

Rural Municipality of Lumsden No.189
Meeting Minutes
Public Hearing - Bylaw No. 2025-04 June 5, 2025 - 2:00 PM

Call to Order

The Council of the Rural Municipality of Lumsden No. 189 convened the Public Hearing at the Dew Drop Inn (in Lumsden) and via electronic means (Zoom), on Thursday, June 5, 2025 at 2:01 p.m.

Present:

Reeve: Cody Garbutt

Councillors:

Division 1: Curtis Skolney

Division 2: Glenda Schlosser

Division 4: Marlise Nordstrom

Division 5: Trent Catley

Division 6: Cody Jordison

Assistant Chief Administrative Officer: Krystal Strong

Office Services Clerk - Communications: Alyssa Riemer

Director of Planning and Development: Aimee Bryck

Absent:

Division 3 Councillor: Hayden Forster

Youth Member: Corbin Jenkins

Chief Administrative Officer: Monica M. Merkosky

Director of Finance: Ryan Haresign

Observers:

Tim Irvine

Dean Onyskevitch

Colin Glas

Declare Public Hearing Open

Reeve Garbutt opened the public hearing for the purpose of hearing comments regarding Bylaw No. 2025-04, a bylaw to amend the Zoning Bylaw No. 2012-07.

Administration Presents Background Information

Director of Planning and Development, Aimee Bryck provided a verbal report on the purpose of the bylaw amendment which is to amend the Zoning Bylaw Map by rezoning a 2.5 acre parcel for a proposed residential subdivision from the A - Agriculture District to the CR2 - Medium Density Country Residential District.

Applicant Presentation

Reeve Garbutt invited the applicant, Tim Irvine to make a presentation. Mr. Irvine indicated that the land proposed for subdivision is located between an existing acreage and water course and is not well suited to farming. He further stated that he has a purchaser in mind, a young couple, and hopes to use the money from the land sale to support his family.

Presentations

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

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Dean Onyskevitch addressed Council with the following comments:

- He indicated he is an interested party, as he lives near the proposed subdivision and received the Notification Letter from the RM.
- He stated that he completed his due diligence prior to the public hearing by reviewing *The Planning and Development Act, 2007* (PDA), the RM's Official Community Plan (OCP) as well as the Zoning Bylaw.
- He quoted Section 34 of the PDA indicating that "council shall ensure that the municipality's zoning bylaw is consistent with its official community plan, and any part of a zoning bylaw that is inconsistent with the official community plan has no effect insofar as it is inconsistent."
- He stated that he did not believe the proposal complied with the Single Parcel Country Residential Policies in Section 3.3 of the OCP.
- He also referenced Section 3.4.3 of the OCP respecting the use of the Canada Land Inventory (CLI) Future Land Map 4 - Soil Capability for Agriculture as one of the tools to help determine where quality agricultural land (for crop purposes) should be protected, indicating the subject land has a Class 2 Soil classification.
- He questioned how this bylaw is legal with all the discrepancies he identified and indicated that he is not in support of the amendment.

Colin Glas addressed Council with the following comments:

- He indicated that he lives on the acreage directly south of the proposed subdivision and was surprised to receive the Notification Letter from the RM.
- He stated there are currently three (3) large acreages clustered at this location and each acreage is over 10 acres in size, therefore the current proposal is not compatible from a site area perspective with the existing sites.
- He referenced *The Statements of Provincial Interest Regulations*, indicating that he did not believe this proposal met the definition of "housing continuum" as the proposed site is not compatible with the existing development.
- He also raised concerns with the creek that runs through the property, and the potential for flooding of the site. He further referenced a requirement of the RM's Zoning Bylaw for an applicant to submit sufficient topographic information to address potential flooding.
- He concluded by indicating that he does not believe the proposal meets the criteria for rezoning, and that he is not in support of the bylaw amendment to rezone the land.
- Mr. Glas provided a written copy of his presentation for the record.

Applicant Response Presentation

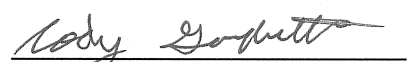
Reeve Garbutt invited the applicant, Tim Irvine, to respond to any questions or comments from other presenters. Mr. Irvine indicated that he rents the lands out and that it is not suitable for agriculture as modern farm equipment is too large to fit into the area, as well the soils in this area are saline and difficult to adequately grow crops on.

Written Submissions

Reeve Garbutt asked if there were any written submissions. Director of Planning and Development, Aimee Bryck reported that there were no written submissions received prior to the hearing. Only the written presentation provided by Mr. Glas at the hearing was submitted.

Declare Public Hearing Closed

Reeve Garbutt declared the hearing closed at 2:24 pm.


Reeve


Chief Administrative Officer