

AGENDA
SPECIAL COUNCIL MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
March 6, 2024
6:00 pm
COUNCIL CHAMBERS

- A. ADOPTION OF AGENDA
- B. PUBLIC HEARING – LAND USE BYLAW 1349-23
- C. ADJOURNMENT

PUBLIC HEARING
Municipal District of Pincher Creek No. 9
Bylaw No. 1349-23 Wednesday March 6, 2024 6:00 pm

1. Public Hearing Called to Order

2. A Public Hearing is Council's opportunity to hear from anyone affected by the proposed bylaw. General rules of conduct when a Public Hearing is held are as follows:

- The planner is given the first opportunity to present to Council and the public. After the public has made their statements, the planner can rebut or answer any questions.
- Members of the public will be invited to speak to the subject matter. I will ask members of the public who wish to speak to state their names for the record. The speaking time limit is 5 minutes per speaker. If you have previously submitted a written response, unless you have new information to present, be assured that Council has read your letter. Please do not come to the podium to read your submitted response.
- The Reeve will call for any additional speakers to make sure everyone wishing to speak has had the opportunity to do so. As this is not a situation for debate, speakers may only come up once.
- Following all presentations from members of public, the planner has the opportunity to rebut or answer any questions, Council may ask questions to Administration and/or planner.
- Council will then close the Public Hearing. This ends the opportunity for the public or Administration to provide information on the matter.

3. Advertising Requirement

This Public Hearing has been advertised per Section 606 of the Municipal Government Act. This public hearing was advertised in Shootin the Breeze on February 21 and 28, 2024, and on the MD website and MD Social Media pages.

4. Purpose of the Hearing

The purpose of Bylaw No. 1349-23 is pursuant to Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

The Municipal District of Pincher Creek No. 9 has conducted a significant review of the previous Land Use Bylaw in response to a number of changes to the Municipal Development Plan and Castle Mountain Resort Area Structure Plan; and

The purpose is to conduct a general cleanup of the provisions within the land use bylaw and align it with the Municipal Development Plan and Castle Mountain Resort Area Structure Plan.

5. Presentations:

VERBAL:

WRITTEN:

- Kathy Day

6. Closing Comments

7. Adjournment from Public Hearing

From: Kathy Day

Sent: February 27, 2024 10:53 AM

To: Roland Milligan <AdminCAO@mdpincercreek.ab.ca>

Cc: Rick Lemire <CouncilDiv2@mdpincercreek.ab.ca>; Tony Bruder <CouncilDiv1@mdpincercreek.ab.ca>; Dave Cox <CouncilDiv3@mdpincercreek.ab.ca>; John MacGarva <CouncilDiv5@mdpincercreek.ab.ca>

Subject: Public Land Use Bylaw

Roland, not sure if we can make the open house so wanted to note the following briefly:

Section 18.1 - no mention of a) natural wildlife corridors - esp Div 3

B) interference with normal agricultural use of the area - 18.9 mentions compatibility with other existing and approved uses in the area - trust this covers such things as livestock movement 'corridors'

Biggest concern:

Sec 19.1 - only 7 days notice? - Sec 28.3 says '...development permit holders have 20 days' extension if more info is needed...solar farm proposals get 30 days...

In rural areas especially depending on time of year, 7 days is not ample for notification and any form of response. In fact, proposals deliberately could be timed for - calving, seeding, haying, harvesting busy times, when 7 days is not realistic.

Other changes are appreciated, in particular 48.27,28(c)

And, will solar farm owners be required to make upfront deposits re decommissioning of their site?

Thanks to the Council for a massive job of editing this document in response to MD residents' concerns