

Minutes of a Public Hearing in regards to By-law No 984/14, held in the Clearwater County Council Chambers on March 25, 2014.

The Public Hearing was called to order at 10:00 A.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Earl Graham
	Theresa Laing
	Kyle Greenwood
	Jim Duncan
	Curt Maki
Chief Admin Officer:	Ron Leaf
	Keith McCrae
	Eleanor Pengelly
	Trevor Duley
	Tracy Haight
	Dennis Ross
	Marianne Cole
	Lorraine Klone
Media:	Sarah Maetche
	Rianne De Lang

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

Eleanor Pengelly provided history and an overview on the application to amend the land use bylaw for the redesignation of 1.71 acres from Industrial District "I" to Country Residence District "CR" on Plan 812 1228, Lot 1 (PT SW 31 39 05 W5M), located 8 miles east of Rocky Mountain House.

Ms. Pengelly noted legal and physical access to the property and surrounding land uses.

Ms. Pengelly presented information on Clearwater County's Land Use Bylaw; noted sections applicable to the application; and stated although the subject land is smaller than the standard lot size of 2.25 to 3.6 acres, the use of the parcel fits with the intention of the "CR" District.

Ms. Pengelly stated at the regular Council meeting held on February 11, 2014, Council reviewed and gave first reading to Bylaw 984/14. As required by legislation, comments were invited from the adjacent landowners and notice for today's Public Hearing was advertised for two weeks. Upon consideration of the representations made at the Public Hearing, Council may consider whether or not to grant second and third readings to the bylaw.

**The Chair invited questions regarding the application from Council.**

Councillor Duncan inquired if there are any potential environmental concerns and/or requirements for reclamation applicable to this application.

Keith McCrae responded not for this application.

**Comments received from agencies.**

Clearwater County Public Works Department

Sightlines are good from both directions. This is an existing approach off of the Beaver Flats Road and it meets all County standards.

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on February 20, 2014. 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 in response to agencies comments.**

The applicant stated there were no concerns.

**The Chair invited the applicant to comment on the application.**

The applicant stated they would like to build a garage to protect vehicles from hail damage.

Eleanor Pengelly noted Planning Department recommended rezoning the property before building a garage.

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

No one spoke in favour of the application.

**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 opposition of the application to speak.**

No one spoke in opposition of 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.**

The applicant stated there were no final comments.

**Adjournment  
At 10:12 A.M.**

  
REEVE  
CHIEF ADMINISTRATIVE OFFICER