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**MINUTES OF THE REGULAR COUNCIL MEETING OF DECEMBER 17, 2025**

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Held in the Council Chambers of the Resort Village of Turtle View at 116 Golden Sands Drive

**PRESENT:** Mayor Troy Johnson, Councillor Willie Thompson, Councillor Dennis Schultz and Administrator Lorrie Bannerman. Councillor Jim Glasrud attended by phone.

**ABSENT:**

**CALL TO ORDER:** A quorum being present, Mayor Troy Johnson called the meeting to order at 6:32 p.m.

**AGENDA:**

180/25 **Johnson:** That the agenda be accepted as amended.  
Carried

**MEETING MINUTES:**

181/25 **Johnson:** That the November 26, 2025 Minutes of the Regular Meeting of Council be adopted as amended.  
Carried

**DELEGATIONS:**

- 6:35 pm, Devin Dow, Bruce Place gate
- 6:39 pm, Sharon Whately, Bruce Place gate
- 6:42 pm, Janelle Turgeon, Bruce Place gate

**CORRESPONDENCE:**



182/25 **Thompson:** That the list of correspondence be dealt with in the proper order of business, a list of which is attached hereto and to form part of the minutes.  
Carried

**PAYMENT OF ACCOUNTS:**

183/25 **Glasrud:** That the accounts from cheque #1574 to #1592 and electronic bill payments, as presented to Council, in the amount of \$55,385.78 be approved for payment, a list of which is attached hereto and to form part of the minutes.  
Carried

**FINANCIAL BUSINESS:**

184/25 **Thompson:** That the financial statement and bank reconciliations for the month of November 2025 be approved as presented.  
Carried

Initial:   
Mayor  
Initial:   
Administrator



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**BYLAW NO. 50-2025, BYLAW TO REGULATE AND CONTROL THE FEEDING OF WILD ANIMALS WITHIN THE RESORT VILLAGE OF TURTLE VIEW:**

- 193/25      **Glasrud:**                      That Bylaw No. 50-2025, a Bylaw to Regulate and Control the Feeding of Wild Animals Within the Resort Village of Turtle View , hereby be introduced and read a first time.  
Carried
- 194/25      **Thompson:**                      That Bylaw No. 50-2025, a Bylaw to Regulate and Control the Feeding of Wild Animals Within the Resort Village of Turtle View , hereby be read a second time.  
Carried
- 195/25      **Johnson:**                      That Bylaw No. 50-2025, a Bylaw to Regulate and Control the Feeding of Wild Animals Within the Resort Village of Turtle View , be given three (3) readings at this meeting.  
Defeated

**APPOINTMENT OF MUTUAL AID REPRESENTATIVES :**

- 196/24      **Johnson:**                      That the Council appoint Willie Thompson and Dennis Schultz as Turtle View's representatives for the Northwest Mutual Aid Association for 2026.  
Carried

**APPOINTMENT OF DEPUTY MAYOR:**

- 197/25      **Johnson:**                      That Council appoint Willie Thompson as the Deputy Mayor for the Resort Village of Turtle View for 2026.  
Carried

**APPOINTMENT OF TURTLE VIEW'S VOLUNTEER FIRE BRIGADE FIRE CHIEF:**

- 198/25      **Schultz:**                      That Council appoint Chuck Brander as the designated Fire Chief of the Volunteer Fire Brigade for the Resort Village of Turtle View for 2026.  
Carried

**APPOINTMENT OF DEPUTY FIRE CHIEF:**

- 199/25      **Thompson:**                      That Council appoint Corey Bannerman as the designated Deputy Fire Chief of the Volunteer Fire Brigade for the Resort Village of Turtle View for 2026.  
Carried

**APPOINTMENT OF AUDITOR FOR 2025 AUDIT:**

- 200/25      **Glasrud:**                      That Council appoint Pinnacle Business Solutions to complete the Resort Village of Turtle View 2025 Audit at the cost of \$9,045.00 as quoted.  
Carried

Initial:   
Initial:   
Administrator

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**APPOINTMENT OF BOARD OF REVISION FOR 2026:**

201/25      **Johnson:**                      That pursuant to Subsection 220(1) of The Municipalities Act, the Resort Village of Turtle View appoints Western Municipal Consulting Ltd. to manage the Board of Revision process for the term of January 1, 2026, through to December 31, 2026; remuneration as set out in Western Municipal Consulting Ltd. Schedule B, 2026 rates, and members to serve on the Board of Revision as stated in Schedule A as attached; and

The Chair shall be responsible for naming no fewer than three (3) members for the hearing of any matter. Where the Chair does not include themselves among the appointees, the members appointed for a hearing shall determine the chair of that hearing from among their numbers.

