

Minutes of a Public Hearing in regards to By-law No 962/12, held in the Clearwater County Council Chambers on June 26, 2012.

The Public Hearing was called to order at 2:14 P.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Earl Graham
	Bob Bryant
	Case Korver
	Dick Wymenga
	Jim Duncan
	John Vandermeer
Municipal Manager:	Ron Leaf
Recording Secretary:	Christine Heggart
Development Officer:	Keith McCrae
Development Officer:	Kimberly Jakowski
Mountaineer:	Sarah Maeche
	Marshall Morton
	Erik Hansen
	Rhonda Serhan
	Vic Maxwell

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

Kimberly Jakowski provided an overview of the application for the purpose of redesignation of 3.16 acres described as Pt. SW 01-40-07-W5 from Country Residence District "CR" to Country Residence Agricultural District "CRA" and; for the redesignation of 1.34 acres described as SW 01-40-07-W5 from Agriculture District "A" to Country Residence Agricultural District "CRA" for the purpose of consolidating with the existing first parcel out to increase the size.

Ms. Jakowski noted that Vic and Mary Maxwell hold title to the SW 01-40-07-W5 containing 155.8 acres and presently zoned Agriculture District "A" and the land proposed to be rezoned and subdivided is located in the southeast corner of the quarter section. Stewart Ball and Patricia Lentz hold title to Pt. SW 04-40-07-W5 containing 3.16 acres and presently zoned Country Residence District "CR". The 3.16 acre first parcel out was subdivided by Vic Maxwell in July of 1978 in order to separate two existing building sites.

Ms. Jakowski summarized the development application process, the background of the application and reviewed sections of the Municipal Development Plan (MDP) applicable to the proposed development.

**The Chair invited questions from Council.**

There were no questions from Council.

**The Chair invited the applicant to speak.**

Vic Maxwell provided a background on the property, mobile home and the rationale for application as the acreage owners Stuart Ball and Patricia Lentz need more space to build a house.

**The Chair invited anyone in favour of the application to speak.**

No members of the public were in attendance to speak.

**The Chair invited anyone in opposition of the application to speak.**

No members of the public were in attendance to speak.

**The Chair asked for written comments from the public.**

No written submissions in favour or in opposition were received.

**The Chair asked for comments received from referral agencies.**

Energy Resources Conservation Board

HVP pipeline(s) has (have) been identified within the search area of this application. The pipeline license number, licensee and the recommended setback distance are identified as follows:

- Pipeline License No. 17185-14, Licensee: Plains Midstream Canada ULC, To-From Location: 4-18-40-5W5 → 10-33-39-7W5  
ERCB Minimum Setback: Pipeline ROW

Other pipelines may exist within the area of the referred application. However, the ERCB has determined that these pipelines licensed as sweet or have an ERCB Level 1 sour designation. For these types of pipelines, there is no regulated setback distance however, the **right-of-way** must be observed.

Telus Communications

No concerns.

Alberta Health Services

No objection to the proposed land use amendment and subdivision, providing all current and future sewage disposal systems meet the requirements of current legislation.

Rocky Gas Co-op – Craig Cannaday

The Rocky Gas Co-op does have lines in the area so prior to any further development taking place these lines must be located and marked. If there is a request to have these lines moved or lowered at a later date the expense to do this is the full responsibility of the owner.

Public Works – Marshall Morton

The existing approach into the proposed redesignation and subdivision is under the grandfather clause in the Approach Construction Guidelines.

Municipal Planning Commission

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

**The Chair invited the Applicant to respond to concerns.**

No further comments were given.

Adjournment at 2:22 P.M.