

**AGENDA**  
**Village of Buena Vista**  
**PUBLIC HEARING on January 14, 2025 at 6:30 p.m.**  
**1050 Grand Avenue,**  
**Buena Vista, Saskatchewan**

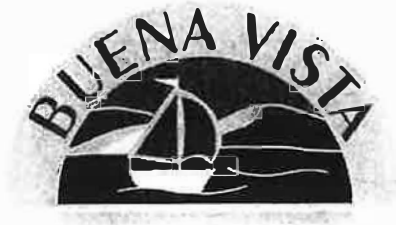
**CALL TO ORDER**

**APPROVAL OF AGENDA**

**NEW BUSINESS**

- Proposed Bylaw No. 09/24 To Amend Bylaw No. 07/16 The Zoning Bylaw

**ADJOURNMENT**



APPLICATION TO REZONE LAND

1. **Applicant:**

Address:

Colc Karst (Hadco Services Inc)  
Box 636 Regina Beach

Phone:

Cell: :

Email:

@hot

**Note:** If the applicant is not the registered owner of the subject property, the owner of the property must also sign the application form or provide a letter of consent for the application to be processed.

2. **Registered Owner:** Same as Above ; Or:

Name:

Address:

Hadco Services Inc  
Box 636 Regina Beach

Cell: \_\_\_\_\_

3. **Legal Description of Land Proposed for Development**

All/Part of \_\_\_\_\_ 1/4, Section \_\_\_\_\_, Township \_\_\_\_\_, Range \_\_\_\_\_, LSD(s) \_\_\_\_\_

Lot(s) \_\_\_\_\_, Block(s) K, Plan(s) 102383412

Certificate of Title No.(s) 158146935

4. **Present Zoning Designation:**

**Proposed Zoning Designation:**

Residential (R1)  
Cottage Industrial

**Note:** The applicant shall be invoiced for all costs associated with providing the required public notice pursuant to provisions of *The Planning and Development Act, 2007*.

5. **Existing Use of Land** – List number of buildings and type (provide sketch if necessary)

empty lot

6. **Brief Description of Topography of Land**  
(fault lines, trees, etc. – provide sketch if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. **Existing land uses within 2 miles of proposal**

Village Shop  
Proposed Subdivision  
Cottage Industrial - shop/storage

8. **Proposed Use of Land** (check one)

Single Detached Dwelling <input type="checkbox"/>	Commercial <input checked="" type="checkbox"/>
Duplex/Triplex/Fourplex Dwellings <input type="checkbox"/>	Industrial <input checked="" type="checkbox"/>
Multi-Unit Dwellings <input type="checkbox"/>	Recreational <input type="checkbox"/>
Other <input type="checkbox"/> -	

9. **Number of Sites Proposed** \_\_\_\_\_ **Total Area** \_\_\_\_\_

10. **Brief Description of Proposed Development:** \_\_\_\_\_

• Shop - storage/workshop  
• possible future plans of business  
• possible living quarters on one end of shop for company -> not a rental business

11. **Declaration by Applicant:**

I, Cole Karst, of Buena Vista  
(Municipality)

hereby certify that I  am the registered owner of the land proposed for rezoning OR  
 am authorized to act on behalf of the registered owner  
and that all 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 effect as if made under oath, and by virtue of *The Canada Evidence Act*.

Date: Sept. 5/24 Signature: [Signature]

## PUBLIC NOTICE

Public notice is hereby given that the Council of the Village of Buena Vista intends to adopt a bylaw under *The Planning and Development Act, 2007* to amend the following Zones and Map of Bylaw No. 07/16, the Zoning Bylaw.

