

Minutes of a Public Hearing in regards to By-law No. 935/11 held in the Clearwater County Council Chambers on May 10, 2011.

The Hearing was called to order at 1:15 P.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Bob Bryant
	Case Korver
	John Vandermeer
	Dick Wymenga
	Jim Duncan
Municipal Manager:	Ron Leaf
Recording Secretary:	Christine Heggart
Development Officer:	Keith McCrae
	Kimberly Jakowski
	Jeff Tzovanas
	Tobias Rapley

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

Kimberly Jakowski presented an application to amend the land use bylaw for the redesignation of 2 lots in Leslieville described as Plan 762 1456, Block 3, Lots 18 & 19, PT SE 26-39-05-W5 from Hamlet Commercial "HC" to Hamlet Residential "HR" for the purpose of allowing development as two residential parcels.

Shortly after the aforementioned lots were approved for subdivision in 1976 for the purpose of making two residential parcels, a residence was built on lot 19 and a development permit was received in 1998 for a manufactured home to be placed on lot 18; however, no rezoning was applied for so the lots remained commercial. The current application is to legalize existing parcel use.

As the parcels are 9,262 sq. ft. in size, they would not meet the Land Use Bylaw minimum lot requirement of 10,000 sq. ft. for parcels of this nature, and would require a relaxation of 738 sq. ft. or 7.4%.

The Chair invited questions from Council.

There were no questions from Council.

The Chair invited the public to speak regarding the proposed amendments to the bylaw.

There were no members of the public in attendance to speak to the application.

The applicants Jeff Tzovanas and Tobias Rapley commented that they would like to retain the residential use of the two properties.

The Chair asked for written comments from the public.

There were no written submissions received.

The Chair asked for comments received from referral agencies.

The ERCB noted they are unaware of pipelines in the area and standard setbacks apply to any known pipelines.

MPC recommends Council's favourable consideration of granting second and third reading to the application.

Public Hearing closed at 1:21 P.M.

MUNICIPAL MANAGER

REEVE