

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**May 26, 2015**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, May 26, 2015, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

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<b>A) CALL TO ORDER</b>	
<b>B) AGENDA</b>	
<i>A. REGULAR MEETING May 26, 2015.....</i>	<i>1</i>
<b>C) ADOPTION OF THE PREVIOUS MINUTES</b>	
<i>A. REGULAR MEETING OF May 12, 2015.....</i>	<i>2</i>
<b>D) BUSINESS ARISING OUT OF THE MINUTES</b>	
<b>E) DELEGATION</b>	
<b>F) BY-LAW</b>	
<b>G) OLD BUSINESS</b>	
<b>H) NEW BUSINESS</b>	
<i>A. DEVELOPMENT PERMIT APPLICATION – Menno Fehr.....</i>	<i>7</i>
<i>B. DEVELOPMENT PERMIT APPLICATION – Bear Canyon Farms Holdings Ltd.....</i>	<i>16</i>
<i>C. DEVELOPMENT PERMIT APPLICATION – Matt Zacharias.....</i>	<i>22</i>
<b>I) CORRESPONDENCE AND INFORMATION</b>	
<b>J) CONFIDENTIAL ITEMS</b>	
<b>K) ADJOURNMENT</b>	

<b>Initials show support - Reviewed by: Development Officer:</b>
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<b>Manager:</b>
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**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
May 12, 2015**

**PRESENT**

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

**ATTENDING**

Allan Rowe	Chief Administrative Officer (CAO)
Bonnie Morgan	Executive Assistant (EA)

**ABSENT**

**CALL TO ORDER**

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

**ACCEPTANCE OF  
AGENDA**

**M18-15**

**RESOLUTION** by Deputy Chair Klassen to adopt the agenda governing the May 12, 2015, Municipal Planning Commission Meeting with the addition of:

**H) I.: Subdivision Request–Jolyn Consulting Services Ltd.  
CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular Meeting Minutes

**M19-15**

**RESOLUTION** by Member Svederus to adopt the minutes of the April 14, 2015 Municipal Planning Commission Meeting, as presented. **CARRIED.**

**BUSINESS ARISING  
FROM THE MINUTES**

**NEW BUSINESS**

Subdivision Referral  
S06-15

Subdivision referral S06-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Isaac & Anna Giesbrecht for a Country Residential Subdivision on Part of NE 36-84-10 W6M (4.048 hectares – 10 acres).

**M20-15**

**Resolution** by Member Frixel to Recommend Mackenzie Municipal Services Agency approve the subdivision application from Isaac & Anna Giesbrecht for a Country Residential Subdivision on Part of NE 36-84-10 W6M (4.048 hectares – 10 acres), subject to the following condition(s):

1. Developer shall pay Clear Hills County the amount of \$200 for offsite County services per developable lot.
2. Any outstanding property taxes to be paid in full on the land proposed to be subdivided or arrangements made which are satisfactory to the County.

Development Permit  
Application W13-15

**M21-15**

- 3. All required Provincial/Federal Regulations to be adhered to. CARRIED.**

Development Permit Application W13-15 was received from Vicky Turner to develop a second dwelling site (mobile home) at NW 14-86-7-W6M.

**RESOLUTION** by Member Svederus that the Municipal Planning Commission approves Development Permit Application W13-15 from Vicky Turner to develop a second dwelling site (mobile home), located at NW 24 85 7 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. **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.**

Development Permit  
Application W14-15

**M22-15**

Development Permit Application W14-15 was received from the Worsley Agricultural Society for placing playground equipment, skateboard/bike ramps and donation recognition signage in the Worsley Centennial Park located at Plan 7620347 Block 4 Lot R1

**RESOLUTION** by Chairperson Croy that the Municipal Planning Commission approves Development Permit Application W14-15 for placing playground equipment, skateboard/bike ramps and donation recognition signage in the Worsley Centennial park located at Plan 7620347 Block 4 Lot R1 subject to the following conditions:

1. **Minimum setbacks:**
  - a) Front yard: 3 meters (15 feet) from the perimeter fence
  - b) Side yards: 3 meters (15 feet) from the perimeter fence or bottom of ditch
  - c) Rear yard: 3 meters (15 feet) from the bottom of ditch
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. **No trees shall be removed to accommodate placement of equipment or ramps.**

**CARRIED.**

Development Permit  
Application W15-15

Development Permit Application W15-15 was received from the Peace River School Division for placing playground equipment in the Worsley Central School Playground at SW 6-87-7-W6M

**M23-15**

**RESOLUTION by Member Frixel that the Municipal Planning Commission approves Development Permit Application W15-15 was received from the Peace River School Division for placing playground equipment in the Worsley Central School Playground at SW 6-87-7-W6M subject to the following conditions:**

1. **Minimum setbacks from the property line:**
    - a) **Front yard: 7.6 meters (25 feet)**
    - b) **Side yards: 7.6 meters (25 feet)**
    - c) **Rear yard: 7.6 meters (25 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.**
- CARRIED.**

Development Permit  
Application W16-15

Development Permit Application W16-15 was received from David Neustaeter to construct a shop on an acreage located at Plan 0927230 Block 1 Lot 2 in NW 23-84-10-W6M.

**M24-15**

**RESOLUTION by Deputy Chairperson Klassen that the Municipal Planning Commission approves Development Permit Application W16-15 from David Neustaeter to build a shop, located at Plan 0927230 Block 1 Lot 2 in NW 23-84-10-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. **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.**

Development Permit  
Application W17-15

Development Permit Application W17-15 was received from Natural Forest Development Corp. to construct a shop and storage yard for logging equipment on the titled 5 acre parcel located in NW 9-86-5-W6M.

**M25-15**

**RESOLUTION by Member Svederus that the Municipal Planning Commission approves Development Permit Application W17-15**

from Natural Forest Development Corp. to construct a shop and storage yard for logging equipment on the titled 5 acre parcel located in NW 9-86-5-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. 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.**

Development Permit  
Application W18-15

Development Permit Application W18-15 was received from Johan Wolfe to develop a second dwelling site (mobile home) at SE 29-85-8-W6M.

**M26-15**

**RESOLUTION** by Member Johnson that the Municipal Planning Commission approves Development Permit Application W18-15 from Johan Wolfe to develop a second dwelling site (mobile home) at SE 29-85-8-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. 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.**

Development Permit  
Application W19-15

Development Permit Application W19-15 was received from the Hines Creek Golf & Country Club Association to construct a clubhouse at NE 17-83-4-W6M.

**M27-15**

**RESOLUTION** by Member Frixel that the Municipal Planning Commission approves Development Permit Application W19-15 from Hines Creek Golf & Country Club Association to construct a clubhouse at NE 17-83-4-W6M., subject to the following conditions:

1. Minimum setbacks from the property lines:
  - a) Front yard, 40.8 meters (134 feet)
  - b) Side yard, 3 meters (10 feet)
  - c) Rear yard, 7.6 meters (25 feet)
2. Maximum building height: Two story or 9.1 meters (30 feet)

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.  
**CARRIED.**

SUBDIVISION  
REQUEST –  
Jolyn Consulting  
Services Ltd.

The Agent, Quest Geomatics, for the owner of SE 26-83-3-W6M, Jolyn Consulting Services Ltd., is requesting consideration of a subdivision in excess of 2 hectares (5 acres). They are seeking to do a first parcel out (farmstead) subdivision of 6.45 hectares (15.9 acres). There are 3 residences on the property.

**M28-15**

**RESOLUTION** by Chairperson Croy that the Municipal Planning Commission notify the developer, and Mackenzie Municipal Services Agency that the Municipal Planning Commission supports in principle a subdivision of 6.45 hectares(15.9 acres) at SE 26-83-3-W6M as described on the Quest Geomatics Tentative Plan Showing Proposed Survey MC1-0154-15-00. **CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the Municipal Planning Commission Meeting on May 12, 2015 at 9:12 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 26, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Menno Fehr</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W22-15 was received from Menno Fehr to develop a second dwelling site (mobile home) at SW 21-85-7- W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- This would be the second residential site on the property.
- Land Use Bylaw - Section 64(3)(3)(b) – 80 acres or more .... two dwelling units shall be permitted.
- 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.

