



Village of Buena Vista

Regular Council Meeting MINUTES

April 28, 2026 at 7:00 p.m.

Council Chambers 1050 Grand Ave Buena Vista, SK

Via Microsoft Teams Meeting ID: 255 745 441 386 31 Passcode: az79tx3b

Present: Mayor Karen Smith, Councillor Bob Sax, Councillor Spence Miller, Councillor Steve Schultz,
Councillor Chris Duke

Administration: Chief Administrative Officer Melissa Pollock

1. **CALL TO ORDER**

A quorum being present, Mayor Smith called the meeting to order at 7:00 p.m.

2. **ADOPTION OF AGENDA**

2.1 RESOLUTION NO. 069/26

Moved by Councillor Duke

That the April 28, 2026 Regular Meeting of Council Agenda be adopted as presented, New Business 12.2 moved to discuss with Delegation item 7.1.

CARRIED

3. **CONFLICT OF INTEREST DECLARATION**

No conflicts of interest were declared.

4. **ADOPTION OF MINUTES**

4.1 RESOLUTION NO. 070/26

Moved by Councillor Duke

THAT the March 24, 2026 Regular Meeting of Council Minutes be adopted as presented.

CARRIED

5. **BUSINESS ARISING FROM THE MINUTES**

N/A

6. **ANNOUNCEMENTS, RECOGNITIONS & COMMUNITY EVENTS**

7. DELEGATION

7.1 STEVE HEPTING - DEVELOPMENT APPEAL BV25-026 LOT 7, BLK 31, 60R10277

Steve spoke on behalf of his request to build a new dwelling on his property similar to the existing cabin footprint that does not meet current required setbacks. His intention would be to build about 30' back from the surveyed original road allowance. Steve will be getting a survey of his property.

8. FINANCIALS

8.1 LIST OF ACCOUNTS FOR APPROVAL

RESOLUTION NO. 071/26

Moved by Councillor Sax

THAT Council approves the following accounts for payment: AP Batches 2026-00029 to 2026-00031 in the amount of \$115,847.16; AP Batches 2026-00032 to 2026-00033 in the amount of \$6,503.65 which includes all cheques, credit card, automatic withdrawals, EFT and online payments for a grand total of \$122,350.81.

CARRIED

8.2 PAYROLL

RESOLUTION NO. 072/26

Moved by Councillor Duke

THAT Council approves the following payrolls:

- *Public Works March 15 – 28, 2026 in the amount of \$6,550.66;*
- *Public Works March 29 – April 11, 2026 in the amount of \$6,602.38;*
- *Administration March 16 – 31, 2026 in the amount of \$5,579.33;*
- *Administration April 1 – 15, 2026 in the amount of \$5,173.57; and*
- *Council Remuneration March 1 – 31, 2026 in the amount of \$901.65.*

CARRIED

8.3 FINANCIAL STATEMENT

RESOLUTION NO. 073/25

Moved by Councillor Sax

THAT Council accepts and files the Income Statement for March 2026.

CARRIED

9. REPORTS OF STAFF

9.1 ADMINISTRATION REPORT

RESOLUTION NO. 074/26

Moved by Councillor Duke

THAT Council has reviewed the Administration Report for the period of March 21 – April 17, 2026, received clarification on certain matters, and hereby accepts the report as information and files it accordingly.

CARRIED

9.2 **PUBLIC WORKS REPORT**

RESOLUTION NO. 075/26

Moved by Councillor Sax

THAT Council has reviewed the Public Works Report for the period of March 21 – April 17, 2026 received clarification on certain matters, and hereby accepts the report as information and files it accordingly.

CARRIED

9.3 **WATER TREATMENT PLANT DAILY RECORD**

RESOLUTION NO. 076/26

Moved by Councillor Scultz

THAT Council has reviewed, accepts and files the Water Treatment Plant Daily Operations for the period of March 2026 as presented, and FURTHER THAT the Mayor and CAO be authorized to sign off on the report as required and filed as part of the official record.

CARRIED

10. **REPORTS OF COUNCIL**

Councillor Miller attended the RCMP meeting in Lumsden and reported that the biggest problem is drug abuse/overdoses, domestic abuse and fraud scams are on the rise. They will be keeping their boat at Regina Beach Yacht Club again this summer, and will resume regular check stops. RCMP are looking at beginning quarterly meetings and Council agreed that a Council representative should be attending these.

Councillor Sax reported on the Parks & Recreation Board meeting on April 7th. The bus trip and Everything Zucchini event have been cancelled. The board is looking at fundraising ideas.

11. **BOARDS & COMMITTEES**

11.1 **PARKS & RECREATION BOARD 2026 BUDGET**

RESOLUTION NO. 077/26

Moved by Councillor Duke

THAT Council receive the Parks & Recreation Board 2026 Budget as a draft; and FURTHER THAT Council have Administration go back to the Board for their long-term plans that go with the budget presented, and to be brought back to Council when completed.

