

**TOWN OF LUMSDEN
MINUTES OF THE OFFICIAL COMMUNITY PLAN AMENDMENT
PUBLIC HEARING
HELD ON NOVEMBER 12, 2013**

The Town of Lumsden Council convened the Official Community Plan Amendment Public Hearing, in the Council Chambers, on the evening of Tuesday, November 12, 2013 at 7:30 p.m. with Mayor Bryan Matheson presiding.

Present: Mayor: Bryan Matheson
Councillors: Wes Holobetz, Rhonda Phillips
Reggie Newkirk, Jane Cogger, Randy Bogdan
Chief Administrative Officer: Darcie Cooper
Assistant Administrator: Krystal Strong

Absent: Councillor: Trevor Grohs
Public Attendees: See attached

Mayor Bryan Matheson announced that the public hearing is being held to discuss Bylaw No. 15-2013, a bylaw to amend Bylaw No. 14-2002 known as the Official Community Plan by replacing the Land Use Strategy Maps No. 1.00 – 1.15 with Plan Map 1 – Future Land Use Map.

There were 2 written submissions.

Dr. Tanya Marshall:

- Dr. Marshall introduced herself as the owner of TM'z Vet Clinic, located at 720 Pleasant Street in Lumsden (legally described as Parcel K, Plan No. 101443957)
- She read aloud her written submission which included a concern of the change of land use from Future Development to Open Space
- She expressed concern with lack of notification of the change and was unsure why the change is being made
- Dr. Marshall requested a letter be sent to her, guaranteeing that future development of a large animal clinic will be allowed
- She indicated that she's made a large investment in the property with the animal clinic with the intention of expanding to a large animal clinic

Fred Williams:

- Fred Williams made a verbal submission that the designation of open space of his property (West side of Town in the Flood plain) meant you couldn't build any structures, that you can only build a golf course
- He stated that the change of land use from Future Development to Open Space restricts the residential development that he would like to do
- Mr. Williams also requested a letter be sent to him, guaranteeing his future residential development will be permitted
- Mr. Williams stated that the Town should be supporting him as a developer to permit residential development in the flood plain and standing up to the Provincial Government who are trying to restrict the growth of the Town

Steve & Linda Croft:

- Mr. & Mrs. Croft introduced themselves as the owners of the Canyon Creek Estates development
- Mr. & Mrs. Croft read aloud their written submission, including their disapproval of the amending bylaw due to the change in land use removing their land in the R.M. of Lumsden from the Future Development area of the municipality, being that it is in flood prone land
- They questioned how the process of approving the plan works
- They questioned if the plan would be approved at tonight's council meeting.
- They questioned if the plan will be submitted to the Director of Community Planning- Regina Branch, Barry Braitman or to one of his superiors
- They stated they will get lawyers involved if need be to ensure their ability to develop the land West of Town in the flood plain

Joe Bergman:

- Mr. Bergman clarified that he is not a resident of the Town of Lumsden; however, he is a resident of the Rural Municipality of Lumsden near Grid Road #734

Public Hearing-Official Community Plan-Replace Future Land Use Map

- He stated that the Future Land Use Map indicates the future use of his land would change from residential to commercial/industrial
- He questioned how the annexation of his land from the R.M. into the Town would affect him and his use of land if it's considered within the commercial designation area

Ralph Haryett:

- Mr. Haryett indicated he has a concern with the proximity of commercial development to future residential development and stated that there will be an effect on the market value of the commercially zoned lots
- He indicated that along Grid Road #734 there is a 300 foot registered easement for a high-pressure gas line belonging to SaskEnergy that would not allow any development in that area
- He suggested that the 16 acres owned by John Reitmeir near the Towns recycle depot would be ideal for commercial development and asked if the Town had considered that

Councillor Rhonda Phillips:

- Councillor Phillips clarified the Towns authority for approving development, and that the Future Land Use Map and certain development is ultimately approved by Community Planning
- She clarified the buffer zones for the current and future waste water treatment facilities results in certain restrictions for development

CAO Darcie Cooper:

- CAO Darcie Cooper clarified that the proposed Future Land Use Map indicates the Existing, Future and Potential Land uses for the Town of Lumsden
- She responded to Dr. Marshall's comments by clarifying that her land is currently zoned as Future Development, and the map shows the residential and commercial uses as they presently are on the land. The new map does not prohibit any future uses that are listed as 'Permitted' under the future Development District of the Zoning bylaw.
- The areas outlined in the colour green or "Open Space", shows the current areas of town that are undeveloped
- She responded to Mr. Williams comments that "Open Space" is not a zoning district and the zoning districts within the Zoning Bylaw regulate the uses for each district
- She responded to Joe Bergman's inquiries regarding the effect of the future land uses on his property, which is currently residential but planned for commercial/industrial in the future. She commented that his land would most likely be zoned as Future Development at the time of annexation and as development progresses; it would be rezoned accordingly. Council has indicated that they would like to see that area be Commercial/Residential. When the time comes to rezone the land, any existing use on the land would be permitted (a.k.a. Existing Non-Conforming or "Grandfathered")
- Darcie addressed Steve & Lynda Croft's concern regarding the approval of the bylaw, indicating that after the hearing, council will consider giving 2nd reading and possibly adopting the bylaw, or they may put it on hold if they require more information. She indicated the plan will have to be approved by the Executive Director of Community Planning, Ralph Leibel

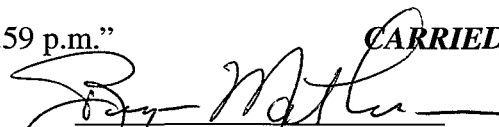

Mayor Bryan Matheson:

- The Mayor addressed Mr. Williams concerns that the Town should be supporting developers and indicated that the Town did advocate for development in the flood plain, however the plan was still rejected by Community Planning due to the risks of developing in the flood plain
- The Mayor expects that this plan will take many years before the Town is actually developed as predicted
- He clarified the intent of the map is to outline the best ways and direction for the Town to grow

Adjournment:

Bogdan/Holobetz: "That we adjourn this meeting at 7:59 p.m."

CARRIED


 Mayor

 Chief Administrative Officer