

Minutes of a Public Hearing in regards to By-law No 960/12, held in the Clearwater County Council Chambers on June 26, 2012.

The Public Hearing was called to order at 1:28 P.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Earl Graham
	Bob Bryant
	Case Korver
	Dick Wymenga
	Jim Duncan
	John Vandermeer
Municipal Manager:	Ron Leaf
Recording Secretary:	Christine Heggart
Development Officer:	Keith McCrae
Development Officer:	Eleanor Pengelly
Mountaineer:	Sarah Maeche
	Helge Nome
	Trevor Duley
	Kathy Tessmer
	Ed Nordall

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

Eleanor Pengelly provided an overview of the application for redesignation of 16.85 acres described as Lot 3, Block 1, Plan 022 0194 (PT. NW 21-39-07-W5) From Agriculture District "A" to Light Industrial District "LI" for the purpose of expanding an existing pipeline maintenance business.

Ms. Pengelly noted that the subject land is located approximately ½ mile west of Rocky Mountain House on Highway 11A and that the applicants Kathy and Trent Tessmer hold title to 16.85 acres presently zoned Agriculture District "A". The land has a Farmland Assessment Rating of 15.

Ms. Pengelly added that the subject land lies between the railway right of way and Highway 11A. Range Road 7-4 forms the west boundary. Adjacent land uses are a mixture of agricultural, residential and industrial.

Ms. Pengelly noted that the existing pipeline maintenance business has been in this location for several years and that the northeast portion of the parcel contains the applicant's residence, and a small office and shop and with the southwest portion contains a soft-sided shop building and equipment storage yard for the business. The applicant states that the intent is to expand the business by constructing an office building and shop in the southwest portion thereby concentrating the operation of the business in that portion of the property.

Ms. Pengelly summarized the process for the development application, the background of the application and reviewed sections of the MDP applicable to the proposed development.

**The Chair invited questions from Council.**

There were no questions from Council.

**The Chair invited the applicant to speak.**

Kathy Tessmer noted that she supports the statements provided by Ms. Pengelly.

**The Chair invited anyone in favour of the application to speak.**

No members of the public were in attendance to speak.

**The Chair invited anyone in opposition of the application to speak.**

No members of the public were in attendance to speak.

**The Chair asked for written comments from the public.**

No written submissions in favour or in opposition were received.

**The Chair asked for comments received from referral agencies.**

Energy Resources Conservation Board

Wells may exist within the area of this application. However, the ERCB has determined that these wells are either licensed as sweet wells or have an ERCB Level 1 sour designation and meet the recommended setback distance requirement of 100m.

Pipelines may exist within the area of our referred application. However, the ERCB has determined that these pipelines are licensed as sweet or have an ERCB Level 1 sour designation. For these types of pipelines, there is no regulated setback distance, however, the right-of-way must be observed.

Rocky Gas Co-op – Craig Cannaday

The Rocky Gas Co-op has no concerns with this proposal on this parcel of land.

Alberta Health Services

No objection, providing all current or future sewage disposal systems meet the requirement of current legislation.

Gail Long, Alberta Transportation

No objections to the redesignation of the property. If expansion of the business is considered, the Department will require removal of the most westerly highway access. The residential access is to be upgraded to a Type 1 access, which requires a 15 degree radius on either side of the driveway access, and is to serve both the residence and any business activities taking place on the parcel. If relocation of the residential access is considered by the landowner, the new access must be at a location acceptable to the Department and must be constructed in accordance with the Department's standards and specifications.

Town of Rocky Mountain House – Brad Dollevoet

No concerns in principle with the proposed re-zoning. Redistricting from "A" to "LI" could potentially increase the use of the property and perhaps a separate access or on-site paving/gravel may be required due to increased truck traffic. In addition, please inform the applicant that the truck route through town is on Highway 11A and Highway 11, not on residential roads.

Public Works – Erik Hansen on behalf of Marshall Morton

No objection in consideration of the proposed redesignation. The development is currently accessed off Hwy 11A which is under the jurisdiction of the province.

Municipal Planning Commission

The Municipal Planning Commission reviewed the application and recommends that Council favorably consider granting second and third readings to the subject Land Use Bylaw Amendment.

**The Chair invited the Applicant to respond to concerns.**

Ms. Tessmer noted that she is in discussions with Alberta Transportation regarding how they can maintain the existing west driveway and that the business is not expanding – rather looking to combine existing operations into one building.

Adjournment at 1:41 P.M.

---

MUNICIPAL MANAGER

---

REEVE