

R.M. OF LUMSDEN NO. 189
MINUTES OF THE SPECIAL MEETING
HELD ON APRIL 15th, 2010

The Lumsden Rural Municipal Council convened their special meeting in the Council Chambers of the Library in Lumsden, on Thursday, April 15th, 2010 at 6:49 p.m. with Reeve Jim Hipkin presiding.

Present: Reeve: Jim Hipkin
 Councillor: Al Szeles, Jim Atcheson,
 Bill Marquardt, Tom Harrison, Kent Fargo
 Dale Srochenksi
 Administrator: Wayne Zerff
 Asst. Administrator: Darcie Cooper (arrived at 7:10 pm)
 Municipal Planner: John Wolfenberg

Council held a special meeting to review Draft 9 of the Official Community Plan prepared by municipal planner John Wolfenberg.

John Wolfenberg reviewed mainly pages 22 – 26 of Draft 9 with council that pertained to Residential Land uses and policies.

Section 4.3 Residential Issues Discussion:

- Council discussed Low density lot sizes
- Discussion on sewage disposal regulation and water regulations
- Council determined that Clustered Low Density subdivision would also require rezoning
- Council discussed Residential lot sizes for all levels of clusters and determined the following chart:

	Rezoning Required	Parcel Size (acres)	Max. Land Area (acres)	Contract Zoning	Water	Sewer	Roads
Dispersed	No	21& less	160		Private	Private	Gravel
Low Density	Yes	10 – 40	160		Private	Private	Gravel
Medium Density	Yes	1.26-10	160	160+	Com/Pri	Com/Pri	Grav/Paved
High Density	Yes	.25–1.25	160	160+	Common	Common	Paved

- John to add a provision under Clause 4.3 (B)(1)(a) – Dispersed (single parcel) residential subdivisions for the applicant to upgrade a road to accommodate the subdivision. Also, under the same clause, removed the word “currently” in front of developed Municipal Road to allow for the road upgrade option.
- John to add the policy for the Subdivision of Cut-off parcels from our existing Development Plan (VII 2(6))
- John will remove Clause 4.3 (B)(3)(d) pertaining to piped sewer and water for Low Density Residential subdivision
- John asked Council to review the Development Criteria (pages 36-41) for the next meeting, and ask themselves if they can think of any other items they want included
- Council had a discussion around the definition of a cluster regarding how many parcels make a cluster. It was determined that in the wording for the definition of a cluster, it would specify that cluster means parcels that are “adjoining” which would indicate 2 or more parcels
- Council to review pages 25 – 35 of the OCP Draft for next meeting
- Council discussed the Criteria Tables and had requested John to add a separate one page Criteria table for Industrial/Commercial development

Environmental/Hazard Lands Discussion:

- Council had a discussion regarding Environmentally Sensitive and Hazard lands and had requested that they be referred separately throughout the OCP, instead of combining them together as they have different meanings. Environmentally sensitive protects land from development without engineered solutions addressing unique land form, vegetation and Hazard lands which are hazards that contain slope instability or flood plain
- Council discussed having two maps, one with Environmentally sensitive lands and one with Natural hazards where development requires engineered solutions

JRH
W3


Next Meeting:

Council will hold the next special meeting for the Official Community Plan Review on Thursday, April 29th at 7:00 p.m.

Adjournment:

Harrison: "That we adjourn this meeting at 9:32 p.m."

CARRIED


Reeve


Administrator