

To Mayor/Reeve and Council



*OLDMAN RIVER REGIONAL SERVICES COMMISSION*

**MINUTES - 3 (2008)**

**GENERAL BOARD OF DIRECTORS' MEETING  
Thursday, September 4, 2008 – 7:00 - 8:30 p.m.**

RAMADA HOTEL – Scenic Room  
2375 Mayor Magrath Drive South,, Lethbridge

**BOARD OF DIRECTORS:**

Bill Graff (absent) .....	Village of Arrowwood	Terry Michaelis .....	Town of Milk River
Del Bodnarek (absent) .....	Village of Barnwell	Robert Phillips (absent).....	Village of Milo
Alf Olsen .....	Village of Barons	Dick Fenton .....	Town of Nanton
Neal Miller (absent) .....	Cardston County	Anne Marie Philipsen.....	County of Newell
Robert Russell (absent) .....	Town of Cardston	Paul Goldade.....	Village of Nobleford
Art Cogdale (absent) .....	Village of Carmangay	Hank Hurkens.....	Town of Picture Butte
Trevor Wagenvoort (absent) ..	Village of Champion	Bjorn Berg .....	M.D. of Pincher Creek
Doug MacPherson (absent) ..	Town of Claresholm	Doug Thornton (absent).....	Town Pincher Creek
Vic Mensch .....	Town of Coaldale	Ronald Davis (absent) .....	M.D. of Ranchland
Dennis Cassie .....	Town of Coalhurst	Jim Steed .....	Town of Raymond
Tom Butler .....	Village of Coutts	Barry Johnson .....	Town of Stavely
Garry Hackler (absent).....	Village of Cowley	Mike Selk .....	Village of Stirling
Ian MacLeod .....	Mun. Crowsnest Pass	Cecil Wiest .....	M.D. of Taber
Gary Taje (absent) .....	Mun. Crowsnest Pass	Lois Maloney .....	Town of Vauxhall
Gordon Wolstenholme (absent) ..	Fort Macleod	Rod Ruark .....	Vulcan County
Walter Gripping (absent) .....	Town of Granum	Roy Elmer.....	Town of Vulcan
Angie Todd .....	Village of Hill Spring	Keith Palmer .....	County of Warner
Hans Rutz .....	County of Lethbridge	Vern Strain .....	Village of Warner
Brad Koch (absent) .....	Village of Lomond	Henry Van Hierden .....	M.D. of Willow Creek
Dennis Quinton.....	Town of Magrath		

**STAFF:**

Lenze Kuiper .....	Director	Robin Hopkins .....	Planning Researcher
Mike Burla.....	Senior Planner	Cal Kembel.....	Senior Graphics Technologist
Steve Harty .....	Senior Planner	Mladen Kristic.....	Graphics Technologist
Diane Horvath.....	Planner	Steven Ellert .....	GIS Technologist
Bonnie Brunner.....	Planner	Jaime Thomas.....	GIS Analyst
Katherine Mertz .....	Planner	Barb Johnson .....	Executive Secretary
Garrett Stevenson.....	Intern Planner		

**AGENDA:**

1. **Approval of Agenda** – September 4, 2008
2. **Approval of Minutes** – June 5, 2008 ..... (attachment)

3. **STAFF PRESENTATION:** *by Lenze Kuiper, Director*  
**“TRANSFER OF DEVELOPMENT CREDITS”**
  
  4. **Reports**
    - (a) Executive Committee Report ..... (attachment)
    - (b) 2009 Oldman River Region Urban Orthophotography Project .....
  
  5. **Business**
    - (a) 2006 and 2007 Financial Statements ..... (attachment)
    - (b) Open Forum – Provincial Land Use Framework Discussion .....
  
  6. **Accounts**
    - (a) Summary of Balance Sheet and Statement of Income for the  
6-month period: January 1 to June 30, 2008 ..... (attachment)
  
  7. **Adjournment** – Next meeting December 4, 2008
- 

CHAIR PAUL GOLDADE CALLED THE MEETING TO ORDER AT 7:00 P.M.

**1. APPROVAL OF AGENDA**

**Moved by: Hank Hurkens**

THAT the Board of Directors approves the agenda of September 4, 2008, as presented.

**CARRIED**

**2. APPROVAL OF MINUTES**

**Moved by: Anne Marie Philipsen**

THAT the Board of Directors approves the minutes of June 5, 2008, as presented.

**CARRIED**

**3. STAFF PRESENTATION –**

**by Lenze Kuiper, Director**  
**“TRANSFER OF DEVELOPMENT CREDITS”**

- The province has seen unparalleled growth in the last few years which has put a lot of pressure on Alberta landscapes. One potential tool to encourage private landowners to conserve land is the use of Transfer of Development Credits (TDC).
  
- A TDC is a device by which the development potential of a site is severed from its title and made available for transfer to another location. The owner of a site within a transfer area retains property ownership, but not approval to develop. The owner of a site within a receiving area may purchase transferable development rights, allowing a receptor site to be developed at a greater density.

