

Minutes of a Public Hearing in regards to By-law No. 934/11 held in the Clearwater County Council Chambers on April 26, 2011.

The Hearing was called to order at 11:12 A.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Bob Bryant
	Case Korver
	John Vandermeer
	Dick Wymenga
	Jim Duncan
Municipal Manager:	Ron Leaf
Recording Secretary:	Christine Heggart
Development Officer:	Marilyn Sanders
	Bob Haagsma
	Dale Blake
	Jessica Jones
	Leanne Murray

Reeve Alexander outlined the process to be used for the Public Hearing.

Marilyn Sanders presented the application to amend the land use bylaw for the redesignation of 6.69 acres described as Plan 962-1321, Block 1, Lot 6, PT NW 05-40-09-W5 from Country Residence Agriculture District "CRA" to Country Residence District "CR" for the purpose of splitting the existing parcel into three parcels.

The proposal would see two new vacant parcels to be created southwest of the existing building site.

Ms. Sanders summarized the suggested changes in the LUB for the public hearing and that the bylaw received first reading on February 22, 2011 and the public hearing was publicly advertised in local papers on the website, and copies available in the office.

The Chair invited questions from Council.

Staff responded to question for background for Horburg Area Structure Plan which was not adopted.

The Chair invited the public to speak regarding the proposed amendments to the bylaw.

Mr. Haagsma noted that the variance of parcel size was similar in size to a previously approved subdivision in the Horburg area.

The Chair asked for written comments from the public.

There were no written submissions received.

The Chair asked for comments received from referral agencies.

Alberta Health Services noted no objection to the application and asked that existing/future sewage disposal systems are in compliance with the current Alberta Private Sewage System Standard of Practice.

Comments received from Clearwater County Public Works noted that proposed Lot 7 has no access requirements as joint approach shared by another lot. Proposed Lot 8 will need a new approach 50m from either approach from Lot 7 and Lot 9. Single approach required to complete with 500m culvert and 10 yards of ¾" road crush gravel. Proposed Lot 9 will require upgrading of approach to County standards and 10 yards of ¾" road crush gravel.

MPC recommends Council's favourable consideration of granting second and third reading to the application.

Staff responded to question noting that gravel operations will be noted on titles of properties.

Public Hearing closed at 11:24 A.M.

MUNICIPAL MANAGER

REEVE