



**TOWN OF STRATHMORE
PUBLIC HEARING
Council Chambers at 7:00 p.m.
July 19, 2017**

APPROVED MINUTES

IN ATTENDANCE:

COUNCIL

MICHAEL ELL
STEVE GRAJCZYK
DENISE PETERSON
BOB SOBOL
ROCKY BLOKLAND
PAT FULE VIA TELEPHONE

MAYOR
DEPUTY MAYOR
COUNCILLOR
COUNCILLOR
COUNCILLOR
COUNCILLOR

STAFF

JAMES THACKRAY
RYAN ROYCROFT
RENE SMELZ
CHUCK PROCTER
TRACY SIMPSON

CAO
ASSISTANT DIRECTOR
DEVELOPMENT SERVICES
PLANNER 1
SR. MANAGER COMMUNITY
SERVICES

RECORDING SECRETARY

JENNIFER SAWATZKY

MANAGER OF LEGISLATIVE
SERVICES

PUBLIC

2

PRESS

2

REGRETS

BRAD WALLS

COUNCILLOR

1. CALL TO ORDER

Mayor Ell called the Public Hearing to order at 7:00PM.

2. ADOPTION OF AGENDA

Resolution #009.07.17PH

Moved by Councillor Sobol

THAT Council approve the July 19, 2017 Public Hearing Agenda as presented.

CARRIED

3. TABLED REPORTS

4. LAND USE ITEMS

4.1 Bylaw 17-02 Wildflower Ranch ASP

Purpose of Bylaw:

Bylaw No. 17-09 proposes to amend Land Use Bylaw No. 14-11 by creating a site specific modification of the Light Industrial District, namely a "District Overlay", to enable the approval of a development permit

application for an Autobody Shop and a Salvage Yard. The subject property is located at 133 Orchard Way.

Confirmation of Notices:

Bylaw 17-09 was advertised in the Strathmore Times on June 30, 2017 and July 7, 2017. Bylaw No. 17-09 was also made available on the Town of Strathmore Web Page for review.

Development Officers Report:

A Site Specific District Overlay for 133 Orchard Way was created and has stated the following requirements:

- Screening a portion of the site with a 2.4 m. high fence
- Stacking the vehicles no higher than the height of the fence
- Landscaping the site with Chinook tolerant drought resistant trees & shrubs
- Providing space for vehicle stacking from Orchard Way in front of the gate.

These regulation reduce the risk that the auto body shop and salvage yard negatively affect neighboring properties.

A district overlay for 133 Orchard Way for an Auto Body Shop and Salvage Yard is the preferred direction as this expedites the process and gives staff some control over the development.

Opposed

No one spoke in opposition of the Bylaw.

In Favour

No one spoke in favor of the Bylaw.

Questions from Council

Councillor Grajczyk asked who would be responsible for remediation of a site if the owners no longer own the property. It was indicated that the Owner would be responsible. A condition will be put on the development permit requiring the land owners to do any remediation if necessary.

Councillor Sobol asked about the screening of the property. The land use bylaw indicates that the property must be screened with trees and landscaping, etc.

Resolution #010.07.17PH

Moved by Councillor Sobol

THAT Council adjourn the public hearing for Bylaw No. 17-09 LUB Amendment Bylaw at 7:10PM

CARRIED



Mayor



Chief Administrative Officer