

TOWN OF LUMSDEN
MINUTES OF THE PLANNING AND ECONOMIC DEVELOPMENT
COMMITTEE MEETING HELD ON FEBRUARY 23RD, 2015

The Planning and Economic Development Committee met in the Council Chambers in Lumsden, on the afternoon of Monday, February 23rd, 2015 at 3:46 p.m. with Chairperson Bryan Matheson presiding.

Present: Chairperson, Mayor: Bryan Matheson
 Councillors: Wes Holobetz, Rhonda Phillips
 Financial Officer: Sheena Carrick
 Observer: Councillor Randy Bogdan

Minutes:

Phillips/Holobetz: "That we approve the meeting minutes from the December 2, 2015 meeting."

CARRIED

Joint Growth Strategy Project:

The Committee discussed the comments received from the council of The R.M. of Lumsden No. 189 regarding the Joint Growth Strategy project relating to the Urban/Rural Joint Planning area as identified in the last draft report received from Associated Engineering. The Committee agrees to provide the following comments to Town Council for response to the R.M. of Lumsden Council:

- The Committee doesn't agree with the request to shift the Joint Planning area South by a quarter section as this doesn't provide any Joint planning area around the North end of the Town of Lumsden and the committee feels it necessary to have planned development in that area due to the proximity of Town.
- The Committee recommends that the Joint Planning area be increased to the West by 1 quarter section, as the majority of the land contained in the proposed Joint planning area on the West side of Town is undevelopable due to the development constraints of unstable slopes and flood plain.
- The Committee agrees with the RM's recommendation to remove the Town and RM future commercial/industrial growth on the East side of the Town of Lumsden and designate the two most Northerly quarters as future recreation and the two quarters to the South of those quarters as recreation/residential growth.
- The Committee doesn't understand the rationale for the request of the RM to extend the Future Commercial/Industrial growth area along No. 11 highway on the West side of Lumsden further East towards Town boundaries as the area on the South side of No. 11 highway has unstable slope area and would have sightline issues for access/egress off No. 11 highway due to the hill of the valley. Without more information from the RM, the Committee doesn't agree with extending this area.
- With respect to densities, the Committee feel that densities in the Urban/Rural Joint Planning area shouldn't be at a higher density than areas of Town like Schandre Estates to avoid competing development between the two municipalities. In checking some of the lot sizes in that area they range from .2 hectare to .3 hectare lots. The committee would recommend allowing development density of 3 units per hectare for the joint planning area, without the use of density averaging.

The Committee felt that the next Joint Administration Committee meeting held to discuss the Joint Growth Strategy project should be facilitated by Bill Delainey with Associated Engineering in order to progress the project to its conclusion. The meeting date should be scheduled so that all members of the Joint Administration Committee are in attendance and are prepared for the meeting.

RM Dowalo Holdings Subdivision Application:

The Committee discussed the R.M. of Lumsden No. 189 letter requesting reconsideration of the application submitted by Dowalo Holdings for the subdivision of 5 commercial lots located in the R.M. of Lumsden No. 189 on land legally described as NW 32-19-21-W2. Both Councils had passed a resolution deferring the application until the completion of the Joint Growth Strategy Project. The developer indicated their frustration in the delay of the completion of this project and requested that his application be allowed to move forward. The Committee understands the frustration of the applicant and share the same frustrations. Due to the fact that there has been little concern expressed about commercial development in this area the Committee agreed to allow this application to proceed prior to the completion of the Joint Growth Strategy project.

Dowalo Holdings RM Commercial Subdivision Application – NW 32-19-21-W2:

Holobetz/Phillips: "That we understand the need to allow the subdivision application submitted by Dowalo Holdings to subdivide 5 commercial lots along No. 11 highway located in the NW 32-19-

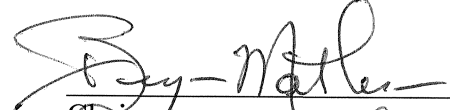
21-W2 to proceed prior to the completion of the Joint Growth Strategy Project due to the unanticipated length of time it has taken to complete the project; and That we recommend council agree to allow the application process to proceed prior to the completion of the Joint Growth Strategy Project.”

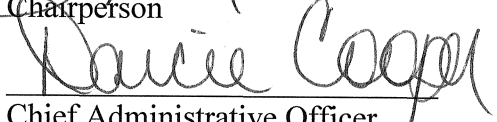
CARRIED

Adjournment:

Phillips/Holobetz: “That this meeting be adjourned at 5:44 p.m.”

CARRIED



Chairperson


Chief Administrative Officer