

TOWN OF LUMSDEN
MINUTES OF THE PROPOSED ANNEXATION
PUBLIC HEARING HELD ON JUNE 22ND, 2009

The Lumsden Municipal Council convened the proposed annexation public hearing in the Council Chambers of the Municipal office in Lumsden, on the evening of Monday, June 22nd, 2009 at 8:30 p.m. with Mayor Verne Barber presiding.

Council Present: Mayor: Verne Barber
Councillor: Wayne MacKay, Sid Sikorski, Al Sulma, Gerry Tomkins,
Dan Kirby
Administrator: Wayne Zerff
Asst. Administrator: Darcie Cooper
Public Works Foreman: Jeff Carey

Council Absent: Councillor: Ron Hart

Attendees: Barbara Mader, Anne Cockman, Lynda & Steve Croft, Jack Chapman, Gary Howland, Jack Mitchell, Olive Chapman, Bev Borgmann Mucha, Anne Marie Melnyk, Chris Whittall, Monika Zmetana, Maxine Koskie, Sandra Johnson, Paul Andre, Wayde & Joanne Boan

Mayor Barber opened the public hearing by explaining the proposed annexation. There were **4 written submissions** that are attached hereto and forming a part of these minutes.

Verbatim Transcript:

Mayor Barber:

.... Potential for future development, it's certainly an area that we on Town council believes, fits with the model that we want to see employed. We had a couple of preliminary meetings with Steve and with the RM and in our discussions with Steve, it became quite apparent that the type of development that they were looking at putting in here was something that was consistent with what we wanted to see in the Town of Lumsden.

I notice in one of the letters that I've had a chance to just quickly look at, that there was concern over high density development there, and I don't know where that concern has come from, because that certainly has not been anything that's been brought forward to council from Steve or his group. This is low density residential, all single family homes. It's a plan, at least the preliminary plans that we've seen certainly meet with the type of residential density that we see in virtually all the neighbourhoods in Lumsden. There's significant green spaces, those of you, I think all of you are familiar with what that property looks like as you drive west on the Pense grid. There's a significant piece of this property that fronts that grid road that you can easily drive by and envision residential housing. It certainly a piece of property that, to me at least, looks like a natural extension for the Town of Lumsden and so maybe before we go any further, I would invite Steve to share, his plan and his vision for this and then we can listen to what others have to say. Steve.

Steve Croft:

What we have set in mind for the smallest lot is 10,000 sq feet so I don't know what concerns there are for high density, but. In the middle of the subdivision, there's a lot of elevation changes which will all be left so there's a lot of lots that will actually back green space. We've already done a lot of work with the engineers and they've talked about the hill, so we've gone through all that and everything that we've got for building envelopes, we've already went through all that with the engineer and I think we've got most of their answers solved by putting the lot layout the way we've done and they seem to be happy with it and

Mayor Barber:

There was nothing in any of your proposals that talked about condominium development.

Steve Croft:

None

Mayor Barber:

As I say, I don't know where that..

Steve Croft:

The smallest lot is 10,000 square feet some of them are up to just about an acre. There is two entrances, I got a question about that today, one from just beside the old Wong farm and one at the other end of the land, so it does come in and out. We've put none of the houses backing onto it to Qu'Appelle Drive, they're going to front it so we're actually going to put a frontage road in so that it'll

make it more private for the people that are in their houses, so that when they're in their backyard they're actually looking up at the valley and so their fronts will front the frontage road along in there so we've tried to make it the best we can. If you have any questions you guys go ahead and shoot.

Mayor Barber:

So if there are questions or comments

Jack Chapman:

Steve, there are a number of coulees, what do you plan on doing with them?

