



RURAL MUNICIPALITY OF
L U M S D E N
NO. 189

Rural Municipality of Lumsden No.189

Meeting Minutes

Public Hearing Bylaw 01-2019 OCP Amendment February 14, 2019 - 02:00 PM

Call to Order

The Lumsden Rural Municipal Council convened the Official Community Plan Bylaw Amendment Bylaw No. 01-2019 Public Hearing, on the afternoon of Thursday, February 14, 2019 at 2:00 p.m. at the Lumsden Municipal Office with Reeve Kent Farago presiding.

Present:

Reeve: Kent Farago

Councillors: Jeremy Andrew, Cody Garbutt, Derek Neuls, John Langford, Cody Jordison

Chief Administrative Officer: Monica M. Merkosky

Community Planner: Luke Grazier

Acting Assistant Administrator: Chris Lamontagne

Finance Office: Greg Brkich

Public Works Manager: Leighton Watts

Observers:

Barry Mitschke

David Frey

Kristen Abel

Don Burlack

Marcelin Perras

Rod Luhning

Dean and Monica Schwartz

Rand Luhning

Wayne Goodsman

Terry Ruda

Bryan Matheson

Rhonda Phillips

Dave Phillips

Verne Barber

Barry Hutton

Ken Weisbrod

Ian Douhaniuk

Trevor Steinke

Janice Clayton Moore

Steve Croft

Doug Mader

Kent Lynn

Boutros Skaf

Robert Crooks

Declare Public Hearing Open

Reeve Farago opened the public hearing at 2:00 pm for the Bylaw No. 01-2019, a bylaw to amend the Official Community Plan 06-2012.

Administration Presents Background Information

Director of Planning & Development, Luke Grazier, provided a verbal report on the purpose of the amendment.

Applicant Presentation

Reeve Farago invited the applicant(s) to make a presentation.

Boutros Skaf - Grand Valley Developments:

- Introduced himself and provided a brief history of proposed development
- Stated the concept plan has been completed according to requirements provided by the Ministry of Highways and Community Planning

Presentations

Reeve Farago invited any person who wished to make a presentation, to the council table.

Barry Mitchke

Ratepayer in the RM of Lumsden No. 189

Has concerns about the following:

- plan indicates residential lots extend down the slope of the valley;
- irrigation/over watering causing ground instability;
- types of sewage systems and where will the water supply come from;
- plan indicates a trail system - design and layout of the trail;
- reopening of Eighth Avenue in the Town of Lumsden.

Rod Lühning

Ratepayer in the RM of Lumsden No. 189

Has concerns about the following:

- advertisement and lack of communication/notification regarding the Public Hearing;
- vagueness on the service roads in the plan and the value they on properties they affect
- ground water use in the residential area of the plan

Dave Phillips

Ratepayer in the Town of Lumsden

Shared his concerns regarding the reopening of Eighth Avenue in the Town of Lumsden which would extend into the RM. Specifically, he wants to ensure safe pedestrian access available to residents and walking/cycling infrastructure from the new development to link to the downtown core and other areas of Lumsden.

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Marcelin Perras

Ratepayer in the RM of Lumsden No. 189

Has concerns about the following:

- advertisement and lack of communication/notification regarding the Public Hearing and suggested affected landowners should have been notified directly;
- concerns on how the service road corridor would be implemented; the costs of the service roads; who would pay for these service roads;
- how access to the subdivision will be implemented (by temporary access using existing farm approaches).

Barry Hutton

Ratepayer in the RM of Lumsden No. 189

Has the following concerns:

- advertisement and lack of communication/notification regarding the Public Hearing;
- the affect these service roads and set back will have specifically on the land he owns as it will change the size drastically.

Dean Schwartz

Ratepayer in the RM of Lumsden No. 189

Has the following concerns:

- advertisement and lack of communication/notification regarding the Public Hearing (letter should have went to possible affected land owners);
- wants more transparency from Council;
- the proposed service roads in the plan affect the value of his land; put additional restrictions on the landowners;
- the costs of building and implementing the proposed service roads specifically northwest of Highway 11 and Highway 20 intersection.

Ken Weisbrod

Ratepayer in the RM of Lumsden No. 189

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Has the following concerns:

- advertisement and lack of communication/notification regarding the Public Hearing;
- has already implemented and paid for an approach and service road to his land and does not want to lose access to this road;
- the expense of re-opening Eighth Avenue in the Town of Lumsden;
- costs associated with the studies that have been completed and additional studies that will need to be completed;
- the water supply and sewer disposal in the residential development;
- assurance and integrity of the developer(s) that the plan will be completed as outlined.

Doug Mader

Ratepayer in the RM of Lumsden No. 189

Shared his concerns relating to the water and sewer of the proposed plan. As well as, the effects of drilling wells and the stability of the land.

Rand Luhning

Ratepayer in the RM of Lumsden No 189

Has the following concerns:

- advertisement and lack of communication/notification regarding the Public Hearing;
- who will be building these services roads; what are the additional set backs and restrictions for affected landowners;
- the access to Highway 11; possibility of an interchange and additional access points.

Robert Crooks

Ratepayer in the Town of Lumsden

Has the following concerns:

- advertisement, lack of communication/notification regarding the Public Hearing and the time of the hearing;
- wanted the concept plan to outline and address how the plan and policies may impact properties within the Town of Lumsden.

Applicant Response Presentation

Reeve Farago invited the applicant to respond to any questions or comments from other presenters.

Boutros Skaf - Grand Valley Developments:

Stated that the original development concept started in 2010 as a Joint Growth Strategy between the RM of Lumsden No. 189 and the Town of Lumsden. In 2015, it was submitted to Community Planning and has required additional information to be added which included the most recent service roads as outlined by the Ministry of Highways.

Reeve Farago requested Luke Grazier, Director of Planning and Development, to address the public hearing procedures required by administration as outlined in the Planning and Development Act.

Luke Grazier, Director of Planning and Development:

Stated the Public Notice Procedures as outline in the Planning and Development Act and confirmed the Public Hearing was advertised as per the minimum requirements. He also suggested a public meeting be held as a strategy for dialogue should the concept plan move forward.

Councillor Jeremy Andrew:

Elaborated on public notification requirements need to be modernized which the RM of Lumsden No. 189 has advocated with SARM in the past and will continue to do so.

Luke Grazier, Director of Planning and Development:

Confirmed the requirements of when a Subdivision or Rezoning Application is submitted that notices are sent out to all affected landowners within a certain radius.

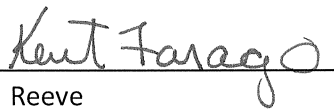
Written Submissions



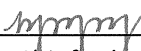
Reeve Farago asked if there were any written submissions. Community Planner, Luke Grazier reported that there was one (1) written submissions from Lumsden Valley Community Association, received prior to the hearing.

Declare Public Hearing Closed

Reeve Farago addressed the advertisement and communication requirements regarding the concept plan phase versus when a subdivision application is received. Reeve Farago then declared the hearing closed at 3:08 pm.



Reeve



Chief Administrative Officer