Carried

**APPOINTMENT OF BOARD OF REVISION SECRETARY FOR 2026:**

202/25      **Glasrud:**                              That pursuant to Subsection 221(1) of The Municipalities Act, the Resort Village of Turtle View appoints Nicolle Hoskins with Western Municipal Consulting Ltd. as Secretary to the Board of Revision for the term of January 1, 2026, through to December 31, 2026, remuneration as set out in Western Municipal Consulting Ltd. Schedule B, 2026 Rates, as attached. If the secretary is unable to perform secretarial functions for reasons which may include scheduling difficulties WMC may appoint a delegate to perform administrative functions and may appoint a recording secretary for the purposes of any hearing.

Carried

**APPOINTMENT OF DEVELOPMENT APPEALS BOARD SERVICES FOR 2026:**

203/25      **Johnson:**                              That pursuant to Subsection 214(1) of The Planning and Development Act, 2007, the Resort Village of Turtle View appoints Western Municipal Consulting Ltd. to manage the Development Appeals Board process for the term of January 1, 2026, through to December 31, 2026; remuneration as set out in Western Municipal Consulting Ltd. Schedule B, 2026 rates, and members to serve on the Board of Revision as stated in the Schedule A as attached; and

The Chair shall be responsible for naming no fewer than three (3) members for the hearing of any matter. Where the Chair does not include themselves among the appointees, the members appointed for a hearing shall determine the chair of that hearing from among their numbers.

Carried

**APPOINTMENT OF DEVELOPMENT APPEALS BOARD SECRETARY FOR 2026:**

204/25      **Johnson:**                              That pursuant to Subsection 216(3)(a) of The Planning and Development Act, 2007, the Resort Village of Turtle View appoints Claudette McGuire with Western Municipal Consulting Ltd. as Secretary to the Development Appeals Board for the term of January 1, 2026, through to December 31, 2026, remuneration as set out in Western Municipal Consulting Ltd. Schedule B, 2026 rates. If the secretary is unable to perform secretarial functions for reasons which may include scheduling difficulties WMC may appoint a delegate to perform administrative functions and may appoint a recording secretary for the purposes of any hearing.

Carried

Initial:   
Mayor  
Initial:   
Administrator

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**APPOINTMENT OF BUILDING OFFICIALS FOR 2026:**

205/25      **Johnson:**                      That the Resort Village of Turtle View appoints Construction Code Authority and the following Inspectors to complete building permits and inspections for 2026:

<u>Inspector Name</u>	<u>Class</u>	<u>Licence #</u>
Ryan Shepherd	BOL-3	BOL360
Chris Gates	BOL-3	BOL105
Karly Heatcoat	BOL-3	BOL421
Rashel Gervais	BOL-3	BOL307
Ryan Paquette	BOL-3	BOL314
Raymond Humenny	BOL-2R	BOL635
Ben McLeod	BOL-3R	BOL886
Janelle Cox	BOL-2R	BOL845
Jerry Wintonyk	BOL-1	BOL142
Virginia Shepley	BOL-3	BOL517
Dan Knutson	BOL-3	BOL112
Dale Wagner	BOL-2	BOL035
Dwayne Williams	BOL-2	BOL122

Carried

**U.M.A.A.S 2026 MEMBERSHIP RENEWAL:**

206/25      **Glasrud:**                      That Council approves the renewal of Lorrie Bannerman’s U.M.A.A.S memberships for 2026 and instruct the administrator to send approved membership document to U.M.A.A.S.

Carried

**SUMA 2026 MEMBERSHIP RENEWAL:**

207/25      **Thompson:**                      That Council approves renewal of Turtle View’s SUMA membership and instructs Administrator to sign documents and send to SUMA.

Carried

**PARCS 2026 MEMBERSHIP RENEWAL:**

208/25      **Schultz:**                      That Council approves renewal of Turtle View’s PARCS membership for 2026.

Carried

**MUNISOFT 2026 SOFTWARE MAINTENANCE CONTRACT RENEWAL:**

209/25      **Johnson:**                      That Council instruct the Administrator to renew Turtle View’s Munisoft Software Maintenance Contract for 2026.

