

Minutes of a Public Hearing, regarding Clearwater County Bylaw 1063/19 to amend the Land Use Bylaw 714/01 to redesignate +/- 13.09 acres from Agriculture District 'RA' to Industrial District 'I' on land located at Pt. SW 27-40-7 W5 containing 146.6 acres, held in the Clearwater County Council Chambers on May 28, 2019.

The Public Hearing was called to order at 9:09 AM with the following being present:

Reeve:	Jim Duncan
Councillors:	John Vandermeer
	Cammie Laird
	Daryl Loughheed
	Theresa Laing
	Tim Hoven
	Michelle Swanson
Chief Administrative Officer	Rick Emmons
Recording Secretary	Whitney Wedman
Administrative Assistant	Amber Williams
Director, Corporate Services	Murray Hagan
Director, Ag & Community Services	
Director, Planning	Matt Martinson
Senior Planner	Keith McCrae
	Jose Reyes
Media:	Adam Ophus
Public:	Grade 8 Class Rocky Christian
School	
Applicant:	Laura Coderre

The Public Hearing process was outlined by Reeve Duncan.

The Development Officer, Jose Reyes provided background to the application for the subject land located at the north-east corner of the Highway 22 and Highway 12 intersection, approximately 10km North of the Town of Rocky Mountain House.

The applicant has operated a plumbing company on the parcel since 2011. A surveillance suite is also located on the site. In order to plan for the future, the applicant now wishes to redesignate the land to a more appropriate land use district.

If this redesignation application is approved, the existing business will be grand fathered-in. As a result, no development permit will be required unless the intensity of the business operation increases.

Legal and physical access to the proposal is by way of Highway 12, adjacent to the south property boundary. Surrounding land uses are Country Residence Agriculture (CRA) and Agriculture (A). There is a small residential acreage located on the southwest corner of the quarter section where a small electrical business operates. The east side of the parcel is well screened with trees, but the balance of the land is open to public view. The parcel contains an abandoned well site which is used by the applicant to park tractor/trailer units as well as to store work materials and machinery attachments. A natural gas pipeline also crosses the quarter section from the southwest to the northeast.

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 1063/19.

Alberta Health Services

No concerns or standard comments regarding the proposal.

Fortis Alberta

No concerns or standard comments regarding the proposal.

Bonavista Energy Corporations

No concerns or standard comments regarding the proposal.

Alberta Transportation (AT)

No concerns or standard comments regarding the proposal as long as no changes are made to the existing business.

Clearwater County Public Works Department – Operations and Infrastructure

No comments or concerns regarding the proposal.

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

L. Coderre explained how this is just a correction of land use. The only changes will be the area that is already being used for business.

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 9:17 am


REEVE


CHIEF ADMINISTRATIVE OFFICER