- The purposes of TDCs are to:
  - direct development from areas where it is not appropriate to areas where it makes best sense;
  - conserve valued landscapes at little or no public expense;
  - avoid win-lose zoning scenarios, ensuring landowners suffer no serious property value reductions that accompany zoning approaches;
  - allow large groups of parcels to be conserved in contrast to parcel-by-parcel clustering techniques.
  
- TDCs have four fundamental components:
  1. 'sending' areas – the areas targeted for increased conservation;
  2. 'receiving' areas – the areas targeted for increased development;
  3. a 'transfer system' which facilitates the valuation and transfer of development potential from one parcel to another; and
  4. an 'oversight body' that develops and maintains the principles of the program and use of the tool.
  
- In order for TDCs to be successful:
  - sufficient incentives must be built into the program to promote the sale and purchase of development rights;
  - the size of the sending area must be limited so the supply of development rights does not exceed the demand (as rights are sold the size of the sending area can be expanded);
  - provinces and municipalities must remain steadfast in not allowing developers to petition for zoning variances to increase densities;
  - the program must be mandatory; to increase densities, developers must purchase development rights.
  
- For more information on TDCs:
  - <http://www.landuse.gov.ab.ca>
  - <http://www.smartcommunities.ncat.org/landuse/transfer.shtml>
  - <http://www.lincolnst.edu/pubs/PubDetail.aspx?pubid=424>
  - <http://www.rockies.ca/programs/tdcs.htm>

#### 4. REPORTS

##### (a) Executive Committee Report

- **GST Ruling:**
  - ORRSC has met the conditions to qualify as a para-municipal organization and has been determined to be a municipality effective April 13, 2004.
  - The amounts paid by member municipalities are consideration for a supply of municipal services rendered by ORRSC and are exempt of the GST.
  - The subdivision fees paid to ORRSC by property owners within the member municipalities are exempt of the GST.

- **Office Hours Open to the Public:**

- Effective August 1, 2008, the ORRSC office will open to the public at 9:00 a.m. rather than 8:00 a.m. to allow one hour of preparation time without interruptions. Staff hours of work remain at 8:00 a.m. - 12:00 noon and 1:00 p.m. - 4:30 p.m.

**Moved by: Tom Butler**

THAT the Board of Directors accepts the Executive Committee Report for the meeting of July 3, 2008, as information. **CARRIED**

**(b) 2009 Oldman River Region Urban Orthophotography Project**

- The current orthophotography was flown in May 2005 in year 3 of the GIS Project. New orthophotography should be flown every 4 to 5 years in order to keep pace with development and annexations and is a valuable tool for planning, engineering, and more. It acts as a backdrop to vector mapping and includes DEM (digital elevation model) and contours.
- Participation in the 2009 Oldman River Region Urban Orthophotography Project is an opportunity for municipalities to access funds from the 2008 Municipal Sponsorship Grant to update their orthophotography to a higher resolution (1:5,000 scale) and greater coverage. The Project is managed by ORRSC, with the Village of Nobleford acting as the managing municipality. By flying as a group, the Grant dollars are doubled (35% intermunicipal bonus, 60% priority bonus).
- ORRSC requires council resolutions allocating 45% of their 2008 Municipal Sponsorship Grant from municipalities that wish to participate. Deadline for submission is September 30, 2008.

**Moved by: Vic Mensch**

THAT the Board of Directors accepts the report on the 2009 Oldman River Region Urban Orthophotography Project, as information. **CARRIED**

## **5. BUSINESS**

**(a) 2006 and 2007 Financial Statements**

- **2006 Financial Highlights:**

- Assets = 1.25 million
- Mortgage Payable = \$194,470
- Excess Revenues over Expenditures = \$196,733
- Reserves = \$192,928
- GIS Revenues over Expenditures = \$103,169

- **2007 Financial Highlights:**

- Assets = 1.85 million
- Mortgage Payable = \$169,215
- Excess Revenues over Expenditures = \$537,270
- Reserves = \$334,495
- GIS Revenues over Expenditures = (\$89,121)

• **2008 Expenditures:**

- Replace Roof = \$40,000
- Paint Exterior = \$9,000
- Proposed Mortgage Payout = \$50,000
- Proposed Office Renovations = \$100,000
- Top Up Reserves

**Moved by: Alf Olsen**

THAT the Board of Directors approves the audited financial statements for 2006 and 2007, as presented. **CARRIED**

**(b) Open Forum – Provincial Land Use Framework Discussion**

- MLAs Ted Morton and Evan Berger have done some presentations in the area to get feedback on the Provincial Land Use Framework. Representatives from ORRSC will be meeting with them on September 12 to determine how our organization fits into the Framework.

**6. ACCOUNTS**

**(a) Summary of Balance Sheet and Statement of Income for the 6-month period: January 1 to June 30, 2008**

**Moved by: Cecil Wiest**

THAT the Board of Directors accepts the Summary of Balance Sheet and Statement of Income for the 6-month period: January 1 to June 30, 2008, as information.

**CARRIED**

**7. ADJOURNMENT**

**Moved by: Hank Hurkens**

THAT we adjourn the General Board of Directors' Meeting of the Oldman River Regional Services Commission at 8:30 p.m. until Thursday, December 4, 2008.

**CARRIED**

/bj

CHAIR: \_\_\_\_\_