### ATTACHMENTS:

1. Development Permit Application
2. Agricultural (AG1)

### 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 W22-15 from Menno Fehr to develop a second dwelling site (mobile home), located at SW 21-85-7-W6M 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. 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.

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

**Manager:**

*ABj*

RECEIVED  
MAY 19 2015

DEVELOPMENT PERMIT  
APPLICATION

CLEAR HILLS COUNTY

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO.	W22-15
DATE RECEIVED	May 19, 2015

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 Menno Fehr				NAME OF REGISTERED LAND OWNER Andreas + Menno Fehr			
ADDRESS Po Box 21 Fairview AB.				ADDRESS Po Box 24 Cleardale AB.			
POSTAL CODE T0H 1L0	TELEPHONE (Res.) 780-835-0537	(Bus.)		POSTAL CODE T0H 3Y0	TELEPHONE (Res.) 780-835-0036	(Bus.)	

LAND INFORMATION							
Legal description of proposed development site:							
QTR./L.S. SW	SEC. 21	TWP. 85	RG. 7	M. W6	OR	REGISTERED PLAN NO.	BLOCK LOT
Size of the proposed development site:							
LENGTH <del>200 ft</del> 200 m	WIDTH <del>200 ft</del> 200 m	Number of:		ACRES 5	OR	HECTARES	
Describe the existing use of the land: Farm land							

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: Set up a home 2nd residence			
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"/> Public use(s) / Utilities	
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	Other (specify)	
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)		
Indicate the proposed setback from the property line:			
FRONT YARD 200 ft 200 m	REAR YARD 600 ft 600 m	SIDE YARD (1) 100 ft 100 m	SIDE YARD (2) 700 ft 700 m
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input type="checkbox"/> A Secondary Highway <input checked="" type="checkbox"/> A County Road			
Estimate the Project:			
A. COMMENCEMENT DATE 01-06-15	B. COMPLETION DATE 01-9-15	C. CONSTRUCTION COSTS \$ 20,000	
Attached is: (a) Site Plan: <input 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.	
05-02-15 DATE	<u>Menno Fehr</u> SIGNATURE OF APPLICANT
05-02-15 DATE	<u>Andreas Fehr</u> 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. _____

