

Minutes of a Public Hearing, regarding Clearwater County Bylaw 1041/18 to amend the Land Use Bylaw 714/01 regarding the redesignation of 6.99 acres from Country Residence Agricultural District "CRA" to Light Industrial District "LI", held in the Clearwater County Council Chambers on May 08, 2018.

The Public Hearing was called to order at 11:30 AM with the following being present:

Reeve:	John Vandermeer
Councillors:	Jim Duncan Cammie Laird Daryl Lougheed Theresa Laing Tim Hoven Michelle Swanson
Chief Administrative Officer:	Rick Emmons
Director, Corporate Services:	Murray Hagan
Manager, Planning:	Keith McCrae
Planner:	Dustin Bisson
Recording Secretary	Tracy Haight
Applicants:	Guy Garand Pam Greenwood
Media:	Shaelyn Poteet Jessie Weisner
Public:	Helge Nome Marianne Cole

The Public Hearing process was outlined by Reeve Vandermeer.

D. Bisson reviewed the application from Guy Garand and Pam Greenwood to redesignate 6.99 acres located at Plan 152 0042, Block 1, Lot 1, PT SW 02 39 04 W5M, from Country Residence Agricultural District "CRA" to Light Industrial District "LI".

Redesignation will legalize storage of business related products currently on the property. Upon approval of the proposed land use amendment, the applicants intend to apply for a development permit to operate an industrial trucking business and related facilities, including but not limited to storage, warehousing, maintenance and repair on the property.

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

D. Bisson stated at the regular Council meeting held on March 27, 2018, Council reviewed and gave first reading to Bylaw 1041/18. 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.

D. Bisson asked that Council consider whether to grant second and third readings to Bylaw 1041/18 upon consideration of the representations made at this Public Hearing.

The Chair invited questions from Council regarding the proposed bylaw.

D. Bisson responded to question and confirmed no comments were received from neighbouring property owners.

The Chair invited comments from referral agencies.

Alberta Transportation – Carly Cowles

Alberta Transportation has no objections to the redesignation from Country Residence Agriculture District “CRA” to Light Industrial District “LI”. The department issued a Roadside Development Permit for the operation of the business in July 2016. The conditions of this permit are still valid and the applicant would be required to reapply for a new permit for any changes or additions to the business.

Clearwater County Public Works Department

Clearwater County has no objections to the application as it relates to the future maintenance and/or repair of the road structure under existing conditions. If the scope of the current business changes resulting in adversely impact the existing road (i.e. movement of heavy loads in and out of the site that damage the road structure), the County may seek remuneration for repairs and require the existing road to be upgraded to a standard to meet the new traffic impact at the applicant’s expense. If business traffic volume exceeds 10 trips per day, the applicant may be required to enter into a road use permit agreement with the County to clarify obligations and responsibilities for dust suppression and road maintenance.

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on April 19, 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 the Applicant to speak to the proposal, add any comments in support of the request and, respond to the agency comments.

No additional comments were provided.

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

No comments in favour were given.

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

No written submissions in favour of the proposed bylaw were received.

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

No comments in opposition were given.

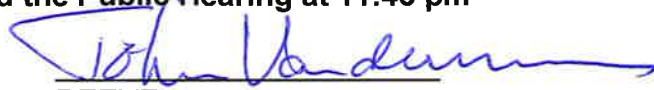
The Chair asked for written submissions from the public in opposition of the proposed bylaw.

No written submissions in opposition of the proposed bylaw were received.

The Chair invited the Applicant to present final remarks.

No final remarks were given.

The Chair closed the Public Hearing at 11:45 pm


REEVE


CHIEF ADMINISTRATIVE OFFICER