

**TOWN OF LUMSDEN  
MINUTES OF THE ZONING BYLAW AMENDMENT PUBLIC HEARING  
HELD ON OCTOBER 9, 2012**

The Town of Lumsden Council convened the Zoning Bylaw Amendment Public Hearing for text changes, in the Council Chambers, on the evening of Tuesday, October 9, 2012 at 8:02 p.m. with Mayor Bryan Matheson presiding.

<b>Present:</b>	Mayor:	Bryan Matheson
	Councillors:	Al Sulma, Rhonda Phillips Doug Mader, Jane Cogger
	Chief Administrative Officer:	Byron Tumbach
	Assistant Administrator:	Darcie Cooper
<b>Absent:</b>	Councillor:	Dan Kirby
<b>Public Attendees:</b>		See attached

Mayor Bryan Matheson announced that the public hearing is being held to discuss Bylaw No. 16-2012, a bylaw rezone Lot 1, Block Y, Plan 75R12775 (located on the southwest corner of James St and Peter Ave) from R1 – Residential District to R3 – Residential High Density District.

There was one written submission presented.

**Paul Andre:**

- Concerned about sewage capacity and how can a 36 unit apartment complex be approved, when Schandre Estates is not allowed to go ahead with their development.
- Concerned about the additional loading to the lagoon that the 36 unit apartment complex will create
- Questioned how much the rent would be for the apartments

**Mayor Matheson:**

- responded that there is already a sewage hook up at that location and there is no change in the rules with Community Planning or the government
- this development addresses a different need in the community for rental property
- there will be a need for housing seniors in the future due to a change in the housing authority

**Councillor Sulma:**

- Indicated that a change to the zoning doesn't mean that a development is approved, it still needs to go through the development approval process.

**Reggie Newkirk:**

- Questioned how the current sewage system will manage the additional sewage generated by this development

**Mayor Matheson:**

- Indicated that there have been over 100 toilets replaced with low flow toilets since 2007 in the Town of Lumsden, which helps reduce the volume to the lagoon
- New aerator has been installed that provides an opportunity to put in more houses to stay within the department regulations
- We're not being taxed beyond our means with this development

**Karen Goldie:**

- Questioned how the new Canyon Creek development will it affect the lagoon
- Concerned about odour
- Concerned about the density and whether there was a limit on units with this rezoning

**Mayor Matheson:**

- Canyon Creek development installed about 200 low flow toilets
- Toilet replacement and the installation of the aerator accommodated the development of those lots
- Should notice a significant difference in the odour due to the new aerator being installed

*[Handwritten signature]*  
BMJ

- There would be a maximum of 36 units allowed for this proposed development

**Councillor Phillips:**

- Indicated that the test for how the aerator will impact odour will be in a couple of weeks once the lagoon turns over

**Paul Andre:**

- Expressed concern about the increase in traffic from this development

**Chris Whittall:**

- Questioned how much time has the installation of the aerator bought us

**Councillor Phillips:**

- installation of the aerator has bought us space and has bought us a certain number of new toilets coming in – 196 lots
- aerator is not going to solve our problem in the long run, it's just bought us some space to get some additional hookups done
- We need to fix the whole sewage problem
- We've got capacity from the toilet replacement and aerator in the interim.
- apart from the sewage, one needs to look at development for the community
- Indicated that we need a place where someone can live in rental housing, where they can live in an apartment, where they can walk to school, walk downtown for groceries, etc.
- Some people choose not to live in a large house, but want something smaller to reduce their ecological footprint

**Ken Kelln:**

- Questioned whether this development would be one complex or more than one complex.

**Roger Mitchell (Developer):**

- Indicated that they looked at the Environmentally sensitive area and access point off Peter Ave. and they felt that a singular complex was the best fit.

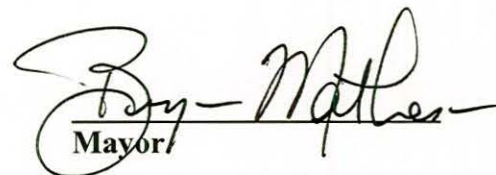
**Mayor Matheson:**

- Indicated that council would take more questions regarding sewage works at the conclusion of the public hearing.

**Adjournment:**

Mader/Cogger: "That we adjourn this meeting at 8:17 p.m."

**CARRIED**

  
Mayor

  
Chief Administrative Officer

# Attendance Sheet

Zoning Bylaw Amendments

Public Hearing Oct. 9, 2012

Trevor Grech

Paul Anoriz

RALPH HARTYETT

Chris Whittall

Anne Cooman

Bert Hamilton

KAREN GOLDIE

Ken Kellin

Bob Johnson

Sandra Johnson

ROGER MITCHELL

Shirley Donaldson

Barbara Mader

REGGIE NEWKIRK

Jack Mitchell

Meredith Schmitt

Council Meeting - Oct 9-12

Long Time Resident - 36 years

Schander - Estates Development - 2000 Started  
Development is Being Held up Due  
To Concern More Residents will  
Load up the Lagoon.

How Can Council Approve A 36  
unit Complex?

Just because it would be considered  
an infill You ARE Still ADDING  
 $36 \times 2 = 72$  + Residents - Toilets etc.

This also means APPROX. 72 Residents  
(People) coming out onto Peter Ave.  
Will Be very Congested -

What are the off site Service Fees  
Per unit? \$10000 OR

What are the Sewer & Water Connection Fees  
Per unit? \$2000 OR

What is the projected Selling Price of a unit  
in the complex?

? Andy