

Minutes of a Public Hearing, regarding Clearwater County Bylaw 1035/18 Application 04/17 to amend the Land Use Bylaw 714/01 to redesignate +/- 19.06 acres of PT NE 29 35 05 W5M from Industrial District "I" to the Agriculture District "A", held in the Clearwater County Council Chambers on March 13, 2018.

The Public Hearing was called to order at 9:05 AM with the following being present:

Reeve:	John Vandermeer
Councillors:	Jim Duncan
	Cammie Laird
	Daryl Lougheed
	Theresa Laing
	Tim Hoven
	Michelle Swanson
Interim Chief Administrative Officer:	Rick Emmons
Director, Corporate Services:	Murray Hagan
Manager, Planning:	Keith McCrae
Senior Planner:	Kim Gilham
Development Officer:	Holly Bily
Director, Agriculture and Community Services:	Matt Martinson
Manager, Legislative Services	Christine Heggart
Recording Secretary	Tracy Haight
Media:	Shaelyn Poteet
	Keanna Nelson
Public:	Janis Lewis-Hrappstead
	Marianne Cole
	Dan Warkentin
	Helge Nome

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

H. Bily provided history and an overview on the application from J. Lewis-Hrappstead to redesignate +/- 19.06 acres of PT NE 29 35 05 W5M from Industrial District "I" to the Agriculture District "A".

H. Bily explained that the subject land is being utilized as a farm residential site, complete with a residence, detached garage, ancillary building and shop. It is the applicant's intent, should the property be redesignated, to graze cattle on the subject parcel. The applicant anticipates the proposed change in land use will reduce property taxes, making the land more valuable in resale.

H. Bily outlined property boundaries, surrounding land uses, access roads and, applicable section of the Municipal Development Plan and Land Use Bylaw 714/01.

H. Bily stated at the regular Council meeting held on January 23, 2018, Council reviewed and gave first reading to Bylaw 1035/18. 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.

H. Bily asked that Council consider whether to grant second and third readings to Bylaw 1035/18 upon consideration of the representations made at this Public Hearing.

The Chair invited questions from Council regarding the proposed bylaw.

No questions were received.

The Chair invited comments from referral agencies.

H. Bily noted the following:

Alberta Transportation – Lee Bowman

Offers no objections to the land use redesignation of the subject land from Industrial District "I" to Agriculture District "A".

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on February 21, 2018. The Municipal Planning Commission recommends that Council favorably consider granting second and third readings to the subject Land Use Bylaw Amendment.

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

The Applicant had no further additions or supportive and/or responding comments to the proposal.

The Chair invited comments from the public in favour of the proposed bylaw.

No comments were received.

The Chair asked for written submissions from the public in favour of the proposed bylaw.

No written submissions in favour of the application were received.

The Chair invited comments from the public in opposition of the proposed bylaw.

No comments were received.

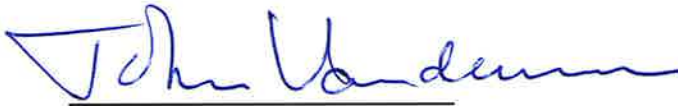
The Chair asked for written submissions from the public in opposition of the proposed bylaw.

No written submissions in opposition of the application were received.

The Chair invited Applicant to present final remarks.

No final remarks were given.

The Chair closed the Public Hearing at 9:17 am


REEVE


INTERIM CHIEF ADMINISTRATIVE OFFICER