

MINUTES OF THE SPECIAL COUNCIL MEETING OF
THE RURAL MUNICIPALITY OF SHERWOOD NO. 159 HELD IN COUNCIL CHAMBERS
AT 1840 CORNWALL STREET, REGINA, SASKATCHEWAN
Friday, December 20, 2013

PRESENT: Kevin Eberle, Reeve
Joe Repetski, Councillor Division 1
Tim Probe, Councillor Division 2
Corey Wilton, Councillor Division 4 (*via telephone*)
Barry Jijian, Councillor Division 6

ABSENT: Dale Heenan, Councillor Division 3
Vacant, Councillor Division 5

STAFF: Rachel Kunz, Chief Administrative Officer
Rod Benroth, Public Works Manager
Jacqueline East, Director of Planning & Development
Adam Toth, Municipal Planner
Erin Halliday, Municipal Clerk
Jessica Heisler, Assistant Municipal Clerk

ORDER: Reeve Kevin Eberle called the meeting to order at 12:15 p.m.

652/13 **AGENDA**

COUNCILLOR REPETSKI: THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Councillor Corey Wilton connected via telephone at 12:18 p.m.

653/13 **IN CAMERA**

COUNCILLOR JIJIAN: THAT this meeting go into In Camera session at 12:20 p.m.

CARRIED UNANIMOUSLY

654/13 **RECONVENE**

COUNCILLOR REPETSKI: THAT this meeting reconvene into Regular Session at 12:49 p.m.

CARRIED UNANIMOUSLY

655/13 **REQUEST FOR PROPOSAL - DEVELOPMENT STANDARDS MANUAL & ENGINEERING REVIEW – 2014 PROPOSED DEVELOPMENTS**

COUNCILLOR JIJIAN: THAT the Development Standards Manual Request for Proposal and 2014 Proposed Developments Engineering Reviews be tabled to the January 2013 Regular Council Meeting.

CARRIED UNANIMOUSLY

The Director of Planning & Development presented a report regarding outstanding subdivision applications, whereby the subdivision application regarding the proposed Wascana Village development was omitted.

656/13 **SUBDIVISION APPLICATIONS**

COUNCILLOR PROBE: THAT the Rural Municipality of Sherwood No. 159 approves the actions as presented below with respect to outstanding subdivision applications; and,

THAT the Planning & Development Department communicate the same to the Community Planning Branch, Ministry of Government Relations.

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Resolution No. 656/13 continued;

1. Council supports the following subdivision application and recommends that Community Planning proceed with subdivision approval:
 - a. NW 2-17-21 (SU 15/12 and Prov# 1304-12), a 40-acre farmyard split that exceeds the maximum size of the current zoning bylaw standards but was applied for under the old zoning bylaw 10/91.
2. Council supports the following subdivision applications and requires a Servicing Agreement to address servicing and infrastructure:
 - a. NE 36-16-20 (SU 14/12 and Prov# 1303-12), a parking lot that Council has given First Reading to the zoning but an upgrade of Walsh will be required;
 - b. SE 16-18-19-W2 (SU 11/11 and Prov#883-11), an approved development wherein the proponent is currently appealing their servicing agreement.
3. Council requires a Servicing Agreement in conjunction with the following subdivisions however requests that Community Planning hold subdivision approval due to outstanding planning issues:
 - a. NE 23-17-19 (SU 11/12 and Prov# 0715-12), a development adjacent to Tower Road that will be subject to the Sherwood / Regina MOU process;
 - b. SE 18-18-19 (SU 13-009 and Prov# 1156-2, 1157-12, 1158-12), DBR development in the Joint Planning Area that will require negotiations with the City of Regina respecting servicing;
 - c. N½ 23-17-19 (SU 06/07 and Prov# 0864-08), the former potential "mall development" that is subject to annexation and the Joint Planning Area MOU process;
 - d. SW 24-18-20 (SU 13-003 and Prov# 0419-13), the Kinwest/Rolo proposal in the Sherwood Industrial Park that is subject to the MOU process and submission of a Concept Plan;
 - e. NW 33-18-20 (SU 13-018 and Prov# 0597-13), Condie Estates development that requires Concept Plan, confirmation of servicing, access, and lot configuration;
 - f. NE 36-17-21 (SU 13-015 and Prov# 0665-13), a composting facility with a zoning amendment underway but will require a discretionary use approval once the use is established in the bylaw;
 - g. NE 7-18-19 (SU 13-012 and Prov# 0765-13), a lot configuration change wherein the applicant is currently revising their proposed subdivision plan.
4. Council recommends that the following subdivisions should not be approved by Community Planning due to incompatibility with plans and/or zoning in the RM of Sherwood:
 - a. SW 35-17-19 (SU 13-008 and Prov# 0237-13) Gogel industrial development on Agricultural designated lands in the Joint Planning Area east of Regina;
5. Council requests additional time to review the following subdivision applications due to outstanding and/or unresolved issues:
 - a. NW 22-18-19 (SU 19/12 and Prov# 0668-12), a farmyard split, designated Small Lot Ag, that requires a re- zoning to Ag2;
 - b. Sec 4-16-19 (SU 13-019 and SU 13-020 and Prov# 0331-13 and 0332-13), an application for 40-acre Ag1 lots, contrary to the zoning bylaw where the applicant's intent is unknown;
 - c. NW 34-17-19 (SU 13-014 and Prov# 0846-13), an application from SaskPower that SaskPower and the RM of Sherwood believe should be an easement rather than a subdivision;
 - d. NW 32-16-20 (SU 13-016 and Prov# 1127-13), a proposal to subdivide agricultural land to create a commercial lot where the applicant's intent is unknown;
 - e. NE 25-18-19 (SU 13-006 and Prov# 0337-13), a 22-acre farmyard split that must be a maximum of 10 acres in zoning bylaw 7/11
 - f. NE 14-17-21-W2 (SU 13-004 and Prov#0114-13), an application to adjust the drainage ditch along a new rail right of way. Detailed intent is unknown.
6. Council advises Community Planning that the payment of municipal reserve has not been resolved with respect to the subdivision (SU 10/12 and Prov#1093-12) on NW 22-16-19-W2.

