

**R.M. OF LUMSDEN NO. 189**  
**MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**  
**HELD ON AUGUST 4<sup>th</sup>, 2010**

The Planning Advisory Committee convened their meeting in the basement of the Lumsden Centennial Hall, on the evening of Wednesday, August 4<sup>th</sup>, 2010 at 7:00 p.m.

**Present:** Chairman: John Wolfenberg, municipal planner  
 Committee Members: Paul Andre, Ian White, Dave Rudolph, Gary Howland, Barry Clemens, Tom Harrison, Kent Farago  
 Council Members: Reeve Jim Hipkin, Councillor's Al Szeles, Jim Atcheson, Dale Srochenski  
 Asst. Administrator: Darcie Cooper

The Planning Advisory Committee met to review the latest draft of the Official Community Plan prior to the Open House that is scheduled for August 11, 2010 and provide their feedback on the proposed changes.

Planner John Wolfenberg, indicated that council spent a lot of time on 2 key issues, intensive livestock operations and residential development.

**General:**

- Discussion over the estimated time of completion for the official community plan. It was indicated that council would hope to have the plan completed before the next municipal election this fall.
- John indicated he would have the future land use map completed by labour day.
- Gary had inquired as to whether or not the conservation strategy that was distributed to council, had been taken into consideration or if there was any feedback.

**Residential Discussion/Comments:**

- Residential development will be scrutinized through the Constraint Maps, Table and Development Criteria and the Future Land Use Map
- Dave Rudolph brought up a concern over Section 4.3 a 1b (page 21) regarding maximum number of farm related dwellings, in that if there are existing locations that exceed the maximum number of dwellings allowed under the new OCP, and one dwelling burns down, there is no provision for that dwelling to be re-built
- Discussion over residential parcel sizes and the committee wondered about the reason for the Single Acreage Parcel Country Acreage Subdivision
- Discussion over the protection of 21 acre parcels, committee felt that the new residential policies would not protect the 21 acre parcels, but would allow them to be carved up into smaller acreages.
- Committee requested clarification on the Single Acreage Parcel Subdivision
- Gary felt that it would be important for the PAC to see the future land use map, indicating that residential and conservation areas need to mesh. John indicated that we can have areas identified as potential conservation areas, as in the current plan.
- Paul indicated that if we designate land for residential development that price of the land will go sky high.
- Dave is concerned over the scattered development and identified that it is a problem for farmers. He indicated that the new plan would seem to allow for more scattered development rather than encourage clustered developments.

**Intensive Livestock Operations Discussion/Comments:**

- Barry felt it was important to allow Intensive Livestock Operations, at council's discretion, as it is now and have adequate separation distances as indicated in the draft plan, if not higher separation distances. He felt that this was an anti-agricultural move
- Discussion over allowable areas for Intensive Livestock Operations with the separation distances and it was indicated that there really aren't too many locations that would allow for an ILO that would meet the separation distances. Discussion over prohibition by regulation, that that is not allowed either.
- Ian indicated that you shouldn't be giving people a false sense of hope, saying the RM would allow an ILO but there really aren't any options for locations given the separation

*JRH*

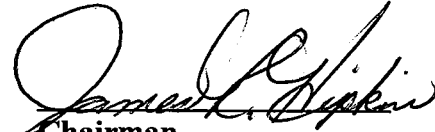
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distances. Felt the RM was on the right track and that prohibiting ILO's would be good for the municipality.

- John felt the RM Council should be commended for finding a balance with expansion of existing ILO's and not allowing new ones over 300 confined animal units
- Barry felt that the RM was creating a monopoly to the existing ILO's by not allowing existing Non-Intensive Livestock Operations to expand to an Intensive Livestock Operation.
- Al indicated that the new plan is not only anti-livestock but anti-farming in general with the residential subdivision options.

**Adjournment:**

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

  
Chairman

  
Administrator