

**MUNICIPAL DISTRICT OF MACKENZIE NO. 23
LAND USE ORDER AMENDMENT PUBLIC HEARING**

April 27, 1995

Minutes of the Public Hearing held on Thursday, April 27, 1995, in the Community Cultural Centre in Fort Vermilion .

PRESENT:

Bill Neufeld, Reeve
Arly Roe, Deputy Reeve
Pauline Flett
Betty Bateman
Reuben Derksen
Jay Lanti
Edward Froese
Walter Sarapuk
Ernest Dyck

ALSO PRESENT:

Cindy Mazurek, Secretary Treasurer
Joanne Mitchell, Assistant Manager, Recording Secretary
Paul Driedger , Development Officer
Jake Braun, Applicant

ABSENT:

Jake L. Peters

CALL TO ORDER

1. Chairman, Bill Neufeld, called the Public Hearing to order at .10:09 a.m.

PURPOSE

Development Officer, Paul Driedger stated the purpose of the hearing was to rezone part of NE4-106-15-W5M from A1 and A2 to CR1, adjacent to the Hamlet of La Crete.

ADVERTISING

Paul Driedger reported the public hearing was advertised for two consecutive weeks in the Northern Pioneer.

**DEVELOPMENT
OFFICER'S
COMMENTS**

Paul Driedger provided background information, describing the purpose of the A1 District as 'to provide for the conservation of extensive area of land for a wide range of agricultural uses' and A2 'to control development around urban centres to those uses which require a larger lot or parcel on which to operate and to concentrate non-extensive agricultural pursuits in urban areas'.

The applicant is the owner of the land and has requested a Land Use Order Amendment to allow him to subdivide the low bush land on his property to Country Residential.

**PLANNERS
COMMENTS**

Paul Driedger read the comments received from the Mackenzie Municipal Services Agency, noting the current zoning does not allow for the proposed land use and the parcel includes land within the boundary of the Hamlet of La Crete. The proposal does not conflict with the Planning Act or the Mackenzie Regional Plan but Council should consider the application under sections 2.7 and 3.7 of the General Municipal Plan as well as Section 3.4 of the La Crete Area Structure Plan.

IN FAVOUR

The Reeve asked if anyone wished to speak in favour of the application.

Walter Sarapuk asked if the property were to be filled or built up, would it affect the drainage in this area. Paul Driedger replied no, it would not affect any drainage towards the Hamlet. The water drains from the north to the south and would flow away from the hamlet.

OPPOSED

The Chairman asked if anyone wished to speak in opposition of the application and no one did.

QUESTIONS

Betty Bateman asked where this parcel is located and Paul Driedger replied it's south of the MD Administration Building in La Crete and access would be off the paved Highway 697.

CLOSING

MOTION 95-304


MOVED: Arly Roe

The Municipal District of Mackenzie No. 23 adjourn the Public Hearing at 10:22 a.m.

CARRIED



Reeve



Secretary Treasurer