Carried

Initial:  Mayor  
Initial:  Administrator

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**MUNISOFT TRAINING FOR OFFICE ASSISTANT:**

210/25      **Glasrud:**                      That Council approves the Munisoft Mandatory training for the Turtle View Office Assistant for the cost of \$641.02.  
Carried

**ADMINISTRATOR'S 2025 ACCUMULATED HOLIDAYS:**

211/25      **Schultz:**                      That Council approves the Administrator to carry a maximum of 5 days of the 2025 accumulated holidays to 2026  
Carried

**NORTHWEST MUTUAL AID UPDATED AGREEMENT:**

212/25      **Thompson:**                      That Council authorizes the Mayor and Administrator to sign the updated Northwest Mutual Aid Agreement with the changes to point #7 as discussed.  
Carried

**ADJOURNMENT:**

213/25      **Johnson:**                      That the meeting be hereby adjourned. Time of adjournment 7:53 p.m.  
Carried

  
MAYOR

  
ADMINISTRATOR

## Regular Meeting of Council December 16, 2025 Meeting – Correspondence

- Email, SUMA, 2026 SUMA Membership, Membership Renewal, Rec'd Dec. 2, 2025
- Email, PARCS, Conference scheduled for October 1 & 2, 2026, 2026 Membership, Rec'd Dec. 5/25
- Email, UMAAS, Update, Happy Holidays, Umaas Convention 2026, Rec'd Dec. 11/25
- Email, Munisoft Client Care, Happy Holidays, 2026 Community Draws, Closure Reminders, Rec'd Dec. 12/25
- Email, WYWRA, Amendment of the Bylaws for Review, Attached, Rec'd Dec. 15/25
- Email, Municipalities TODAY, Newsletter, Rec'd Dec. 15, 2025
- Email, WFR Wholesale Fire & Rescue Ltd, Holiday Wishes, Rec'd Dec. 16/25

SCHEDULE OF PAYMENTS SUBMITTED TO REGULAR COUNCIL MEETING, DECEMBER 17, 2025

Cheques

1574	Lorrie Bannerman	\$3,789.03
1575	Starla Denny	\$1,299.12
1576	Shannon McDonnell	\$894.21
1577	Bee-J's Office Plus	\$58.79
1578	2567658 Alberta Ltd.	\$338.92
1579	Starla Denny	\$20.00
1580	Acklands-Grainger Inc.	\$371.95
1581	Haley Mitchell	\$351.75
1582	Luseland Motors	\$420.00
1583	Millard contracting Co. Ltd.	\$2,790.70
1584	101135512 SK Ltd.	\$5,883.00
1585	Munisoft	\$641.02
1586	Minister of Finance	\$8,298.41
1587	Dennis Schultz	\$1,110.00
1588	Thompson, Willie	\$234.00
1589	West Yellowhead Waste Resource	\$1,680.78
1590	Chuck Brander	\$567.75
1591	Lorrie Bannerman	\$197.89
1592	McDougall Gauley LLP	\$8,087.46
Total Computer & Manual Cheques:		\$37,034.78

Electronic Payments

704223	SaskEnergy	\$227.96
704225	Xplornet Communications Inc.	\$112.65
2180811	Saskatchewan eTax Services	\$15,975.40
Nov 28/25	MEPP	\$1,343.02
Nov 28/25	SUMA	\$691.97
Total electronic Payments		\$18,351.00
Total Payments		\$55,385.78

AGENDA FOR THE RESORT VILLAGE OF TURTLE VIEW MEETING OF COUNCIL AT  
THE RESORT VILLAGE OF TURTLE VIEW COUNCIL CHAMBERS ON WEDNESDAY,  
DECEMBER 17, 2025 6:30 P.M.

- a) Call to Order
- b) Approval of Agenda
- c) Adoption of November 26, 2025 Regular Meeting Minutes
- d) Proclamations, Presentations & Recognition
- e) Public Hearings
- f) Delegations
  - 6:40 p.m., Devin Dow – Bruce Place Gate
  - 6:50 p.m., Sharon Whatley – Bruce Place Gate
  - 7:00 p.m., Janelle Turgeon – Bruce Place Gate
- g) Correspondence
- h) Reports of Administration and Committees
- i) Payment of Accounts
- j) Financial Statements and Bank Reconciliation
- k) Mayor and Councillors Forum
- l) Unfinished Business
  - Bruce Place Egress Review
  - Road Egress Off Mathews Crescent
  - TLL Playground Bridge Discussion
- m) New Business
  - Bylaw No. 49- 2025, Off-Site Fee Bylaw, Amendment
  - Bylaw No. 50-2025, Bylaw to Regulate and Control the Feeding of Wild Animals within the Resort Village of Turtle View
  - Mutual Aid Representative
  - Appointment of Deputy Mayor
  - Appointment of Turtle View's Volunteer Fire Brigade Fire Chief
  - Appointment of Turtle View's Volunteer Fire Brigade Deputy Fire Chief
  - Appointment of Auditor for 2026 Audit
  - Appointment of Board of Revision for 2026
  - Appointment of Board of Revision Secretary for 2026
  - Appointment of Development Appeals Board Services for 2026
  - Appointment of Development Appeals Board Secretary for 2026
  - Appointment of Building Officials for 2026
  - U.M.A.A.S 2026 Membership Renewal
  - SUMA 2026 Membership Renewal
  - PARCS 2026 Membership Renewal
  - Munisoft 2026 Software Maintenance Contracts
  - Munisoft Training, Office Assistant
  - Administrator's 2025 Accumulated Holidays
- n) Adjournment

