

**R.M. OF LUMSDEN NO. 189**  
**MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**  
**HELD ON JANUARY 27<sup>th</sup>, 2009**

The Planning Advisory Committee convened their meeting in the Council Chambers of the R.M. Office, on the evening of Tuesday, January 27<sup>th</sup>, 2009 at 7:09 p.m.

**Present:** Chairman: Tom Harrison  
Committee Members: Dave Rudolph, Wendy Joorisity, Paul Andre, Gary Howland, Gene Froc, Barry Clemmons, Kent Farago, Mark Ermel, Ian White


Municipal Planner: John Wolfenberg  
Administrator: Wayne Zerff

**Minutes:**

Froc/Rudolph: "That we approve the minutes of the December 9<sup>th</sup>, 2008 Planning Advisory Committee Meeting."  
**CARRIED**

**Review Draft Decision Matrix:**

- John explained the Decision Matrix and how he arrived at this Draft, touching on the review meeting he held with Tom, Kent, Wayne, Darcie.
- Criteria value and its importance was meant to be RM specific to an application.
- The criteria in the matrix are not prioritized.
- John indicated that Wayne was concerned with the criteria on the form that the Province directly regulates.
- Meant for use in Disc. Use, Rezoning and Subdivision applications to Council.
- John felt that it should get at least 50% of the possible criteria values to go forward.
- John opened it to discussions.
- Review of first five main points.
- Administrative/Financial Criteria
  - Some discussion over 5 year capital works plan (application will be reviewed over short term and long term on its impact to RM).
  - Compatibility with Official Community Plan (broad statement).
  - Strong statement about revenue neutral over a period longer than 1 year.
- Provincial Regulatory Criteria
  - Will it be a met or not met situation.
  - John stated RM should not be responsible for these, but the RM should be aware that provincial regulations are met, this area was meant more as a tracking mechanism.
- Land Use Conflict Avoidance Criteria
  - Add protection of existing country residential development.
  - Change language and list out the protection use criteria more clearly.
- Environmental Protection Criteria
  - Change Ground Aquifer Systems to include and/or surface water systems, or a line to include surface water.
  - PAC recommended that CLI should not be used as sole decision to future development.
  - Protecting some farmland and Pasture with High and Moderate Soil Capacities was discussed.
  - It was agreed that some of these terms will need a definition.
  - Heritage branch will tell RM where known heritage resources are located.
  - Some of these criteria should be yes/no and others should be ratings based on scales of impact.
- Services and Utilities Development Criteria
  - Add solar generation.
  - Need source of power, heat, water supply, sewage disposal system that meets the provincial regulations in effect.
  - Two exits from a subdivision was pointed out as a provincial requirement, depending on distance off a municipal road.
- Some concern was expressed with staff completing Decision Matrix and interpretation or skewing of information presented to Council.

  
WZ

- Independent review committee (Planning Commission) was discussed; this commission could complete the review process and provide recommendation and information to Council.

**Draft Development Policies:**


- Council SWOT Analysis Overview
  - Pressures in every division for single and multi-parcel development
  - Some areas do not have water
  - Truck traffic impact
  - Landfill access
  - Land Use conflict - Ag & Non Ag
  - Annexation pressure
  - Paying their own way for services
  - People who bring legitimate development proposals to Council that meet all environmental, provincial, municipal regulations and bylaws, the development should be approved regardless of size
- If Council has the tools in the Plan, then the process should be transparent and consistent decisions can be made by Councils (that are not arbitrary).
- Council should have a framework where they can say no to a development where it is not in the greater interest of the general public.
- Community Plan would be the big picture and the Decision Matrix would be the tool to assist with the implementation of the plan in relation to development applications.
- Some discussion over still using Valley & Rural areas but not in the same sense as the current plan.
- Cluster Development should be allowed in either valley or agricultural areas.
- In John's working paper it was stated that Cluster Developments could only be allowed on Table land where adjacent to a paved road.
- Consensus is that the draft development policies proposed in John's working paper are too limiting and need to allow cluster developments in either valley or rural areas.
- When are maps going to be provided to further discussion and provide some modeling.
- John indicated that traffic patterns and new roads to service the proposed cluster development should fit into the RM's long term road plans, to ensure future costs are limited to the municipality.
- A comment was made that the servicing agreement with the development could be sensitive to that future cost vs. new taxation recovered.
- Each application should be considered on its own merit, based on the best use of the land; the policies need to detail how to determine that best use.
- Some of the Decision Matrix criteria are too restrictive and may need to be re-worked or removed to achieve the development density goals and impact considerations set out by PAC.

**Next Meeting:**

The next meeting is scheduled for Tuesday, February 24<sup>th</sup> at 7:00 p.m. in the Council Chambers.

**Adjournment:**

The meeting was adjourned at 9:15 p.m.

  
Chairman

  
Administrator