

**R.M. OF LUMSDEN NO. 189**  
**MINUTES OF THE ADVISORY COMMITTEE MEETING**  
**HELD ON JUNE 19<sup>th</sup>, 2008**

The Planning Advisory Committee convened their first committee meeting in the Council Chambers of the R.M. Office, on the evening of Thursday, June 19<sup>th</sup>, 2008 at 7:06 p.m. with Municipal Planner, John Wolfenberg presiding.

**Present:** Municipal Planner: John Wolfenberg  
Administrator: Wayne Zerff  
Committee Members: Attendance Sheet attached

**Introductions**

- Municipal Planner, John Wolfenberg introduced himself and provided some background on his firm and the mandate from council regarding the development of a new community plan
- John reviewed the role of the committee and the timeline for their work to take place as part of the review
- Introductions of the advisory committee members present followed
- John reviewed the agenda items and discussed a few administration issues pertaining to the committee duties, expenses and honorarium reimbursement

**Chairperson:**

- John requested the need for the advisory committee to appoint a chairperson from their members
- Rodney Luning volunteered as Chairperson (Gary Howland seconded; all were in consensus)
- Gary Howland asked about the role of the committee and how it will unfold.
- John would like to hear all members' views of the current plan for a mixed approach
- A suggestion was made and consensus was reached to advertise the committee members in the local paper and on municipal website to promote community involvement

**Discussion of Circulated Material**

**R.M. of Lumsden and Town of Lumsden –Selected Socio-Economic Profile Data**

**The Loss of Dependable Agricultural Land in Canada:**

- A member questioned why the R.M. wouldn't want to grow
- Discussed managing growth, not limiting growth and the cost of maintaining infrastructure; development and growth and the cost benefit
- Reviewed studies relating to growth and methodologies used to manage
- Olds Alberta study (sustainable population approach)

**General Discussion**

**Basic Intent / Major Policies of existing Official Community Plan (OCP):**

- Overview of existing bylaws (Development Plan/Zoning Bylaw), it was noted that both the current Development Plan and Zoning Bylaws can be found on the municipal website
- It was agreed that a copy of the current Development Plan would be provided to all advisory committee members prior to the next committee meeting
- Discussion of issues (a question as to what council sees as the issues)
- Discussed at balance approach for development and protection of resources
- One view was that development should only be focused around urban area
- Parcel size was discussed and the current size of 21 acres; 5 acres was more manageable
- The issue of septic vs mound was discussed (Public Health responsibility)
- Water issues impact development possibilities
- Education of urbanites moving into rural communities is required re: services
- Regional planning – vacuum at provincial level around Regina Regional Planning work
- One view was to halt all development in the Valley – it is a natural systems for Regina region recreation use
- Future plan of Hwy #59 and old #11 for commercial or industrial corridor
- Provincial regulations and requirements that may need to be implemented into planning documents (to protect provincial interest)
- Residential development integrated approach to development, issues and nuisances
- One view regarding 21 acre residential development was that it be lowered to 8 acres in the valley along major traffic corridors to lower servicing costs
- Types of public reserve dedication choices were reviewed and the current approach by

council regarding land dedication

- One member stated that council needs more discretion in development issues and the approvals or refusals that result
- One member stated that a standing committee should be formed to decide on development applications based on guidelines and criteria. Committee would have approval authority and it would shorten RM Council meetings
- Guidelines and criteria for development decisions could be established for key designated areas, which would simplify approval process
- Council would have more flexibility and discretion outside these key development areas for proposed development that does not fit into accepted policies

**Committee SWOT Analysis Feedback:**

Questionnaires were handed to committee members present for completion and returned to John. It was agreed that these results along with the SWOT analysis completed by Council would be reviewed at the next advisory committee meeting.

**Committee SWOT Analysis Feedback:**

The next meeting is scheduled for Tuesday, July 8<sup>th</sup> at 7:00 p.m. in Council Chambers.

**Adjournment:**

The meeting was adjourned at 9:40 p.m.

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**Chairperson**

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**Administrator**

June 19/2008

P.M. of Lumsden No. 189

# Attendance Sheet

| <u>Name.</u>          | <u>Km Travelled<br/>to Attend</u> | <u>Email</u>                  |
|-----------------------|-----------------------------------|-------------------------------|
| BARRY CLEMENS         | 5                                 | Phone or Fax                  |
| GARY HOWLAND          | 12                                | gmhowland@sasktel.net         |
| Gene Froc             | 8                                 | gfroc@sasktel.net             |
| Rod Luhnig            | 15                                | rnluhnig@sasktel.net          |
| IAN WHITE             | 13                                | ianandjanwhite@yahoo.ca       |
| Wendy Teoristy        | 5                                 | faithrealty.wendy@sasktel.net |
| Darryl Babey          | 9                                 | babro.db@sasktel.net          |
| Dennis Nielsen        | 4                                 |                               |
| PAUL ANDRE            |                                   | SethAndrie@gmail.com          |
| MARK ERMEL            |                                   | handh@sasktel.net             |
| TOM HARRISON          |                                   | Tom.harrison@swa.ca           |
| KENT FARAGO           | 7x2                               | farago k@Square4.com          |
| BERNARD BINTNER       | 1                                 | bernard.bintner@shaw.ca       |
| Wayne Zuff            | —                                 |                               |
| John Wolfenbarg       | —                                 |                               |
| Jim Nipkin (observer) |                                   |                               |