

TOWN OF DUNDURN
Public Hearing
Proposed Official Community Plan Bylaw (OCP) 2018-03 and Zoning Bylaw 2018-01
held at the Community Hall in Dundurn, SK on
May 22, 2018

PRESENT

Mayor Per Vinding
Councillor(s): Fred Wilson, Walter Litke, Melva Richmond.

Staff: Eileen Prosser, (Administrator).

Municipal Planner: Gale Hagblom
Planner: Alan Wallace – VC Companies of Canada

CALL TO ORDER

Mayor Vinding called the meeting to order at 6:08 p.m.

There were 3 members of the public in attendance.

Mayor Vinding advised the meeting was required under Sub Section 207(2) of *The Planning and Development Act* to hear any comments regarding the proposed Official Community Plan (OCP) and Zoning Bylaw.

Mayor Vinding introduced the members of Council, Staff and Planners to the public and let those in attendance know that if they had any questions or comments to just raise their hand at any time throughout the hearing.

Mayor Vinding called on Municipal Planner Gale Hagblom to speak on the proposed OCP and Zoning Bylaw.

The Municipal Planner proceeded with her PowerPoint presentation (attached).

Brian Collins questioned Gale regarding the tiny house sizes and asked what we were proposing as a minimum lot size.

Eileen Prosser, Administrator for the Town said that 37.5 ft wide lot was the minimum to which Brian responded that it didn't make sense to put a 160 sq ft house on a 37.5 ft wide lot as the average length of lots were 120 to 140 ft. Brian Collins spoke about his experience with building condominiums, in that people are not buying them because of high condo fees and are opting for smaller standalone housing, but that there is no cost value in putting a tiny home on a 37.5 ft wide lot.

Gale explained that there is no specific zoning class to accommodate the tiny homes but that in the proposed zoning bylaw, they are meant to be grouped and not to stand alone on one large lot. An interested party would have approach Council with their concept plan and Council would have full authority to consider the development or not.

Brian Collins asked Gale about minimum 25 ft wide lots, to which she said it could work. Eileen Prosser spoke that there were many 75 ft wide lots in town and 37.5 ft wide was a good option to let people subdivide their lots and sell one. Council's mandate is to create more density in the older neighborhoods, so an option of smaller lots would help achieve that goal. Minimum 25 ft wide lots could be reviewed by Council.

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Mike Dabrowski spoke that chickens entice wild animals and bring health issues which may include diseases. He moved to Dundurn from British Columbia where his neighbor had chickens and the smell was horrendous. His yard was a horrible mess and the city could do nothing about it.

Gale mentioned that you can only have three and for personal egg consumption only. There would be an application process and inspection as well.

Margaret Dabrowski said they would smell and people will not abide by the bylaw and will get roosters regardless of if it's allowed or not. She said that coyotes will come into town.

Alan Wallace spoke about the pending annexation between the Town and the RM and went over the process.

Eileen Prosser said that the RM has agreed to the annexation and that the matter is currently with Community Planning for approval. Also, that the map in the OCP an Zoning bylaw has the parcel proposed for annexation already outlined as part of the town boundary as council would not be giving final approval of the bylaws until the annexation is approved so that we would not need to change the maps, which would then require another the public hearing.

Eileen Prosser mentioned the new proposed R3 and R4 zoning and the vision for the front of the town is higher density building and asked Gale to speak about the benefits of diversity, density and the vision for future development.

Gale asked Brian Collins if he had wanted to say anything about his development. Brian Collins talked about upcoming marketing events for Sunshine Meadows and about the billboard signage. Ministry of Highways came out and confirmed the area that it is allowed be built on.

Brian Collins said that Council advocating for minimum 37.5 ft wide is good.

Councillor Wilson mentioned in relation to lot sizes, that you have to accommodate your town for all different lifestyles.

Some discussion regarding garden suites by everyone and Allan Wallace mentioned several items the City of Saskatoon is reviewing regarding allowing them. The norm is to require a separate water and sewer line to the main rather than off the lines to the main house.

Eileen Prosser mentioned the proposed zoning bylaw does not have provisions for garden suites but only secondary suites within the primary dwelling.

Mayor Vinding spoke about Council enforcing any nuisances in relation to urban chickens and that any issues would be taken seriously and handled.

Councillor Wilson agreed that chickens may bring around predator animals and skunks but that we have that anyway living out here.

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Mike Dabrowski said he wasn't speaking for or against allowing chickens, but just wanted to share his experience regarding them from the place they moved from.

Mayor Vinding asked if anyone else had any other questions or comments and if none the meeting would close.

No other comments or questions received.

Public Hearing was closed at 7:20 p.m.

Per Vinding, Mayor

Eileen Prosser, Administrator