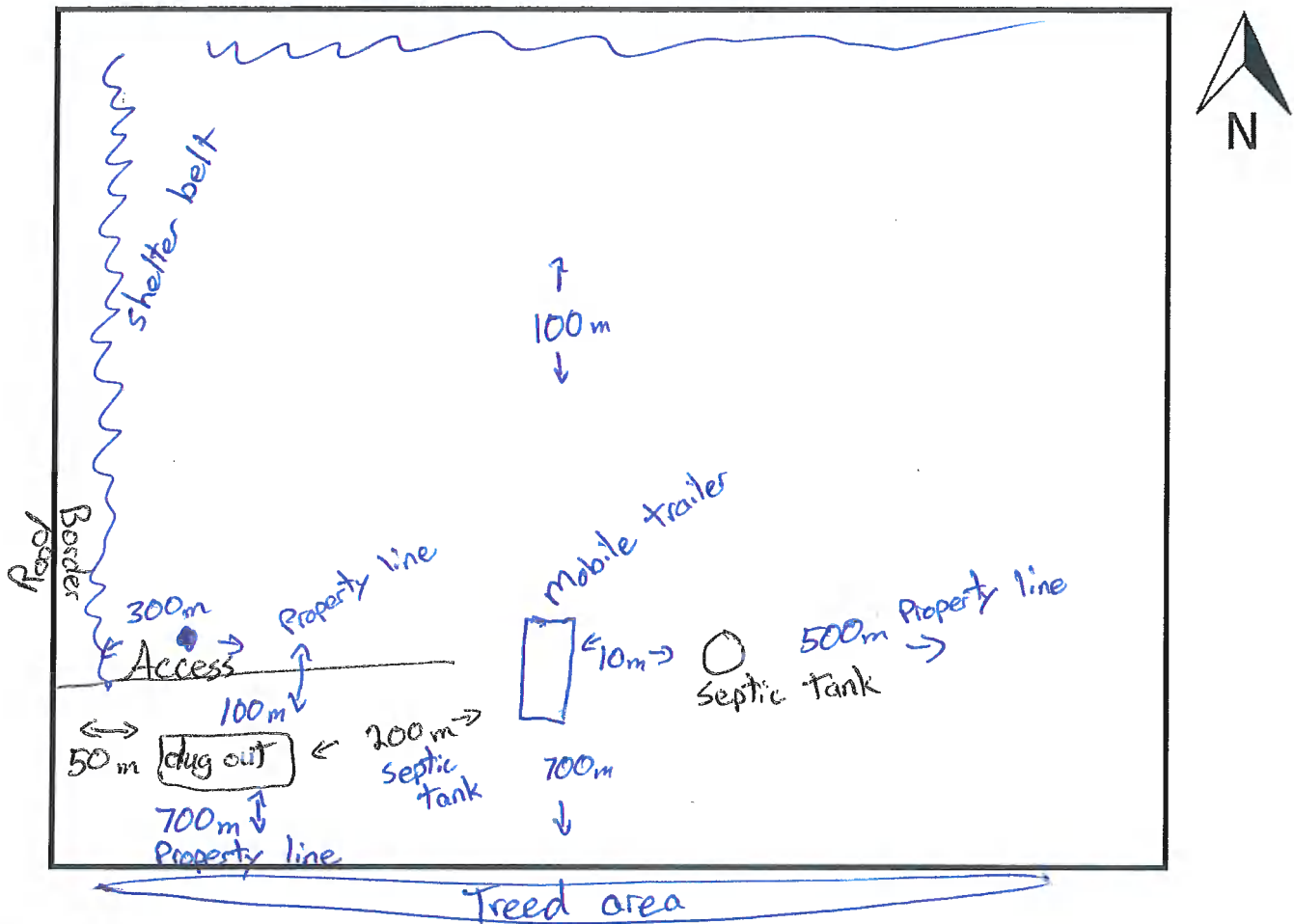


# APPLICATION FOR DEVELOPMENT PERMIT – SITE MAP

LEGAL DESCRIPTION: SW 21-85-7-426

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)
- n/a 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
- n/a 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 checked="" type="checkbox"/>	DUGOUT
<input type="checkbox"/>	WELL
<input type="checkbox"/>	CISTERN & HAULING
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	OTHER (Please specify)

TYPE OF SEWAGE DISPOSAL	
<input checked="" type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input type="checkbox"/>	SUB-SURFACE DISPOSAL/SEPTIC TANK
<input type="checkbox"/>	ABOVE GROUND/SEPTIC TANK
<input 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 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.

**SECTION 64 AGRICULTURAL DISTRICT 1 (AG-1)****(1) PURPOSE**

The purpose of this Agricultural District is to accommodate a wide range of agricultural land uses and discourage all land uses conflicting with the intent of conserving extensive areas of prime agricultural land, thus maintaining the Agricultural Integrity and the Rural Character of the County.

