

Minutes of a Public Hearing, regarding Clearwater County Bylaw 1057/19 to amend the Land Use Bylaw 714/01 to redistrict land from Agricultural District "A" to Intensive Agricultural District "IA" – NW 19 36 06 W5M containing 30.0 acres, held in the Clearwater County Council Chambers on March 26, 2019.

The Public Hearing was called to order at 10:10 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
Recording Secretary	Tracy Haight
Director, Corporate Services	Murray Hagan
Director, Planning	Keith McCrae
Planner	Dustin Bisson
Manager, Legislative Services	Christine Heggart

Applicants:	Vic Maxwell
	Donald McNutt
	Beatrice McNutt

Media:	Kassandra Hornsby
	Diane Spoor

Public:	Helge Nome
	Shannon Williams

The Public Hearing process was outlined by Reeve Duncan.

The Development Officer, Dustin Bisson, provided background to the application for the subject land located approximately 4.5 miles west of the Village of Caroline. He indicated the applicants intend to redistrict the land from the Agricultural District "A" to the Intensive Agricultural District "IA", and pending the outcome of the Land Use Amendment, proceed with a subdivision application so they can continue to live on the property while raising and training quarter horses.

D. Bisson noted the subject land proposed for rezoning and subdivision is in the northwest portion of the quarter section and contains one single family dwelling, barn, various outbuildings, and outdoor riding arena.

D. Bisson outlined property boundaries and reviewed surrounding land uses, property access roads and, applicable sections of the Municipal Development Plan and Land Use Bylaw 714/01.

D. Bisson stated that Council reviewed and gave first reading to Bylaw 1057/19 at Council's regular meeting held on February 12, 2019. He also noted as required by legislation, notice of today's Public Hearing was advertised in the local newspapers and comments were invited from adjacent landowners and referral agencies.

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 reviewed the application on February 20, 2019, and recommends that Council consider granting second and third readings to Bylaw 1057/19.

Blue Mountain Power Co-op

No objection to the application.

Alberta Transportation (AT)

No objection to the rezoning and eventual subdivision.

Clearwater County Public Works Department

No comments or concerns regarding the proposed redesignation.

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

V. Maxwell noted the applicants intend to terminate cow/calf operation on the property and focus their business on raising and training quarter horses.

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.

One written submission was received from John Beck.

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.

One written submission was received from Earl and Christie Johnson.

The Chair invited Applicant to present final remarks.

V. Maxwell noted that existing structures on the property are designed for specific uses related to raising/training horses and any new structure development would require a development permit.

The Chair closed the Public Hearing at 10:25 am



REEVE



CHIEF ADMINISTRATIVE OFFICER