

**TOWN OF LUMSDEN
MINUTES OF THE SPECIAL MEETING FOR THE
OFFICIAL COMMUNITY PLAN REVIEW
HELD ON MARCH 28, 2012**

The Lumsden Town Council convened a special meeting to review the Official Community Plan in the Centennial Hall, on Wednesday, March 28th, 2012 at 7:10 p.m. with Mayor Bryan Matheson presiding.

Present: Mayor: Bryan Matheson
Councillors: Al Sulma, Rhonda Phillips,
Doug Mader, Jane Cogger (arrived at 7:20 pm)

Chief Administrator
Officer: Byron Tumbach
Assistant Administrator: Darcie Cooper

Absent: Councillors: Jayne Leibel and Dan Kirby

Council held a special meeting to review the comments received from the Open House regarding proposed changes to the municipality's Official Community Plan and Zoning Bylaw.

Future Land Use Map


- Land indicated along No. 11 highway should be split between Commercial and Residential, with Commercial being adjacent to the highway and residential beginning at the base of the hills
- The undeveloped area designated as residential between the Dyke and the properties along 7th Avenue should be designated as open space
- Council agreed to add in the balance of the SW 32-19-21-W2 and a portion of the NW 32-19-21-W2 along the base of the hill as Residential

Official Community Plan:

- Regarding Section 3.3.8, Council requests Jim Walters to clear up the wording of this section as requested in Roy Hutchison's submission
- Council discussed possibilities for cost recovery of having a detailed environmental assessment completed for the municipality
- Council wants the planner to explore the option of limiting subdivision applications that will be considered at one time, such as what the RM of Lumsden is proposing in their OCP. This would assist the municipality in sustainable development and staff workload.

Zoning Bylaw:

- Council liked the idea of a mix of densities ie) some higher density areas balanced by more public green spaces. Council would like to receive more information on designating such areas for higher densities.
- Council did not agree on having the keeping of animals as a discretionary use throughout any zones other than the future development zone
- Council discussed making Wind turbines a discretionary use, rather than prohibited
- Council wants Apartments added into the C2 Zone and to look at designating the area from the Old Hardware store North to the Bridge as C2 (Lots 1-5, Block M)
- Council agreed to have the planner address possible landscaping requirements at the rear of lots in certain instances ie) where the commercial lot backs onto residential or green spaces
- Council wanted the Planner to look into a fee bylaw to address application fees, etc. so that it can be amended more efficiently rather than having them set out in the Zoning Bylaw
- Council requested the planner to increase the site coverage in the Residential Estate zone
- Council wanted the art and hand craft studios added as a discretionary use in the C2 Zone and to change the Industrial2 Zone to C2 along the railway tracks, East of the Cottonwood Condo's.
- Council requests Jim Walters to provide comments regarding Roy Hutchison's comments on Section 3.16 (1) and (2) of the proposed zoning Bylaw change regarding provision for Phased developments


BMT

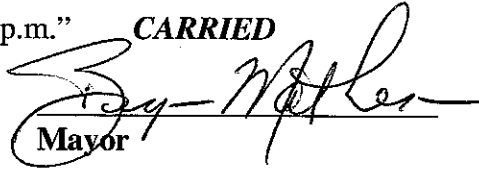
General Discussion Items:

- Parks and Playgrounds – need to check into developing parks up in the newer areas of Town ie) Schandre Estates and/or Fawn Ridge
- Walking Trails – Council agreed on focusing on the development and/or maintenance of walking trails/biking paths in the Community and recommended that Community Coordinator Chris Exner take the lead on this project.

Adjournment:

Sulma/Phillips: "That the meeting be adjourned at 10:20 p.m."

CARRIED



Mayor



Chief Administrator Officer