

Minutes of a Public Hearing in regards to By-law No 1002/15, held in the Clearwater County Council Chambers on May 26, 2015.

The Public Hearing was called to order at 1:30 P.M. with the following being Present:

Reeve:	Pat Alexander
Councillors:	Earl Graham
	John Vandermeer
	Theresa Laing
	Kyle Greenwood
	Jim Duncan
	Curt Maki
Chief Administrative Officer:	Ron Leaf
Director, Planning:	Rick Emmons
Recording Secretary:	Tracy Haight
Administration:	Keith McCrae
	Kim Gillam
Media:	Laura Button
Public:	
Dave Brown	Kerry Marsh
Lori McKeown	Roy Buckley
Chris Jamieson	John Haines
Chris Cassin	Linda Maggiacomo
James	Michele Langmead
Chris McCleary	

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

Kim Gillam provided history and an overview on the application from 1799377 Alberta Ltd. to amend the land use bylaw on SE 17 35 05 W5M, containing 152.61 acres to redistrict 18 acres of the 152.61 acre parcel from Agriculture District "A" to Institutional District "P".

Ms. Gillam noted that legal and physical access exist for the property and the surrounding land uses.

Ms. Gilliam noted that the applicants held an open house on March 19, placed ads in three local newspapers, and sent letters to adjacent landowners.

Ms. Gillam presented information on Clearwater County's Land Use Bylaw and noted applicable sections of the Municipal Development Plan.

Ms. Gillam stated at the regular Council meeting held on April 14, 2015, Council reviewed and granted first reading to Bylaw 1002/15. As required by legislation, comments were invited from the adjacent landowners and referral agencies. 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 of the Development Officer regarding the application from Council.

No questions were asked by Council.

Comments received from agencies.

Clearwater County Public Works

Access into the parcel belongs to Province of Alberta so the County does not have any jurisdiction here.

Alberta Transportation

Alberta Transportation offers no objections to the land use redesignation of the subject land from Agriculture District "A" to Institutional District "P".

A Roadside Development Permit was issued for the proposed operation of the private treatment centre on January 15, 2014. Comments are unchanged from the previous application.

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on May 14, 2015. The Municipal Planning Commission recommends that Council favorably consider granting second and third readings to the subject Land Use Bylaw Amendment.

Clearwater Regional Fire Rescue Services

Setbacks from buildings and forested areas are sufficient and meet the intent of Fire Smart principles. Two designated smoking areas are well maintained and away from forest, combustibles, and buildings.

Property owners have indicated intent to install a pump and access for water from a nearby pond.

Installation of an approved Fire Department lock box at gate is recommended.

Chief Laird requested that the applicants confirm the weight capacity of the private bridge structure to determine if it is capable of bearing Regional Fire equipment.

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

Chris Cassin provided an overview of Addiction Canada and introduced John Haines, President/Founder of Addiction Canada. He noted that the open house was well attended and concerns with property access and fire hazards were addressed. He stated that he is considering the development of a bridge structure that will accommodate fire equipment.

John Haines provided a brief history of his life experience and information on the proposed private treatment facility. He noted the applicant's intent to provide a restricted covenant to address concerns related to future expansion of the facility.

Mr. Cassin noted efforts taken to mitigate security concerns, fire safety, and number of vehicles on site. He noted concerns with the shared driveway have been addressed. He confirmed his intent to replace the current bridge structure and intent to work with the county and community to establish restrictive covenants against future development.

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

Roy Buckley stated that all of his concerns have been alleviated and that he supports the application

Dave Brown stated that he has no objections and that he supports 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.

Lori McKeown noted her concerns with lack of regulations for addiction treatment centres by the Provincial Government, lack of regulations on addiction councillors, smuggling of drugs/alcohol on the subject property, and increased traffic on Highway 22.

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

No written comments received

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

John Haines stated that Addiction Canada is also willing to place a restrictive covenant on future development. Mr. Haines provided statistical information on the effects of addiction, explained stigmas associated with addition, and provided an overview of the treatment offered at this facility.

Mr. Cassin noted all FireSmart principals are met and will ensure they are maintained. Mr. Cassin noted he would be pleased to assist with provincial lobby efforts regarding traffic safety on Highway 22.

The Chair closed the Public Hearing at 2:11 P.M.



REEVE



CHIEF ADMINISTRATIVE OFFICER