

Minutes of a Public Hearing in regards to By-law No 990/14, held in the Clearwater County Council Chambers on July 22, 2014.

The Public Hearing was called to order at 11:00 A.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	John Vandermeer
	Theresa Laing
	Kyle Greenwood
	Jim Duncan
	Curt Maki
Chief Administrative Officer:	Ron Leaf
Director, Planning:	Rick Emmons
Recording Secretary:	Christine Heggart
Administration:	Keith McCrae
	Kim Jakowski
	Dustin Bisson
	Cammie Laird
Media:	Sarah Maetche
	Helge Nome
	Brittany Fong
	Brad Wisker
Public:	Janice Valstar
	Ashley Valstar
	Cornelius Wiens
	Rowanne Moretto
	Tina Wiens
	Robyn McCaw
	Lila Bickford

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

Kim Jakowski provided history and an overview on the application R to redistrict Plan 982 2931, Block 1, Lot 3 (Pt. SE 28-39-07-W5M), 2.28 acre parcel from Country Residence District "CR" to the Institutional District "P". She added that the applicants have applied for and received approval for a 4,000 square foot Residential Shop on the property with Development Permit 82/14.

Ms. Jakowski noted that the landowners are proposing to operate a gymnastics centre on their existing home acreage with the intention to operate five days a week from 9:30 am until 7:00 pm.

The Chair invited questions regarding the application from Council.

Mr. McCrae responded to questions from Council noting that the parcel does not fall under the Ferrier - Garth Area Structure plan and that this rezoning would not trigger a traffic impact assessment.

Comments received from agencies.

Town of Rocky Mountain House – Brad Dollevoet – Director of Planning

- The proposed rezoning is in the Rural Policy Area of the Rocky-Clearwater Intermunicipal Development Plan. Given that the proposed development is not within the Town's long term town boundary, the Town of Rocky Mountain House has no concerns with the development with respect to the IDP.
- In addition, the Town of Rocky Mountain House owns a parcel of land north of the subject property planned for the development for the North Saskatchewan River Park. Town Council is considering a concept plan that will have complimentary uses to a gymnastic's facility with other recreation amenities being proposed (i.e. soccer and baseball fields). In this regard, the Town has no concerns with the proposed development.

- Vehicle traffic impact may be a concern given the utilization of Highway 11A / River Road access, Alberta Transportation should be consulted on this proposal similar to the Town's proposed development of the North Saskatchewan River Park.
- Comments were also shared with respect to the change in use and the effect on the residential dwelling, which will become a ancillary use.

Clearwater County Public Works – Erik Hansen

Public Works has no objection to the development. Access to the development has been proposed via Cliffside Trail to Range Road 7-3A, which is municipally maintained. Traffic generated by the proposed development has been estimated at less than 30 vehicle movements per day, at full build out. Upon consideration of the projected traffic volumes, no infrastructure upgrades are required at this time.

Alberta Transportation – Sandy Choi

Thank you for referral LUA 04/14 for the redesignation.

Alberta Transportation have no objections to the proposed redesignation from Country Residence District to Institutional District at Plan 982 2931, Block 1, Lot 3, PT. SE 28-39-07-W5, adjacent to Highway 11a. We understand that there access improvements are planned for the North Saskatchewan River Park which will support the traffic generated by the proposed gymnastics centre. Please be advised that since the proposed gymnastics centre is within the development control zone (300 metres from provincial right-of-way or within 800 metres of the centerline of a highway and public road intersection), a permit from Alberta Transportation is required.

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on July 10, 2014 and recommends Council favorably consider granting second and third readings to the subject Land Use Bylaw Amendment.

Mr. McCrae responded to question regarding Cliff Side Road and Range Road 7-3A being municipal roads.

Ms. Jakowski responded to question regarding Alberta Transportation's roadside development permit.

The Chair invited the applicant to speak to the redistricting application.

Janice Valstar thank Council for allowing the application in Clearwater County and noted the innovation and cost efficiency of having their business and residence on the same parcel.

Ms. Valstar noted their opportunities to coach within the Clearwater County community and as well schools within Rocky Mountain House.

Ashley Valstar provided an overview of business expectations with 25 kids registered in pre-school program for the fall of 2014 and 35-40 children registered in the gymnastics program.

Ms. Valstar noted the expected growth in the youth program with a punch card system. She added that the water and sewer have been upgraded to accommodate the facility.

Ms. Valstar responded to questions regarding Saturday usage noting that that future plans will include a mezzanine area to accommodate birthday parties, seminars and seniors programs.

The Chair asked for written comments in favour of the application from the public.

No written submissions in favour of the application were received.

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

No one spoke in favour of the application.

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

No one spoke in opposition to the application.


The Chair asked for written comments in opposition of the application from the public.

No written submissions in opposition of the application were received.

The Chair invited the applicant to express any final comments on the application.

Ms. Valstar noted that she loves what she does, and values the youth in the community, which she believes strengthens the community as a whole.

The Chair closed the Public Hearing at 11:25 A.M.



REEVE

CHIEF ADMINISTRATIVE OFFICER