

R.M. OF LUMSDEN NO. 189
MINUTES OF THE ADVISORY COMMITTEE MEETING
HELD ON JULY 8th, 2008

The Planning Advisory Committee convened their meeting in the Council Chambers of the R.M. Office, on the evening of Tuesday, July 8th, 2008 at 7:10 p.m. with Municipal Planner, John Wolfenberg presiding.

Present: Municipal Planner: John Wolfenberg
Planning Consultant: Dwight Mercer
Administrator: Wayne Zerff
Committee Members: Attendance Sheet attached

Introductions

- John Wolfenberg introduced Planning Consultant, Dwight Mercer

Chairperson:

- Gene Froc was selected as Acting Chairperson in Rod Luhnning's absence

Committee SWOT Analysis Feedback:

- John handed out a copy of the questionnaire responses by committee members and council
- Dwight reviewed the SWOT Analysis results and provided an overview of each groups response

General Discussion and Comments:

- Debate over designating areas for residential development, agriculture use, etc. with particular areas that encourage a specific type of development and make other types of development difficult.
- Mapping to show constraints and opportunities (man made, pipeline, high voltage, water)
- Consider opportunities over next few meetings and how to present this
- Discussion about current development policies and service cost to the municipality as well as the net benefit to the municipality
- Question of support from residents for policies to manage growth
- Conservation Easement and Transferable development credits need to be explored and incorporated into cash in lieu of public reserve land dedication transactions
- Cash in lieu reserve may be used to buy land for RM use, payments to municipality for development should be at 10% of raw value vs current \$500 fee
- Looking ahead to 25 years in the future, will agriculture be primary or secondary to residential? The need to plan for future demands
- Locations in the municipality will be developed based on market interest and cost to develop, especially small parcel developments, highway compared to 5 miles off highway (water, power, gas, phone)
- Cost of agriculture land is dramatically increasing due to demand for residential developments
- Organized incremental residential development vs areas designated
- Discussion regarding policy statements and framework that may need to change from current policies
- Suggestion by member to use Red Deer's study to weigh cost of development to the R.M.
- One view regarding the right to farm policies – developments can expand and grow to villages over ten years with rapid growth. Municipalities can bear a financial burden when they lose this tax revenue so suddenly. Suggest opposing village organizations for ten years, or finding a method to offset that financial burden to the rural municipality.

Next Meeting:

- Review current policies
- Consensus on new model and model choices
- John was questioned on work plan and policy development. Will it be based on hard studies, research and documentation?
- Does this committee have a budget for such research and documentation
- What is the added cost to development along existing main roadways?
- Smart growth - what does it involve?

- Do we need a vision and mission statement as a committee?
- John provided a summary of items for the next meeting and future meetings
 - Review the Red Deer Study (future meeting)
 - Right to farm and village formations
 - New models and costs for development (future meeting)
 - Detail on committee work plan
- The next meeting is scheduled for Tuesday, July 29th at 7:00 p.m. in Council Chambers.

Adjournment:

The meeting was adjourned at 9:35 p.m.

Chairperson

Administrator

R.M. OF Lumsden A/89

July 8, 2008

Advisory Committee mtg.

ATTENDANCE LIST

<u>NAME</u>	<u>KM. Travelled</u>
IAN WARE	0
Gene Froc	8
Dave Rudolph	15
Ray Woodland	12
Dwight Mercer	
TOM HARRISON	
Benny Clemens	
PAUL ANDER	—
MARK ERMEL	—
Wendy Joon'sity	—
Darryl Babey	9.

Kent Farago (arrived 8:18 pm)