

Minutes of a Public Hearing, regarding Clearwater County Bylaw 1056/18 to amend the Land Use Bylaw 714/01 to redistrict land from Country Residence Agricultural District "CRA" to Light Industrial District "LI" - Lot A, Plan 1992 NY (Pt. NE 14-39-07 W5M), containing 6.08 acres, held in the Clearwater County Council Chambers on February 12, 2019.

The Public Hearing was called to order at 9:33 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
Director, Corporate Services	Murray Hagan
Director, Planning	Keith McCrae
Development Officer	Dustin Bisson
Manager, Legislative Services	Christine Heggart
Senior Planner	Jose Reyes
Development Officer	Eleanor Pengelly

Media:	Kassandra Hornsby
	Diane Spoor

The Public Hearing process was outlined by Reeve Duncan.

The Development Officer, Jose Reyes provided background to the application for the subject land located north of Highway 11/RR 4-5 intersection within the Hamlet of Condor. He indicated the applicant, Clearwater County, intends to redesignate +/- 8.0 acres from Agriculture District "A" to Institutional District "P", on Pt. SW 05-39-04-W5M, containing 148.51 acres of land. The land proposed to be rezoned and subdivided is located in the west central portion of the quarter section.

J. Reyes stated that Clearwater County entered into a purchase agreement with current property owner to acquire land to construct a public building to house the Clearwater Regional Fire Rescue Services (Condor Station) and to accommodate the needs of Public Works and Agriculture and Community Services departments.

J. Reyes noted that if the Land Use Amendment is successful, the County will intend to subdivide the 8.0 acres of rezoned land from the remainder of the quarter section and if the subdivision application is approved, the County will then submit a development permit application to the Planning Department for review and potential approval.

J. Reyes stated that legal and physical access to the proposal is by way of RR 4-5, adjacent to the west property boundary and that the remainder of the quarter section has existing access off of Highway 11, adjacent to the south property boundary.

J. Reyes indicated that there is an existing farmstead in the south-easterly portion of the quarter section, as well as a well site in the south-central portion and that the well site is held by Prairie Storm Energy Corp., containing crude oil, which has been deemed suspended and five pipeline crossings and that surrounding land uses are residential and agricultural in nature.

The Chair invited questions from Council regarding the proposed bylaw.

No questions were asked.

The Chair invited comments from referral agencies.

Municipal Planning Commission

The Municipal Planning Commission recommended that Council grant second and third readings to Bylaw 1056/18.

Public Works Department

The County's Public Works department indicated standard comments regarding the proposal were received from Alberta Transportation and recommended that Council grant second and third readings to Bylaw 1056/18.

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

No comments were given.

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.

No comments were given.

The Chair closed the Public Hearing at 9:39 a.m.



REEVE



CHIEF ADMINISTRATIVE OFFICER