

Minutes of a Public Hearing in regards to amend the Land Use Bylaw No. 976/13 and Bylaw 977/13, held in the Clearwater County Council Chambers on July 09, 2013.

The Public Hearing was called to order at 10:03 A.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Earl Graham
	Bob Bryant
	Case Korver
	Jim Duncan
	John Vandermeer
	Dick Wymenga
Chief Administrative Officer:	Ron Leaf
Director, Corp Services	Murray Hagan
Director, Comm & Prot Sv	Mike Haugen
Director, Planning & West Country	Rick Emmons
Recording Secretary:	Tracy Haight
Manager, Planning:	Keith McCrae
Senior Planner:	Marilyn Sanders
	Christine Heggart
	Helge Nome
Media:	Sarah Maetche
	Jenny Oatway

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

Marilyn Sanders provided background information and an overview on Bylaw 976/13 to Amend the Land Use Bylaw by creating the Nordegg Low Density Residence District “NLDR” and for the redesignation of 19 lots in the historic town centre of Nordegg to that District; and for Bylaw 977/13 to Amend the Land Use Bylaw by creating the Nordegg Mixed Use Residence / Resort Commercial District “NMUR” and for the redesignation of 7 lots in the historic town centre of Nordegg to that District. Clearwater County presently holds title to Lot 1, Plan 952 5023, representing the unsubdivided portion of the Townsite of Nordegg, containing approximately 491.59 hectares (1,214.69 acres).

Ms. Sanders stated the proposals fully conform to the intent of the “Nordegg Development Plan”, the “Nordegg Development Plan - Design Guidelines” and the “Municipal Development Plan”.

Ms. Sanders noted it is intended that all future subdivision and development in Nordegg will occur as the market dictates and this particular application is to facilitate the subdivision of Phase I of historic town centre residential development and mixed use development in the Townsite of Nordegg by Clearwater County.

Ms. Sanders stated the proposed subdivision plan includes roadway, public utility lot and area for future historic core commercial development. The area set aside for the historic core commercial lots will remain in the Agriculture District “A” until such time they are rezoned to an appropriate land use district.

Ms. Sanders presented a history of the application and noted all development will be reviewed in conjunction with the Nordegg Development Plan and associated Design Guidelines and in accordance with the Architectural Guidelines prepared specifically for each of the new districts.

Ms. Sanders stated at the regular Council meeting held on June 11, 2013, Council reviewed and gave first reading to Bylaw 976/13 and Bylaw 977/13. As required by legislation, notice of today’s Public Hearing was advertised in the local newspapers and comments were invited from referral agencies. Upon consideration of the representations made at the Public Hearing,

Council may consider whether or not to grant second and third readings to the Bylaws.

The Chair invited questions from Council.

No questions were asked by Council

The Chair asked for comments received from referral agencies.

Alberta Transportation

Alberta Transportation offers no objection to the proposed subdivision and is prepared to grant an unconditional variance of Section 16 of the Subdivision and Development Regulation.

Public Works – Clearwater County

Public Works noted that the access requirements have been met for the described development.

Municipal Planning Commission

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 re comments from the agencies.

Ms. Sanders stated there were no comments regarding the agencies. Ms. Sanders noted a letter was received from David Christiansen, Fish and Wildlife Manager, Alberta Environment and Sustainable Resource Development thanking the Reeve, Council, and staff for support of the BearSmart program in the Nordegg area.

The Chair invited the Applicant to speak.

Rick Emmons stated there were no further comments.

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

No members of the public spoke in favour of the application.

The Chair asked for any written submissions in favour of the application.

No written submissions in favour of the application were received.

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

Mr. Helge Nome stated he is representing Clearwater County taxpayers who are concerned with the County's multiple roles and involvement in the development and sale of Nordegg lots and that the County is taking a risk at taxpayer's expense as demand for property is low, economic growth is slow and the proposed development is in an isolated area.

Mr. Nome noted he is not in opposition to land development in Nordegg.

The Chair asked for any written submissions in opposition of the application.

No written submissions in opposition for the application were received.

The Chair invited the Applicant to respond to concerns.

Keith McCrae stated Nordegg has been identified as a West Country service centre in the Intermunicipal Development Plan and as a growth hamlet in the Municipal Development Plan.

Mr. McCrae noted Clearwater County has numerous responsibilities as outlined in the Municipal Development Plan, the Municipal Government Act and in the Nordegg Development Plan which was adopted by Council on November 28, 2000. Clearwater County, as developer, has paid close attention to the responsibilities, plans and policies and has not shown any favoritism in the proposed land use amendment.

Mr. McCrae noted all proceeds from Nordegg lot sales are reinvested into Nordegg development and is supported by Council.

Rick Emmons noted the current Council and past Council have not proposed to develop under one process but rather in stages therefore the risks are mitigated.

Mr. Emmons stated it is legislated responsibility, as stated by the Municipal Government Act, to provide services to municipal residents.

Adjournment at 10:25 A.M.

REEVE

CHIEF ADMINISTRATIVE OFFICER