

MINUTES OF THE RESORT VILLAGE OF COCHIN
PUBLIC HEARING
TUESDAY, JULY 14TH, 2020
COMMUNITY HALL, HIGHWAY 4 NORTH, COCHIN, SASK

PRESENT: Mayor: Harvey Walker Members of Council: Rick Young, Marcel Caplette, David Stillar & Peter Wiesner. Administrator: Amber Loeppky
Delegates: Yvonne Prusak & Jared Stephenson via telephone
Visitors: Creek property owners; Lori Bossaer, Marg Pattison, Dawn & Brett Hornsby, Thomas Cantafio, Rob & April Forrest, Karen Foulston, Gerald Duhaime.

CALL TO ORDER: Mayor Harvey Walker called the public hearing to be opened to the public at 6:00 pm regarding the Zoning Amendment Bylaw No. 03-20 & Basic Planning Amendment Bylaw No. 05-20.

Email submission was made and responded to before the meeting by Jared Stephenson, see attached.

Harvey Walker made introductions and discussed the public hearing and regulations due to Covid-19, see attached.

Jared Stephenson via Zoom gave a quick over view of the documents. He started with the Amendment of Zoning Bylaw No. 03-20.

Questions and Comments period for Amendment of Zoning Bylaw No.03-20.

Lori Bossaer- Question regarding the need for parking.

Yvonne Prusak- Response- Existing properties with no parking will be 'grandfathered in'. Parking will be needed for new builds as per our original Zoning Bylaw and can be found on the Consolidated Bylaw, Page 24 on the Resort Village of Cochin website.

Gerald Duhaime- Question regarding who Jared Stephenson is?

Yvonne Prusak- Response- Jared Stephenson works with me, (Yvonne Prusak) at Northbound Planning and is a Community Planner with prior experience in working in the Community Planning Branch government office.

Rob Forrest- Question regarding the difference between Lake Front and Creek front? Why isn't Lake Front being rezoned like Creek front is?

Yvonne Prusak- Response- The way the Zoning Bylaw made in 1989, Cochin has zones R1, R2 and R3. The reason why the lake front is the same as everywhere else is because the creek

properties have more constraints, the Lake front owners don't have as many issues as the Creek does.

Marcel Caplette- Elaborated with this response- Creek properties have smaller lot size well Lake Front properties have bigger lot size and more space to work with.

Thomas Cantafio- Question regarding how the new proposed bylaw will affect existing properties?

Yvonne Prusak- Response- Until you decided to do a new development, you are grandfathered in.

Yvonne Prusak- Stated- Council is trying to remove the need to have requests for shoreline development or construction be denied or tabled and then sent to the appeals board, this has already happened to 5 or 6 permits this year.

Dawn Hornsby- Question regarding the term 'grandfathered in'? Why isn't it in the bylaw?

Yvonne Prusak- Response- under Saskatchewan Legislation the term 'grandfathered in', doesn't exist. It is usually referred to as non compliance and compliance or legal non-conforming and conforming. (This term is set by the Provincial Government).

Peter Wiesner- Made a comment regarding Boat houses and that they are considered 'grandfathered in' for now, but will all eventually have to be removed on the creek as they should have not been built there to begin with.

David Stillar- Made a comment that most construction on the creek doesn't conform to our current bylaws so we are trying to create this new bylaw to give the village more flexibility.

Yvonne Prusak- Made a comment that it will be beneficial to the creek side residents to have these new rules/regulations in place, we had construction in the Cochin creek that shouldn't have happened and now the new council is trying to correct moving forward and keep everything up to date and current with new regulations.

Lori Bossaer- Question regarding existing homeowners, how will this effect homeowners in the future who are wanting to sell their non-conforming properties?

Yvonne Prusak- Response – This proposed new bylaw does not increase the non-conforming issue.

Peter Wiesner- Elaborated with the following response- If you have a non-complying property you can sell it as is, and it won't affect the new homeowners. Until the new homeowners plan to renovate then they would have to comply.

Yvonne Prusak- Stated that sometimes additions can be allowed if the side the addition is being added too conforms to the current Zoning Bylaw.

Thomas Cantafio- Question regarding building his cabin and creek development can be a negative experience, how will this proposed bylaw effect the current situation.

Yvonne Prusak- Response- This proposed bylaw is emphasising the creek itself, how does it affect the current situation. Section 4.6 & 4.7 of the bylaw, states that is has to be in your parcel boundaries.

Dawn Hornsby- Question regarding boat docks and lifts, does this proposed bylaw address these items?

Yvonne Prusak- No this proposed bylaw will not affect boat docks and lifts.

Lori Bossaer- Question on the ability of Council to say no or yes?

Harvey Walker- Response- No the proposed bylaw does not affect Council's ability to say yes or no.

Yvonne Prusak- Reponses- This proposed bylaw is not the same as the RM of Meota #468 "Boat Dock Bylaw".

Lori Bossaer- Question does Water Security Agency have the final say on whether a homeowner can have a boat dock on Crown land?

Marcel Caplette- Response- Boat Docks on Crown land, if we ask one person to remove, we have to ask everyone.

Yvonne Prusak- Response- yes, there is still communication with Water Security Agency in the review process.

Dawn Hornsby- Question regarding Crown land is it WSA, not Council policing it?

Harvey Walker- Response- Depends on the situation and the government's reactions to the situation.

