



Village of Buena Vista

**PUBLIC HEARING AGENDA**

**November 25, 2025 at 6:00 p.m.**

**Council Chambers 1050 Grand Ave Buena Vista, SK**

**Via Microsoft Teams Meeting ID: [251 582 361 042 5] Passcode: [QY7Es9fU]**

1. **CALL TO ORDER**

2. **ADOPTION OF AGENDA**

2.1 Public Hearing Agenda – November 25, 2025

3. **CONFLICT OF INTEREST DECLARATION**

4. **DELEGATIONS**

Trevor Sadelmeyer-Public Respondent  
Todd Fuchs-Public Respondent  
Ryan or Shauna Luedtke-Public Respondent  
Darryl Louis-Public Respondent  
Matthew Butz-Applicant

5. **DISCRETIONARY USE APPLICATIONS**

5.1 SW 13-21-22 w2

Zoning District: Future Urban Development

Proposed Use: Construction of Private Dwelling to include attached garage, Type II Mound Septic System and installation of domestic water infrastructure

5.2 SW 13-21-22 w2

Zoning District: Future Urban Development

Proposed Use: Seasonal rotational grazing of small herd of feeder cattle from May-October. Proposal includes six (6) grazing paddocks, installation of barbed wire fencing, central handling and rest area with water supply. Proposal includes request to allow use of road allowance for grazing.

Applicant Comment: maximum 10 minutes

Public Respondent Comment: maximum 10 minutes for each delegation

6. **ADJOURNMENT**

# VILLAGE OF BUENA VISTA

## PUBLIC NOTICE

Wednesday, November 12, 2025

**TAKE NOTICE** that pursuant to Section 55 of *The Planning and Development Act, 2007* the Council of the Village of Buena Vista hereby gives notice that two (2) Discretionary Use applications have been submitted and will be considered by Council as follows:

### Background:

The subject parcel, SW 13-21-22 w2, is located on adjacent to the Village shop yard located in the Future Urban Development zoning district.

### Proposals:

The proposed uses are listed as a Discretionary Use under the Future Urban Development zoning district in the Village's Zoning Bylaw. The applicant is proposing to:

- Construct of a dwelling for personal residence to include attached garage, Type II Mound Septic System and installation of domestic water infrastructure.
- Have seasonal grazing of small herd of feeder cattle from May-October. Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply. Proposal includes allowing use of road allowance for grazing.

### Comments:

As part of the process, we invite you to provide any comments or concerns you may have regarding the proposals. Written submissions will be accepted until 12:00 p.m. on November 19, 2025. If you wish to address Council in person, notice of intention must be submitted to the Municipal Office via email to [admin@buenavista.ca](mailto:admin@buenavista.ca) or hand delivered. For any further questions please contact the office.

The applications will be considered at a Public Hearing on:  
**Tuesday, November 25, 2025, at 6:00 p.m.**  
Village of Buena Vista Council Chambers at 1050 Grand Ave  
or electronically via Teams  
[www.buenavista.ca/council-meetings-agendas-minutes/](http://www.buenavista.ca/council-meetings-agendas-minutes/)



1050 Grand Ave Buena Vista, SK S2V 1A2  
306-729-4385 Fax 306-729-4518  
[admin@buenavista.ca](mailto:admin@buenavista.ca)





# VILLAGE OF BUENA VISTA

## Briefing Note

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<b>To:</b>	Mayor and Council
<b>Date:</b>	November 12, 2025
<b>Subject:</b>	BV 25-023 Discretionary Use Application – SW 13-21-22 w2 Parcel L AGENDA ITEM 5.1

### APPLICATION SUMMARY:

Property: SW 13-21-22 w2, Parcel L portion of Parcel 203950852  
Zoning District: Future Urban Development

Proposed Use: Personal residence for owner of property to include attached garage and deck to include Type II Mound Septic System and installation of domestic water infrastructure.

Discretionary Use Requested: One single detached dwelling Installation of Type II Mound Septic System. Installation of domestic water infrastructure.

### BACKGROUND:

Provide a short description of:

- Personal residence for owner of property to include attached garage and deck to include Type II Mound Septic System and installation of domestic water infrastructure. Parcel L is a portion of land within 48.75-acre parcel identified for potential future subdivision. The subdivision was not approved based on report from Water Security Agency- Compliance Promotion branch, stating that the local water plant/reservoir is nearing capacity and is not able to adequately service the capacity required for the proposed subdivision. The Village has also put the application for the subdivision on hold until all pertinent and necessary agreements are in place.
- Applicant is proposing that domestic water service be provided to the dwelling via infrastructure installed under the guidance of hydrogeologic professionals, assuming that this would be an individual well, independent of the Village water distribution system.
- The proposal meets or exceeds all setbacks required within the current zoning bylaw.
- A Heritage Resource Review was completed and identified “No Heritage Concerns”. (Report Attached) and aligns with S3.4 (9.) of the OCP.
- All requirements of the Discretionary Use application process were provided by the applicant.
- Utility services for the residence have been planned in consultation with SaskPower, SaskEnergy, and SaskTel.

## **POLICY AND BYLAW CONSIDERATIONS:**

- The proposed septic system does not conform with the current zoning bylaw 7-16, S3.13, S14.5 (2), or Bylaw No. 2/02 To Control the Collection, Storage and Disposal of Sewage S4 (a), (b) S7, S8.
- Saskatchewan Health Authority identified *“that all or a portion of this parcel would be considered shoreland, as it appeared to be within 1500 feet (457 m) of the historic high-water mark and therefore, a Type II mound – or any onsite sewage disposal – is prohibited.”*
- *As per Zoning Bylaw S 3.9 (2.) The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities, and community facilities.* The Village water distribution system could adequately provide water to the proposed single dwelling; therefore, eliminating the need for the proposed installation of other infrastructure and conforming with current zoning bylaw.
- The proposed development of the dwelling/garage and deck conforms with all relevant sections of the Official Community Plan and aligns with future land uses as identified in the OCP.
- S 3.3 of the Official Community Plan speaks to the preservation of quality of the water of Last Mountain Lake, as well as protection from depletion or pollution of ground water resources within the Village. The septic system and installation of domestic water infrastructure portion of the application is not in conformity with this section of the OCP.
- S 3.3 (8.) Investigations to assess the impact of development on groundwater resources including drainage may be required in order to protect aquifers and their supply.
- OCP S 3.6 within the listed “Objectives” “To encourage the use of existing infrastructure”.

## **PUBLIC NOTICE AND COMMENTS:**

- Public Notice Issued: November 5, 2025
- Method: Email, Mail and Hand Delivered to assessed owners and Public Notice via website, voyent alert, bulletin board
- Response Summary: Assessed owner submission deadline, 12:00 noon, November 19, 2025. All submissions will be provided after said deadline.

## **ADMINISTRATION REVIEW AND ANALYSIS:**

- The proposal for the dwelling with attached garage and decking is compatible with surrounding land uses and conforms with the OCP Future Land Use plan for the parcel to be rezoned to “Residential”.

- The proposed development will not impede current traffic flow, nor will it increase the amount of traffic utilizing Village roadways and thus it will not affect the conditions of the roadways to the property. Access to the property private laneway will require permitting to the Village from Ministry of Highways. The proponent will be responsible for all maintenance, snow removal, and upkeep of the private laneway with the responsibilities of the access to the laneway being that of the Village.
- The proposed dwelling and private laneway will not have an impact on the neighbourhoods. The potential impact on the Village aquifer as a direct result of the proposed domestic water infrastructure is being determined via consultation with Water Security. It would be feasible for the proposed dwelling to connect to the Village water distribution system and would align with the objectives of the OCP S3.6
- Sask Health Authority has identified that “all or a portion of” the parcel would be considered shoreland, as it appeared to be within 1500 feet of the historic high-water mark and thus any onsite sewage disposal – is prohibited.

### **OPTIONS FOR COUNCIL:**

Option 1 – Approve Discretionary Use

*Council may approve the application with or without conditions.*

Option 2 – Refuse Discretionary Use

*Council may deny the application, providing reasons.*

Option 3 – Defer Decision

*Council may defer pending additional information or public consultation.*

### **RECOMMENDED MOTION:**

THAT Council approve the Discretionary Use application for personal residence for property owner to include attached garage and decks at Parcel L of SW 13-21-22 w2 subject to the following conditions:

- Condition #1 – A septic holding tank must be installed
- Condition #2 – Property to be connected to the Village water distribution system

### **ATTACHMENTS:**

- Application form
- Location map
- Site plan

- Public Notice Letter / Map of properties within 75 meters of proposed property boundaries
- Copies of Public Feedback
- Relevant Zoning bylaw/OCP Excerpts
- Council-Decision-Making Criteria Rating Matrix

## Cate McConnell

---

**From:** Stadnyk, Rob SHA <Rob.Stadnyk@saskhealthauthority.ca>  
**Sent:** October 16, 2025 3:40 PM  
**To:** Cate McConnell  
**Cc:** Campbell, Nimone SHA; McCann, Michael SHA; Welch, Dakota SHA  
**Subject:** RE: Proposal for Type II Mound Septic System

Good afternoon, Cate!

That is correct! Section 16.6.7 (2) of the Saskatchewan Onsite Wastewater Disposal Guide (SOWDG) states that a mound 'may be installed greater than 500 ft' within shoreland but the SOWDG is not prescriptive. It only allows a mound if site conditions permit and with a HIGH aquifer sensitivity for the whole of SW 13-21-22 W2M, a mound would not be permitted on Parcel L.

-RS

### Robert Stadnyk

Public Health Inspector  
Environmental Public Health  
Saskatchewan Health Authority | 306-766-7761 | Fax: 306-766-7730  
Website: <http://www.rqhealth.ca/programs-and-services/environmental-health>  
2110 Hamilton Street Regina SK S4P 2E3

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**From:** Cate McConnell <admin@buenavista.ca>  
**Sent:** Thursday, October 16, 2025 3:12 PM  
**To:** Stadnyk, Rob SHA <Rob.Stadnyk@saskhealthauthority.ca>  
**Cc:** Campbell, Nimone SHA <Nimone.Campbell2@saskhealthauthority.ca>; McCann, Michael SHA <Michael.McCann@saskhealthauthority.ca>; Welch, Dakota SHA <Dakota.Welch@saskhealthauthority.ca>  
**Subject:** RE: Proposal for Type II Mound Septic System

Hello Rob;

Thank you for the information. Section 16.6.7 (2) of the Saskatchewan Onsite Wastewater Disposal Guide, indicates that "A mound may be installed greater than 150m (500 ft) from the high water level of a lake, river, stream or other body of water located within a shoreland development area. The applicant has submitted a site plan that indicates that the proposed mound system would indeed meet this criteria. The measurement I provided was the property boundary that is less than the 500 ft, however the proposed mound would be greater than the 500 ft. Does this matter at all if "all or a portion of the parcel is considered shoreline"? I have attached the applicants site plan for your review and clarification.

Thank you in advance!

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518  
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**From:** Stadnyk, Rob SHA <[Rob.Stadnyk@saskhealthauthority.ca](mailto:Rob.Stadnyk@saskhealthauthority.ca)>  
**Sent:** October 14, 2025 9:03 AM  
**To:** Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>  
**Cc:** Campbell, Nimone SHA <[Nimone.Campbell2@saskhealthauthority.ca](mailto:Nimone.Campbell2@saskhealthauthority.ca)>; McCann, Michael SHA <[Michael.McCann@saskhealthauthority.ca](mailto:Michael.McCann@saskhealthauthority.ca)>; Welch, Dakota SHA <[Dakota.Welch@saskhealthauthority.ca](mailto:Dakota.Welch@saskhealthauthority.ca)>  
**Subject:** RE: Proposal for Type II Mound Septic System

Good afternoon, Cate and thank you for your enquiry!

The parcel in question appears to be part of the Belleridge Subdivision – the application for which Community Planning referred to our office for review and comment, back in 2024.

Our office had no concern, based on the Serviceability Study accompanying the application stating that holding tanks would be used for sewage disposal, with a potential for a future communal system; however, community planning closed the application (both the 'No Concerns' and 'Closure' letters are attached).

Additionally, I had identified that 'all or a portion of' this subdivision would be considered shoreland, as it appeared to be within 1500 feet (457 m) of the historic high-water mark.

The measurement provided from Parcel L to the lake indicates a distance of only 389 meters from the lake, which means that Parcel L is considered shoreland, restricting sewage disposal to holding tanks or 'public sewage works.' Thus, a Type II mound – or any onsite sewage disposal – is prohibited.

As to your question regarding a small herd of cattle on this parcel, if it is within the limits of the Village of Buena Vista, that would be a Bylaw Issue: 4.2 of Village's Animal Control Bylaw (Bylaw 01/24) prohibits the keeping of livestock and poultry within village limits. Outside of village limits, it would likely fall under Saskatchewan's

Intensive Livestock Regulatory Program: <https://www.saskatchewan.ca/business/agriculture-natural-resources-and-industry/agribusiness-farmers-and-ranchers/programs-and-services/livestock-programs/intensive-livestock-operation-regulatory-program>

Thank you again, for contacting us and have a great rest of the day!

-RS

**Robert Stadnyk**

Public Health Inspector

Environmental Public Health

Saskatchewan Health Authority | 306-766-7761 | Fax: 306-766-7730

Website: <http://www.rqhealth.ca/programs-and-services/environmental-health>

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**From:** Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>

**Sent:** Wednesday, October 8, 2025 10:31 AM

**To:** SHA Environmental Health Regina <[eph.regina@saskhealthauthority.ca](mailto:eph.regina@saskhealthauthority.ca)>

**Subject:** Proposal for Type II Mound Septic System

Good morning:

We have received a discretionary use development application for a new dwelling and within the application the proposed septic system is a Type II Mound Septic System. We are seeking information, recommendations, advise from Saskatchewan Health regarding this type of system. In reviewing he SK Onsite Wastewater Disposal Guide we have determined that the parcel meets the requirements for proximity to the Lakeshore and the parcel is ample size to accommodate the system, however our concern is the potential for risk of pollution of ground water/ or the aquifer that supports the water well for the Village water distribution system.

In addition to the new dwelling application, we have also received an application to house a small herd of cattle for rotational grazing on the remainder of the parcel of land surrounding the new dwelling proposed for Parcel L (identified on attached map). The remainder of the parcel is approximately 48 acres. Are there standard requirements/stipulations for manure management within an Urban Municipality? Again, we are concerned with the potential for pollution of ground water/aquifer.

The entire parcel may later be developed as a new subdivision pending water assessments etc.

I have attached photos of the parcel of land in question, please review and provide any information, recommendations.

Thank you in advance!

Regards,

*Cate McConnell-Stevenson*

Assistant CAO

Village of Buena Vista

1050 Grand Avenue

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**VILLAGE OF BUENA VISTA**

1050 Grand Avenue  
Buena Vista, Sask. S2V 1A2  
Phone: 306 729-4385 Fax: 306 729-4518

**APPLICATION FOR DISCRETIONARY DEVELOPMENT**

Fee \$150.00 Receipt # \_\_\_\_\_

1. Registered Owner(s) - Name(s) Matthew Butz

- Address \_\_\_\_\_

- \_\_\_\_\_

- Phone Numbers: 306 726 8123 Home  
\_\_\_\_\_ Work

Contractor/Applicant: Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Numbers: \_\_\_\_\_ Home  
\_\_\_\_\_ Work

2. Name and address of agent, solicitor, surveyor or planning consultant (if applicable):

\_\_\_\_\_

3. Legal Land Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

Or Parcel SW 13 21 22 W2

4. Civic Address: \_\_\_\_\_

5. Existing Land Use: Agricultural

6. Existing Zoning: FUD

7. (a) Proposed development involves: New Building   
Accessory Building  Deck  Addition   
Structural Renovation  Move a Building   
Demolish a Building  Other \_\_\_\_\_

(b) Intended Use: Personal

8. Specific description of proposed development: Construction of home

See attached letter

(provide attachment if necessary)

9. Estimated dates of development - Commencement Sept 2025

- Completion Spring 2027

10. Other Comments in Support of Application: See attached letter

11. Sewage Disposal - Do you propose to install a sewage disposal system? In most cottage and residential subdivisions the only system is a pump out vault. The system must meet bylaw requirements and the regulations of the Department of Public Health.

If Yes - Type See attached letter

12. Do you require installation of services by:

SaskPower Yes x No       

SaskEnergy Yes x No       

SaskTel Yes        No x

13. Give a complete written description of the proposed development and include the amount of excavation, fill, leveling and clearing that will be undertaken. Any cut or fill greater than a 4:1 slope, requires retaining.

See attached letter

14. Site Plan: Please provide a plan on the attached sheet showing:

- (a) North directional arrow
- (b) Scale
- (c) Dimensions and Lot lines of parcels & lots
- (d) Dimensions and locations of all structures (existing and proposed) including septic tank - show distance from lot lines
- (e) Proposed development clearly outlined (in red if possible)
- (f) Location of power, gas, telephone lines, roads, etc.

15. Edgewood Estates:

All new housing starts must have sump pits with sump pumps to be pumped to the exterior of the home and not into the sewer system (weeping tile must drain into sump pits and sewer lines to have their own pit, with back-up valve and clean out). No ground water shall be pumped into or have access to the domestic sewage system.

16. **DECLARATION OF APPLICANT:**

I, Matthew Butz

of Buena Vista  
in the Province of Saskatchewan, solemnly declare that all the above statements contained within the application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effects as if made under oath, and by virtue of "*The Canada Evidence Act*".

I also have no objection to any entry upon the described property herein by the persons authorized by the Village of Buena Vista for the purpose of site inspections required for reviewing the application.

Date: Sept 21 2025

Signature: 

Telephone: \_\_\_\_\_ Home

\_\_\_\_\_ Work

306 726 8123 Cellular

R1 – Minimum 1,200 sq ft home  
Setbacks: 20ft from front and back  
5ft on each side

R2 – Minimum 1,000 sq ft home  
Setbacks: 20ft from front and 25ft from back  
5ft on each side

R3 - Minimum 1,000 sq ft home  
Setbacks: 20ft from front and back  
5ft on each side

R4 – Edgewood 1,300 sq ft – Bungalow & Bi-level } Basement or walkout NOT to be included  
1,500 sq ft – 2 story }

Setbacks: 42ft from front  
20ft from rear (or valley wall for home on north side of subdivision)  
10ft on each side

Sept 21, 2025  
Matthew Butz  
Re: Discretionary Use Application – SW 13-21-22-W2  
To: Council of the Town of Buena Vista

Dear Members of Council,

I am writing in support of my discretionary use application to allow the construction of my family's personal residence on the parcel of land legally described as SW 13-21-22-W2. While this property is identified for future subdivision and development, it is currently in use as pastureland. My intent at this time is limited to building a single home for my family.

#### Proposed Residence

The planned home will be approximately 2,500 square feet in size, with an attached garage and an attached deck. Careful consideration has been given to the siting of the residence to ensure safety, stability, and harmony with the surrounding landscape. Following professional geoengineering recommendations, a minimum 6-metre setback from the valley edge has been observed for any permanent construction. The main body of the house will be located approximately 10.7 metres further back from this 6-metre setback line (over 16m from the valley edge), with only the deck extending toward (but not beyond) the recommended setback. This design ensures safe placement of the residence while preserving the character of the site. See Appendix D for draft yard layout.

#### Sewage Disposal

I engaged a hydrogeologic engineering team to review safe and environmentally responsible options for sewage disposal at this site. Their report (Appendix C) identifies two feasible solutions:

1. Holding tanks with regular pump-out. This is a straightforward and reliable approach, with the advantage of containing all wastewater in a sealed system and removing it entirely from the site at regular intervals. However, this method requires frequent

access by heavy pump trucks, which must travel through yards and the community each time the tanks are emptied. Over time, this can add to wear on roads, create noise and traffic, and increase the level of disruption compared with other systems.

2. A Modified Type II Mound system, which provides advanced treatment and controlled dispersal of wastewater and is specifically engineered to protect groundwater and nearby ecosystems. This system is not experimental—it is a well-established, provincially accepted solution. Under the *Shoreland Pollution Control Regulations* (SR 54/76) enacted pursuant to *The Public Health Act, 1994*, Type II Mound systems are recognized by the Saskatchewan Health Authority and other provincial regulatory bodies as appropriate even in areas considered environmentally sensitive. Final certification will be completed through the Saskatchewan Health Authority at the time of installation, following onsite testing and confirmation of the final house design requirements.

Both provincial regulators and independent hydrogeologic engineers—the experts in the field of groundwater and environmental protection—accept the Modified Type II Mound as a safe, viable, and effective solution for situations such as this. Based on their professional recommendation, I propose its installation as the best long-term option for this residence.

#### Services

Utility services for the residence have been planned in consultation with SaskPower, SaskEnergy, and SaskTel.

- Electrical Service (SaskPower): Power will be brought from the southwest corner of the property, where it will connect to existing services, along the southern border in the adjacent road allowance. Service will travel east via overhead lines to the far side of the property, then transition to a buried line heading north to the residence. The buried service will be constructed in a manner that allows for straightforward future expansion should subdivision of the property proceed.

- Natural Gas Service (SaskEnergy): Natural gas will be installed within the utility corridor adjacent to the laneway. Because gas lines must be buried in land finished to-grade, completion of the laneway will occur prior to installation to ensure proper placement.

- Telecommunications (SaskTel): I have consulted with SaskTel regarding potential fiberoptic communications service. At this time, they do not plan to extend service to this single residence at the far end of the property, as the investment is not viable for them. However, SaskTel has confirmed that should subdivision move forward in the

future, they would be interested in extending fiberoptic service to the entire development.

- Domestic Water Service: Infrastructure installed under the guidance of hydrogeologic professionals for the purpose of groundwater investigation is present on the property. This infrastructure can be adapted to accommodate residential water requirements in a safe and effective manner, providing a reliable service while also aligning with long-term planning considerations should subdivision occur in the future.

Drawings from SaskPower (Appendix A1, A2, A3) and SaskEnergy (Appendix B) outlining the planned service routes are included with this application for Council's reference.

#### Laneway Access

Access to the residence will be via a private laneway connecting directly to the existing municipal road network. This laneway will be constructed to a safe and durable standard suitable for year-round use and coordinated with utility placement to minimize future disturbance. As the laneway is located primarily on private property, all maintenance, snow removal, and upkeep will remain my responsibility as the landowner.

I believe this project represents a thoughtful and responsible use of the land, and I respectfully request the Council's support and approval of this discretionary use application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Butz', with a stylized flourish at the end.

Matthew Butz

June 6, 2023

Our file: 22-474

Matthew Butz  
102150233 SK Ltd.  
2728 McAra Street  
REGINA SK S4N2X1

Dear Matthew Butz:

**RE: Village of Buena Vista – Proposed Residential Subdivision  
SW 13-21-22 W2M – (49.34 ha)  
HERITAGE RESOURCE REVIEW**

Thank you for submitting this project to our office for heritage resource review. This heritage review is based on the PLAN OF PROPOSED SUBDIVISION OF PART OF SW.1/4 SECTION 13 AND PART OF PARCEL E, PLAN 102167748 WITHIN SW.1/4 SECTION 13 TWP.21 - RGE.22 - W.2Mer. BUENA VISTA, SASKATCHEWAN, dated May 15, 2023. Any alterations to the external boundaries of this subdivision will require resubmission to the HCB for review.

In determining the need for, and scope of, Heritage Resource Impact Assessment (HRIA) pursuant to s.63 of The Heritage Property Act, the following factors were considered: the presence of previously recorded heritage sites, the area's overall heritage resource potential, the extent of previous land disturbance, and the scope of new proposed land development.

**No Heritage Concerns: Proposed Residential Subdivision SW 13-21-22 W2M – (49.34 ha)**

There are no known archaeological sites in potential conflict with this proposed subdivision. The proposed subdivision contains areas either disturbed by previous cultivation or that are steeply sloping. The risk to impact intact heritage resources from this subdivision is considered low. As such there are no heritage concerns regarding the subdivision 49.34 ha subdivision of SW 13-21-22 W2M under the *Heritage Property Act 1980*.

Although this project is not in conflict with any known archaeological sites or burials and the project is either in a disturbed or heavily sloping area, this region around the project is known to contain numerous burials. In the event human remains are encountered during construction, stop work in the vicinity and notify the Police immediately.

If other possible heritage objects such as stone tools, pottery, animal bone or features such as hearths/fireplaces, are discovered during construction, stop work in the vicinity of the find and immediately notify a heritage consultant and/or the Heritage Conservation Branch (306-787-2817).

If you have any questions regarding this review, heritage sensitivity or future heritage reviews,

---

Matthew Butz  
Page 2  
June 6, 2023

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please do not hesitate to contact me.

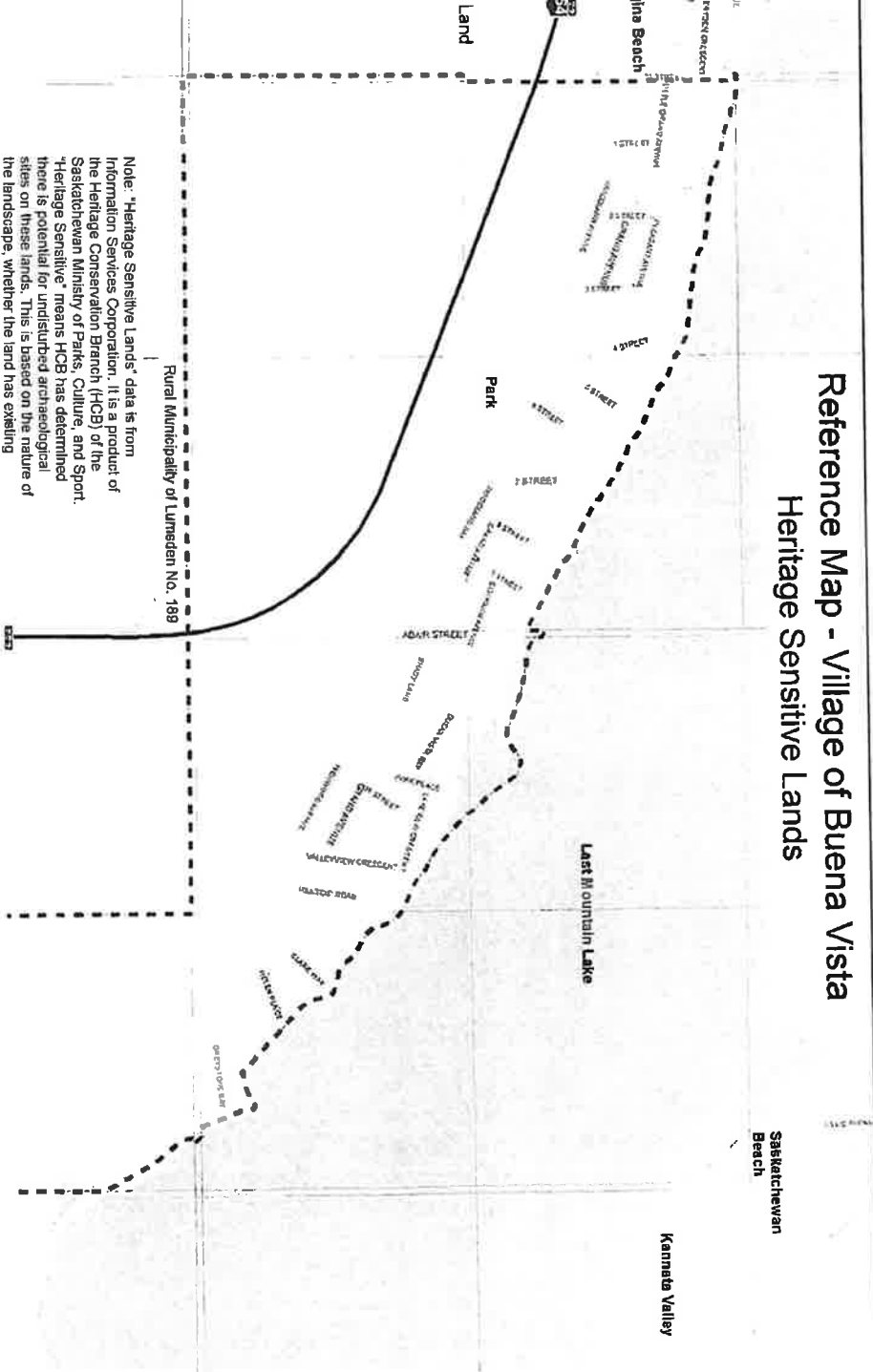
Sincerely,



Brent Kevinsen  
Archaeologist

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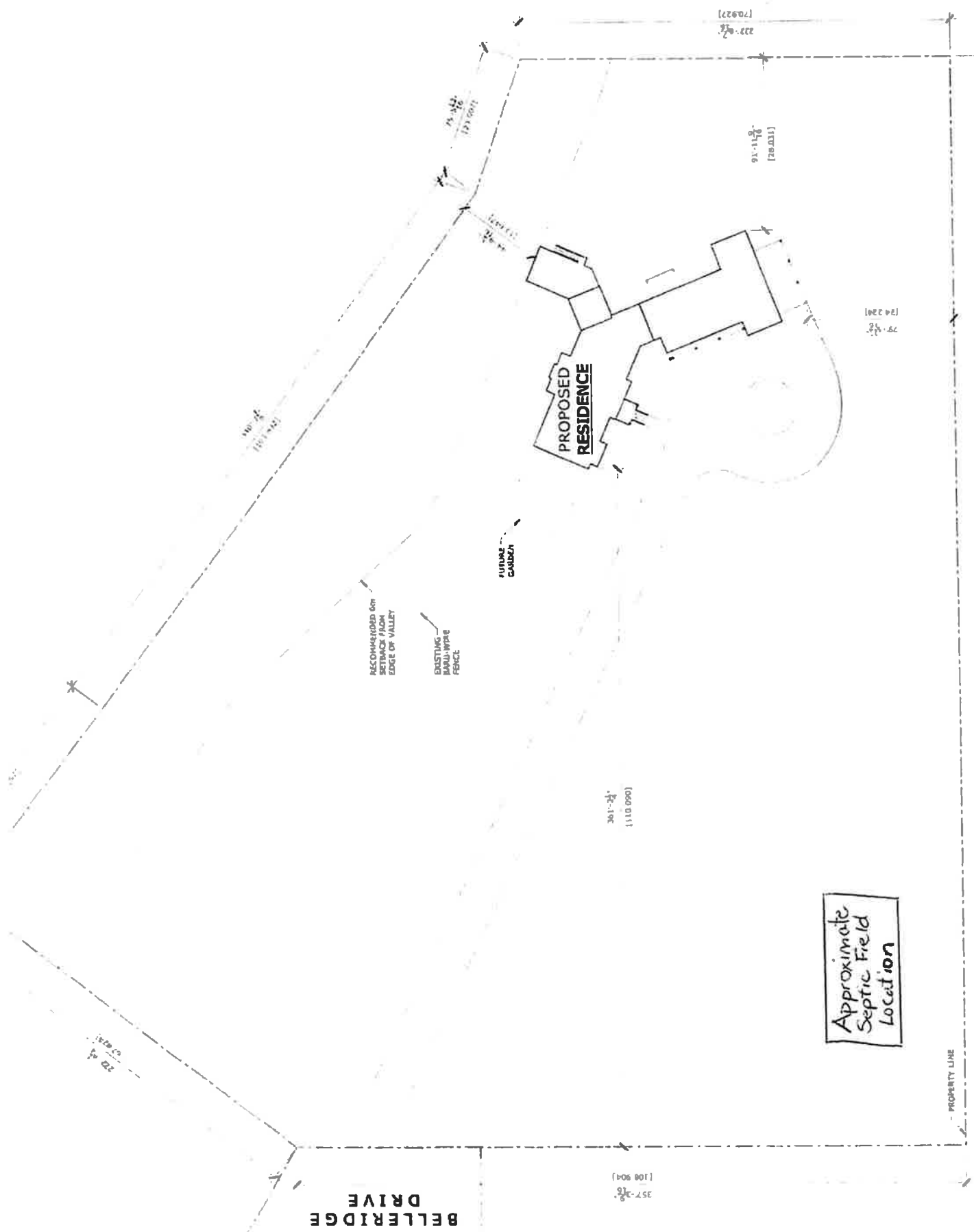
# Reference Map - Village of Buena Vista Heritage Sensitive Lands



Note: "Heritage Sensitive Lands" data is from Information Services Corporation. It is a product of the Heritage Conservation Branch (HCB) of the Saskatchewan Ministry of Parks, Culture, and Sport. "Heritage Sensitive" means HCB has determined there is potential for undisturbed archaeological sites on these lands. This is based on the nature of the landscape, whether the land has existing

Rural Municipality of Lumsden No. 189





BELLERIDGE DRIVE

PROPOSED RESIDENCE

FUTURE CANYON

EXISTING BANQUET FENCE

RECOMMENDED 60' SETBACK FROM EDGE OF VALLEY

Approximate Septic Field Location

PROPERTY LINE

1110 090  
301-24

357-38  
[100 904]

79-42  
[24 281]

91-112  
[26.031]

223-04  
[20.227]

74-32  
[23.007]

110-24  
[23.182]

274-24  
[24.431]

Criteria	Description	Weight	Score (1-5)
Consistency with Official Community Plan (OCP)	Degree to which the proposal aligns with OCP goals and policies	20%	5
Compliance with Zoning Bylaw	Extent to which the application meets zoning regulations	20%	5
Compatibility with Surrounding Land Uses	How well the proposal fits with the character of neighbouring properties	15%	5
Impact on traffic and parking	Potential effects on local traffic flow and parking availability	10%	5
Environmental considerations	Evaluation of any environmental impacts such as drainage, noise, pollution	10%	1
Provision of municipal services	Ability of current services (water, sewer, waste) to accommodate the development	10%	5
Public input and concerns	Degree and nature of support or opposition from the community	10%	TBD
Potential nuisance factors	Risk of noise, light, odours, or other nuisances affecting neighbours	5%	5

Discretionary Use Application: New Dwelling w/Type II Septic Mound and Domestic Water Infrastructure

Instructions:

1. **Weight:** Represents the relative importance of each criterion (adjust as needed). Total weights should add up to 100%.
2. **Score:** Rate each criterion from 1 (poor/negative) to 5 (excellent/positive) based on the application's merits.
3. **Total Score:** Sum all weighted scores. This can guide whether to approve, approve with conditions, or refuse the application.



