

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**March 22, 2016**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, March 22, 2016, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

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- A) CALL TO ORDER**
- B) AGENDA**
  - A. REGULAR MEETING March 22, 2016..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING OF March 8, 2016..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. DEVELOPMENT PERMIT APPLICATION – Bear Canyon Farms Holdings Ltd..... 4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
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**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
MARCH 8, 2016**

**PRESENT**

Miron Croy	Chairperson
Jake Klassen	Deputy Chairperson
Charlie Johnson	Member
Lee Svederus	Member
Peter Frixel	Member

**ABSENT**

**ATTENDING**

Allan Rowe	Chief Administrative Officer (CAO)
Dallas Logan	Development Officer
Audrey Bjorklund	Community Development Officer (CDM)
Bonnie Morgan	Executive Assistant (EA)

**CALL TO ORDER**

Chair Croy called the meeting to order at 9:00a.m.

**ACCEPTANCE OF  
AGENDA**

**M05-16**

**RESOLUTION by Deputy Chairperson Klassen to adopt the agenda governing the March 8, 2016, Municipal Planning Commission Meeting, as presented. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular Meeting Minutes

**M06-16**

**RESOLUTION by Member Svederus to adopt the minutes of the February 23, 2015 Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Development Permit Application W03-16

Development Permit Application W03-16 was received from Myles Bean to develop a dwelling, located at NE 25-85-6 W6M.

**M07-16**

**RESOLUTION by Member Svederus that the Municipal Planning Commission approves Development Permit Application W03-16 from Myles Bean to develop a dwelling, located at NE 25-85-6 W6M, subject to the following conditions:**

1. Minimum setbacks from the property lines:
  - a) Front yard **variance**, 30.5m (100 feet)
  - b) Side yard, 15.2m (50 feet)
  - c) Rear yard, 15.2m (50 feet)
2. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.
3. All required Provincial/Federal Regulations to be adhered to.
4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations. **CARRIED.**

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on March 8, 2016 at 9:03 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	March 22, 2016
Originated By:	Dallas Logan – Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Bear Canyon Farms Holdings Ltd.</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W05-16 was received from Bear Canyon Farms Holdings Ltd. (also known as the Bear Canyon Hutterite Colony) to develop an additional Manufactured Home dwelling at SE 14-83-13-W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- Additional dwellings are a discretionary use, and previous applications of this nature for the colony have been approved.
- Section 42(3) –considerations: suitability, access, proper water/sewer, existing & future surrounding use, necessary for operation of existing farm, and human relationship such as a family member or relative.
- Property is adjacent to SH717

### ATTACHMENTS:

1. Development Permit Application

### OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended
- C. Approve the application with different conditions.

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W05-16 from Bear Canyon Farms Holdings Ltd. to develop an additional Manufactured Home dwelling at SE 14-83-13-W6M, subject to the following conditions:

1. Minimum setbacks from the property lines:
  - a) Front yard, 40.8m (134 feet)
  - b) Side yard, 15.2m (50 feet)
  - c) Rear yard, 15.2m (50 feet)
2. Minimum spacing from adjacent residence(s) shall not be less than 4.5m (15 feet). Any additions or attachments shall be regarded as part of the residence for spacing purposes.
3. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.
4. All required Provincial/Federal Regulations to be adhered to.
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. Developer is responsible for obtaining all other permits such as building, plumbing, gas or electrical permits as required for this development. Copies of these permits must be forwarded to the County prior to construction commencement.
7. Developer to obtain a Roadside Development Permit from Alberta Transportation.

