

**TOWN OF LUMSDEN
MINUTES OF THE SPECIAL MEETING FOR THE
OFFICIAL COMMUNITY PLAN & ZONING BYLAW AMENDMENT
REVIEW
HELD ON SEPTEMBER 18, 2012**

The Lumsden Town Council convened a special meeting to review the Official Community Plan in the Centennial Hall, on Tuesday, September 18th, 2012 at 7:00 p.m. with Mayor Bryan Matheson presiding.

Present:	Mayor:	Bryan Matheson
	Councillors:	Al Sulma (left at 9:00 p.m.), Rhonda Phillips, Dan Kirby, Doug Mader, Jane Cogger
	Chief Administrator	
	Officer:	Byron Tumbach
	Assistant Administrator:	Darcie Cooper

Council held a special meeting to review the Official Community Plan (OCP) and Zoning Bylaw amendment Bylaws No. 14-2012 and 15-2012 respectively, to give first reading to the Bylaws and set a public hearing date.

Assistant Administrator, Darcie Cooper went through the new changes in the bylaws since council's last meeting with Planner Jim Walters in January of this year.

Official Community Plan Discussion:

- Council requested Administration provide a report on how many new building starts that have occurred in the Town of Lumsden within the last 10 years, not including replacement houses in order to obtain an estimate on a 3-5 year housing supply
- Council wanted to ensure that any new subdivision development on land that contains an Environmentally Sensitive Area Overlay, has the appropriate environmental assessment done to identify significant natural areas and features, human heritage resources, etc. that is consistent with the Environmental objectives in the Official Community Plan
- Council discussed bringing awareness to property owners that have property within these sensitive areas, including possibility of registering an easement, providing hand outs, etc.
- Council felt that the best way for the municipality to address this would be to add Environmental Sensitive Areas to the website and include restriction information as well, so that owners of property within the sensitive areas have ease of access to the information.
- Council requested that investigation be done by administration as to the costs, etc. of adding contours to the Environmentally Sensitive Areas Map in the future. For the time being, developers should be requested to submit contour information with their development application.
- Council discussed updating the Environmentally Sensitive Areas Map when studies are required to be done by individual developers to determine the sensitive nature and boundaries of their property. Administration is to keep a file of these studies and when the OCP review is done next, the Map can be updated with the information received.
- Council discussed a development check list that could be filled out to ensure all necessary information is addressed when receiving an application. Council agreed to have Jim Walters develop a workbook for developers to fill out when making an application, such as what the R.M. of Lumsden No. 189 is proposing.
- Council requested administration to ask Jim Walters if there was an easy way to update the Traffic Count Map in the OCP once new traffic count information is obtained, or if it would have to go through the Bylaw amendment process.
- Council discussed having specific geo-technical criteria for the geo-technical reports to address for a development in the slope instability areas. It was agreed that when the new Council is elected, an ad-hoc committee is appointed to identify standards, not only for geo-technical investigations, but for infrastructure and engineering for new developments as well.


BMA

Future Land Use Map

- Councillor Phillips identified various areas to amend on the Future Land Use Map, including Canyon Creek Developments on the NE 29-19-21-W2, the Lumsden High School parking lot and school grounds, remove road overlays across No. 11 Hwy, add subdivision of Hildebrandt/Simcoe to the map, identify road South of Lumsden as usable road, municipal reserve green space.

Bylaw 14-2012 – Amend Official Community Plan – 1st reading

368-12 Phillips/Kirby: “That, Bylaw No. 14-2012 being a bylaw to amend Bylaw 14-2002 known as the Official Community Plan, be read a first time as amended.”

CARRIED**Zoning Bylaw:**

- Council discussed allowing Wind Turbines throughout all Districts in the municipality. Council identified separation distances that need to be revised and requested clarification on what a noise receptor is.
- Council requested that Jim Walters comments on whether there could be a discretionary provision for council to reduce setbacks if a geo-technical investigation indicates that a suitable building site would be within the setback or the topography of the land is such that it is not sensible for the building to meet set-backs. For example, if there was a lot where there was a suitable building site near the front of the lot and the back of the lot drops down into a coulee, could there be some provision that would allow council to reduce the front yard setback to accommodate the suitable building site. This discretion should not be used on corner sites where site line could be a problem.

Wind Turbines – Zoning Bylaw:

369-12 Phillips/Mader: “That we authorize planner Jim Walters to make the necessary changes to Bylaw No. 15-2012 to allow for Wind Turbines as a discretionary use in all Zoning Districts in the municipality and develop standards for the wind turbines that would be appropriate in residential districts.”

CARRIED**Bylaw 15-2012 – Amend Zoning Bylaw – 1st reading**

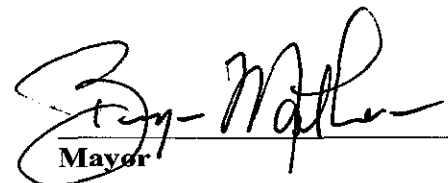
370-12 Cogger/Mader: “That, Bylaw No. 15-2012 being a bylaw to amend Bylaw 15-2002 known as the Zoning Bylaw, be read a first time as amended.”

CARRIED**Public Hearing Date:**

371-12 Cogger/Kirby: “That we agree to set Monday, October 15th at 7:30 p.m. at the Lumsden Centennial Hall as the date, time and place to hold the required public hearings for Bylaw No. 14-2012, a bylaw to amend bylaw No. 14-2002, known as the Official Community Plan and Bylaw 15-2012, being a bylaw to amend bylaw No. 15-2002, known as the Zoning Bylaw.”

CARRIED**Adjournment:**

372-12 Kirby/Phillips: “That the meeting be adjourned at 10:00 p.m.” **CARRIED**



Mayor



Chief Administrator Officer