



RM of Hoodoo
September 24, 2021 - Special - 09:00 AM

- 1 Meeting Called To Order**
- 2 Conflict of Interest**
- 3 Public Hearing- Discretionary Use**
- 4 Close Hearing**
- 5 Discretionary Use NE 1/4 S 24 -40-27**
📎 Discretionary Use NE 1/4 S 24 -40-27 1
- 6 Adjournment**

Rural Municipality of Hoodoo No.401 Report

For: Council

Date: Sept 22, 2021

From: Joan Corneil, CAO

Title: Discretionary Use Application – NE ¼ S 24-40-27

Options:

1. Receive and file
2. That Council approves the Discretionary Use Application for a New shop and storage facility on Ne ¼ S 24-40-27 with conditions that the development will comply with the Zoning Bylaw and other Acts or regulations, the submission of a \$400.00 Development Permit fee along with the submission of a building permit application.
3. That this report be sent back to administration for further review and report
4. Other (Council)

Background: Administration is in receipt of an application for the development of a shop and storage to be located on Ne ¼ S 24-40-27. It will be used in conjunction with the legal nonconforming Commercial use. As the Commercial Use had not received a discretionary use permit (before the Zoning Bylaw) the owner is now required to take out one for the accessory building.

Notices were sent to adjacent property owners. The Notice was also posted in the Wakaw Recorder (attached) At the time of writing, the writer received one call with questions on location, but no concerns or issues were expressed. No other comments or correspondence has been received.

Discussion: Should the development of the property occurred after the Zoning Bylaw and the use approved as a discretionary use, the applicant would not have been required to submit this application as once a discretionary use has been approved, it is considered a permitted use and as such this application would not have been necessary as the accessory building would have been considered under the permitted uses as well.

The development meets the requirements of the Zoning Bylaw.

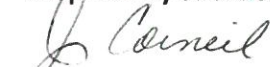
Financial Implications: Future taxation

Attachments:

1. Application
2. Ad

Conclusion: As there are no issues with the development meeting the RM Bylaws, Council may wish to approve.

Respectfully submitted,


Joan Corneil, CAO



RURAL MUNICIPALITY OF HOODOO NO. 401
APPLICATION FOR DEVELOPMENT PERMIT

FORM A
 Bylaw No. 3, 2000
 Application # _____

1. Applicant:
 Name: Loeffelholz Tractor Parts Phone: 306 256 7107
 Address: Box 367 Cadworth SK Postal Code: S0K 1B0
2. Registered Owner: ☒ as above or,
 Name: _____ Phone: _____
 Address: _____ Postal Code: _____
3. PROPERTY (LEGAL DESCRIPTION)
 LSD or ¼ NE Sec 24 Twp 40 Rge 27 W 2 NW Corner
 Lot(s) _____ Block _____ Registered Plan No. Parcel A # 150441173 Plan 101746587
 4. Site: Frontage 121.76 m. Depth 191.91 m. Area 2.327 m², or ha EXT 52
 5. Existing use of land or buildings: Shop
Ag Salvage yard
6. Proposed use of land and buildings: New Shop with Bay & Parts Storage
7. Proposed construction and alteration of buildings: 60x140 addition to existing
Shop & Storage area
8. a) Proposed Date of Start July 2017
 b) Proposed Date of Completion Fall 2017
9. Other Information (eg. proposed sewage system) no existing septic system
10. Are there other dwellings or commercial uses located on this quarter section? NO
11. For new construction, a SITE PLAN on a separate sheet showing, where applicable, (check those shown and attach) the following:
 a) ☒ dimensions of the site.
 b) ☒ location and size of all existing and proposed buildings and structures
 c) ☒ utility lines, easements, or topographic features
 d) ☒ proposed location of sewage systems and water supply
 e) ☒ access points to provincial highway or municipal road

12. Declaration of the applicant:
 I, Paul Kaefferle of the 29 June of 2017
 in the province of SK solemnly declare that the above statements contained within this
 application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that is of the same force
 and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

I hereby agree to insure that the building in question complies with the requirements to the National Building Code and the *Uniform Building and Accessibility Standards Act* and Regulations. I do not require the Municipality to police this project for this compliance and I acknowledge that the Municipality will not be doing so. I hereby save the Municipality harmless from any liability that may occur as a result of any default in compliance with the above code, Act or Regulations. I understand that if any inspection is required by the Building Standards Branch of the Department of Environment and Public Safety, I will be responsible for requesting it and paying all costs.

