



**Minutes of the Village of Cremona Public Hearing held on
Tuesday, January 19, 2016 – Commencing at 7:20 p.m.**

Present: Mayor, T. Hagen; **Deputy Mayor:** S. Temple
Councillors: M. Bigelow; J. Shi;

Chief administrative Officer: L. Smith; **Administrative Assistant:** S. Ryan

Councillor Robert Reid left the Council Table at 7:19 and joined the gallery due to a conflict of interest.

Mayor Hagen called the January 19, 2016 Village of Cremona Public Hearing to order at 7:20 p.m.

AGENDA

The Agenda was presented for Council's approval.

Res. 028-16 **MOTION:** Moved by Councillor Temple that Council accept the Agenda as presented.

Carried

BYLAW 459-15

Bylaw 466-15 was presented at the December 15, 2015 Regular Council Meeting for first reading to rescind East Area Structure Plan 429-11. Notices of a Public Hearing were posted at the Village Office, on the Village Website, in the January 5 and 12 Editions of the Carstairs Courier and in the Village Voice and sent to adjacent land owners.

In accordance with section 230(4) of the Municipal Government Act, in a public hearing, council must hear any person, group of persons, or person representing them, who claims to be affected by the proposed bylaw and who has complied with the procedures outlined by the council.

Mayor Hagen opened up the floor for members of the public to speak.

Jennifer Osborne: Mr. and Mrs. Osborne's property is located in the East Area Structure Plan, they understand the reasoning for rescinding the plan as it involved so many landowners and was complicated. Their concerns are in losing some of the requirements of the plan for future access to their land.

Mayor Hagen: Mayor Hagen stated that anyone whether a property owner, or developer still has to bring a proposal to council for approval; further a subdivision plan for any development must follow the Land Use Bylaw and the Municipal Development Plan as well as all provincial regulations.

Luana Smith: Ms. Smith added that access must be given to properties, no one can be land locked. This is a provincial regulation.

Gordon Osborne: Mr. Osborne stated that they have no plans now to develop their lands; they just want to ensure things are in place for the future.

Karel Beckman: Mr. Beckman stated he was glad to see the plan go. When he was annexed there were promises to him regarding his land that were not kept.

Mayor Hagen: Mayor Hagen stated that the *Municipal Government Act* states that a municipality with a population over 3000 **must** have a Municipal Development Plan (MDP) and Area Structure Plans (ASP) for developments; any municipality under 3000 **may** have a MDP and require ASP's for developments.

Mayor Hagen further stated that in his opinion to have a development plan that covers so much area such as the East Area Structure Plan, you would need to have one developer buy all the land to make the plan work. Further the Village could not afford a development of this size to take place as significant upgrades to the water and wastewater infrastructure would need to be done.

Councillor Bigelow: Councillor Bigelow commented that it would be unlikely any developer would meet or want this plan as it is.

Mayor Hagen: Mayor Hagen added that a developer would most likely not even develop the lands according to this plan. The Village will keep this plan on file as there is some good information that could be used in future developments.

Larry Steeves: Mr. Steeves commented that when he was on Council there was a 22 acre parcel east of the red line on the map and three developers wanted to purchase and develop that property but they could not come to an agreement with the land owners.

Mayor Hagen: Mayor Hagen added that no one can force someone to sell their land to a developer.

Robert Reid: Mr. Reid stated he is the land owner of the 22 acres discussed as well as other land in the East Area Structure Plan. He stated that his father and he were never approached by a developer to purchase the lands for development. He further stated he never met with Parkland Community Planning Service (PCPS) who did the plan and they did not comment or use any information from the correspondence the Reid's provided to the Village and PCPS regarding their land and the East Area Structure Plan.

Mayor Hagen called for further comments, no further comments were made. Mayor Hagen called for the Public Hearing to be adjourned.

ADJOURNMENT

Res.029-16 **MOTION:** Moved by Councillor Shi that Council adjourn from the Public Hearing on the 19 day of January, 2016 at 7:33 p.m.

Carried

Mayor, Tim Hagen

CAO, Luana Smith

INTLS: _____