

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

October 12, 1995

Minutes of the Public Hearing held on Thursday, October 12, 1995, in the Zama Community Hall, Zama, Alberta.

PRESENT:

Reeve, Bill Neufeld
Deputy Reeve, Arly Roe
Councillor Bateman
Councillor Dyck
Councillor Peters
Councillor Flett
Councillor Lanti
Councillor Derksen
Councillor Froese

ABSENT:

Councillor Sarapuk

ALSO PRESENT:

Manager Litke
Assistant Manager, Recording Secretary, Joanne Mitchell
Development Officer, Kevin Smith

ZAMA RESIDENTS:

Kim Nawrot
Lisa Wardley
Ethel Long
Kevin MacDonald
Joanne Carey
Kevin Cole
Ben Loeffen
Mary Loeffen
George Commanda
Jeanette Gange
Douglas Scott

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PUBLIC HEARING

1. **Land Use Order Amendment, Bylaw #032/95, Rezone Property in Zama**

CALL TO ORDER

1. Reeve Neufeld called the Public Hearing to order at 1:20 p.m.

PURPOSE OF THE HEARING

Development Officer Kevin Smith stated the purpose of the hearing was to discuss a Land Use Order Amendment under proposed Bylaw 032/95, which would create an additional 43 lots in the Hamlet of Zama and rezone them from Forestry to Hamlet Commercial.

Zama residents asked if the same rules that apply in larger centres, had to apply in Zama because conditions are much different in Zama and most of the residents need lots zoned that would allow them to maintain a residence as well as a business on the same parcel.

Kevin Smith replied that is why Public Hearings are held; to give the residents an opportunity to have a say in the development of their community.

ADVERTISING

Kevin Smith reported the public hearing had been advertised in the local newspapers, posters were put up, letters were sent to adjacent land owners and it was advertised in the Zama Mud Puddler.

Some of the adjacent land owners did not receive their letters and they asked that the M.D. mail them much earlier because there is no Post Office in Zama and they do not get their mail on a daily basis.

**PLANNER'S
COMMENTS**

The Mackenzie Municipal Services Agency commented that the proposal meets all legislative requirements and will allow for the continued growth of the Hamlet of Zama in an orderly manner.

IN FAVOUR

Reeve Neufeld asked if anyone wished to speak in favour of the amendment.

Several residents said they were in favour of more lots being opened up in Zama but they were not in favour of the restrictions that a strictly commercial zone would put on existing properties.

OPPOSED

The general consensus of the Zama residents was that they opposed the proposal to rezone lots that were already developed under the existing Hamlet General zone.

The main arguments were:

- * Most people who live in Zama have their own businesses and they don't want to set up both a business and a residence. Developing a second lot for a residence only, doubles much of their cost.
- * Some businesses operate 24 hours a day and the owner needs to be on site.
- * What happens if a camp burns down? Will the new zoning force it to be rebuilt in another area?
- * People move here so they can run their own business here. No one complains about living in the business area.
- * The zoning for lots along Tower Road should be left as is. If the M.D. wants some commercial lots, the new ones could be zoned commercial. New people would know what they are dealing with but it's unfair to change the zoning on the lots that are already developed.
- * The lots in Zama are all large enough to support a business and a residence.

Two written submissions were presented; one from Deb Brandvold and one from Allen and Ethel Long. Both objected to the proposed rezoning of the existing lots.

QUESTIONS

What will happen to the existing residential area? Last year, residents were told they could not park big trucks in the residential area. Some of them purchased Hamlet General lots and moved because of this rule while others remained and there are still some big trucks being parked there.

The M.D. will enforce the regulations that prohibit big trucks from being located in the residential area.

Will the Council reconsider their regulation that prohibits keeping horses in the Hamlet?

Keeping any livestock in the Hamlet is a Health Department Regulation, not a municipal one.

It was suggested that any meetings scheduled for Zama be held in the evenings so more people could attend.

CLOSING

Reeve Neufeld thanked the residents of Zama for coming to the meeting and voicing their opinions. He said Council depended on the input from the residents and did not want to put any rules in place that were not compatible with the wishes of the residents.


MOTION 95-

MOVED by Councillor Derksen to adjourn the Public Hearing at 1:58 p.m.

CARRIED



Reeve



Manager