

Minutes of a Public Hearing in regards to By-law No 981/13, held in the Clearwater County Council Chambers on November 05, 2013.

The Public Hearing was called to order at 11:05 A.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Earl Graham
	Theresa Laing
	Kyle Greenwood
	John Vandermeer
	Jim Duncan
	Curt Maki
Chief Admin Officer:	Ron Leaf
Director, Planning:	Rick Emmons
Manager, Planning:	Keith McCrae
Development Officer:	Kim Jakowski
Manager, Infrastructure:	Erik Hansen
Recording Secretary:	Tracy Haight
	Vic Maxwell
	William Speight
	Elaine Speight
	Ken Qually
Media:	Sarah Maetche
	Garth Dymet

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

Kim Jakowski provided history and an overview on the application to amend the land use bylaw for the redesignation of 11.72 acres described as E1/2 NE 31-38-07 W5 from Agriculture District “A” to Intensive Agriculture District “IA” for the purpose of subdividing and consolidating with the existing 20.11 acres Intensive Agriculture “IA” District parcel.

Ms. Jakowski noted the parcel would be surrounded on two sides by the remaining agricultural land in title and municipal road allowances border the north and east property boundaries. Ms. Jakowski noted the landowner’s reasons in support of the application as follows: 1) to simplify the boundaries of the two existing parcels 2) to increase the effective size of the Intensive Agriculture parcel 3) to add a modern residence to the Intensive Agriculture parcel to increase the value and marketability.

Kurt Magnus joined the meeting.

Ms. Jakowski presented background information on Clearwater County’s Municipal Development Plan; noted sections applicable to the application and stated this proposal is consistent with the plan.

Ms. Jakowski stated at the regular Council meeting held on September 24, 2013, Council reviewed and gave first reading to Bylaw 981/13 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.

No questions were asked by Council.

Comments received from agencies.

FortisAlberta Inc.

No objection/no easement required.

Rocky Gas Co-op Ltd.

The Rocky Gas Co-op does not have any objections to the proposed subdivision. If there is a subdivision/ title change, this parcel then becomes a separate entity and a new contract is required for natural gas services. Existing gas lines must be located and marked prior to any future development taking place. Where an existing/ proposed access road crosses the gas line the cover over our pipe must be 4 feet. If the pipe needs to be moved this will be at the customer's expense.

Clearwater County Public Works

There are two approaches accessing the subdivision and consolidation as well as an approach accessing the remainder of the quarter. All three approaches meet County standards for size, gravel and culvert.

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.

The Chair invited the applicant to speak in response to agencies comments.

On behalf of the owners, Vic Maxwell stated comments from agencies have been noted. Mr. Maxwell noted each parcel would have access to the existing dugout.

The Chair invited the applicant to comment on the application.

Vic Maxwell outlined attempts to market and sell the property as is and noted they have not been successful. The intent of the property owners is to semi retire and subdividing would provide that opportunity.

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.

No one spoke in opposition to the application.

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

No written submissions in opposition of the application were received.

The Chair invited the applicant to express any final comments on the application.

Mr. Speight noted the application would provide options for selling so that they can semi retire.

The Chair invited questions from Council regarding the application.

No questions were asked by Council.

**Adjournment
At 11:18 A.M.**

REEVE

CHIEF ADMINISTRATIVE OFFICER