Yvonne Prusak- Response- Zoning can change as well, on Page 21 of the Resort Village of Cochin's Consolidated Bylaw it discusses Shore land development and Council. You still need to get approval from Water Security Agency and Council.

Lori Bossaer- Question regarding who gives permission? WSA? Or Council? Who has more power over the other?

Harvey Walker- Reponses- Water Security Agency has agreed to work with the Resort Village of Cochin regarding permits in Cochin, because of concerns in the past which Council of Cochin found improper.

Yvonne Prusak- Response- Both is required.

Lori Bossaer- Question regarding a rumor, Is Cochin charging fees for boat launching?

Harvey Walker- No we are not, that is just gossip.

Karen Foulston- Question regarding docks on public reserve, currently four docks are sitting on a public reserve by her property, will they be moved?

Harvey Walker- Response- the Village of Cochin is currently undecided on whether we will be doing anything regarding docks on public reserve.

Marcel Caplette- Response- If we deal with one part of the public reserve and docks we have to deal with every public reserve in Cochin and may not be a can of worms we want to open.

Lori Bossaer- Question regarding what to do with complaints on the creek?

Yvonne Prusak- Depends on the complaint, if it's a nuisance then we would use bylaw enforcement, or whether it's zoning it would have to come to council.

Rob Forrest- Question regarding any regulation that someone would have to follow in regards to boat docks?

Harvey Walker- Response- No.

David Stillar Response- No.

Yvonne Prusak- Response- Council can use a discretionary use when it comes to materials and can say no in that sense.

Harvey Walker- Response- We are looking at safe operations in the creek. The RM of Meota # 468, has created a bylaw regarding boat docks and lifts, but have excluded the Resort Village of Cochin as requested by Council.

Harvey Walker- Response- This proposed bylaw is a big job and we aren't here to criticize past Council, the current Council wouldn't be able to take on this big job without Yvonne Prusak and her team at Northbound Planning, past Council did not have her expertise.

Jared Stephenson- continued with the next proposed amendment of the Basic Planning Statement Bylaw No. 05-20. The goal of this proposed bylaw was to update the references and agencies, but it does not any 'earth moving' changes. If is used as policy guidance to compliment the proposed Zoning Bylaw Amendment.

Yvonne Prusak- Added that the Zoning has to correspond and match the goal of the Basic Planning statement. The Basic Planning Statement is like the top of the umbrella with all your policies the Zoning Bylaw is the handle, and is what your trying to achieve is the rest of the umbrella with permits, policies and processing etc...

Yvonne Prusak any Questions regarding the Basic Planning Statement Amendment.

No questions regarding this.

Further questions.

Dawn Hornsby- Question regarding new permits and new development does it effect other things have to be changed if they are non complaint?

Yvonne Prusak- No, only what you are changing, only if it triggers something else. But generally a new development will not change the other non compliant buildings.

Harvey Walker- as Yvonne gave the example earlier of the addition which was allowed even though it was non-conforming because the new addition side would follow the current Zoning Bylaw and therefore was allowed to be built.

Peter Wiesner- Commented on Crown land- We decided to create this new proposed Zoning Bylaw Amendment because we kept coming across land where the owner owns there property but where building onto crown land and we have retaining walls on crown land and we needed to find a way to work with everything and find where property lines are and what we need to address in order to approve work on the creek.

Karen Foulston- Question regarding properties that have a road built on there properties lines, 6 other properties are affected in her area, what to do?

Yvonne Prusak- Response- Should be brought to council, and be added to the asset management plan.

Peter Wiesner- Response- Perhaps the Village will want to re pin the area.

Karen Foulston- Four property owners are on the road, and the village has surveyed their lot.

Marcel Caplette- Response- If the Village wanted to lay down the law and have these owners move anything on the road way we could.

Karen Foulston- Was just wondering.

Jerry Duhaime- Question regarding surveyor's certificate that he has for his creek property from 1962, Can he use it as his guideline to his property for his own purposes?

Yvonne Prusak- Response- Probably not, because the 1962 surveyor would not acknowledge water levels or erosion, and where the property does start and end could of changed by now. Crown land in the 60s might have not been as accurately pinned as they would be now.

Harvey Walker – Reponse- I would say that is a No Jerry.

Rob Forrest- Question on whether they are changing the level of the lake?

Harvey Walker- Response- I heard they are looking into to doing so.

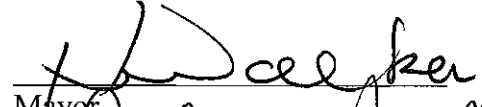
Marcel Caplette-Response- They would like to increase it to 6 inches for the water level, I sit on the Jackfish Water Board and we are trying to payout farmers for the loss of land if we raise the level but it looks like the farmers will be appealing that decision to the government so the rising level may not move forward.

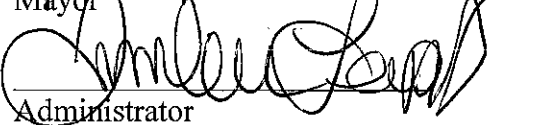
Rob Forrest- Response-Yes, I brought it up cause that could also change creek property owner's property lines.

Harvey Walker- Please leave in an orderly manner and maintain social distancing as you leave the building.

ADJOURNMENT: As the discussion was complete, Mayor Harvey Walker called the Public Hearing to a Close at 7:04 pm.





Mayor


Administrator