

Minutes of a Public Hearing in regards to By-law No 945/11, held in the Clearwater County Council Chambers on September 27, 2011.

The Public Hearing was called to order at 1:14 P.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Bob Bryant
	Case Korver
	Dick Wymenga
	Jim Duncan
	John Vandermeer
Municipal Manager:	Ron Leaf
Recording Secretary:	Christine Heggart
Development Officer:	Marilyn Sanders
Mountaineer:	Jessica Jones
	Mike Haugen
	Vic Maxwell
	William Speight
	Elaine Speight

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

Marilyn Sanders summarized the application regarding the subject land is located approximately 6 miles southwest of the Town of Rocky Mountain House. William Speight holds title to the east half of the NE 31-38-07-W5 containing 81.00 acres and presently zoned Agriculture District "A". The subject parcel proposed to be rezoned and subdivided is located on the east boundary of the quarter section. The application is to create a 20.0 +/- acre Intensive Agriculture parcel adjacent to Range Road 7-5. The proposed parcel would be surrounded on two sides by the remaining agricultural land in title.

Ms. Sanders reviewed sections of the MDP applicable to the proposed development.

Development, including any storage areas, would be required to meet the minimum yard setbacks, including a minimum of no development or storage within 50 metres (165 feet) from the centreline of the municipal road allowances. Screening may also be a requirement of any approved use.

**The Chair invited questions from Council.**

There were no questions from Council.

**The Chair invited applicant to speak.**

Vic Maxwell spoke on behalf of applicant William and Elaine Speight detailing the rationale for the Speight's desire to rezone and subdivide 80 acres for intensive livestock operations.

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

No members of the public spoke in favour of the application.

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

No members of the public spoke in opposition of the application.

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

No written submissions were received.

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

Energy Resources Conservation Board

ERCB has identified active and abandoned wellsites and pipelines in the area. None of these oilfield installations are on the proposed property and setbacks from these installations will not encroach on the property boundaries proposed by this application. *Indicate location of pipelines and wells on overhead.*

The ERCB has reviewed and completed a search of ERCB regulated wells and pipelines in the vicinity and their records indicate the following:

- Sour gas wells have been identified within the search area of this application. The recommended setback distance is identified as follows:
  - Surface Location: 02/09-31-038-07W5/2, Bottom Hole Location: 02/09-31-038-07W5/2, Licensee: Response Energy Corporation, Sour Gas Level: Level 1  
ERCB Minimum Setback: 100 metres from Centre of Wellhead
- An abandoned well has been identified within the search area of this application. The recommended setback distance is identified as follows:
  - Surface Location: 02/09-31-038-07W5/2, Bottom Hole Location: 02/09-31-038-07W5/2, Licensee: Response Energy Corporation, Sour Gas Level: Level 1  
ERCB Minimum Setback: 100 metres from Centre of Wellhead
- Other wells may exist within the area of this application. However, 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**. For a listing of ERCB wells in a specific area, contact the Information Services Group at the ERCB (403) 297- 8311, Option #2.
- HVP pipelines have been identified within the search area of this application. The recommended setback distance is identified as follows:
  - Pipeline Licence No.: 7899-7, Licensee: BP Canada Energy Company, To-From Location: 11-10-39-7-5 – 2-22-38-8-5, ERCB Minimum Setback: Pipeline ROW
  - Pipeline Licence No.: 8795-2, Licensee: BP Canada Energy Company, To-From Location: 11-10-39-7-5 – 11-35-37-9-5, ERCB Minimum Setback: Pipeline ROW
- An abandoned pipeline has been identified within the search area of this application. The recommended setback distance is identified as follows:
  - Pipeline Licence No.: 17232-50, Licensee: Imperial Oil Resources Ltd., To-From Location: 9-31-38-7-5 – 8-31-38-7-5, ERCB Minimum Setback: Pipeline ROW
- Other pipelines may exist within the area of the referred application. However, the ERCB has determined that these pipelines 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.

- Approximate locations of the wells and pipelines in the area of application are shown on the ERCB's infrastructure map.

FortisAlberta Inc.

No objection.

Rocky Gas Co-op – Craig Cannaday

The Rocky Gas Co-op saw no problems with this parcel being subdivided out. However the residence is not included in the proposed parcel to be subdivided out which means there must be another gas contract purchased for the residential dwelling. It cannot be served as a secondary from the original gas contract because it becomes a separate title if the proposal goes through.

Public Works – Marshall Morton

Public Works reviewed the application and noted the existing approach into the proposed subdivision meets County specifications. There is also an approach to the south of the subdivision off of RR 7-5 that accesses the rest of the land that also meets County specifications.

Municipal Planning Commission

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

Public Hearing closed at 1:30 P.M.

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MUNICIPAL MANAGER

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REEVE