



## Town of Lumsden Meeting Minutes

**Public Hearing - Zoning Bylaw Amendment - Bylaw No. 2024-02 March 12, 2024 - 7:30 PM**

### **Call to Order**

The Lumsden Town Council convened a Public Hearing in the Dew Drop In and via Zoom on Tuesday, March 12, 2024 at 7:30 pm.

### **Present:**

Mayor: Bryan Matheson

Councillors: Verne Barber, Ashlee Longmoore (via Zoom), Jenelle Brennan, Rhonda Phillips, Byron Tumbach

Chief Administrative Officer: Monica M. Merkosky

Assistant CAO: Krystal Strong

Director of Planning and Development: Aimee Bryck (via Zoom)

Planner: Denise Donahue (via Zoom)

### **Absent:**

Councillor: Jim Rawlings

### **Observers:**

Heather Haase

Barbara Mader

Samei Baghdadi

Jamie McNaughton

Emma Brenner

Bev Chandler

Mark Chandler

Dianne Ulmer

Penny Schneider

Terena Bannerman

Kenner Lees

Pip Discombe

Simon Discombe

Amy Sanderson

Cody Jordison (via ZOOM)

*"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 for the purpose of Bylaw No 2024-02, a bylaw to amend the Zoning Bylaw No. 15-2002.

### **Administration Presents Background Information**

Director of Planning and Development, Aimee Bryck, provided a verbal report on the purpose of the Bylaw Amendment being proposed to accommodate a development application for a multi-unit residential building at 220 Colbourne Street. The property is mostly vacant with an older building on the rear of the lot. The applicant purchased the property with the intent of developing a multi-family rowhouse building with a secondary suite within each unit.

## Presentations

Mayor Matheson invited any person who wished to make a presentation, to the council table.

Simon Discombe - Mr Discombe asked about parking and stated there is currently not enough room in the area being so close to the rink.

Mark Chandler - Mr Chandler asked if this meeting is informational or a formality, and further questioned whether the development has already been approved? Mr Chandler asked about the potential ownership if the townhouses can be purchased or rented?

Bryan Matheson - Mayor Matheson indicated that the development is not a 'done deal' and explained the need for multi-family homes within the community.

Jamie McNaughton - Mr McNaughton spoke on behalf of the developer, CCR Construction. He stated that they are going to minimize parking congestion by providing 8 overflow parking spaces on the site. The development also intends to keep as many mature trees as possible. He also clarified that the proposed Units will not be under condominium ownership, including the basement suites. There are a total of 6 Townhouses proposed.

Emma Brenner - Ms Brenner, on behalf of the developer, clarified that of the 6 Townhouses proposed, each Townhouse will have 3 bedrooms, and the basement suites within the two end units will have two bedrooms each, and the four middle basement suites will have one bedroom each.

Barb Mader - Mrs Mader requested clarification with respect to the purpose of the meeting; specifically, the difference between the R1 and R2 Zoning District. She questioned whether the proposed development would assist seniors in finding affordable housing, and whether the community could have any input into the design considerations of the proposed development; specifically, with respect to accessibility with the number of stairs proposed.

Aimee Bryck - Ms Bryck, Director of Planning and Development explained the difference between the two Zoning Districts, and provided that the Zoning Bylaw outlines the standards such as parking and setbacks for which the development will have to comply.

Rhonda Phillips - Councillor Phillips commented that the proposed Townhouses with approximately 1,000 sq ft of living space and a basement suite of 600 sq ft. will assist with affordability.

Bev Chandler - Mrs Chandler asked what is the timeline? Mayor Matheson answered that the developer would like to start this year. Mr McNaughton also commented that the construction period of all the units would be completed start to finish, with no extended breaks between construction phases.

Ashlee Longmoore - Councillor Longmoore asked what the purchase price of a Townhouse Unit might be? As well as the monthly rental fees for a basement suite?

Jamie McNaughton - Mr McNaughton indicated that information would be determined by the developer and is not currently available.

Rhonda Phillips - Councillor Phillips said the process for rezoning and consolidation lots takes time. She also asked if the Town was heading in the right direction with this proposal.

Byron Tumbach - Councillor Tumbach commented that 2nd and 3rd Readings of the Bylaw are on tonight's agenda for consideration by Council.

Bryan Matheson - Mayor Matheson Indicated that Council may defer the decision on the proposal, as there is a Planning and Economic Development Committee meeting scheduled on Friday, March 15, 2024.

Verne Barber - Councillor Barber stated that this was a lot of information to receive, and that Council does not want to rush a decision.

Mark Chandler - Mr Chandler asked if there have been any community studies with respect to meeting the needs/desires for rental accommodations in Town, as well as if there was any opportunity for input into the design of the development so that it is not an eyesore.

Bryan Matheson - Mayor Matheson indicated that the Developer is a local person with experience on several developments in Town.

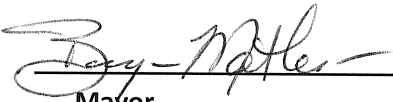
Mark Chandler - Mr Chandler indicated that the proposed development concept has merit but would prefer to see it on a smaller scale, such as fewer units.

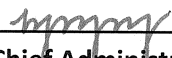
**Written Submissions**

Mayor Matheson asked if there were any written submissions. Director of Planning and Development, Aimee Bryck reported that there was one (1) written submission received prior to the hearing that was uploaded to the agenda for Council's consideration.

**Declare Public Hearing Closed**

Mayor Matheson asked if there were any other submissions and, hearing none, declared the hearing closed at 8:02 pm.

  
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Mayor

  
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Chief Administrative Officer