

MINUTES OF THE PUBLIC HEARING OF  
THE RURAL MUNICIPALITY OF SHERWOOD NO. 159 HELD IN COUNCIL CHAMBERS  
AT 4400 CAMPBELL STREET, REGINA, SASKATCHEWAN  
Wednesday, June 13, 2018

**TOPIC:** Bylaw No. 18/17 – A Bylaw to adopt a revised Zoning Bylaw

**PRESENT:** Jeffrey Poissant, Reeve  
Brad Crassweller, Councillor Division 1  
John Wilke, Councillor Division 3  
Carl A. Husum, Councillor Division 4  
Rod Culbert, Councillor Division 5  
Grant Paul, Councillor Division 6

**ABSENT:** Vacant, Councillor Division 2

**STAFF:** Pam Malach, Chief Administrative Officer  
Mike Mamona, Director of Operations  
Erin Halliday, Director of Finance & Administration  
Garret Halbgewachs, Manager of Public Works  
Adam Toth, Manager of Planning & Development  
Susan Stevenson, Development Officer  
Tony Wood, Municipal Planner  
Christine Trithardt, Assistant Administrator  
Emily Hoddinott, Administrative Assistant

**ORDER:** Deputy Reeve Husum called the Public Hearing to order at 5:34 p.m.

**PUBLIC HEARING**

Deputy Reeve Husum declared the Public Hearing open for Bylaw No. 18/17 – A Bylaw to adopt a revised Zoning Bylaw at 5:34 p.m.

John Steil, Stantec Consulting provided an overview of Bylaw No. 18/17 – A Bylaw to adopt a revised Zoning Bylaw.

Deputy Reeve Husum asked if anyone present would like to make a written or verbal submission for the Bylaw in question.

Brent Sjoberg, Vice President of Development, Ryan Klassen, Legal Counsel and Gavin Semple, Chairman with Brandt Group of Companies made a presentation to Council on their lands. Their lands were rezoned in 2008, by Bylaw 08/07 has no expiry and concept plan was submitted in 2008. Why is it being unzoned? The RM has not provided reasons for unzoning. Downzoning would be inconsistent with the new Official Community Plan. In the Official Community Plan, the area where the Brandt Group of Companies land is listed as employment lands. Shocked that the RM would take this option to have a negative effect. Arbitrarily unzoning the land. Penalty sends a message. Is the RM committed to growth? Zoning should stay to keep the plans moving forward. Brandt has had a good relationship with the RM.

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Expansion plans. Invested \$80 million to grow the business. Plans to revert the lands to Ag are flawed. Needless process to go back for new application. Brandt Group of Companies look forward to a revised Zoning Bylaw. Gavin Semple received a letter on May 15, 2018 indicating that the municipality would take this action. This has a negative effect on their land. Brandt Group of Companies is not asking for special treatment. Gavin Semple requested to leave their land in the Industrial Zoning, and respectfully ask the RM of Sherwood to remove their portion of land from the Bylaw to continue to grow and expand in the RM of Sherwood. Brandt Group of Companies will provide a written summary.

Faisal Khan and Suzzad Hussain with the Islamic Association of Saskatchewan made a presentation to Council. The Islamic Association of Saskatchewan owns 5.2 acres of land in the RM of Sherwood. Islamic Association of Saskatchewan purchased the land in 2011, the land was zoned as Agricultural with religious institution as one of discretionary uses. Application was made in 2012 for a discretionary use for a place of worship. Islamic Association of Saskatchewan waited from 2012 to 2016 and applied again in July 2016. Land is in the Collaborative Planning Area. Second application was made in 2016, in April 2017, the application was denied again. Islamic Association of Saskatchewan does not support the existing residential zone. What is the policy that is being used as the basis of suggesting change of our agricultural land to a residential land, when no part of our property is being used as a residence? Is this zone "Existing Residential" a new zone category, or has it previously existed under previous zoning bylaws? If this zone category has been used by the RM previously what other areas in the RM are under this zone category? How many properties are affected by this zoning change? How many of the properties that are affected by this zoning change have existing residences on them and how many of these properties do not have any existing residence on them, currently? Why doesn't the RM consider changing the re-zoning only for properties that have an existing residence? Why is the RM considering change for properties to "Existing Residential" that do not have a residence, on them? What other areas in the RM, besides the one where the IAOS property is located, being considered for change to "Existing Residential" zone? If the Council desires to consider changing the zoning of our land, why doesn't the Council consider to change the zoning of our property to "Highway Commercial" as our land abuts Highway 33? Treat all residences the same. Islamic Association of Saskatchewan would like to receive a response from the RM of Sherwood. Islamic Association of Saskatchewan would like to discuss with the RM of Sherwood. Islamic Association of Saskatchewan request RM of Sherwood to treat us equal.

Deputy Reeve Husum asked a second time if anyone present would like to make a written or verbal submission for the Bylaw in question.

Deputy Reeve Husum asked a third time if anyone present would like to make a written or verbal submission for the Bylaw in question.

There was one (2) written submission received from the City of Regina and The Islamic Association of Saskatchewan, Regina Inc.

Deputy Reeve Husum declared the Public Hearing closed for Bylaw No. 18/17 – A Bylaw to adopt a revised Zoning Bylaw at 6:12 p.m.

**ADJOURNMENT**

COUNCILLOR PAUL: THAT this Public Hearing be adjourned at 6:12 p.m.

CARRIED UNANIMOUSLY

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Reeve

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Administrator