

Minutes of a Public Hearing, regarding Clearwater County Bylaw 1055/18 to amend the Land Use Bylaw 714/01 to redistrict land from Country Residence Agricultural District "CRA" to Light Industrial District "LI" - Lot A, Plan 1992 NY (Pt. NE 14-39-07 W5M), containing 6.08 acres, held in the Clearwater County Council Chambers on February 12, 2019.

The Public Hearing was called to order at 9:03 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
Director, Corporate Services	Murray Hagan
Director, Planning	Keith McCrae
Planner	Dustin Bisson
Manager, Legislative Services	Christine Heggart
Senior Planner	Jose Reyes
IT	Brad Welygan
Media:	Kassandra Hornsby
	Diane Spoor
Public:	Jim Verhesen
	Ina Verhesen
	Rosemarie Verhesen

The Public Hearing process was outlined by Reeve Duncan.

The Development Officer, Eleanor Pengelly, provided background to the application for the subject land located near the south boundary of the Town of Rocky Mountain House, east of Highway 11. She indicated the applicants intend to redistrict the land from the Country Residence Agricultural District "CRA" to the Light Industrial District "LI", combined with Subdivision Application 21/3503, to create two separate titles for estate planning purposes.

E. Pengelly noted that the subject property contains two single family dwellings and various outbuildings, that residence has its own well and septic system and that the residences would become non-conforming buildings with the new zoning designation. She noted that if the Land Use Amendment is successful, Subdivision Application 21/3503 will be presented to the Municipal Planning Commission for a decision to rezone land into one 2.5-acre parcel and one 3.5-acre parcel.

E. Pengelly stated that legal and physical access to the subject land is via a single approach from Range Road 7-1A, adjacent to the west property boundary and that the north portion of this roadway is 42nd Street, in the Town of Rocky Mountain House. She added that if the land is subdivided, each parcel will require separate access, either by upgrading the existing approach to a joint standard or by constructing a new approach from Range Road 7-1A. Any construction or upgrading of roadway will be required to meet the appropriate road authority's standards for construction.

E. Pengelly noted that the subject land is in the Rocky-Clearwater Intermunicipal Development Plan (IDP) area and is within the Long-Term Town Boundar, identified as future Industrial use and that the Town of Rocky Mountain House indicated they have no concerns or objections to the proposal and agree that the proposed redesignation and subdivision should proceed.

E. Pengelly added that Public Hearing notice was advertised in the local newspapers and comments were invited from adjacent municipalities.

The Chair invited comments from referral agencies.

Municipal Planning Commission

The Municipal Planning Commission recommended that Council grant second and third readings to Bylaw 1055/18.

Town of Rocky Mountain House

The Town indicated no concerns or objections to the proposal and as per section 5.3.5 in the IDP, agreed to allow the development.

Alberta Health Services (AHS)

AHS indicated no concerns with standard comments regarding setbacks for septic systems.

Alberta Transportation (AT)

AT indicated no objections in principle to the proposed reclassification with standard comments regarding no direct access to highway right of way.

Public Works Department

The County's Public Works department indicated that a portion of the road is under Town of Rocky Mountain House's jurisdiction and standard comments regarding approach specifications.

The Chair invited questions from Council regarding the proposed bylaw.

No questions were asked.

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

Rosemarie Verhesen stated the importance of the land use amendment to her family's estate planning.

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

No comments were given.

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 members of the public were present in opposition to the proposed land use amendment.

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 final remarks were given.

The Chair closed the Public Hearing at 9:11 a.m.



REEVE

CHIEF ADMINISTRATIVE OFFICER