



## Town of Lumsden Meeting Minutes

Planning & Economic Development Committee March 6, 2024 - 12:00 PM

### Call To Order

The Planning and Economic Development Committee convened their meeting in the Lumsden Council Chambers and via Zoom on Wednesday, March 6, 2024 at 12:01 pm.

### **Present:**

Chairperson: Councillor Rhonda Phillips  
Mayor: Bryan Matheson (Arrived at 12:26 pm)  
Councillors: Ashlee Longmoore (via Zoom), Byron Tumbach (via Zoom)  
Chief Administrative Officer: Monica M. Merkosky  
Assistant Chief Administrative Officer: Krystal Strong  
Director of Planning and Development: Aimee Bryck

### **Delegation:**

Mike Lawford (via Zoom)  
Dean Gerhardt (via Zoom)

### **Absent:**

None

*"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."*

### Approval of Agenda

**Moved by:** Councillor Longmoore  
**Seconded by:** Mayor Matheson

"That we approve the agenda as presented."

**CARRIED**

### Declaration of Conflict of Interest

There were no Declarations of Conflict of Interest.

### Adoption of Minutes

**January 15, 2024 - Planning & Economic Development Committee Minutes**

**Moved by:** Councillor Longmoore  
**Seconded by:** Councillor Tumbach

"That the minutes of the January 15, 2024 Planning and Economic Development Committee, be approved, as circulated."

**CARRIED**

### Delegation

**Mike Lawford and Dean Gerhardt - Big Sky Developments 12:02 pm - 12:59 pm**

Developer of Big Sy Developments, Mike Lawford, appeared before the Committee to discuss the following:

- proposed phases of development
- details of the subsidiary Servicing Agreement (Master Servicing Agreement has been signed)

- costs of the current vs new Development Levy Bylaw (new bylaw pending provincial approval)
- concerns with timing of required detailed signs for remaining subphases
- requested clarification of water and sewer connection fees

**New Business**

**Big Sky Developments - Subsidiary Servicing Agreement - Phase 1B**

The committee discussed the proposed Subsidiary Servicing Agreement for Phase 1B of The Country development. Specifically, the committee discussed the timeline for commencement and completion of the detailed design for the required servicing infrastructure being completed within 2 years of signing the agreement. As well as varying the rate of development fees to apply the 2016 rate of \$39,500 per hectare to the first Subphase 1B-1, consisting of 14 lots; future subphases would be assessed according to the rate contained in the Development Levy Bylaw in force at the time the subphase is registered.

**Memorandum of Understanding - Development Levy Rate**

**Moved by:** Councillor Tumbach

**Seconded by:** Councillor Longmoore

"That we recommend to Council that the Town enter into a Memorandum of Understanding with Big Sky Development Corp, to ensure that the Development Levy rate of \$39,500 per hectare, pertaining specifically to 14 lots in Subphase 1B-1 is 'protected' while the Subsidiary Servicing Agreement for all of Phase 1B is developed."

**CARRIED**

**Next Meeting Date**

**Moved by:** Mayor Matheson

**Seconded by:** Councillor Tumbach

"That we set March 15, 2024 at 12:00 pm for the next Planning and Economic Development Committee meeting."

**CARRIED**

**Adjournment**

**Moved by:** Mayor Matheson

"That we adjourn the meeting at 1:55 pm"

**CARRIED**

  
Chairperson

  
Chief Administrative Officer