



RM of Hoodoo

Meeting Minutes

July 10, 2024 - Public Hearing - 09:00 AM

ATTENDANCE:

Reeve	Derreck Kolla	Div. 4	Donavin Reding
Div. 1	Hal Diederichs	Div. 5	Bruce Cron
Div. 2	Eugene Jungwirth	Div. 6	Darren McConnell
Div. 3	Reg Wedewer		

Administrator: Fay Stewart

1. Call To Order

A quorum being present, Reeve Kolla called the public hearing to order at 9:00 a.m. for the following hearings:

- **9:00 a.m.** - Bylaw 6, 2024 & Bylaw 7, 2024 - Bylaws to Amend Bylaw 13, 2018 (OCP) & Bylaw 14, 2018 (Zoning Bylaw) - Home Based Businesses in the Conservation District
- **9:15 a.m.** - Bylaw 8, 2024 - A Bylaw to Amend Bylaw 14, 2018 (Zoning Bylaw) - RVs and Bunkhouses
- **9:30 a.m.** - Bylaw 10, 2024 - A Bylaw to Amend Bylaw 14, 2018 (Zoning Bylaw) - Sea Cans & Storage District

At the time the hearing was called to order, there was one member of the public in attendance in Council Chambers.

2. Conflict of Interest

None declared

3. 9:00 a.m. - Bylaw 6, 2024, Bylaw 7, 2024 - Bylaws to Amend Bylaw 13, 2018 & Bylaw 14, 2018 (OCP & Zoning Bylaw) - Home Based Businesses in Conservation District

CAO Fay Stewart explained that these proposed bylaws - one to amend the Official Community Plan (OCP) and one to amend the Zoning Bylaw (ZB) - were being considered to introduce a new sub-category of Home Based Business called Home Based Business (Lakeshore Recreational Service), and to propose this sub-category as an accessory/ancillary discretionary use in the CA - Conservation District. The proposed ZB amendment would also amend the floor area regulations and add a new building height regulation in the CA District for detached garages and Home Based Businesses.

Reeve Kolla asked for written submissions in regard to Bylaw 6, 2024 and Bylaw 7, 2024. CAO Stewart informed Council there were two (2) written submissions received and read them aloud:

- Letter #1 (C. Schmidt) noted concerns about potential negative impacts that can accompany commercial development in residential areas within the Conservation District related to hours of operation and sound/noise; would like to see consideration for conditions to be set when evaluating discretionary use applications.
- Letter #2 (H. Schmidt) noted concerns about potential negative impacts that can accompany commercial development in residential areas within the Conservation District related to sound/noise, dust, property values and wildlife/environment.

Reeve Kolla asked for any verbal submissions. None were given.

Resolution No:
2024-288

3.1 Acknowledgement - Public Hearing - Bylaw 6, 2024 & Bylaw 7, 2024

Moved By: Hal Diederichs

That it be acknowledged there were two (2) written submissions and no verbal submissions in regard to Bylaw 6, 2024 and Bylaw 7, 2024.

Carried

3.2 Four (4) members of the public entered Council Chambers before the 9:15 a.m. public hearing

4. 9:15 a.m. - Bylaw 8, 2024 - A Bylaw to Amend Bylaw 14, 2018 (Zoning Bylaw) - RVs and Bunkhouses

CAO Stewart explained that this Zoning Bylaw Amendment proposes to add two new subsections to the ZB General Regulations - Accessory Recreational Vehicles and Bunkhouses. The various affected zoning districts were listed.

Reeve Kolla asked for written submissions in regard to Bylaw 8, 2024. CAO Stewart informed Council there were two (2) written submissions received and read them aloud:

- Letter #1 (W. & L. Hunter) noted concerns about the potential of RVs adding to the density and congestion around the lake (both people and vehicles) with no ability to generate tax revenue from them. Concerns were noted about aesthetics in that parked RVs can deteriorate and become an eyesore.
- Letter #2 (L. Munro) noted concerns about increased population (human and pet) and vehicle traffic as well as concerns about aesthetic impacts.

Reeve Kolla asked for any verbal submissions. One delegate in attendance (R. Durant) commented why two bunkhouses were not considered to be permitted instead of just one per property.

Resolution No:
2024-289

4.1 Acknowledgement - Public Hearing - Bylaw 8, 2024

Moved By: Eugene Jungwirth

That it be acknowledged there were two (2) written submissions and one (1) verbal submission in regard to Bylaw 8, 2024.

Carried

4.2 Five (5) members of the public exited Council Chambers after the 9:15 a.m. public hearing

5. 9:30 a.m. - Bylaw 10, 2024 - A Bylaw to Amend Bylaw 14, 2018 (Zoning Bylaw) - Sea Cans and Storage District

CAO Stewart explained that this Zoning Bylaw Amendment proposes to amend the general regulations and evaluation criteria for sea and rail containers in the S - Storage District and also clarify building floor area, height, length regulations, and number of allowable buildings and structures on a site within the S District.

Reeve Kolla asked for written submissions in regard to Bylaw 10, 2024. CAO informed Council there was one (1) written submission received and read it aloud:

- Letter #1 (L. Munro) noted concerns about negative aesthetic impacts and taking away from the natural beauty of the lake.

Reeve Kolla asked for verbal submissions in regard to Bylaw 10, 2024. None were given.

Resolution No:
2024-290

5.1 Acknowledgement - Public Hearing - Bylaw 10, 2024

Moved By: Reg Wedewer

That it be acknowledged there was one written submission and no verbal submissions in regard to Bylaw 10, 2024.

Carried

Resolution No:
2024-291

6. Adjournment

Moved By: Derreck Kolla

That the public hearing be closed at 9:33 a.m.

Carried

Certified Correct

Reeve

Administrator