I hereby agree to comply with the Bylaws of the Municipality respecting Buildings
 Note: The applicant is responsible for ensuring buildings comply with
 The *Uniform Building and Accessibility Act*, where applicable

APPLICATION FEE: \$50.00

Signature: _____

signature

Loeffelholz Tractor Parts

60' wide, 88' long, 18' sidewalls

2x8 walls, studs 2' on center with 2x4 corner bracing

2x4 perlines, 32" on center outside

1x4 perlines 24" on center inside

Commercial rafter 4' on center, all bracing to manufacturers specs

Metal cladding inside and out

Footing 9"x21" with 4-10mm rebar tied to pilings

Pilings on east wall 12"x14', 10' on center, and at door openings

Pilings on west wall 10"x10', 10' on center

Pilings on north and south end walls 10"x10', 20' on center

Pilings have 3-10mm rebar per piling

Floor 5" concrete, 10mm on a 1'x2' grid

In floor heating to supplier's specs



RURAL MUNICIPALITY OF HOODOO NO. 401

FORM B

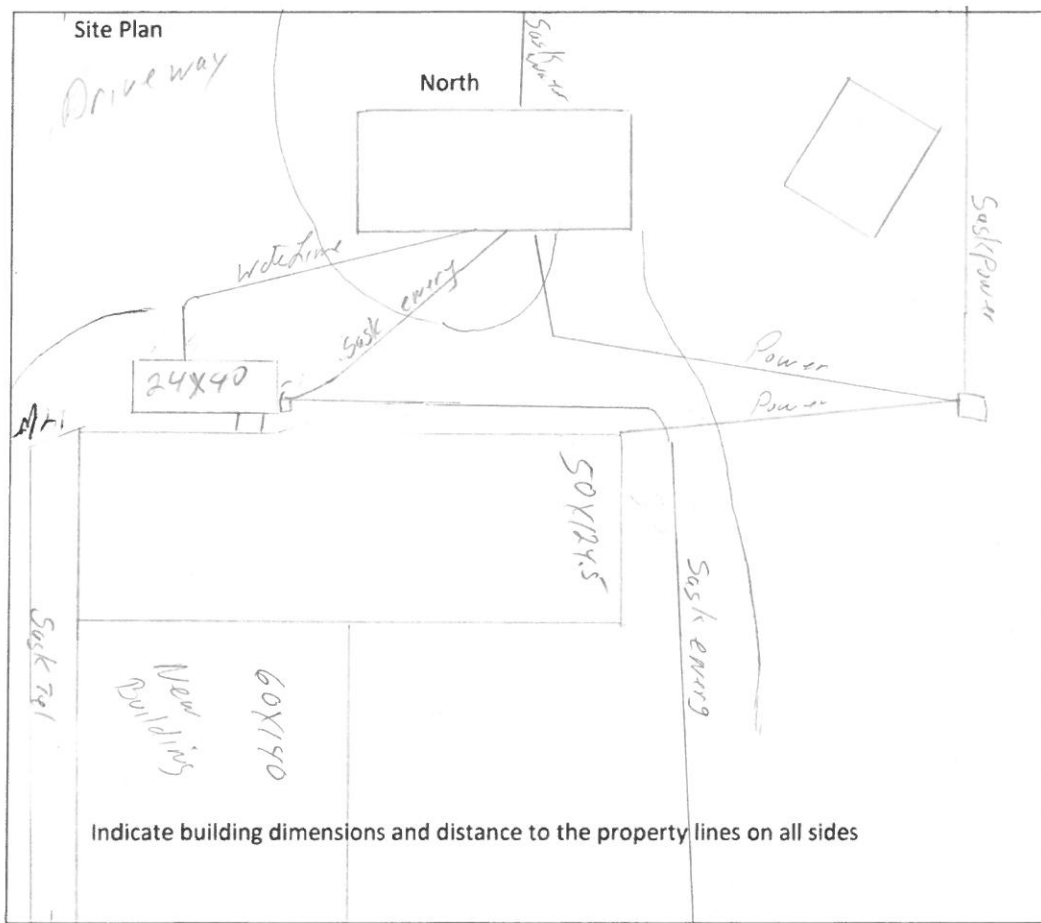
APPLICATION FOR DEVELOPMENT PERMIT

BUILDING PERMIT # _____

Permission is hereby granted to Loeffelholz Tractor Parts to Build
a building to be used as a Shop & Parts Storage on civic address or location NE 24 27 40 W2
Lot _____ Block _____ Plan _____ in accordance with the application dated July - 2017.

