

**MINUTES OF THE SPECIAL MEETING OF THE RURAL MUNICIPALITY
OF SHERWOOD NO. 159 HELD IN THE COUNCIL CHAMBERS AT 1840
CORNWALL STREET, REGINA, SASKATCHEWAN
TUESDAY, JULY 31, 2012**

PRESENT: Joe Repetski, Councillor Division 1
Tim Probe, Councillor Division 2
Dale Heenan, Councillor Division
Corey Wilton, Councillor Division 4
David Wellings, Councillor Division 5
Barry Jjian, Councillor Division 6

ABSENT: Kevin Eberle, Reeve

STAFF: Rachel Kunz, Administrator
Lorna Hillier, Administrative Assistant
Adam Toth, Municipal Planner

ORDER: Deputy Reeve Tim Probe called the meeting to order at 5:35 p.m.

395/12 AGENDA

COUNCILLOR WELLINGS: THAT the agenda be adopted as presented.
CARRIED UNANIMOUSLY

396/12 AMENDMENTS TO BYLAW NO. 06/11-R.M. OF SHERWOOD NO. 159

OFFICIAL COMMUNITY PLAN

COUNCILLOR REPETSKI: THAT Bylaw No. 06/11, the R.M. of Sherwood No. 159 Official Community Plan Bylaw, be amended to include all the alterations to the Bylaw listed in "Exhibit A", attached and forming part of these minutes.
CARRIED UNANIMOUSLY

397/12 MINOR CHANGES TO BYLAW NO. 06/11-R.M. OF SHERWOOD NO. 159

OFFICIAL COMMUNITY PLAN

COUNCILLOR JIJIAN: THAT the R.M. of Sherwood No. 159 request that the Minister of Government Relations waive the minor changes listed below and included in Bylaw No. 06/11:

1. Matched Page numbers with Table of Contents
2. Added Part F-Adoption
3. Transportation and Infrastructure: 8.1 changed wording of Schedule G to instead read Schedule H
4. Recreation Parks and Open Space: 9.1 changed wording of Schedule H to instead read Schedule I
5. Urban Rural Fringe: 11.7-changed wording of Schedule I to instead read Schedule J
6. Definitions: Added spaces to make sentences grammatically correct
7. Section 11.11.2: Added a comma after "Commercial Uses" and before "outside"
8. Section 1.0-Purpose, Duration and Interpretation: Change of date from 2011-2026 to 2012-2027

CARRIED UNANIMOUSLY

Councillor Dale Heenan entered Chambers at 5:38 p.m.

398/12 BYLAW NO. 06/11-R.M. OF SHERWOOD NO. 159 OFFICIAL COMMUNITY PLAN BYLAW

COUNCILLOR WILTON: THAT Bylaw No. 06/11, the R.M. of Sherwood No. 159 Official Community Plan Bylaw, be read a second time.

FOR: Repetski, Probe, Wilton, Wellings, Jjian

AGAINST: Heenan

CARRIED

399/12 BYLAW NO. 06/11-R.M. OF SHERWOOD NO. 159 OFFICIAL COMMUNITY PLAN BYLAW

COUNCILLOR JIJIAN: THAT Bylaw No. 06/11, the R.M. of Sherwood No. 159 Official Community Plan Bylaw, be read a third time and hereby adopted.

FOR: Repetski, Probe, Wilton, Wellings, Jjian

AGAINST: Heenan

CARRIED

**MINUTES OF THE SPECIAL MEETING OF THE RURAL MUNICIPALITY
OF SHERWOOD NO. 159 HELD IN THE COUNCIL CHAMBERS AT 1840
CORNWALL STREET, REGINA, SASKATCHEWAN
TUESDAY, JULY 31, 2012**

400/12 AMENDMENTS TO BYLAW 07/11-R.M. OF SHERWOOD NO. 159 ZONING BYLAW

COUNCILLOR REPETSKI: THAT Bylaw No. 07/11, the R.M. of Sherwood No. 159 Zoning Bylaw, be amended to include all the alterations to the Bylaw listed in "Exhibit B", attached and forming part of these minutes.