**(2) USES****(a) Permitted Uses**

- ◆ Accessory building or structure
- ◆ Dugout
- ◆ Extensive agriculture use
- ◆ Farmstead or Farm building
- ◆ Game farm
- ◆ Mobile home
- ◆ Modular home
- ◆ Public uses
- ◆ Public utilities
- ◆ Single detached dwelling
- ◆ Signage

**(b) Discretionary Uses**

- ◆ Abattoir
- ◆ Agricultural industry
- ◆ Agricultural supply depot (fertilizer storage)
- ◆ Airport, heliport (public or private)
- ◆ Caretaker's residence
- ◆ Cemetery
- ◆ Church with or without one attached or separate manse
- ◆ Communication or lookout tower
- ◆ Community hall
- ◆ Contractor's business
- ◆ Country store
- ◆ Extensive recreational use
- ◆ Farm occupation

- ◆ Forestry operation, woodlot and sawmill
- ◆ Golf course
- ◆ Government weigh scale
- ◆ Highway maintenance yard
- ◆ Hog buying station
- ◆ Home occupation
- ◆ Industrial plant (including gas plant)
- ◆ Intensive agricultural use
- ◆ Intensive recreational use
- ◆ Kennel
- ◆ Landfill site on sites more than 50 feet (15.2 metres) from any primary highway and more than 1,000 feet (304.8 metres) from any other district.
- ◆ Livestock sales yard
- ◆ Minor recreational facility (public or private)
- ◆ Natural resource extraction industry
- ◆ Pipe and equipment storage yards
- ◆ Post office
- ◆ Ranger cabin and station
- ◆ Retail store or minor commercial facility
- ◆ School
- ◆ Secondary Suite
- ◆ Sewage lagoon, and sewage treatment plant
- ◆ Sod farm
- ◆ Stripping of top soil (commercial)
- ◆ Tannery
- ◆ Tradesman's or handicraft business
- ◆ Veterinary clinic
- ◆ Work camp
- ◆ Other similar uses deemed appropriate by the Development Authority

### (3) SITE PROVISIONS

In addition to the Supplementary Regulations contained in PART 6, the following regulations shall apply to every development in this district.

(1) Parcel Size:

(a) Extensive agriculture:

Minimum: One quarter section or as approved by the Development Authority.

(b) Residential uses:

Farmstead Separation: three (3) acres minimum, ten (10) acres maximum,

Country Residential: five (5) acres maximum.

In case of parcels larger than the permitted parcel size, the approval resides at the discretion of the Development Authority, based on the need to accommodate related farm buildings and improvements.

(c) Confined Feeding operations:

as determined by the Development Authority, to be suitable to accommodate the use in accordance with the code of practise

(d) All other uses:

to be determined by the Development Authority, based on the need to accommodate the use.

(2) Parcel Density Per Quarter Section (maximum):

One (1) parcel, being the quarter section.

In the case of a farmstead or a country residential use, the maximum parcel density per quarter section shall be increased to two (2) parcels with the balance of the quarter being one of the parcels.

For uses other than residential: Maximum parcel density as required by the Development Authority.

Notwithstanding the above, the parcel density may be increased to accommodate a fragmented parcel and a public utility lots.

(3) Dwelling Density Per Parcel (maximum):

On a parcel of less than 80 acres (32.4 ha), a maximum of one (1) dwelling unit shall be permitted.

On a parcel of 80 acres (32.4 ha) or more, a maximum of two (2) dwelling units shall be permitted.

Additional residential development in this land use district is subject to Section 41, Dwelling Units Per Parcel.

(4) Setback Requirements (minimum):

Front Yard:

134 feet (40.8 m) from road right-of-way.

Interior Side Yard:

50 feet (15.2 m) or as required by the Development Authority.

Rear Yard:

50 feet (15.2 m) or as required by the Development Authority.

- (d) A residence associated with the operation of a CFO and situated on the same property may be considered by the Approval Authority within a setback from the CFO.

(5) Building, Design, Character and Appearance:

All buildings shall be attractive in appearance and shall be constructed of materials that comply with the Safety Codes Act or as approved by the Development Authority.

**(4) LANDSCAPING**

In addition to other provisions of this Bylaw, landfill sites, gravel pits, sand pits, sewage lagoons, sewage treatment plants, kennels, highway maintenance yards, outdoor storage areas for uninhabited recreational vehicles and trailers, bulk oil supplies, agricultural supply depots, pipe and equipment storage yards and any discretionary use not hereby listed may have to be screened from view with a vegetated buffer strip, soil berm and/or other screening of a visually pleasing nature as required by the Development

Authority.

