

Minutes of a Public Hearing, regarding Clearwater County Bylaw 1059/19 to amend the Land Use Bylaw 714/01 to redistrict land from Agricultural District “A” to Highway Development District “HD” – NW 09 36 07 W5M containing 5.0 acres, held in the Clearwater County Council Chambers on April 09, 2019.

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

Reeve:	Jim Duncan
Councillors:	John Vandermeer
	Cammie Laird
	Daryl Lougheed
	Theresa Laing
	Tim Hoven
	Michelle Swanson
	Rick Emmons
	Tracy Haight
Chief Administrative Officer	
Recording Secretary	
Director, Emergency & Legislative Services	Christine Heggart
Director, Corporate Services	Murray Hagan
Director, Planning	Keith McCrae
Senior Planner	Jose Reyes
Planner	Dustin Bisson
Communications Coordinator	Djurdjica Tutic
Admin Assistant	Amber Williams
Admin Assistant	Whitney Wedman
Applicants:	Gerald Ernst
	Susan Ernst
Media:	
	Diane Spoor
	Kassandra Hornsby
Public:	Marianne Cole
	Helge Nome
	Deborah Teske
	Allan Soderberg

The Public Hearing process was outlined by Reeve Duncan.

J. Reyes provided background to the application for the subject land located south of Highway 591, approximately 12 km west of the Village of Caroline.

On August 15, 2018, the Municipal Planning Commission (MPC) refused Development Permit 97/18 Application for the Operation of a Recreation Vehicle Storage Business as a Farm Subsidiary Business. MPC ruled that the proposed business was too intensive and not incidental or subordinate to the primary agricultural use as a farm subsidiary business in the Agriculture District “A”.

The applicants then applied for an amendment to the Land Use Bylaw to redistrict the land from the Agricultural District “A” to the Highway Development District “HD”, and pending the outcome of the Land Use Amendment, plan to apply for a development permit to operate a secure recreational vehicle storage business with water/wastewater utility services.

J. Reyes noted the subject land proposed for rezoning is located along the north central portion of the quarter section, directly adjacent to the highway, and contains one manufactured home to be used as a staff residence.

J. Reyes outlined property boundaries and reviewed surrounding land uses, property access roads and, applicable sections of the Municipal Development Plan and Land Use Bylaw 714/01.

J. Reyes stated that Council reviewed and gave first reading to Bylaw 1059/19 at Council's regular meeting held on February 26, 2019. He also noted 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.

The Chair invited questions from Council regarding the proposed bylaw.

No questions were asked.

The Chair invited comments from referral agencies.

Alberta Transportation

Alberta Transportation has no objections to the proposed rezoning if Clearwater County, as the land use authority, feels that it is an appropriate land use and complies with the County's bylaw.

The department received a Roadside Development Permit Application from Mr. Ernst on July 20, 2018 which is currently being held in abeyance until the appropriate zoning is in place. If the rezoning is approved by Clearwater County, the department will continue to process the application for approval.

Clearwater County Public Works

The existing Approach along Highway 591 falls under the responsibility of Alberta Transportation. Therefore, conditions in Clearwater County's "Approach Guidelines" Policy do not apply.

Rocky Gas Co-op

No response was received.

The Chair invited the Applicant to speak to the proposal, add any comments in support of the request and, respond to the agency comments.

G. Ernst, on behalf of the applicant Strategic Evolution Consulting Inc., reviewed a letter of endorsement (attached Schedule 'A') by Caroline and District Chamber of Commerce for the proposed development.

He also reviewed a list of concerns (attached Schedule 'B'), as submitted by Margrit Johnson, regarding the proposed development and noted his intent to address these concerns and intent for the development to provide benefit to the community.

G. Ernst explained proposed plans for site design to mitigate environmental concerns with wash water run-off and collection and plans for using contracted services for sewage hauling.

The Chair invited comments from the public in favour of the proposed bylaw.

A. Soderberg stated he is in favour of the proposed development on the condition that concerns with traffic back-up and property setbacks are addressed.

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

No written submissions were received.

The Chair invited comments from the public in opposition of the proposed bylaw.

D. Teske noted she is in opposition of the proposed development due to concerns with: increased traffic hazards on the highway without a slowdown/turning lane; wash water run-off contaminating the nearby creek and groundwater; lack of area structure plan for the full quarter section; and location of two grave sites nearby. She recommended that historical and hydrological studies are conducted on the property.

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

No written submissions were received.

The Chair invited Applicant to present final remarks.

G. Ernst noted he talked with AB Transportation and they indicated a slowdown/turning lane is not required as the approach is wider than regulated standards. He noted intent to address traffic lineup by using property grounds for queuing. He confirmed there are no intentions of increasing the number of stalls or applying to amend the land zoning for the remaining property. He noted the proposed site plan is designed to mitigate water run-off and that proposed wastewater containment storage capacity exceeds requirements.

G. Ernst also noted he is aware of the grave sites near the property.

J. Reyes responded to questions and explained next steps in the rezoning process and confirmed that if required, conditions are set during the development permit stage.

K. McCrae responded to question and confirmed that an area structure plan is recommended prior to any future development on the quarter section.

The Chair closed the Public Hearing at 9:43 am.