FOR: Repetski, Probe, Wilton, Wellings, Jijian

AGAINST: Heenan

CARRIED

401/12 MINOR CHANGES TO BYLAW NO. 07/11-R.M. OF SHERWOOD NO. 159 ZONING BYLAW

COUNCILLOR WILTON: THAT the R.M. of Sherwood No. 159 request that the Minister of Government Relations waive the minor change listed below and included in Bylaw No. 07/11:

1. Matched page numbers with Table of Contents

CARRIED UNANIMOUSLY

402/12 BYLAW NO. 07/11-R.M. OF SHERWOOD NO. 159 ZONING BYLAW

COUNCILLOR REPETSKI: THAT Bylaw No. 07/11, the R.M. of Sherwood No. 159 Zoning Bylaw, be read a second time. CARRIED UNANIMOUSLY

403/12 BYLAW NO. 07/11-R.M. OF SHERWOOD NO. 159 ZONING BYLAW

COUNCILLOR WELLINGS: THAT Bylaw No. 07/11, the R.M. of Sherwood No. 159 Zoning Bylaw, be read a third time and hereby adopted.

CARRIED UNANIMOUSLY

404/12 BYLAW NO. 10/12-A BYLAW TO AMEND THE SHERWOOD-REGINA PLANNING DISTRICT ZONING BYLAW NO. 10/91

COUNCILLOR JIJIAN: THAT Bylaw No. 10/12, a Bylaw to Amend the Sherwood-Regina Planning District Zoning Bylaw No. 10/91, be read a second time.

CARRIED UNANIMOUSLY

405/12 BYLAW NO. 10/12-A BYLAW TO AMEND THE SHERWOOD-REGINA PLANNING DISTRICT ZONING BYLAW NO. 10/91

COUNCILLOR WELLINGS: THAT Bylaw No. 10/12, a Bylaw to Amend the Sherwood-Regina Planning District Zoning Bylaw No. 10/91, be read a third time and hereby adopted. CARRIED UNANIMOUSLY

406/12 BYLAW NO. 15/12-A BYLAW TO AMEND THE SHERWOOD-REGINA PLANNING DISTRICT DEVELOPMENT PLAN NO. 9/91

COUNCILLOR WILTON: THAT Bylaw No. 15/12, a Bylaw to Amend the Sherwood-Regina Planning District Development Plan No. 9/91, be read a second time. CARRIED UNANIMOUSLY

407/12 BYLAW NO. 15/12-A BYLAW TO AMEND THE SHERWOOD-REGINA PLANNING DISTRICT DEVELOPMENT PLAN NO. 9/91

COUNCILLOR REPETSKI: THAT Bylaw No. 15/12, a Bylaw to Amend the Sherwood-Regina Planning District Development Plan No. 9/91, be read a third time and hereby adopted. CARRIED UNANIMOUSLY

408/12 BYLAW NO. 16/12-A BYLAW TO AMEND THE SHERWOOD-REGINA PLANNING DISTRICT ZONING

COUNCILLOR REPETSKI: THAT Bylaw No. 16/12, a Bylaw to Amend the Sherwood-Regina Planning District Zoning Bylaw No. 10/91, be read a second time.

CARRIED UNANIMOUSLY

**MINUTES OF THE SPECIAL MEETING OF THE RURAL MUNICIPALITY
OF SHERWOOD NO. 159 HELD IN THE COUNCIL CHAMBERS AT 1840
CORNWALL STREET, REGINA, SASKATCHEWAN
TUESDAY, JULY 31, 2012**

**409/12 BYLAW NO. 16/12-A BYLAW TO AMEND THE SHERWOOD-REGINA
PLANNING DISTRICT ZONING BYLAW NO. 10/91**

COUNCILLOR JIJIAN: THAT Bylaw No. 16/12, a Bylaw to Amend the Sherwood-
Regina Planning District Zoning Bylaw No. 10/91, be read a third time and hereby
adopted. CARRIED UNANIMOUSLY

410/12 ADJOURNMENT

COUNCILLOR JIJIAN: THAT this meeting be adjourned at 6:07 p.m.
CARRIED UNANIMOUSLY

Reeve

Administrator

“EXHIBIT A”