Initials show support - Reviewed by: Development Officer:  Manager: 

# DEVELOPMENT PERMIT APPLICATION

**CLEAR HILLS COUNTY**

FOR ADMINISTRATIVE USE	
APPLICATION NO. <i>W05-16</i>	
DATE RECEIVED	

I/We hereby make application under the provisions of the Land Use Order for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT <i>Bear Canyon Colony</i>	NAME OF REGISTERED LAND OWNER		
ADDRESS <i>Box 33</i>	ADDRESS		
POSTAL CODE <i>704 070</i>	TELEPHONE (Res.) (Bus.)		
<i>Joe 780-864-8723</i>			

LAND INFORMATION											
Legal description of proposed development site:											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">QTR./L.S.</th> <th style="padding: 2px;">SEC.</th> <th style="padding: 2px;">TWP.</th> <th style="padding: 2px;">RG.</th> <th style="padding: 2px;">M.</th> </tr> <tr> <td style="text-align: center; padding: 2px;"><i>SE</i></td> <td style="text-align: center; padding: 2px;"><i>14</i></td> <td style="text-align: center; padding: 2px;"><i>83</i></td> <td style="text-align: center; padding: 2px;"><i>13</i></td> <td style="text-align: center; padding: 2px;"><i>6</i></td> </tr> </table>	QTR./L.S.	SEC.	TWP.	RG.	M.	<i>SE</i>	<i>14</i>	<i>83</i>	<i>13</i>	<i>6</i>	OR REGISTERED PLAN NO. BLOCK LOT
QTR./L.S.	SEC.	TWP.	RG.	M.							
<i>SE</i>	<i>14</i>	<i>83</i>	<i>13</i>	<i>6</i>							
Size of the proposed development site:											
LENGTH <input type="text"/> ft <input type="text"/> m	WIDTH <input type="text"/> ft <input type="text"/> m										
Number of: ACRES OR HECTARES											
Describe the existing use of the land: <i>colony site</i>											

DEVELOPMENT INFORMATION	
Describe the proposed use of the land: <i>1 additional modular home.</i>	
Check (✓) any proposed use(s) not identified above:	
<input type="checkbox"/> Sign(s)	<input type="checkbox"/> Culvert(s) / Road access point(s)
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)
Public use(s) / Utilities Other (specify)	
Indicate the proposed setback from the property line:	
FRONT YARD <input type="text"/> ft <input checked="" type="checkbox"/> m	REAR YARD <input type="text"/> ft <input type="text"/> m
SIDE YARD (1) <input type="text"/> ft <input type="text"/> m	SIDE YARD (2) <input type="text"/> ft <input type="text"/> m
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input type="checkbox"/> A Secondary Highway <input type="checkbox"/> A County Road	
Estimate the Project: A. COMMENCEMENT DATE <i>May 1-16.</i> B. COMPLETION DATE C. CONSTRUCTION COSTS <i>\$ 180,000</i>	
Attached is: (a) Site Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

DEVELOPMENT INFORMATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.	
DATE	<i>Joe m [Signature]</i> SIGNATURE OF APPLICANT
DATE	<i>X</i> SIGNATURE OF REGISTERED LAND OWNER

