

R.M. OF LUMSDEN No. 189
MINUTES OF THE LEITCH REZONING PUBLIC HEARING
HELD ON SEPTEMBER 11th, 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, September 11th, 2008 at 4:00 p.m. with Reeve Jim Hipkin presiding.

Present: Reeve: Jim Hipkin
Councillor: Jim Atcheson, Herman Wagner, Tom Harrison
Kent Farago
Administrator: Wayne Zerff
Asst. Administrator: Darcie Cooper

Manager of Public Works: Don Barnett

Absent: Councillor: Al Szeles, Bill Marquardt

Public Hearing Attendees: Louise Malowany
Brad & Gilbert Wagner
Resident at Leitch Livestock, name unknown

Reeve Hipkin announced that the public hearing is being held to rezone certain lands in part of the NE 19-20-19-W2, consisting of 154 acres from "A" Agricultural to "C1" Commercial.

Gilbert Wagner read his written submission to attendees

Reeve Hipkin

Anyone else who wished to speak? Tom?

Gilbert Wagner

Everyone's combining today.

Reeve Hipkin

I wish I was.

Jim Atcheson

Al wishes I was.

Gilbert Wagner

I wish that I was already done.

Councillor Farago

Does somebody want to read this or is this just for us to read? OK.

Reeve Hipkin

These are just for us to read...I don't know whether...So. They're from...
(couldn't hear)

Wayne Zerff: No, they don't need to do that.

Reeve Hipkin

We will keep this open to any further comments for probably...I think we better allow 15 minutes anyway, so...

Councillor Harrison

Did Roy put anything forward? Other than what's here?

Reeve Hipkin

Just his development application.

Darcie Cooper

There's a representative from Roy that wanted to be here but he got stuck in Calgary. He missed his flight or whatever. So we have a number to call if we have any questions.

WS
JRH

Reeve Hipkin

OK. I think that's fair.

Councillor Wagner

Now this rezoning, would seem like, was it specifically proposed as a trailer park? That's the understanding I had. Now, am I right or wrong?

Darcie Cooper

It was for commercial storage which would include storage of recreation, recreational vehicles, motor homes and camping trailers.

Councillor Farago

Well, its just...

Councillor Wagner:

So its commercial storage.

Councillor Farago

So its not a trailer park where you're (mumbled)

Darcie Cooper

Oh no. No, no. Just where you'd park it for the winter.

Councillor Harrison

But once its rezoned, then it could potentially go to that route, right?

Councillor Farago

No, then it would have to be residential, would it not? It's a trailer park.

Councillor Harrison

Yeah.

Reeve Hipkin

Once its rezoned commercial, it would be, then he might state that he's going to have commercial and store just trailers, he might say that he's going to store, you know, he could store equipment, you know.

Councillor Harrison

He can set up any kind of business he wants.

Wayne Zerff:

He can make development applications as he wants underneath that zone

Councillor Wagner

He can develop it as a, I mean, just for exaggeration, a used vehicle sale place, right? Because he's commercial, or no?

Gilbert Wagner

That's one of the things I was wondering, is that (couldn't hear)

Reeve Hipkin

Wayne I'll let you answer that question, how broad??

Wayne Zerff

Commercial, permitted uses include retail, offices, highway commercial, automotive service, equipment storage and tourist and recreation such as hotels, motels, restaurants, recreational uses like theatres, halls, exhibition grounds, bowling, miniature golf and...those are all permitted uses. Discretionary uses which would, council would have a decision to make on the matter would cover general – drive-in theatres, mini-malls, campgrounds, vehicle paint and body shops, car washes, water slides, high volume water uses, liquor stores, vendors and drinking establishments and residential. So if there was a residential dwelling unit proposed for the commercial area that would be a discretionary use.

WZ
JRH

Reeve Hipkin

So, are those 2 residences still there? As far as I know I think they are.

Resident Leitch Livestock

Yes well I live in one

Reeve Hipkin

You live in one, OK

Councillor Wagner

The other one is still there, isn't it?

Resident Leitch Livestock

Yes, Roy stays there when he's in Town

Wayne Zerff

And under storage which is a permitted use, it lists a whole number of types - yards, depots, storage for builders, construction, contractors, excavation, truckers, all that kind of stuff.

Gilbert Wagner

Is storage under discretionary?

Wayne Zerff

No, its under permitted use.