ALTERATIONS TO BYLAW 06/11

THE RM OF SHERWOOD OFFICIAL COMMUNITY PLAN BYLAW

- Section 1.0, Purpose, Duration and Interpretation: - a change is added to the table of contents adding the City of Regina Growth Scenarios and Industrial Use application.
- Section 1.0 Vision- An updated change to the vision statement.
 - Goals and objectives were added about Inter-Municipal Cooperation.
- Schedule A-Changes made to the Future Land Use Map to accommodate Hamlet District and newer Country Residential Districts, local urban roads and insertion of sewage treatment plant, and public institutional facilities, and changes to map legend.
- Section 2.0-General Agriculture Policies:
 - Policy added about development and operations of farming, best practices, and clustering of small lot agricultural subdivisions to correlate with nearby similar existing land use for compatibility.
- Schedule A-Changes made to the Future Land Use Map to accommodate industrial area at NE 8-17-20.
- Schedule B- Changes reflecting ratepayer concerns about wanting to continue to with policies of AG1 zoning. Reduction of parcels in small lot agricultural areas; and newer lands removed for commercial, Hamlet and industrial zones, and insertion of local urban roads and sewage treatment plant.
- Schedule C: Insertion of sewage treatment plant, local urban roads added to legend and placed on map.
- Schedule D: Insertion of sewage treatment plant
- Schedule F – Changes of Industrial and Commercial (Employment) map made to add industrial land at NE 8-17-20.
- Section 4.0 Environment and Heritage Resources:
 - Policy added about surface water and drainage requirements, aquifer sensitivity, and development on hazard lands.
 - Insertion of Provincial Aquifer sensitivity map.
 - 4.5 remove environmentally significant and substitute Environmentally Sensitive Area
 - After “property for development” include “in order to further delineate the extent and nature of the Environmentally Sensitive Area”. After “additional information” include “that may be”
 - 4.6 after “management plans” include “as a condition of subdivision approval for any subdivision development”. And remove “for any development”
 - 4.7 after “approval for the” include “subdivision or development of land within an Environmentally Sensitive Area, or”
- Section 5.0 Residential :
 - Policy added about design guidelines for residential development standards.
 - Removal of 5.15 Hamlet Area.
 - Policy added for consultation of adjacent municipality prior to Concept plan adoption.

**MINUTES OF THE SPECIAL MEETING OF THE RURAL MUNICIPALITY
OF SHERWOOD NO. 159 HELD IN THE COUNCIL CHAMBERS AT 1840
CORNWALL STREET, REGINA, SASKATCHEWAN
TUESDAY, JULY 31, 2012**

- Policy added for allowance of 30 days for concept plan circulation.
- 5.15.8 after “can be” remove “easily” and include “adequately” remove “and”, and “with access to schools and recreation facilities” and include “and other Public Utilities”
- Insertion in section 5 a new section added called Public Institutional Facility to imply that new residential subdivisions shall demonstrate that public institutional facilities are available or planned to service the population.
- Policy added which states residential development within an ESA shall be subject to Subsection 4.5 4.6 and 4.7
- Schedule E – Changes made to Residential lands use map to reflect new residential areas.
- Section 6.0 Industrial and commercial (employment)
 - Policy added requiring an Environmental Impact Assessment within accordance to the Provincial Environmental Assessment Act. A comprehensive development review process policy on this matter has been added.
 - Industrial expansion and approval Policy added for comprehensive development review for any person wishing to rezone to industrial before consideration of an application by council.
 - Removal of “removal of holding designation for” and replaced with “the expansion of”
 - Hazardous Uses – policy added stating that Industrial applications are subject to applicable Provincial and Federal environmental agencies.
 - Policies added regarding hazardous use separation distances from dwellings and highways.
 - Policy added for proposed hazardous development to submit a risk assessment.
 - Policy added for commercial development to have an appealing aesthetic.
 - Commercial development policy added to include that new commercial development (rezone, subdivide) submit a concept plan.
 - Design guidelines policies added for new commercial and industrial development regarding building design, road layout, signage and landscaping.
- Schedule F – Changes made to remove commercial on NE 35-16-20, and to reflect other new commercial areas.
- Added Section 7 Hamlet Area to facilitate future proposed development in NE 35-16-20.
- Also added Schedule G to depict Hamlet Area in NE 35-16-20.
- Section 8.0 Transportation and Infrastructure
 - Policy added which states road standards within the rural/urban fringe are to the city of Regina standards.
 - Policy added which states developers shall upgrade roads where required to provide suitable access to a proposed development or subdivision.
 - Policy added which may require a proponent to upgrade an existing road.
 - Policy added which may require submission of a Traffic Impact Study.
 - Policy added for separation distances from existing public works to meet Provincial standards.
 - Policy added for developers to consult with railways to reduce land use conflicts and to protect rail infrastructure.
 - Policy which state that local urban roads are to have detailed design specifications which are to be reviewed by the RM.
- Schedule G: Added Local urban roads on map and in legend, and added sewage treatment plant.
- Section 11.0 Urban Rural Fringe
- Schedule H: Added sewage treatment plant.
 - Road closures and draft land use policies will now be required to be reviewed by the city of Regina within the urban/rural fringe.
 - Policy added to make sure the RM consults with the City of Regina for any Municipal or Environmental Reserve within the urban/rural fringe.
 - Policy added for the RM to consult with the City of Regina for any concept

