

**MINUTES OF THE SPECIAL COUNCIL MEETING OF
THE RURAL MUNICIPALITY OF SHERWOOD NO. 159 HELD IN COUNCIL CHAMBERS
AT 1840 CORNWALL STREET, REGINA, SASKATCHEWAN
Monday, April 29, 2013**

PRESENT: Joe Repetski, Councillor Division 1
Tim Probe, Councillor Division 2
Corey Wilton, Councillor Division 4 (via telephone)
David Wellings, Councillor Division 5 (via telephone)
Barry Jijian, Councillor Division 6

ABSENT: Kevin Eberle, Reeve
Dale Heenan, Councillor Division 3

STAFF: Rachel Kunz, Administrator
Adam Toth, Municipal Planner
Jessica Heisler, Assistant Municipal Clerk

ORDER: Deputy Reeve Tim Probe called the meeting to order at 12:06 p.m.

214/13 AGENDA

COUNCILLOR REPETSKI: THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

215/13 RZ 12/12 – RE-ZONING APPLICATION – AGRICULTURAL TO COMMERCIAL – N ½ 23-17-19 W2

COUNCILLOR WELLINGS: THAT Re-zoning Application RZ 12/12 to re-zone parcels Q and R from “A” Agricultural to “C” Commercial, be hereby approved; and,

FURTHERMORE THAT the Municipal Planner move forward with the amendment process to the Sherwood-Regina Planning Commission Development Plan Bylaw No. 09/91 by removing the “Potential Alternative Long Range Growth Option” designation from parcels Q and R located on the N ½ 23-17-19 W2 on Map 13, and to re-designate parcels Q and R located on the N ½ 23-17-19 W2 from Agricultural to Commercial on Map 7; and,

FURTHERMORE THAT the Municipal Planner move forward with the amendment process to the Sherwood-Regina Planning Commission Zoning Bylaw No. 10/91 to re-zone parcels Q and R located on the N ½ 23-17-19-W2 from A – Agricultural district to C – Commercial District on Zoning Map 4 and 4a.

CARRIED UNANIMOUSLY

216/13 ZONING BYLAW NO. 07/11 AMENDMENT – STANDARDS FOR CAMPGROUNDS

COUNCILLOR REPETSKI: THAT the Municipal Planner move forward with the amendment process to the Rural Municipality of Sherwood No. 159 Zoning Bylaw No. 7/11 by including Tourist Campgrounds as a discretionary use in the Open Space (OS) and Highway Commercial (HC) districts, and to have a minimum site size of 4 hectares, and to include the following development standards:

- The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, and the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
- A campground shall have within its boundaries a buffer area abutting the boundary of not less than 5 m (15 ft) which shall contain no buildings.
- The operator of a campground shall designate a campsite for each trailer coach or tent party. Campsite sizes will be satisfactory to council.

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Resolution No. 216/13 Continued;

- One sign located on site, advertising the campground is permitted subject to the Sign Regulations contained herein.
- No portion of any campsite shall be located within a roadway or required buffer area.
- Each campsite shall have direct and convenient access to an internal roadway, which is not located in any required buffer area.
- Each trailer coach shall be located at least 3 meters (10 ft) from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- The space provided for roadways within a campground shall be at least 7.5 meters (25 ft) in width or a width satisfactory to council. No portion of any campsite, other use or structure shall be located in any roadway.
- The distance between a municipal road or municipal road allowance and the boundary of a tourist campground shall be no less than 15 metres.
- A campground may include as accessory uses, a Laundromat and small convenience retail designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- The Public Health Act shall be complied with in respect to all operations and development of the campground.

CARRIED UNANIMOUSLY

217/13 BYLAW NO. 10/13 – A BYLAW TO AMEND THE SHERWOOD-REGINA PLANNING DISTRICT DEVELOPMENT PLAN BYLAW NO. 09/91

COUNCILLOR REPETSKI: THAT Bylaw No. 10/13, a Bylaw to amend the Sherwood-Regina Planning District Development Plan Bylaw No. 09/91 by amending Map 13 – Future Urban Development, by removing the Potential Alternative Long Range Growth Options designation from Pt NW 23-17-19 W2 and Pt NE 23-17-19 W2, and by amending Map 7 – Conceptual: Future Industrial and Commercial Land Use, by re-designating Pt NW 23-17-19 W2 and Pt NE 23-17-19 W2 from Agricultural to Commercial, be read a first time.

CARRIED UNANIMOUSLY

218/13 BYLAW NO. 11/13 – A BYLAW TO AMEND THE SHERWOOD-REGINA PLANNING DISTRICT ZONING BYLAW NO. 10/91

COUNCILLOR WELLINGS: THAT Bylaw No. 11/13, a Bylaw to amend the Sherwood-Regina Planning District Zoning Bylaw No. 10/91 by amending Zoning Map 4 and 4a by rezoning Pt NW 23-17-19 W2 and Pt NE 23-17-19 W2 from A - Agricultural Zone to C - Commercial Zone, be read a first time.

CARRIED UNANIMOUSLY

219/13 BYLAW NO. 12/13 – A BYLAW TO AMEND THE RURAL MUNICIPALITY OF SHERWOOD ZONING BYLAW NO. 07/11

COUNCILLOR REPETSKI: THAT Bylaw No. 12/13, a Bylaw to amend the Rural Municipality of Sherwood No. 159 Zoning Bylaw No. 7/11 by inserting new subsection after subsection 3.10 entitled “3.11 Tourist Campgrounds”, and to further amend Bylaw No. 7/11 by including under “3.11 Tourist Campgrounds”:

- The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, and the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
- A campground shall have within its boundaries a buffer area abutting the boundary of not less than 5 m (15 ft) which shall contain no buildings.
- The operator of a campground shall designate a campsite for each trailer coach or tent party. Campsite sizes will be satisfactory to council.
- One sign located on site, advertising the campground is permitted subject to the Sign Regulations contained herein.
- No portion of any campsite shall be located within a roadway or required buffer area.

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Resolution No. 219/13 Continued;

- Each campsite shall have direct and convenient access to an internal roadway, which is not located in any required buffer area.
- Each trailer coach shall be located at least 3 meters (10 ft) from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- The space provided for roadways within a campground shall be at least 7.5 meters (25 ft) in width or a width satisfactory to council. No portion of any campsite, other use or structure shall be located in any roadway.
- The distance between a municipal road or municipal road allowance and the boundary of a tourist campground shall be no less than 15 metres.
- A campground may include as accessory uses, a Laundromat and small convenience retail designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- The Public Health Act shall be complied with in respect to all operations and development of the campground;

And to further amend Bylaw No. 7/11 by including Tourist Campgrounds as a discretionary use in the following zoning districts:

- Highway Commercial District (HC)
- Open Space and Recreation District (OS);

And to further amend Bylaw No. 7/11 by including a minimum site size of 4 hectares for tourist campgrounds under 'District Regulations' in the Agricultural District (AG1), Highway Commercial District (HC), and the Open Space and Recreation District (OS), be read a first time.

CARRIED UNANIMOUSLY

220/13 IN CAMERA

COUNCILLOR REPETSKI: THAT this meeting move into In Camera session at 12:43 p.m.

CARRIED UNANIMOUSLY

221/13 RECONVENE

COUNCILLOR WILTON: THAT this meeting reconvene to Regular Session at 1:00 p.m.

CARRIED UNANIMOUSLY

222/13 ADJOURNMENT

COUNCILLOR REPETSKI: THAT this meeting adjourn at 1:00 p.m.

CARRIED UNANIMOUSLY

Reeve

Administrator