



**Town of Lumsden**  
**Meeting Minutes**  
**Public Hearing - Bylaw No. 2023-07 June 27, 2023 - 7:00 PM**

**Present:**

Mayor: Bryan Matheson  
Councillors: Verne Barber, Jenelle Brennan, Rhonda Phillips, Jim Rawlings, Byron Tumbach  
Chief Administrative Officer: Monica M. Merkosky  
Assistant Administrator: Krystal Strong (via Zoom)  
Director of Finance: Ryan Haresign (via Zoom)  
Director of Planning and Development: Aimee Bryck

**Absent:**

Councillor: Ashlee Longmoore  
Public Works Superintendent: Jeff Carey

**Observers:**

L. Haryett	Jane Cogger
Ralph Haryett	Kasia Otte
Bill Ochitwa	Steven Otte
Morgan Gaetz	Jack Mitchell
Gary Hovanak	Tina Orb
Sheila Hovanak	Jaime Stobbs
Charity Armstrong	Tyler Klym
Scott Armstrong	Roy Borgmann
Gennine Roberts	Warren Lewis (via Zoom)
Garret Roberts	Debbie Lewis (via Zoom)
Anne Cockman	Vallery Bugera (via Zoom)
Aaron Eckel	Katie Kannenberg
Thomas Randall	

***"We would like to begin by acknowledging that we are on the traditional lands, referred to as Treaty 4 territory, and that the Town of Lumsden is located on Treaty 4 territory, the original lands of the Cree, Ojibwe, Saulteaux, Dakota, Nakota, Lakota, and on the homeland of the Métis Nation."***

**Declare Public Hearing Open**

Mayor Matheson opened the Public Hearing at 7:01 pm for the purpose of hearing submissions related to Bylaw 2023-07, a bylaw to amend the Zoning Bylaw No. 15-2002.

**Administration Presents Background Information**

Director of Planning & Development, Aimee Bryck, provided a verbal report explaining the purpose of the Zoning Bylaw amendment which is to apply zoning districts to the land annexed into the Town of Lumsden on April 28, 2023. The suggested zoning is a combination of:

- R2 - Residential Multiple District;
- R2-H - Residential Multiple District with Holding Designation; and
- FD - Future Development District.

## **Presentations**

Mayor Matheson invited any person who wished to make a presentation, to the council table. The following residents spoke; note that their comments are not necessarily in chronological order.

### **Jane Cogger**

- Inquired about the location of the proposed park.
- Inquired about when building will commence.

### **Morgan Gaetz**

- Asked how Council will hold the developer accountable if they do not follow through with their responsibilities.
- Concern with wide open views being taken away.
- Would like to see large lots.
- Would appreciate having only R1 zoning along Canning Road.
- Would like to see a shelterbelt planted to block the view of the houses.
- Asked Council to be considerate of people that already reside in the area.
- Raised concerns that there are no existing sidewalks in Fawn Ridge and that construction traffic during development may create safety concerns.

### **Katie Kannenberg**

- Stated there was no accountability from the developer pertaining to Fawn Ridge subdivision.
- Stated there are no sidewalks and that pedestrians cannot walk safely in the Fawn Ridge subdivision or immediate area.
- Stated that she would like the 'triangle' area in Fawn Ridge to remain as a greenspace.

### **Scott Armstrong**

- Asked who is responsible to maintain green spaces.
- Would like to see the aesthetics of large lots across from the Fawn Ridge subdivision and only allow the Residential Multiple District to be located south of the proposed Crocus Drive.
- Inquired about "Dark Sky" street lights.

### **Garrett Roberts**

- Stated issues with the Fawn Ridge subdivision and wanted to make sure Council holds the developer accountable for their responsibilities.
- Concerned with apartment buildings taking away wide open views.
- Not against growth in the Town, but asked if there could be a compromise along Canning Road with R1 Zoning to allow only single detached dwellings.

### **Verne Barber, Councillor**

- Interjected to redirect discussion away from Fawn Ridge subdivision concerns and back to the proposed Zoning Bylaw amendment under consideration.
- Stated that there have been contentious discussions with the RM of Lumsden regarding the road and who will service it. Stated that the RM did undertake a traffic impact study.

### **Aimee Bryck, Director of Planning & Development**

- Clarified that the developer has dedicated Municipal Reserve (MR1) land for a park and that a signed Servicing Agreement will establish financial responsibilities and timing of development.
- Commented that the developer hopes to have utility services installed this fall and the building of 6 houses would commence in the spring.

### **Kasia Otte**

- Raised concerns that local home builders were not approached by the developer to participate in building homes in the new development, they had to ask for inclusion.



- Also had concerns about traffic congestion on James Street
- Questioned if another school will be built as a result of this new development.

**Anne Cockman**

- Stated that adding 115 more houses to the end of James Street South will be a nightmare. There are already too many vehicles using the road and not complying with the speed limit.

**Jack Mitchell**

- Commented that James Street South is already an expressway for construction traffic and consideration should be given for an alternate access to the development not using James Street South.

**Roy Borgmann**

- Inquired if there was a traffic study for the area and commented there is already an insane amount of traffic travelling to Grid 734 and this development will make traffic worse.
- Suggested that the Town should do snow removal on sidewalks in winter.

**Steven Otte**

- Concerned about the location of the R2 Zoning. Supportive of multi-family housing within the development, but not along Canning Road.
- Encouraged the Town to take into consideration the desire for wide open lots, and to be sensitive about where multi-family developments are located.

**Tyler Klym**

- Asked if Canning Road would be paved.
- Stated concerns for the walking community and the need to keep separation between vehicles and pedestrians.
- Recommended curbs, gutters and extra wide sidewalks, not a walking path on James Street South.
- Would like to see sidewalks and streetlights throughout the new development for safety.

**Gary Hovanak**

- Asked if the development could be limited to single family dwellings.

**Applicant Presentation**

The applicant was not present for the Public Hearing.

**Written Submissions**

Mayor Matheson asked if there were any written submissions. Director of Planning & Development, Aimee Bryck, reported that there were no written submissions received prior to the hearing.

**Declare Public Hearing Closed**

Mayor Matheson asked if there were any other submissions and, hearing none, declared the hearing closed at 7:47 pm.

  
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 Mayor

  
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 Chief Administrative Officer