

**RM OF BUCKLAND NO. 491**  
**99 River Street E, Prince Albert SK S6V 0A1**  
**August 8<sup>th</sup>, 2022**  
**PUBLIC HEARING MINUTES**

Councillors

Division 1 – Arthur Brandolino	Division 2 – Jason Zalewski
Division 3 – Orest Romanchuk	Division 4 – Melinda Lavoie
Division 5 – Bob From	Division 6 – Bill Hayes
Reeve – Don Fyrk	Administrator – Cori Sarginson
Planning Director – Jason Kaptein	

*Reeve Fyrk called the meeting to order at 1:25 pm*

**Public Attendance:** John Braun, Linda Braun, Kevin Anderson, Keith MacNaughton and Doyle Rohovich

**To discuss the Bylaw 2 of 2022 – Zoning Bylaw Amendment. Red Wing Terrace – Create a CR4 - RWT District.**

Red Wing Terrace is currently zoned CR3 -High Density County Residential. Most properties in Red Wing Terrace are non-conforming with regards to site size, and side yard setbacks.

Issues

Side yard setbacks. The CR3 district contains a side yard setback requirement of 8 meters. There are 6 properties that are 15.22 meters in width. The side yard setbacks of a CR3 district prevent new building, or rebuilding on these properties. Additionally, there are 18 properties that are approximately 25.12 meters wide. With an 8-meter required side-yard setback, these properties are restricted to a 9.22 m (30 ft) width.

Site sizes. The CR3 district contains a minimum site size of 1.00 ha (2.47 acres). Properties in Red Wing Terrace range from 0.058 ha (0.14 acres) up to 0.432 ha (1.07 acres). Not a single property, of the 48 properties, conforms to the minimum size of the CR3 district.

Encroachments. There are several properties where structures encroach onto neighboring properties. The CR3 zoning prevents subdividing the two properties, rectifying the encroachment by resurveying and subdividing the property.

History

Red Wing Terrace was developed in 1963. The Zoning Bylaw in place at the time was Bylaw 2 of 1963. Section 7.4 -R-Residential district, included minimum site areas of 0.046 ha (0.11 acres), minimum site widths of 15.24 meters (50 ft), minimum front yard setbacks of 7.6 meter (25 ft) and minimum side yard setbacks of 3.05 meters (10 ft).

Proposed CR4 -RWT District

The proposed CR4-RWT district is intended to accomplish two things 1) provide appropriate setbacks to facilitate development and redevelopment on all properties in Red Wing Terrace, 2) provide appropriate minimum site sizes and minimum frontages to facilitate subdivision, to address encroachment issues (where possible).

Notice for the proposed Bylaw amendment was placed in the PA Herald, and mailed to all residents in Red Wing Terrace. Several written responses were received, three being No Concerns and three having concerns.

The various areas of concern, many based on the activities of the residents of a specific property, are as follows:

- Crime rates due to residents on a specific property. There have been many break in and calls to the RCMP since these particular residents moved in.
- Residents thought there was a no subdivision clause in the sales agreement when the MR was purchased.
- Noise complaints – some residents thought the Noise bylaw had a 24 hour quiet time. It is actually 10 pm to 6 am as per Bylaw 5 of 2015. A copy of the Noise Bylaw was handed out to the attendees.
- Concern that if the MR property, being the only property which would qualify for subdivision, is subdivided it will end up with more of the same ‘crowd’ of residents that is currently residing on the MR property.
- Some attendees seem okay with changing the setbacks but are opposed to allowing any more subdivision.
- There are concerns of increased traffic and speeding along the road.

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- Concern regarding notice to residents of the application for subdivision of lots
- Concern with increasing the population of this well-established, quiet community and creating more crowding of lots.
- It may only be rezoning to the RM but it is the lives and future of the residents that will be disrupted and ruined.

Residents were advised that no decision would be made at this time as the Bylaw is still in the amending stage to ensure accuracy and enforceability.

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Administrator

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Reeve