

**TOWN OF LUMSDEN/ R.M. OF LUMSDEN No. 189**  
**MINUTES OF THE SEPTEMBER 17<sup>TH</sup>, 2013**  
**JOINT ADMINISTRATION COMMITTEE MEETING**

The members of the Joint Administration Committee met in the Council Chambers in Lumsden, on the evening of Tuesday, September 17<sup>th</sup>, 2013 at 7:08 p.m. with Chairman, Kent Farago presiding.

**Present:** Chair, RM Councillor: Kent Farago  
 RM Councillor: Tom Harrison  
 Mayor: Bryan Matheson  
 Town Councillors: Jane Cogger, Rhonda Phillips

Chief Administrative Officer: Darcie Cooper  
 Municipal Planner: Jim Walters, Crosby Hanna (via conference call from 7:44 p.m.-9:00 p.m.)

**Absent:** Reeve: Jim Hipkin

**Chairman Appointment:**

Cogger/Matheson: "That, in the absence of Chairperson, Jim Hipkin, we appoint RM Councillor, Kent Farago as chairperson for this meeting."

**CARRIED**

**Minutes:**

Matheson/Cogger: "That we approve the minutes of the May 21<sup>st</sup>, 2013 Joint Administration Committee meeting, as circulated."

**CARRIED**

**Staff Reports:**

Chief Administrative Officer, Darcie Cooper provided a verbal report on various joint planning and development issues. Darcie provided an overview of the development proposals in the RM as outlined below. Attached are maps of the Town of Lumsden's proposed future growth areas and a map of the RM indicating the current proposed subdivision areas.

- **Schandre Estates** – SE 29-19-21-W2 South of Lumsden, adjacent ¼ 16 lots (1.1-2.1 acres) CR2 Required – Future Development Area in the Town of Lumsden OCP, Town not in favor of subd.(on-site sewage, Future Growth Area) requested Town Water but not sewer – developer will revise lot sizes to CR1 to allow for on-site sewage disposal, however would like to keep lot sizes smaller to allow for incorporation into the Town in the future
- **Borgmann** – SE 28-19-21-W2 South of Lumsden, adjacent ¼ on the SE tip, 25 lot Commercial Dev. in Future Growth Area of Town
- **Geiger** – High Density Mixed Use Dev. E ½ 5-20-21 - Not in Future Growth area of Town, adjacent to Town boundaries on the NE tip, will be requesting Town Water and Sewer in the future
- **Skaf** – High Density Mixed Use Dev. E ½ 31-19-21 - Not in Future Growth area of Town, separated from Town by a ¼ section, requested Town Sewer and Water, (100 cubic metres/day max)
- **Goodsman** – W ½ 31-19-21-W2 – adjacent on the W side of Skaf, has requested Water servicing from Town (100 cubic metres/day max) but not Sewer – no concept plan submitted to date and no application has been submitted to the RM
- **Farr property** – S ½ 35, N ½ 26-19-21 – Was rezoned High Density Residential several years ago however servicing agreement was never signed with the RM, property has just been purchased by Olympia Real Estate Development so we could see movement on this property soon. – last proposal was for 44 acreages incl. Future Dev. Phases

**Growth Management – Rural-Urban Fringe Development:**

The Joint Administration Committee met to discuss rural-urban fringe development. There were a few options discussed on managing the development around Lumsden in the area identified as their future growth area. Some of the options discussed are as follows:

- Annexation of future growth area
  - Committee discussed annexation of future growth area to protect this growth area for the Town. In particular the area South of Lumsden. There are currently two subdivision proposals being considered by the RM of Lumsden in this area.
- Creation of a Rural-Urban Fringe development district in the RM's Official Community Plan and Zoning Bylaw.
  - This district could be applied to the land identified as Future Growth area for the Town of Lumsden and would have special rules and regulations attached to it, such as;

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 KF DC

- no on-site water and sewage disposal, must be serviced by the Town
- the development proposals must be configured in a way to accommodate incorporation with the Town of Lumsden in the future ie) similar lot sizes as the Town of Lumsden and/or lot sizes that would accommodate further subdivision to fit within Town
- servicing standards, may require roads to be built in accordance with Town standards or adequate room (right of ways) to allow for the construction of these services in accordance with Town standards

**General Discussion:**

- Regional sewage systems and joint utility ownerships were discussed. Jim Walters indicated that the Resort Village of Thode is involved in the Dundurn and Area Wastewater Utility
- Inter-municipal cooperation agreements were discussed. Jim Walters indicated that they are typically for recreation, fire, solid waste management
- Jim Walters discussed the possibility of the RM supporting the Town's recreation by allocating a certain amount of the Cash in lieu of municipal reserve land dedication in a determined area around Town from subdivisions that occur within that area
- Subdivision proposal received in the RM from Geiger for land North of Town on land legally described as E ½ 5-20-21-W2 was discussed as to whether it should remain in the RM or become part of the Town. Jim Walters indicated that the impact of such a development should be determined and then figure out a way to mitigate those impacts so that there is benefit to both municipalities. Benefits and cost of all growth need to be determined.
- RM discussed receiving some assurances from the Town regarding the supply of Water and Wastewater to developments that occur in the RM

**Subdivision Proposals – Town's future Growth area:**

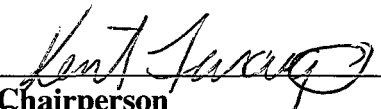
Harrison/Phillips: "That we recommend the RM council refuse to rezone land to accommodate the subdivision applications submitted by Schandre Estates for land located in the SE 29-19-21-W2 and Roy Borgmann for land located in the SE 28-19-21-W2 based on the requirement for these developments to be serviced by Town water and sewer services as the land is located in the Town's future growth area and on site water and sewer is undesirable in the area."

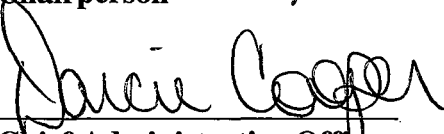
**CARRIED**

**Adjournment:**

Cogger/Phillips: "That this meeting be adjourned at 9:51 p.m."

**CARRIED**

  
 Chairperson

  
 Chief Administrative Officer