# Off-Site Fee Bylaw

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## RESORT VILLAGE OF TURTLE VIEW

### BYLAW NO. 49-2025

#### A BYLAW TO ESTABLISH AN OFF-SITE FEE FOR NEW SUBDIVISIONS

Being a Bylaw of the Resort Village of Turtle View, in the Province of Saskatchewan, for the purpose of establishing an Off-Site Fee for lands that are to be developed as a residential subdivision, or redeveloped (splitting of residential lots to reflect a higher lot count) within the Resort Village of Turtle View. The fee will be assessed on a per-lot basis within a servicing agreement.

**WHEREAS** *The Planning and Development Act, 2007*, Chapter P-13.2 (“the Act”) provides that, the Council of a Municipality may pass a bylaw establishing an Off-Site Fee;

**WHEREAS** certain lands within the Resort Village of Turtle View are proposed for possible future development;

**WHEREAS** the Council deems it desirable to establish an Off-Site Fee for the purpose of recovering the capital costs of providing services and facilities associated with a proposed development, directly or indirectly, in regard to: - sewage, water, and drainage works; roadways and related infrastructure; parks; and recreational facilities;

**WHEREAS** the Council has considered the future land use patterns and development and phasing of public works to help determine a fair and equitable calculation of the Off-Site Fee in accordance with the Act; and,

**WHEREAS** the Council wishes to enact a bylaw: to impose and provide for the payment of an Off-Site Fee; to authorize agreements to be entered into in respect of payment of an Off-Site Fee; to set out the conditions upon which the charge will be applied to specific land uses, classes of development, zoning districts or defined areas; and to indicate how the amount of the charge was determined.

**NOW THEREFORE** the Council of the Resort Village of Turtle View, duly assembled, enacts as follows:

**1. SHORT TITLE**

1.1 This bylaw may be cited as “The Off-Site Fee Bylaw”.

**2. PURPOSE AND INTENT**

2.1 This bylaw is intended to:

- (a) to impose and provide for the payment of an Off-Site Fee;
- (b) to authorize agreements to be entered into in respect of payment of an Off-Site Fee;
- (c) to set out the conditions upon which the charges will be applied to specific land uses, classes of development, zoning districts or defined areas; and
- (d) to outline, as described in Schedule “A”, how the amount of the charge was determined.

### 3. DEFINITIONS

#### 3.1 In this bylaw:

- (a) **“Act”** shall mean the Planning and Development Act, 2007, Chapter P-13.2;
- (b) **“Capital Costs”** means the Resort Village’s estimated cost of providing, altering, expanding, or upgrading the following services and facilities associated, directly or indirectly, with a Proposed Development:
  - i. sewage, water, or drainage works;
  - ii. roadways
  - iii. related infrastructure
  - iv. parks
  - v. recreational facilities
- (c) **“Resort Village”** means the Resort Village of Turtle View;
- (d) **“Administrator”** means administrator of the Resort Village appointed pursuant to section 110 of The Municipalities Act;
- (e) **“Council”** means the Council of the Resort Village;
- (f) **“Development”** means the carrying out of any building, engineering, mining, or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land;
- (g) **“Development Lands”** means those lands (or any part thereof) within the Resort Village of Turtle View, where no previous servicing agreement has been entered into for the specific proposed development and, in the opinion of Council, the Resort Village will incur additional capital costs as a result of the proposed development. In this usage of the word development, Development Lands do not include existing registered lots, either sold or not yet sold, which have already been subject to a servicing agreement at the time of improvement and registration with Information Services Corporation; notwithstanding that any existing lots that have already had a servicing agreement imposed on them and which are proposed to be subdivided into smaller lots will have a new off-site fee imposed on the additional lots, according to Schedule “A”.
- (h) **“Off-Site Fee”** means a Fee imposed and created by this bylaw pursuant to the Act;
- (i) **“Servicing Agreement”** has the meaning ascribed to this term by the Act within Section 172;

### 4. ADMINISTRATION AND ENFORCEMENT

- 4.1 Council hereby delegates to the Administrator or his/her designate the duty and authority to enforce and administer this bylaw, including administering the Off-Site Fee and Servicing Agreements.