## Village of Buena Vista

1050 Grand Ave  
Buena Vista, SK S2V 1A2  
306-729-4385 Fax 306-729-4518  
admin@buenavista.ca

November 5, 2025

**Re: Notice of Discretionary Use Applications #25-023 & 25-024 – SW 13-21-22 w2**

---

Dear Resident,

Pursuant to Section 55 of *The Planning and Development Act, 2007*, the Council of the Village of Buena Vista hereby gives notice that a Discretionary Use application has been received and will be considered by Council as follows:

Civic Address of Proposed Use: SW 13-21-22 w2

Zoning District: Future Urban Development

Proposed Discretionary Uses: 25-023 Personal residence for owner of property to include attached garage, Type II Mound Septic System and installation of domestic water infrastructure. 25-024 Seasonal Grazing of small herd of cattle with handling and rest area.

The proposed uses are listed as Discretionary Use under the Future Urban Development zone in the Village's Zoning Bylaw. The applicant is proposing to:

Construction of a dwelling for personal residence to include attached garage, Type II Mound Septic System and installation of domestic water infrastructure. Seasonal grazing of small herd of feeder cattle from May-October. Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply. Proposal includes allowing use of road allowance for grazing.

As part of the process, we invite you to provide any comments or concerns you may have regarding this proposal. Comments must be submitted in writing by 12:00 noon, November 19, 2025, via email to [admin@buenavista.ca](mailto:admin@buenavista.ca), or hand delivered.

If you wish to address council in person, notice of intention must be submitted to the municipal office via email or phone by 12:00 noon, November 19, 2025.

Your input will be considered before a decision is made. For further information or to review the application documents, please contact the municipal office.

Sincerely,

Melissa Pollock  
Chief Administrative Officer



# Village of Buena Vista

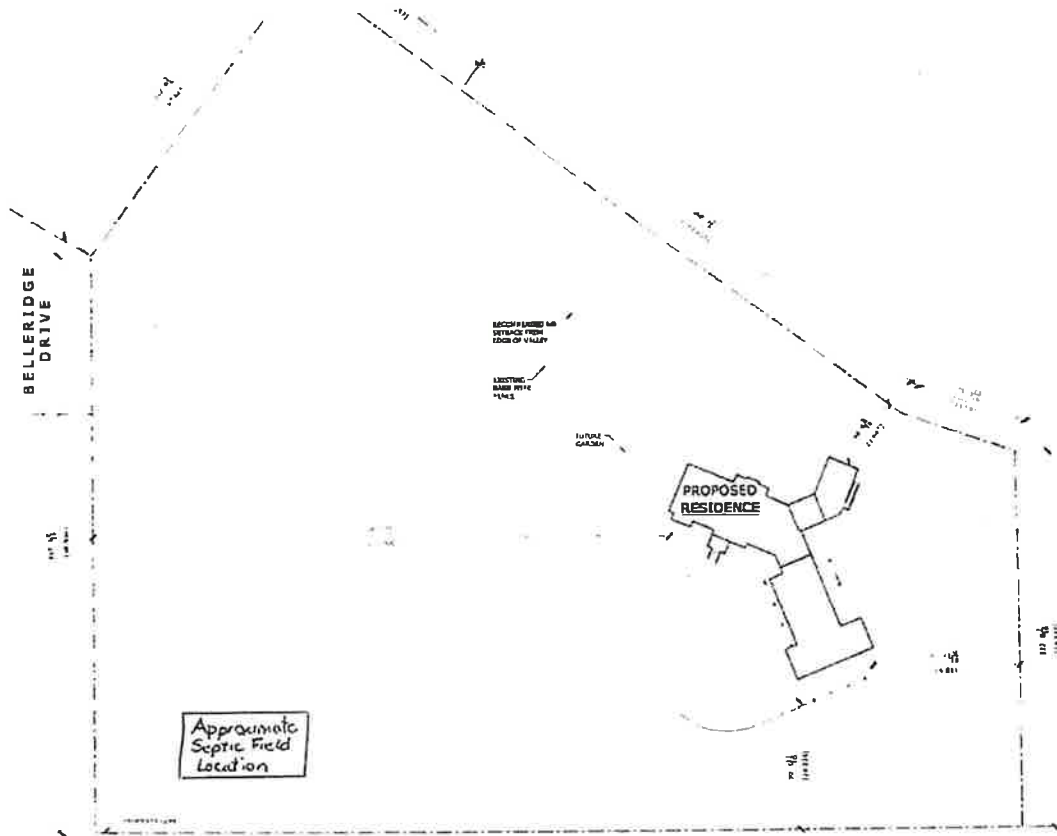
1050 Grand Ave

Buena Vista, SK S2V 1A2

306-729-4385 Fax 306-729-4518

admin@buenavista.ca

## Site Plan-New Dwelling with Type II Mound Septic System





# Village of Buena Vista

1050 Grand Ave  
 Buena Vista, SK S2V 1A2  
 306-729-4385 Fax 306-729-4518  
 admin@buenavista.ca

## Zoning Bylaw-Future Urban Development District Requirements

Village of Buena Vista Zoning Bylaw – Bylaw No. 7-16

### 14. FUTURE URBAN DEVELOPMENT - FUD

The purpose of the Future Urban Development District (FUD) is to limit development that may affect future growth of the Village by providing for temporary and transitional uses and activities.

No person shall within any FUD – Future Urban Development District use any land, or erect, alter, or use any building or structure, except in accordance with the following provisions:

#### 14.1 PERMITTED USES

- a. Agricultural crop production and horticultural uses and buildings and structures customarily accessory to the use;
- b. Commercial greenhouses, market gardens, and sod farms;
- c. Uses, buildings and structures accessory to the principal building or use;
- d. Recreational uses and sports grounds,
- e. Recreational vehicle storage yards;
- f. Public works buildings, and structures including offices, warehouses, storage yards, and waste management or sewage facilities;

#### 14.2 DISCRETIONARY USES

The following uses may be permitted in the FUD - Future Urban Development District but only by resolution of Council and only in locations specified in such resolution of Council. Discretionary use requirements are provided in Section 5.

- a. One single detached dwelling and buildings accessory to the principal use and occupied by the owner, manager or caretaker of the principal use;
- b. Keeping of livestock, but excluding intensive livestock operations, poultry farms, hatcheries, or commercial kennels.

#### 14.3 SITE DEVELOPMENT REGULATIONS

Public works shall have no minimum or maximum site requirements.

#### Permitted and Discretionary Uses

Minimum site area	Existing, no subdivision or 16 hectares (39.5 acres) for agricultural uses
Minimum site frontage	60 meters (197 ft.) abutting a highway or 60 meters (20 ft.) abutting a street
Minimum front yard	15.0 meters (49 ft.) unless the property abuts a municipal road, then the setback is 60.0 meters (197 ft.) from the centerline of the municipal road
Minimum side yard	7.5 meters (25 ft.) for a dwelling and buildings accessory thereto, except the minimum side yard abutting a public street shall be 10 meters (33 ft.)
Minimum rear yard	30.0 meters for dwellings and buildings accessory thereto except that the minimum rear yard abutting a public street shall be 30.0 meters (98 ft.)

#### 14.4 SIGNAGE

- 1. One (1) permanent sign is permitted per site. The facial area of a sign shall not exceed 3.0 m<sup>2</sup> (30.7 ft<sup>2</sup>).
- 2. In the case of a home occupation, an additional permanent sign is permitted.
- 3. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.

#### 14.5 SUPPLEMENTARY REGULATIONS

- 1. Council will consider the applications for discretionary use with respect to the following criteria:

Village of Buena Vista Zoning Bylaw – Bylaw No. 7-16

- a. The infrastructure servicing capacity is available to service the development without excessive impact on other uses being served by the system;
  - b. The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Village of Buena Vista Official Community Plan; and,
  - c. The development will not require the development of new streets and utility lines except as may be provided for in existing plans under Village of Buena Vista Official Community Plan and that the proposal is not premature.
- 2. Where a development is proposed at a location at which standard connection to the Village's existing sewer and water system is not feasible, the developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and meets The Public Health Act and Regulations requirements.
  - 3. Any building or structure used for the habitation or shelter of animals permitted in this Zoning District shall be located a minimum distance of 76.0 meters (249 ft.) from an occupied dwelling situated on an adjoining site.



# **GROUND ENGINEERING CONSULTANTS LTD.**

## **CIVIL & GEOENVIRONMENTAL ENGINEERS**

415 - 7<sup>TH</sup> AVENUE • REGINA • SASKATCHEWAN • S4N 4P1  
Tel: (306) 569-9075 FAX: (306) 565-3677 Email: admin@groundeng.ca

FILE: GE-2327

May 13, 2025

102150233 Saskatchewan Ltd.  
4410 Preston Crescent  
REGINA, Saskatchewan  
S4X 0C8

### **ATTENTION: DR. MATTHEW BUTZ**

Dear Sir:

**SUBJECT: RECOMMENDATIONS FOR ONSITE  
WASTEWATER TREATMENT SYSTEM  
PROPOSED RESIDENTIAL HOME  
SW 13-21-22-W2M, EXT. 100  
VILLAGE OF BUENA VISTA, SASKATCHEWAN**

---

### **1.0 INTRODUCTION**

Our Company conducted a geotechnical investigation for the development as documented in the report dated July 5, 2023, which provides an assessment of the site conditions. This letter is supplementary to our geotechnical investigation and is intended to assist with permit application for installation and construction of a wastewater disposal system. The level of detail is intended to provide basic site characterization and system selection. Further detail investigation may be required for regulators such as Saskatchewan Health or Saskatchewan Environment.

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#### **A MEMBER FIRM OF THE CONSULTING ENGINEERS OF SASKATCHEWAN**

• SOIL MECHANICS AND FOUNDATION CONSULTANTS • SITE INVESTIGATIONS • FOUNDATION DESIGN • SPECIFICATIONS  
• CONSTRUCTION SUPERVISION • INSPECTION AND LABORATORY TESTING SERVICES • SOILS • CONCRETE • ASPHALT  
• PAVEMENT DESIGN AND EVALUATION • SLOPE STABILITY • REPORTS • SEEPAGE CONTROL BARRIERS FOR MUNICIPAL  
AND INDUSTRIAL WASTE CONTAINMENT • ENVIRONMENTAL SITE ASSESSMENTS

## **2.0 REGULATORY FRAMEWORK**

Private sewage disposal located within 457 metres (1,500 feet) of the high watermark of a lake, river, stream or other body of water must conform to the Shoreland Pollution Control Regulations (SR 54/76) under the Public Health Act (1994)<sup>1</sup>. The 1:500-year flood elevation for Last Mountain Lake is 493.5 metres. Based on interpolation from 1:50,000 National Topographic System (NTS) maps, the proposed building site is located within 152 to 457 metres (500 to 1,500 feet) of this high-water elevation as shown on Drawing GE-2327-1, attached.

The remainder of the property is located beyond 457 metres (1,500 feet) of the high watermark. In this area, privately owned Onsite Wastewater Treatment Systems (OWTS's) are regulated under *The Plumbing and Drainage Regulations*. A permit is required for the OWTS, which can be obtained through the local Health Region. The Saskatchewan Onsite Wastewater Disposal Guide provides recommendations for suitable disposal systems<sup>2</sup>.

## **3.0 STRATIGRAPHY**

The subsurface conditions were investigated by drilling seven (7) test borings at the locations shown on Drawing No. GE-2327-1. The test holes were drilled on May 15, 2023, using a truck-mounted, Mobile B-61 drilling rig equipped with a 150 mm diameter continuous flight auger to depths ranging from 7.6 to 12.2 metres below existing grade.

The drilling information indicates that the surficial topsoil is partially underlain by a stratified drift unit which extends to depths ranging from 2.0 to 2.7 metres below existing ground surface. The drift unit consists of surficial clayey silt and/or silty fine grained sand layers. The surficial drift was not encountered in Test Holes 101, 102, 104 and 107.

The surficial topsoil and/or stratified drift soils are underlain by a till stratigraphic unit which extends to the maximum depth penetrated in the test holes (12.2 metres). The till material is a heterogeneous mixture of clay, silt, sand and gravel, with occasional cobblestones and boulders.

---

<sup>1</sup> Saskatchewan Regulation 54/76, The Shoreland Pollution Control Regulations, 1976

<sup>2</sup> Saskatchewan Onsite Wastewater Disposal Guide, Third Edition, 2018.

#### **4.0 GROUNDWATER**

The till stratigraphic unit is generally moist and cohesive, however, it contains discontinuous wet sand lenses at varying depths across site. Where encountered the surficial drift is saturated below depths of 1.3 to 2.3 metres. Standpipe piezometers were installed in Test Holes 101, 103, 104, 105 and 106 to monitor the long-term groundwater levels. The water levels were measured by our technologist after completion of drilling and again on May 31 and June 12, 2023. The data is summarized in Table 1, below.

**TABLE 1**  
**SUMMARY OF PIEZOMETRIC DATA**

<b>STANDPIPE PIEZOMETER No.</b>	<b>DATE MEASURED</b>	<b>DEPTH OF WELL FROM GROUND SURFACE (m)</b>	<b>GROUNDWATER LEVEL DEPTH BELOW GROUND SURFACE (m)</b>	<b>GROUNDWATER GEODETIC ELEVATION (m)</b>
TH 101	May 16, 2023	11.38	Dry	-
	May 31, 2023		5.81	538.95
	June 12, 2023		5.18	539.58
TH 103	May 16, 2023	9.75	Dry	-
	May 31, 2023		Dry	-
	June 12, 2023		Dry	-
TH 104	May 16, 2023	7.54	1.61	539.81
	May 31, 2023		1.76	539.66
	June 12, 2023		1.88	539.54
TH 105	May 16, 2023	7.46	1.93	540.02
	May 31, 2023		1.26	540.69
	June 12, 2023		1.30	540.92
TH 106	May 16, 2023	4.43	2.81	540.00
	May 31, 2023		2.34	540.47
	June 12, 2023		2.34	540.47

Information collected during this investigation indicated there is a shallow groundwater table present at the site. The elevation of the groundwater table appears to be lower along the northeast

side of the site adjacent to the valley slope where surficial drainage is likely occurring. Groundwater elevations should be expected to fluctuate with seasonal precipitation levels and long-term climatic conditions.

## **5.0 SITE CLASSIFICATION & PERMITTED ONSITE DISPOSAL SYSTEMS**

For developments proposing onsite sewage treatment systems, both the density of the development (i.e., the number of units or dwellings per area) and the sensitivity of the site must be evaluated. These factors are critical in determining the suitability of onsite wastewater systems and in selecting appropriate system types and designs to minimize environmental and public health risks. The following outlines the recommended site density and sensitivity classifications and summarized the permitted onsite sewage disposal system.

The property consists of an irregular-shaped tract of land which covers an area of approximately 19.97 hectares (49.35 acres). The site is situated on the south side of the Resort Village of Buena Vista and is situated at the top of the south wall of the Qu'Appelle Valley overlooking Last Mountain Lake. Adjacent land uses include a municipal reserve and/or residential homes to the northeast, commercial lots to the west, and undeveloped grassland or pastureland to the south.

Given the surrounding land use (adjacent residential), the development would be classified as a High-Density Area.

Additionally, as the site may utilize groundwater for potable use, the site would be classified as a Sensitive Location.

## **6.0 RECOMMENDATIONS**

The proposed building site is located within 152 to 457 metres (500 to 1,500 feet) from the high-water elevation. Within this zone, the Shoreland Pollution Control Regulations permit only approved above-ground sewage treatment systems such as sewage mounds for private dwellings.

Based on the drilling information, the ground water table present at the building site is at depths ranging from 2 to 5 metres below existing grade. Any onsite wastewater treatment system must be capable of retaining effluent for a sufficient amount of time to allow for pathogen removal prior

to intersecting any groundwater resource. The Saskatchewan Onsite Wastewater Disposal Guide<sup>3</sup> recommends a minimum vadose zone separation of 1.5 metres between the base of an OWTS and the groundwater table. In coarse grained soils this vadose zone should be greater to ensure sufficient time for pathogen removal (approximately 5 to 6 metres). In this regard, onsite wastewater treatment systems are considered feasible in areas with relatively low permeability till soils. However, the low permeability soils will result in very large disposal area requirements and restrict the use of many potential OWTS options which rely on disposal directly to the native soil. In areas of site with coarse grained soils there is insufficient space to the vadose zone. In this regard, onsite wastewater treatment systems are not considered feasible in these areas of the site. Based on our findings, only holding tanks or a 'modified' Type II mound should be considered for the proposed residence. Additional details for each option are provided below.

### **6.1 Holding Tanks**

Holding tanks are considered feasible at this site. As with other types of OWTS's, a permit is required from the local health region prior to installation of holding tanks. The following three requirements should be met prior to development of holding tanks:

- a local sewage hauler should be identified;
- an approved disposal location should be identified, and;
- a service agreement with the local municipality should be obtained;
- The holding tanks may be located below the water table. The design of the tanks must account for the potential hydrostatic pressures as a result of the shallow groundwater table.

Additional information regarding the design, location, appropriate set back distances and sizing of holding tanks is included in the *Saskatchewan Onsite Wastewater Disposal Guide* (Section 5.0).

### **6.2 'Modified' Type II Mounds**

The *Saskatchewan Onsite Wastewater Disposal Guide* indicates that Type II mounds may be constructed on most soil types provided the following two percolation rate criteria can be met:

---

<sup>3</sup> Saskatchewan Onsite Wastewater Disposal Guide, Third Edition, 2018.

- The percolation rate in the natural or fill soil to a depth of at least 600 mm below the base of the sand layer is faster than 120 minutes per 25 mm.
- Below the sand layer there is a layer of soil at least 300 mm thick, that has a percolation rate slower than 5 minutes per 25 mm.

The second criteria will be met by the native till layer, however, an additional fill layer will be required to meet the first criteria. The 'modified' Type II mounds will require an additional 600 mm thick fill layer below the sand layer with a percolation rate faster than 120 minutes per 25 mm.

A test pit and soil texture classification, based on hydrometer analysis, will be required at the onsite sewage disposal location to determine appropriate loading rates. These loading rates, outlined in Appendix 15 of the *Saskatchewan Onsite Wastewater Disposal Guide* (SOWDG), are used to properly size the wastewater disposal systems.

Additional information regarding the design, location, appropriate set back distances and sizing of Type II Mounds is included in the *Saskatchewan Onsite Wastewater Disposal Guide* (Section 9.2).

## 7.0 CLOSURE

We trust that this letter is satisfactory for your purposes. If you have any questions or require additional information, please contact this office.

<b>Association of Professional Engineers &amp; Geoscientists of Saskatchewan</b>		
CERTIFICATE OF AUTHORIZATION		
<b>Ground Engineering Consultants Ltd.</b>		
Number C0008		
Permission to Consult held by:		
Discipline	Sk. Reg. No.	Signature
<i>Geotechnical</i>	<i>13573</i>	<i>M. Wurm</i>

Yours very truly,

Ground Engineering Consultants Ltd.



Michael Wurm, P. Eng.



MW:mv  
 Distribution: Dr. Matthew Butz (1 copy, 1 PDF copy - matthew.butz@usask.ca)  
 mw1654 Office (1 copy)

**GROUND ENGINEERING CONSULTANTS LTD.**

**STATEMENT OF GENERAL CONDITIONS**

**1. STANDARD OF CARE**

This study and report have been prepared in accordance with generally accepted geotechnical and environmental consulting practices in this area. No other warranty, expressed or implied, is made.

**2. BASIS OF REPORT**

This report has been prepared for the specific site, development, design objectives and purpose that were described to Ground Engineering Consultants Ltd. (GEC) by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document are only valid to the extent that there has been no material alteration or variation from any of the said descriptions provided to GEC, unless GEC is specifically requested by the Client to review and revise the Report in light of such alteration or variation.

**3. USE OF THE REPORT**

The information and opinions expressed in this document are for the sole benefit of the Client. No other party may use or rely upon the report or any portion thereof without GEC's expressed written consent. GEC will consent to any reasonable request by the Client to approve the use of this report by other parties as approved users. The contents of the report remain the copyright property of GEC, who authorizes only the Client and "Approved Users" to make copies of the report only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make available this document or the report or any portion thereof, or any copy of the report or portion thereof, to any party without the expressed written permission of GEC.

**4. COMPLETE REPORT**

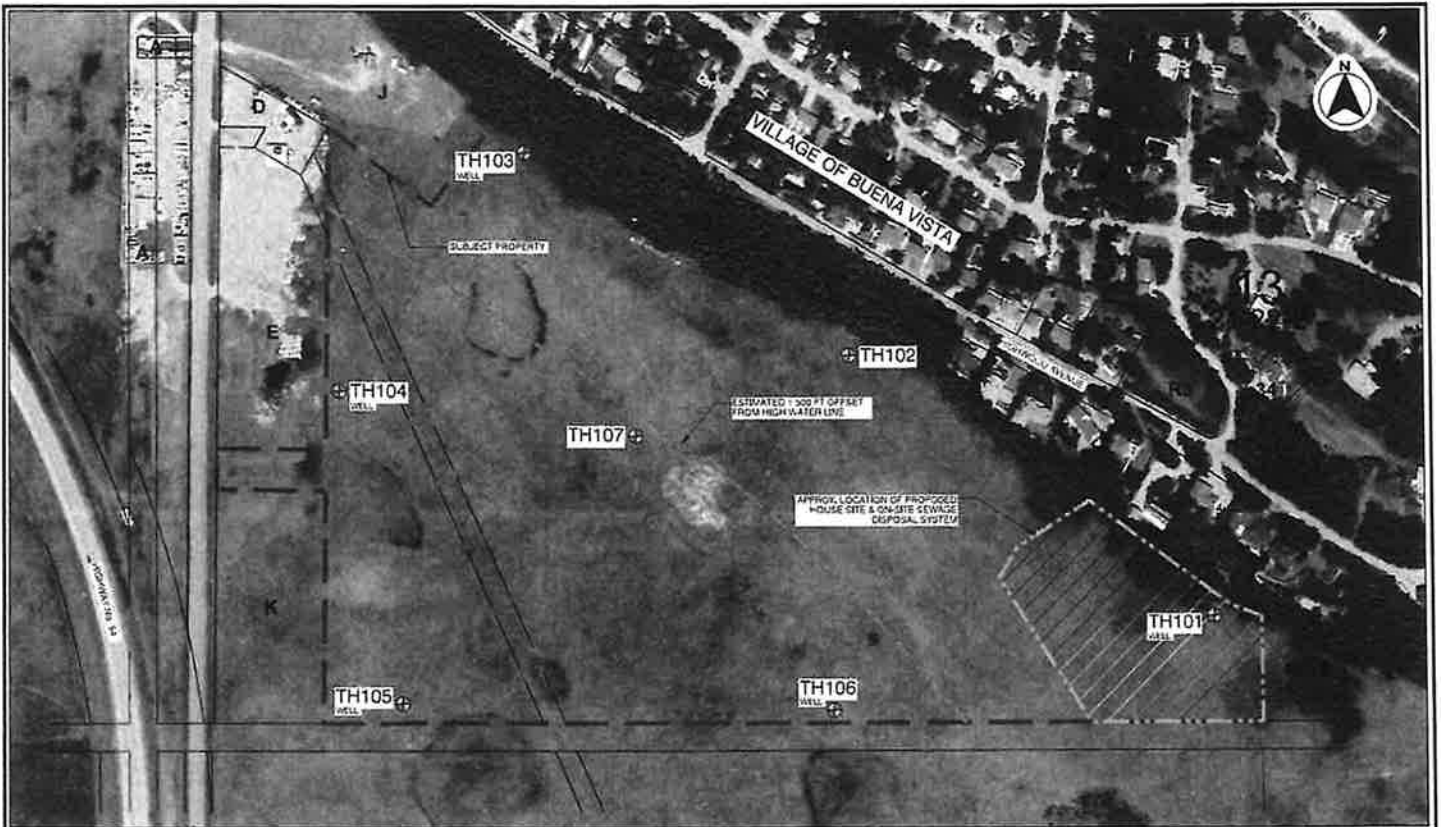
The report is of a summary nature and is not intended to stand alone without reference to the instructions given to GEC by the Client, communications between GEC and the client, and to any other reports, writings or documents prepared by GEC for the Client relative to the specific site described herein, all of which constitute the report. Wherever the word "report" is used herein, it shall refer to any and all of the documents referred to herein

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. GEC CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OR PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

**5. INTERPRETATION OF THE REPORT**

Nature and Exactness of Soil and Contaminant Description. Classification and identification of soils, rocks, geological units, contaminant materials and contaminant quantities have been based on commonly accepted geotechnical and environmental consulting practices in this area. Classification and identification of these factors are judgmental in nature and even comprehensive sampling and testing programs implemented with appropriate equipment by experienced personnel, may fail to locate some hidden conditions. All reasonable problems will involve an inherent risk that some conditions will not be detected and all reports summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such reports should be aware of and accept this risk. Some conditions are subject to change over time and those making use of the report should be aware of this possibility and understand that the report only presents the conditions at the sampled points at the time of sampling.

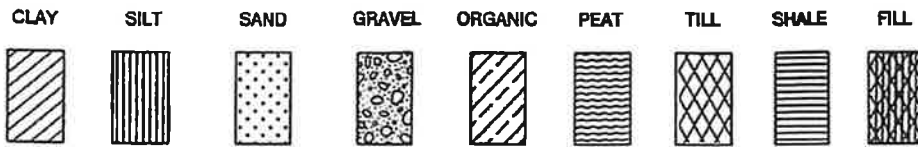
## **DRAWINGS**



**GROUND ENGINEERING CONSULTANTS LTD.**  
 CIVIL & GEOENVIRONMENTAL ENGINEERS  
 100150233 SASKATCHEWAN LTD.

SITE PLAN SHOWING LOCATION OF TEST HOLES  
 PROPOSED RESIDENCE  
 SW 13-21-22-W2M, Ekt 105  
 BUENA VISTA, SASKATCHEWAN  
 DATE: MAY 13, 2025  
 BY: M. WURM  
 SHEET: GE-2127-1

## SYMBOLS AND TERMS USED IN THE REPORT



The symbols may be combined to denote various soil combinations, the predominate soil being heavier.

### RELATIVE PROPORTIONS

TERM	RANGE
Trace	0 - 5%
A Little	5 - 15%
Some	15 - 30%
With	30 - 50%

### ASTM CLASSIFICATION BY PARTICLE SIZE

Boulder	> 300 mm
Cobble	300 mm - 75 mm
Gravel	75 mm - 4.75 mm
Sand	
coarse	4.75 mm - 2 mm
medium	2 mm - 425 um
fine	425 um - 75 um
Silt	75 um - 5 um
Clay	< 5 um

### DENSITY OF SANDS AND GRAVELS

DESCRIPTIVE TERM	RELATIVE DENSITY <sup>1</sup>	N VALUE STANDARD <sup>2</sup> PENETRATION TEST
Very loose	0 - 15%	0 - 4 Blows per 300mm
Loose	15 - 35%	4 - 10 Blows per 300mm
Medium Dense	35 - 65%	10 - 30 Blows per 300mm
Dense	65 - 85%	30 - 50 Blows per 300mm
Very Dense	85 - 100%	> 50 Blows per 300mm



### CONSISTENCY OF CLAYS AND SILTS

DESCRIPTIVE TERM	UNDRAINED SHEAR STRENGTH (kPa) <small>(CFEM, 2nd Edt., 1985)</small>	N VALUE STANDARD <sup>2</sup> PENETRATION TEST	FIELD IDENTIFICATION <small>(ASTM D 2485-84)</small>
Very Soft	<12	< 2 Blows per 300mm	Thumb will penetrate soil more than 25 mm
Soft	12 - 25	2 - 4 Blows per 300mm	Thumb will penetrate soil about 25 mm
Firm	25 - 50	4 - 8 Blows per 300mm	Thumb will indent soil about 6 mm
Stiff	50 - 100	8 - 15 Blows per 300mm	Thumb will indent, but only with great effort (CFEM)
Very Stiff	100 - 200	15 - 30 Blows per 300mm	Readily indented by thumbnail (CFEM)
Hard	>200	> 30 Blows per 300mm	Thumb will not indent soil but readily indented with thumbnail

- NOTES:**
1. Relative Density determined by standard laboratory tests.
  2. N Value - Blows/300mm of a 620N hammer falling 762mm on a 50mm O.D. Split Spoon.

**SYMBOLS AND TERMS USED IN THE REPORT (continued)**



**GROUNDWATER**

- 
 Water level measured in the borings at the time and under the conditions indicated. In sand, the indicated levels can be considered reliable groundwater levels. In clay soil, it is not possible to determine the groundwater level within the normal scope of a test boring investigation, except where lenses or layers of more pervious waterbearing soil are present and then a long period of time may be necessary to reach equilibrium. Therefore, the position of the water level symbol for cohesive or mixed texture soils may not indicate the true level of the groundwater table. The available water level information is given at the bottom of the log sheet.
- 
 Water level determined by piezometer installation - In all soils the levels can be considered reliable groundwater levels.







