



RURAL MUNICIPALITY OF
L U M S D E N
NO. 189

Rural Municipality of Lumsden No.189

Meeting Minutes

Public Hearing - Meraki Rezoning September 13, 2018 - 2:00 pm

The Lumsden Rural Municipal Council convened the Public Hearing in the Council Chambers of the R.M. Office, on Thursday, September 13, 2018 at 2:00 p.m. with Reeve Kent Farago presiding.

Present:

Reeve: Kent Farago

Councillors: Cody Garbutt, Ed Thorpe, John Langford, Cody Jordison, Charlene Richmond

Chief Administrative Officer: Monica M. Merkosky

Assistant Administrator: Krystal Strong

Community Planner: Luke Grazier

Manager of Public Works: Leighton Watts

Absent:

Councillor: Jeremy Andrew

Observers:

Bill amp; Elaine Mack

Brad Benko

Glenda Schlosser

Justin Otte

Cameron Wyatt

Jamie Pearce

Scott Pearce

Darrell Brandt

Joanne Gehl

JoAnne Sylvestre

Jill Rhead

Dennis Hanson

Doug Pearce

Bernice Schrader

Oliver Buschow

Declare Public Hearing Open

Reeve Farago opened the public hearing for the purpose of receiving submissions regarding Bylaw No. 6-2018 for the proposed rezoning of a portion of the SE 04-19-20-W2 from A-Agriculture District to C2-Highway Commercial District, a bylaw to amend Bylaw No. 7-2012 known as the Zoning Bylaw.

Administration Presents Background Information

Community Planner, Luke Grazier, provided a verbal report on the purpose of the rezoning amendment.

Applicant Presentation

Reeve Farago invited the applicant(s) to make a presentation.

Cameron Wyatt - Meraki Properties Ltd.:

- Introduced himself and provided a history of the Hwy 11 Bays development
- Stated that Meraki Properties Ltd. secured 90 acres of land at Exit A off of Highway 11 for the project

Kent Farago

Chief Administrative Officer
[Signature]

Reeve
[Signature]

Reeve Farago declared the hearing closed at 2:26 pm.

Declare Public Hearing Closed

Reeve Farago asked if there were any written submissions. Community Planner, Luke Grazer reported that there was one written submission from Blaine and Lois Pearce received prior to the hearing. Scott Pearce presented his written submission to Council.

Written Submissions

- Stated that Meraki Properties Ltd. is committed to working with the community by being open and transparent
- Stated that they are also committed to working with the Ministry of Highways and Infrastructure to improve the road, lighting and other infrastructure, as well as completing a Traffic Impact Assessment study as safety is paramount.
- Stated that Meraki Properties Ltd. is committed to working with the community by being open and transparent
- Stated that from May to July 2018 Meraki has worked on due diligence relating to the project
- Agreed that if the Ministry of Highways and Infrastructure has any safety concerns, they would be complied with
- Stated that he is willing to clean up garbage related to construction
- Stated that Meraki has discussed widening of the Tregarva Grid from 30 to 46 meters
- Stated that at this point, it is unknown what type of development may occur on the property.
- Development would have to comply with the regulations of the Zoning Bylaw
- Moving forward, Meraki will undertake a Traffic Impact Assessment study to determine what upgrades are required for the infrastructure in the area, at their cost

Cameron Wyatt - Meraki Properties Ltd.:

Reeve Farago invited the applicant(s) to respond to the previous presentations.

Applicant Response Presentation

- Requested that Council consider the people and lifestyle of the RM residents
- Lives in the area of Exit A, off Highway 11

Oliver Buschow:

- Owner of land surrounding the parcel proposed for rezoning
- Has concerns with the following:
 - who received notification about a discretionary use
 - safety of motorists at the intersection of Grid 734 and Highway 11, as this is a busy intersection
 - increase of traffic could cause more accidents
 - pollution: noise, lights, garbage, dust
 - access to his land
 - potential uses in the Commercial Zoning District
 - existing commercial developments in the area not at full capacity
 - his brother's house is adjacent to the proposed rezoning area

Scott Pearce:

Reeve Farago invited any person wishing to make a presentation, to the Council table.

Presentations

- Stated that Meraki Properties Ltd. is committed to working with the community by being open and transparent
- Stated that they are also committed to working with the Ministry of Highways and Infrastructure to improve the road, lighting and other infrastructure, as well as completing a Traffic Impact Assessment study as safety is paramount.