

Minutes of a Public Hearing, regarding Clearwater County Bylaw 1066/19 to amend the Land Use Bylaw 714/01 to redesignate +/- 3.5 acres from Country Residential District 'CR' to Recreation Facility District 'RF' on land located at Lot 6, Block 1, Plan 102 2159, Pt. SE 30-35-08-W5 containing +/- 3.5 acres, held in the Clearwater County Council Chambers on June 25, 2019.

The Public Hearing was called to order at 9:02 AM with the following being present:

Reeve:	Jim Duncan
Councillors:	John Vandermeer
	Cammie Laird
	Daryl Lougheed
	Theresa Laing
	Tim Hoven
	Michelle Swanson
Chief Administrative Officer	Rick Emmons
Recording Secretary	Amber Williams
Administrative Assistant	Whitney Wedman
Director, Corporate Services	Murray Hagan
Senior Planner	Jose Reyes
Communications Coordinator	Djurdjica Tutic
Director, Emergency & Legislative Services	Christine Heggart
Media:	Adam Ophus
	Diane Spoor
Public:	Helge Nome
	John Bugbee
	Heather Thompson
Applicant:	Raymond Berry

The Public Hearing process was outlined by Reeve Duncan.

The Development Officer, Jose Reyes provided background to the application for the subject land located at the at the intersection of Highway 591 and Boundary Boulevard, approximately 23 km west of the Village of Caroline.

R. Berry has made an application to redesignate ±1.41 ha (3.5 acres) from the Country Residential District "CR" to the Recreation Facility District "RF" as shown on Schedule "A" of the Bylaw. The applicant has entered into a purchase agreement to acquire the land from John and Ilene Bugbee. The subject land is located at the intersection of Highway 591 and Boundary Blvd, approximately 23 km west of the Village of Caroline.

The property is accessed directly from Boundary Blvd. Surrounding land use districts are Country Residence Agriculture, Country Residence, Highway Development, Recreation Facility and Agriculture. The Kountry Aire Campground is located directly to the west and the Boundary multi-lot subdivision is located to the southwest of the subject property.

If the land use amendment application is successful, the applicant wishes to develop and operate a "rental cabin facility".

J. Reyes stated that Council reviewed and gave first reading to Bylaw 1066/19 at the May 14, 2019 Regular Council Meeting. As required by legislation, notice of today's Public Hearing was advertised in the local newspapers and comments were invited from adjacent landowners and referral agencies.

The Chair invited questions from Council regarding the proposed bylaw.

J. Reyes responded to the question of access from a County road rather than the Highway.

The Chair invited comments from referral agencies.

Municipal Planning Commission

The bylaw was referred to the Municipal Planning Commission who recommended that Council table any decision pending the submission of the following information to the satisfaction of the County:

- (i) Detailed business plan;
- (ii) Site servicing plan prepared by a qualified engineer regarding water, sewer, storm and water management;
- (iii) Road requirements and traffic impacts, including access, egress and parking considerations;
- (iv) Open space needs;
- (v) Comments from the Fire Department regarding availability of protective and emergency services as well as the location of potential fire pits;
- (vi) Type of shallow (cable, telephone and gas) utilities including the potential relocation of electrical posts; and
- (vii) Detailed site, landscape and elevation plans.

Alberta Transportation (AT)

Alberta Transportation has no objections in principle to the proposed rezoning. If approval is granted, AT would require an estimated traffic generation or even a Traffic Impact Assessment (TIA) at the development permit stage. Based on this information they may require improvements to the Highway 591 and Boundary Blvd. intersection.

Clearwater County Public Works Department – Operations and Infrastructure

A new approach would need to be constructed in accordance to County standards.

Blue Mountain Power Co- op

No comments were given

The Chair invited the Applicant to speak to the proposal, add any comments in support of the request and, respond to the agency comments.

R. Berry commented that acquiring requested information by the MPC is in progress. He described the cabin accommodations will be accessible for daily, weekly, or monthly rentals to eliminate large investment requests.

The Chair invited comments from the public in favour of the proposed bylaw.

No comments were given.

The Chair asked for written submissions from the public in favour of the proposed bylaw.

No written submissions were received.

The Chair invited comments from the public in opposition of the proposed bylaw.

No comments were given.

The Chair asked for written submissions from the public in opposition of the proposed bylaw.


No written submissions were received.

The Chair invited Applicant to present final remarks.

R. Berry responded to a question of timeline of gathering information and when the project would be underway. Cabins will be pre-fabricated off-site, and the lot will not be a construction site.

R. Berry responded to a question of additional space for storm water management and fire ponds and is projecting to have bioswales and park areas to store water if needed.

The Chair closed the Public Hearing at 9:16 am



REEVE



CHIEF ADMINISTRATIVE OFFICER