**DESCRIPTIVE SOIL TERMS**

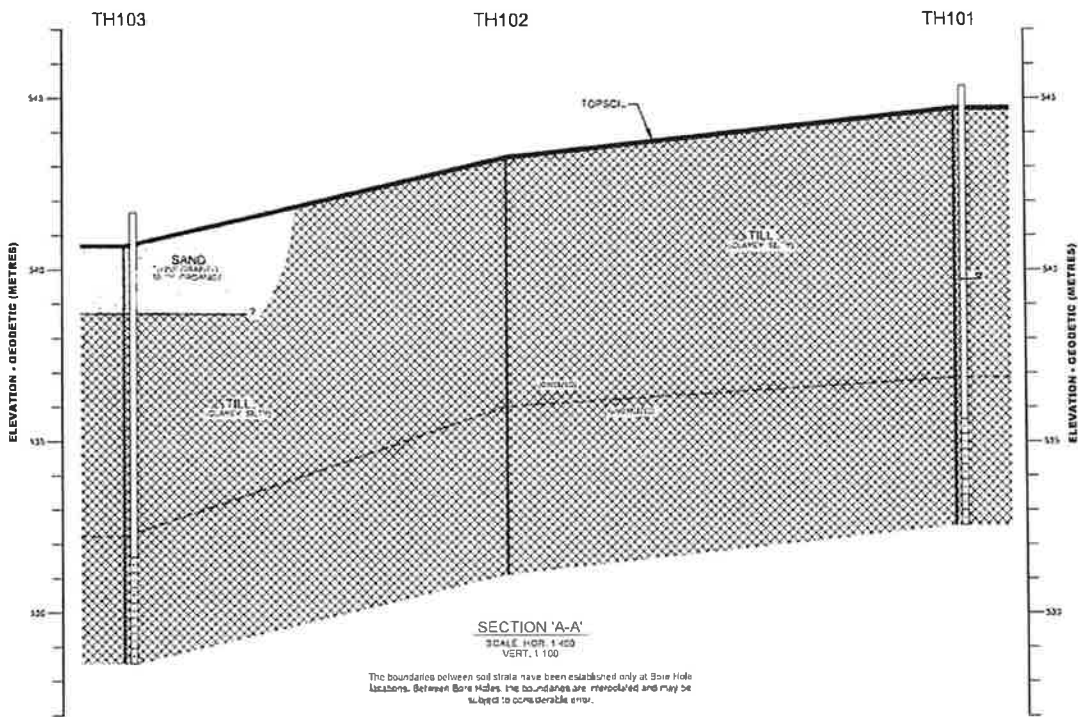
- WELL GRADED** Having wide range of grain sizes and substantial amounts of all intermediate sizes.
- POORLY GRADED** Predominantly of one grain size.
- SUCKENSIDES** Refers to a clay that has planes that are slick and glossy in appearance; sickensides are caused by shear movements.
- SENSITIVE** Exhibiting loss of strength on remolding.
- FISSURED** Containing cracks, usually attributable to shrinkage. Fissured clays are sometimes described as having a nuggetty structure.
- STRATIFIED** Containing layers of different soil types.
- ORGANIC** Containing organic matter; may be decomposed or fibrous.
- PEAT** A fibrous mass of organic matter in various stages of decomposition. Generally dark brown to black in color and of spongy consistency.
- BEDROCK** Preglacial material.
- DRIFT** Material deposited directly by glaciers or glacial melt-water.
- ALLUVIAL** Soils that have been deposited from suspension from moving water.
- LACUSTRINE** Soils that have been deposited from suspension in fresh water lakes.

**DRILLING AND SAMPLING TERMS**

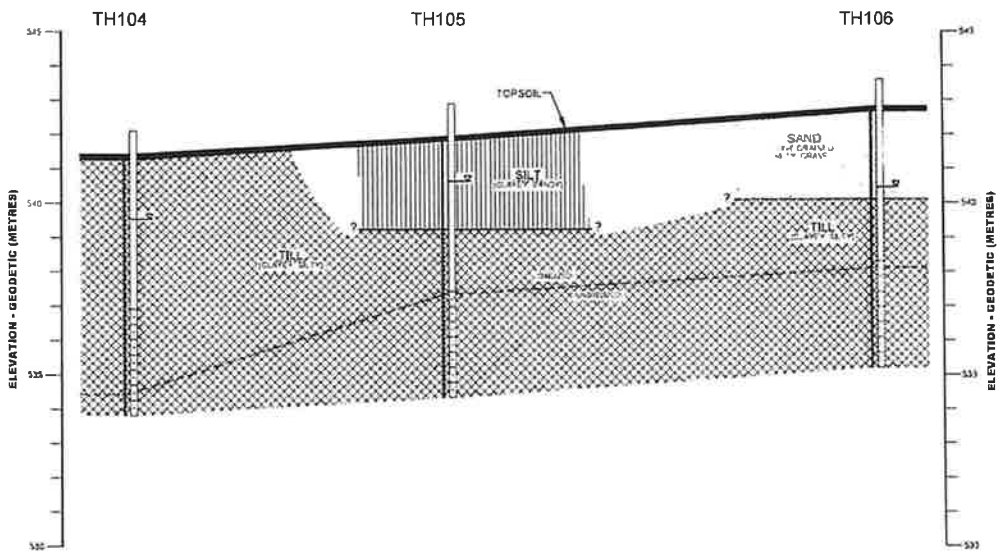
SYMBOL	DEFINITION
C.S.	Continuous Sampling
Sy	75mm Thin Wall Tube Sample
Sy (2)	50mm Thin Wall Tube Sample
SPT (SS)	50mm O.D. Split Spoon Sample
<u>BLOWS</u> 300mm	"N" Value - Standard Penetration Test
Bag	Disturbed Bag Sample
No.	Sample Identification Number
	Piezometer Tip
S.I.	Slope Indicator
SPG 	Observed Seepage

**LABORATORY TEST SYMBOLS**

SYMBOL	DEFINITION
	Moisture Content - Percent of Dry Weight
	Plastic and Liquid Limit determined in accordance with ASTM D-423 and D-424
	Dry Density - $t/m^3$
	Shear Strength - As determined by Unconfined Compression Test
	Shear Strength - As determined by Field Vane
	Shear Strength - As determined by Pocket Penetrometer Test
%SO <sub>4</sub>	Water Soluble Sulphates - Percent of Dry Weight
M.A.	Grain Size Analysis



<b>GROUND ENGINEERING CONSULTANTS LTD.</b>		STRATIGRAPHIC CROSS SECTION 'A-A'	
CIVIL & GEOTECHNICAL ENGINEERS		PROPOSED RESIDENTIAL SUBDIVISION	
P.O. Box 18644		SW 13-21-22-W04, ECL 100	
Saskatoon, Saskatchewan, Canada		BUENA VISTA, SASKATCHEWAN	
DATE:	PROJECT:	DATE:	DRAWN BY:
102150233 SASKATCHEWAN LTD.	M. W. RM	MAY 13, 2025	GE-2327-6

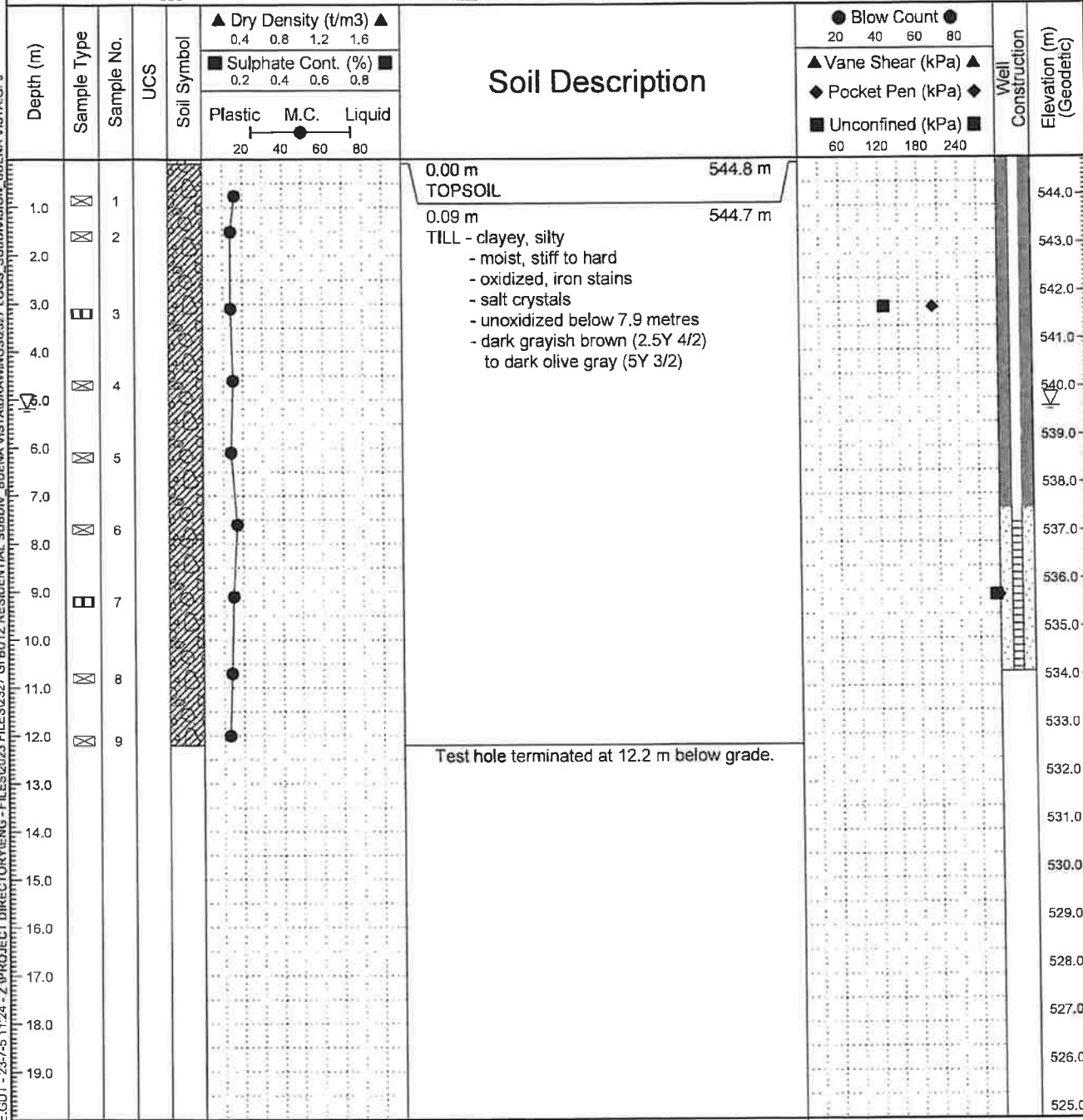


**SECTION "B-B"**  
 SCALE HCR 1:400  
 VERT. 1:100

The boundaries between soil strata have been established only at Bore Hole locations. Between Bore Holes, the boundaries are interpolated and may be subject to considerable error.

<b>GROUND ENGINEERING CONSULTANTS LTD.</b> CIVIL & GEOTECHNICAL ENGINEERS <small>102150233 SASKATCHEWAN LTD</small>	STRATIGRAPHIC CROSS SECTION "B-B" PROPOSED RESIDENTIAL SUBDIVISION SW 13-21-22-W2M, Ext. 103 BUENA VISTA, SASKATCHEWAN
<small>102150233 SASKATCHEWAN LTD</small>	M. W. R. M.      MAY 26, 2023      GE-2327-6

Project: Proposed Residential Subdivision	Location: SW 13-21-22-W2M, Ext 100	Test Hole No.: TH101
Project No.: GE-2327	Coordinate: 5624950 N; 505023 E (NAD83)	Drill Rig: Mobile B-61
Client: 102150233 Saskatchewan Ltd.	Elevation: 544.76 m (Geodetic)	Date Drilled: 2023-05-15
Sample Type: <input checked="" type="checkbox"/> Shelby Tube <input checked="" type="checkbox"/> Disturbed <input checked="" type="checkbox"/> SPT Sample <input type="checkbox"/> Pail Sample <input type="checkbox"/> No Recovery <input checked="" type="checkbox"/> Jar Sample		



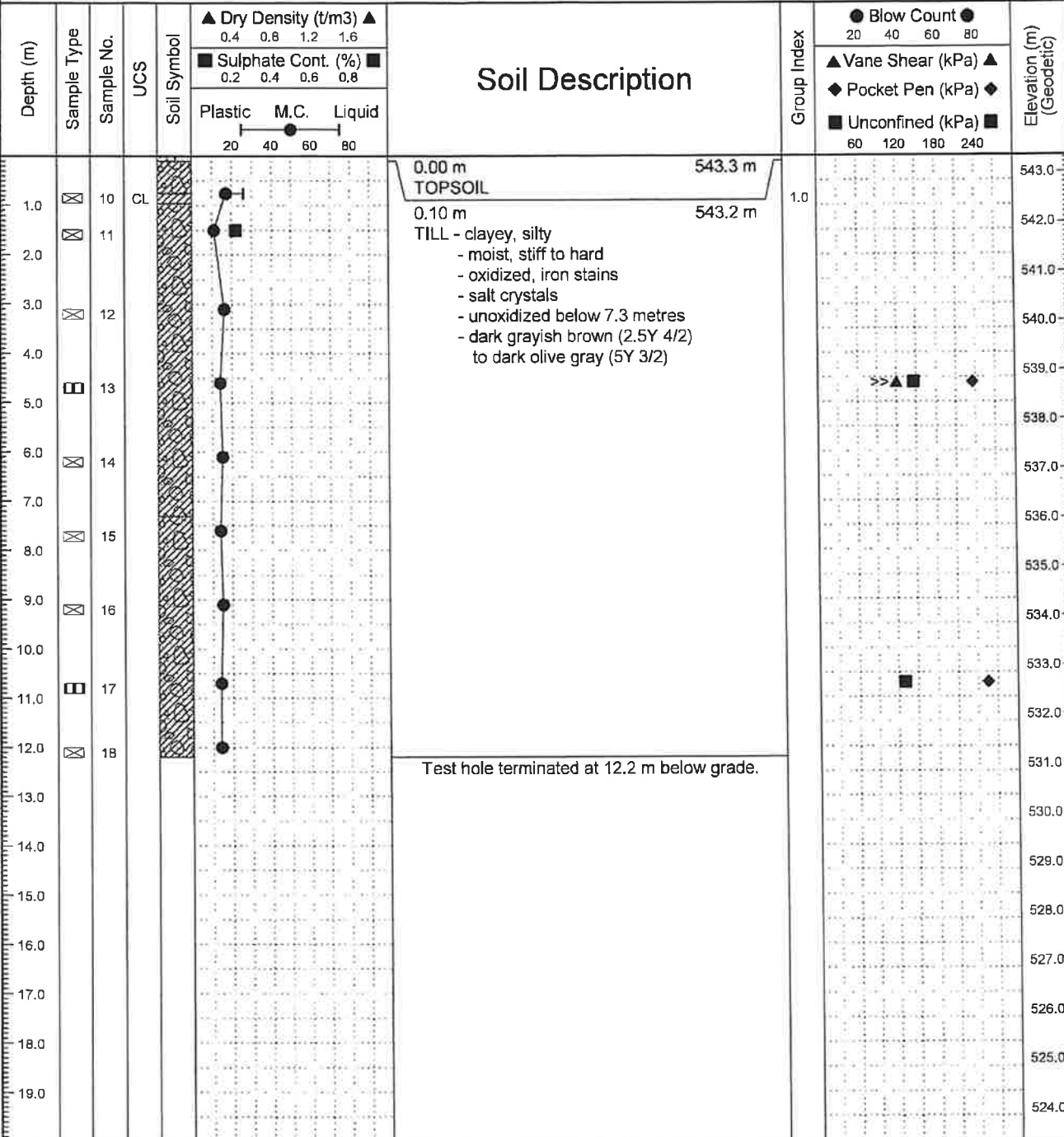
Backfill Type: <input checked="" type="checkbox"/> Bentonite <input checked="" type="checkbox"/> Grout <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Cuttings / Slough	<b>Piezo. Details &amp; Water Level Meas.</b> Top of pipe Elev.: 545.23 m Ht. of pipe above grade: 0.47 m
<b>Notes:</b> 1. Test hole was excavated using a 150 mm dia. continuous flight auger. 2. No groundwater accumulation or sloughing was noted immediately after completion of drilling.	Date      Depth (m)      Elev. (m) 12/06/2023      5.65      539.58 31/05/2023      6.42      538.81 16/05/2023      Dry      -

<b>GROUND ENGINEERING CONSULTANTS LTD.</b> CIVIL & GEOENVIRONMENTAL ENGINEERS 415 - 7th AVENUE, REGINA, SASKATCHEWAN, S4N 4P1	Logged By: K. Olafson	Page: 1 of 7
	Drawn By: M. Creary	Date Plotted: 2023-07-05
	Reviewed By: M. Wurm	Figure No.: GE-2327-7

GECI - GI - M - WELL - GECI DATA TEMPLATE.GDT - 23-7-5 11:24 - Z:\PROJECT DIRECTORY\ENG - FILES\2023 FILES\2327 GI BUTZ RESIDENTIAL SUBDIV - BUENA VISTA\DRAWINGS\2327 LOGS - SUBDIVISION - BUENA VISTA.GPJ

Project: Proposed Residential Subdivision	Location: SW 13-21-22-W2M, Ext 100	Test Hole No.: TH102
Project No.: GE-2327	Coordinate: 5625141 N, 504757 E (NAD83)	Drill Rig: Mobile B-61
Client: 102150233 Saskatchewan Ltd.	Elevation: 543.35 m (Geodetic)	Date Drilled: 2023-05-15
Sample Type: <input checked="" type="checkbox"/> Shelby Tube <input checked="" type="checkbox"/> Disturbed <input checked="" type="checkbox"/> SPT Sample <input type="checkbox"/> Pail Sample <input type="checkbox"/> No Recovery <input checked="" type="checkbox"/> Jar Sample		

GECI - GI - M - GROUP INDEX - GECI DATA TEMPLATE.GDT - 23-7-5 11:23 - Z:\PROJECT DIRECTORY\ENG - FILES\2023 FILES\2327 GI BUTZ RESIDENTIAL SUBDIV - BUENA VISTA\DRAWINGS\2327 LOGS - SUBDIVISION - BUENA VISTA.GPJ



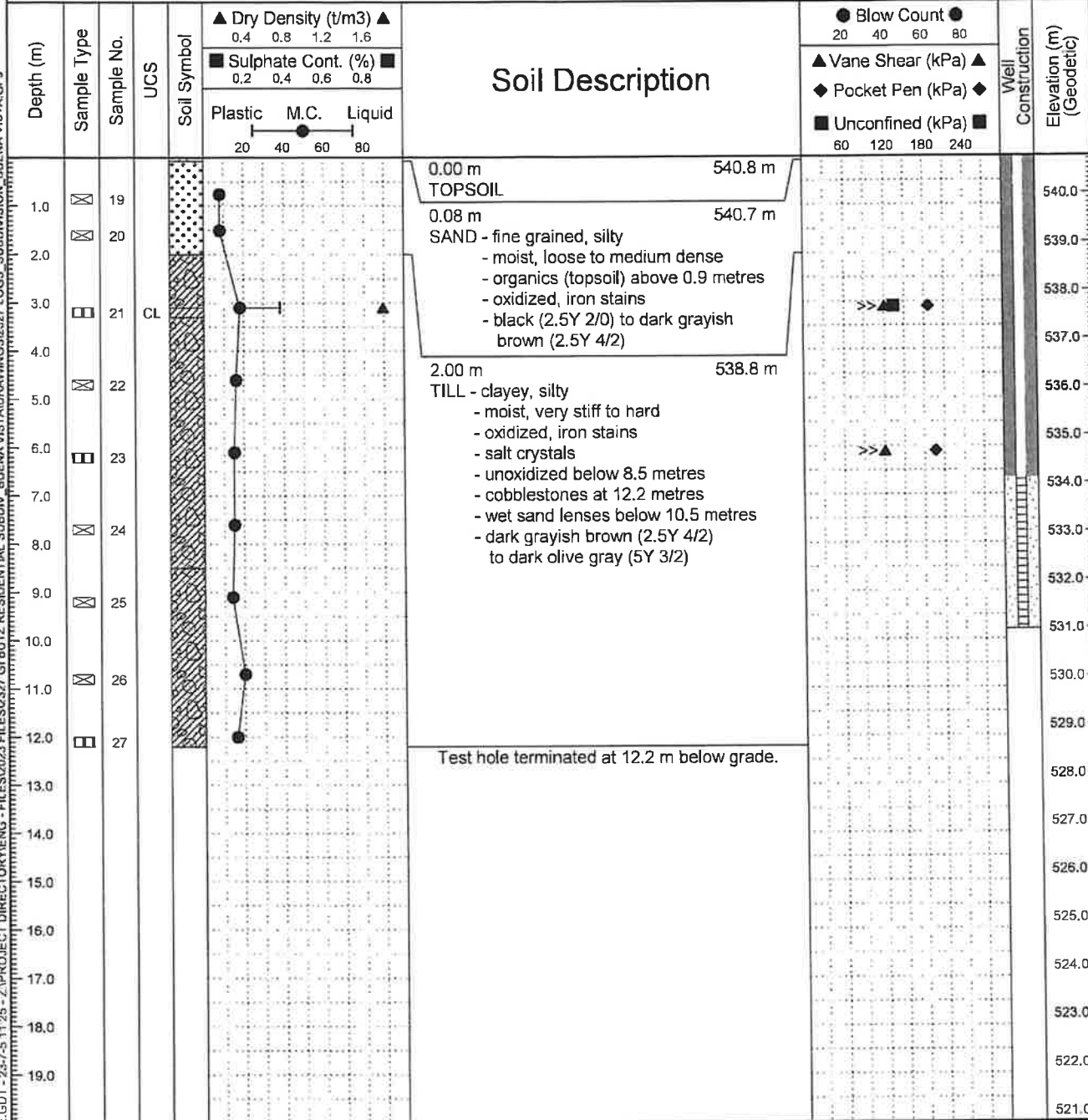
Test hole terminated at 12.2 m below grade.

**Notes:**

- Test hole was excavated using a 150 mm dia. continuous flight auger.
- No groundwater accumulation was noted 22.0 hours after completion of drilling. Test hole had sloughed to 11.3 metres.
- Test hole was backfilled to surface with drill cuttings.

<b>GROUND ENGINEERING CONSULTANTS LTD.</b> <b>CIVIL &amp; GEOENVIRONMENTAL ENGINEERS</b> 415 - 7th AVENUE, REGINA, SASKATCHEWAN, S4N 4P1	Logged By: K. Olafson	Page: 2 of 7
	Drawn By: M. Creary	Date Plotted: 2023-07-05
	Reviewed By: M. Wurm	Figure No.: GE-2327-8

Project: Proposed Residential Subdivision	Location: SW 13-21-22-W2M, Ext 100	Test Hole No.: TH103
Project No.: GE-2327	Coordinate: 5625288 N; 504521 E (NAD83)	Drill Rig: Mobile B-61
Client: 102150233 Saskatchewan Ltd.	Elevation: 540.77 m (Geodetic)	Date Drilled: 2023-05-15
Sample Type: <input checked="" type="checkbox"/> Shelby Tube <input checked="" type="checkbox"/> Disturbed <input checked="" type="checkbox"/> SPT Sample <input type="checkbox"/> Pail Sample <input type="checkbox"/> No Recovery <input checked="" type="checkbox"/> Jar Sample		

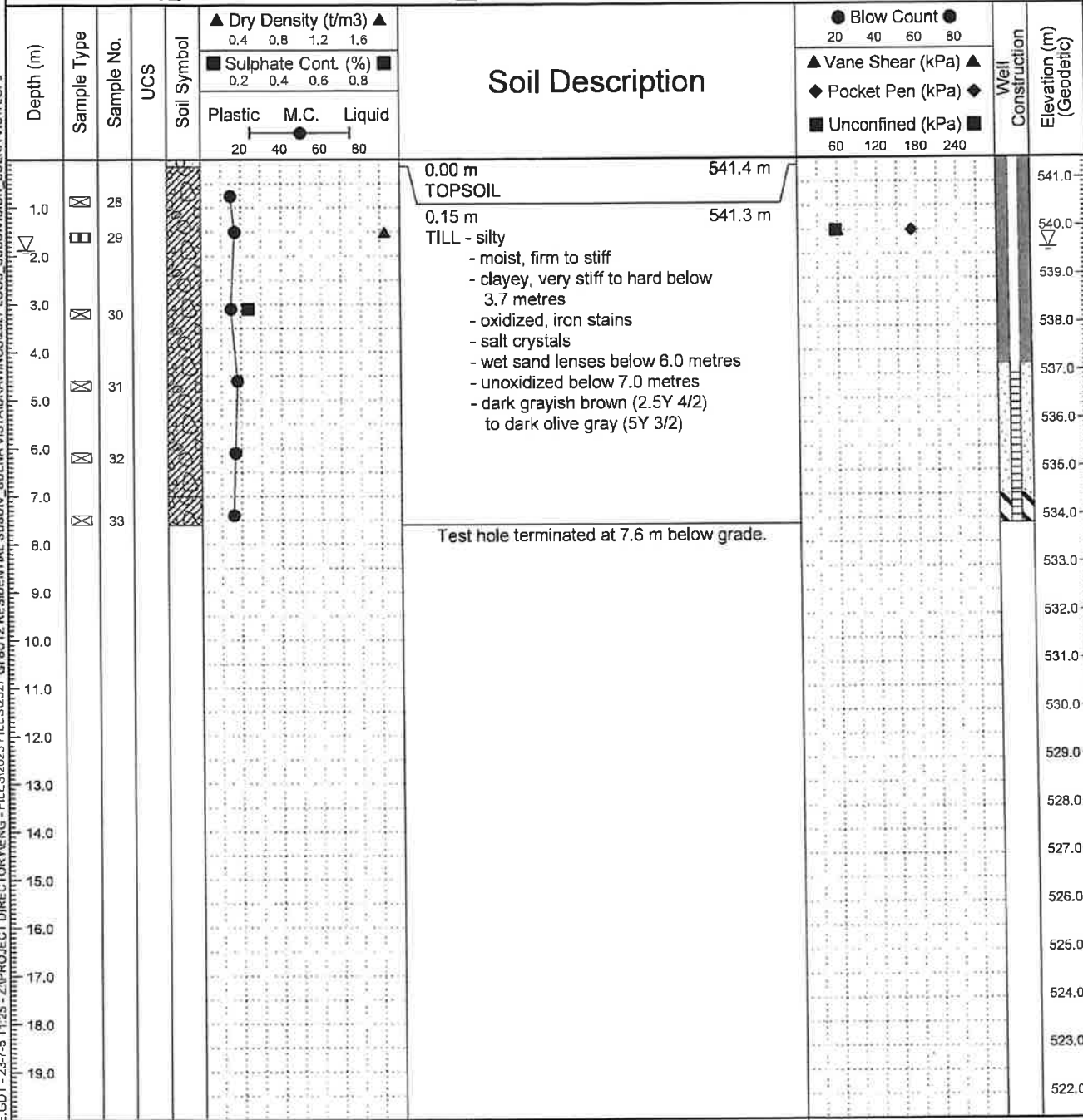


Backfill Type: <input checked="" type="checkbox"/> Bentonite <input checked="" type="checkbox"/> Grout <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Cuttings / Slough	<b>Piezo. Details &amp; Water Level Meas.</b>												
<b>Notes:</b> 1. Test hole was excavated using a 150 mm dia. continuous flight auger. 2. No groundwater accumulation was noted immediately after completion of drilling. Test hole had sloughed to 10.5 metres. 3. Standpipe piezometer was installed with locking steel cover.	Top of pipe Elev.: 541.72 m Ht. of pipe above grade: 0.95 m <table border="1"> <thead> <tr> <th>Date</th> <th>Depth (m)</th> <th>Elev. (m)</th> </tr> </thead> <tbody> <tr> <td>12/06/2023</td> <td>Dry</td> <td>-</td> </tr> <tr> <td>31/05/2023</td> <td>Dry</td> <td>-</td> </tr> <tr> <td>16/05/2023</td> <td>Dry</td> <td>-</td> </tr> </tbody> </table>	Date	Depth (m)	Elev. (m)	12/06/2023	Dry	-	31/05/2023	Dry	-	16/05/2023	Dry	-
Date	Depth (m)	Elev. (m)											
12/06/2023	Dry	-											
31/05/2023	Dry	-											
16/05/2023	Dry	-											

<b>GROUND ENGINEERING CONSULTANTS LTD.</b> <b>CIVIL &amp; GEOENVIRONMENTAL ENGINEERS</b> 415 - 7th AVENUE, REGINA, SASKATCHEWAN, S4N 4P1	Logged By: K. Olafson	Page: 3 of 7
	Drawn By: M. Creary	Date Plotted: 2023-07-05
	Reviewed By: M. Wurm	Figure No.: GE-2327-9

GECL - GI - M - WELL - GECL DATA TEMPLATE.GDT - 23-7-5 11:25 - Z:\PROJECT DIRECTORY\ENG - FILES\2327 GI BUTZ RESIDENTIAL SUBDIV - BUENA VISTA\DRAWINGS\2327 LOGS - SUBDIVISION - BUENA VISTA.GPJ

Project: Proposed Residential Subdivision	Location: SW 13-21-22-W2M, Ext 100	Test Hole No.: TH104
Project No.: GE-2327	Coordinate: 5625115 N; 504386 E (NAD83)	Drill Rig: Mobile B-61
Client: 102150233 Saskatchewan Ltd.	Elevation: 541.42 m (Geodetic)	Date Drilled: 2023-05-15
Sample Type: <input checked="" type="checkbox"/> Shelby Tube <input checked="" type="checkbox"/> Disturbed <input checked="" type="checkbox"/> SPT Sample <input type="checkbox"/> Pail Sample <input type="checkbox"/> No Recovery <input checked="" type="checkbox"/> Jar Sample		



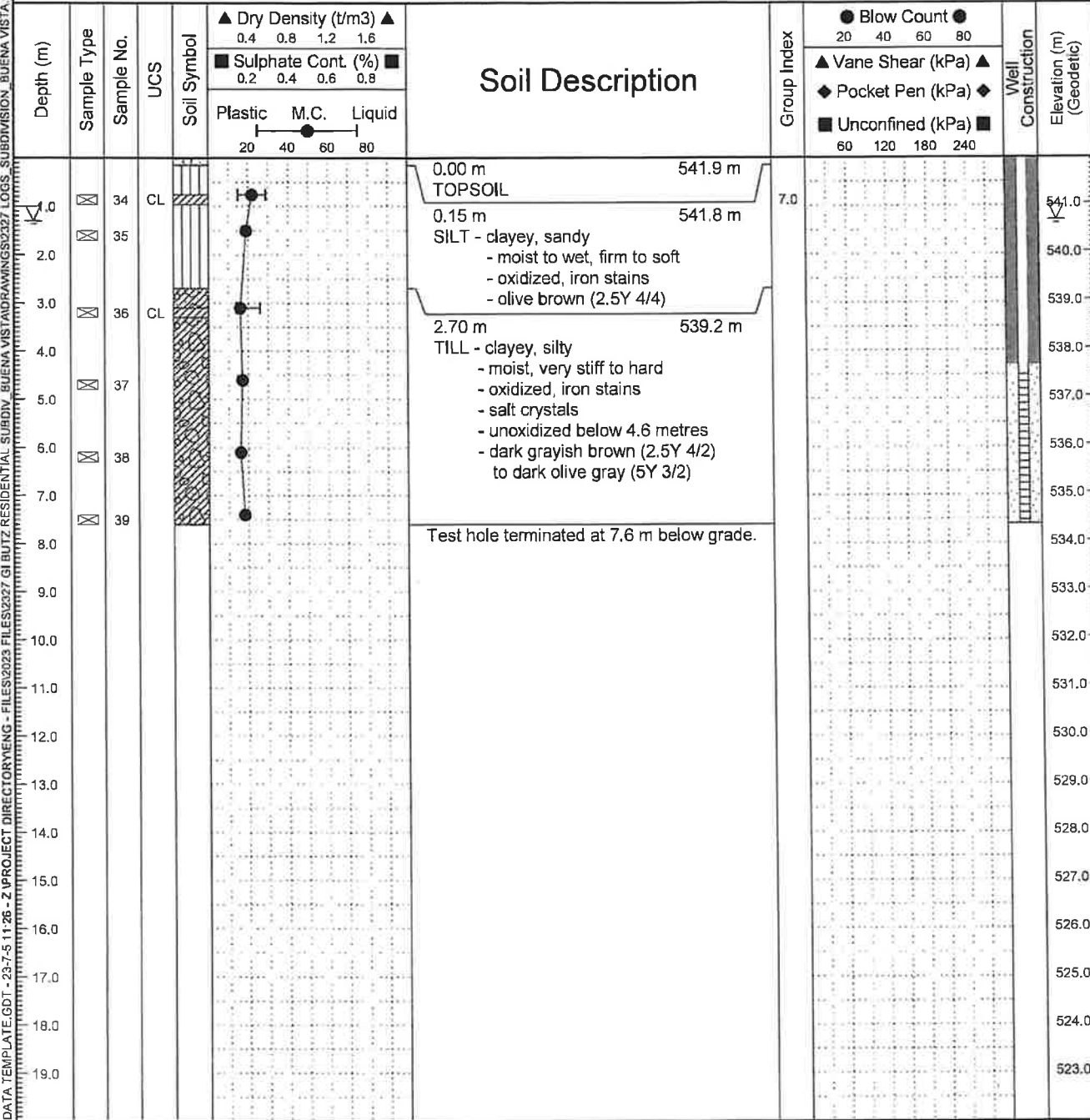
Backfill Type: <input checked="" type="checkbox"/> Bentonite <input checked="" type="checkbox"/> Grout <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Cuttings / Slough	<b>Piezo. Details &amp; Water Level Meas.</b> Top of pipe Elev.: 542.11 m Ht. of pipe above grade: 0.69 m												
<b>Notes:</b> 1. Test hole was excavated using a 150 mm dia. continuous flight auger. 2. Water level was measured at 6.9 metres immediately after completion of drilling. Test hole sloughed to 7.0 metres.	3. Standpipe piezometer was installed with locking steel cover.												
	<table border="1"> <thead> <tr> <th>Date</th> <th>Depth (m)</th> <th>Elev. (m)</th> </tr> </thead> <tbody> <tr> <td>12/06/2023</td> <td>2.57</td> <td>539.54</td> </tr> <tr> <td>31/05/2023</td> <td>2.45</td> <td>539.66</td> </tr> <tr> <td>16/05/2023</td> <td>2.30</td> <td>539.81</td> </tr> </tbody> </table>	Date	Depth (m)	Elev. (m)	12/06/2023	2.57	539.54	31/05/2023	2.45	539.66	16/05/2023	2.30	539.81
Date	Depth (m)	Elev. (m)											
12/06/2023	2.57	539.54											
31/05/2023	2.45	539.66											
16/05/2023	2.30	539.81											