CARRIED UNANIMOUSLY

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Reeve Kevin Eberle vacated the Chair at 1:41 p.m.

Deputy Reeve Tim Probe assumed the Chair at 1:41 p.m.

Reeve Kevin Eberle left Council Chambers at 1:41 p.m.

The Director of Planning & Development presented the previously omitted report regarding the subdivision application for the proposed Wascana Village development.

657/13 SUBDIVISION APPLICATION NO. 13-017

COUNCILLOR REPETSKI: THAT the Rural Municipality of Sherwood No. 159 request additional time to review the following subdivision application due to outstanding and/or unresolved issues:

1. Sec 33-16-19-W2 (SU 13-017 and Prov#1135-13), Wascana Village that requires a detailed Concept Plan to be approved by the RM of Sherwood prior to any subdivision approvals.

CARRIED UNANIMOUSLY

Reeve Kevin Eberle entered Council Chambers at 1:43 p.m.

Deputy Reeve Tim Probe vacated the Chair at 1:43 p.m.

Reeve Kevin Eberle assumed the Chair at 1:43 p.m.

Deputy Reeve Tim Probe left Council Chambers at 1:44 p.m.

658/13 RE-ZONING APPLICATION NO. 13-016

COUNCILLOR REPETSKI: THAT the Planning & Development Department prepare an amendment to Bylaw No. 07/11 so as to facilitate the development of composting operations within the Rural Municipality of Sherwood No. 159 by including commercial composting operations as a discretionary use in the Agricultural District (AG1) and as a permitted use in the Medium and Heavy Industrial District (I-3), along with Development Standards to mitigate the any adverse impacts of composting; and,

THAT the same regulations are added to the new proposed Zoning Bylaw.

CARRIED UNANIMOUSLY

659/13 SUBDIVISION APPLICATION NO. 13-010

COUNCILLOR REPETSKI: THAT the Rural Municipality of Sherwood No. 159 requires a Servicing Agreement in conjunction with Subdivision Application No. 13-010 for Lots 8, 9 & 10, Block L, Plan No. 102113198, SE 18-18-19-W2, however requests that Community Planning hold subdivision approval due to outstanding issues.

CARRIED UNANIMOUSLY

660/13 HARBOUR LANDING WEST – DUNDEE DEVELOPMENTS

COUNCILLOR JIJIAN: THAT the Chief Administrative Officer and the R. M. Solicitor send correspondence to Dundee Developments in response to their letter dated December 11, 2013 indicating that the new municipal office building will be going forward as planned and that the development is in compliance with the Rural Municipality bylaws.

CARRIED UNANIMOUSLY

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**661/13 BYLAW NO. 33/13 – A BYLAW TO AMEND THE RURAL MUNICIPALITY
OF SHERWOOD NO. 159 ZONING BYLAW NO. 07/11**

COUNCILLOR WILTON: THAT Bylaw No. 33/13, a bylaw to amend the Rural Municipality of Sherwood No. 159 Zoning Bylaw No. 07/11, be introduced and read a first time.

CARRIED UNANIMOUSLY

662/13 ADJOURNMENT

COUNCILLOR JIJIAN: THAT this meeting be adjourned at 1:57 p.m.

CARRIED UNANIMOUSLY

Reeve

Administrator