

TOWN OF LUMSDEN
MINUTES OF THE SCHANDRE ESTATES DEVELOPMENT COMMITTEE
MEETING HELD ON NOVEMBER 22ND, 2013

The Schandre Estates Development Committee convened their meeting at the River Park Centre, on Friday, November 22nd, 2013 at 1:02 p.m. with Chairperson, Rhonda Phillips presiding.

Present:	Chairperson:	Rhonda Phillips
	Mayor:	Bryan Matheson
	Councillor:	Jane Cogger
	Chief Administrator Officer:	Darcie Cooper
	Utilities Foreman:	Dave Cherney
	Public Works Foreman:	Jeff Carey

The Committee met to discuss the request to move forward with Phase III of the Schandre Estates Development submitted by Mike and Paul Andre.

The Committee discussed three issues concerning Schandre Estates Inc. as follows:

- Servicing Agreement: Section 7.2 Roads and Road Maintenance
 - The developer shall construct a road to connect the lots in Phase 2 and future phases with Qu'Appelle Drive
- Servicing Agreement: Section 8 – Pedestrian/Bicycle Walkways and Trails Maintenance
 - The construction of required walkways and/or trails to separate pedestrians from roadways and to link them to pedestrian corridors
- Sewer Servicing – temporary lift station currently in place

Roads and Road Maintenance:

The Committee understands the developer's concern regarding costs and roadblocks in the construction of a road down from Schandre Estates that connects with Qu'Appelle Drive West.

If council is to consider changing this requirement in the servicing agreement, there needs to be a suitable alternative solution to the additional traffic from the development. The Committee recommends that the developer undertake a traffic impact assessment to identify areas of concern and recommended solutions.

Pedestrian/Bicycle Walkways and Trails Maintenance

The Committee discussed the need for the required walkways and trails to be constructed down from Schandre Estates. The main trail is to connect with Maple Bay. The Developer needs to submit detailed construction drawings for the walkways and trails as required in Section 8 for approval. Community Coordinator Chris Exner can aid in the coordination of this project, along with Public Works Foreman, Jeff Carey.

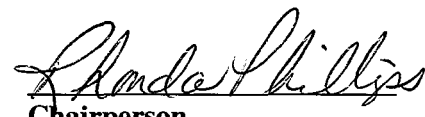

Sewage:

There is a temporary lift station that is currently in place and servicing Phase I and II of the development. The lift station is located in the street and is very difficult to maintain. The line is small and Utilities Foreman, Dave Cherney does not advise that anymore loading be added to that line. The developer's engineer indicated that the line would be able to handle Phase III development. There are concerns from Dave regarding several assumptions that their engineer made and indicated that the municipal engineer should comment on it, should council feel that the sewage solution currently in place, be considered for Phase III development.

The preferred solution would be for the developer to run a gravity feed line down from Schandre Estates to Qu'Appelle Drive. This solution would have less on-going future maintenance and capital costs for the municipality. The other alternative would be for the developer to construct a permanent lift station. The construction costs to the developer may be similar, therefore the committee encourages the installation of the gravity feed sewer line to Qu'Appelle Drive.

Matheson/Cogger: "That we adjourn the meeting at 2:11 p.m."

CARRIED


 Chairperson

 Chief Administrator Officer