<b>GROUND ENGINEERING CONSULTANTS LTD.</b> CIVIL & GEOENVIRONMENTAL ENGINEERS 415 - 7th AVENUE, REGINA, SASKATCHEWAN, S4N 4P1	Logged By: K. Olafson	Page: 4 of 7
	Drawn By: M. Creary	Date Plotted: 2023-07-05
	Reviewed By: M. Wurm	Figure No.: GE-2327-10

GECI - GI - M - WELL - GECI DATA TEMPLATE.GDT - 23-7-5 11:25 - Z:\PROJECT DIRECTORY\ENG - FILES\2023 FILES\2327 GI BUTZ RESIDENTIAL SUBDIV - BUENA VISTA\DRAWINGS\2327 LOGS - SUBDIVISION - BUENA VISTA.GPJ

Project: Proposed Residential Subdivision	Location: SW 13-21-22-W2M, Ext 100	Test Hole No.: TH105
Project No.: GE-2327	Coordinate: 5624886 N; 504431 E (NAD83)	Drill Rig: Mobile B-61
Client: 102150233 Saskatchewan Ltd.	Elevation: 541.95 m (Geodetic)	Date Drilled: 2023-05-15

Sample Type:  Shelby Tube  Disturbed  SPT Sample  Pail Sample  No Recovery  Jar Sample



Backfill Type:  Bentonite  Grout  Sand  Cuttings / Slough

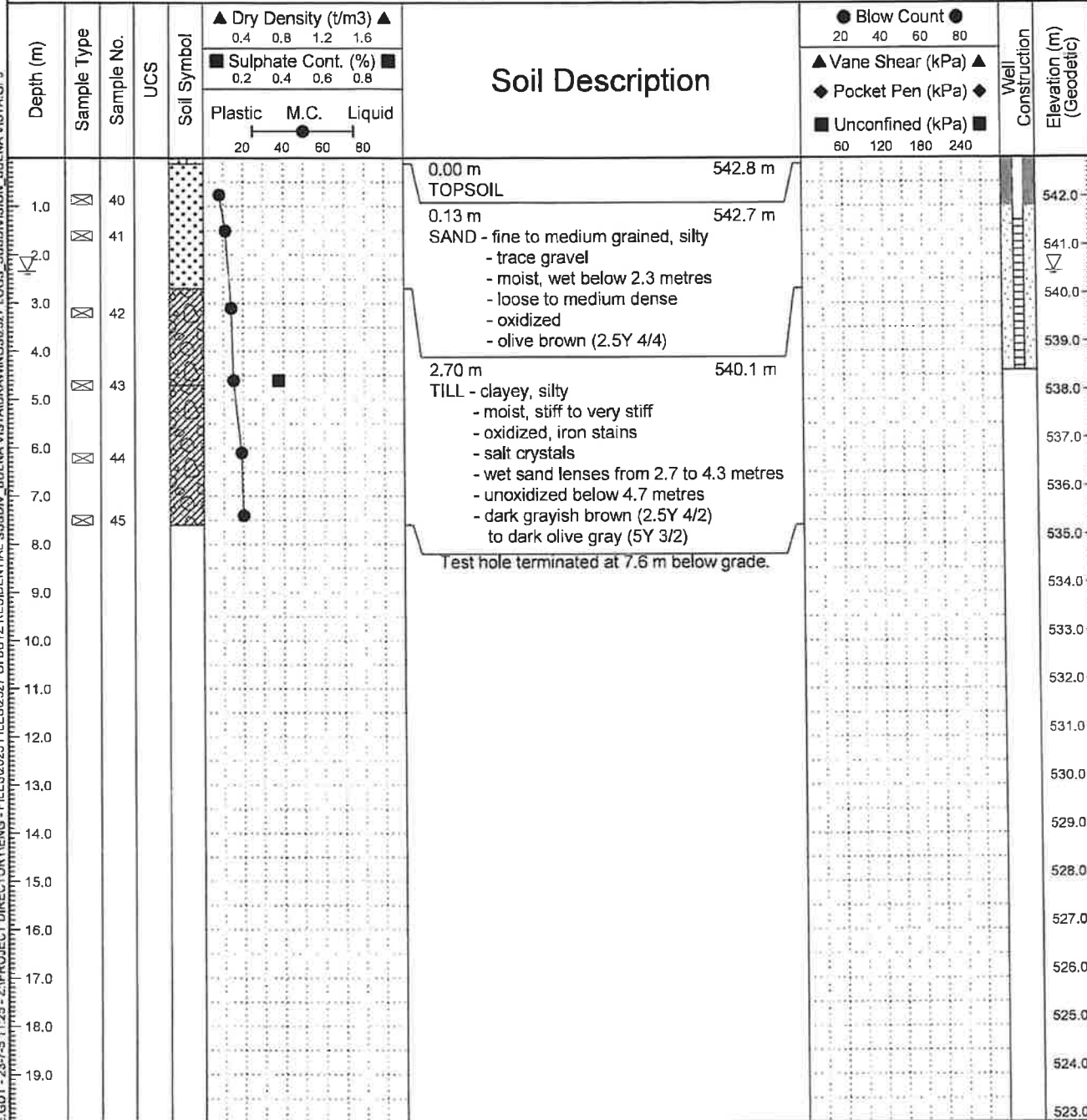
**Notes:**  
 1. Test hole was excavated using a 150 mm dia. continuous flight auger.  
 2. No groundwater accumulation or sloughing was noted immediately after completion of drilling.  
 3. Standpipe piezometer was installed with locking steel cover.

**Piezo. Details & Water Level Meas.**  
 Top of pipe Elev.: 542.92 m  
 Ht. of pipe above grade: 0.97 m

Date	Depth (m)	Elev. (m)
12/06/2023	2.27	540.65
31/05/2023	2.23	540.69
16/05/2023	2.90	540.02

GECL - G1 - M - WELL - GROUP INDEX - GECL DATA TEMPLATE.GDT - 23-7-5 11:26 - Z PROJECT DIRECTORYENG - FILES\2023 FILES\2327 G1 BUTZ RESIDENTIAL SUBDIV - BUENA VISTA DRAWINGS\2327 LOGS SUBDIVISION - BUENA VISTA GPJ

Project: Proposed Residential Subdivision	Location: SW 13-21-22-W2M, Ext 100	Test Hole No.: TH106
Project No.: GE-2327	Coordinate: 5624882 N; 504745 E (NAD83)	Drill Rig: Mobile B-61
Client: 102150233 Saskatchewan Ltd.	Elevation: 542.81 m (Geodetic)	Date Drilled: 2023-05-15
Sample Type: <input checked="" type="checkbox"/> Shelby Tube <input checked="" type="checkbox"/> Disturbed <input checked="" type="checkbox"/> SPT Sample <input type="checkbox"/> Pail Sample <input type="checkbox"/> No Recovery <input checked="" type="checkbox"/> Jar Sample		

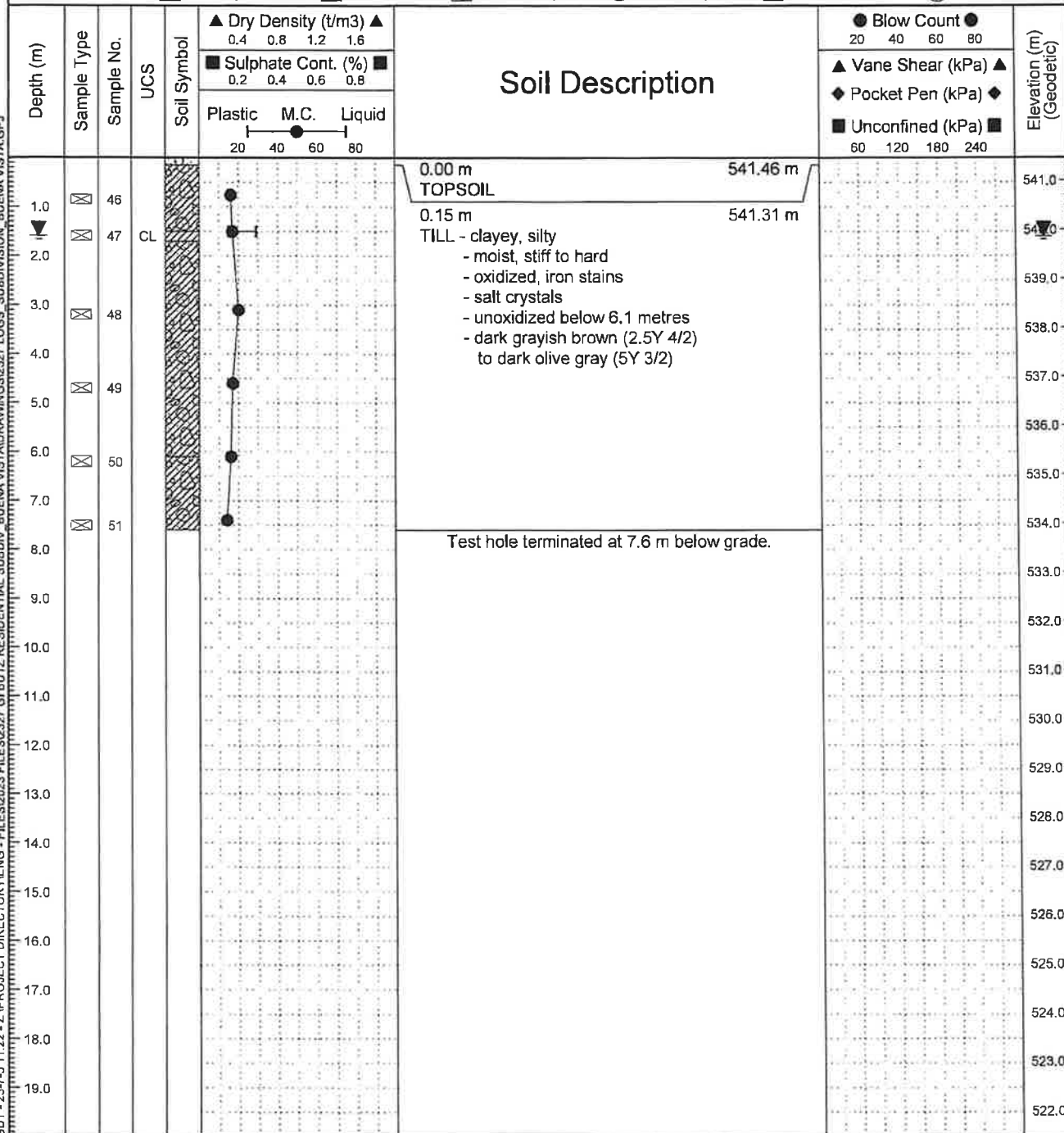


Backfill Type: <input checked="" type="checkbox"/> Bentonite <input checked="" type="checkbox"/> Grout <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Cuttings / Slough	<b>Piezo. Details &amp; Water Level Meas.</b> Top of pipe Elev.: 543.60 m Ht. of pipe above grade: 0.79 m Date      Depth (m)      Elev. (m) 12/06/2023      3.13      540.47 31/05/2023      3.13      540.47 16/05/2023      3.60      540.00
<b>Notes:</b> 1. Test hole was excavated using a 150 mm dia. continuous flight auger. 2. Water level was measured at 4.3 metres immediately after completion of drilling. Test hole sloughed to 4.4 metres.	3. Standpipe piezometer was installed with locking steel cover.

<b>GROUND ENGINEERING CONSULTANTS LTD.</b> <b>CIVIL &amp; GEOENVIRONMENTAL ENGINEERS</b> 415 - 7th AVENUE, REGINA, SASKATCHEWAN, S4N 4P1	Logged By: K. Olafson	Page: 6 of 7
	Drawn By: M. Creary	Date Plotted: 2023-07-05
	Reviewed By: M. Wurm	Figure No.: GE-2327-12

GECL - GI - M - WELL - GECL DATA TEMPLATE.GDT - 23-7-5 11:25 - Z:\PROJECT DIRECTORY\ENG - FILES\2023 FILES\2327 GI BUTZ RESIDENTIAL SUBDIV. BUENA VISTA\DRAWINGS\2327 LOGS. SUBDIVISION. BUENA VISTA.GPJ

Project: Proposed Residential Subdivision	Location: SW 13-21-22-W2M, Ext 100	Test Hole No.: TH107
Project No.: GE-2327	Coordinate: 5624082 N; 504601 E (NAD83)	Drill Rig: Mobile B-61
Client: 102150233 Saskatchewan Ltd.	Elevation: 541.46 m (Geodetic)	Date Drilled: 2023-05-15
Sample Type: <input checked="" type="checkbox"/> Shelby Tube <input checked="" type="checkbox"/> Disturbed <input checked="" type="checkbox"/> SPT Sample <input type="checkbox"/> Pail Sample <input type="checkbox"/> No Recovery <input checked="" type="checkbox"/> Jar Sample		

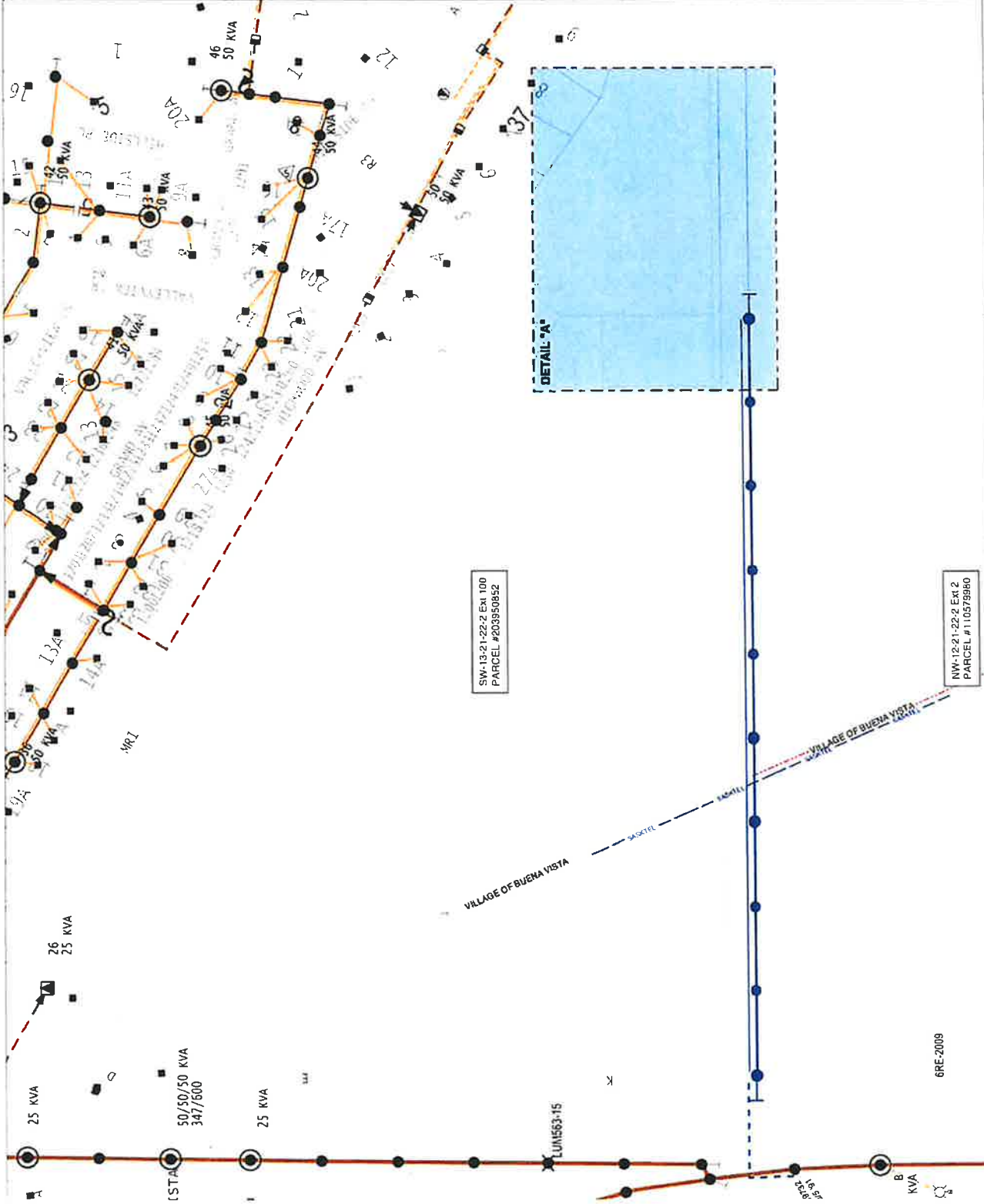


**Notes:**

- Test hole was excavated using a 150 mm dia. continuous flight auger.
- No groundwater accumulation was noted immediately after completion of drilling. Test hole sloughed to 7.5 metres.
- Water level was measured at 1.6 metres, 16.0 hours after completion of drilling. Test hole had sloughed to 4.7 metres.
- Test hole was backfilled to surface with drill cuttings.

GECL - GI - M - GECL DATA TEMPLATE.GDT - 23-7-5 11:22 - Z:\PROJECT DIRECTORY\ENG - FILES\2023 FILES\2327 GI BUTZ RESIDENTIAL SUBDIV - BUENA VISTA\DRAWINGS\2327 LOGS SUBDIVISION - BUENA VISTA.GPJ

**NOTES:** **OVERVI**



SW-13-21-22-2 Ext 1.00  
PARCEL #203950852

NW-12-21-22-2 Ext 2  
PARCEL #110579960

DRAWING TITLE	GSU ANCHOR POINT SHOP SW1321222 (200AMP 120/240V-14.4KV)
NOTIFICATION NUMBER	303411123
SERVICE ORDER	20577184
LEGAL LAND DESCRIPTION OR CIVIC ADDRESS	SW-13-21-22-W2
LONG/LAT	-104.93
CUSTOMER CONTACT	CUSTOMER: MATT BUTZ 306-726-8123
EO PROJECT NUMBER	
OWNER NAME	LUM-563
CIRCUIT NAME	
OWNER NAME	Stephen Kobelka
DISTRICT	Regi
SITE CHECKED BY AND DATE	Mike Romarynyk
RAI NAME AND NUMBER	
PLOT DATE	2025-05-16
PLOT TYPE	B PM
	<b>S</b>

I HEREBY AGREE TO THE ROUTE OF THE PROPOSED POWER LINE AS SHOWN ON THIS PLAN (SUBJECT TO OBTAINING ALL LAND RIGHTS AND REGULATORY APPROVALS)

**SIGN HERE**

CUSTOMER

DATE

**APPROVED FOR CONSTRUCTION**  
**2025-06-26**



Rev No.	Rev By	Date	Description
A	SK	20250626	APPROVED FOR CONST

THIS MAP IS A VISUAL REPRESENTATION ONLY AND NOT TO BE USED FOR LOCATING FACILITIES. CONTACT SASK 1ST CALL AT 1-866-828-4888 FOR LOCATES.



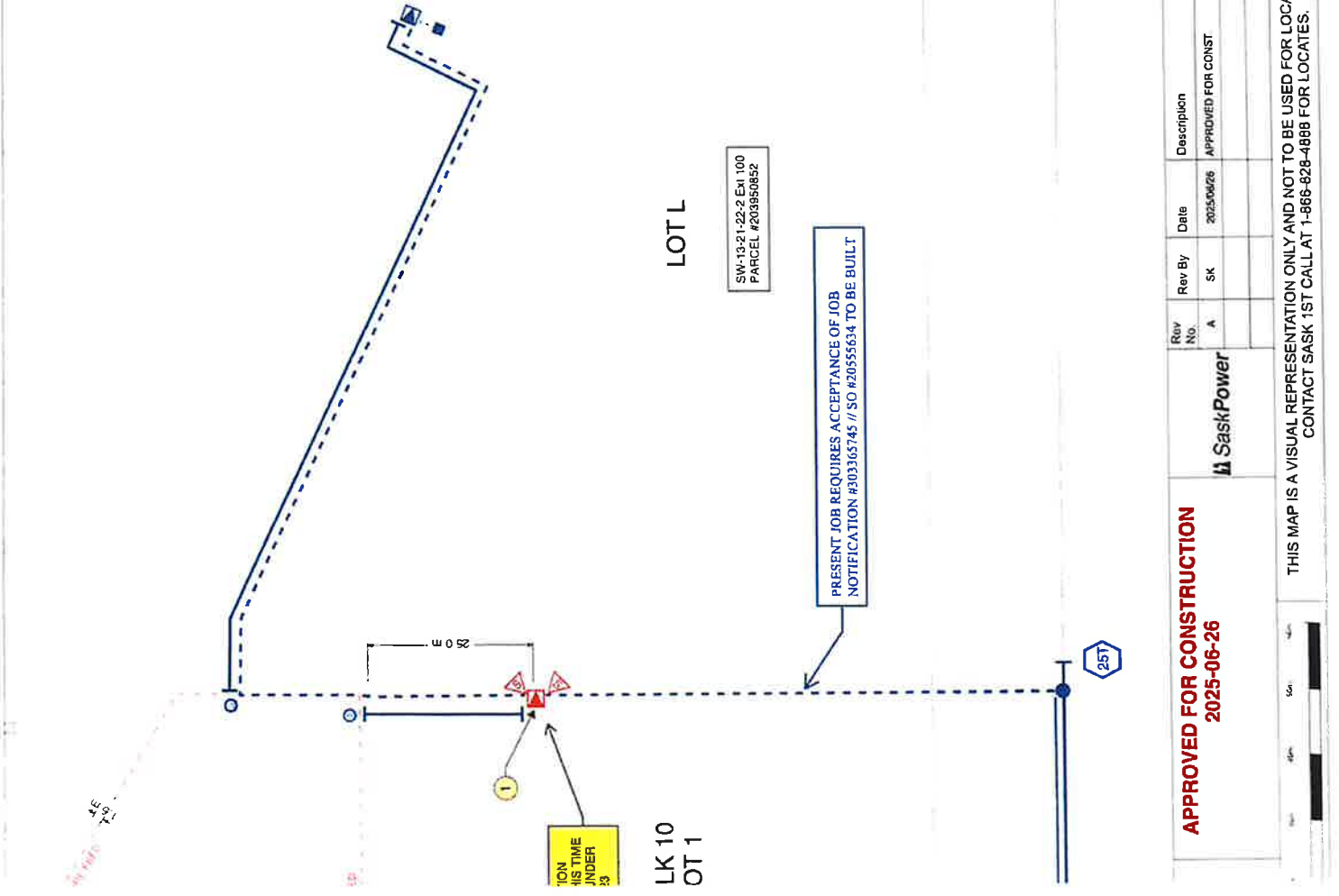
**Legend**

- 1ø PADMOUNT X-MER (EXISTING)
- 1ø PADMOUNT X-MER (NEW)
- CUSTOMER SUPPLIED METERING POINT (EXISTING)
- MARKER BALL (EXISTING)
- SASKPOWER PRIMARY CABLE (EXISTING)
- SASKPOWER PRIMARY CABLE (FUTURE)
- SASKPOWER SECONDARY CABLE (EXISTING)
- SPLICE (NEW)

- NOTES:**
- 1) INSTALL
    - B-08-33-B RURAL 78 SERIES PAD-LOOP
    - 25KVA 120/240V-14.4KV X-MER (18/825)
    - B-24-60-B ATTACHED MU (200AMP)
    - B-33-08 J GRID
    - B-26-65 VEHICLE BARRIER
    - (2) LB-630-A SPLICE PRIMARY CABLE <4/0
    - REGID PADMOUNT EASEMENT (3m X 3m) ON S1 PARCEL #203950852

- CUSTOMER RESPONSIBLE TO:**
- RUN OWN SECONDARY CABLE FROM METERING POINT
  - PROVIDE CLEAR PATH FOR SASKPOWER INST
  - REPAIR OF ALL PAVEMENT AND/OR LANDSCAPING
  - LOCATE AND MARK ALL CUSTOMER OWNED UTILITIES
  - HAVE SITE TO FINAL GRADE PRIOR TO ANY CONSTRUCTION
  - CUSTOMER TO COMPLY WITH THE ELECTRICAL REQUIREMENTS AVAILABLE ON-LINE AT (www.saskpower.com/Services/Services-Require-Electric-Service-Requirements)

REFER TO FIGURE:  
Figure 2-16 1ø 3W 120/240V 200AMP ATTACHED  
SASKPOWER GENERAL INQUIRIES: (1-888-757-8123)



PRESENT JOB REQUIRES ACCEPTANCE OF JOB NOTIFICATION #303365745 // SO #20555634 TO BE BUILT

**APPROVED FOR CONSTRUCTION**  
2025-06-26

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I HEREBY AGREE TO THE ROUTE OF THE PROPOSED POWER LINE AS SHOWN ON THIS PLAN. (SUBJECT TO OBTAINING ALL LAND RIGHTS AND REGULATORY APPROVALS)

CUSTOMER

DATE

**SIGN HERE**

SITE CHECKED BY AND DATE: Mike Romanyk

HWY NAME AND NUMBER: \_\_\_\_\_  
PLOT DATE: 2025-06-17  
PLOT TYPE: B Pw

EO PROJECT NUMBER

OWNER NAME: LUM-563  
CIRCUIT NAME: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_

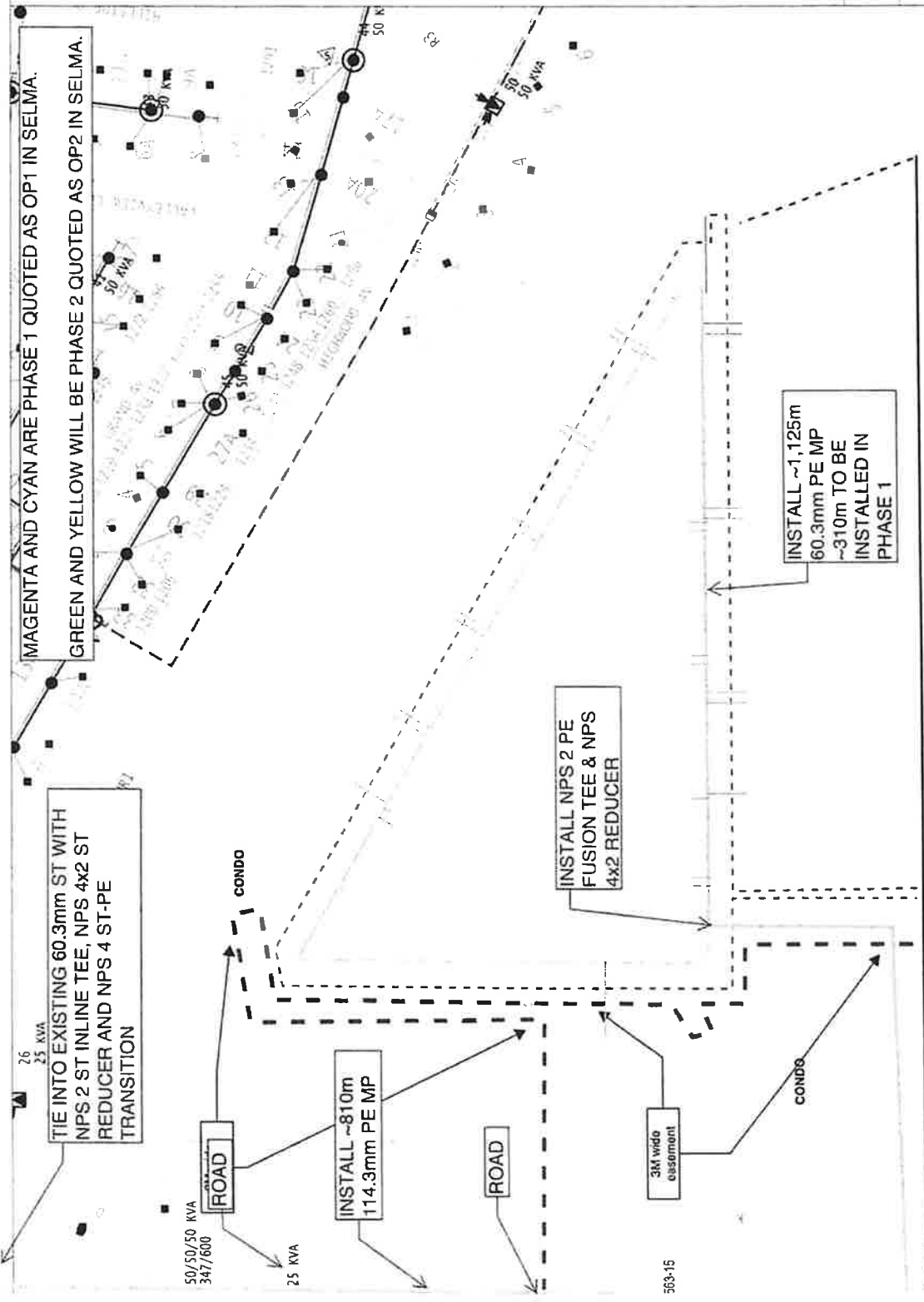
CUSTOMER CONTACT: MATT BUTZ 306-726-8123

LEGAL LAND DESCRIPTION OR CIVIC ADDRESS: SW-13-21-22-W2

LONGLAT: -104.95

SERVICE ORDE: 20577184

DRAWING TITLE: GSU ANCHOR POINT SHOP SW1321222 (200AMP 120/240V-14.4KV)



**LOADS:**  
 2 x CONDOS  
 16 UNITS EACH AT 4m<sup>3</sup>/hr PER UNIT = 64m<sup>3</sup>/hr @ STD WITH 2 x 8 UNIT MANIFOLDS 60.3mm PE SERVICE  
 30 x RESIDENTIAL  
 500,000 BTU = 14.1m<sup>3</sup>/hr @ STD 400 SERIES METER 26.7mm PE SERVICE

MAGENTA AND CYAN ARE PHASE 1 QUOTED AS OP1 IN SELMA.  
 GREEN AND YELLOW WILL BE PHASE 2 QUOTED AS OP2 IN SELMA.

DRAWING TITLE	SERVICE ORDERING
NOTIFICATION NUMBER	LEGAL LAND DESCRIPTION OR CIVIC ADDRESS
CUSTOMER CONTACT	LONG/LAT OF
EO PROJECT NUMBER	FEEDEE NAME
DESIGNER NAME	DISTRICT
SITE CHECKED BY AND DATE	RI NAME AND NUMBER
PLOT DATE 2025-05-19	PLOT TYPE B Pm
	SHEET NO

I HEREBY AGREE TO THE ROUTE OF THE PROPOSED POWER LINE AS SHOWN ON THIS PLAN (SUBJECT TO OBTAINING ALL LAND RIGHTS AND REGULATORY APPROVALS).

