

Minutes of a Public Hearing in regards to By-law No. 938/11 held in the Clearwater County Council Chambers on May 24, 2011.

The Public Hearing was called to order at 1:15 P.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Bob Bryant
	Case Korver
	John Vandermeer
	Dick Wymenga
	Jim Duncan
Municipal Manager:	Ron Leaf
Recording Secretary:	Christine Heggart
Development Officer:	Keith McCrae
	Kimberly Jakowski
	Jessica Jones
	Will MacDonald
	Danna MacDonald

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

Kimberly Jakowski presented Application No. 05/11 to amend the Land Use Bylaw for the redesignation of 11 acres described as Plan 1992NY, Lot B, PT NE 14-39-07-W5 from Industrial District "I" to Agriculture District "A" for the purpose of subdividing off and consolidation with the remainder of NE 14-39-07-W5, which is currently Agriculture Land.

Will and Danna MacDonald were present on behalf of Blair Hirsch, the title holder, to speak to the application. The applicant's land is located on the east border of the Town of Rocky Mountain House partially within the Long Term Town Boundary and the remainder in the Rural Policy Area as directed in the Rocky – Clearwater Inter-municipal Development Plan (IDP).

In January 2005 the applicant's parcel, 21.67 acres, was approved for rezoning from the Agriculture District "A" to the Industrial District "I" in order to facilitate the development of a shop on west half of parcel (approved in 2007) and for the operation of a business.

The current application for the redesignation of 11.0 acres, the east half of the existing 21.67 acre parcel, from the Industrial District "I" back to the Agriculture District "A" is for the purpose of consolidation with the remainder of NE 14-39-07-W5 to allow for physical and legal access and an appropriate building site for a residence. The application is consistent with the goals of the IDP regarding the premature conversion of land to non-agricultural uses and minimizing the urban expansion on agricultural lands.

The Chair invited questions from Council.

There were no questions from Council.

The Chair invited the public to speak regarding the proposed amendments to the bylaw.

There were no members of the public in attendance to speak to the application.

The Chair asked for written comments from the public.

There were no written submissions received.

The Chair asked for comments received from referral agencies.

The Rocky Gas Co-op has no problems with this proposal.

Clearwater County Public Works reviewed sightlines, which meet County specifications for distances and recommended approach access the Town of Rocky Mountain House, with 500mm culvert and 12 yards of ¾ inch crushed gravel.

The Town of Rocky Mountain House has no objection to the redesignation of the portion of Plan 1992NY, Lot B from Industrial to Agricultural District provided it is in compliance with the Intermunicipal Development Plan, but reserves the right to comment on the Subdivision at the time of application.

The Municipal Planning Commission (MPC) recommends Council's favourable consideration of granting second and third reading to the application.

Public Hearing closed at 1:25 P.M.

MUNICIPAL MANAGER

REEVE