



Minutes of the Public Hearing for Bylaw 08(2023) a Bylaw of the Town of Outlook to Adopt the Town of Outlook Zoning Bylaw

Held in the Town Hall Complex Courtroom, 400 Saskatchewan Avenue West Outlook, Saskatchewan on Tuesday, April 9, 2024

Council Present: Mayor: Maureen Weiterman
Councillors: Kyle McLeod Kevin Grotheim
Justin Turton Sharon Bruce
Ryan Husband

Staff Present: Kevin Trew, CAO
Rachel Sillers, Assistant CAO

Declare Public Hearing Open:

Mayor Weiterman declared the public hearing open at 7:32 p.m. for the purpose of hearing comments related Bylaw 08(2023) A Bylaw to Adopt the Zoning Bylaw.

Mayor Weiterman introduced the panel of technical professionals as Brian Gray a Community Planner from Urban Systems and Town Development Officer Kevin Trew.

Appointments to speak to Bylaw 08(2023):

Mayor Weiterman called the first speaker with an appointment to the floor. Matthew Lawless began speaking at 7:34p.m.

Mr. Lawless asked if over time the Town would see it necessary to hire a Development Officer and/or a Bylaw Enforcement Officer.

Mr. Trew explained that the CAO is the defacto Development Officer, the Town also has staff trained in development. At this time, we can handle the development in house at this time from an operations stand point. Regarding a Bylaw Enforcement Officer, generally they are not involved in enforcing Zoning Bylaws. Under current administration we have no plans to hire a Bylaw Enforcement Officer.

Mayor Weiterman added that we would love to have a Development Officer but we're not quite at the point where we need a dedicated Development Officer.

Mr. Lawless asked if the wages associated with such positions would be provided for by the fees received from development.

Mr. Trew answered that while ideally development would pay for development, there is often some give and take about what new development should pay for versus the taxpayer.

Mr. Lawless asked why if there is no decision after 40 days for permit application made for permitted use, then its an automatic refusal of the application.

Mr. Trew explained that this is not something that happens under regular circumstances, unless the applicant has not provided something required to make a decision on the application. The Town could look at changing the amount of time, however it would not be considered a substantive change.

Mr. Gray explained that the 40 day automatic refusal is actually to the benefit of the applicant, where they could appeal after 40 days if no decision was made.

Mr. Lawless asked about the regulations to home based businesses, who is going to enforce the limitations.

Mr. Trew explained that there would be an enforcement piece if any issues arose. The Town's approach to enforcement is complaint based. Most limitations to home based businesses are based around parking.

Mr. Lawless asked about the Type 1 Home Based Businesses having a limit of 7 visits per day between clients and deliveries.

Mr. Trew explained that in our zoning districts our bylaw supports home based business that don't occupy the full space in a residential zone, however at some point that business should enter int other commercial zone. The Town also has a Business License bylaw that regulates the types of businesses.

Mr. Lawless stated that he did not feel Residential Acreage (RA) zones should be treated the same as other residential zones. Specifically, non-operational vehicles not able to be stored in the RA.

Mr. Trew explained that the Town would first use the either the Traffic Bylaw or Nuisance Bylaw to enforce any complaints related to non-operational or unlicensed vehicle storage.

Mr. Lawless commented that RA is also restricted to not being allowed to have display pieces or decorative equipment according to the current wording in the proposed Zoning Bylaw.

Mr. Trew commented that these items are more subjective.

Mr. Lawless finished speaking at 7:59p.m.

Mayor Weiterman asked Mr. Lawless if he would be willing to provide his notes following the meeting for Council and Administration to review further.

Mayor Weiterman called the next speaker to the floor.
Calvin Clark began speaking at 7:59p.m.

Mr. Clark provided comments on the Home Based Business section of the proposed Zoning Bylaw,

unlicensed, uninsured, or equipment in the process of restoration in the Residential Acreage zone. Mr. Clark also provided comments on the proposed Riverbank Overlay Map changes in this iteration of the proposed Zoning Bylaw. Mr. Clark finished speaking at 8:13p.m.