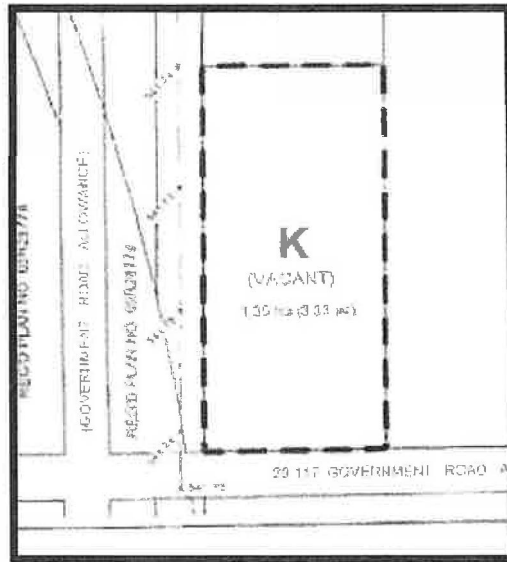
### INTENT

The proposed Bylaw 09/24 will rezone the land described below from Residential to Cottage Industrial.

### AFFECTED LAND

The affected land is legally described as Parcel K, Plan 10238412 as shown on the Zoning District Map of the Village of Buena Vista.

#### Parcel K, Plan 10238412



### REASON

The reason for the amendment is to provide for the development of a shop.

### PUBLIC BYLAW INSPECTION

Any person may inspect Bylaw 09/24 at the Village Office, 1050 Grand Avenue from Monday, October 28<sup>th</sup> to Friday, November 8<sup>th</sup>, 2024 between the hours of 9:00 a.m. – 12:00 p.m. and 1:00 p.m. – 5:00 p.m. Excluding statutory holidays and weekends.