**5. APPLICATION**

- 5.1 This Bylaw applies to Development Lands that benefit or will benefit from municipal services installed or to be installed by or on behalf of the Resort Village.
- 5.2 The Off-Site Fee imposed by this Bylaw is intended to recover the Capital Costs incurred by the Resort Village as a result of a Proposed Development, as set out in Schedule "A" attached to and forming part of this bylaw.

**6. IMPOSITION OF CHARGE**

- 6.1 There is hereby imposed on the Development Lands an Off-Site Fee in the amount set out in Schedule "A" attached to and forming part of this bylaw. Schedule "A" shall be updated to reflect changes in infrastructure costs, and to reflect refinement of other Schedule "A" information when and if new data becomes available, as required. Any revisions to Schedule "A" shall apply only to applications accepted by the Resort Village after the date the revision is adopted.
- 6.2 The amount of the Off-Site Fee that is required to be paid is based on the charge in place at the time when the application is submitted to the Resort Village and the application is deemed complete.

**7. AUTHORITY TO ENTER INTO AGREEMENT**

- 7.1 Any Servicing Agreement and the obligation to pay the applicable Off-Site Fee shall be binding on successors on title to the original owner or owners, regardless of whether a caveat in respect of the Servicing Agreement is registered by the Resort Village against the Development Lands. The amount of the Off-Site Fee payable shall be the amount under Schedule "A", as amended from time to time.
- 7.2 The Resort Village may register an interest based on a servicing agreement in the land registry against the land that is the subject of the agreement.

**8. PAYMENT**

- 8.1 An Off-Site Fee provided in this bylaw shall be paid to The Resort Village within a Servicing Agreement, pursuant to Section 172 of the Act.
- 8.2 In the event that any Off-Site Fee payment imposed by this Bylaw payable under a Servicing Agreement is not paid at the time or times specified within the Agreement and without limiting the remedies of the Resort Village, the Resort Village may issue a stop work order prohibiting further development on the Development Lands.
- 8.3 An optional payment plan, at the discretion of Council, may allow the Developer to apply the Off-Site fee to the property on a per-lot basis. This option is a one-time offer per Developer up to a maximum of 12 lots. This will be done within the servicing agreement at the expense of the Developer/owner for costs to register and de-register the interest or lien with Information Services Corporation. The offsite fee will become payable on title transfer or any other agreement in which the property becomes occupied. This plan will only apply to the Developer/owner of newly created subdivision registered lots.

**9. PURPOSE AND USE OF THE DEVELOPMENT CHARGE**

9.1 In this bylaw:

(a) The Off-Site Fee is intended to reimburse the Resort Village for the capital costs associated (directly or indirectly) with the construction, altering, expanding, or upgrading of the following:

- i. sewage, water, or drainage works;
- ii. roadways
- iii. related infrastructure
- iv. parks
- v. recreational facilities

(b) The Off-Site Fee may be utilized to pay a debt incurred by the Resort Village as a result of expenditure listed above or to reimburse an owner described in clause 173(d) of *The Act*.

**10. CALCULATION OF OFF-SITE FEE**

10.1 The Off-Site Fee adopted in this Bylaw was determined on the basis set out in Schedule "A" annexed hereto and forming part of this Bylaw

**11. SEVERABILITY**

11.1 In the event that any provision of this Bylaw is found to be null or void or contrary to law by any court of competent jurisdiction, then such provision shall be severed from this Bylaw and the remainder of this Bylaw shall continue to be of full force and effect.

**12. REPEAL PREVIOUS COUNCIL PROCEDURE BYLAW**

12.1 Bylaw #40-2024, A Bylaw To Establish an Off-Site Fee for New Subdivisions is hereby repealed.

**13. ENACTMENT**

13.1 This Bylaw shall take effect and come into force upon the date of passage of the Bylaw following third reading and it being adopted.

Read a first time this 17<sup>th</sup> day of December, A.D. 2023

Read a second time this 17<sup>th</sup> day of December, A.D. 2023

Read a third time and adopted this 17<sup>th</sup> of December, A.D. 2023

  
MAYOR

  
ADMINISTRATOR