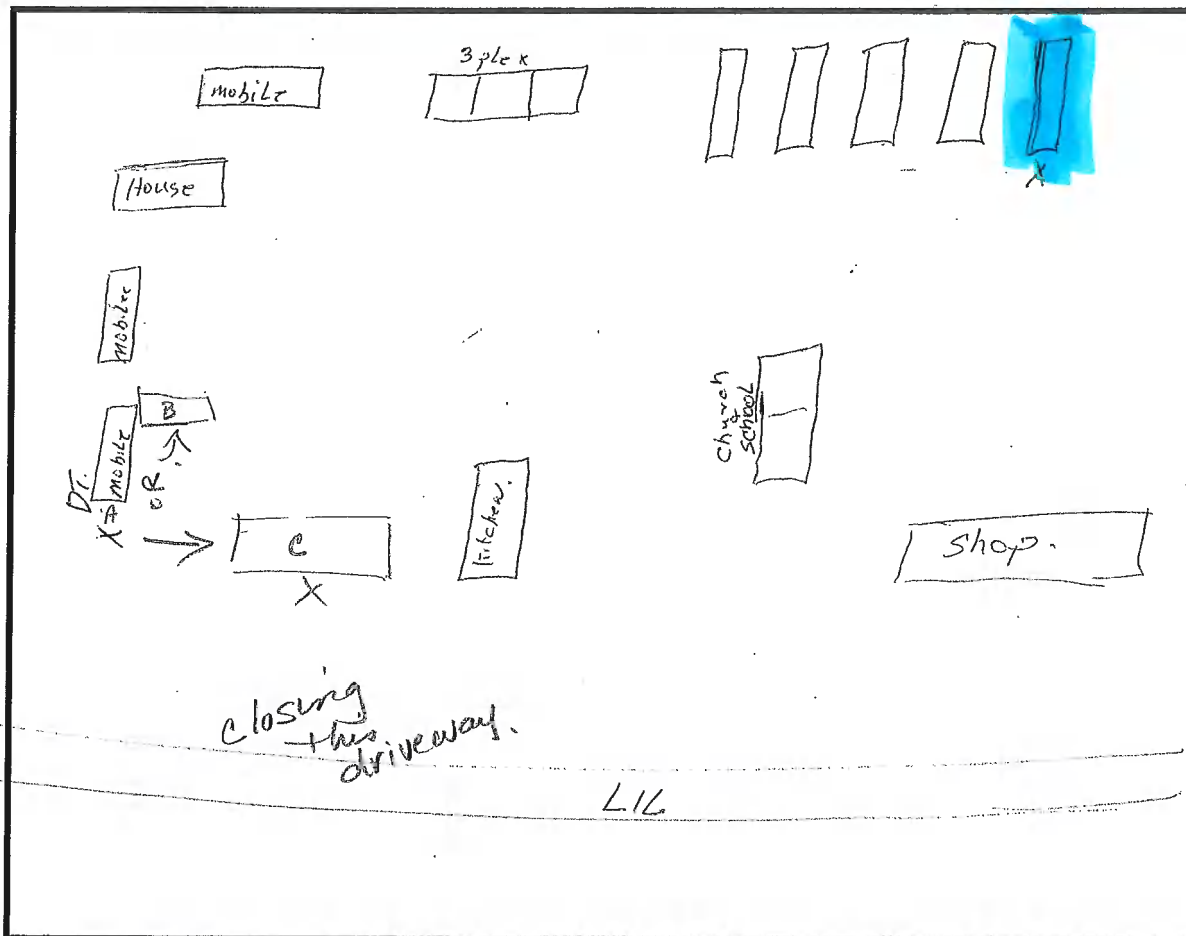
FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION:	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ _____ RECEIPT No. _____

# APPLICATION FOR DEVELOPMENT PERMIT - SITE MAP

LEGAL DESCRIPTION: SE 14 83 13 - W6.M

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and non-industrial development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

1. Location of water source & distance from property line and sewer system
2. Location of sewer system & distance from water source and property line
3. Access location(s)
4. Location of existing or proposed buildings:
5. Setbacks from the road allowance
6. Location of roads in the area
7. Location Shelterbelts
8. Location of Treed Areas/ Sloughs/ Bush/ other vegetation
9. Location of River/ Lakes/ other watercourses

## ADDITIONAL INFORMATION REQUIRED:

Please indicate below the type of sewage supply to be used by your development proposal.

TYPE OF WATER SUPPLY	
<input type="checkbox"/>	DUGOUT
<input checked="" type="checkbox"/>	WELL
<input type="checkbox"/>	CISTERN & HAULING
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	OTHER (Please specify)

TYPE OF SEWAGE DISPOSAL	
<input type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input type="checkbox"/>	SUB-SURFACE DISPOSAL/SEPTIC TANK
<input type="checkbox"/>	ABOVE GROUND/SEPTIC TANK
<input checked="" type="checkbox"/>	SEWAGE LAGOON
<input type="checkbox"/>	OUTDOOR PRIVY
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	OTHER (Please Specify)

Please indicate if the above is: (a) EXISTING  \_\_\_\_\_

(b) PROPOSED \_\_\_\_\_

FOR ADDITIONAL INFORMATION CONTACT THE FAIRVIEW HEALTH COMPLEX - PEACE COUNTRY HEALTH REGION AT (780) 835-4951 AND ASK FOR JEREMY SPENCER OR ALBERTA LABOUR - PLUMBING INSPECTION BRANCH.