**(5) ADDITIONAL REQUIREMENTS**

The Development Authority may decide on such other requirements as are necessary having due regard to the nature of a proposed development and the purpose of this District.

Applications submitted for Confined Feeding Operations must satisfy all of the requirements listed under Part 6: Supplementary Regulations, Section 61 for Confined Feeding Operations.

**(6) SPECIAL REGULATION**

Any public utilities required to serve the district may be developed on any lot as determined by the Development Authority.

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 26, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Bear Canyon Farms Holdings Ltd.</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W23-15 was received from Bear Canyon Farms Holdings Ltd. (also known as the Bear Canyon Hutterite Colony) to develop two (2) additional Mobile Home dwellings at SE 14-83-13-W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- Additional residences 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

Note: AG1 excerpt from Land Use Bylaw is included as an attachment to the first Development Permit Request for Decision application in today's agenda.

### 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 W23-15 from Bear Canyon Farms Holdings Ltd. to develop two (2) additional mobile home dwellings at SW 21-85-7- 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.

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

**Manager:**

*ABj*



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>W23-15</i>
DATE RECEIVED <i>May 20/15</i>

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	
<i>Cherry Point, AB.</i>			
POSTAL CODE <i>T6H-0T0</i>	TELEPHONE (Res.)	(Bus.)	POSTAL CODE
		TELEPHONE (Res.)	(Bus.)

LAND INFORMATION						
Legal description of proposed development site:						
QTR./L.S. <i>SE</i>	SEC. <i>14</i>	TWP. <i>83</i>	RG. <i>13</i>	M. <i>6</i>	OR	REGISTERED PLAN NO.
				BLOCK	LOT	
Size of the proposed development site:						
LENGTH <u>    </u> ft <u>    </u> m	WIDTH <u>    </u> ft <u>    </u> m	Number of:		ACRES	OR	HECTARES
Describe the existing use of the land: <i>Poling site</i>						

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: _____			
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"/> Public use(s) / Utilities	
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	Other (specify) _____	
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)	_____	
Indicate the proposed setback from the property line:			
FRONT YARD <u>    </u> ft <u>    </u> m	REAR YARD <u>    </u> ft <u>    </u> m	SIDE YARD (1) <u>    </u> ft <u>    </u> m	SIDE YARD (2) <u>    </u> ft <u>    </u> 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>July, 2015</i>	B. COMPLETION DATE	C. CONSTRUCTION COSTS \$ <i>200,000</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 checked="" 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>Joseph m Laithe</i> SIGNATURE OF APPLICANT
_____ DATE	_____ SIGNATURE OF REGISTERED LAND OWNER

