodate overflow parking.

Rob Gable was asked if any of the people who provided written submissions had purchased or invested in any walk out lots and he replied no, they have no investment other than one property that isn't close to where the proposed development would be.

Administrator mentioned that the architectural controls were not in place by the town and that the development owner decides what they will be.

Mayor Vinding asked if anyone else had any comments or questions. There were no further comments or questions and the public hearing was closed.

**CLOSE PUBLIC HEARING**

**3. VINDING  
LITKE**

RESOLVED that the public hearing is closed and the special council meeting resumes at 1:40 p.m.

CARRIED

**4. HOLIDAY HOURS**

RESOLVED that the office is closed December 24, 25. 26 and January 1, 2019.

CARRIED

**TOWN OF DUNDURN**  
**Minutes of the Special Council Meeting of Council**  
**held in Council Chambers of the Municipal Office in Dundurn, SK. on**  
**December 3, 2018**

**EMPLOYEE CHRISTMAS BONUS**

**5. RICHMOND  
LITKE**

RESOLVED that each employee receive a \$200.00 Christmas bonus gift card.

CARRIED

**PLANNING FORUM DECEMBER 11 & 12**

**6. WILSON  
RICHMOND**

RESOLVED that Walter Litke and Per Vinding attend the Planning Forum in Saskatoon on December 11 and 12 with expenses paid in accordance to municipal policies.

CARRIED

**BYLAW 2018-12 WASTE RATE**

**7. WILSON  
RICHMOND**

WHEREAS Bylaw 2018-12 is a bylaw to establish a waste removal rate;  
THEREFORE, BE IT RESOLVED that Bylaw 2018-12 be introduced and read the first time.

CARRIED

**BYLAW 2018-12 WASTE RATE**

**8. VINDING  
RICHMOND**

RESOLVED that Bylaw 2018-12 is read the second time.

CARRIED

**BYLAW 2018-12 WASTE RATE**

**9. LITKE  
WILSON**

RESOLVED that Bylaw 2018-12 is given three readings at this meeting.

CARRIED

**BYLAW 2018-12 WASTE RATE**

**10. LITKE  
RICHMOND**

RESOLVED that Bylaw 2018-12 is read the third time and adopted.

CARRIED

**TOWN OF DUNDURN**  
**Minutes of the Special Council Meeting of Council**  
**held in Council Chambers of the Municipal Office in Dundurn, SK. on**  
**December 3, 2018**

**BYLAW 2018-11 SEWER RATE**

**11. WILSON  
LITKE**

WHEREAS Bylaw 2018-11 is a bylaw to establish a sewer service rate;  
THEREFORE, BE IT RESOLVED that Bylaw 2018-11 be introduced and read the first time.

CARRIED

**BYLAW 2018-11 SEWER RATE**

**12. VINDING  
RICHMOND**

RESOLVED that Bylaw 2018-11 is read the second time.

CARRIED

**BYLAW 2018-11 SEWER RATE**

**13. LITKE  
VINDING**

RESOLVED that Bylaw 2018-11 is given three readings at this meeting.

CARRIED

**BYLAW 2018-11 SEWER RATE**

**14. LITKE  
RICHMOND**

RESOLVED that Bylaw 2018-11 is read the third time and adopted.

CARRIED

**DISCRETIONARY USE DEVELOPMENT APPLICATION 2018-09DBL**

**15. WILSON  
LITKE**

RESOLVED that R2 Discretionary Use Development Application 2018-09DBL to build a 5-plex unit located in the new development of Sunshine Meadows is approved

CARRIED

**TOWN OF DUNDURN**  
**Minutes of the Special Council Meeting of Council**  
**held in Council Chambers of the Municipal Office in Dundurn, SK. on**  
**December 3, 2018**

**DISCRETIONARY USE DEVELOPMENT APPLICATION 2018-10DBL**

**16. WILSON  
LITKE**

RESOLVED that R2 Discretionary Use Development Application 2018-10DBL to build a 5-plex unit located in the new development of Sunshine Meadows is approved.

CARRIED

**ADJOURNMENT**

**17. WILSON**

RESOLVED that this meeting adjourns at 3:25 p.m.

CARRIED

---

**Per Vinding, Mayor**

---

**Eileen Prosser, Administrator**