Steve Croft:

The coulees actually are all in the engineers plan to, the coulees up in that high ravine all stay. That's the only, there's just a couple of them right there by the big ridge and we've worked around them with the subdivision. The engineer's are happy with (couldn't hear)

Mayor Barber:

Just a further comment from the position I think that the Town would like to advocate here. We know that as a result of changes that have taken place to the bylaws in the RM of Lumsden that the RM of Lumsden is aggressively pursuing development and we firmly believe as a Town Council, that this is the type of development that should be an urban development. Particularly in talking with Steve it is a development where they want full service, that they want garbage collection, sewer collection and all the rest of that, that goes with an urban development and quite frankly I'm concerned about where development is going to go on the periphery of Lumsden right now in the RM. It does concern me, and I think that this is a very important step for the Town of take to secure this property to ensure our future development here. This will be the furthest Western extension of the Town of Lumsden. The land beyond that, the Bintner property is in Nature Conservancy so this will be the western boundary of the Town and I think that there are all kinds of opportunities here once again, to work with this developer to identify areas that don't have EP Zoning but are put into the environmental reserve. And it's very important that we know and understand the distinct difference between the two. I think that its an opportunity for us to go there with this developer and ensure that the properties that we see as important to be protected are placed into Reserve as opposed to having an EP Overlay on them. I think there's all kinds of potential here. Once again I think this is just the most natural extension we see for the Town and it provides us, I think, with some solid long term growth potential.

Wayde Boan:

I just have a little question about the drainage. Seems to be a lot of water that comes through there in the Spring and it's kind of hard (couldn't hear)

Mayor Barber:

Sorry Wayde. One of the things that has to be done when they put forward the building plan is that they need to have all of that taken care of in an Engineering report, and I don't know what engineering firm will be working on it but all of the drainage has to be put in place and what we do once their engineers have put it together, then we send it to our engineers and our engineers look at it. And I mean they're the experts and they tell us whether or not they think that will work.

We certainly try to hold their engineers to the highest standard that we possibly can and at the end of the day, we still control the water tap so before we turn the water on, we need to be assured that drainage and things like that are properly addressed. That has to be something that would have to be part of their development plan. Certainly something that is not addressed when we talk about just adding that piece of property to the Town.

Councillor Tomkins:

Has there been any further discussion with the RM about the West access on the road

Mayor Barber:

No and I think that's something, when you look at that model you can see possible connections from above. But that's something that the developers are going to have to work together with the RM and if you look, like particularly at the road allowance that's at the West end of the property doesn't match up very well. The natural roadways I think are further to the East to go up top.

Councillor Tomkins:

What about the West road off their service road

Mayor Barber:

Well that's another one of those issues that I think we're going to have to have discussions over. The RM was pretty adamant that if there is a West access to Qu'Appelle Drive, that that portion of

Qu'Appelle Drive becomes part of the Town and we're not all that anxious about acquiring that piece of road and I don't know that the developer would be all that anxious about the terms that we would put on if we had to acquire that road. We'd want that road brought up to Town specifications and not continue in service as it is with the RM. So I think that's something that when we get to the servicing agreement and when we look at the development plan that we would have to address that, but as far as just straight annexation of the property, I don't think that's something that we need to address right now.

Councillor Sulma:

If we do that and at some point we end up taking, having to take the road under some agreement, is that another annexation process then?

Mayor Barber:

Yes it would have to be.

Councillor Tomkins:

The RM doesn't have any plans to do anything with the road

Mayor Barber:

No. There's no plans for upgrades to that road that I know of, is there Wayne?

Administrator Zerff:

There's some maintenance that's to be done to it but that's about it.

Councillor Tomkins:

Drive a truck along it and drop whatever into a hole

Administrator Zerff:

No there's a type of seal that we're looking for it.

Mayor Barber:

Similar to what they put on the old highway

Administrator Zerff:

Little different but same type of

Councillor Tomkins:

I would think that with the type of development that's up top and this, I still think that council cannot lose sight of another road up to the top.

Mayor Barber:

I think we need to be planning for that and I think that at some point in time we're probably talking about not just one connection but probably two.

