

Minutes of a Public Hearing in regards to By-law No 980/13, held in the Clearwater County Council Chambers on September 24, 2013.

The Public Hearing was called to order at 10:05 A.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Earl Graham
	Bob Bryant
	Dick Wymenga
	John Vandermeer
	Jim Duncan
	Case Korver
Chief Admin Officer:	Ron Leaf
Director, Comm & Protective Services:	Mike Haugen
Recording Secretary:	Tracy Haight
Media:	Sarah Maetche
	Helge Nome
	Velma Hart
	Dennis Ross
	Ken Qually
	Keith McCrae
	Marilyn Sanders

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

Marilyn Sanders provided history and an overview on the application to amend the land use bylaw for the redesignation of 11.0 acres described as the east portion of Plan 1992NY Lot B PT NE 14-39-07 W5M from Agriculture District "A" back to Industrial District "I". Ms. Sanders noted Blair Hirsch's (operating as Rocky Sheet Metal and Mechanical Ltd.) property is 21.67 acres in total, in which 11.0 acres is zoned Agriculture District "A", and is located on the east border of the Town of Rocky Mountain House partially within the Long Term Town Boundary and the remainder in the Rural Policy Area as directed in the Rocky-Clearwater Intermunicipal Development Plan. The property has been sold; however, a condition of sale is to have the entire parcel zoned Industrial District "I".

Ms. Sanders presented background information on Clearwater County's Municipal Development Plan and the Rocky-Clearwater Intermunicipal Development Plan and noted this proposal is consistent with both plans.

Ms. Sanders stated at the regular Council meeting held on August 12, 2013, Council reviewed and gave first reading to Bylaw 980/13 and as required by legislation, comments were invited from the adjacent landowners and notice for today's Public Hearing was advertised for two weeks. Upon consideration of the representations made at the Public Hearing, Council may consider whether or not to grant second and third readings to the bylaw.

The Chair invited questions regarding the application from Council.

Councillor Case Korver inquired if the 11 acres was "wetland area". Ms. Sanders confirmed the area is mainly muskeg with an elevated area in the south portion of the 11 acres.

Comments received from agencies.

Public Works – Clearwater County

Access into the proposed lot is off of 42nd Street that belongs to the Town of Rocky Mountain House.

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 speak.

The Applicant was not in attendance.

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

No one spoke in favour of the application.

The Chair asked for written comments in favour of the application from the public.

No written submissions in favour of the application were received.

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

Velma Hart noted concerns with increased heavy-equipment traffic on 42nd street due to possible expansion of the business and construction of larger buildings on the property.

Marilyn Sanders noted it is not anticipated that traffic trends will change due to rezoning of the property and this is not a proposal for intense development. Keith McCrae noted the intent of the permit that was issued is to utilize the existing building and no appeal was launched against it.

Pat Alexander clarified that the present hearing is for consistent zoning on the property.

The Chair asked for written comments in opposition of the application from the public.

No written submissions in opposition of the application were received.

Adjournment at 10:19.M.

REEVE

CHIEF ADMINISTRATIVE OFFICER