This permit expires one year from the date of issue if work is not commenced within that period or if work is suspended for a period of six months, unless otherwise authorized by Council or its authorized representative.

Grade lines of the building site are to be as indicated below and as shown on the diagram.



This permit is issued subject to the following conditions:

Any deviation, omission or revision to the approved application requires approval of the Council or its authorized representative.

Estimated value of construction \$ 275,000 Permit Fee \$ _____

Date _____

Signature of Authorized Official _____

FORM A

RURAL MUNICIPALITY OF HOODOO NO. 401

APPLICATION FOR BUILDING PERMIT

I hereby make application for a permit to ☒ construct ☐ erect ☐ place ☐ alter
☐ repair ☐ renovate ☐ reconstruct
 a building according to the information below and to the plans and documents attached to this application.

Civic address or location of work NW Part of NE 24 40 27 W2
 Legal description — Lot _____ Block _____ Plan 101 796 587 Ext 52
 Owner Loeffelholz Tractor Co. Address Box 367 Telephone 306 256 7107
 Designer _____ Address _____ Telephone _____
 Contractor _____ Address _____ Telephone _____
 Nature of work Shops & Wash Bay & Storage
 Intended use of building Shops & Storage
 Size of building _____ Length 140 ft Width 60 ft Height 18 ft
 Number of storages 1 Fire escapes 1
 Number of stairways 0 Width of stairways 0
 Number of exits 3 walk in Door 4 overhead doors Width of exits 3 ft

Foundation Soil Classification and Type		
Footings <u>12 x 16 in</u>	Material <u>Concrete</u>	Size _____
Foundations <u>16 x 10 ft Piling 9 ft long</u>	Material <u>Concrete</u>	Size _____
Exterior Walls <u>2 x 8 x 18</u>	Material <u>Wood Frame</u>	Size _____
Roof <u>metal</u>	Material <u>metal</u>	Size _____
Studs <u>2 x 4</u>	Material _____	Spacing _____
Floor Joists <u>Concrete</u>	Material _____	Spacing _____
Girders _____	Material _____	Spacing _____
Railors <u>TRUSS</u>	Material <u>Wood</u>	Spacing _____
Chimneys _____	Number _____	Size _____
_____	Material _____	Thickness _____
Heating <u>IN Floor Heat</u>	Lighting <u>as Required</u>	Plumbing _____

Estimated value of construction (excluding site) \$ 275 000.00
 Building area (area of largest storay) 8400 sq ft square metres
 Fee for building permit \$ _____

I hereby agree to comply with the Building Bylaw of the municipality and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the municipality and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out by the Council or its authorized representative.

DeLoe
 Signature of Owner or Owner's Agent
 Discretionary Use NE 1/4 S 24 -40-27 1 | Page - 6

PUBLIC NOTICE – RM of Hoodoo NO. 401

Public notice is hereby given that the Council of the RM of Hoodoo No. 401 intends to review and make a decision on a discretionary use development permit application as per the regulations of the RM of Hoodoo Zoning Bylaw No.14, 2018.

INTENT The proposed discretionary use within the Agricultural District is in the form of commercial storage..

AFFECTED LANDS The proposed developments are on lands legally described as NE ¼ Sec 24-40-27 W2M which are shown on the map below. There is a larger map at the RM office that is also available for inspection.

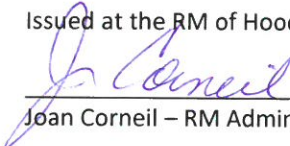


REASON The reason for this notice is to allow any members of the public to review and comment on the discretionary use development permit application prior to Council making a decision.

PUBLIC INSPECTION Any person may inspect the proposed discretionary use development permit application at the RM of Hoodoo office located 525 2nd Ave. in Cudworth SK during regular office hours 9:00-12 noon 1:00 PM to 5:00 PM.

PUBLIC PARTICIPATION Council will provide the public with an opportunity to comment on the discretionary use development permit during a Public Hearing to be held on September 24, 2021 at 9:00 AM at the RM of Hoodoo Council Chambers located at 525 2nd Ave. in Cudworth SK. **Please notify the RM office if you are attending.**

Issued at the RM of Hoodoo on September 13, 2021, 2021


Joan Corneil – RM Administrator