

Minutes of a Public Hearing, regarding Clearwater County Bylaw 1053/18 to amend the Land Use Bylaw 714/01 for the purpose of redistricting +/- 27.7 acres from Agriculture District "A" to Intensive Agriculture District "IA", held in the Clearwater County Council Chambers on August 28, 2018.

The Public Hearing was called to order at 9:01 AM with the following being present:

Reeve:	John Vandermeer
Councillors:	Jim Duncan
	Cammie Laird
	Daryl Lougheed
	Theresa Laing
	Tim Hoven
	Michelle Swanson

Staff:	
Chief Administrative Officer	Rick Emmons
Director, Planning & Development	Keith McCrae
Senior Planner	Kim Gillham
Development Officer	Holly Bily
Manager, Finance	Rhonda Serhan
Manager, Intergovernmental & Legislative Services	Christine Heggart
Director, Public Works Infrastructure	Erik Hansen
Recording Secretary	Tracy Haight

Applicants:	Lyle Conway
	Victoria Conway

Public:	Marianne Cole
	Susan Durand

Media:	Jessie Weisner
	Helge Nome
	Diane Spoor

The Public Hearing process was outlined by Reeve Vandermeer.

H. Bily reviewed the application from Qualtec Greenhouses Inc. to redistrict +/- 27.7 acres within the subject quarter section located at SW 23 37 04 W5M, from Agriculture District "A" to Intensive Agriculture District "IA".

The applicant operates a greenhouse business on the family farm. As part of farm succession planning, the applicant wishes to separate the existing business operations from the balance of the land in title.

H. Bily outlined property boundaries and noted since first reading of Bylaw 1053/18, the applicants amended the boundary in the eastern portion of the proposed parcel to accommodate existing facilities and to meet required setbacks for two lagoon systems. H. Bily also reviewed surrounding land uses, property access roads and, applicable sections of the Municipal Development Plan and Land Use Bylaw 714/01.

H. Bily stated at the regular Council meeting held on June 12, 2018, Council reviewed and gave first reading to Bylaw 1053/18. 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 1053/18 upon consideration of the representations made

at this Public Hearing.

The Chair invited questions from Council regarding the proposed bylaw.

The applicant responded to question and explained business operations have remained consistent over the past 27 years.

The Chair invited comments from referral agencies.

Clearwater County Public Works

Public Works has no comments or concerns regarding the proposed redesignation or subdivision.

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on July 17, 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.

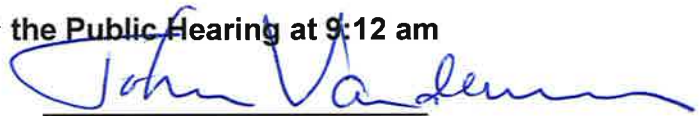
The Chair asked for written submissions from the public in opposition of the proposed bylaw.

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 9:12 am


REEVE


CHIEF ADMINISTRATIVE OFFICER