CARRIED

11.2 **SOUTH SHORE JOINT USE COMMITTEE – 2025 AUDITED FINANCIAL STATEMENTS**

RESOLUTION NO. 078/26

Moved by Councillor Duke

THAT Council approve the South Shore Joint Use Committee 2025 Audited Financial Statements based on receiving an explanation of the notes under Item #3 Grants as the math appears to be incorrect.

CARRIED

11.3 SOUTH SHORE JOINT USE COMMITTEE – 2026 BUDGET

RESOLUTION NO. 079/26

Moved by Councillor Schultz

THAT Council defer approval of the South Shore Joint Use Committee 2026 Budget until clarification is received on the final numbers.

CARRIED

12. UNFINISHED BUSINESS

12.1 PROPERTY TAX INCREASE

RESOLUTION NO. 080/26

Moved by Councillor Miller

THAT Council approve the following changes effective for the 2026 taxation year:

- *The base tax for commercial and agriculture properties be increased to \$500 to maintain consistency with all property classes having the same base tax;*
- *A 5% mill rate increase be applied to all property classes; and*
- *The early payment discount be reduced to 8%*

CARRIED

12.2 DEVELOPMENT APPEAL BV25-026 – LOT 7, BLK 31, 60R10277 – NOTICE OF DECISION

RESOLUTION NO. 081/26

Moved by Councillor Sax

THAT Council approve the District Development Appeal Board recommended decision based on a one-time basis due to the unique circumstances associated with Lot 7, Blk 31, 60R10277. Approval of the variance is granted on the condition that the new build maintain the required setback from the road as constructed, while omitting consideration of the portion of the road allowance that was never developed. The new build shall also maintain a minimum additional setback of five (5) feet from the surveyed property line; and FURTHER THAT Administration be directed to draft an easement agreement for the property owner and to register an interest on the title of the property prior to any building construction commencing.

CARRIED

12.3 DISCRETIONARY USE – BV25-024: SW 13-21-22 W2 -

RESOLUTION NO. 082/26

Moved by Councillor Duke

THAT Council acknowledges and accepts the communication received from the property owner of SW 13-21-22 w2 regarding setbacks, water and septic mound; and FURTHER THAT Council confirms that its position on the septic mound and setbacks will remain unchanged; however, Council is willing to discuss and consider alternative options for water supply to the dwelling; and FURTHER THAT a meeting is to be scheduled with the property owner of May 26, 2026 at 6:30 p.m. prior to the regular Council meeting.

CARRIED

12.4 TAX ABATEMENT – LOT 1, BLK C, PLAN 83R43523

RESOLUTION NO. 083/26

Moved by Councillor Shultz

THAT Council defer making a decision regarding the amount of tax payment for the property owner until the project is completed and signed off by an engineer, as there are concerns regarding the road; and FURTHER THAT Administration be directed to develop a road standard policy for all roads within the Village.

CARRIED

13. NEW BUSINESS

13.1 NOTICE NATURE SPONSORSHIP REQUEST

RESOLUTION NO. 084/26

Moved by Councillor Schultz

THAT Council approve a \$250 sponsorship for Notice Nature Program

CARRIED

13.2 SANDY STEPS DAYCARE SPONSORSHIP REQUEST

RESOLUTION NO. 085/26

Moved by Councillor Sax

THAT Council direct Administration to have Sandy Steps Daycare submit the proper donation application form outlining how a donation to the centre would align with the Village donation policy, including information on how many Village residents utilize the centre.

CARRIED

13.3 2026 EDUCATION PROPERTY TAX MILL RATE

RESOLUTION NO. 086/26

Moved by Councillor Duke

THAT Council, acknowledges the 2026 Education Property Tax Mill Rates, with no change from 2025, as follows:

- *Agricultural Property 1.07 mills*
- *Residential Property 4.27 mills*
- *Commercial/Industrial Property 6.37 mills*
- *Resource Property 7.49 mills*

CARRIED

13.4 REQUEST FOR ADDITIONAL FUNDING FOR BOUNDARY SURVEY REQUEST ON LAKEVIEW CRESCENT

RESOLUTION NO. 087/26

Moved by Councillor Duke

THAT Council approve the request for additional funding for the boundary survey request on Lakeview Crescent to be added to the 2026 Capital budget; and FURTHER THAT, a boundary survey be part of the process for all ditching/drainage and road work development within the Village.

