

R.M. OF LUMSDEN No. 189
MINUTES OF THE LEITCH REZONING PUBLIC HEARING
HELD ON OCTOBER 9th, 2008

The Lumsden Rural Municipal Council convened the Leitch Rezoning Public Hearing in the Council Chambers of the R.M. Office, on the afternoon of Thursday, October 9th, 2008 at 2:00 p.m. with Reeve Jim Hipkin presiding.

Present: Reeve: Jim Hipkin
Councillor: Jim Atcheson, Herman Wagner, Tom Harrison
Al Szeles, Bill Marquardt
Administrator: Wayne Zerff
Asst. Administrator: Darcie Cooper

Manager of Public Works: Don Barnett

Absent: Councillor: Kent Farago

Public Hearing Attendees: Bonnie & Jim Davidson
Wally Wasylyk
Roy Leitch
Keith Ball
Robert Lakeman

Reeve Hipkin read the public notice for the rezoning of certain lands in part of the NE 19-20-19-W2, consisting of 154 acres from "A" Agricultural to "C1" Commercial.

Reeve Hipkin requested that if anyone had a submission they should present them.

There was two written submission provided from Bonnie and Jim Davidson and Gilbert Wagner.

Jim Davidson read his written submission to attendees.

Keith Ball

My name is Keith Ball and I'm probably the second closest neighbour to the livestock building there, and I can't express myself strong enough what Jim has said about the smell, about the what has happened to our area there since it's become intensive livestock with sheep. I've lived there for 37 years and before that it was a bull testing station, you never heard a complaint from anybody around there about it. But since it's been what it is you couldn't even give your property away a few years ago because of that. Thank you very much

Reeve Hipkin:

Thank you Mr. Ball, next to speak?

Roy Leitch:

I guess I can say something. Basically you know I was huge in the livestock and was till lovely old BSE came along. So basically I can't run this as a major feedlot and as you know it's too much of a feedlot just to have a handful of stuff on it. So regardless if it's sold or not, hopefully it will be I can't run it as a major feedlot anymore and I think, many of you are cattle people or anything here, basically the cattle business, as far as I'm concerned is one step from disappearing because we're taking major loses in this stuff, we can not stand this, even the cow and calf man, you know what kind of a licking were taking here and I think this is, if everything goes right with everybody, I think it's a great opportunity for all of us to (couldn't hear) and hope you guys can make more money in taxes and carry on and everybody'd be happy.

Reeve Hipkin:

Anyone else care to talk?

OK it's been 6 minutes and unless anyone else is coming to comment. I think we've got a pretty good idea of what the feeling is in the area adjacent to this proposed thing so I think that was helpful.

Robert Lakeman:

I live right across the road

JRH W3

Reeve Hipkin:

Yes, if you have something to say, please say it.

Robert Lakeman:

What is proposed that he wants to put on that land.

Reeve Hipkin:

Well it's to go Commercial and Commercial is quite wide you know, you could have a, you could divide it up probably again, whoever would buy it and have a well they could have probably an implement dealership, you could have a stock yard but that would have to come before council and be dealt with. But you know anything that fits commercial could be done there and it wouldn't be (couldn't hear) from what we gathered last time they were talking about dry storage for

Robert Lakeman:

So once it goes commercial it could slip into anything.

Reeve Hipkin:

Wayne, maybe read the commercial uses.

Wayne Zerff:

There is a long list of uses, but I think the important one in this rezoning application is the storage application that was made which is what council is considering it for. Any other use would be a separate application and council would decide on that on its own merit and I can go through the uses that are permitted, any other use would go to council.

Reeve Hipkin:

One of council's concerns was that we don't want the site to become an unsightly area.

Robert Lakeman:

That's my concern as well, I look out my window it's just right there.

Reeve Hipkin:

Yeah that's one thing we're somewhat concerned about is that it not become unsightly because there was an unsightly operation.

Councillor Wagner:

Oh it's still not totally cleaned up

Robert Lakeman:

They're working on it, give them credit for that. They're working on it.

Wayne Zerff:

Permitted uses include retail, offices, highway commercial sales and service basically, automotive service which would be gas station, vehicle repair, welding shop and equipment storage. Those are permitted uses, anything else would be up to council.

Jim Davidson:

So not a chemical plant or anything like that. We wouldn't have to worry about anything like that?

Reeve Hipkin:

No No.

Jim Davidson:

Can't see the down side of this guys.

Reeve Hipkin:

So that's where we're at.

Keith Ball

Well yeah it's a win win situation for the municipality if it is rezoned because, I mean, right now it sure is not doing much for the area and I'm sure it's not doing much for our tax base the way it is now.

JRH WJ

Reeve Hipkin:

No, it can only be assessed as Ag so that's where we're at. So I guess if no one has any further comments, I thank you all for coming in and stating your piece regarding this and I think that it clears the way now for council to make a decision on this bylaw.

Keith Ball

Are we being kicked out now? Is that what you're saying? (laughter)

Wayne Zerff:

We just need a motion to adjourn

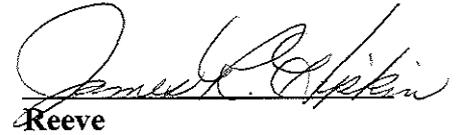
Reeve Hipkin:

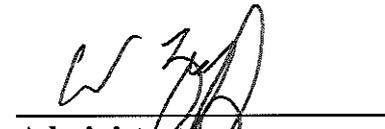
Yeah we allow a little time for this and it appears that everyone has come that's coming and everybody seems to be going the same direction so that's very helpful. So would someone move that we adjourn the hearing?

Adjournment:

Acheson: "That we adjourn this meeting at 2:10 p.m."

CARRIED


Reeve


Administrator