Mayor Weiteman asked Mr. Clark if he would be willing to provide his notes following the meeting for Council and Administration to review further.

Open Floor for Speakers without an Appointment and Follow up Questions:

Mayor Weiteman opened the floor to anyone who wished to speak without having made a prior appointment.

Wayne Hove began speaking at 8:13p.m.

Mr. Hove asked if there was any assurance that the current overlay won't change again.

Mayor Weiteman answered that this Council has worked towards creating this Bylaw to have some longevity.

Mr. Hove finished speaking at 8:15p.m.

Ward McNichol began speaking at 8:15p.m.

Mr. McNichol asked if the Town kept having Public Hearings related to this Bylaw if the map would change again, and if the Town provided direction to P. Machibroda Engineering to conduct geotechnical studies for property owners for a cheaper price.

Mr. Trew answered that former Council did not release the geotechnical information to the public.

Mr. McNichol expressed concern regarding the stigma of the overlay map and its potential affect on property value.

Mr. Trew explained that Mr. McNichol's property has benefitted from the relaxations in this draft of the Zoning Bylaw, being that there is nothing he can't develop without a geotechnical study.

Mr. McNichol finished speaking at 8:19p.m.

Kendra Christensen began speaking at 8:19p.m.

Mrs. Christensen asked how the proposed Zoning Bylaw affected the Outlook & District Regional Park with respect to the overlay map requirements.

Mr. Trew answered that the Regional Park is an authority of its own. The Town would strongly recommend a geotechnical study was done prior to development. Further the Town of Outlook owns the land that the Park leases therefore the Town knowing what we know would want to make sure everything was identified.

Mrs. Christensen asked about the value of keeping Zone C on the proposed overlay map if all of the restrictions have been removed.

Mr. Trew answered that on advisement of P. Machibroda Engineering that Zone C be kept in the overlay map with no restrictions because there is data that differentiates the area located in Zone C from areas outside the overlay, to remove it completely would be ignoring the science, and in the long-term it provides an area that has been identified for further investigation in the event Zone C requires more support in the future.

Mrs. Christensen finished speaking at 8:25p.m.

Cathy Morrow began speaking at 8:25p.m.

Mrs. Morrow asked about no new builds being allowed in Zone A specifically the area leased by the Riverview Golf Course.

Mr. Trew answered that the restriction in question was in a former draft of the Zoning Bylaw and is no longer the case. He added that as the land leased is leased from the Outlook & District Regional Park by Riverview Golf Course and therefore the Town would not be the authority.

Mrs. Morrow 8:27p.m.

Maury Ziegler began speaking at 8:27p.m.

Mr. Ziegler commented on his experience obtaining a geotechnical study for development on his property.

Mr. Ziegler finished speaking at 8:30p.m.

David Haugen began speaking at 8:30p.m.

Mr. Haugen asked about the lack of data for portions of Zone C on the proposed Overlay Map.

Mr. Trew answered that P. Machibroda's recommendation was to include Zone C based on the overall study of the area and extrapolation. The Town is also looking to budget for more study rather than just extrapolating existing data to support development.

Mr. Haugen asked about regulations on secondary suites and where the details came from, and what is the process for changing the details.

Mr. Trew answered that its not driven by local thought, this is something we rely on experts to deliver.

Mr. Gray explained that a lot of these scenarios in the proposed Zoning Bylaw are hypothetical and not written to be enforced without complaint. Something small like changing the amount of people allowed in a secondary suite could be made as an unsubstantial change not requiring notice. He added that this is a living document and the Town contracted a planner to consolidate the amendments that had been made over the past ten years.

Mr. Trew added that the process to make changes to a Zoning Bylaw are to overhaul the document and pass a new version as a whole or make amendments to the Bylaw as they arise based on circumstance. While we are in the process of passing a new Zoning Bylaw we are able to make these changes.

Mr. Haugen finished speaking at 8:40p.m.

Declare Public Hearing Closed:

Mayor Weiterman declared the hearing closed at 8:40 p.m.

Chief Administrative Officer

Mayor