

Public Consultation Regarding the Rezoning of Part of S ½ of SE 6-57-6-W4M from Agriculture to Industrial/Commercial

February 2, 2015, Elk Point Municipal Library

Concerns Raised:

1. Loss of agricultural land.
2. Industrial/Commercial lots are available in the Town of Elk Point.
3. Decrease in property values.
4. Protection of the existing wetland is important.
5. Potential Bylaw that restricts any Industrial/Commercial development within a 5km radius of Elk Point. This was discussed in an Economic Development Capacity.
6. The land is low. The property would need to be built up to accommodate any development.
7. Protection of the gateway into Elk Point is important. It needs to be aesthetically pleasing adjacent to Highway 41 and 646.
8. Turning lanes should be required as the highway is busy.
9. Migratory birds are present on the property.
10. An Environmental study was conducted on Lac Dufresne in cooperation with the University of Alberta. Information from that study is expected to follow.
11. There should be guidelines and/or timelines regarding how long someone has to develop after a rezoning has been completed.
12. The size of the parcel is a concern as the proposed building and use could occupy 3 acres.
13. There would be an increase in the amount of water on the lands and surrounding lands after development occurs.
14. There is only one highway approach onto the property. A service road would be required.
15. Concerns regarding the noise that would be produced from the site.
16. Area landowners would like to see definite future plans.
17. Concern over how large the business can grow to be. It has happened in the past starting out with one or two trucks and growing from there.
18. Suggestion to start over and have a new meeting.
19. Elk Point currently has 14 lots available with an average lot size of 2.5 acres. There is direct competition between the Town of Elk Point and the County of St. Paul regarding this proposal. The County is at an unfair disadvantage as the County does not provide services. The Town of Elk Point will sell more lots to a single developer to accommodate the development if need be. Economic Development examined the need for Industrial/Commercial lands. There was a need for this type of development and that is why the industrial park in Elk Point was created. This type of development should be concentrated in the Town of Elk Point.
20. Environmental concern raised over the management of used oil and oil from washing trucks. The developer stated that all used oil is collected and removed from site by Little Dipper. Most of the vehicle washing is done off-site.
21. Concerns regarding water wells for human consumption included that any site grading would influence the amount of water available to the shallow bored water wells in the area that rely

on surface water for regeneration. It was suggested that an environmental impact assessment be completed.

22. Development and competition is good for the community. The location of that development is also important. Impacts of development need to be carefully examined to make sure that development is going in the right place.

21 People Present.