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
Division 5

Ryan Grunerud 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

KALS

ED SPIGOTT

- Representing himself, his parents, his family and friends, as well as fellow ratepayers
- Welcoming of growth in the area and is understanding of the time constraints Monette
 Farms is facing
- One of the main concerns is the intersection adjacent to the work camp, as is poses a safety risk should there be an increase in traffic
 - o Harrington Council will be discussing and looking into this
- Asks that council clearly define what temporary means in terms of the work camp
- Concerned that the work, and housing was brought onto the property prior to the development permit being approved and the permits being issued
 - O Question from Trent Sim were you involved in the Broderick conversation?
- No, I was not but am open to conversations in the future

GERALD FOLLICK

- Did not wish to say anything at that time

GARRY JOYES

- Main concern is water
- Years ago, his family paid into Eastside Water for an engineering study, this money was to go towards whenever they would be able to hook onto the water utility line
- Concerned that Monette Farms getting water affects other families and individuals getting water
- Concerned that ratepayers will withhold taxes due to this
 - o Harrington we have policies in place to collect taxes

STEVE PRIMROSE

- Will there be 120 people at the work camp?
 - o Erlandson No there will be 88 people
- How long will this work camp last?
 - o Erlandson we are aiming for a pathway to permanency
- If this work camp is going to be permanent, the RM should be looking at that
- There is a similar structure at Barrich that looks like it's permanent, too.
- In regards to sewer, how will that be handled?
 - Erlandson the current plan is to haul it away, however Monette Farms is working with Sask Health on a more permanent solution
- How will water work for the work camp?
 - Erlandson Monette Farms has ample storage for water, as well as a recycling system for the water they get from East Side Water Pipeline at the main work facility, and they have applied for another hook up for the work camp
 - Erlandson Monette Farms also plans to restrict the hours of water use, and to fill storage during the night when water usage is low for others
- How did Monette's get water so quickly?
- Concerned that due to Monette Farms getting water so quickly that they used water that could be available to other families in the area
 - Harrington noted that Eastside Water has not approved water for the temporary work camp yet
 - Sim discussed the East Side Water policy for adding service, noting that the water utility line goes from a 4" to a 3" to a 1" (sic - actually 2") and new WaterCad software shows capacity may be available on the larger line portions.

KA.5

- 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
 - 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
 - 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