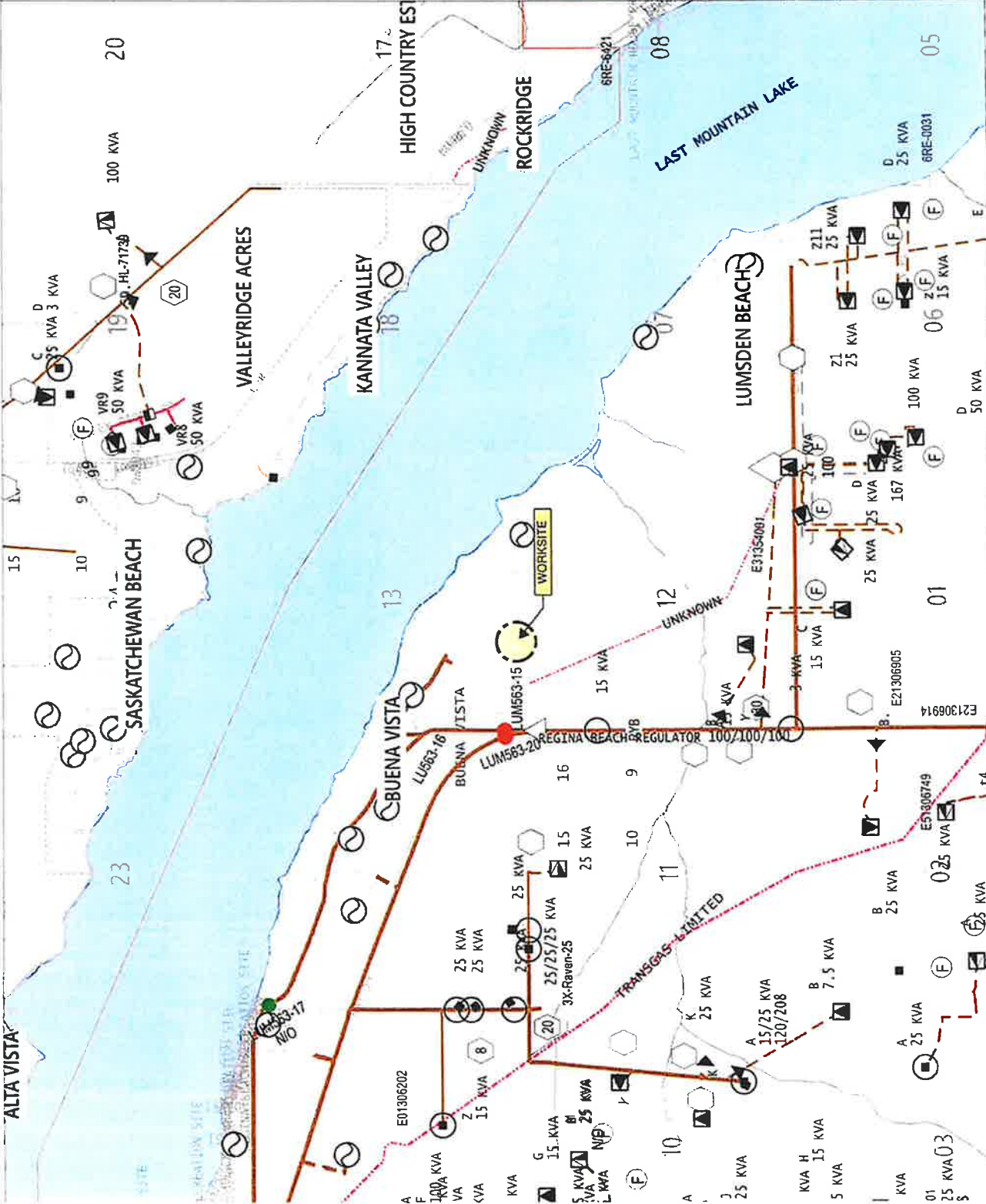
CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_

Rev No	Rev By	Date	Description

**SaskPower**

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**NOTES:**



**LOCA**



DRAWING TITLE  
**GSU ANCHOR POINT SHOP SW1321222**  
 (200AMP 120/240V-14.4KV)

NOTIFICATION NUMBER  
 3003411123

SERVICE ORDER  
 20577184

LEGAL LAND DESCRIPTION OR CIVIC ADDRESS  
 SW-13-21-22-W2

LONGLAT  
 -104.931

CUSTOMER CONTACT  
**CUSTOMER: MATT BUTZ 306-726-8123**

EO PROJECT NUMBER	
PREPARED BY NAME	LUM-583
CIRCUIT NAME	
DRAWN BY NAME	Stephen Kobelka
DISTRICT	
FLAG	
SITE CHECKED BY AND DATE	Mike Romanyk
RN NAME AND NUMBER	
PLOT DATE	2025-06-16
PLOT TYPE	B Plot

I HEREBY AGREE TO THE ROUTE OF THE PROPOSED POWER LINE AS SHOWN ON THIS PLAN. (SUBJECT TO OBTAINING ALL LAND RIGHTS AND REGULATORY APPROVALS)

**SIGN HERE**

CUSTOMER DATE

Rev No	Rev By	Date	Description
A	SK	2025-06-25	APPROVED FOR CONST

**SaskPower**

**APPROVED FOR CONSTRUCTION**  
 2025-06-26

THIS MAP IS A VISUAL REPRESENTATION ONLY AND NOT TO BE USED FOR LOCATING FACILITIES. CONTACT SASK 1ST CALL AT 1-866-828-4888 FOR LOCATES.

Scale: 0 1200m 1600m 2000m



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**To:** The Council of the Town of Buena Vista  
**Re:** Additional Information – Discretionary Use Application (SW 13-21-22-W2)  
**Nov 13, 2025**

Thank you for forwarding Council’s request for clarification regarding my Discretionary Use Application for the construction of a personal residence on SW 13-21-22-W2, specifically in regards to water supply and excavation.

During the hydrogeologic assessment completed on the property, one of the test installations demonstrated adequate yield and water quality suitable for domestic use. This existing groundwater-supply infrastructure can be fitted with the appropriate residential components, including the pump, pressure system, sanitary seal, and backflow protection, so that it meets the relevant provincial standards and the requirements of The Ground Water Regulations. All of the work will be completed by qualified contractors in accordance with Saskatchewan plumbing, safety, and groundwater regulations. This approach ensures a safe and reliable domestic water service with proper professional oversight.

With respect to excavation, fill, leveling, and clearing, the development will involve the standard level of earthwork normally associated with a new home that includes a walkout basement. Topsoil will be stripped and stockpiled, and excavation for the main foundation and walkout area will extend to an expected depth of approximately 2.4 to 2.7 metres, depending on the final structural design. The attached garage will sit on a slab-on-grade or shallow frost-wall foundation, so only minimal excavation is required there. At the rear of the home, the walkout basement will require shaping the ground to meet the lower grade. This area will be gently sloped back into the natural ground without the need for any retaining walls, and no slopes will exceed a 4:1 grade.

Some minor utility trenching will also be required to install the buried service connections to the residence. This trenching will be narrow, limited to the utility corridors, and restored to grade immediately after the services are installed. In addition, the private laneway will require the removal of topsoil and grading of the subgrade before placing a compacted gravel base. The laneway will be built to meet or exceed municipal expectations. If further detail regarding the laneway is required, the technical specifications are included in the document titled “2025-08-21 – Laneway RFP.pdf,” which has already been submitted to the Town. Because the parcel is currently pasture, clearing will be limited to removing grass and surface material within the building envelope and the laneway alignment, and no significant vegetation or trees will be disturbed.

Overall, the project involves typical residential excavation activity, a modest level of grading, and no significant changes to the natural topography. No retaining structures are anticipated, and all work will remain within property boundaries.

Thank you again for your assistance.

Please let me know if any further information or documentation would be helpful.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Butz', with a stylized flourish extending from the end.

Matthew Butz



# VILLAGE OF BUENA VISTA

## Briefing Note

---

<b>To:</b>	Mayor and Council
<b>Date:</b>	November 12, 2025
<b>Subject:</b>	Discretionary Use BV25-024– SW13-21-22 w2, Parcel L-Non-Intensive Livestock Operation AGENDA ITEM 5.2

### APPLICATION SUMMARY:

Property: SW13-21-22 w2

Zoning District:

Proposed Use: Seasonal Non-Intensive Livestock Operation

Discretionary Use Requested: To allow small herd of cattle to a maximum of 20 feeder steers from May-October on owners' parcel as well as request for permission to extend grazing area on unused road allowance within municipality boundary.

### BACKGROUND:

- To request approval of the keeping of small herd of cattle consisting of maximum of 20 feeder steers from May-October. The proposal includes a central handling and rest area comprising of 2 (two) portable 12x20 metal shelters equipped to collect rainwater for watering system, 1 (one) 3,000-gallon water storage tank with trough and float, and a portable corral system (approx... 30x30 ft pen, 10-12 ft alley, manual headgate and loading chute). The proposal includes permitter fencing of 5 strand and 4 strand barbed wire fencing as well as 2 strand electric fencing. Rotation paddocks will be implemented to limit the duration of time the herd will spend adjacent to town or residential properties and ensuring manure is spread evenly across the property to minimize odor and fly populations.
- The applicant declares that the land has supported cattle grazing in the past.
- Zoning District- Future Urban Development – Discretionary Uses, Zoning Bylaw 7-16 S 14.2 (b) Keeping of livestock, but excluding intensive livestock operations, poultry farms, hatcheries, or commercial kennels may be permitted but only by resolution of council. Intensive livestock operations are defined as; where a large number of animals are raised and confined to a limited space, often with high input and output per unit of land area.

## POLICY AND BYLAW CONSIDERATIONS:

- The proposal aligns with; **Official Community Plan 3.1 General Development Land Use Policies S. (12)** The VBV values the agricultural land surrounding the community. Land for sustainable growth of agricultural activities including the diversification and expansion of agricultural and value-added agribusiness development is encouraged. (e.g., alignment with land use goals)
- The applicant declares that the proposed rotational grazing system will “reduce fire risk by keeping grass at safe, managed heights (an important consideration given the large grass fire nearby last year.)” This statement aligns with the **Official Community Plan 3.7 S. (18)** development in wildfire-prairie fire hazard areas should be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. Precautions may include those intended to help protect property from the damage of wildfires that may ignite in or around the VBV.
- Discretionary Use application has also been submitted for development of a new dwelling on the same parcel of land owned by the same applicant.
- The application proposes the use of barbed wire fencing, which is in contravention of **Bylaw 11/06, To Regulate and Control the use of barbed or razor wire. S (1,)** No person shall use barbed or razor wire for the purpose of erecting a fence or otherwise enclosing any building or parcel of land within the Municipality except as provided by S (3) hereof. **S(2)** No person shall use barbed or razor wire for the purpose of erecting a fence or enclosing any property within the business or residential areas of the Municipality. **Bylaw 11/06, S (3)** states; Any person contemplating the use of barbed or razor wire in any part of the Municipality other than those mentioned in S (2) hereof, shall first obtain the written approval of the Council of the Municipality.
- Zoning Bylaw 7-16 S14.5 (3) Any building or structure used for the habitation or shelter of animals permitted in the zoning district shall be located a minimum distance of 76.0 meters (249 ft.) from an occupied dwelling situated on an adjoining site. The site plan provided by the applicant shows approximate location of the Central Handling-Rest Area for the cattle which would be in compliance with this requirement. If approved the location of the handling/rest facility would have to be situated accordingly.

## PUBLIC NOTICE AND COMMENTS:

- Public Notice Issued: November 5<sup>th</sup>, 2025, to assessed owners within 75 m radius
- Method: Email, Mail and Hand Delivered to assessed owners and Public Notice via website, Voyent Alert system, Bulletin Board
- Response Summary: Assessed owner submission deadline, 12:00 noon, November 19, 2025. All submissions will be provided after said deadline.

## **ADMINISTRATION REVIEW AND ANALYSIS:**

- Land to the north is not compatible with the proposed development as it is all residential. One residence located to the west of the property is also not compatible with the proposed land use. Property to the southwest of the proposed development is currently zoned Cottage Industrial which doesn't allow for human habitation in the current zoning bylaw. All other lands to the east and south of the property is what would be considered "natural grasslands" or bare pasture lands that do not house livestock.
- No expectation of increased traffic as a result of the development and the proposal includes plans to monitor fence integrity regularly to ensure containment of the herd to reduce the risk of interaction with passing traffic on nearby roadway. There is always a risk that the livestock could breach fencing and become a safety hazard to traffic on the roadways adjacent to the property.
- Residents to the north and west could be impacted by noise of the cattle which would be minimal
- Water Security Agency has no issue with the proposal. Low risk for contamination of the aquifer that is the source of the VBV water distribution system and thus no changes would be required to the VBV permit to operate. Saskatchewan is made up of large aquifer systems used for municipal distribution and subject to much larger herds.

## **OPTIONS FOR COUNCIL:**

Option 1 – Approve Discretionary Use

*Council may approve the application with or without conditions.*

Option 2 – Refuse Discretionary Use

*Council may deny the application, providing reasons.*

Option 3 – Defer Decision

*Council may defer pending additional information*

- Any other conditions as needed.

## **ATTACHMENTS:**

- Application form
- Location map
- Site plan
- Public Notice Letter / Map of properties within 75 meters of proposed property boundaries
- Copies of Public Feedback
- Relevant Zoning bylaw/OCP Excerpts
- Council-Decision-Making Criteria Rating Matrix

**VILLAGE OF BUENA VISTA**

1050 Grand Avenue  
Buena Vista, Sask. S2V 1A2  
Phone: 306 729-4385 Fax: 306 729-4518

**APPLICATION FOR DISCRETIONARY DEVELOPMENT**

Fee \$150.00 Receipt # \_\_\_\_\_

1. Registered Owner(s) - Name(s) Matthew Butz  
- Address \_\_\_\_\_  
- Phone Numbers: 306 726 8123 Home Work

Contractor/Applicant: Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Numbers: \_\_\_\_\_ Home Work

2. Name and address of agent, solicitor, surveyor or planning consultant (if applicable):  
\_\_\_\_\_

3. Legal Land Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
Or Parcel SW 13 21 22 W2

4. Civic Address: \_\_\_\_\_

5. Existing Land Use: Agricultural

6. Existing Zoning: FUD

7. (a) Proposed development involves: New Building   
Accessory Building  Deck  Addition   
Structural Renovation  Move a Building   
Demolish a Building  Other \_\_\_\_\_

(b) Intended Use: Personal

8. Specific description of proposed development: Construction of home

See attached letter

(provide attachment if necessary)

9. Estimated dates of development - Commencement Sept 2025

- Completion Spring 2027

10. Other Comments in Support of Application: See attached letter

11. Sewage Disposal - Do you propose to install a sewage disposal system? In most cottage and residential subdivisions the only system is a pump out vault. The system must meet bylaw requirements and the regulations of the Department of Public Health.

If Yes - Type See attached letter

12. Do you require installation of services by:

SaskPower Yes x No       

SaskEnergy Yes x No       

SaskTel Yes        No x

13. Give a complete written description of the proposed development and include the amount of excavation, fill, leveling and clearing that will be undertaken. Any cut or fill greater than a 4:1 slope, requires retaining.

See attached letter

14. Site Plan: Please provide a plan on the attached sheet showing:

- (a) North directional arrow
- (b) Scale
- (c) Dimensions and Lot lines of parcels & lots
- (d) Dimensions and locations of all structures (existing and proposed) including septic tank - show distance from lot lines
- (e) Proposed development clearly outlined (in red if possible)
- (f) Location of power, gas, telephone lines, roads, etc.

15. Edgewood Estates:  
All new housing starts must have sump pits with sump pumps to be pumped to the exterior of the home and not into the sewer system (weeping tile must drain into sump pits and sewer lines to have their own pit, with back-up valve and clean out). No ground water shall be pumped into or have access to the domestic sewage system.

16. **DECLARATION OF APPLICANT:**

I, Matthew Butz

of Buena Vista  
in the Province of Saskatchewan, solemnly declare that all the above statements contained within the application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effects as if made under oath, and by virtue of "The Canada Evidence Act".

I also have no objection to any entry upon the described property herein by the persons authorized by the Village of Buena Vista for the purpose of site inspections required for reviewing the application.

Date: Sept 21 2025

Signature: 

Telephone: \_\_\_\_\_ Home

\_\_\_\_\_ Work

306 726 8123 Cellular

R1 – Minimum 1,200 sq ft home  
Setbacks: 20ft from front and back  
5ft on each side

R2 – Minimum 1,000 sq ft home  
Setbacks: 20ft from front and 25ft from back  
5ft on each side

R3 - Minimum 1,000 sq ft home  
Setbacks: 20ft from front and back  
5ft on each side

R4 – Edgewood 1,300 sq ft – Bungalow & Bi-level } Basement or walkout NOT to be included  
1,500 sq ft – 2 story }  
Setbacks: 42ft from front  
20ft from rear (or valley wall for home on north side of subdivision)  
10ft on each side

Sept 21, 2025

Matthew Butz

Re: Discretionary Use Application – SW 13-21-22-W2

To: Council of the Town of Buena Vista

To the Members of Town Council,

I am submitting this application to request discretionary approval for gentle, seasonal grazing of a small number of cattle on my 48-acre parcel located within the town limits. My plan is to graze a few cattle only during the summer months, using a carefully managed rotational grazing system designed to promote pasture health, minimize impact on neighbors, and improve safety.

#### Grazing System & Stewardship Practices

I will be using a rotational grazing system, dividing the parcel into multiple paddocks.

This approach:

- Improves grass health and reduces weeds.
- Prevents overgrazing and soil erosion.
- Reduces fire risk by keeping grass at safe, managed heights (an important consideration given the large grass fire nearby last year).

Because the small herd will only be in any one paddock for a limited time before being moved, the amount of time they will spend adjacent to town or residential properties will be significantly reduced.

The terrain is rough and uneven, making it impractical and unsafe for equipment to mow or bale for fire control. Managed grazing provides continuous vegetation management throughout the season, reduces fire risk, and naturally improves soil health through manure distribution and hoof action.

With rotational grazing, manure is spread evenly across the property, minimizing odor and discouraging fly populations. Because the herd is small relative to the land base, nutrient loads remain low and quickly reintegrate into the soil, leaving the land green and well maintained.

### Safety & Buffers

No part of my property is immediately adjacent to Tower Road — there is at least 80 metres of land between my property and the road, providing a natural safety buffer. In addition to this separation, I plan to incorporate an additional 20-metre setback inside my property, placing the fence well back from the property line and further protecting my existing tree rows.

This means that even at the closest point, cattle will be more than 100 metres away from Tower Road, significantly reducing any risk of interaction with passing traffic. To further ensure containment, I will install secure 5-wire fencing along the side of my property that faces Tower Road.

On the north side, my property sits at the top of a very steep hill, which naturally separates the cattle from neighboring residential lots. The slope is too steep for cattle to traverse, even if it were not fenced. Regardless, I will install secure 5-wire fencing along this boundary as well, further ensuring containment and safety. The remainder of the property will be completed in 4-wire fencing.

I will monitor fence integrity regularly and check the herd frequently to ensure containment and rapid response if an issue arises.

### Central Handling and Rest Area

At the center of the grazing system, I will establish a small, well-drained Central Handling and Rest Area that includes:

- Water: The main watering trough will be located here, ensuring reliable access from all paddocks.
- Hay Feeder: A designated feeding station for hay or supplemental feed when needed, allowing me to protect pastures during wet conditions or drought.

This centralized approach allows for calm and efficient animal movement, promotes even distribution of organic material, protects the integrity of the grazing paddocks, and ensures that cattle have clean, dry footing and access to water and feed at all times.

### Water Sustainability

I will install a 2,500-gallon water storage tank near the Central Handling and Rest Area, connected to the trough via a gravity-fed line and float valve system. This design ensures a continuous water supply without the need for electricity or daily manual filling. The tank will also be fitted with gutters to collect rainwater, reducing the amount of hauled water required and demonstrating a sustainable approach to water use. This system does not draw from the town water supply and minimizes pumping requirements, making it a self-contained solution.

### Experience & Support

Although this will be the first time I personally graze cattle on this property, it is not the first time cattle have been grazed here — the land has supported cattle grazing in the past. Further, while I grew up in Earl Grey, our family farmed and we were all actively involved in the work, giving me firsthand experience with livestock care and land management. My mother is a veterinarian, and my brother-in-law and sister actively farm 300+ cow-calf pairs, among other animals, just over 10 miles away from this property. They will be providing guidance and assistance as needed. This background ensures that I will be managing the cattle responsibly and following best practices for animal welfare, pasture management, and biosecurity.

### Monitoring & Personal Presence

I will be checking cattle regularly — every day or two — as I will be on site frequently. My family plans to begin construction of our home on the property next year, and our daughter now attends daycare nearby, further increasing my daily presence in the community.

### Request for Road Allowance Use

I also request permission to graze and maintain the adjacent, currently unused road allowance within town limits. Controlled grazing will keep vegetation trimmed and reduce the town's maintenance requirements in that area.

Thank you for considering this application. My goal is to manage the land in a way that is visually appealing, safe for the community, and environmentally responsible.

Sincerely,

Matthew Butz



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**To:** The Council of the Town of Buena Vista  
**Re:** Request for justification of stocking rate  
**Nov 12, 2025**

Dear Members of Council,

In my initial correspondence I indicated that I would keep fewer than 20 cattle on the property. Within that limit, my practical plan is to raise approximately 15 head in total. The north 30 acres serve as the primary grazing block, while the south 10 acres are used as finishing paddocks where cattle receive most of their nutrition from imported grain and therefore place minimal demand on pasture forage.

For clarity:

- Animal Unit (AU): the forage demand of a 1,000 lb cow with calf.
- Animal Unit Month (AUM): forage required to feed one AU for one month.
- Feeder steer: typically 700–900 lb, counted at 0.85 AU for stocking purposes.

Saskatchewan tame pasture typically ranges from 1.4–1.7 AUM per acre under average conditions, with well-managed stands often supporting 1.8–2.0 AUM/ac in favourable moisture years. A conservative stocking rate of 1.5 AUM/ac is used here to ensure a substantial margin of safety.

At this rate, the north block provides 45 AUM of seasonal forage capacity (30 ac × 1.5 AUM/ac). Grazing demand is calculated using up to 10 feeder steers on the north block at any one time. Each steer (0.85 AU) grazing for roughly 120 days results in a total requirement of 34 AUM ( $10 \times 0.85 \times 120 \div 30 = 34$ ), which is approximately 75% of the conservative capacity.

The remaining cattle—bringing the total to approximately 15 head—are located in the finishing paddocks and fed primarily grain, resulting in minimal additional draw on pasture forage. As cattle transition into finishing, grazing pressure on the north block decreases further, allowing ample rest and regrowth.

These calculations show that raising approximately 15 cattle in total is well within the forage capacity of the property under conservative Saskatchewan-standard assumptions. Please contact me if additional information or site details are required.

Sincerely,

A handwritten signature in black ink, appearing to read "M Butz", is written over a horizontal line.

Matthew Butz





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**To:** The Council of the Town of Buena Vista  
**Re:** Summary of Seasonal Agricultural and Residential Activities

**Oct 13, 2025**

Dear Members of Council,

Further to my previous submissions, I am writing to consolidate information for both my agricultural management plan and residential development. This letter confirms the intended scope, scale, and locations of improvements as referenced in the attached appendices.

#### 1. Seasonal Agricultural Use

The parcel will support a limited, non-commercial grazing and backgrounding program designed to maintain pasture health and sustainable forage growth.

- The herd will consist exclusively of feeder steers, with no cows, calves, or breeding stock.
- The maximum number of animals on site at any time will be twenty (20), grazing only during the May – October season.
- The project is non-intensive, focused on rotational pasture management and land stewardship.
- All animals will be removed from the property before winter.
- No permanent feedlot infrastructure is proposed.

This approach complements the existing open-space character of the parcel and maintains compatibility with surrounding rural-residential areas.

#### 2. Central Handling and Rest Area (Appendix A)

A small, approximately 0.5ac centrally located service area will be established near the centre of the north pasture, adjacent to the internal access lane. Structures and features include:

- Two (2) portable 12 × 20 ft metal shelters that provide shade and weather protection and are also equipped to collect rainwater for use in the watering system;

- One (1) 3,000-gallon water storage tank with trough and float;
- A portable corral system ( $\approx 30 \times 30$  ft pen, 10 – 12 ft alley, manual headgate and loading chute)

This area functions as a low-impact rest and service hub to support rotational grazing, animal care, and water efficiency.

### 3. Fencing (Appendix A)

The parcel is divided by a laneway into North and South fields. The north field will be divided into 6 rotational paddocks of approximately 5 acres each. The south field will have two 5-acre paddocks used for finishing or as reserve. Perimeter fencing as follows:

- The west and north boundaries, which face the town limits, will be overbuilt to a five-strand barbed-wire specification for enhanced containment and security.
- The east and south boundaries will be four-strand barbed wire, consistent with agricultural standards.
- Internal paddock divisions: two-strand high-tensile electric.

All gate and fence alignments are illustrated on Appendix A. These measures ensure a secure, visually tidy, and well-maintained perimeter, addressing containment and neighbour comfort.

### 4. Residential Development (Appendix B)

The proposed yard site is located in the southeast portion of the parcel. The proposed septic system will be installed within the southwest of this, as shown on Appendix B.

### 5. Overall Intent

The overall plan represents a low-density, transitional rural use that preserves open space and agricultural character while accommodating a single detached dwelling. All infrastructure is modest, movable, and designed to protect environmental quality and visual appearance consistent with the Town's long-term planning direction.

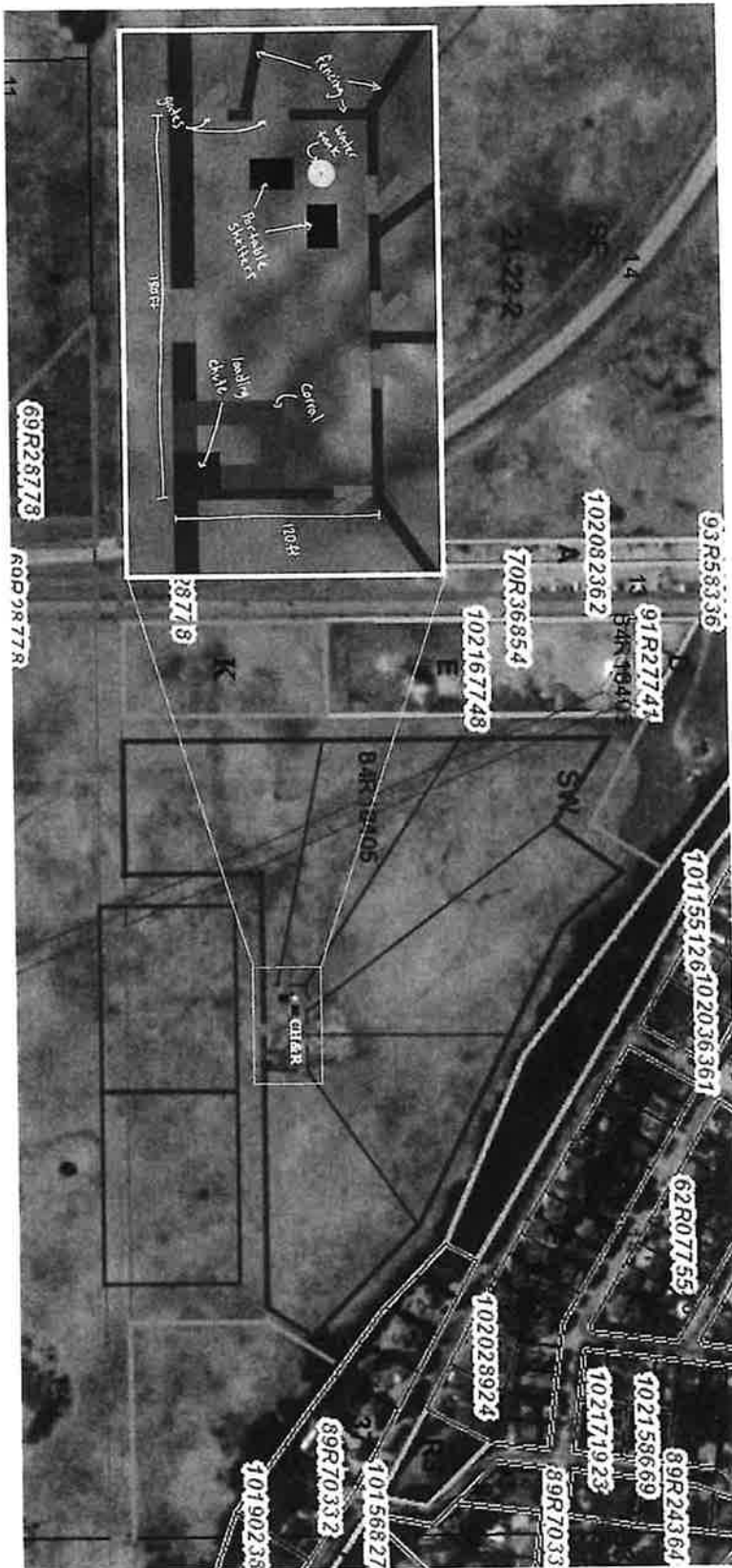
Please contact me if additional information or site details are required.

Sincerely,



Matthew Butz

**Appendix A – Proposed Fencing and Handling Area**



Zoning Bylaw 5.14 (3.)  
249 ft. / 76 m Boundary  
Cattle Housing facility





## Village of Buena Vista

1050 Grand Ave  
Buena Vista, SK S2V 1A2  
306-729-4385 Fax 306-729-4518  
admin@buenavista.ca

November 5, 2025

**Re: Notice of Discretionary Use Applications #25-023 & 25-024 – SW 13-21-22 w2**

---

Dear Resident,

Pursuant to Section 55 of *The Planning and Development Act, 2007*, the Council of the Village of Buena Vista hereby gives notice that a Discretionary Use application has been received and will be considered by Council as follows:

Civic Address of Proposed Use: SW 13-21-22 w2

Zoning District: Future Urban Development

Proposed Discretionary Uses: 25-023 Personal residence for owner of property to include attached garage, Type II Mound Septic System and installation of domestic water infrastructure. 25-024 Seasonal Grazing of small herd of cattle with handling and rest area.

The proposed uses are listed as Discretionary Use under the Future Urban Development zone in the Village's Zoning Bylaw. The applicant is proposing to:

Construction of a dwelling for personal residence to include attached garage, Type II Mound Septic System and installation of domestic water infrastructure. Seasonal grazing of small herd of feeder cattle from May-October. Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply. Proposal includes allowing use of road allowance for grazing.

As part of the process, we invite you to provide any comments or concerns you may have regarding this proposal. Comments must be submitted in writing by 12:00 noon, November 19, 2025, via email to [admin@buenavista.ca](mailto:admin@buenavista.ca), or hand delivered.

If you wish to address council in person, notice of intention must be submitted to the municipal office via email or phone by 12:00 noon, November 19, 2025.

Your input will be considered before a decision is made. For further information or to review the application documents, please contact the municipal office.

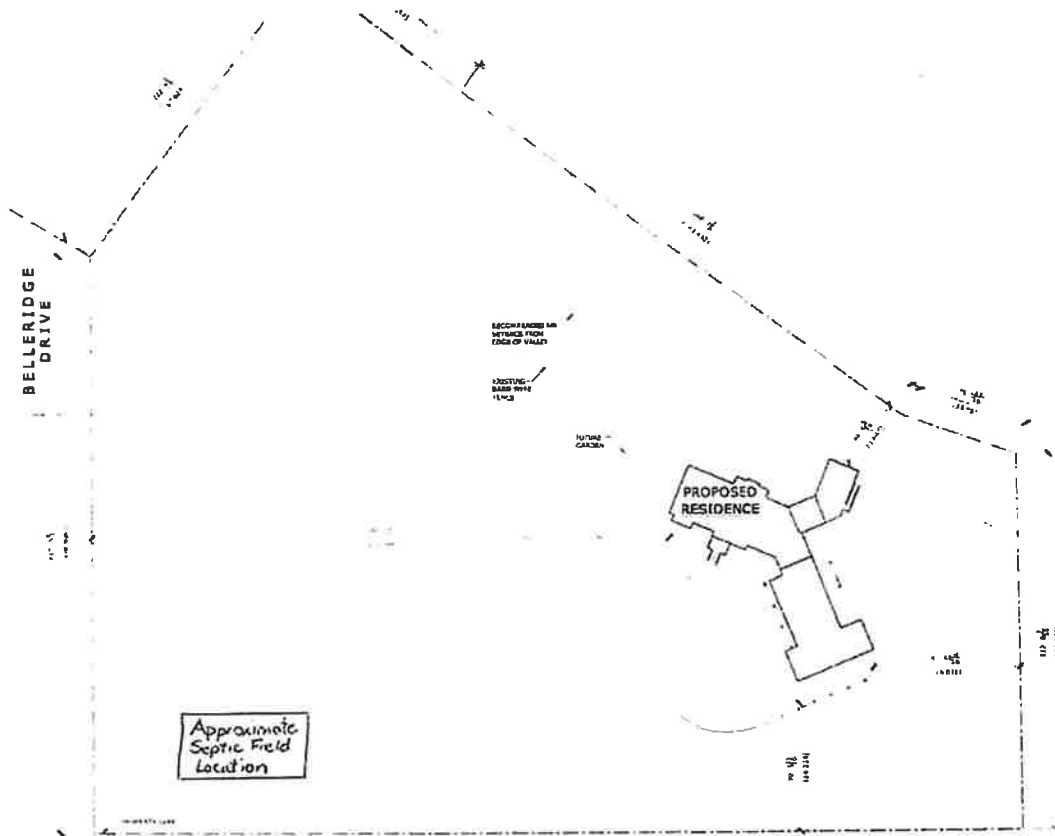
Sincerely,

Melissa Pollock  
Chief Administrative Officer



Village of Buena Vista  
1050 Grand Ave  
Buena Vista, SK S2V 1A2  
306-729-4385 Fax 306-729-4518  
admin@buenavista.ca

Site Plan-New Dwelling with Type II Mound Septic System





Village of Buena Vista  
 1050 Grand Ave  
 Buena Vista, SK S2V 1A2  
 306-729-4385 Fax 306-729-4518  
 admin@buenavista.ca

## Zoning Bylaw-Future Urban Development District Requirements

Village of Buena Vista Zoning Bylaw – Bylaw No. 7-16

### 14. FUTURE URBAN DEVELOPMENT – FUD

The purpose of the Future Urban Development District (FUD) is to limit development that may affect future growth of the Village by providing for temporary and transitional uses and activities.

