

**R.M. OF LUMSDEN NO. 189
MINUTES OF THE KATHURIA REZONING PUBLIC HEARING
HELD ON NOVEMBER 14, 2013**

The Rural Municipality of Lumsden Council convened the Kathuria Rezoning Public Hearing in the Council Chambers, on the afternoon of Thursday, November 14, 2013 at 3:30 p.m. with Reeve Jim Hipkin presiding.

Present:	Reeve:	Jim Hipkin
	Councillors:	Jim Atcheson, Ian White, Tom Harrison, Dale Srochenski, Kent Farago, Al Szeles
	Chief Administrative Officer:	Darcie Cooper
	Asst. Administrator:	Krystal Strong
	Attendees:	Stew Fettes (Agent of Krishan Kathuria), Carol & Carlton Gust, Christy Eckel

The public hearing was held for the proposed zoning bylaw amendment to rezone land in a portion of the SE 27-19-19-W2 from A-Agriculture District to CR1-Low Density Country Residential District to accommodate a proposed subdivision of eight (8) new country residential sites.

There were three written submissions received from Carlton & Carol Gust, Steve & Christy Eckel and George Metcalfe.

Carlton & Carol Gust had the following comments:

- They live right next to the proposed subdivision and are not in favor of it
- have concerns with the road usage, water, sewer and noise
- have great concern regarding drainage and the effect alteration to the drainage may have on their property
 - provided 2 recent pictures showing the amount of water that naturally ponds and drains through the proposed development area
 - questioned where the runoff water would go if there was development in this area
 - stated that during the year of the flood [2011] the creek ran for the entire summer
 - concerned if the water is re-routed that it may flood the creek which runs in close proximity to their home
 - commented that the area proposed lots 3, 4, 5 & 7 will be under water in the spring
 - expressed their concern with sewage getting into the creek due to the flooding that occurs in the area
- concerned with the proximity of their well to the creek (150 feet) if the area floods it could flood their well with contaminated water and sewage
- They stated their well is 160 feet deep and their pump is at 140 feet deep

Christy Eckel provided the following comments:

- lives on the adjacent quarter on the SW 27-19-19-W2
- has concerns regarding sewage disposal and the quality of the road
- have concerns regarding water and drainage, as the creek runs for approx. three weeks straight during spring runoff
- She feels that the area is a farming community and should not change to rural residential
- She asked if a petition could be signed to stop the subdivision

Stew Fettes, agent for Krishan Kathuria, the property owner for the proposed subdivision had the following comments:

- stated that Community Planning would require a drainage design before approval is given

Reeve, Jim Hipkin discussed the Zoning Bylaw and Official Community Plan. He indicated that both documents took more than three years to write with careful consideration and public consultation with regards to development changes being made. He stated that there was little

JRH

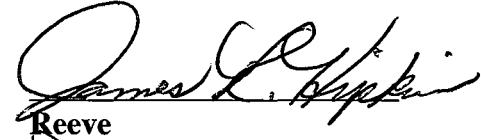
concern raised by ratepayers regarding allowing residential development in areas that were designated as the Agricultural District in the previous bylaws.

Councillor, Dale Srochenski clarified that when working with water-bodies, the Water Security Agency will ensure that the flow won't be affected up or down stream of the development.

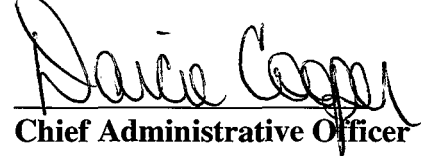
Adjournment:

Farago: "That we adjourn this meeting at 3:48 p.m."

CARRIED



Reeve


Chief Administrative Officer