Reeve Hipkin

Its permitted.

Gilbert Wagner

It's a pretty wide range, the permitted use?

Wayne Zerff:

Commercial is pretty wide open. But his proposal right now, is just for indoor storage at the current time.

Gilbert Wagner

But he could do other things without asking for advertising again

Wayne Zerff

Without advertising for rezoning, yes. It still requires a development application, it wouldn't require rezoning.

Gilbert Wagner

One other thing that would come into play, I don't know whether this goes before community planning or not, but that particular intersection is probably one of the most dangerous ones on No. 6 highway all the way to Regina. I have seen more possible accidents at that location, trucks turning off, vehicles turning off, cars passing in the parking lane at 120 km/hour. I was thinking it would be a great concern to the Department of Highways.

Louise Malowany

There's a few of those on No. 6 highway that should add a farm lane, when you're coming out with the semis.

Gilbert Wagner

Yeah

Reeve Hipkin

Oh. OK

Gilbert Wagner

IRH
WZ

When that highway was built, because we went through that ourselves (couldn't hear) All the approaches in the middle of quarters are only classified as temporary approaches as far as the Department of Highways is concerned. Only permanent approaches were on (couldn't hear). So the department of highways could come along at any time and say you have to have an access road.

Councillor Atcheson

But really, if you had too, let's say you changed it to turn at Herman's road and then an access road back that wouldn't, how would that make it any safer, because

Gilbert Wagner

Well you wouldn't have, you wouldn't have a number of approaches in a quarter section of land, because just down the road where Ritter's put in their approach for Jeff Duke. I had an approach right on the fence line and they took mine out, the Dept. of Highways took mine out.

Don Barnett

The other reason that they're temporary is No. 6 is a designated control of access highway that they deem it as, and it's a proposed 4 lane highway so if they build another lane they would go on the other side so then they would have to remove all those approaches so that's the designation for that.

Gilbert Wagner

This application, has it been made by Roy Leitch or potential buyers

Reeve Hipkin:

Roy Leitch's name is on it I believe, signed and sealed.

Councillor Farago

Is there a, I can't recall, I don't have it here, I know we had it, a proposed layout of how much land is suppose to be taken up by this?

Reeve Hipkin

Well the buildings are in existence currently. The main building is the building that was built by the Saskatchewan Hereford Association as a bull test centre and it was the sale arena and in that building there is, I haven't been in it for a number of years, but at the time when it was built and when I was there last there was offices in there, there was a sale ring with seats, there was an upstairs, there was a large room that could be used for meetings or for receptions or what have you. Now that is going to be twenty years ago, but it was a very well built building, steel on the exteriors and I don't know off the top of my head what the dimension is but it's a relatively large building and there's quite a lot of space within that building. Now there was some other buildings built.

Councillor Wagner

There's a large shop built at the end (couldn't hear)

Reeve Hipkin

And then, I don't know if those open fronted buildings whether they'd be usable for storage or not, you know, it's hard to say, they've probably deteriorated quite a bit over the last number of years. The main building was a very sound building.

Councillor Atcheson

There's lots of corrals

Reeve Hipkin

Apparently they're not going to use them for cows or sheep or what have you anymore

Councillor Farago

But it's cited right now for intensive livestock

Reeve Hipkin

Well that's correct

(couldn't hear)

WZ
JKH

Gilbert Wagner

It was originally, the Saskatchewan Hereford people, had a test centre station, I think they had about 400 animals.

Reeve Hipkin

That's right

Gilbert Wagner

And when they started testing bulls, the number of head would increase. I don't think there was ever a new application for sheep part of it and I don't know how many animal units, they took there.

Reeve Hipkin

Well the animal units, I don't have the number in front of me, but you can have

Gilbert Wagner

Five sheep to one cow

Reeve Hipkin

Something like that yes there units are different

Councillor Atcheson

I think when Agriculture, (couldn't hear) the Hereford Association and I think the numbers when Agriculture Canada was operating it as a bull test centre was like 750 to 800 a year

Reeve Hipkin

It was intensive by our bylaws but by Provincial bylaws it wasn't intensive. Anyway time has past and we thank you all for coming. Council will be giving this matter it's due consideration. Thank you

Adjournment:

Wagner: "That we adjourn this meeting at 4:15 p.m."

CARRIED


Reeve


Administrator