No person shall within any FUD – Future Urban Development District use any land, or erect, alter, or use any building or structure, except in accordance with the following provisions:

#### 14.1 PERMITTED USES

- a. Agricultural crop production and horticultural uses and buildings and structures customarily accessory to the use;
- b. Commercial greenhouses, market gardens, and sod farms;
- c. Uses, buildings and structures accessory to the principal building or use;
- d. Recreational uses and sports grounds;
- e. Recreational vehicle storage yards;
- f. Public works buildings, and structures including offices, warehouses, storage yards, and waste management or sewage facilities;

#### 14.2 DISCRETIONARY USES

The following uses may be permitted in the FUD - Future Urban Development District but only by resolution of Council and only in locations specified in such resolution of Council. Discretionary use requirements are provided in Section 5.

- a. One single detached dwelling and buildings accessory to the principal use and occupied by the owner, manager or caretaker of the principal use;
- b. Keeping of livestock, but excluding intensive livestock operations, poultry farms, hatcheries, or commercial kennels.

#### 14.3 SITE DEVELOPMENT REGULATIONS

Public works shall have no minimum or maximum site requirements.

#### Permitted and Discretionary Uses

Minimum site area	Existing, no subdivision or 16 hectares (39.5 acres) for agricultural uses
Minimum site frontage	60 meters (197 ft.) abutting a highway or 60 meters (20 ft.) abutting a street
Minimum front yard	15.0 meters (49 ft.) unless the property abuts a municipal road, then the setback is 60.0 meters (197 ft.) from the rooftopline of the municipal road
Minimum side yard	7.5 meters (25 ft.) for a dwelling and buildings accessory thereto, except the minimum side yard abutting a public street shall be 10 meters (33 ft.)
Minimum rear yard	30.0 meters for dwellings and buildings accessory thereto except that the minimum rear yard abutting a public street shall be 30.0 meters (98 ft.)

#### 14.4 SIGNAGE

1. One (1) permanent sign is permitted per site. The facial area of a sign shall not exceed 1.0 m<sup>2</sup> (10.7 R<sup>2</sup>)
2. In the case of a home occupation, an additional permanent sign is permitted
3. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public

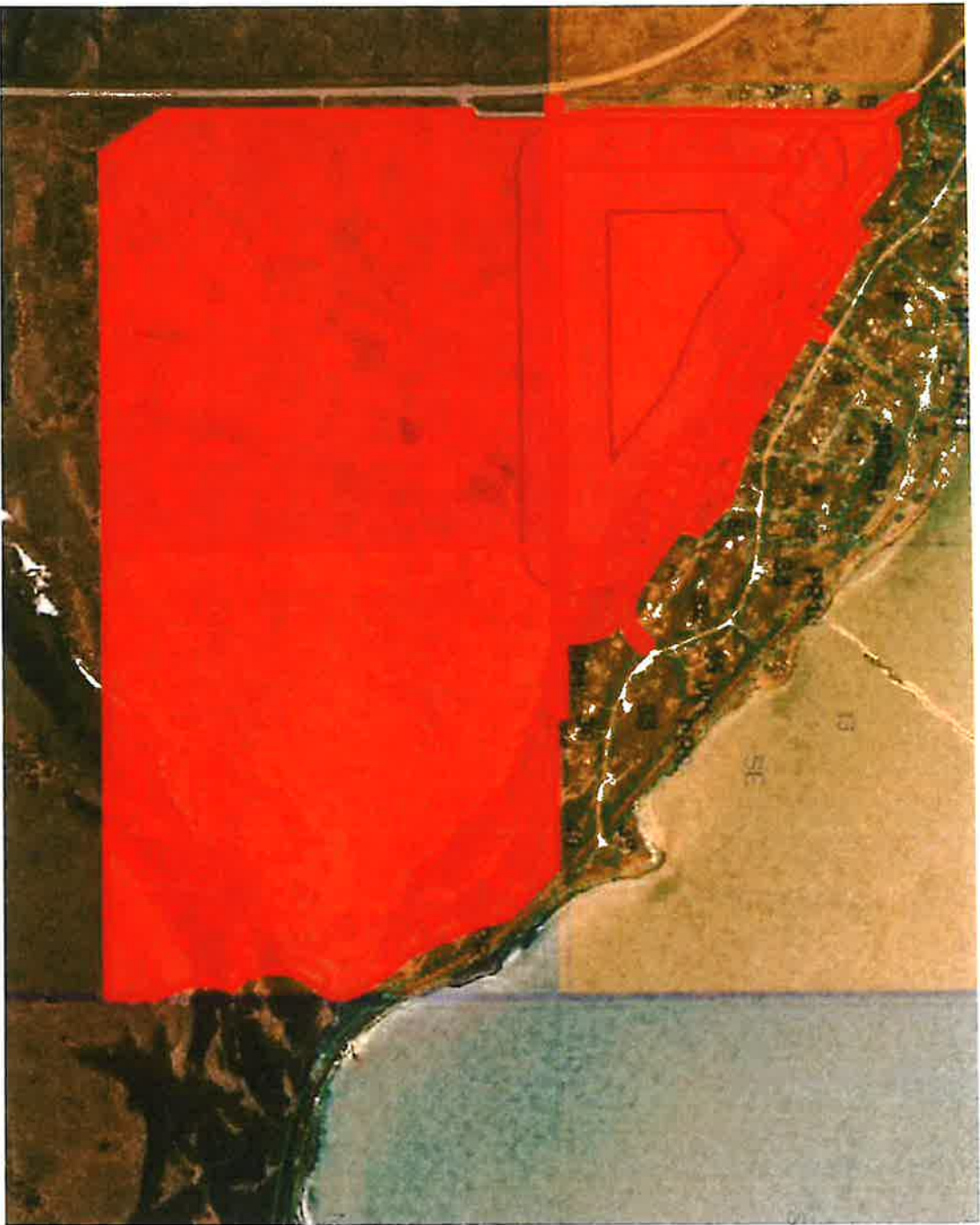
#### 14.5 SUPPLEMENTARY REGULATIONS

1. Council will consider the applications for discretionary use with respect to the following criteria:

Village of Buena Vista Zoning Bylaw – Bylaw No. 7-16

- a. The infrastructure servicing capacity is available to service the development without excessive impact on other uses being served by the system;
  - b. The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Village of Buena Vista Official Community Plan; and,
  - c. The development will not require the development of new streets and utility lines except as may be provided for in existing plans under Village of Buena Vista Official Community Plan and that the proposal is not premature.
2. Where a development is proposed at a location at which standard connection to the Village's existing sewer and water system is not feasible, the developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and meets The Public Health Act and Regulations requirements.
  3. Any building or structure used for the habitation or shelter of animals permitted in this Zoning District shall be located a minimum distance of 75.0 meters (249 ft.) from an occupied dwelling situated on an adjoining site.





75m Boundary - Public Notice to assessed owners

<b>Criteria</b>	<b>Description</b>	<b>Weight</b>	<b>Score (1-5)</b>
Consistency with Official Community Plan (OCP)	Degree to which the proposal aligns with OCP goals and policies	20%	4
Compliance with Zoning Bylaw	Extent to which the application meets zoning regulations and other applicable bylaws	20%	3
Compatibility with Surrounding Land Uses	How well the proposal fits with the character of neighbouring properties	15%	3
Impact on traffic and parking	Potential effects on local traffic flow and parking availability	10%	5
Environmental considerations	Evaluation of any environmental impacts such as drainage, noise, pollution	10%	2
Provision of municipal services	Ability of current services (water, sewer, waste) to accommodate the development	10%	N/A
Public input and concerns	Degree and nature of support of opposition from the community	10%	TBD
Potential nuisance factors	Risk of noise, light, odours, or other nuisances affecting neighbours	5%	2

Discretionary Use Application: **Seasonal Rotational Grazing with Paddocks/Central Handling and Rest Area, including proposed use of road allowance for grazing**

**Instructions:**

1. **Weight:** Represents the relative importance of each criterion (adjust as needed). Total weights should add up to 100%.
2. **Score:** Rate each criterion from 1 (poor/negative) to 5 (excellent/positive) based on the application's merits.
3. **Total Score:** Sum all weighted scores. This can guide whether to approve, approve with conditions, or refuse the application.

# VILLAGE OF BUENA VISTA

## PUBLIC NOTICE

Wednesday, November 12, 2025

**TAKE NOTICE** that pursuant to Section 55 of *The Planning and Development Act, 2007* the Council of the Village of Buena Vista hereby gives notice that two (2) Discretionary Use applications have been submitted and will be considered by Council as follows:

### Background:

The subject parcel, SW 13-21-22 w2, is located on adjacent to the Village shop yard located in the Future Urban Development zoning district.

### Proposals:

The proposed uses are listed as a Discretionary Use under the Future Urban Development zoning district in the Village's Zoning Bylaw. The applicant is proposing to:

- Construct of a dwelling for personal residence to include attached garage, Type II Mound Septic System and installation of domestic water infrastructure.
- Have seasonal grazing of small herd of feeder cattle from May-October. Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply. Proposal includes allowing use of road allowance for grazing.

### Comments:

As part of the process, we invite you to provide any comments or concerns you may have regarding the proposals. Written submissions will be accepted until 12:00 p.m. on November 19, 2025. If you wish to address Council in person, notice of intention must be submitted to the Municipal Office via email to [admin@buenavista.ca](mailto:admin@buenavista.ca) or hand delivered. For any further questions please contact the office.

The applications will be considered at a Public Hearing on:

**Tuesday, November 25, 2025, at 6:00 p.m.**

Village of Buena Vista Council Chambers at 1050 Grand Ave  
or electronically via Teams

[www.buenavista.ca/council-meetings-agendas-minutes/](http://www.buenavista.ca/council-meetings-agendas-minutes/)



1050 Grand Ave Buena Vista, SK S2V 1A2  
306-729-4385 Fax 306-729-4518

# VILLAGE OF BUENA VISTA PUBLIC NOTICE

Proposed Central Handling/Rest Area and Paddocks for Cattle



Approximate Boundaries of Cattle Grazing Area & New Dwelling in proximity to Tower Road



**14. FUTURE URBAN DEVELOPMENT- FUD**

The purpose of the Future Urban Development District (FUD) is to limit development that may affect future growth of the Village by providing for temporary and transitional uses and activities.

No person shall within any FUD – Future Urban Development District use any land, or erect, alter, or use any building or structure, except in accordance with the following provisions:

**14.1 PERMITTED USES**

- a. Agricultural crop production and horticultural uses and buildings and structures customarily accessory to the use;
- b. Commercial greenhouses, market gardens, and sod farms;
- c. Uses, buildings and structures accessory to the principal building or use;
- d. Recreational uses and sports grounds,
- e. Recreational vehicle storage yards,
- f. Public works buildings, and structures including offices, warehouses, storage, yards, and waste management or sewage facilities;

**14.2 DISCRETIONARY USES**

The following uses may be permitted in the FUD - Future Urban Development District but only by resolution of Council and only in locations specified in such resolution of Council. Discretionary use requirements are provided in Section 5.

- a. One single detached dwelling and buildings accessory to the principal use and occupied by the owner, manager or caretaker of the principal use;
- b. Keeping of livestock, but excluding intensive livestock operations, poultry farms, hatcheries, or commercial kennels.

**14.3 SITE DEVELOPMENT REGULATIONS**

Public works shall have no minimum or maximum site requirements.

**Permitted and Discretionary Uses**

Minimum site area	Existing, no subdivision or 16 hectares (39.5 acres) for agricultural uses
Minimum site frontage	60 meters (197 ft.) abutting a highway or 6.0 meters (20 ft.) abutting a street
Minimum front yard	15.0 meters (49 ft.) unless the property abuts a municipal road, then the setback is 60.0 meters (197 ft.) from the centerline of the municipal road
Minimum side yard	7.5 meters (25 ft.) for a dwelling and buildings accessory thereto, except the minimum side yard abutting a public street shall be 10 meters (33 ft.)
Minimum rear yard	10.0 meters for dwellings and buildings accessory thereto except that the minimum rear yard abutting a public street shall be 30.0 meters (98 ft.)

**14.4 SIGNAGE**

- 1. One (1) permanent sign is permitted per site. The facial area of a sign shall not exceed 1.0 m<sup>2</sup> (10.7 ft<sup>2</sup>).
- 2. In the case of a home occupation, an additional permanent sign is permitted.
- 3. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.

**14.5 SUPPLEMENTARY REGULATIONS**

- 1. Council will consider the applications for discretionary use with respect to the following criteria:

- a. The infrastructure servicing capacity is available to service the development without excessive impact on other uses being served by the system;
  - b. The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Village of Buena Vista Official Community Plan; and,
  - c. The development will not require the development of new streets and utility lines except as may be provided for in existing plans under Village of Buena Vista Official Community Plan and that the proposal is not premature.
2. Where a development is proposed at a location at which standard connection to the Village's existing sewer and water system is not feasible, the developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and meets *The Public Health Act and Regulations* requirements.
3. Any building or structure used for the habitation or shelter of animals permitted in this Zoning District shall be located a minimum distance of 76.0 meters (249 ft.) from an occupied dwelling situated on an adjoining site.

## BYLAW NO. 11/06

### A BYLAW TO REGULATE AND CONTROL THE USE OF BARBED OR RAZOR WIRE

---

The Council of the Village of Buena Vista, in the Province of Saskatchewan, enacts as follows:

1. No person shall use barbed or razor wire for the purpose of erecting a fence or otherwise enclosing any building or parcel of land within the Municipality except as provided by Section 3 hereof.
2. No person shall use barbed or razor wire for the purpose of erecting a fence or enclosing any property within the business or residential areas of the Municipality.
3. Any person contemplating the use of barbed or razor wire in any part of the Municipality other than those mentioned in Section 2 hereof, shall first obtain the written approval of the Council of the Municipality.
4. The owner or person in possession of any property on which there is a barbed or razor wire fence or enclosure which has not been especially authorized by the Council, shall promptly remove all such barbed or razor wire upon receipt of a written request from the Council to do so, and in the event of neglect or refusal of such person to promptly comply with such request, the said barbed wire may be removed at the owner's expense, and the Municipality may recover the expense thereof with costs by action or in like manner as municipal taxes.
5. Any person found guilty of an infraction of any of the provisions of this bylaw shall be liable to the penalties imposed in the General Penalty Bylaw of the Municipality.

---

Mayor

---

Chief Administrative Officer



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**To:** The Council of the Town of Buena Vista  
**Re:** Additional Information – Discretionary Use Application (SW 13-21-22-W2)  
**Nov 17, 2025**

Thank you for forwarding Council's request for clarification regarding my Discretionary Use Application for the construction of a personal residence on SW 13-21-22-W2, specifically in regards to septic disposal and land clearing for the cattle grazing discretionary use application.

For grazing cattle, there will be no requirement for installation of a septic system, and there will be no requirement for land clearing.

Thank you,

A handwritten signature in black ink, appearing to read "M Butz". The signature is stylized with a large, sweeping "M" and a long, horizontal stroke at the end.

Matthew Butz

**SUBMISSIONS FROM ASSESSED OWNERS WITHIN  
75 METER RADIUS OF DISCRETIONARY USE  
APPLICATION**

**Highwood Avenue  
Buena Vista, Sask.**

---

November 19, 2025

VIA EMAIL: [admin@buonavista.ca](mailto:admin@buonavista.ca)

Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan  
S2V 1A2

**Attention: Melissa Pollock**  
**Chief Administrative Officer**

**RE: Opposition to Notice of Discretionary Use Applications #25-023 & 25-024 – SW 13-21-22 W2**

Dear Mayor and Council Members,

We are writing to provide our formal opposition to Discretionary Use Applications #25-023 and #25-024, concerning the establishment of a personal residence with a Type II Mound Septic System and the implementation of seasonal grazing for a small herd of feeder cattle, including the creation of paddocks and use of the municipal road allowance.

We own the property as Highwood Avenue in Buena Vista which we understand is down the hill but very close to the proposed residence of construction and Type II Mound Septic System.

We appreciate the opportunity to comment, and after reviewing the proposal, we have several significant concerns:

**1. Environmental, Water Quality and Health Concerns**

The proposal includes a **Type II Mound Septic System** and cattle grazing with a central handling/rest area and water supply. Our concerns include:

- (a) Possible **groundwater contamination**, particularly given soil characteristics in the area and the concentration of livestock waste.
- (b) Increased risk of **nutrient runoff**, especially during heavy rainfall events, from both the septic system and the grazing paddocks.
- (c) Proximity to nearby residential development and natural drainage paths, which could amplify these risks.
- (d) Health risks related to this project;

## **2. Odour, Noise, and Nuisance Impacts**

Seasonal grazing, especially with a handling/rest area, introduces **odour, noise,** and potential **pest attraction** (flies, wildlife) that are inappropriate near existing and future residential neighborhoods. These uses may negatively affect the enjoyment of surrounding properties, and they are not consistent with the character of a village moving toward continued residential growth;

## **3. Traffic and Road Safety Issues**

Using or relying on the **road allowance for grazing** raises concerns regarding:

- (a) Restricted access for residents, emergency vehicles, or municipal services;
- (b) Potential hazards involving livestock on or near public rights-of-way;
- (c) Future conflicts as the area develops and traffic increases. Municipal road allowances must remain safe, accessible, and unobstructed for the entire community—not integrated into private agricultural operations;

## **4. Urban Revitalization**

The letter from the Village of Buena Vista, as referenced above, suggests that this area of land is being considered for Urban Revitalization. We find it difficult to reconcile how the use of this land for grazing cattle and a Type II Mound Septic System aligns with the concept of “Urban Revitalization”;

## **5. Compromise of the Stability of Soil and Water Runoff**

The soil removal required for this construction will disrupt natural rainfall, alter runoff patterns, and cause soil instability - impacts that will inevitably affect our property;

## **6. Fire Emergency Concerns**

In the event a fire occurs near the proposed new construction site, and the development going forward, there is a significant concern that it could spread rapidly, thereby affecting our property and the property of our neighbours. Has there been any consideration to the installation of fire hydrants or implementing a comprehensive fire-safety plan?

## **7. Precedent for Additional Agricultural Requests**

Approving livestock operations within the Future Urban Development zone may set a precedent for further agricultural or semi-agricultural activities that are incompatible with long-term village planning. This could complicate municipal governance, enforcement, and land-use consistency;

## **8. Incompatibility With the Future Urban Development (FUD) District Intent**

The **Future Urban Development** zoning designation is intended for land that will transition to planned, coordinated urban uses. Introducing a permanent residence with septic

infrastructure and a livestock grazing operation sets a **long-term agricultural precedent** that conflicts with the intended future development pattern. Allowing these discretionary uses could undermine the purpose of the Future Urban Development district and complicate future subdivision, servicing, and municipal planning decisions;

#### **9. Loss of Pleasure for Current Residents of Buena Vista**

We are deeply concerned about the removal of the tree line that surrounds the hilltop behind our property. This natural area provides essential shade and serves as a habitat for many birds and other wildlife, including deer. It also functions as an important sound barrier from Highway 54; without it, the increased noise will significantly affect our enjoyment of our property—as well as that of our neighbours. We cherish our place in Buena Vista and are worried that the proposed construction and development will diminish the very qualities that led us to purchase our property. Since becoming owners in 2021, we have valued the peacefulness of the area, its low population density, and the presence of abundant trees and wildlife behind our home. It would be profoundly disappointing to see the character of the surrounding area altered so dramatically. In addition, approval of the referenced applications will almost certainly reduce our property's value, resulting in a financial loss if we ever choose to sell.

For the reasons above—including inconsistency with the Future Urban Development district's intent, environmental and water-quality risks, nuisance concerns, road allowance issues, and future-development conflicts—we respectfully request that Council **deny Discretionary Use Applications #25-023 and #25-024.**

We appreciate Council's consideration of our concerns and your ongoing efforts to ensure land-use decisions support the long-term health, safety, and orderly growth of Buena Vista. We respectfully request that you take our concerns into consideration when determining whether to approve the Applications. **Please be advised that we wish to address the council in person regarding this matter.**

Kind regards,

(signed by)

Buena Vista

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 19, 2025 9:22 AM  
**To:**  
**Subject:** RE: Concerns of new development

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

Cate McConnell-Stevenson  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518 <http://www.buenavista.ca> Like us on Facebook

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-----Original Message-----

**From:**  
**Sent:** November 19, 2025 9:18 AM  
**To:** Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>  
**Subject:** Concerns of new development

Hello,

I am reaching out to voice our concerns regarding the public notice that was sent out referring to the land being developed off of tower road.

- how many cattle, will there be an odour?
- our house backs that land, making sure the fence is checked and secure often.
- Will the dwelling be located far enough back to make sure there is no shifting below -water supply for fire safety? All the bush behind all of the south side of Highwood has a ton of trees. Will there be water up there incase of a fire?
- why not a septic system like the rest of the village? We are concerned of any smell coming off the field with it being so close to the road.
- plans for run off?

We have lived out here for 15 years and have not had any issues in our yard with movement. We just don't want to have any future problems. So we would really like to be sure that due diligence is done when planning for future building and possibility of ground movement and water run off causing issues.

Thank you for your attention to this matter.

**From:** Cate McConnell  
**Sent:** November 19, 2025 7:53 AM  
**To:** /  
**Subject:** RE: Notice of Discretionary Use Applications

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

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**From:**  
**Sent:** November 18, 2025 7:01 PM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Re: Notice of Discretionary Use Applications

Good evening Cate. Regarding the application for a septic field and cattle on the acreage to the south of my property, these are my concerns.

- ~ This property, which I sold, has always been subjected to flooding due to low lying areas. With the septic field this could affect the water table which the Village relies on.
  - ~ My property, which is on the escarpment of the Village, is already slumping over its crest
  - ~ The property to the west of my property, being Tower Road, value will be affected because of the introduction of cattle onto the property. Also it will be affected with the proposed septic field due to the low lying areas which are always subjected to flooding.
  - ~ The septic field will also affect the properties below the escarpment
  - ~ The septic field will also affect the water table which the Village rely on for its daily water supply
  - ~ The cattle could possibly affect the water table as well
- The contamination issue is clear and should be challenged as it is clear it would be detrimental to the Village's residence.

75MR # 9

Thank you for your attention to this matter.

---

**From:** Cate McConnell <[admin@buonavista.ca](mailto:admin@buonavista.ca)>  
**Sent:** Wednesday, November 5, 2025 11:58 AM  
**Subject:** Notice of Discretionary Use Applications

Good Afternoon:

Please find attached Notice of Discretionary Use Applications for your review as a requirement to be given to assessed property owners within a minimum 75 meters of the subject property.

Time sensitive deadlines are provided within the attached notice.

Regards,

*Cate McConnell-Stevenson*  
Assistant CAO

Village of Buena Vista

1050 Grand Avenue

Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

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75m R # 8

RECEIVED

NOV 13 2025

To: Village of Buena Vista

RE: Notice of Discretionary Use Applications #25-023 & 25-024 SW 132122 w2

These are my concerns and recommendations further to your email letter of November 5, 2025

*Type II Mound Septic System: this type of system has liquid sewage returned to the environment through a sand gravel sifting process - the liquid will take the easiest path via natural gravitation which most likely will be in the direction of the Lake and residential area which could be an environmental and or human health issue – this type of system and request should be denied*

*Pastured Land: I would ask the request for a seasonal livestock operation be declined as it is so close to residential areas of Buena Vista – my concern is with contamination due to the animal waste product and the foul odour of such an operation in such a small area and so close to residences – I would also have a concern with possible hill side weakening and slumping issues (to be discussed further within this document)*

*Should the Buena Vista Board allow the seasonal Small Herd then I would ask it be limited to cattle and a strict limit of no more than a total of 5 cows at any given time - research suggests for open grazing of natural grasses you would require 1 to 2 acres per animal – it is suggested the small herd would be rotated through 6 grazing paddocks - the total area for the grazing operation appears to be 35-40 acres available which would also suggest each grazing paddock would be around 3-5 acres – to support a herd of, 5, cows on 3-5 acres would require continued rotation as it would not take long for cows to safely consume the natural grasses with in the grazing paddock and there is a real danger of over grazing – over graze could lead to plant root damage – with no separate food source or irrigation the natural regeneration of the prairie grasses would be in danger therefore weakening the soil base - if over grazing becomes an issue then the operation would require the introduction of a separate food source and or a system of continued watering for faster regeneration of the natural grasses – if watering has to be done this raises a whole new set of concerns - where the water is coming from, soil erosion and environmental concerns like the stability of the valley wall, water run off and slumping - I also noted the local Bylaws under Section 14.2b would exclude any type of intensive livestock operations*

*Property Setback: the top of valley setback for the pasture area is noted as 6 meters – this area of Last Mountain Lake has had issues with natural slumping and it is also my understanding there have been issues with construction and land usage slumping (Edgewood subdivision) I would suggest having at least a 20 meter setback for the cattle grazing area, any road ways and construction of any building including principal residences - for the purposed residential construction site a documented Geotechnical Survey should be provided requiring drill depth of at least 90 feet*

I submit this document for your consideration

Buena Vista, Saskatchewan

75m R # 7

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 12, 2025 9:07 AM  
**To:**  
**Subject:** RE: Notice of Discretionary Use Applications  
**Attachments:** Parcel.jpg; Cattle Paddock Site Plan.pdf

Good Morning

Thank you for your submission. The proposed development is directly east of the Public Works yard on the parcel of land that borders the hilltop above Highwood Avenue (please see attached).

Your concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518  
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**From:** (  
**Sent:** November 9, 2025 5:37 AM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Re: Notice of Discretionary Use Applications

Dear Cate,

Thank you for this email. Is this right by the town worksite? The property that has been for sale for two years?

In the attachment I do not see the location of the proposed grazing fields and structures. Our concern is the natural smells of cattle waste that will be more of a deterrent. It is closer to residential homes down hill.

75mR #7

The septic area looks fine. The proposed expansion of the residence is fine. The grazing field location and barns are what we would like to know more about.

Thank you,

On Nov 6, 2025, at 03:59, Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)> wrote:

Good Afternoon:

Please find attached Notice of Discretionary Use Applications for your review as a requirement to be given to assessed property owners within a minimum 75 meters of the subject property.

Time sensitive deadlines are provided within the attached notice.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

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<Discretionary Use Application Notice to Public within 75m.docx>

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 12, 2025 9:13 AM  
**To:**  
**Subject:** RE: Notice of Discretionary Use Applications #25-023 & #25-024 – SW 13-21-22 w2  
**Attachments:** Cattle Paddock Site Plan.pdf

Good Morning

Thank you for your submission. I have attached the proposed site plan of the cattle paddocks/central handling/rest area for your perusal.

Your questions and concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell-Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

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**From:**  
**Sent:** November 11, 2025 7:02 PM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Notice of Discretionary Use Applications #25-023 & #25-024 – SW 13-21-22 w2

Dear Council Members of the Village of Buena Vista,

Thank you for providing the application documents. I have reviewed them carefully; however, I find the images and written descriptions difficult to interpret. As a result, I am struggling to gain an accurate understanding of the proposal.

Specifically, I am unclear about:

- The exact placement of the grazing paddocks and how close they would be to the residences located below the property.
- What constitutes a "small herd" of feeder cattle, whether there is a defined limit, and if the number of animals could be expanded after approval.

- The size of the rotating grazing paddocks and how many cattle are expected to be involved, which makes it difficult to assess potential impacts such as wastewater or manure runoff down the slope toward neighboring properties.
- How the proposed pens align with the residential dwelling, as the drawings do not specify distances. From the plan, the home site appears to be set back approximately six meters from the edge of the valley and a portion of the house butts up against the existing barb wire fence, which seems to leave limited space between the house and the proposed pens.

My primary concerns relate to odor and the possibility of contaminated runoff affecting properties below. Without clearer information, I cannot determine whether the proposed feeder cattle plan would create these conditions. At present, I feel I lack sufficient detail to provide a fully informed comment.

I respectfully request that more precise and legible information be provided to residents-particularly clearer site plans with distances, herd size limits, and runoff management measures-so that we can accurately evaluate the potential impacts before council makes its decisions.

Thank you for considering my concerns.

Sincerely,

75mR #5

pg 1

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 12, 2025 4:44 PM  
**To:**  
**Subject:** RE: Notice of Discretionary Use Applications

Good Afternoon .

Thank you for your submission. Your questions and concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518  
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**From:**  
**Sent:** November 12, 2025 3:11 PM  
**To:** Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>  
**Subject:** Re: Notice of Discretionary Use Applications

Good afternoon,

Please see attached for our response to the Notice of Discretionary Application.

Thank you,

On Wed, Nov 5, 2025 at 2:58 PM Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)> wrote:

75mR#5  
pg 2

Good Afternoon:

Please find attached Notice of Discretionary Use Applications for your review as a requirement to be given to assessed property owners within a minimum 75 meters of the subject property.

Time sensitive deadlines are provided within the attached notice.

Regards,

*Cate McConnell-Stevenson*

Assistant CAO

Village of Buena Vista

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Buena Vista, Saskatchewan, S2V 1A2

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**Subject:** Opposition to Discretionary Use Application – SW 13-21-22 W2 (Personal Residence and Seasonal Cattle Grazing)

**To:** Council of the Village of Buena Vista

**Email:** admin@buenavista.ca

**Date:** November 12, 2025

Dear Mayor and Council Members,

I am writing as a concerned resident of the Village of Buena Vista to formally express my objection to the proposed Discretionary Use applications 25-023 and 25-024, regarding the development at SW 13-21-22 W2 for a personal residence with an attached garage, Type II Mound Septic System, domestic water infrastructure, and the seasonal grazing of a small herd of cattle.

While I respect the rights of property owners to develop their land, this proposal raises serious safety, environmental, infrastructure, and bylaw compliance concerns that pose risks to nearby residents, surrounding properties, and the environmental health of Last Mountain Lake. The proposed uses appear inconsistent with both the intent and spirit of the Future Urban Development (FUD) zoning.

## **1. Topography, Slope Stability & Landslide Concerns**

The proposed site lies on top of a significant hill, with multiple homes situated below. Development in this area could increase the risk of erosion, slope instability, or landslides, particularly if land grading, fencing, or construction alters natural drainage patterns.

- Has a geotechnical or slope stability study been completed by a qualified engineer?
- Who will assume liability should shifting soil, runoff, or drainage failure cause damage to lower properties?
- What long-term erosion and stormwater controls are proposed?

## **2. Drainage, Runoff & Water Contamination (Including Lake Impact)**

The installation of a Type II Mound Septic System on sloped land, coupled with livestock grazing, poses a high risk of nutrient and bacterial runoff entering local drainage paths and ultimately contaminating Last Mountain Lake.

- Livestock manure and septic effluent both contain E. coli, nitrates, and phosphates that can travel downhill with surface water, especially during heavy rainfall or spring melt.

- This contamination can lead to algae blooms, fish habitat degradation, and unsafe swimming conditions, directly affecting both public health and tourism in the Buena Vista, Lumsden Beach, and Regina Beach area.
- Has the Water Security Agency or Saskatchewan Ministry of Environment been consulted on potential surface water and lake contamination risks?
- What buffer zones or runoff containment systems are proposed to prevent effluent or manure from reaching natural waterways?

Without independent environmental testing and engineered drainage planning, this development presents a serious risk to the lake ecosystem and the village's long-standing commitment to water protection.

### **3. Fire Suppression & Emergency Response**

This property is located in a rural, elevated area that presents challenges for emergency response and fire suppression.

