



Rural Municipality of Lumsden No.189
Meeting Minutes
Public Hearing - Bylaw No. 2024-04 June 6, 2024 - 02:00 PM

Call to Order

The Council of the Rural Municipality of Lumsden No. 189 convened the Public Hearing at the Dew Drop In (in Lumsden) and via electronic means (Zoom), on Thursday, June 6, 2024 at 2:00 pm.

Present:

Reeve: Kent Farago
Councillors:
Division 1: Steve Eckel (via phone)
Division 2: Glenda Schlosser
Division 3: Cody Garbutt
Division 4: Marlise Nordstrom
Division 5: John Langford
Division 6: Cody Jordison
Chief Administrative Officer: Monica M. Merkosky
Assistant Chief Administrative Officer: Krystal Strong
Director of Finance: Ryan Haresign
Planner: Denise Donahue
Public Works Manager: Leighton Watts

Absent:

Director of Planning and Development: Aimee Bryck
Youth Member: Jocelyn Young

Observers:

Curtis Skolney
Todd Bodnar
Loney Anderson
Bryan Raymond
Bryce Anderson
Mike Raymond
Alyssa Riemer (via Zoom)

Declare Public Hearing Open

Reeve Farago opened the Public Hearing for the purpose of Bylaw No. 2024-04, a bylaw to amend the Zoning Bylaw.

Administration Presents Background Information

Planner, Denise Donahue, provided a verbal report on the purpose of the bylaw amendment which is:

To rezone the SE 6-19-20 W2 for a proposed five (5) lot country residential subdivision from the A - Agriculture District to the CR2 - Medium Density Country Residential District. As well as, to rezone a portion of the land from the A - Agriculture District to the C1 - General Commercial District to accommodate the proposed expansion of an existing commercial parcel for a private warehouse.

Presentations

Reeve Farago invited any person who wished to make a presentation, to the council table.

Loney Anderson

- Stated that he is the owner of the Flowing Springs Golf Greens, built in 1960

- Concern with golf balls hitting nearby homes and/or people
- Requesting the Developer build a fence to prevent possible future legal issues to keep children and vehicles out of the creek area on the golf course property
- Requesting a tri-party agreement between the golf course, Developer and Municipality
- Councillor Jordison asked for clarification regarding the fence
- Loney stated he agreed to a 6 foot high fence; agreement was in writing
- Loney stated the fence was to be on the property line, but the Developer asked for it to be set back so the areas could be accessed for maintenance purposes
- There is a 30 foot section that is unfenced
- Requested the end of the road to be closed/blocked off so public vehicles cannot access their property

Todd Bodnar

- Stated he is the owner (Developer) of Dakine Home Builders
- He built the fence set-back from the property line to allow for maintenance such as grass cutting, etc.
- Due to culverts in the creek-bed crossing Range Road 2205, the slope of the hillside, wind, potential slumping, could all cause the fence to fall down the hill if that is where it was required to be placed
- Thought that there was an agreement for Flowing Springs to put up a barbed wire fence in the 30 foot open section
- He attempted to come to an agreement with the landowner of Parcel A, to put in a farm gate, however, the landowner did not agree

Loney Anderson

- Stated that the owner of Parcel A is planting trees on his property beyond the fence line, he has a concern with this
- Stated the golf course needs to be fenced to prevent access and for liability reasons

Bryce Anderson

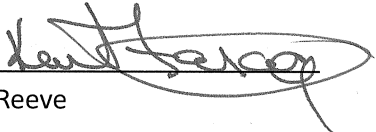
- Stated he is the Superintendent of the golf course
- In 2011, the creek area flooded so a drainage trench was built
- The trench drains to the road easement, through the fence
- Councillor Glenda Schlosser asked if the Servicing Agreement mentions any fencing requirements, Planner Denise Donahue did not believe it did
- Councillor Cody Jordison asked if the golf course needs access to their property, Bryce stated they have access to their property
- Bryce stated they have a concern with vehicles accessing the property where there are unfenced areas

Written Submissions

Reeve Farago asked if there were any written submissions. Planner, Denise Donahue, reported that there were three (3) written submissions received prior to the hearing. These submissions were uploaded onto the RM's meeting management software for Council's review.

Declare Public Hearing Closed

Reeve Farago declared the hearing closed at 2:21 pm.


Reeve


Chief Administrative Officer