Maxine Koskie

I am sorry, I thought that this was about just that one piece of parcel but it sounds to me like you're talking about additional roads up to the top too. And would those roads be to all of the subdivisions up top there?

Mayor Barber:

What we're looking at Maxine, if you look at the model, you can see that directly above this annexation there is a subdivision in the RM and I don't think that it's too big of a stretch for any of us to see that at some point in time those two are probably going to grow together. And so I think is what we have to be doing as we think ahead, that there will be links.

Maxine Koskie:

It looks like a lot of coulees through there to me

Mayor Barber:

But there are routes that run along the ridge lines there that link the properties. And I think that it's only prudent that when we look ahead and plan ahead that you make provision for that and the other thing I think that is important for us to look at there as well is that there could be possibilities there in terms of looping water lines and all kinds of things like that. It's just important I think that those types of possibilities be considered right

Maxine Koskie:

I appreciate that, that you're talking about that and looking at additional roads because we know the existing development on top of James Street South, we don't have those others developed yet so I'm really glad you're being progressive.

Mayor Barber:

And certainly as I said, I think that there's a need probably for two connections, one there and one further east.

Councillor Tomkins:

But Wayne when you had your last RM meeting or the one before, after we had our joint meeting, we had that discussion about the land up top and the practical way to go as far as development for the next 50 years. Did the RM, did the guys that went to the Joint meeting, did they discuss it? They must have because we were talking money on the first annexation so I'm sure they talked about it.

Administrator Wayne Zerff:

Yes, you mean future annexations?

Councillor Tomkins:

Well, or even in agreement with us. I mean you've already got a road that's been built up top across, you know to one of their developments in the RM and we talked about the land between the top of the hill all the way out towards the South. Was there a general consensus with the RM that that's kind (couldn't hear) like do they expect that to happen in the next 50 years? Is that

Administrator Wayne Zerff:

They certainly agreed that they could envision some annexation going on around Lumsden and they could see some mixed development as well. But they only set a policy for this one parcel.

Councillor Tomkins:

You can do that without at least looking at it and seeing well gheez it only makes sense that they go this way at some point. Probably long after were, I'm just saying that if you look at the other areas East, North, West probably not much there.

Mayor Barber:

With the possibility of the new inter-modal transportation facility being built where they're proposing I think that we're going to see significant development in this direction from Regina. And I think that certainly the RM is going to be faced with all kinds of possible small developments. I just see that coming, I mean the RM of Edenwold's getting pretty full and they're going to be looking elsewhere. Sherwood and Lumsden are going to be the ones that are under pressure for new developments of that nature.

Councillor Tomkins:

If Sherwood ever gets organized and actually functional.

Mayor Barber:

I think they're functioning okay now.

Maxine Koskie:

I do have one more question about those high power lines. Have you looked at the health hazards of having homes near them? I only say that cause we used to live (couldn't hear) and we have a child who is a brain cancer survivor and we moved for that reason because of those lines.

Steve Croft:

This particular subdivision, no but I was involved with another subdivision and it had the same, actually it had the higher voltage, it had the big steel and we had a professor that bought the lot right next door and I have lots of information that he gave me from his research before he bought the lot. I don't have it with me, it was a number of years ago, but he seemed to think that the setbacks that the city had provided and building setbacks for these as well that met the guidelines of what they're suppose to be.

Mayor Barber:

Any other questions or comments?

Councillor Tomkins:

Are these letters attached to the minutes?

Mayor Barber:

Yeah they were handed out Gerry, but they will become part of the minutes now. All right, seeing no more comments on this particular hearing I will close it and thank you for your attendance here and questions and thank you Steve, it's always good to see you again and we will move on and there will be a report prepared for us for our next meeting probably?

Administrator Wayne Zerff:

Yes, it should be ready by then.

Mayor Barber:

Okay. Thank you

Adjournment:

Kirby/Tomkins: "That we adjourn this public hearing at 8:45 p.m."

CARRIED

Mayor

Administrator