- Are there adequate hydrant or water storage systems for fire control?
- Can fire and rescue vehicles safely and quickly access the site year-round?
- Will fencing or livestock containment infrastructure impede emergency access?

Given the risk of grass or structure fires in dry months, the lack of infrastructure in this area could endanger both this property and surrounding homes.

### **4. Environmental, Odour & Air Quality Impacts**

Seasonal grazing of cattle will inevitably produce strong odours, attract flies and vermin, and create a noticeable decline in air quality for neighbouring homes.

- Persistent manure odour will impact residents' ability to enjoy outdoor spaces.
- Runoff from manure and waste can carry bacteria and nutrients into the soil and water systems.
- The presence of livestock is inconsistent with the residential and environmental objectives of the Future Urban Development zoning.

Such impacts will degrade Buena Vista's environmental image and community character, which is valued for its lakefront setting and residential appeal.

### **5. Wildlife Attraction & Public Safety Concerns**

Livestock operations and open feed or water sources are known to attract unwanted wildlife, including coyotes, foxes, raccoons, skunks, birds of prey, and rodents.

- These animals pose risks to pets, small children, and property, and may spread disease or cause nuisance damage.
- The introduction of grazing areas and livestock feed creates a sustained attractant, encouraging wildlife activity close to residential homes.
- Increased wildlife presence will also place additional strain on local animal control and emergency resources.

This unintended consequence could significantly affect community safety and comfort in surrounding residential areas.

## **6. Property Devaluation & Insurance Implications**

The introduction of a livestock operation and mound septic system in a residential transition area will lead to decreased property values and possible insurance concerns for surrounding homeowners.

- Home values will be reduced due to odour, visual impact, noise, and perceived environmental risk.
- Proximity to cattle operations and potential lake contamination could make properties harder to sell or insure.
- Insurance providers may classify the area as higher risk due to fire potential, runoff hazards, and livestock proximity.

Residents should not bear the financial burden or loss of property value resulting from incompatible land use decisions.

## **7. Non-Compliance with Village Bylaws & Future Urban Development Intent**

The Future Urban Development (FUD) Zone is intended for planned residential and community growth, not active livestock operations.

- Seasonal cattle grazing and the use of public road allowances for grazing are inconsistent with the intent and permitted uses of the zone.
- These uses also pose public safety and liability risks.
- The Village's Official Community Plan (OCP) prioritizes sustainable development, environmental protection, and lake conservation, all of which this proposal undermines.

Approving this application would set a precedent for further agricultural encroachment into residential transition zones.

## **8. Additional Community Concerns**

- Noise from livestock and equipment.
- Drainage diversion increasing flooding potential on lower lots.

- Visual disruption and decreased aesthetic appeal of the neighbourhood.
- Emergency response limitations on access routes.

### **Request for Denial**

Given the extensive risks related to lake contamination, slope stability, drainage, fire safety, odour, wildlife attraction, insurance impacts, and property devaluation, we strongly urge Council to deny this Discretionary Use application in its current form.

Should Council choose to consider the proposal further, we request that comprehensive independent assessments be completed prior to any approval, including:

- A geotechnical and drainage assessment by a qualified engineer;
- An environmental impact and lake contamination study;
- A fire suppression and emergency access plan;
- A wildlife and nuisance management plan; and
- A bylaw and zoning compliance review confirming alignment with Buena Vista's Official Community Plan and environmental protection policies.

Thank you for your attention to these significant safety and environmental concerns. Protecting Last Mountain Lake, its shoreline, and the integrity of our community should remain the Village's highest priority.

Please confirm receipt of this letter and include it in the official record for Council's review.

Sincerely,

Village of Buena Vista, SK

75mR # 4

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 14, 2025 4:44 PM  
**To:**  
**Cc:**  
**Subject:** RE: Comment Submission on Notice of Discretionary Use Application #25-023 & 25-024 - SW 13-21-22W2

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell-Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

<http://www.buenavista.ca>

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**From:**  
**Sent:** November 14, 2025 4:42 PM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Cc:**  
**Subject:** Comment Submission on Notice of Discretionary Use Application #25-023 & 25-024 - SW 13-21-22W2

Hello,

Find attached our submission regarding the discretionary use application. We do not feel it will be necessary to appear at council.

Best regards,

75mR #4

Date: 14 November 2025

To: Village of Buena Vista Council

From: Residence at

Re: Notice of Discretionary Use Applications #25-023 & 25-024 – SW 13-21-22 w2

---

Dear Council Members,

We are writing regarding the recent notice for a discretionary use permit on the SW13-21-22 W2 which is located directly above our property on the top of the valley hill. We recognize that this property will quite likely be developed in the future so our intent is not to attempt to block any and all activity on the property. This said, we feel that this initial phase of the development of a home site with temporary pasture paddocks will set a precedence for future development plans making the decisions that council makes today, long lasting and potentially impactful to our enjoyment and value of our property in the village.

We would like to bring to your attention three concerns with the current request for the discretionary use permit.

- **Required setbacks from the edge of the valley.** As we understand the current design for setbacks from the edge of the valley, the requirement would be limited to 6 meters or approximately 20 feet. For a home, outbuilding or infrastructure such as a pool to be within 6 meters of the valley's edge would be completely inadequate. Weight on the hillside and natural flows of runoff from building's eaves, drainage lines and general grading away from a hill property's structures would create significant risks for all home owners below on Highwood Avenue. Balancing a desire for new home owners on top of the hill to optimize their views with the risks and loss of enjoyment to those below is a significant decision this council must consider. We strongly encourage council to consider a significantly stronger setback requirement of 2 to 3 times the currently request of the applicant.
- **Type II Mound Septic System.** From the research we could complete on a Type II Mound Septic System, this could be a viable solution for a single dwelling on the land above the valley's edge. We did have some concerns with the reference to a "septic field" in the drawing of the proposed acreage as this is a significantly different solution and one we would strongly object to. Assuming this can be clarified, our question to council would be the longer term implications of allowing a significant number of residence long term to not be required to use traditional septic tank systems as are required for the balance of residents in the village. The added weight of partially treated waste water to the hillside and the risk to the village's ground water quality would seem to outweigh the wishes of a single or small number of future residents on the hill.
- **Request for discretionary use to establish a rotational grazing site on eight lots.** Not being privy to the plans for the development on the top of the hill, we are assuming that the 8 paddocks planned represent potentially 3-5 acre lots for future urban acreages. In the interim, the desire to make use of this land for grazing is of some concern. Although we are

75 mR #4

not absolutely against limited grazing on the pasture, the expectations of the applicant to graze what we understand could be 20 head for multiple months on such a small number of acres is not acceptable. It is our understanding that the Regina Beach Community Pasture has a limit of 700 head on 6,200 acres (8.8 acres per head). This is a good proxy for the maximum number of livestock that could be fed on native grass of similar land quality without supplemental feeding which would transition the applicant's venture into a backgrounding /intensive livestock operation. With potentially 20 head on the small pasture lots, fence failures, manure and manure management requirements will result in odor and flies which will undoubtedly impact homeowners on Highwood Ave. Should the council be agreeable to allow discretionary use for livestock grazing, we strongly encourage you to take a risk-based approach and significantly limit numbers.

We respectfully request that our comments be considered during your deliberation of the discretionary use application at the next Council meeting.

Thank you for your dedication and work to make Buena Vista a great place to live.

Sincerely,

75mR #3

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 17, 2025 8:50 AM  
**To:**  
**Subject:** RE: Discretionary Use Application

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

Cate McConnell-Stevenson  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518 <http://www.buenavista.ca> Like us on Facebook

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-----Original Message-----

**From:**  
**Sent:** November 15, 2025 6:34 AM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Discretionary Use Application

First I would like to say that I appreciate the information that was provided to ratepayers in The Village Voice. It provides a roadmap for consideration of proposals such as this.

While the proposal is not referred to as a subdivision it is new development outside our current residential area and should be subject to waiting for the examination of our water supply going forward.

Details appear sketchy and open to interpretation which we are now attempting to avoid.

A water supply for cattle is mentioned but nothing about where that comes from. What kind of fencing?  
Any structure proposed for .....central handling....or .....rest area?

What is road allowance for grazing?

This proposal just doesn't seem to fit the criteria outlined in our new way of doing business and the lessons learned from past experience. I am sure council has more concerns as well and the applicant needs to go back to the drawing board.

75mR#3

Thank you

Sent from my iPad

**From:** Cate McConnell  
**Sent:** November 7, 2025 3:01 PM  
**To:**  
**Subject:** RE: Notice of Discretionary Use Applications

Good Afternoon;

Please be advised, in accordance with the Planning and Development Act, the municipality is required to consider all Discretionary Use applications submitted. Also, as part of the discretionary use development application process, the municipality is required to provide notice and invitation to all assessed properties that may be affected within 75 m of the property line for which the application is submitted. All comments and consideration will be reviewed and taken into consideration to form part of their decision.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518  
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**From:**  
**Sent:** November 6, 2025 9:14 PM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Re: Notice of Discretionary Use Applications

We will be voicing our displeasure for sure. We are strongly opposed.

The letter states Urban Development. Since when do grazing cows and sewage field work with urban development. Does not make sense nor will this attract residents.

It is hard to believe council and Village administration are even considering this.

This needs to be scrapped immediately.

75mR #2

Sent from my iPad

On Nov 5, 2025, at 2:58 PM, Cate McConnell <[admin@buonavista.ca](mailto:admin@buonavista.ca)> wrote:

Good Afternoon:

Please find attached Notice of Discretionary Use Applications for your review as a requirement to be given to assessed property owners within a minimum 75 meters of the subject property.

Time sensitive deadlines are provided within the attached notice.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO

Village of Buena Vista

1050 Grand Avenue

Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

<http://www.buonavista.ca>

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Please delete it and advise me by return e-mail or telephone. Thank you.

<Discretionary Use Application Notice to Public within 75m.docx>

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 7, 2025 2:48 PM  
**To:**  
**Subject:** RE: Notice of Discretionary Use Application

Good Afternoon:

Thank you for your submission of questions and concerns regarding the Discretionary Use applications. Your questions and concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell-Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

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**From:**  
**Sent:** November 6, 2025 9:38 AM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Notice of Discretionary Use Application

Good morning, I have a few questions regarding the proposal submitted.

- As the septic system is not a tank system has a study been completed to ensure leaching will not affect the aquifer?
- As the "grazing paddocks" appear to have been designed as future residential development sites will the road allowance be returned once development is undertaken or will the primary residence road become the future access around the 2 most southern properties proceeding south of the residence? Will the road be sized accordingly by the developer now or will it require modifications later to upgrade it to conform with rural road standards?
- Will the primary water line be sized for the future development or is it only sized for the single-family dwelling?
- Will there be a hydrant system put in place by the developer to handle fire protection of the area? If there was a fire at the residence the trees in the valley and the houses below would be at substantial risk of rapid

75mR # 1

spreading if there is not a water source present. Based on the recent fire in town the safety of adjacent properties is probably my primary concern.

Thanks

## SUBMISSIONS FROM GENERAL PUBLIC

Pub # 22

RECEIVED

NOV 18 2025

11:37 A.M.

cy

November 19, 2025

**VILLAGE OF BUENA VISTA  
COMMENTS RE: DISCRETIONARY USE PROPOSAL  
PARCEL SW13-21-22 W2**

**ATTN: COUNCIL AND ADMINISTRATION, VILLAGE OF BUENA VISTA**

In consultation with a few of the residents of Woodland Bay, I provide the following comments for council's consideration in this matter:

**Construct of a dwelling for personal residence to include attached garage**

1. Subject to required setbacks, building size and other requirements of the Village of Buena Vista

**Type II Mound installation**

1. Holding tank required as outlined in Bylaw 2/02 "TO CONTROL THE COLLECTION, STORAGE AND DISPOSAL OF SEWAGE". The holding tank to service only the residence.
2. Also required under Saskatchewan Regulations "THE PRIVATE STORAGE WORKS REGULATIONS" Reg 14 effective Oct 1, 2011 Clause 16 Discharge of Sewage and "THE SHORELINE POLLUTION CONTROL REGULATIONS" Reg 54/76 effective April 1, 1976 amended 56/96 Clause 2 Definitions r) Shoreline Development Area and Clause 6 No Disposal of Sewage.

**Installation of domestic water infrastructure**

1. Subject to connection to village water supply for the residence only and as required under Bylaw 04/23 "TO REGULATE OUTDOOR WATER USAGE".
2. My understanding is that the remaining property will be used for cattle which will have drinking water trucked in by the owner and there will be no irrigation of the land in this area of the property which would contribute to migration of animal sewage to residential area south of the property as well as the lake.

**Have seasonal grazing of small herd of feeder cattle from May-October. Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply, Proposal includes allowing use of road allowance for grazing.**

1. Also required under Saskatchewan Regulations "THE SHORELINE POLLUTION CONTROL REGULATIONS" Reg 54/76 effective April 1, 1976 amended 56/96 Clause 2 Definitions Q) sewage and Clause 9 1a) No sewage or sewage effluent to be discharged does not allow for cattle sewage within 1500 feet of the lake therefore cattle should not be allowed on this property.

2. Grazing in the paddocks proposed is not expected to provide the feed necessary for the cattle. Based on historical aerial photos and SAMA's definition of the property being non-arable feed naturally provided on the property would last 10 to 15 weeks considering my understanding of the owner's intention to have 15 to 20 cattle. The land is only expected to provide feed approximately 50% of the 26 weeks (May-October) identified by the owner which would result in importing feed half the time which suggests this is a feed lot not grazing.
3. Road allowances should not be allowed to be used for grazing.
4. Beyond the regulations outlined above council should be aware that the Saskatchewan Ministry of Agriculture 's approval of plans are required if the size of the operation is between 20 and 300 animal units and within 300 metres of a watercourse. Appreciate that the distance to the lake is marginally over the 300 metres in spots along the property and highwater level surveyed by the village was identified as being even higher than historical.

In closing I can't imagine the smell and noise of potentially 20 cattle from May to October as close to residential adjoining properties as there are. My personal concern would be if council allows the cattle side of this development to proceed does that set a precedent for a similar development on other "Future Urban Development" land adjacent to where I live Woodland Bay. Council may want to consult with council for the Village of Bethune who have also experienced a similar situation which has impacted residents (be it a larger operation but significantly further away from homes).

Council's consideration is appreciated.

Respectfully

Woodland Bay

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 19, 2025 9:59 AM  
**To:**  
**Subject:** RE: Nov 12 Public Notice

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518  
<http://www.buenavista.ca>  
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**From:**  
**Sent:** November 19, 2025 9:46 AM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Nov 12 Public Notice

We would like to express considerable concern regarding the potential approval of any discretionary uses above our residence.

More information is required ; but let's stop before approving road allowance usage and any more changes to our village entrance.

Grand Avenue

Pub# 20

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 19, 2025 9:37 AM  
**To:**  
**Subject:** RE: Comments re proposed development of cattle ranch

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell-Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

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**From:** [REDACTED]  
**Sent:** November 19, 2025 9:35 AM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Comments re proposed development of cattle ranch

Hello,

The following are my concerns regarding the proposed cattle ranch in Buena Vista.

1. When I envision what comprises my village, I do not imagine a cattle ranch as part of it. Houses, stores, post office, and so on, but never a farm of any type.
2. I grew up with a mound as our home septic system, so I am very aware of what it does. We lived a long way from any water source which is unlike here with a lake right below the proposed ranch. Again, I don't envision my village with mounds as the septic system, and most certainly am concerned where the runoff will go!
3. Will the ranch be hooked into the village water for the cattle and for growing the feed/grass in six paddocks? That could put a huge strain on the existing tower.

[REDACTED]  
Buena Vista ,SK

Pub # 19

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 18, 2025 7:57 AM  
**To:**  
**Subject:** RE: Opposition Letter

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518  
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**From:**  
**Sent:** November 17, 2025 8:37 PM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Opposition Letter

Please see attached.

Thank you,

Regina, Saskatchewan

Pub #19

Buena Vista, SK S2V 1B2

November 13, 2025

Village of Buena Vista

Box 236

Buena Vista, SK S2V 1A4

**Re: Response to Public Notice Dated November 12, 2025 – Opposition to Proposed Development**

I am writing in strong opposition to the development proposal referenced in the public notice issued by the Village on Wednesday, November 12, 2025. After reviewing the information available and considering the potential impacts on surrounding properties and the broader community, I have significant concerns regarding both environmental and bylaw-related matters.

**1. Septic System Concerns – Type II Mound**

The proposed use of a Type II septic mound poses several risks. If such a system is undersized or not properly maintained, surface effluent can occur, which may travel downhill due to the natural topography of the area. This creates a serious risk of contamination entering neighbouring properties and eventually affecting the Village itself.

Further, Type II mounds have the ability to oversaturate surface soils, which can contribute to slope instability—a concern in areas with varied elevation. All existing properties within Village limits are required to use holding tank septic systems, and this development should be held to the same standard to ensure public health, environmental protection, and consistency.

**2. Corrals, Odors, and Agricultural Activity**

The proposal appears to include corrals or the potential for livestock containment. Corrals inherently create concerns related to manure, cleanliness, pests, and odors. Even a small-scale grass feedlot produces noticeable smells, airborne particulates, and potential runoff pollutants. These impacts are incompatible with residential living and the quiet, recreational nature of Buena Vista.

**3. Impact on Local Wildlife — Especially Deer**

Buena Vista's deer population is a defining feature of our community. Much like Jasper's elk

create a unique sense of place, our deer contribute greatly to the small-town charm that residents love and visitors appreciate. The presence of livestock, even a small number, feedlot conditions, and similar agricultural activity will drive deer out of the area, disrupting a natural and valued part of our community identity.

#### 4. Bylaws Restricting Livestock

Village bylaws expressly restrict livestock within municipal boundaries. These rules exist to protect residents from exactly the types of issues raised above—odors, runoff, incompatibility with residential uses, and negative environmental impacts. Allowing this development would undermine the intent of those bylaws and set an unfavourable precedent.

For these reasons, I respectfully request that Council deny the proposed development and uphold the standards and bylaws that maintain Buena Vista as a clean, safe, and welcoming community.

Thank you for your time and consideration.

Sincerely,

Pub #18

## Cate McConnell

---

**From:** Sitebuilder <no-reply@forms.sitebuilderhost.net>  
**Sent:** November 17, 2025 11:31 AM  
**To:** Cate McConnell  
**Subject:** Submission from Village of Buena Vista received [www.buenavista.ca]

You received a form submission from Village of Buena Vista:

Name:

E-mail:

Pertaining to the public notice sent to all BV residents regarding the subject parcel, SW 13-21-22 W2, located adjacent to the Village shop yard located in the Future Urban Development zoning district, I would like to express my concerns regarding the disapproval of said proposal about having seasonal grazing of small herd of feeder cattle: Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply and includes allowing use of road allowance for grazing. It is my strong opinion that cattle should simply NOT be with in town limits. Here are some of the reasons for my concerns, not to mention the obvious foul odor and the noise pollution the cattle would cause negatively effecting our property values. Environmental Cons

- Water Contamination:
  - Nutrient and Pathogen Runoff: Manure and urine contain nitrogen, phosphorus, E. coli, Giardia, Cryptosporidium, and other pathogens. Runoff from rain or snowmelt can carry these contaminants into the lake, compromising water quality and potentially making the water unsafe for human and wildlife consumption or recreation.
  - Algal Blooms: Increased nutrient levels (nitrogen and phosphorus) stimulate excessive algae and potentially toxic blue-green algae growth. Decomposing algae consumes dissolved oxygen, which can lead to fish kills and ecosystem degradation.
  - Riparian Area Degradation: Cattle are naturally attracted to riparian areas for water, shade, and succulent vegetation. This can lead to the removal of essential bank vegetation, streambank trampling, and accelerated erosion and sedimentation into the lake. Sedimentation smothers fish spawning grounds and increases water turbidity.
- Infrastructure Limitations: While rotational grazing with a central water supply helps mitigate direct access issues, unintended access to the lake shore or streams during movement or due to fence failure can still occur, causing significant damage in a short time.
- Soil and Vegetation Issues:
  - Soil Compaction and Erosion: Trampling, especially when soils are saturated with water (common in spring), leads to soil compaction. This reduces water infiltration, increases surface runoff, and elevates the risk of erosion.
  - Vegetation Changes: Selective grazing may lead to a decline in desirable native plant species and an increase in less palatable species or weeds.
  - Habitat Fragmentation: The installation of extensive fencing for six paddocks can fragment wildlife habitats and disrupt natural migration patterns.
- Road Allowance Grazing:
  - Safety Concerns: Grazing cattle along road allowances poses safety risks to both motorists and animals. Cattle may wander onto the main road, especially if spooked even when the fencing seems sufficient, incidences are impossible to avoid completely.
  - Increased Management Needs: Grazing along public access areas requires more active management to

prevent livestock from becoming a nuisance or a hazard to the public.   ◦ Social  
Cons   • Public Health Concerns: Contaminated water sources pose direct public health risks to the lake community members who may use the water for drinking, swimming, or other recreational activities.   • Aesthetic and Nuisance Issues: The presence of cattle, fencing, and manure can be perceived as an aesthetic nuisance in a lake community setting. Odor and increased flies is a major concern.   • Conflicts with Residents: Disagreements often arise between the farmers/ranchers and lake residents or other land users (e.g., hikers, wildlife enthusiasts, etc) regarding land use, access, environmental impact, and animal management practices.   • Management Demands: Rotational grazing is labor-intensive and requires a high degree of active management. Inconsistent management can negate many of the intended environmental benefits and exacerbate the cons. Thank you for taking my concerns in consideration. Please make the right decision and turn down this proposal to have cattle in our town.

---

You received this form submission from your website.

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 17, 2025 9:08 AM  
**To:**  
**Subject:** RE: Discretionary use applications being considered

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell-Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

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**From:** [REDACTED]  
**Sent:** November 16, 2025 2:47 PM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Discretionary use applications being considered

Please accept this as a written submission regarding the discretionary use applications being considered on November 25, 2025. We oppose the approval of these applications for the following reasons:

Regarding the mound septic system, we have concerns regarding the village's ability to ensure the system is properly constructed and maintained as it will be on private property. If it is not properly constructed or maintained then there is the potential for odors which will impact our enjoyment of our year round residence on Highwood Ave.

Regarding the cattle, the application is very vague. What number constitutes a small herd? How would the village be able to keep track of the number of cattle on the property and address the issue if the herd grew to the extent that noises and smells began to effect our enjoyment of

Pub #17

our property and that of our neighbours? We feel that once approved this oversight would be difficult or impossible and therefore we are opposed to the application.

Thank you for your attention to this.

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 17, 2025 9:06 AM  
**To:**  
**Subject:** RE: Proposed livestock zoning

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards

Cate McConnell-Stevenson  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518 <http://www.buenavista.ca> Like us on Facebook

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-----Original Message-----

**From:** .  
**Sent:** November 16, 2025 1:05 PM  
**To:** Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>  
**Subject:** Proposed livestock zoning

Pertaining to the public notice sent to all BV residents regarding the subject parcel, SW 13-21-22 W2, located adjacent to the Village shop yard located in the Future Urban Development zoning district, I would like to express my concerns regarding the disapproval of said proposal about having seasonal grazing of small herd of feeder cattle: Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply and includes allowing use of road allowance for grazing.

It is my strong opinion that cattle should simply NOT be with in town limits. Here are some of the reasons for my concerns, not to mention the obvious foul odor and the noise pollution the cattle would cause negatively effecting our property values.

Environmental Cons

- Water Contamination:
  - Nutrient and Pathogen Runoff: Manure and urine contain nitrogen, phosphorus, E. coli, Giardia, Cryptosporidium, and other pathogens. Runoff from rain or snowmelt can carry these contaminants into the lake, compromising water quality and potentially making the water unsafe for human and wildlife consumption or recreation.

▪ **Algal Blooms:** Increased nutrient levels (nitrogen and phosphorus) stimulate excessive algae and potentially toxic blue-green algae growth. Decomposing algae consumes dissolved oxygen, which can lead to fish kills and ecosystem degradation.

▪ **Riparian Area Degradation:** Cattle are naturally attracted to riparian areas for water, shade, and succulent vegetation. This can lead to the removal of essential bank vegetation, streambank trampling, and accelerated erosion and sedimentation into the lake. Sedimentation smothers fish spawning grounds and increases water turbidity.

◦ **Infrastructure Limitations:** While rotational grazing with a central water supply helps mitigate direct access issues, unintended access to the lake shore or streams during movement or due to fence failure can still occur, causing significant damage in a short time.

• **Soil and Vegetation Issues:**

◦ **Soil Compaction and Erosion:** Trampling, especially when soils are saturated with water (common in spring), leads to soil compaction. This reduces water infiltration, increases surface runoff, and elevates the risk of erosion.

◦ **Vegetation Changes:** Selective grazing may lead to a decline in desirable native plant species and an increase in less palatable species or weeds.

◦ **Habitat Fragmentation:** The installation of extensive fencing for six paddocks can fragment wildlife habitats and disrupt natural migration patterns.

• **Road Allowance Grazing:**

◦ **Safety Concerns:** Grazing cattle along road allowances poses safety risks to both motorists and animals. Cattle may wander onto the main road, especially if spooked even when the fencing seems sufficient, incidences are impossible to avoid completely.

◦ **Increased Management Needs:** Grazing along public access areas requires more active management to prevent livestock from becoming a nuisance or a hazard to the public.

◦ **Social Cons**

• **Public Health Concerns:** Contaminated water sources pose direct public health risks to the lake community members who may use the water for drinking, swimming, or other recreational activities.

• **Aesthetic and Nuisance Issues:** The presence of cattle, fencing, and manure can be perceived as an aesthetic nuisance in a lake community setting. Odor and increased flies is a major concern.

• **Conflicts with Residents:** Disagreements often arise between the farmers/ranchers and lake residents or other land users (e.g., hikers, wildlife enthusiasts, etc) regarding land use, access, environmental impact, and animal management practices.

• **Management Demands:** Rotational grazing is labor-intensive and requires a high degree of active management. Inconsistent management can negate many of the intended environmental benefits and exacerbate the cons.

Thank you for taking my concerns in consideration. Please make the right decision and turn down this proposal to have cattle in our town. Tks..

Sent from my iPhone

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 17, 2025 9:04 AM  
**To:**  
**Subject:** RE: The subject parcel, SW 13-21-22 w2, is located on adjacent to the Village shop yard located in the Future Urban

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell-Stevenson*  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518  
<http://www.buonavista.ca>  
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**From:** ;  
**Sent:** November 16, 2025 11:09 AM  
**To:** Cate McConnell <admin@buonavista.ca>  
**Subject:** The subject parcel, SW 13-21-22 w2, is located on adjacent to the Village shop yard located in the Future Urban

I am against any amount of cattle on this property and also against a Type II Mound Septic System on that or any property within Buena Vista Village.

;

Buena Vista, Sask.  
S2V 1B3

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 17, 2025 9:00 AM  
**To:**  
**Subject:** RE: Proposed grazing land

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.


Regards,

Cate McConnell-Stevenson  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518 <http://www.buenavista.ca> Like us on Facebook

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-----Original Message-----

**From:**   
**Sent:** November 15, 2025 3:17 PM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Proposed grazing land

We, support the email listed below.

If you haven't heard, there is a proposal in to have a small herd of cattle right in town limits. Above the Greystone area continuing further west, above Highwood.

It is my belief that we should NOT allow cattle with in city limits. It would bring down property values! The smell, increased flies in the area and the constant noise pollution would be brutal. Even if they are contained to said specific area, but no fence is perfect and cows will always be cows and any downed fence would lead to even more negative effect.

and I wrote up an email this morning. The more people that send their opinion of this matter in, the better chance of the proposal being turned down. I will be at the meeting to speak on this directly myself but please take the time to send the BV office an email.

COPY / PASTE this and send to [admin@buenavista.ca](mailto:admin@buenavista.ca) Feel free to change what ever you want or add/subtract etc Cheers all! .....

Pertaining to the public notice sent to all BV residents regarding the subject parcel, SW 13-21-22 W2, located adjacent to the Village shop yard located in the Future Urban Development zoning district, I would like to express my concerns

regarding the disapproval of said proposal about having seasonal grazing of small herd of feeder cattle: Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply and includes allowing use of road allowance for grazing.

It is my strong opinion that cattle should simply NOT be with in town limits. Here are some of the reasons for my concerns, not to mention the obvious foul odor and the noise pollution the cattle would cause negatively effecting our property values.

Environmental Cons

- Water Contamination:
  - Nutrient and Pathogen Runoff: Manure and urine contain nitrogen, phosphorus, E. coli, Giardia, Cryptosporidium, and other pathogens. Runoff from rain or snowmelt can carry these contaminants into the lake, compromising water quality and potentially making the water unsafe for human and wildlife consumption or recreation.
  - Algal Blooms: Increased nutrient levels (nitrogen and phosphorus) stimulate excessive algae and potentially toxic blue-green algae growth. Decomposing algae consumes dissolved oxygen, which can lead to fish kills and ecosystem degradation.
  - Riparian Area Degradation: Cattle are naturally attracted to riparian areas for water, shade, and succulent vegetation. This can lead to the removal of essential bank vegetation, streambank trampling, and accelerated erosion and sedimentation into the lake. Sedimentation smothers fish spawning grounds and increases water turbidity.
- Infrastructure Limitations: While rotational grazing with a central water supply helps mitigate direct access issues, unintended access to the lake shore or streams during movement or due to fence failure can still occur, causing significant damage in a short time.
  - Soil and Vegetation Issues:
    - Soil Compaction and Erosion: Trampling, especially when soils are saturated with water (common in spring), leads to soil compaction. This reduces water infiltration, increases surface runoff, and elevates the risk of erosion.
    - Vegetation Changes: Selective grazing may lead to a decline in desirable native plant species and an increase in less palatable species or weeds.
    - Habitat Fragmentation: The installation of extensive fencing for six paddocks can fragment wildlife habitats and disrupt natural migration patterns.
  - Road Allowance Grazing:
    - Safety Concerns: Grazing cattle along road allowances poses safety risks to both motorists and animals. Cattle may wander onto the main road, especially if spooked even when the fencing seems sufficient, incidences are impossible to avoid completely.
    - Increased Management Needs: Grazing along public access areas requires more active management to prevent livestock from becoming a nuisance or a hazard to the public.
- Social Cons .
  - Public Health Concerns: Contaminated water sources pose direct public health risks to the lake community members who may use the water for drinking, swimming, or other recreational activities.
  - Aesthetic and Nuisance Issues: The presence of cattle, fencing, and manure can be perceived as an aesthetic nuisance in a lake community setting. Odor and increased flies is a major concern.
  - Conflicts with Residents: Disagreements often arise between the farmers/ranchers and lake residents or other land users (e.g., hikers, wildlife enthusiasts, etc) regarding land use, access, environmental impact, and animal management practices.
  - Management Demands: Rotational grazing is labor-intensive and requires a high degree of active management. Inconsistent management can negate many of the intended environmental benefits and exacerbate the cons.

Thank you for taking my concerns in consideration. Please make the right decision and turn down this proposal to have cattle in our town.

Sent from my iPhone

Pub # 13

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 17, 2025 8:57 AM  
**To:**  
**Subject:** RE: Future urban development

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

Cate McConnell-Stevenson  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518 <http://www.buenavista.ca> Like us on Facebook

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-----Original Message-----

**From:**  
**Sent:** November 15, 2025 2:04 PM  
**To:** Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>  
**Subject:** Future urban development

Attention:

Pertaining to the public notice sent to all BV residents regarding the subject parcel, SW 13-21-22 W2, located adjacent to the Village shop yard located in the Future Urban Development zoning district, I would like to express my concerns regarding the disapproval of said proposal about having seasonal grazing of small herd of feeder cattle: Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply and includes allowing use of road allowance for grazing.

It is my strong opinion that cattle should simply NOT be with in town limits. Here are some of the reasons for my concerns, not to mention the obvious foul odor and the noise pollution the cattle would cause negatively effecting our property values.

Environmental Cons

- Water Contamination:
  - Nutrient and Pathogen Runoff: Manure and urine contain nitrogen, phosphorus, E. coli, Giardia, Cryptosporidium, and other pathogens. Runoff from rain or snowmelt can carry these contaminants into the lake, compromising water quality and potentially making the water unsafe for human and wildlife consumption or recreation.

