

**TOWN OF LUMSDEN
MINUTES OF THE ZONING BYLAW AMENDMENT PUBLIC HEARING
HELD ON AUGUST 12, 2014**

The Town of Lumsden Council convened the Zoning Bylaw Amendment Public Hearing, in the Council Chambers, on the evening of Tuesday, August 12, 2014 at 8:00 p.m. with Mayor Bryan Matheson presiding.

Present: Mayor:	Bryan Matheson
Councillors:	Jane Cogger, Trevor Grohs, Reggie Newkirk, Randy Bogdan, Wes Holobetz, Rhonda Phillips
Chief Administrative Officer:	Darcie Cooper
Assistant Administrator:	Krystal Strong
Financial Officer:	Sheena Carrick
Utilities Foreman:	Dave Cherney

Public Attendees: See attached attendance sheet.

Mayor Bryan Matheson announced that the public hearing is being held to discuss Bylaw No. 7-2014, a bylaw to amend Bylaw No. 15-2002 known as the Zoning Bylaw, for the purpose of the following:

- Clarify the difference between an "Accessory Building" and a "Large Accessory Building" by adding a maximum height and maximum floor area to the definition of "Accessory Building."
- Add fees for Zoning Compliance Reviews for new subdivisions.
- Allow for a property owner to install a pool safety cover or an enclosure for their swimming pool. Currently the only option is for the pool to be enclosed by a 1.8 metre (6 foot) non-climbable fence
- Allow for large accessory buildings as a Discretionary use for the R1 Residential District

There were no written submissions received.

General discussion took place to clarify the amendments relating to the changes for large accessory buildings as follows:

Roy Borgmann:

- Roy Borgmann asked council to clarify the purpose of the large accessory bylaw amendment and asked if it was due to a development proposal
- He asked what the size restriction would be on a large accessory building
- Indicated he was in support of the amendment

Lynn Baiton:

- Inquired about Council's process for approving Discretionary Use applications
- Inquired about if an application wasn't supported by only one or two residents how would council weigh that

Ivan Zubot:

- Inquired about size and height restrictions would be for a Large Accessory Building if the proposed bylaw is adopted
- Inquired about discretionary use developments, is it just left up to the council of the day

CAO, Darcie Cooper:

- Clarified that the proposed change would accommodate applications for Large Accessory Buildings in the R1 Zoning District as a Discretionary Use and as such there is a consultation process with adjacent landowners (within 75 metres) that is required
- There is no maximum size for the large accessory buildings, however it would have to conform to the other regulations in the R1 district such as maximum site coverage of the lot
- There are discretionary use evaluation criteria that council utilizes when considering discretionary uses that is contained in the Zoning Bylaw

Councillor Phillips:

- Indicated that generally if adjacent residents aren't in favour of a proposed discretionary use it typically would not be supported by council

Mayor Matheson:

- Indicated that Council would weigh comments received and that ultimately it would be council's decision

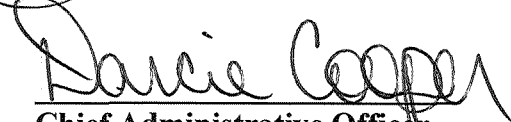
Adjournment:

Bogdan/Newkirk: "That we adjourn this meeting at 8:15 p.m."

CARRIED



Mayor



Chief Administrative Officer