



RM OF PRINCE ALBERT No.461

Planning and Development

Junction Hwy 2 & 11

RR 2 Site 4 Comp 112 Prince Albert SK. S6V 5P9

306.764.2451 | planning@rmprincealbert.ca

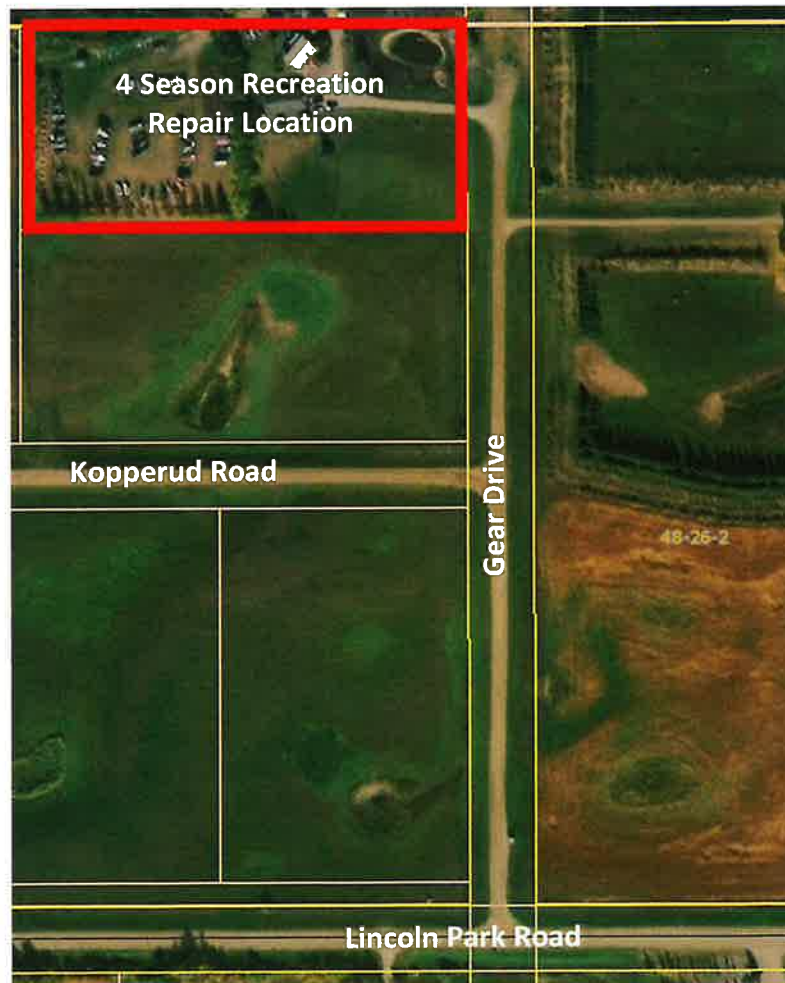
October 28, 2024

**RE: Notice of discretionary use application – Home Based Business
4 Seasons Recreational Repair
Blk/Par A Plan No 101815556 Ext 14, Source Quarter SE-08-48-26-W2**

The RM of Prince Albert No. 461 has received an application from 4 Seasons Recreational Repair to expand on the original Discretionary Use Approval from 2011 at Blk/Par A Plan No 101815556 Ext 14, Source Quarter SE-08-48-26-W2.

Landowners, Lee Glass and Melaine Gear, have been operating 4 Seasons Recreational Repair since 2011 at their 4.68-acre property located at the end of Gear Drive. Over the years, the business has expanded to include the repair and winterization of boats and all types of recreational vehicles, including snow machines and golf carts, as well as service and repairs for motorcycles and ATVs.

The watercraft test tank is treated with an environmentally friendly product to remove any potential toxins from the water. Any used oils and gases are collected by GFL Environmental Oil Recycling regularly. The hours of operation will remain from 8:00 AM to 6:00 PM, Monday to Friday.





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You have received this notice as you are an assessed owner of property within close proximity to the lands of the proposed development. As a neighbour, your comments are important in the consideration of this application by the RM Council.

Council will hold a public hearing on Thursday, November 14, 2024, at 1:10 PM at the RM of Prince Albert Office, to hear any person or group that wishes to comment on the proposed discretionary use application. Council will also consider written comments received at or prior to the hearing. All comments received become public records and are considered in a public meeting.

If you would like your views considered by Council as part of this application, please complete the attached comment form and return it to:

<u>By Mail</u>	<u>In Person</u>	<u>Email</u>	<u>Fax</u>
RR 2 Site 4 Comp 112 Prince Albert, SK S6V 5P9	The Municipal Centre Junction Hwy 2 & Hwy 11	planning@rmprincealbert.ca	306.922.8283

Please contact me at 306-764-2451 if you have questions regarding this application or require further information.

Sincerely,

A handwritten signature in blue ink that reads "Teresa Hanson".

Teresa Hanson

Director of Planning and Development

Rural Municipality of Prince Albert No. 461



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Rural Municipality of Prince Albert No. 461 Comment Sheet

All comments received by the deadline become public records and are considered by the RM Council in an open Council meeting. As an alternative or supplement to a written submission you may attend the Council meeting to express your views directly. Please complete this comment form and return it by:

By Mail

RR 2 Site 4 Comp 112
Prince Albert, SK
S6V 5P9

In Person

The Municipal Centre
Junction Hwy 2 & Hwy 11

Email

planning@rmprincealbert.ca

Fax

306.922.8283

Description of Proposed Discretionary Use:

Legal Land Description of Property: Blk/Par A Plan No 101815556 Ext 14, Source Quarter SE-08-48-26-W2

Description of Proposal: Home Based Business - 4 Seasons Recreational Repair

Date for Council Consideration: Thursday, November 14, 2024, at 1:10 PM

Comments: (by the Landowner)

☐ Have no concerns

☐ Have concerns

I am willing to discuss my views with the applicant before the Council meeting. ☐ Yes ☐ No

Name(s): _____ Phone: _____ Cell: _____

Signature(s): _____ Legal land description: _____

Date: October 10/24

RM of Prince Albert
#461

Submission for 4 Seasons Recreational Repair owner/operator Lee Glass operating at current location since September 2010.

To Whom it May Concern,

Business hours open Monday - Friday 8 AM – 6 PM closed weekends. Repairing boats, ATVs, motorcycles, snowmobiles, all recreational product. There may be times when engines are heard or tractor moving product in the yard.

Estimation of traffic to property. Our busy season is May – September.

Summer months may have 1-10 customers a day. During the slower seasons, October to April may have 0-5 customers a day.

September would be our busiest weeks of our year with winterizing customers boats.

September (possibly into October) We would have the most product of the year in our yard possibly up to 40 boats. (West side of yard) These boats are not being stored at the property. All boats will be picked up and removed.

During the busy period 1-1.5 employees may be needed.

During slower season

0-1 employees may be needed.

After purchasing acreage in 2010 we have planted well over 100 trees (evergreen and others mostly on West side) for privacy as well that product is not seen outside of the yard. We do also use a compound north of our shop that houses product.

The property is kept very neat and tidy, with multiple improvement projects completed to the acreage.

There is a sign on the shop. We ask for exception for the sign on our fence facing South, one smaller sign at end of driveway for drop off. One directional sign on corner of Gear Drive & Lincoln Park Road on the fence of private property.

Personally we ourselves have ATVs, boats, motorcycles sleds. We own a zero turn lawnmower, a yard tractor used for landscaping projects & rototilling. After business hours, these items may be heard due to regular Acreage living conditions.

Sincerely,



Lee Glass
Melanie Gear