



Village of Buena Vista

PUBLIC HEARING MINUTES

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

Present: Mayor Karen Smith, Councillor Bob Sax, Councillor Steven Schultz, Councillor Chris Duke, Councillor Spence Miller

Administration: Acting Chief Administrative Officer Melissa Pollock, Assistant CAO Cate McConnell

Prior to the Public Hearing, thirty-two written submissions were received in response to the Public Notice. One late submission was received, and four respondents asked to speak at the meeting. All submissions were reviewed and considered as part of the hearing process.

1. **CALL TO ORDER**

A quorum being present, Mayor Smith called the meeting to order at 6:00 p.m.

2. **ADOPTION OF AGENDA**

2.1 *That the November 25, 2025 Public Hearing Agenda be adopted as presented.*

Moved by Councillor Schultz

CARRIED

3. **CONFLICT OF INTEREST DECLARATION**

No conflict of interests were declared.

4. **DELEGATIONS**

4.1 *Trevor Sadelmeyer, Public Respondent*

- *Expressed concerns relating to the Greystone/Highwood community of noise and nuisance, and does not want cattle in the community. He stated that he truly cares and loves Buena Vista but believes cattle do not belong within the Village limits. He recommends that the bylaw is changed to not allow cattle at all.*

4.2 *Todd Fuchs, Public Respondent*

- *Noted that he respects private property rights and believes Buena Vista is a place to relax not to be turned into a farm. He raised concerns regarding the following:*
 - *Slope stability, land erosion and drainage/storm water with the development*
 - *Shifting and ground movement*
 - *Increased risk of wildlife with cattle*
 - *Cattle pollution*
 - *Environmental impact*
 - *Increased noise*
 - *Septic mound and it being taken down the hill to the lake, etc.*
 - *If Water Security and other Provincial regulations have been consulted*

4.3 *Ryan or Shauna Luedtke, Public Respondent*

- *Respondents did not attend the meeting.*

4.4 *Darryl Louis, Public Respondent*

- *Advised that he had done some research, and he is not against the dwelling; however strongly opposes the cattle and Type II septic mound and expressed the following concerns in relation:*
 - *Type II septic mound should not be allowed as everything finds its path down hill*
 - *Paddocks won't support what the intention is unless food and water is brought in*
 - *Concerns it will actually be a feed lot*
 - *Grass won't regrow itself after the cattle, plants will die as the structure of the soil will change*
 - *Not going to work in a residential area*
 - *Not what Buena Vista represents for growth*

Councillor Duke asked for some clarifications.

4.5 *Matthew Butz, Applicant*

- *Advised that his proposals are part of long-term strategy, and that his family wants to join the community and be a part of it. He noted that a healthy community is engaged and thanked everyone for their engagement; and that transparency and fairness needs to be there for all while not allowing public incentive to influence Council's decision. He advised of the following:*
 - *He completed an enormous amount of research on the Type II Mound septic and advised that it's Provincial rules that govern them. He asked that the Village investigates them further and asked for appropriate procedural protocol to followed.*
 - *The cattle would help with fire protection which also achieves the Village's Official Community Plan (OCP) goal.*
 - *Cattle improves soil structure with healthier vegetation and is the best national practice, and needs to be done responsibly.*
 - *The Village's water well has cattle on it right now and there is no risk to water from the cattle.*
 - *He pointed out that rules still matter and that the framework needs to be applied as designed.*

5. **DISCRETIONARY USE APPLICATIONS**

5.1 *Council received all delegations' presentations for information to consider.*

5.2 *Council received all delegations' presentations for information to consider.*

6. **ADJOURNMENT**

6.1 *THAT this meeting be adjourned by Mayor Smith at 9:45 p.m.*



Mayor



Acting Chief Administrative Officer

- He completed an enormous amount of research on the Type II Mound septic and advised that it's Provincial rules that govern them. He asked that the Village investigates them further and asked for appropriate procedural protocol to followed.
- The cattle would help with fire protection which also achieves the Village's Official Community Plan (OCP) goal.
- Cattle improves soil structure with healthier vegetation and is the best national practice, and needs to be done responsibly.
- The Village's water well has cattle on it right now and there is no risk to water from the cattle.
- He pointed out that rules still matter and that the framework needs to be applied as designed.

5. DISCRETIONARY USE APPLICATIONS

5.1 Council received all delegations' presentations for information to consider on Discretionary Use Application BV 25-023 for dwelling; and will complete any additional research and provide a written decision with reasons why they decided the way they decide.

5.2 Council received all delegations' presentations for information to consider Discretionary Use Application BV 25-024 for seasonal grazing of cattle; and will complete any additional research and provide a written decision with reasons why they decided the way they decide.

6. ADJOURNMENT

6.1 THAT this meeting be adjourned by Mayor Smith at 9:45 p.m.



Mayor



Acting Chief Administrative Officer