



**Town of Lumsden**  
**Meeting Minutes**  
**Public Hearing - Bylaw 2024-03 April 23, 2024 - 7:00 PM**

**Call to Order**

The Lumsden Town Council convened a Public Hearing in the Dew Drop In, in Lumsden, and via Zoom on Tuesday, April 23, 2024 at 7:02 pm.

**Present:**

Mayor: Bryan Matheson

Councillors: Verne Barber, Ashlee Longmoore (via Zoom), Jenelle Brennan, Rhonda Phillips, Byron Tumbach

Chief Administrative Officer: Monica M. Merkosky

Assistant Chief Administrative Officer: Krystal Strong

Director of Planning and Development: Aimee Bryck (via Zoom)

**Absent:**

Councillor: Jim Rawlings

**Observers:**

Katie and Drew Gibson

Jessa Warner

Anne Gibbons

Cameron Wyatt

Lindsay Sklar

Paul Balez

Shannon Kaytor (via Zoom)

**Declare Public Hearing Open**

Mayor Matheson opened the Public Hearing for the purpose of Bylaw No. 2024-03, a bylaw to amend Bylaw No. 2002-15, being the Zoning Bylaw, to add Boarding Kennels as a Discretionary Use in the C2 - General Commercial District.

**Administration Presents Background Information**

Director of Planning and Development, Aimee Bryck, provided a verbal report on the purpose and background of the proposed Zoning Bylaw amendment.

**Applicant Presentation**

Mayor Matheson invited the applicant to make a presentation to Council.

Applicant Katie Gibson presented a written copy of her presentation to Council members and some observers. Generally, she provided information detailing the locations of pet facilities in Regina. Ms. Gibson also compared the level of disruption resulting from the proposed boarding kennel to disruption resulting currently from other commercial uses near the proposed location. Ms. Gibson was asked by Council how many staff her business would employ, to which she answered there would be 2-6 full time and part time staff, and that she would be the primary full time employee.

## **Presentations**

Mayor Matheson invited any person who wished to make a presentation, to the council table.

### **Jessa Warner:**

- Stated she lives on James Street near the Park.
- Commented that the various types of commercial businesses referenced by Ms. Gibson as potential uses of the property in question (415 James Street North), have set business hours, and eventually close for the night, but a kennel is 24/7.
- Stated that it is not possible to ensure or guarantee that barking will be under control, especially when dogs are in a strange environment (away from their homes), and are more likely to bark.
- Stated that noise is a concern and that she has small children.
- Stated she has a concern with Ms. Gibson's statement that she has the support of the Lumsden Business Association.

### **Anne Gibbons:**

- Stated that she lives on Fifth Avenue behind the mechanic's shop.
- Stated that the pins shown on the Applicant's written presentation may not just be dog kennels, but may also be pet food stores, etc.
- Stated that kennels in Regina are typically located in Industrial areas because they are loud and shouldn't be located near houses.
- She also agreed that the comparison to other commercial businesses is not accurate.
- Stated that she is also concerned with dogs at the potential kennel barking at night and waking up neighborhood dogs, that would then wake people.

### **Cameron Wyatt:**

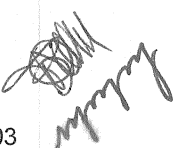
- Stated that he owns the Meraki Building (1500 River Street), just behind the bakery.
- Stated that he would be directly across from the potential kennel.
- Stated that he requested information from the Town on this and similar animal service applications.
- Stated that the applicant indicated she would mitigate dog barking but did not provide details or a plan to explain how that would be done.
- Stated that he voted "yes" to the survey the applicant set up online, because he would support the business in town, but there was no location associated with the survey.
- Stated that at VIP Petcare in Regina, employees are mandated to wear ear protection because the dog barking is so loud.
- Stated that he did his own survey and no one supported the business in the proposed location.

### **Lindsay Sklar:**

- Stated that she lives beside Hilltop Fitness, next door to the potential kennel location.
- Stated she spoke to the applicant directly to express her concerns.
- Stated that she is not against the business, just the location.
- Stated that she has concerns with noise, as she lives extremely close to the proposed kennel location.
- Stated that she is concerned about potential smell, if dog waste is not properly dealt with.
- Stated that she is concerned about the impact to other businesses.
- Stated that she has 2 senior dogs and 2 children. Her biggest concern is the safety of her children playing in her yard. She is concerned if a gate doesn't get closed properly, or a dog escapes the fence, her children or elderly dogs could get hurt.

### **Paul Balez:**

- Stated that he owns Lumsden General Repair and also lives on that property, directly across the street from the proposed kennel.



- Stated he is concerned about the potential noise.
- Stated that it is not a good location because it is so close to residential properties.
- Stated that kennels are usually blocks away from residential areas.
- Stated that traffic, kids, etc. is all a part of daily noise, but the noise that would come from a dog kennel would be excessive.
- Stated that in his business operations, if he has a repair job that will be loud, he closes the shop door to mitigate it.
- Stated that business closes at 5pm daily and is closed on weekends, and that he does not want excessive noise in the evenings or weekends.

**Applicant's Response**

Katie Gibson:


- Stated that the dogs will be indoors at night and the building would be well insulated to reduce noise.
- Stated that there will be decibel readers inside and outside the building.
- Stated that to address concerns of smell, she has an in-depth cleaning protocol.
- Stated that the fenced compounds will be secure. There will be no gates near the Sklar property, posts will be cemented into the ground and gates in the other areas will be locked.
- Stated that the maximum capacity of the facility would be 20 dogs and 5 cats.
- Stated that each dog would have their own individual enclosure and not be able to see the dog next to them.

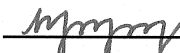
**Written Submissions**

Mayor Matheson and Director of Planning and Development, Aimee Bryck, reported that there were 7 written submissions received and provided for Council's consideration prior to the hearing.

**Declare Public Hearing Closed**

Mayor Matheson asked if there were any other submissions and, hearing none, declared the Hearing closed at 7:30 pm.

  
 \_\_\_\_\_  
 Mayor

  
 \_\_\_\_\_  
 Chief Administrative Officer