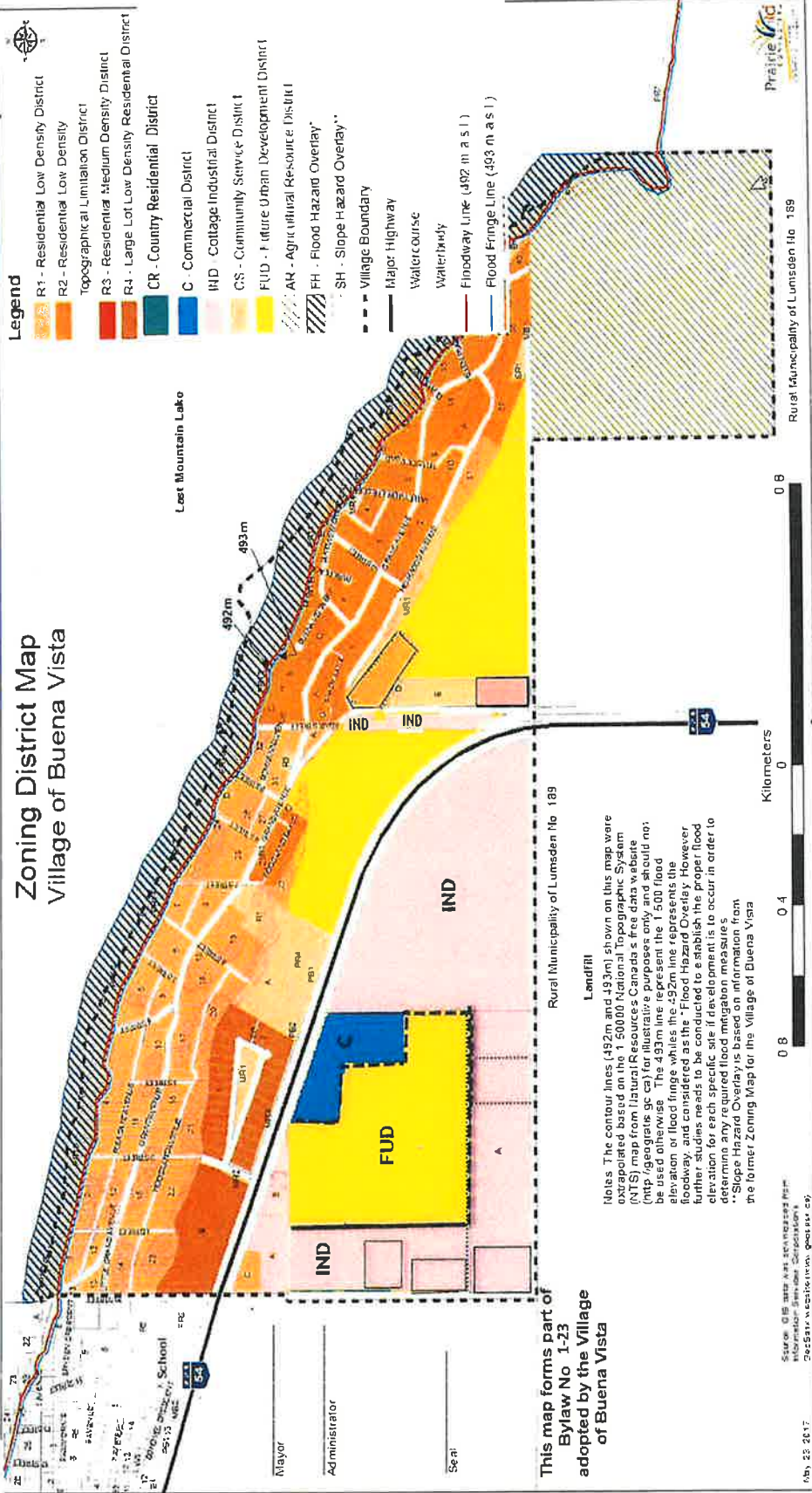
### PUBLIC HEARING

Council will hold a public hearing on November 12<sup>th</sup>, 2024 at 6:30 p.m. at the Village Office, 1050 Grand Avenue to hear any person or group that wants to comment on the proposed bylaw. Council will also consider written comments received at the hearing or delivered to the undersigned at the municipal office before the hearing.

*→ re-advertised s; new public hearing date*

Issued at the Village of Buena Vista this 28<sup>th</sup> day of October, 2024  
Chief Administrative Officer

# Zoning District Map Village of Buena Vista



This map forms part of  
Bylaw No. 1-23  
adopted by the Village  
of Buena Vista

Source: GIS map and topographic map  
information from the Corporation's  
Geographic Information System (GIS)

Feb. 22, 2017

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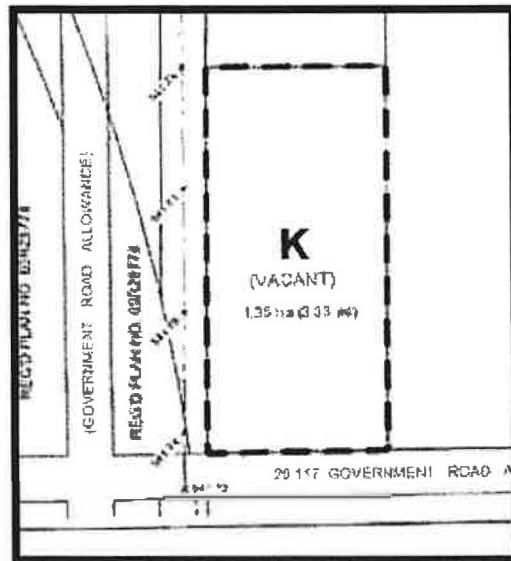
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Parcel K, Plan 10238412



### REASON

The reason for the amendment is to provide for the development of a shop.

### PUBLIC BYLAW INSPECTION

Any person may inspect Bylaw 09/24 at the Village Office, 1050 Grand Avenue from Monday, January 6<sup>th</sup> to Friday, January 10<sup>th</sup>, 2025 between the hours of 9:00 a.m. – 12:00 p.m. and 1:00 p.m. – 5:00 p.m. Excluding statutory holidays and weekends.

### PUBLIC HEARING

Council will hold a public hearing on January 14<sup>th</sup>, 2025 at 6:30 p.m. at the Village Office, 1050 Grand Avenue to hear any person or group that wants to comment on the proposed bylaw. Council will also consider written comments received at the hearing or delivered to the undersigned at the municipal office before the hearing.

Issued at the Village of Buena Vista this 6<sup>th</sup> day of January 2025  
Chief Administrative Officer