

MINUTES
PUBLIC HEARING
Bylaw No. 1265-15 – Land Use Bylaw Amendment
Tuesday, February 9, 2016; 6:30 pm
Council Chambers, MD Administration Building

A Public Hearing conducted by the Council of the Municipal District of Pincher Creek No. 9 was held on Tuesday, February 9, 2016 at 6:30 pm in order to receive input on Bylaw No. 1265-15.

In attendance:

Council: Deputy Reeve Terry Yagos, Councillors Fred Schoening, Garry Marchuk, and Quentin Stevick
Reeve Brian Hammond via Teleconference

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

1. Call Public Hearing to Order

Deputy Reeve Terry Yagos opened the Public Hearing, the time being 6:30 pm.

2. Advertising Requirement

Deputy Reeve Terry Yagos 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, January 27, 2016 and Wednesday, February 3, 2016.

3. Purpose of Public Hearing

Deputy Reeve Yagos read the Purpose of the Hearing. The purpose of this Public Hearing is to receive public input on proposed Bylaw No. 1265-15.

The purpose of proposed Bylaw No. 1265-15 is to amend the land use designation of lands legally described as a portion of NE 15-5-1 W5M, from "Agriculture – A" to "Rural Recreational 1 – RR1".

The purpose of the proposed amendment is to allow for the establishment of a commercial / private recreational use.

4. Overview of Bylaw No. 1265-15

Director of Development and Community Services Roland Milligan spoke at this time.

- The application and the reasons for the application were explained.
- Land Designation of the land was explained.
- Uses within the two land districts were explained. Rural Recreation 1 is the only land use district that allows for the intended use.
- The area within the bylaw was explained.

Planning Advisor Gavin Scott spoke at this time:

- There is no development permit associated with this amendment.
- This is not a subdivision application. This is a redesignation of land.
- The Subdivision and Development Appeal Board decision was explained.
- Use process for achieving a new use for land was explained.
- Conservation of land from Section I of the Municipal Development Plan was explained.
- The South Saskatchewan Regional Plan was mentioned.
- Access was mentioned.
- This use is a discretionary use within the land district; any proposed development must be forwarded to the Municipal Planning Commission for approval.
- The other uses within the district were mentioned.
- The zoning of the land remains in place until such time as it is redesignated.
- The intent of the district was explained.

5. Presentations

a. Tom Liscombe spoke at this time, the following was mentioned:

- History of the camp
- The schedule of the camp
- Existing ranching will remain in place
- Statistics of children and drug use
- Suicide rates
- Importance of youth

b. Brian Hennings spoke at this time, the following was mentioned:

- Representing 11 landowners within the area, plus Mr. Seward
- The existing use (agricultural life) within the area
- Traffic
- Potential to harm livestock and personal property
- Secondary effects to the camp
- The future of the land
- The location of the proposed location
- Access
- Imposition to adjacent landowners that will take away their current enjoyment for the benefit of a small group
- Sour Gas Line within the area

c. Tom Liscombe spoke at this time, the following was mentioned;

- 11 passenger van and 30 passenger bus that will be used to transport the campers
- Sour Gas Line
- Roads to the parcel
- Graveling of the road

Councillor Stevick asked where the camp was held previously. This camp has been held in Gladstone Valley and within Brocket. The reasoning for the new location was explained.

a. Written

The following written submissions were received:

- (1) Jocelyn Mercer
 - Email dated January 13, 2016
- (2) Bryce Sackett
 - Email dated January 18, 2016
- (3) Michael Gerrand and Michelle Spencer
 - Email dated January 22, 2016
- (4) Dr. Tom Liscombe
 - Email dated January 27, 2016
- (5) Caron and Brent Kozachenko
 - Email dated January 28, 2016
- (6) Ed and Pat Moskaluk
 - Letter received January 29, 2016
- (7) Dr. Dennis Springhetti
 - Letter dated February 1, 2016
- (8) Alberta Wilderness Association
 - Email dated February 1, 2016
- (9) Doug Main and Anne Gover
 - Letter dated February 1, 2016
- (10) John Jensen and Pat Lowell
 - Letter dated February 1, 2016
- (11) Jody Best and Doug Goodfellow
 - Letter dated February 1, 2016
- (12) Max and Ianthe Goodfellow
 - Letter dated February 1, 2016
- (13) Michael Gerrand and Michelle Spencer
 - Letter dated February 1, 2016
- (14) Rick Seward
 - Letter dated February 1, 2016
- (15) Steve and Cheryl Maunsell
 - Letter dated February 1, 2016
- (16) Suzanne and Jim Curran
 - Letter dated February 1, 2016
- (17) Kristin Buhrman and Bob Grier
 - Letter dated February 1, 2016
- (18) Mark Maunsell
 - Email dated February 2, 2016
- (19) Michelle Spencer
 - Email dated February 2, 2016
- (20) Nature Conservancy of Canada
 - Email dated February 2, 2016
- (21) Deja Family
 - Email dated February 2, 2016
- (22) D'Arcy and Deacon
 - Letter dated February 3, 2016
- (23) Email from Sam Backlin
 - Dated February 9, 2016
- (24) David Glass
 - Letter dated February 9, 2016

Out of the responses received, 23 letters were in opposition, 1 was in favour of the application.

6. Closing Comments

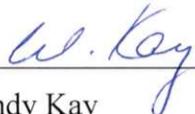
This will be on the March 8, 2016 Council agenda for further consideration.

7. Adjournment

Councillor Garry Marchuk moved to adjourn the Public Hearing, the time being 7:08 pm.



Terry Yagos
Deputy Reeve



Wendy Kay
Chief Administrative Officer