



RM of Hoodoo

Meeting Minutes

August 14, 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		

* absent

Administrator: Fay Stewart

1. Call To Order

A quorum being present, Deputy Reeve Reding called the public hearing to order at 9:06 a.m. for the following hearings:

- **9:00 a.m.** - Discretionary Use Application - W 1/2 SE 27 41 25 W2 (new residential dwelling in AR district on a site of less than a quarter section)
- **9:05 a.m.** - Discretionary Use Application - SUBD-003328-2024 - E 1/2 SE 18 41 26 W2 (residential dwelling in AR district on a site of less than a quarter section)
- **9:10 a.m.** - Discretionary Use Application - SUBD-003329-2024 - NW 20 41 26 W2 - (residential dwelling in AR district on a site of less than a quarter section)

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

3. 9:00 a.m. - W 1/2 SE 27 41 25 W2 - Discretionary Use Application (new build)

CAO Fay Stewart explained that this discretionary use application is for a new residential dwelling on a site of less than a quarter in the AR district. The Zoning Bylaw currently lists residential uses in the Ag District on a site of less than a quarter section as a discretionary use. There is an existing residence on site, but it is technically *existing non-conforming* as it was legally established prior to this regulation of the Zoning Bylaw coming into effect.

- Where existing non-conforming, loss of existing non-conforming status occurs when relocated or moved within a building or site (see PDA 90(2)). So, unless someone is proposing to re-use a foundation, existing non-conforming status is lost and must be treated under the current ZB listing of use and as a new application. Recall that any permit granted must comply with current ZB regulation at time of issuance.

Deputy Reeve Reding asked for written submissions in regard to the discretionary use application. CAO informed Council there were no written submissions received.

Deputy Reeve Reding asked for any verbal submissions. One (1) delegate in attendance (J. Hackl) commented on the discretionary use process regarding this new build as being excessive and that the Zoning Bylaw currently does not have any provisions for existing homesteads on site or for modifying the existing dwelling on sites less than a quarter section, which should be considered in the future by Council.

Resolution No:
2024-328

3.1 Acknowledgement - Public Hearing

Moved By: Hal Diederichs

That it be acknowledged there were no written submissions and one (1) verbal submission in regard to the discretionary use application for a residential dwelling on a site less than a quarter section in the AR district at W 1/2 SE 27 41 25 W2.

Carried

4. 9:05 a.m. - SUBD-003328-2024 - E 1/2 SE 18 41 26 W2 - Discretionary Use Application

CAO Fay Stewart explained this discretionary use application is for a residence on a site less than a quarter section in the Ag district that is part of a proposed subdivision SUBD-003328-2024.

Deputy Reeve Reding asked for written submissions in regard to this discretionary use

application. CAO Stewart informed Council there were no written submissions received. No verbal submissions were given.

Resolution No:
2024-329

4.1 Acknowledgement - Public Hearing

Moved By: Eugene Jungwirth

That it be acknowledged there were no written submissions and no verbal submissions in regard to the discretionary use application for a residential dwelling on a site less than a quarter section in the AR district at E 1/2 SE 18 41 26 W2.

Carried

5. 9:10 a.m. - SUBD-003329-2024 - NW 20 41 26 W2 - Discretionary Use Application

CAO Fay Stewart explained this discretionary use application is for a residence on a site less than a quarter section in the Ag district that is part of a proposed subdivision SUBD-003329-2024.

Deputy Reeve Reding asked for written submissions in regard to this discretionary use application. CAO Stewart informed Council there were no written submissions received. No verbal submissions were given.

Resolution No:
2024-330

5.1 Acknowledgement - Public Hearing

Moved By: Reg Wedewer

That it be acknowledged there were no written submissions and no verbal submissions in regard to the discretionary use application for a residential dwelling on a site less than a quarter section in the AR district at NW 20 41 26 W2.

Carried

Resolution No:
2024-331

6. Adjournment

Moved By: Donavin Reding

That the public hearing be closed at 9:15 a.m.

Carried

Certified Correct

Reeve

Administrator