

**TOWN OF LUMSDEN**  
**MINUTES OF THE STONE CUSTOM HOMES DEVELOPMENT REVIEW**  
**COMMITTEE MEETING HELD ON AUGUST 21<sup>ST</sup>, 2012**

The Stone Custom Homes Development Review Committee convened their meeting in the Council Chambers, on Tuesday, August 21<sup>st</sup>, 2012 at 7:00 p.m. with Mayor Bryan Matheson presiding.

<b>Present:</b> Mayor:	Bryan Matheson
Councillor:	Dan Kirby, Doug Mader
Asst. Administrator:	Darcie Cooper
Stone Custom Homes Reps:	Ryan Leech, Roger Mitchell

The Committee met with representatives of Stone Custom Homes to discuss development options for their property legally described as Lot 1, Block Y, Plan 75R12775 that would utilize the development criteria established by Council in resolution 245-12 as follows:

**Stone Custom Homes Development Criteria:**

245-12 Phillips/Mader: *"That we authorize the committee working with Stone Customs Homes to respond regarding building of homes on their property legally described as Lot 1, Block Y, Plan 75R12775 indicating that:*

*Town Council would entertain suggestions for development consistent with permitted uses in an R1 zone for the portion of the property outside the Environmental Protection Overlay area providing site specific geotechnical analysis be done for those buildings, by a qualified person or consulting group. This geotechnical assessment would have to consider the impacts construction would have on existing homes and infrastructure in addition to newly built structures. Such uses are outlined in Section 5.7 Residential District - R1, Town of Lumsden Zoning Bylaw, 2002, page 50. Access to the new dwelling(s) should be off Peter Avenue. Driveways off of James Street South will not be approved as this is seen as a traffic safety problem. Construction of multi-unit dwellings, while seen as a reasonable use of the land, may require rezoning to R2 or R3. The proponent could apply for rezoning of the property under the Town of Lumsden Zoning Bylaw, 2002 which is the current Zoning Bylaw. A call for contributions to the new official community plan has already gone out. Since the new document has not been completed, the proponent could make a written submission.*

*The remainder of the property is in the Environmental Protection Overlay Area (EP). Zoning regulations for this area are outlined in the Town of Lumsden Zoning Bylaw, 2002 section 5.18. Criteria used to set the environmental protection area are clearly laid out in 5.18.1 Boundary (page 76). In addition to these criteria it is important to note that the side slopes of this coulee are steep, have existing homes at the top and council would not entertain any proposal for construction on these slopes. The setbacks as set out in this document would not allow for any development on the bottom of the coulee. Permitted uses in EP areas are stated in 5.18.2 of Town of Lumsden Zoning Bylaw, 2002."*

**CARRIED**

**Discussion:**

- Ecologist Report that Stone Custom Homes received
- Peter Street access vs. James Street access. Committee indicated that, if it was a low density proposal James Street access may be reconsidered, but for a high density proposal, access off Peter would be required
- Density of development and zoning amendments
- Developer indicated that trees would likely have to be removed to address drainage solutions
- Discussed density of apartment style condos
- Low flush toilets would go in the apartment/condos

**Stone Custom Homes Development Proposal:**

Kirby/Mader: "That we recommend Council commence rezoning proceedings to rezone Lot 1, Block Y, Plan 75R12775 to R3 Residential High Density District, to accommodate multi dwelling units, subject to the following criteria;

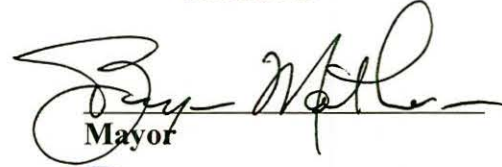
- Development application is received from Stone Custom Homes that would not infringe on the Side Slopes or the Environmental Protection Overlay area
- Access to be off of Peter Avenue with adequate on-site parking
- Upon Council resolve, we recommend that the development does not exceed 40 units; and

That we understand the drainage for the development may require some changes in the Environmental Protection Overlay area.”

**CARRIED**

The meeting was adjourned at 8:25 p.m.

**CARRIED**



Handwritten signature of the Mayor in black ink, consisting of a stylized 'E' followed by 'M' and 'L'.

**Mayor**



Handwritten signature of the Asst. Administrator in blue ink, consisting of 'D' and 'C'.

**Asst. Administrator**