CARRIED

- 13.5 **RESIDENT REQUEST FOR REMOVAL OF TREES TO EXTEND DRIVEWAY – LOT 107A, BLK D PLAN 102077030**
RESOLUTION NO. 088/26
Moved by Councillor Sax
THAT Council approve the request for removal of trees on Village property in front of Lot 107A, Blk D, Plan 102077030 with all labour and costs associated with the request to be the responsibility of the property owner.
CARRIED
- 13.6 **SUMA COUNCIL SUMMER SCHOOL**
RESOLUTION NO. 089/26
Moved by Councillor Schultz
THAT Council approve attendance at the Council Summer School for any Councillors wishing to attend, and that Councillors confirm their attendance once they have had the opportunity to review their schedules.
CARRIED
- 13.7 **RFB VBV 2026-002 – WATER TREATMENT PLANT FURNACE/HEATER/WATER HEATER**
RESOLUTION NO. 090/26
Moved by Councillor Sax
THAT Council approve Proponent #2 for the installation of furnace and water heater for the water treatment plant in the amount of \$35,522 plus applicable taxes, acknowledging that this cost is higher than the \$29,000 approved in the original capital budget for the project.
CARRIED
- 13.8 **RFB VBV 2026-0003 – 10TH STREET PAVING**
RESOLUTION NO. 091/26
Moved by Councillor Miller
THAT Council decline all tenders received for the RFB for repaving 10th Street due to substantial costs exceeding the 2026 budget allocated for the project, in consideration of the significant infrastructure projects currently required within the Village; and FURTHER THAT Council has determined that the most practical and cost-effective option is to remove the existing asphalt, rebuild the road structure, complete proper drainage improvements on that section, and re-gravel rather than re-pave it.
CARRIED

14. BYLAWS & POLICIES

14.1 AMENDMENT TO ZONING BYLAW TO REGULATE SHORELINE ACTIVITY

14.2 DRAFT BYLAW NO. 01/2026 AMENDMENTS TO ZONING BYLAW NO. 7-16

14.3 DRAFT BYLAW NO. 02/2026 SHORT-TERM RENTALS

RESOLUTION NO. 092/26

Moved by Councillor Duke

THAT Council defer amendment to Zoning Bylaw to Regulate Shoreline Activity, Draft Bylaw No. 01/2026 Amendments to Zoning Bylaw No. 7-16 and Draft Bylaw No. 02/2026 Short-Term Rentals until further research is completed to ensure sound and informed decisions.

CARRIED

RESOLUTION NO. 093/26

Moved by Councillor Schultz

THAT Council approve the property owner of Lot 26A, Blk 3, Plan 62R07755 to run a short-term rental for this summer season, while work on a Short-Term Rental Bylaw continues, with the following conditions:

- *All applicable municipal bylaws must be followed. This includes ensuring that guests are aware of the Noise Bylaw, which must be clearly posted within the building;*
- *The building must undergo an inspection by Professional Building Inspections (PBI) to confirm that it meets the required standards for occupancy; and*
- *This approval is conditional upon compliance with any rules and regulations that will be established through the forthcoming Zoning Bylaw amendments. Once the new bylaw is in place, all requirements must be adhered to.*

CARRIED

15. COMMUNICATIONS

15.1 REGIONAL BYLAW SERVICES – MARCH 26 & APRIL 9, 2026

RESOLUTION NO. 094/26

Moved by Councillor Sax

THAT Council receives and files the Regional Bylaw Services report for March 26 and April 9, 2026.

CARRIED

15.2 PROFESSIONAL BUILDING INSPECTIONS, INC. (PBI) APRIL NEWSLETTER AND WORKSHOP

RESOLUTION NO. 095/26

Moved by Councillor Schultz

THAT Council receives and files Professional Building Inspections, Inc. (PBI) April newsletter and workshop information.

CARRIED

15.3 COMMUNITY SUPPORT PUBLICATIONS – THANK YOU FOR SPONSORSHIP

RESOLUTION NO. 096/26

Moved by Councillor Duke

THAT Council acknowledges and files the Community Support Publication thank you for sponsorship letter.

CARRIED

15.4 **LUMSDEN RCMP REPORTS – UPDATE APRIL 2026 & STATS MARCH 2026**

RESOLUTION NO. 097/26

Moved by Councillor Sax

THAT Council receives and files the Lumsden RCMP April 2026 update and March 2026 stats.

CARRIED

16. **CLOSED SESSION**

16.1 RESOLUTION NO. 098/26

Moved by Councillor Sax

THAT Council move to in camera at 10:25 p.m. to discuss material that is exempt from public discussion under The Local Authority Freedom of Information and Privacy Act and the Municipalities Act.

CARRIED

16.2 RESOLUTION NO. 099/26

Moved by Councillor Sax

THAT this meeting return to open session at 10:44 p.m.

CARRIED

17. **ADJOURNMENT**

17.1 *THAT this meeting be adjourned by Mayor Smith at 10:45 p.m.*



Mayor



Chief Administrative Officer