**MINUTES OF THE SPECIAL MEETING OF THE RURAL MUNICIPALITY
OF SHERWOOD NO. 159 HELD IN THE COUNCIL CHAMBERS AT 1840
CORNWALL STREET, REGINA, SASKATCHEWAN
TUESDAY, JULY 31, 2012**

- plans within the urban/rural fringe.
- Policy added to allow 30 days from the circulation date for a written response from the City of Regina.
- Schedule I: Inserted Local urban roads on map and in legend, and added sewage treatment plant.
- PART D - IMPLEMENTATION
- Section 1.0 Policies
 - Under Ongoing Planning Policy added to continue to work with the Regina-Moose Jaw Regional Planning Group to promote joint land use initiatives.
 - Under Permitted and Discretionary Uses, Policy added to require site plans for all permitted and discretionary uses seeking approval.
 - Under inter-municipal agreements; Policy added to pursue inter-municipal agreements for regional growth issues to be addressed proactively. Agreements include: growth and development, water, infrastructure, population and housing.
 - Policy developed to explore revenue sharing
 - Policy added for Development near Urban Centres: Developments in the future growth area for the City of Regina (depicted in Annex 6) should be designed to accommodate the existing and planned servicing systems (ie water, roads, sewer)
 - Policy added for the RM to explore the use of notification zones. The purpose of the zones is for municipalities to provide input on applications which may have an impact.
- PART E – DEFINITIONS
- Section 1.0 Definitions
 - Additions to the definitions include: Aquifer; Aquifer Sensitivity; Aquifer Sensitivity Extreme; Aquifer Sensitivity, High; Aquifer Sensitivity, Low; Aquifer Sensitivity, Moderate; Aquifer System; Concept Plan; Notification Zone, public utility definition was changed.
- ANNEXES
- Annex 4: Consultation
 - Added recent section highlighting the key elements involved in the extensive planning process.
- Added Annex 6: City of Regina Growth Scenarios (maps yet to be inserted)
- Added Annex 7: Industrial Use Application (yet to be inserted)

“EXHIBIT B”

ALTERATIONS TO BYLAW 07/11

THE RM OF SHERWOOD ZONING BYLAW

- Added Service Stations and Gas Bars into the table of contents
- Added regulations for Service Stations and Gas Bars in Section 3 – General Regulations
- Added equestrian facilities as an agricultural use under discretionary uses
- Moved standards for equestrian facilities from Section 3 – General Regulations to District Regulations in Section 5 – Agricultural District (AG 1)
- Added definition for Aquifer in Section 17 – Definitions
- Added definition for Aquifer Sensitivity in Section 17 – Definitions
- Added definition for Aquifer Sensitivity, Extreme in Section 17 – Definitions
- Added definition for Aquifer Sensitivity, High in Section 17 – Definitions
- Added definition for Aquifer Sensitivity, Low in Section 17 – Definitions
- Added definition for Aquifer Sensitivity, Moderate in Section 17 – Definitions
- Added definition for Aquifer System in Section 17 – Definitions
- Added definition for Concept Plan in Section 17 – Definitions
- Added definition for Floodplain in Section 17 – Definitions
- Added definition for Floodway in Section 17 – Definitions
- Added definition for Floodway Fringe in Section 17 – Definitions
- Added definition for Flood, design in Section 17 – Definitions
- Added definition for Gas bar in Section 17 – Definitions
- Added definition for Highway Commercial in Section 17 – Definitions
- Added definition for Notification Zone in Section 17 – Definitions
- Added definition for Rural Character in Section 17 – Definitions
- Added definition for Setback in Section 17 – Definitions
- Added definition for dwelling, semi detached in Section 17 – Definitions
- Added definition for dwelling, multiple unit in Section 17 – Definitions
- Added definition for dwelling group in Section 17 – Definitions
- Added definition for dwelling, street townhouse
- Zone all of NE 8-17-20 as I2: Medium Industrial on Zoning Map 2
- Zone all of NE 35-16-20 as H(h): Hamlet (Holding) on Zoning Map 2
- Zone SP (Special policy) changes to I-2 on Zoning map 5.
- Zone all of SE 16-18-19 as I3: Medium Industrial on Zoning Map 7