

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, MARCH 11, 2025**

PRESENT

Jason Ruecker	Chairperson
Susan Hansen	Deputy Chairperson
Abram Giesbrecht	Member
Danae Walsmley	Member

ABSENT

David Janzen	Member
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ATTENDING

Allan Rowe	Chief Administrative Officer (CAO)
Natasha Gillett	Community Services Clerk (CSC)
Kelsey Lund	Development Officer (DO)
Dawn Morgan	Accounts Payable (AP)

CALL TO ORDER

Chairperson Ruecker called the meeting to order at 9:00 a.m.

**ACCEPTANCE OF
AGENDA**

M09-25 (03-11-25)

RESOLUTION by Member Walmsley to adopt the agenda governing the March 11, 2025, Municipal Planning Commission Meeting, as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular
Meeting Minutes

M10-25 (03-11-25)

RESOLUTION by Deputy Chair Hansen to adopt the minutes of the January 28, 2025, Municipal Planning Commission Meeting, as presented. CARRIED.

M11-25 (03-11-25)

RESOLUTION by Member Walmsley to adopt the minutes of February 11, 2025, Municipal Planning Commission Organizational Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision
Application -
AB Minister of
Forestry & Parks

Subdivision Application S02-25 was received from HIS MAJESTY THE KING IN RIGHT OF ALBERTA AS REPRESENTED BY THE MINISTER OF FORESTRY AND PARKS to subdivide 2.91 hectares (7.2 acres) on NW-18-84-9-W6 to capture established agricultural farmstead located within Grazing Lease 38164.

M12-25 (03-11-25)

RESOLUTION by Member Giesbrecht that the Municipal Planning Commission approves Subdivision Application S02-25 received from HIS MAJESTY THE KING IN RIGHT OF ALBERTA AS REPRESENTED BY THE MINISTER OF FORESTRY AND PARKS to subdivide 2.91 hectares (7.2 acres) on NW-18-84-9-W6 to capture established agricultural farmstead located within Grazing Lease 38164, subject to the following conditions:

1. **Minimum setbacks from property lines:**
 - a. **Front yard, 40.8 m (134 ft)**
 - b. **Side yard, 15.2 m (50 ft)**
 - c. **Rear yard, 15.2 m (50 ft)**
2. **Water supply setbacks:**
 - a. **Dugout**
 - i. **Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.**
 - ii. **Interior Side Yard, 15.24 m (50 ft) or as required by the Development Authority.**
 - iii. **Rear Yard, 15.24 m (50 ft) or as required by the Development Authority.**
3. **Sewage setbacks:**
 - a. **Lagoon**
 - i. **45 m (148 ft) from a dwelling**
 - ii. **30.5 m (100 ft) from a property line**
 - iii. **90 m (295 ft) from water feature or source**
4. **All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.**
5. **All structures moved in and/or constructed on site shall conform to all building and code standards as set by Human Resources and Alberta Safety Codes Council.**
6. **All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.**
7. **Proof of amalgamation is provided within 12 months of subdivision completion date.**

CARRIED.

ADJOURNMENT

Chairperson Ruecker adjourned the March 11, 2025, Municipal Planning Commission Meeting at 9:10 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER