



Rural Municipality of Lumsden No.189

Meeting Minutes

Public Hearing - Bylaw No. 2026-04 April 23, 2026 - 7:30 PM

Call to Order

The Council of the Rural Municipality of Lumsden No. 189 convened the Public Hearing at the Lumsden Municipal Office (in Lumsden) and via electronic means (Zoom), on Thursday, April 23, 2026 at 7:30 pm.

Present:

Reeve: Cody Garbutt
Councillors:
Division 1: Curtis Skolney
Division 2: Glenda Schlosser
Division 3: Hayden Forster
Division 4: Marlise Nordstrom
Division 5: Trent Catley
Deputy Reeve and Division 6 Councillor: Cody Jordison
Chief Administrative Officer: Monica M. Merkosky
Assistant Chief Administrative Officer: Krystal Strong
Director of Finance: Ryan Haresign (attended via Zoom)
Planning Clerk: Lesia Matheson (attended via Zoom)

Absent:

Director of Planning and Development: (vacant)
Youth Member: Corbin Jenkins

Observers:

Ralph Wegman
Cindy Ogilvie
Don Ogilvie
Mary Lu King
Mark Meyer
Dave Fuller (via Zoom)
Tammy Wharton (via Zoom)
Dave McIntyre (via Zoom)

Declare Public Hearing Open

For the purpose of this Public Hearing, the Deputy Reeve is acting as the Chairperson. Deputy Reeve Jordison opened the Public Hearing for the purpose of amending the Zoning District Map in Zoning Bylaw No. 7-2012, by rezoning the land legally described as Parcel E, Plan 64R42722, Ext 0 (9.3 acres) in the SW 36-19-21 W2 from the A – Agriculture District to the C2 – Highway Commercial District.

Administration Presents Background Information

Chief Administrative Officer, Monica Merkosky provided a verbal report on the purpose of the Zoning Bylaw amendment.

Monica Merkosky, CAO:

- Bylaw No. 2026-04 proposes to amend the Zoning District Map by rezoning Parcel E, Plan 64R42722 Ext 0 from the A – Agriculture District to the C2 – Highway Commercial District to accommodate a proposed commercial development. The affected land is in the SW 36-19-21 W2, physically adjacent to Exit C on Highway 11. The proposed development includes:
 - Demolition of an existing residence;
 - Construction of an office building;
 - Construction of a cold storage, agriculturally related warehouse; and
 - Storage of recreational vehicles.

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- First reading of Bylaw 2026-04 was given on March 19, 2026.
- Public Notice was posted on the municipal website, twice in the Last Mountain Times and mailed to 22 landowners located within a 1.6km radius of the subject parcel.
- The Official Community Plan's (OCP) Future Land Use Map 1 identifies this area as a Preferred Transportation Corridor (commercial & light industrial). This designation indicates that the RM has long envisioned this specific corridor as a primary location for commercial development due to its proximity to Highway 11.
- Rezoning this parcel to Highway Commercial (C2) aligns with the OCP's stated goal to "strengthen the economic base of the Municipality by creating a positive environment for business development".
- The proposed development is consistent with existing land-use patterns in the immediate vicinity, including Synergy Ag and 3 Flags RV Storage, which are established commercial operations near Exit C.

Applicant Presentation

Deputy Reeve Jordison invited the applicant to make a presentation.

Ralph Wegman, Applicant:

- The applicant introduced himself as a resident of the Town of Lumsden.
- He has 25 years of experience in the agricultural industry.
- The existing property is in a state of significant disrepair, with the dwelling nearing condemnation. The applicant intends to address existing asbestos concerns and proceed with demolition of the structure.
- The proposed development is expected to create approximately seven full-time, well-compensated employment positions.
- The applicant's objective is to redevelop the site into a productive and valuable property.
- Plans include the construction of a 14,000 sq. ft. warehouse in 2027 to support a grain distribution operation, with potential additional use for RV storage.
- Plans also include a 2,000 sq. ft. office and 4 staff residences.

Presentations

Deputy Reeve Jordison invited any person who wished to make a presentation, to the council table.

Cindy Ogilvie:

- The individual expressed concern regarding the timing of notification and the overall notification process related to the proposed development.
- Stated she had significant concerns with respect to the proposal as presented.
- The property is currently designated as agricultural land.
- Concerns were raised regarding potential impacts on local watershed systems and wildlife in the area, with reference made to drainage flowing from the property across the highway toward Boggy Creek, and a request that these impacts be further studied.
- It was noted that the property is not currently zoned for commercial use.
- Concerns were expressed regarding increased commercial density in the area.
- Reference was made to other existing industrial developments already located in the RM, with the view that further development should be directed to that area.
- It was suggested that the proposed development may not be consistent with the current Official Community Plan.

Don Ogilvie:

- The individual noted that their family has long-standing ties to the community.
- They expressed that they do not see a compelling need to rezone the land to industrial use.
- Concerns were raised regarding potential increases in traffic volume and overall accessibility within the area.
- The property's corner location was identified as a particular concern in relation to traffic flow and site suitability.
- The individual expressed concern regarding the potential impact of the proposed development on the visual character and aesthetics of the surrounding area.

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- Concerns were also raised regarding windblown debris and litter migration across adjacent agricultural lands, with reference made to similar issues currently experienced from Synergy Ag.

Mark Meyer:

- The individual stated that he owns the property directly north of the proposed development site.
- He expressed concern that an RV park would negatively impact the visual character of the area.
- Concerns were raised regarding the potential for the proposed development to adversely affect surrounding property values.

Dave Fuller:

- The individual introduced himself as a representative of Synergy Ag.
- He noted that, during the development of Synergy Ag (Parcel D, Plan 102249424) the access road was upgraded to municipal standards and inquired whether, should the proposed commercial development be approved, any applicable latecomer fees would be available or recoverable.
- He indicated his support for the proposed development.

Applicant Response Presentation

Deputy Reeve Jordison invited the applicant to respond to any questions or comments from other presenters.

Ralph Wegman, Applicant:

- The applicant noted that the neighbouring dilapidated building is visually unappealing and offered to remove it at his own expense in order to improve the appearance of the area.
- The applicant indicated that RV storage already exists in the area, referencing the 3 Flags Racetrack as an example.
- The applicant stated that he has retained a professional contractor, Blade Contracting, to ensure that grading and drainage are properly managed, and emphasized his intention to avoid any negative environmental impacts.

Councillor Glenda Schlosser:

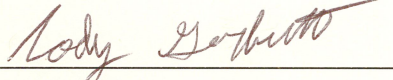
Councillor Schlosser stated that she had spoken with ratepayer Jim Latrace, who also referenced the road upgrade he was required to complete at Synergy Ag and expressed interest in the application of a latecomer provision to potentially recover a portion of the costs incurred for the road improvement.

Written Submissions

Deputy Reeve Jordison asked if there were any written submissions. Chief Administrative Officer, Monica Merkosky reported that there were four (4) written submissions received prior to the Hearing. The submissions were available for Council's viewing on the meeting platform.

Declare Public Hearing Closed

Deputy Reeve Jordison declared the Public Hearing closed at 7:49 pm.



Reeve



Chief Administrative Officer