

TOWN OF LUMSDEN
MINUTES OF THE SCHANDRE ESTATES DEVELOPMENT COMMITTEE
MEETING HELD ON JULY 3rd, 2012

The Schandre Estates Development Committee convened their meeting in the Council Chambers, on the Tuesday, July 3rd, 2012 at 5:00 p.m. with Chairperson Rhonda Phillips presiding.

Present: Chairperson: Rhonda Phillips
 Mayor: Bryan Matheson
 Councillor: Jane Cogger

 Chief Administrator Officer: Byron Tumbach

The Committee met to discuss the document submitted to council by Paul and Helen Andre, being the *Schandre Estates Servicing Agreement Options: Phase 3 and Future Residential Development Options*, April 30 2012, prepared by LGA Support Services Inc. This document puts forth four roadway options meant to meet the requirements of the servicing agreement (2004). Paul Andre asked that a committee be struck to discuss these options.

A. Information:

1. The servicing agreement signed on September 16, 2004 has three pertinent clauses that need to be addressed:

a. Regarding the road ...

7.2 Prior to or concurrent with any Town approval of the next proposed phase, Phase 2, as shown on the Concept Plan (Schedule A) the Developer shall also construct at the Developer's own cost, and subject to Section 5, a road to connect the lots in Phase 2 and future phases with Qu'Appelle Drive.

b. Regarding walkways ...

8.0 PEDESTRIAN/BICYCLE WALKWAYS AND TRAILS MAINTENANCE

8.1 The Developer shall construct, at the Developer's cost, any required walkways and/or trails to separate pedestrians from roadways and to link them to pedestrian corridors as shown on Schedule "A", with the intent of providing access along the valley to significant viewing points and linking to existing roadways and established trails in and around Lumsden.

8.2 The size and standard of walkways and trails shall be further detailed in the construction drawings, which shall be approved by the Municipal Engineer, and such walkways and trails shall be constructed as they pertain to each Phase or Stage of development and shall be constructed to acceptable standards for all season pedestrian and cycling use.

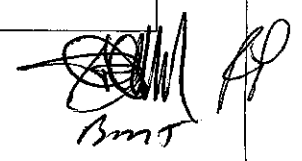
c. Sanitary sewer line...

There is currently a lift station that moves sewage east to connect with the sewer line at Rosewood Drive and James Street. This line is small and will not carry anymore capacity. The lift station does not have a building around it and is difficult to maintain. A gravity feed sewer line is needed to connect Rosewood Drive to Qu'Appelle Drive west.

B. Discussion

1. Four road options presented by Schandre Estates were discussed as follows:

Option #1: Connect to Minerva Road	- gravel road - requires negotiation with R.M.
Option #2: Connect to Old Hwy 11	- requires construction of road past Water Treatment Plant - agreement and purchase of land needed - we already have a road just south of there
Option #3: Connect to Qu'Appelle Drive west	- quite far from downtown - moves traffic along Qu'Appelle Drive west which would need to be upgraded with the addition of walkways for pedestrian traffic - land needs to be expropriated


 BMT AP

	<ul style="list-style-type: none"> - some steep slopes - subsequent maintenance of the road by Town Staff might be extensive and expensive - geotech analysis still needs to be done
Option #4: Connect to Maple Bay	<ul style="list-style-type: none"> - Maple Bay at Qu'Appelle Drive west is close to the intersection with Broad Street which could take some traffic downtown - Qu'Appelle Drive west in the area of the Museum is winding and narrow - road would cross EP overlay - geotech analysis needs to be done - on the map it appears very close to James Street South - contributes to habitat fragmentation

2. The committee wonders how many roads are necessary connecting the residential areas on top of the valley to the valley bottom residential areas. There is currently a road from town to the Minirva Ridge road which goes to Old Hwy 11. There is also a road west from Deer Valley to Seven Bridges Road. Perhaps the next road down should be from Minirva Ridge to Canyon Creek.
3. A walking & biking path to Maple Bay would take pedestrian traffic off James Street South and bring them out close to Broad Street facilitating access to downtown and the schools.
4. The sewer line could run to Qu'Appelle Drive west as there is an easement. Running the sewer line to Maple Bay would allow connecting the residences on Maple Bay to Town Sanitary Sewer however, the road rises between the residences and Qu'Appelle Drive west inhibiting normal gravity feed in the sewer line. Directional drilling of the line may be possible.

C. Recommendations

The Committee recommended that no more development can be entertained with Schandre Estates until the gravity sewer line is installed. This will require a permit to construct. The new Wastewater Treatment Facility will need to be built before such an application is approved.

A biking and walking path needs to be constructed to Maple Bay in consultation with Chris Exner.

Schandre Estates should pay the costs of the walking path on James Street South.

The meeting be adjourned at 6:00 p.m.

CARRIED


 Chairperson


 Chief Administrator Officer