- Algal Blooms: Increased nutrient levels (nitrogen and phosphorus) stimulate excessive algae and potentially toxic blue-green algae growth. Decomposing algae consumes dissolved oxygen, which can lead to fish kills and ecosystem degradation.
- Riparian Area Degradation: Cattle are naturally attracted to riparian areas for water, shade, and succulent vegetation. This can lead to the removal of essential bank vegetation, streambank trampling, and accelerated erosion and sedimentation into the lake. Sedimentation smothers fish spawning grounds and increases water turbidity.
  - Infrastructure Limitations: While rotational grazing with a central water supply helps mitigate direct access issues, unintended access to the lake shore or streams during movement or due to fence failure can still occur, causing significant damage in a short time.
  - Soil and Vegetation Issues:
    - Soil Compaction and Erosion: Trampling, especially when soils are saturated with water (common in spring), leads to soil compaction. This reduces water infiltration, increases surface runoff, and elevates the risk of erosion.
    - Vegetation Changes: Selective grazing may lead to a decline in desirable native plant species and an increase in less palatable species or weeds.
    - Habitat Fragmentation: The installation of extensive fencing for six paddocks can fragment wildlife habitats and disrupt natural migration patterns.
  - Road Allowance Grazing:
    - Safety Concerns: Grazing cattle along road allowances poses safety risks to both motorists and animals. Cattle may wander onto the main road, especially if spooked even when the fencing seems sufficient, incidences are impossible to avoid completely.
    - Increased Management Needs: Grazing along public access areas requires more active management to prevent livestock from becoming a nuisance or a hazard to the public.
    - Social Cons
  - Public Health Concerns: Contaminated water sources pose direct public health risks to the lake community members who may use the water for drinking, swimming, or other recreational activities.
  - Aesthetic and Nuisance Issues: The presence of cattle, fencing, and manure can be perceived as an aesthetic nuisance in a lake community setting. Odor and increased flies is a major concern.
  - Conflicts with Residents: Disagreements often arise between the farmers/ranchers and lake residents or other land users (e.g., hikers, wildlife enthusiasts, etc) regarding land use, access, environmental impact, and animal management practices.
  - Management Demands: Rotational grazing is labor-intensive and requires a high degree of active management. Inconsistent management can negate many of the intended environmental benefits and exacerbate the cons.

Thank you for taking my concerns in consideration. Please make the right decision and turn down this proposal to have cattle in our town.

Sincerely,

Pub # 12

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 17, 2025 8:55 AM  
**To:** )  
**Subject:** RE: Buena Vista

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

Cate McConnell-Stevenson  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518 <http://www.buenavista.ca> Like us on Facebook

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-----Original Message-----

**From:**  
**Sent:** November 15, 2025 12:58 PM  
**To:** Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>  
**Subject:** Buena Vista

I support the neighbours email. Do not support the proposal!

Pertaining to the public notice sent to all BV residents regarding the subject parcel, SW 13-21-22 W2, located adjacent to the Village shop yard located in the Future Urban Development zoning district, I would like to express my concerns regarding the disapproval of said proposal about having seasonal grazing of small herd of feeder cattle: Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply and includes allowing use of road allowance for grazing.

It is my strong opinion that cattle should simply NOT be with in town limits. Here are some of the reasons for my concerns, not to mention the obvious foul odor and the noise pollution the cattle would cause negatively effecting our property values.

Environmental Cons

- Water Contamination:
  - Nutrient and Pathogen Runoff: Manure and urine contain nitrogen, phosphorus, E. coli, Giardia, Cryptosporidium, and other pathogens. Runoff from rain or snowmelt can carry these contaminants into the lake, compromising water quality and potentially making the water unsafe for human and wildlife consumption or recreation.

- Algal Blooms: Increased nutrient levels (nitrogen and phosphorus) stimulate excessive algae and potentially toxic blue-green algae growth. Decomposing algae consumes dissolved oxygen, which can lead to fish kills and ecosystem degradation.
- Riparian Area Degradation: Cattle are naturally attracted to riparian areas for water, shade, and succulent vegetation. This can lead to the removal of essential bank vegetation, streambank trampling, and accelerated erosion and sedimentation into the lake. Sedimentation smothers fish spawning grounds and increases water turbidity.
  - Infrastructure Limitations: While rotational grazing with a central water supply helps mitigate direct access issues, unintended access to the lake shore or streams during movement or due to fence failure can still occur, causing significant damage in a short time.
  - Soil and Vegetation Issues:
    - Soil Compaction and Erosion: Trampling, especially when soils are saturated with water (common in spring), leads to soil compaction. This reduces water infiltration, increases surface runoff, and elevates the risk of erosion.
    - Vegetation Changes: Selective grazing may lead to a decline in desirable native plant species and an increase in less palatable species or weeds.
    - Habitat Fragmentation: The installation of extensive fencing for six paddocks can fragment wildlife habitats and disrupt natural migration patterns.
  - Road Allowance Grazing:
    - Safety Concerns: Grazing cattle along road allowances poses safety risks to both motorists and animals. Cattle may wander onto the main road, especially if spooked even when the fencing seems sufficient, incidences are impossible to avoid completely.
    - Increased Management Needs: Grazing along public access areas requires more active management to prevent livestock from becoming a nuisance or a hazard to the public.
    - Social Cons
  - Public Health Concerns: Contaminated water sources pose direct public health risks to the lake community members who may use the water for drinking, swimming, or other recreational activities.
  - Aesthetic and Nuisance Issues: The presence of cattle, fencing, and manure can be perceived as an aesthetic nuisance in a lake community setting. Odor and increased flies is a major concern.
  - Conflicts with Residents: Disagreements often arise between the farmers/ranchers and lake residents or other land users (e.g., hikers, wildlife enthusiasts, etc) regarding land use, access, environmental impact, and animal management practices.
  - Management Demands: Rotational grazing is labor-intensive and requires a high degree of active management. Inconsistent management can negate many of the intended environmental benefits and exacerbate the cons.

Thank you for taking my concerns in consideration. Please make the right decision and turn down this proposal to have cattle in our town.

Sent from my iPhone

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 17, 2025 8:53 AM  
**To:**  
**Subject:** RE: BV Discretionary Proposals

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518  
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**From:**  
**Sent:** November 15, 2025 8:44 AM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** BV Discretionary Proposals

I am unsure but isn't there a bylaw that prohibits a type II mound septic system? It seems very close to the town aquifer and neighbouring properties should there be a leak or contamination.

If oils, grease or chemicals are dumped as grey water, blockages can easily happen and result in overspill or other issues.

Why is a traditional septic not being utilized for the residence? Soil permeability, ground water too high? Has the owner had a study or an engineer report to ensure this is the best scenario?

The smell from the grazing cattle, and human feces in the septic mound, would be drifting into our homes and yards. Conducting any outside activity would become unbearable

The mound and smell would not be pleasing when entering Buena Vista. We already have an eyesore with the RV's and boats across from the water tower, we don't need another.

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 17, 2025 8:46 AM  
**To:**  
**Subject:** RE: Public notice regards to cattle within village limits

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell-Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

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**From:**  
**Sent:** November 15, 2025 12:05 AM  
**To:** Cate McConnell <admin@buenavista.ca>;  
**Cc:** f  
**Subject:** Public notice regards to cattle within village limits

Please attach to the agenda for next council meeting.

Dear council,

Pertaining to the public notice sent to BV residents regarding the subject parcel, SW 13-21-22 W2, located adjacent to the Village shop yard located in the Future Urban Development zoning district. I would like to express my deepest concerns regards to the disapproval of said proposal having seasonal grazing of small herd of feeder cattle. Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply and includes allowing use of road allowance for grazing.

Why even entertain this matter? We should never have cattle nor any other farm animals within or near village limit.

We do not have concrete water wells on our properties in Buena Vista any more. We have a beautiful, healthy, clean aquifer that provides drinking water for us. It was a huge investment in the early 90's to install such a Cadillac water system. We need our ground water to seep into our aquifer and not being consumed nor contaminated by farm animals. It is a known fact that a tremendously huge amount of water is needed to be provided for agriculture and cattle and other farm animals.

We need to be aware and prevent many environmental hazards as foul odor, noise pollution and contamination of our land.

#### 1- Water Contamination:

Nutrient and Pathogen Runoff: Manure and urine contain nitrogen, phosphorus, E. coli, Giardia, Cryptosporidium, and other pathogens. Runoff from rain or snowmelt will carry these contaminants into the ground and our drinking water source and lake, compromising water quality. It will make the water unsafe for human and wildlife consumption or recreation.

#### 2- Algal Blooms:

Increased nutrient levels (nitrogen and phosphorus) stimulate excessive algae and potentially toxic blue-green algae growth. Decomposing algae consumes dissolved oxygen, which can lead to fish kills and ecosystem degradation.

#### 3- Riparian Area Degradation:

Cattle are naturally attracted to riparian areas for water, shade, and succulent vegetation. This can lead to the removal of essential bank vegetation, streambank trampling, and accelerated erosion and sedimentation into the lake. Sedimentation smothers fish spawning grounds and increases water turbidity.

#### 2- Infrastructure Limitations:

While rotational grazing with a central water supply helps mitigate direct access issues, unintended access to the lake shore or streams during movement or due to fence failure can still occur, causing significant damage in a short time.

#### 3- Soil and Vegetation Issues:

##### Soil Compaction and Erosion:

Trampling, especially when soils are saturated with water (common in spring), leads to soil compaction. This reduces water infiltration, increases surface runoff, and elevates the risk of erosion.

#### 4- Vegetation Changes:

Selective grazing may lead to a decline in desirable native plant species and an increase in less palatable species or weeds.

#### 5- Habitat Fragmentation:

The installation of extensive fencing for six paddocks can fragment wildlife habitats and disrupt natural migration patterns.

#### 6- Road Allowance Grazing: Safety Concerns:

Grazing cattle along road allowances poses safety risks to both motorists , pedestrians and animals. Cattle may wander onto the main road, especially if spooked even when the fencing seems sufficient, incidences are impossible to avoid completely.

Cattle did wander onto paths and properties near homes in Buena Vista years ago! Cattle did wander on to dark roads at nights. Cattle will again find their way to our lake and the Beaver Dam, linger while contaminating the water. Cattle are large strong animals and will indeed easily break through fencing. I do not ever want to re-install cattle gates on our railway bed, that was a thing of the past.

We, definitely do not want the harm nor the hazards that will destroy the healthy lifestyle that we have created in our village.

There hazards like Organic dust spreading is an absolutely huge health concern , especially for people with respiratory illnesses , allergies and other immune disorders .

#### IS 7- Conflicts with Residents

Disagreements often arise between the farmers/ranchers and lake residents or other land users (e.g., hikers, wildlife enthusiasts, etc) regarding land use, access, environmental impact, and animal management .

#### 8- Other Public Health Concerns:

Contaminated water sources pose direct public health risks to the lake community members who may use the water for drinking, swimming, or other recreational activities.

- **Aesthetic and Nuisance Issues:** The presence of cattle, fencing, and manure can be perceived as an aesthetic nuisance in a lake community setting. Odor and increased flies is a major concern.
- **Conflicts with Residents:** Disagreements often arise between the farmers/ranchers and lake residents or other land users (e.g., hikers, wildlife enthusiasts, etc) regarding land use, access, environmental impact, and animal management practices.
- **Management Demands:** Rotational grazing is labor-intensive and requires a high degree of active management. Inconsistent management can negate many of the intended environmental benefits and exacerbate the cons.

Thank you for taking my concerns in consideration. Please make the right decision and turn down this proposal to have cattle in our town.

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 17, 2025 8:38 AM  
**To:** !  
**Cc:** .  
**Subject:** RE: Concerns About Proposed Cattle Grazing in BV

Good Morning:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

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**From:**  
**Sent:** November 14, 2025 7:31 PM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Cc:**  
**Subject:** Concerns About Proposed Cattle Grazing in BV

Hi there,

I'm writing in response to the recent public notice about the proposal to bring a small herd of feeder cattle onto the parcel at SW 13-21-22 W2 near the Village shop yard. I wanted to share my concerns as a resident of Buena Vista.

To put it simply: cattle shouldn't be within village limits due to the impact on the environment, infrastructure, and overall quality of life.

Here are the main reasons this proposal worries me:

## Environmental & Water Concerns

- **Water contamination:**  
Cattle manure and urine contain nutrients and pathogens (like E. coli, Giardia, etc.) that can easily run off into the lake during rain or snowmelt. This affects both water quality and public health.
- **Algae blooms:**  
Extra nitrogen and phosphorus can trigger algae growth — including blue-green algae — which harms fish, wildlife, and recreational use of the lake.
- **Shoreline degradation:**  
Even with rotational grazing, cattle tend to move toward riparian areas for shade and water. This leads to trampling, erosion, vegetation loss, and sediment entering the water.

## Soil, Vegetation & Habitat Issues

- **Soil compaction and erosion:**  
Especially in spring when the ground is wet. This increases runoff and accelerates erosion.
- **Vegetation impacts:**  
Selective grazing can damage native plant species and encourage weeds.
- **Habitat fragmentation:**  
Fencing for six separate paddocks breaks up wildlife movement and disrupts natural patterns.

## Road Allowance Safety

- **Risks to people and animals:**  
Even with good fencing, animals can get onto roadways if spooked or if equipment fails. That's a serious safety concern for motorists and livestock. There are livestock out on a weekly basis on Highway 54.
- **Increased management needs:**  
Road-adjacent grazing requires constant monitoring to ensure the public isn't affected.

## Community & Quality-of-Life Concerns

- **Odor and flies:**  
This is an obvious and significant issue for a community built around recreation and lake enjoyment.
- **Noise and aesthetic impact:**  
A cattle operation — even a temporary one — changes the feel of our community.
- **Potential conflicts:**  
These kinds of land-use decisions often lead to disagreements between residents, landowners, and farmers.
- **Management challenges:**  
Rotational grazing *needs* consistent, hands-on management. If it's not done perfectly, the negative impacts rise quickly.

Given all of this, I feel strongly that cattle grazing is not appropriate within our village boundaries — and certainly shouldn't be permitted. If we don't allow small animals like chickens, we shouldn't allow larger animals like cattle who have an even bigger impact.

Pub # 9

Thank you for taking the time to review these concerns. I'm asking that this proposal be declined for the wellbeing of our lake, our environment, and our community.

Kind regards,

—

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 14, 2025 1:50 PM  
**To:**  
**Subject:** RE: Letter to BV council

Good Afternoon

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

Cate McConnell-Stevenson  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518 <http://www.buenavista.ca> Like us on Facebook

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-----Original Message-----

From: \_\_\_\_\_  
Sent: November 14, 2025 1:49 PM  
To: Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>  
Subject: Fwd: Letter to BV council

As per the email sent by \_\_\_\_\_, please know that \_\_\_\_\_ were present when the email was drafted and support the email below. We are NOT in agreement to have farmland in our lake community. Thank you,

- >
- > Pertaining to the public notice sent to all BV residents regarding the subject parcel, SW 13-21-22 W2, located adjacent to the Village shop yard located in the Future Urban Development zoning district, I would like to express my concerns regarding the disapproval of said proposal about having seasonal grazing of small herd of feeder cattle: Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply and includes allowing use of road allowance for grazing.
- >
- >> It is my strong opinion that cattle should simply NOT be with in town limits. Here are some of the reasons for my concerns, not to mention the obvious foul odor and the noise pollution the cattle would cause negatively effecting our property values.
- >> Environmental Cons
- >> Water Contamination:

- >> Nutrient and Pathogen Runoff: Manure and urine contain nitrogen, phosphorus, E. coli, Giardia, Cryptosporidium, and other pathogens. Runoff from rain or snowmelt can carry these contaminants into the lake, compromising water quality and potentially making the water unsafe for human and wildlife consumption or recreation.
- >> Algal Blooms: Increased nutrient levels (nitrogen and phosphorus) stimulate excessive algae and potentially toxic blue-green algae growth. Decomposing algae consumes dissolved oxygen, which can lead to fish kills and ecosystem degradation.
- >> Riparian Area Degradation: Cattle are naturally attracted to riparian areas for water, shade, and succulent vegetation. This can lead to the removal of essential bank vegetation, streambank trampling, and accelerated erosion and sedimentation into the lake. Sedimentation smothers fish spawning grounds and increases water turbidity.
- >> Infrastructure Limitations: While rotational grazing with a central water supply helps mitigate direct access issues, unintended access to the lake shore or streams during movement or due to fence failure can still occur, causing significant damage in a short time.
- >> Soil and Vegetation Issues:
  - >> Soil Compaction and Erosion: Trampling, especially when soils are saturated with water (common in spring), leads to soil compaction. This reduces water infiltration, increases surface runoff, and elevates the risk of erosion.
  - >> Vegetation Changes: Selective grazing may lead to a decline in desirable native plant species and an increase in less palatable species or weeds.
  - >> Habitat Fragmentation: The installation of extensive fencing for six paddocks can fragment wildlife habitats and disrupt natural migration patterns.
  - >> Road Allowance Grazing:
    - >> Safety Concerns: Grazing cattle along road allowances poses safety risks to both motorists and animals. Cattle may wander onto the main road, especially if spooked even when the fencing seems sufficient, incidences are impossible to avoid completely.
    - >> Increased Management Needs: Grazing along public access areas requires more active management to prevent livestock from becoming a nuisance or a hazard to the public.
  - >> Social Cons
    - >> Public Health Concerns: Contaminated water sources pose direct public health risks to the lake community members who may use the water for drinking, swimming, or other recreational activities.
    - >> Aesthetic and Nuisance Issues: The presence of cattle, fencing, and manure can be perceived as an aesthetic nuisance in a lake community setting. Odor and increased flies is a major concern.
    - >> Conflicts with Residents: Disagreements often arise between the farmers/ranchers and lake residents or other land users (e.g., hikers, wildlife enthusiasts, etc) regarding land use, access, environmental impact, and animal management practices.
    - >> Management Demands: Rotational grazing is labor-intensive and requires a high degree of active management. Inconsistent management can negate many of the intended environmental benefits and exacerbate the cons.
- >> Thank you for taking my concerns in consideration. Please make the
- >> right decision and turn down this proposal to have cattle in our
- >> town,
- >
- >>

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 14, 2025 1:46 PM  
**To:** }  
**Subject:** RE: Opposition to Public Notice re SW 13-21-22 W2

Good Afternoon

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

Cate McConnell-Stevenson  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518 <http://www.buenavista.ca> Like us on Facebook

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-----Original Message-----

**From:**  
**Sent:** November 14, 2025 1:44 PM  
**To:** Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>  
**Subject:** Opposition to Public Notice re SW 13-21-22 W2

To Whom it May Concern;

Pertaining to the public notice sent to all BV residents regarding the subject parcel, SW 13-21-22 W2, located adjacent to the Village shop yard located in the Future Urban Development zoning district, I would like to express my concerns regarding said proposal about having seasonal grazing of small herd of feeder cattle: Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply and includes allowing use of road allowance for grazing.

It is my strong opinion that cattle should simply NOT be with in town limits. Here are some of the reasons for my concerns, not to mention the obvious foul odor and the noise pollution the cattle would cause negatively effecting our property values.

Environmental Cons

- Water Contamination:
- Nutrient and Pathogen Runoff: Manure and urine contain nitrogen, phosphorus, E. coli, Giardia,

Cryptosporidium, and other pathogens. Runoff from rain or snowmelt can carry these contaminants into the lake, compromising water quality and potentially making the water unsafe for human and wildlife consumption or recreation.

- **Algal Blooms:** Increased nutrient levels (nitrogen and phosphorus) stimulate excessive algae and potentially toxic blue-green algae growth. Decomposing algae consumes dissolved oxygen, which can lead to fish kills and ecosystem degradation.
  - **Riparian Area Degradation:** Cattle are naturally attracted to riparian areas for water, shade, and succulent vegetation. This can lead to the removal of essential bank vegetation, streambank trampling, and accelerated erosion and sedimentation into the lake. Sedimentation smothers fish spawning grounds and increases water turbidity.
    - **Infrastructure Limitations:** While rotational grazing with a central water supply helps mitigate direct access issues, unintended access to the lake shore or streams during movement or due to fence failure can still occur, causing significant damage in a short time.
    - **Soil and Vegetation Issues:**
      - **Soil Compaction and Erosion:** Trampling, especially when soils are saturated with water (common in spring), leads to soil compaction. This reduces water infiltration, increases surface runoff, and elevates the risk of erosion.
      - **Vegetation Changes:** Selective grazing may lead to a decline in desirable native plant species and an increase in less palatable species or weeds.
      - **Habitat Fragmentation:** The installation of extensive fencing for six paddocks can fragment wildlife habitats and disrupt natural migration patterns.
    - **Road Allowance Grazing:**
      - **Safety Concerns:** Grazing cattle along road allowances poses safety risks to both motorists and animals. Cattle may wander onto the main road, especially if spooked even when the fencing seems sufficient, incidences are impossible to avoid completely.
      - **Increased Management Needs:** Grazing along public access areas requires more active management to prevent livestock from becoming a nuisance or a hazard to the public.
      - **Social Cons**
        - **Public Health Concerns:** Contaminated water sources pose direct public health risks to the lake community members who may use the water for drinking, swimming, or other recreational activities.
        - **Aesthetic and Nuisance Issues:** The presence of cattle, fencing, and manure can be perceived as an aesthetic nuisance in a lake community setting. Odor and increased flies is a major concern.
        - **Conflicts with Residents:** Disagreements often arise between the farmers/ranchers and lake residents or other land users (e.g., hikers, wildlife enthusiasts, etc) regarding land use, access, environmental impact, and animal management practices.
        - **Management Demands:** Rotational grazing is labor-intensive and requires a high degree of active management. Inconsistent management can negate many of the intended environmental benefits and exacerbate the cons.

Thank you for taking my concerns in consideration. Please make the right decision and turn down this proposal to have cattle in our town.

Sent from my iPhone

**Cate McConnell**

Pub #6

**From:** Cate McConnell  
**Sent:** November 14, 2025 1:36 PM  
**To:**  
**Cc:** }  
**Subject:** RE: Letter to BV council

Good Afternoon:

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

<http://www.buenavista.ca>

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**From:** \_\_\_\_\_  
**Sent:** November 14, 2025 1:24 PM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Cc:** !  
**Subject:** Letter to BV council

Pertaining to the public notice sent to all BV residents regarding the subject parcel, SW 13-21-22 W2, located adjacent to the Village shop yard located in the Future Urban Development zoning district, I would like to express my concerns regarding the disapproval of said proposal about having seasonal grazing of small herd of feeder cattle: Six grazing paddocks to allow for rotational grazing with installation of fencing, central handling and rest area with water supply and includes allowing use of road allowance for grazing.

It is my strong opinion that cattle should simply NOT be with in town limits. Here are some of the reasons for my concerns, not to mention the

obvious foul odor and the noise pollution the cattle would cause negatively effecting our property values.

## Environmental Cons

- **Water Contamination:**
  - **Nutrient and Pathogen Runoff:** Manure and urine contain nitrogen, phosphorus, *E. coli*, *Giardia*, *Cryptosporidium*, and other pathogens. Runoff from rain or snowmelt can carry these contaminants into the lake, compromising water quality and potentially making the water unsafe for human and wildlife consumption or recreation.
  - **Algal Blooms:** Increased nutrient levels (nitrogen and phosphorus) stimulate excessive algae and potentially toxic blue-green algae growth. Decomposing algae consumes dissolved oxygen, which can lead to fish kills and ecosystem degradation.
  - **Riparian Area Degradation:** Cattle are naturally attracted to riparian areas for water, shade, and succulent vegetation. This can lead to the removal of essential bank vegetation, streambank trampling, and accelerated erosion and sedimentation into the lake. Sedimentation smothers fish spawning grounds and increases water turbidity.
  - **Infrastructure Limitations:** While rotational grazing with a central water supply helps mitigate direct access issues, unintended access to the lake shore or streams during movement or due to fence failure can still occur, causing significant damage in a short time.
- **Soil and Vegetation Issues:**
  - **Soil Compaction and Erosion:** Trampling, especially when soils are saturated with water (common in spring), leads to

soil compaction. This reduces water infiltration, increases surface runoff, and elevates the risk of erosion.

- **Vegetation Changes:** Selective grazing may lead to a decline in desirable native plant species and an increase in less palatable species or weeds.
- **Habitat Fragmentation:** The installation of extensive fencing for six paddocks can fragment wildlife habitats and disrupt natural migration patterns.
- **Road Allowance Grazing:**
  - **Safety Concerns:** Grazing cattle along road allowances poses safety risks to both motorists and animals. Cattle may wander onto the main road, especially if spooked even when the fencing seems sufficient, incidences are impossible to avoid completely.
  - **Increased Management Needs:** Grazing along public access areas requires more active management to prevent livestock from becoming a nuisance or a hazard to the public.
- **Social Cons**
  - **Public Health Concerns:** Contaminated water sources pose direct public health risks to the lake community members who may use the water for drinking, swimming, or other recreational activities.
  - **Aesthetic and Nuisance Issues:** The presence of cattle, fencing, and manure can be perceived as an aesthetic nuisance in a lake community setting. Odor and increased flies is a major concern.
  - **Conflicts with Residents:** Disagreements often arise between the farmers/ranchers and lake residents or other land users (e.g., hikers, wildlife enthusiasts, etc) regarding land use, access, environmental impact, and animal management practices.
  - **Management Demands:** Rotational grazing is labor-intensive and requires a high degree of active management. Inconsistent

management can negate many of the intended environmental benefits and exacerbate the cons.

Thank you for taking my concerns in consideration. Please make the right decision and turn down this proposal to have cattle in our town,

Pub # 5

RECEIVED  
NOV 11 2015

To: The Village of Buena Vista

Re: Notice of Discretionary Use Application # 25-023-& 25-024 SW 132122 W2

Please find our concerns and recommendations further to your email letter of Nov 5/25

**Type II Mound Septic System:** this type of system and request should be denied.

We recommend as a single resident property there is no reason this would be necessary and does not suggest any improvement or positive impact to the village and surrounding residents. The Type II mound system is at it suggests a "mound" this installation can lead to ponding with subsequent runoff to surrounding area carrying potential environmental and health implications to animal and human alike. The proposed location is not to distant from residences below so we request a traditional septic tank installation that would pump out liquid and solids in accordance to the current village requirements and bylaw No.2 /02 for residential construction that the village residents adhere within.

**Pastured Land:** We would rather not have a season livestock operation close to the Buena Vista residential area and request for it to be denied for many reasons, but the main reason the animal waste contamination and the foul odour and noise.

If this request for a seasonal small herd is approved we want to know the following:

- What is considered a small heard and clearly stated ? (cattle, sheep, goats)
- We request that it be clearly stated on the number of animals per season and the dates of the seasonal grazing.
- We request that a limit of no more then 6 animals total per season.
- A written guideline required for the removal of the animal waste monthly and at the end of the season when animals are no longer on the property.
- As per the bi-laws it states no type of intensive livestock operations to be allowed.

**Property Setback:** It states in the details provided that a set back at the top of the valley be 6 meters. We would strongly recommend that this be set back to 20 meters back from the current fence line. There have been public documented issues in recent history within the local area of natural slumping and the erosion of soil due to moisture saturation, runoff in which development was in near proximity directly and or indirectly contributing to these events. This resulted in property and structure damage with uninsurable recovery for the residents affected. Is an irrigation system intended to maintain the regrowth of pasture lands for the grazing livestock? As excess watering could result in ponding due to the natural topography with runoff gravitating towards the lake and prove problematic to the hill, organics, and residences below with certain property damage as a result and afore mentioned uninsurable loss recovery.

We request a documented Geotechnical Survey by a local geographical engineer firm for the purposed residential construction site with minimum 90 foot drill down investigation for future bored pilings.

We also would like to be advised of any future meeting that will be held regarding this development.

Buena Vista, Sask.

## Cate McConnell

---

**From:** Cate McConnell  
**Sent:** November 14, 2025 1:15 PM  
**To:**  
**Subject:** RE: Zoning bylaw near WT Plant

Good Afternoon

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.


Regards,

Cate McConnell-Stevenson  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518 <http://www.buenavista.ca> Like us on Facebook

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-----Original Message-----

**From:**   
**Sent:** November 14, 2025 12:58 PM  
**To:** Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>  
**Subject:** Zoning bylaw near WT Plant

I am against having a smelly cattle ranch that close. I am also against his septic mound system, which is a grey water system. I am positive that our bylaws are against BOTH of these. So this person should not be able to do this.  
Sent from my iPhone

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 14, 2025 8:54 AM  
**To:**  
**Subject:** RE: Discretionary Use Application - concerns

Good Morning

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell-Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

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**From:**  
**Sent:** November 14, 2025 8:40 AM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Discretionary Use Application - concerns

To whom it may concern,

I reside at Highwood Ave, Buena Vista. I have reviewed the Discretionary Use Applications for development above my home.

I have multiple concerns with the proposed development as follows:

- has there been a geologist hired to check the top of the hill/earth for potential movement and degradation of the hill if construction takes place on top of the hill? I would hate to have another deer Valley situation where all the construction on the top of the hill caused major damage to the homes built in the ravine and valley.

- What are the plans for fire? Is another hydrant being installed up top? Again, if a home behind my house starts on fire. All the trees in my backyard are going to start on fire and then my house is going to start on fire. Finally, if the village is going to continue to grow then, do we need to look at our overall fire plan? Do we have the capacity to grow with the existing fire plan?

- Septic field... I am really not comfortable with the notion of sewage seeping down the hill towards my property. Also, will there be an odor?? I don't think a septic field in a village is a good idea. My understanding is a septic field on an acreage away from other people's properties is an acceptable practice, but certainly not in a village.

- paddock for cattle... If there are more than two cows up there, there is going to be a horrible smell, which is going to come right into my yard. I do not approve of cattle paddocks being built above my home. I am under the understanding that we can't even have two chickens in our yard in the village of Buena Vista ... How is it possible that we would allow a herd of cattle??

Thank you for taking note of some of my concerns I look forward to hearing from you as to what the next steps are. I trust there are multiple people in the village that have concerns with this. Thank you and look forward to hearing from you.

Warmest Regards,

—

**Cate McConnell**

---

**From:** Cate McConnell  
**Sent:** November 14, 2025 8:05 AM  
**To:** —  
**Subject:** RE: Discretionary Proposals

Good morning!

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

*Cate McConnell - Stevenson*

Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518

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**From:** —  
**Sent:** November 14, 2025 8:02 AM  
**To:** Cate McConnell <admin@buenavista.ca>  
**Subject:** Discretionary Proposals

My concern with the type II mound septic system is that there will be leakage into our underground aquifer, contaminate groundwater or neighbouring properties. As the sewage is absorbed by the sand and into the native soil and if not properly maintained who becomes responsible for the clean up. Blockages can easily happen if oils, grease or chemicals are used and can then poison animals or people who pass too close as in walking the road leading to BV. Any failure in the system would be overflow, blockage or other problems leading to disaster.

Why is a traditional septic not being utilized for the residence? Soil permeability, ground water too high? Has there been a study or an engineer report to ensure this is the best scenario?

The smell from the cattle and human feces in the septic mound would be atrocious and drifting daily into our homes. Being outside would become unbearable

Pub #2

In addition, the mound would not be aesthetically pleasing when turning off from highway 54 and driving into Buena Vista. That was one of the complaints of the compound which stores boats, RV's etc across from the water tower, that it was an eyesore.

So now we are looking to have another unattractive eyesore on the other side of the road coming into Buena Vista.

In short I am against both proposals; a type II mound system and cattle grazing up top adjacent to the BV maintenance buildings.

Pub #1

## Cate McConnell

---

**From:** Cate McConnell  
**Sent:** November 13, 2025 10:53 AM  
**To:**  
**Subject:** RE: Land parcel sw 13-21-22 w2

Good Morning,

Thank you for your submission. Your questions and/or concerns will be presented to council to be included for consideration as part of the review process in accordance with the Planning and Development Act requirements.

Regards,

Cate McConnell-Stevenson  
Assistant CAO  
Village of Buena Vista  
1050 Grand Avenue  
Buena Vista, Saskatchewan, S2V 1A2

Phone: (306) 729-4385 Fax: (306) 729-4518 <http://www.buenavista.ca> Like us on Facebook

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-----Original Message-----

**From:**  
**Sent:** November 13, 2025 10:35 AM  
**To:** Cate McConnell <[admin@buenavista.ca](mailto:admin@buenavista.ca)>  
**Subject:** Land parcel sw 13-21-22 w2

I am totally against having a cattle ranch that close to the village. I am totally against this guy having a septic mound on that property as well. This is a village trying to become a town, NOT a village that is trying to smell like 🐷 crap. The property owner should develop the property with homes NOT A FARM.

Sent from my iPad