

Minutes of a Public Hearing, regarding Clearwater County Bylaw 1070/19 to amend the Land Use Bylaw 714/01 to designate a Nordegg Manufactured Home District 'NMH' and redesignate +/-7.83 acres from the Agriculture District 'A' to the Nordegg Manufactured Home District 'NMH' on a portion of land located at NW 27 40 15 W5M, held in the Clearwater County Council Chambers on September 10, 2019.

The Public Hearing was called to order at 9:00 am with the following being present:

Reeve:	Jim Duncan
Councillors:	John Vandermeer
	Cammie Laird
	Daryl Loughheed
	Theresa Laing
	Tim Hoven
	Michelle Swanson
Chief Administrative Officer	Rick Emmons
Recording Secretary	Tracy Haight
Director, Corporate Services	Murray Hagan
Director, Planning	Keith McCrae
Senior Planner	Jose Reyes
Planner	Dustin Bisson
Communications Coordinator	Djurdjica Tutic
Administrative Assistant	Allanah McLean
Administrative Assistant	Amber Williams
Manager, Finance	Rhonda Serhan

Media:	Adam Ophus
	Diane Spoor
	Helge Nome

Public:	Jim Cuthill
	Chris Rolfsen
	Larry Zimmer
	Marianne Cole
	Lorne Hindbo

The Public Hearing process was outlined by Reeve Duncan.

J. Reyes provided background on the application to amend the Land Use Bylaw for the subject land located in the south east portion of the Hamlet of Nordegg along Quarry Road. He noted proposed Bylaw 1070/19's purpose is to add a Nordegg Manufactured Home District 'NMH' and redesignate +/- 7.83 acres within the district from the Agriculture District 'A' to the Nordegg Manufactured Home District 'NMH'.

J. Reyes noted the new district will allow thirty (30) fully serviced residential parcels in various sizes (334 square meters to 651 square meters) to accommodate single and double wide manufactured homes and ancillary buildings. The subdivision will have perimeter fencing and a multi-purpose pathway that connects the subdivision to the trail system located to the south.

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

J. Reyes stated that Council reviewed and gave first reading to Bylaw 1070/19 at Council's regular meeting held on July 23, 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.

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on August 28, 2019, and recommends that Council consider granting second and third readings to Bylaw 1070/19.

TELUS

No comments or concerns were received.

Alberta Transportation (AT)

No objection to the rezoning and eventual subdivision, however Highway 11 improvements necessitated by land development may be required in the future.

Clearwater County Public Works Department

No comments or concerns were received.

Nordegg Community Association

1. Many of the people involved have been residents longer than these plans were made for the hamlet.
2. Some of the older trailers would not survive a move to the new park and the residents may not be financially able to buy a lot or afford a new mobile home.
3. Large tractor trailer trucks are constantly back and forth on the road past the park five to six days a week.
4. The lots are quite small and have limited room for parking, a garage or a storage shed.
5. Rental/Purchase may be an option for some residents.

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

No additional comments were made.

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

No comments were made.

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.

No comments were made.

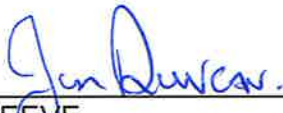
The Chair asked for written submissions from the public in opposition of the proposed bylaw.

No written submissions were received.

The Chair invited Applicant to present final remarks.

No additional comments were made.

The Chair closed the Public Hearing at 9:10



REEVE



CHIEF ADMINISTRATIVE OFFICER