



Town of Lumsden

Meeting Minutes

Public Hearing - Bylaw No. 2024-01 - Development Levy Bylaw February 20, 2024 - 7:30 PM

Call to Order

The Lumsden Town Council convened a Public Hearing in the Council Chambers of the Municipal Office and via Zoom on Tuesday, February 20, 2024 at 7:30 pm.

Present:

Mayor: Bryan Matheson
Councillors: Verne Barber, Ashlee Longmoore (via Zoom), Jim Rawlings, Jenelle Brennan (via Zoom), Rhonda Phillips
Chief Administrative Officer: Monica M. Mierkosky
Assistant CAO: Krystal Strong
Director of Planning and Development: Aimee Bryck (via Zoom)

Absent:

Councillors: Byron Tumbach

Observers:

Ralph Haryett
Diane Haryett
Mike Lawford (via Zoom)

Declare Public Hearing Open

Mayor Matheson opened the Public Hearing at 7:30 pm for the purpose of Bylaw 2024-01, a bylaw to provide for Development Levies.

Administration Presents Background Information

Director of Planning and Development, Aimee Bryck, provided a verbal report describing the purpose and background of the bylaw.

Presentations

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

Ralph Haryett

- Mr Haryett asked if the Development Levy Bylaw would apply to his subdivision because he had been working on it for 3 years. Mayor Matheson confirmed it would apply.
- Mr Haryett asked if his development would be "grandfathered" in. Mayor Matheson stated that it would not.
- Director of Planning & Development, Aimee Bryck, clarified that the bylaw will come into effect upon approval from the Ministry of Government Relations.
- Mr Haryett stated that the costs for development are getting out of hand and that developers are incurring increasing costs.
- Mr Haryett expressed frustration with the subdivision process and with the Community Planning Branch for closing his application.
- Mr Haryett thanked Council for the opportunity to participate in the Public Hearing.

A handwritten signature in black ink, appearing to read "Ralph Haryett".

Diane Haryett

- Ms Haryett asked what the intent of the bylaw is, and how much more land the Town intends to annex. Mayor Matheson responded that 2 more quarters south of Schandre Estates and Fawn Ridge Estates are in the Town's long term growth plan.
- Ms Haryett stated that the bylaw seems like it will be good for everyone, however, they were not prepared for the increased costs and questioned whether it will be a deterrent to growth. Mayor Matheson clarified that the Town's proposed Development Levy is much lower than other municipalities in the region.
- Ms Haryett asked if the Town had any concerns with the services of Associated Engineering and Mayor Matheson responded that the Town is pleased with the services provided.

CAO Monica Merkosky

- Chief Administrative Officer, Monica Merkosky, commented that there would be no further charges of the water and sewer connection fees, with the exception of in-fill lots.

Mike Lawford

- Mr Lawford asked for clarification if the Development Levy Bylaw would state that there will be no water and sewer connection fees. CAO Monica Merkosky replied that those fees are contained in a separate bylaw and that it would be reviewed for potential amendments.
- Mr Lawford stated he missed the advertisement in the local paper, but that the Director of Planning & Development, Aimee Bryck, notified him of the Public Hearing.
- Mr Lawford asked for clarification that Phase 1 of his development would be subject to the current Development Levy, and if the new Development Levy would apply to Phase 2. Director of Planning and Development, Aimee Bryck, replied that the fees are established by bylaw, but that she has reached out to Crosby Hanna & Associates for advice with respect to implementation specific to Mr. Lawford's development.
- Mr Lawford stated that he would like to see the funds collected directed to the area of new development (ex: Canning Road upgrade), and that perhaps the upgrade could be scheduled sooner than the planned 2029 budget year.
- Mr Lawford reiterated that he has concerns with a 62% increase in Development Levy fees and how that will impact his development.

Written Submissions

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 7:49 pm.


Mayor


Chief Administrative Officer