

**MINUTES  
PUBLIC HEARING  
Bylaw No. 1251-14 – Land Use Bylaw Amendment  
Tuesday, May 27, 2014 – 1:00 pm**

A Public Hearing conducted by the Council of the Municipal District of Pincher Creek No. 9 was held on Tuesday, May 27, 2014 at 1:00 pm in order to receive input on Bylaw No. 1251-14.

In attendance:

Council: Reeve Brian Hammond, Councillors Terry Yagos, Fred Schoening and Garry Marchuk

Absent: Councillor Grant McNab

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, Planning Advisor Gavin Scott and Executive Assistant Tara Cryderman.

Reeve Brian Hammond opened the Public Hearing, the time being 1:00 pm.

Reeve Hammond read the Advertisement Clause. This Public Hearing has been advertised in accordance with Section 606 of the MGA. This Public Hearing was advertised in the Pincher Creek Echo on Wednesday, May 14 and Wednesday, May 21, 2014.

Reeve Hammond read the Purpose of the Hearing. The purpose of this Public Hearing is to receive public input on proposed Bylaw No. 1251-14.

The purpose of proposed Bylaw No. 1251-14 is to amend the land use designation of lands legally described as Portion of SW 10-7-29 W4M from "Agriculture" to "Multi-lot Heavy Rural Industrial".

The purpose of the proposed amendment is to allow for the establishment of an outdoor storage use.

Director of Development and Community Services Roland Milligan reviewed Bylaw No. 1251-14.

Reeve Hammond asked if there were any questions at this time. None were asked.

Reeve Hammond asked if there were any verbal presentations. Earl Higginbotham indicated that he would like to speak.

Mr. Higginbotham spoke at this time:

- Is the owner of the parcel
- Provided a history of the property, including the obligation to reclaim the parcel
- The reclamation of the parcel has been completed on the West side of the parcel.
- It was suggested to Mr. Higginbotham to rezone the proposed location as it is already being used to store materials.
- Is applying to rezone the proposed location as outdoor storage as suggested by Alberta Environment.

Access and roadways were discussed. There is adequate access to the proposed location.

Is the entire 15 acres required? As seen from the diagram, 90% is already gravel.

Dust and erosion was discussed.

Dust suppression in the future from potential development was discussed. The neighbour has no concerns with the current use of the land with regards to dust.

Reeve Hammond asked if there were any questions for Mr. Higginbotham. None were asked.

Planning Advisor Gavin Scott spoke at this time:

- Provided an update of the proposed uses of the proposed redesignation
- The reclamation was discussed
- Gravel pit is a current use for Multi-lot Heavy Rural Industrial
- It is hoped that the plan to reclaim the entire parcel remain in place

A development permit is in place, however, if that use is not utilized in six months, a new development permit will be required.

Reclamation was discussed further.

Mr. Higginbotham spoke again:

- Spoke to the current use of the land; there is a small area still used for sand
- There have been test holes drilled looking for gravel but the results haven't been positive
- It is hoped that the storage use can be in place for the next several years

The reclamation process with Alberta Environment was discussed.

Reeve Hammond asked if there were any further questions at this time. None were asked.

Reeve Hammond asked if there were any written submissions. There were three written submissions; these were:

1. Email from Don and Maureen Murray, dated May 10, 2014
2. Email from Alberta Tourism, Parks and Recreation, dated May 22, 2014
3. Letter from Allison Brock and Martyn Hill, dated May 26, 2014

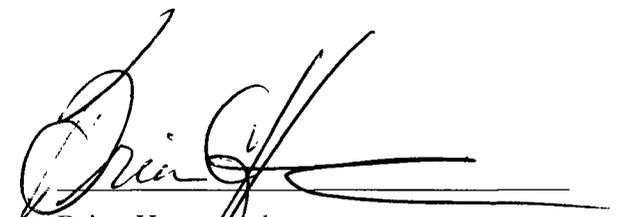
Neighbouring parcels were discussed.

Mr. Higginbotham spoke at this time:

- The location of the parcel with relation to the neighboring parcels was shown

Reeve Hammond asked if there were any questions or comments at this time. None were asked.

Councillor Terry Yagos moved to adjourn the Public Hearing, the time being 1:21 pm.

  
Brian Hammond  
Reeve

  
Wendy Kay  
Chief Administrative Officer