

**R.M. OF LUMSDEN NO. 189  
MINUTES OF THE COLHOUN REZONING PUBLIC HEARING  
HELD ON SEPTEMBER 12, 2013**

The Rural Municipality of Lumsden Council convened the Colhoun Rezoning Public Hearing in the Council Chambers, on the afternoon of Thursday, September 12, 2013 at 3:02 p.m. with Reeve Jim Hipkin presiding.

**Present:** Reeve: Jim Hipkin  
Councillors: Kent Farago, Tom Harrison, Ian White,  
Dale Srochenski, Jim Atcheson

Chief Administrative  
Officer: Darcie Cooper  
Asst. Administrator: Krystal Strong

Members of the public: Phelan Bailey, Warren Dodds,  
Landen Van Everdink

**Absent:** Councillor: Al Szeles

The public hearing was held for the proposed rezoning of land in the SE 21-19-21-W2 from A-Agriculture District to CR2-Medium Density Country Residential District to accommodate a proposed subdivision of ten (10) new country residential sites, owned by Norm and Laura Colhoun.

There was one written submission from Phelan Bailey.

Three verbal submissions were made by Warren Dodds, Landen Van Everdink and Phelan Bailey.

The verbal submission was made by Warren Dodds. Mr. Dodds made comments regarding the following:

- concerns regarding the drainage and spring run-off that may impact his property due to the proposed development.
- concerns with chemicals that may infiltrate the local water source for surrounding residents
- questions and concerns regarding the sewage disposal methods that may affect surrounding residents and water sources
- concerned with increase in traffic and noise, commented that Grid 734 is already in poor shape and was concerned about the pavement and allowing more development along there. He feels extra school buses and more approaches may create safety issues
- questioned why the zoning Bylaw was changed to allow more subdivisions on good agricultural land. Questioned whether council was just opening the door up to any development
- questioned why Council would throw away agricultural values and not protect the agricultural lifestyle

The second was made by Landen Van Everdink. Mr. Van Everdink made comments regarding the following:

- resides on the same quarter section to the South of the proposed subdivision
- understands the need for controlled development
- when he purchased the property, there was only one subdivision allowed per quarter section
- concerns with the proximity of the subdivision to the existing surrounding agricultural properties
- concerns with light pollution – will council regulate the yard lights, the type of light and/or the height of the light
- concerns regarding sewage disposal

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- would like impact minimized to his property by way of implementing setbacks for the proposed development

The third was made by Phelan Bailey. Mr. Bailey made comments in addition to his written submission regarding the following:

- concerns regarding the natural water drainage in the area, which runs from the Northwest quarter to the southeast quarter
- concerns regarding the increase in traffic that the subdivision will create and feels speeding is already an issue in the area
- questioned if the subdivision will be able to connect to the Towns raw water line

Reeve, Jim Hipkin answered some questions regarding 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. He discussed the pressure being felt from landowners wanting to further develop their properties and others who expressed environmental and conservation concerns. He confirmed that high quality agricultural land does not have as much protection as in the last Official Community Plan, as some of those areas near high quality roads have been identified as preferable areas for further development.

CAO, Darcie Cooper indicated that the proposed development would not be allowed to hook up to the Town of Lumsdens' raw water line.


Councillor, Dale Srochenski clarified that all landowners have the right to apply for any type of development they choose and that it is the municipality's duty to manage it the best way possible in accordance with the Official Community Plan and Zoning Bylaw.

**Adjournment:**

Acheson: "That we adjourn this meeting at 3:37 p.m."

**CARRIED**

  
Reeve

  
Chief Administrative Officer