

**MINUTES OF THE SPECIAL MEETING OF COUNCIL
FOR THE RURAL MUNICIPALITY OF RUDY NO. 284
HELD IN THE TOWN HALL COMPLEX AT 400 SASKATCHEWAN AVENUE WEST FOR THE
PURPOSE OF A PUBLIC HEARING TO CONSIDER A DEVELOPMENT PERMIT APPLICATION FOR
A TEMPORARY WORK CAMP TO BE LOCATED AT SW-18-29-07-W3
THURSDAY MAY 1, 2025**

COUNCIL PRESENT:

Reeve:	All	Kent Harrington
Councilors:	Division 1	Henry Simonson – absent
	Division 2	Grant McIntosh – absent
	Division 3	Ryan Grunerud
	Division 5	Bree Campbell
	Division 6	Marcel Vermette

STAFF:

Assistant Administrator Emily Trew
Administrator Trent Sim

GALLERY:

Attendance taken at the door indicating those who wish to speak at the hearing those who do not, showing 31 attendees.

CALL TO ORDER

With a quorum present, Reeve Kent Harrington called the meeting to order at 2:00pm.

COUNCILOR VERMETTE DECLARED AN INTEREST.

OPEN PUBLIC HEARING

98/25 Grunerud: That the Public Hearing now be Open at 2:02pm regarding an application for a Temporary Work Camp at SW 18 29 7 W3.

Carried.

OPENING REMARKS

- Administrator Trent Sim Introduced Council and then reported on the application for a development permit for a temporary work camp.
- Then Monette Farms were asked to give representation on the matter of the temporary work camp application.

DAN ERLANDSON ON BEHALF OF MONETTE FARMS

- Business is growing as is the need for housing
- Monette has foreign laborers coming that require housing, this housing needs to be cost effective and beneficial
- The process of the temporary work camp started in November of 2024 when Monette Farms approached the Village of Broderick, however those plans fell through due to the limited Village sewer capacity
- Monette Farms is working with time constraints due to Federal regulations both with the Government of Canada and the Government of Mexico
- Housing is needed for Monette Farms in order to get offshore labor
- Monette Farms is estimating to have 120 people in peak season, however the temporary work camp they have a discretionary permit for will only be housing 88 of those 120 people
- Please come and ask Monette questions at any time



- If the discussion on the temporary work camp started in November of 2024 and it is now May 1, 2025, why are we only now having a public hearing, when farmers are in the field?
 - o Erlandson – it may have been a mistake not engaging the RM of Rudy sooner
 - o Sim - the application is only dated March 13, noting the important time the applicant took to work with the Village of Broderick. Also, a hearing is not actually required for this application, but Council chose to hold one anyway
 - o Kevin Trew – there are also time constraints set out by provincial legislation, this was the soonest possible time this public hearing could happen
- Steve Primrose Speaking on behalf of SSRID – please pay attention to garbage, and consider a temporary fence as when the weather gets hot people tend to gravitate towards water and that would be safety risk.

BREE CAMPBELL

- Did Monette's discuss a residency with Outlook or Glenside?
 - o Erlandson – No we did not.

KERRY GREIG – GLENSIDE MAYOR

- Glenside does not have the extra sewage capacity to accommodate a temporary work camp

LOURENS PIENAAR – KONSTAR

- What about the contravention of the zoning bylaw requirements for a Development Permit before buildings are erected?
 - o Sim – while this directly contravenes section 5.22(6) and related section 3.4.1 of the Zoning Bylaw, Mr. Erlandson has noted that by the time the deal fell through with Broderick, they couldn't comply with the both levels of rules, so they chose to try to meet the federal requirement. Suggestion: the RM may have a way to manage here by using section 5.22(16) to reach a Development Agreement with the applicant to ensure the work camp complies with all relevant requirements.

ANDREI WAWARUK

- This is a great opportunity for Outlook to look into the permanent housing they could take advantage of
 - o Erlandson - There is a large number of people who are here a short time. As we build we will have more and more who are here permanently. The long-term goal is long term housing in the region. So, while the work camp is permanent, the structure is not. The ATCO trailers need to be somewhere nearby, can we move them somewhere and leave them?

TRENT SIM READ THE WRITTEN SUBMISSION BY GRANT CARLSON

- Email received at rmrudy@rmrudy.ca Wednesday April 30, 2025:
"Hello Trent, I see there is an upcoming meeting on this proposal on the work camp. I would be in favour of this proposal. To move our community forward it is necessary to house the required workers. We have two towns within our RM. It seems there isn't much rental space available. Not sure what it will take to get developers to build a series of apartments. I am told the existing apartments are always full. And they have a waiting list. The workers will be welcomed by all businesses.

Opinion of a long-term RM of Rudy resident and land owner. Kind regards - Grant Carlson"

KH. B

CLOSE PUBLIC HEARING

99/25 Leverton: That this Public Hearing regarding an application for a Temporary Work Camp at SW 18 29 7 W3, having heard all presentations from those in attendance who wished to speak and read all presentations sent by correspondence, now be closed at 2:31 pm.

Carried.

TEMPORARY WORK CAMP

100/25 Campbell: That the RM approve the application for a temporary work camp discretionary development permit at SW 18 29 7 W3.

101/28 Campbell: Motion to table discussion on resolution #100/25 to the May 14, 2025 regular meeting of council, so that Administration may have time to study and accommodate the information from the Public Hearing.

Carried.

ADJOURNMENT

102/25 Leverton: To adjourn at 3:10p.m.



REEVE



ADMINISTRATOR