REEVE


CHIEF ADMINISTRATIVE OFFICER

SCHEDULE A



Caroline & District
Chamber of Commerce

Caroline & District Chamber
Of Commerce Association
Box 90, Caroline, AB. T0M 0M0
web: carolinelive.ca
email: ccoo@telus.net
Ph: (403)722-4086

March 13, 2019

Clearwater County Planning Commission

RE: Gerald Ernst R.V. Storage facility.

The Caroline and District Chamber of Commerce fully endorse the proposed development of and RV storage lot and waste disposal facility on the NW 9-TWP 36-R7-W5.

As we all know there is a huge amount of recreational traffic in Clearwater County with a high concentration west of Caroline. A lot of people hundreds in fact haul their trailers back and forth every week end. Also a large number just leave their trailers in random spots and leave one person in the camp site to watch them. Also because there are so few sani dump stations in the area that are easily accessible they tend to dump the effluent in ditches or in the bush before they go home.

We feel that the tourists will use both facilities and will reduce waste being left in the forest and will give them an opportunity to leave their units closer to their end destination reducing traffic as well.

We all saw that there was demand for the dump station and when the village shut it down a lot of people were very annoyed. Up till now there has been no indication someone wanted to replace the village one till now.

This is a natural fit in promoting tourism and recreation in the area and shows we are promoting responsible use of the environment by offering a sani dump and storage lot close to the recreation areas.

There are 5 campgrounds within 10 miles and the traffic going home goes past the site from 3 of them. Also all of the random camping west of the river must go past this site to get home. It will be very convenient for them to stop and use the facilities on the way home or stop and eat at the new restaurant opening up 1/2 mile from this site.

Tourism is about offering good experiences that are readily available and easy to access. This project fits right in.

Reg Dean

President.

A handwritten signature in black ink, appearing to read 'Reg Dean', written over the printed name and title.

SCHEDULE B

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Margrit Johnson
Box 9 Site 3 RR3
Rocky Mountain House, AB. T4T2A3

Clearwater County
PO Box 550
Rocky Mountain House, AB. T4T 1A4

August-12-2018

Via Fax: 403-845-4048

Attention: Charmin Pashulka (Development Officer)

Dear Ms Pashulka,

RE: Development Permit Application 97/18
Gerald Ernst on Behalf of Strategic Evolution Consulting Inc.
Proposed Operation of a Recreation Vehicle Storage Business
As a Farm Subsidiary Occupation – NW 09-36-07-W5M

With reference to the above noted application, my concerns are as follows.

- 1.) Will ATV's stored in the proposed compound be required to have Valid Registration and Insurance? Will this be documented by this business and on file?
- 2.) What Regulations or Code of Conduct will be implemented for ATV's leaving the proposed storage compound?
- 3.) What are the potential impacts on the river boundary?
- 4.) Will this increase ATV traffic in the Hwy 591 ditches or will ATV's be trailered out?
- 5.) What type of storage will be allowed or be used for ATV's? Jerry Cans? BBQ' Propane Tanks? Enclosed or Open Storage?
- 6.) If Enclosed Storage is allowed will the Ventilation Requirements meet the Fire Marshall's Approval to prevent fuel combustion in an Enclosed Unit?
- 7.) Will this business be required to have a Fire Safety Plan?

There is a problem in this area with ATV's and Random Camping. This area is high demand for recreational use. The Alberta Government has protected the Castle Wilderness Area in Southwestern Alberta, ATV's are banned. Therefore we have more and more people coming to the West Country.

- 1.) Riding ATV's is common in the HWY 591 ditches. High speeds contribute to erosion of approaches and create a lot of dust & noise.
- 2.) Common respect and simply slowing down could help minimize a lot of problems.
- 3.) Within my Grazing Lease the Trails are being ripped up so bad you cannot get through. Fences Cut. Gates left open. Loss of Native Forage. The impacts are too numerous to mention. Uncontrollable.
- 4.) Random Camping, garbage littered, cutting fences for firewood and a lot of unsafe campfires habits.

These problems do NOT apply to everyone. Some people are respectful and really are enjoying their time in the West Country. A Standard Code of Conduct would be nice, however only honest people follow rules. Some people just have not learned them.

Cont....

14 Aug 18 11:01a M.Johnson/T.Thompson

200-920-2002

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Clearwater County
Aug-12-2018


Pg2/2

- This proposed business could be beneficial to this area.
- A community dumping station should reduce the amount of people just open dumping on public land.
 - If there is provision for a wash and fill station for all Recreational Vehicles. This could potentially help to stop people from washing their ATV's in the rivers and creeks.
 - If there is a provision for garbage disposal? This may help deter the amount of garbage being left behind on public land.
 - Access, I feel there might be a problem with westbound traffic on this hwy. The traffic is non-stop, unbelievable, especially before a long weekend. A Traffic count might help determine if a turning lane is needed. Eastbound traffic shouldn't be a problem with the existing oversize approach.

In closing, this is the West Country many people are already spending time here, with more to come. Their expenditures help the local economy. This business could potentially work with Clearwater County to help guide-educate people where they can go and what they are allowed to do in this area. Provide Public Information Notices such as Updates on Fire Ratings/Hazards, Maps, Wildlife Sightings and Safety Regulations and Consequences.

This is not just Public Land. For all of us locals, this is our home. It is important to keep us ALL safe.

Yours truly,


Margrit Johnson