



**Town of Lumsden  
Meeting Minutes**

**Public Hearing - Bylaw No. 2024-12 September 24, 2024 - 7:00 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, September 24, 2024, at 7:03 pm.

**Present:**

Mayor: Bryan Matheson

Councillors: Verne Barber, Ashlee Longmoore, Jenelle Brennan, Rhonda Phillips, Byron Tumbach

Assistant Chief Administrative Officer: Krystal Strong

Communications Clerk: Alyssa Riemer

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

**Absent:**

Chief Administrative Officer: Monica M. Merkosky

Councillor: Jim Rawlings

**Observers:**

Laura Rock

Mike Rock

Cheryl Collins

Ron Hildebrandt

Mary Jane Simcoe

Richelle Griffiths (via Zoom)

**Declare Public Hearing Open**

Mayor Matheson opened the public hearing for purpose of discussing Bylaw No. 2024-12, a bylaw to amend the Zoning Bylaw No. 2002-15.

**Administration Presents Background Information**

Director of Planning and Development, Aimee Bryck, provided a verbal report on the purpose of the bylaw, which is to textually amend the Zoning Bylaw to add a new Zoning Bylaw Amendment Procedure to enhance public notification requirements, as well as to reduce the minimum site area for a Townhouse, Rowhouse, or Fourplex building in the R2 - Residential Multiple District.

**Presentations**

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

**Mike Rock**

- Has lived at 560 James Street South for 18 months.
- Stated a 75 m radius for direct notification is not enough, should be provided to the entire subdivision.
- Suggested that Council should look at the area like a complete community.
- Encouraged Council to consider providing direct notices beyond the proposed 75 m.
- Asked Council to also consider posting a sign on properties with proposed developments.
- Encourages Council to have open discussions with the community and developer to get positive results.

**Ron Hildebrandt**

- Owner of Queen City Sewer. Previously subdivided residential lots on James Street South.
- Asked if a 3 Unit Rowhouse would be taxed higher than a single family dwelling.
- Commented that the rear wall and roof of the 3 Unit Rowhouse is blocking the view of the neighboring single family homes.
- Stated that the 3 Unit Rowhouse is too close to the intersection of James Street S. and James Bay and it is not consistent with existing setbacks.
- Asked what steps are involved to rezone land. Director of Planning & Development, Aimee Bryck, provided that an application would need to be submitted and reviewed.
- Asked Council how a non-technical person would receive notice of applications, Mayor Bryan Matheson answered that land owners in the catchment area would receive a letter in the mail.
- Asked if a bylaw to rezone a property could be "undone", Director of Planning & Development, Aimee Bryck, answered that an application could be considered. Councillor Byron Tumbach clarified that it would require Council's approval
- Asked if he could zone his property back to Agriculture, Councillor Verne Barber redirected that the Public Hearing was for the purpose of discussing Bylaw No. 2024-12, regarding public notice requirements and site sizes for multi-unit buildings, and that he could have those discussions with administration at another time.

**Mary Jane Simcoe**

- Stated there is a perception of "Big Council, Little everyone else" and this adversarial attitude is not helpful.
- Stated that their land was previously rezoned from Agricultural to Residential without their knowledge by previous administration.
- Stated that better communication is required to avoid issues when land is rezoned.

**Cheryl Collins**

- Stated she lives at 556 James Street South
- She is disappointed with how the rezoning of the property at the corner of James Street South and James Bay was handled.
- Upset that the public notice was only posted in an obscure newspaper that no one gets.
- Asked if the public notice was posted on the website, Director of Planning & Development, Aimee Bryck, confirmed that it was posted on the website under "Announcements & Public Notice".
- Stated concerns with information on the June 11, 2024, agenda listing the wrong civic address for the property being rezoned and that the wrong meeting minutes had been uploaded to the website from the July 16, 2024, meeting.

**Richelle Griffiths**

- Stated she lives on Simaron Place.
- Supported the other comments and would like to see more than a 75 m radius receiving direct notice.



**Written Submissions**

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

**Declare Public Hearing Closed**

Mayor Matheson asked if there were any other submissions or presentations, and, hearing none, declared the hearing closed at 7:38 pm.

  
Mayor

  
Chief Administrative Officer