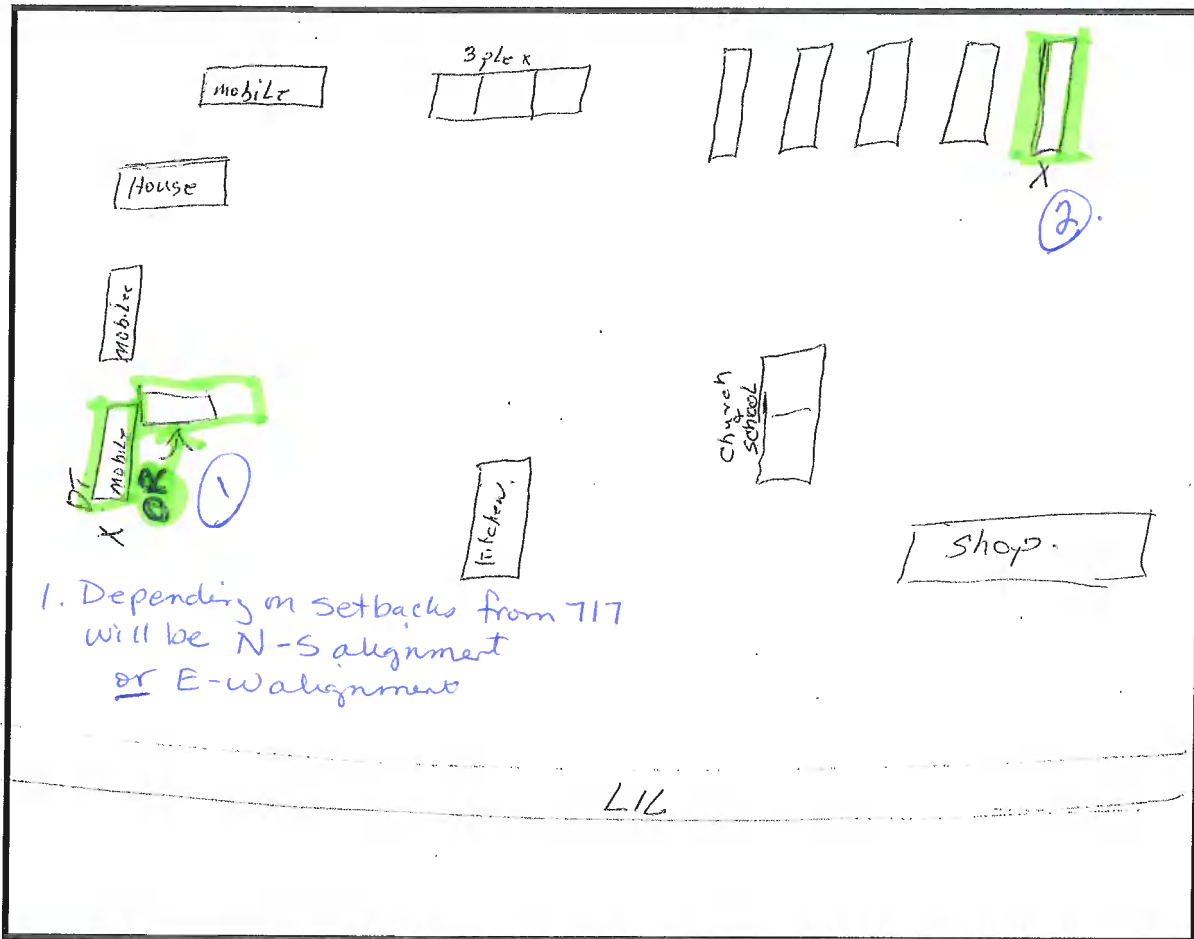
FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: _____	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ _____ RECEIPT No. _____

# APPLICATION FOR DEVELOPMENT PERMIT – SITE MAP

LEGAL DESCRIPTION: \_\_\_\_\_

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





# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 26, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Matt Zacharias</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W24-15 was received from Matt Zacharias to develop a additional Mobile Home dwelling at Plan 0726595 Block 1 Lot 30 in the Hamlet of Cleardale with a request for a variance on the front yard setback from 25 feet to 15 feet at the North East corner of the dwelling due to the lot configuration.

### BACKGROUND:

- Zoning: Hamlet Residential (H-R)
- Variances: a) A Municipal Planning Commission may approve or conditionally approve....
  - (i) When the proposed development would not:
    - 1. unduly interfere with the amenities of the neighbourhood; or
    - 2. materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and
  - (ii) the proposed development conforms to the use prescribed for the land or building in the Land Use Bylaw.
- b) Variances will be considered to a maximum of development standards.

### ATTACHMENTS:

1. Development Permit Application
2. Hamlet Residential District (H-R)

### OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with a front yard setback variance of up to 40% (a minimum of 15 feet instead of 25 feet)
- C. Approve the application without a front yard setback variance.
- D. Approve the application with different conditions.

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W24-15 from Matt Zacharias to develop a additional Mobile Home dwelling at Plan 0726595 Block 1 Lot 30, subject to the following conditions:

1. Minimum setbacks from the property lines:
  - a) Front yard, 4.6 meters (15 feet)
  - b) Side yard, 1.5 meters (5 feet)
  - c) Rear yard, 2.4 meters (8 feet)

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

**Manager:**

*ABj*

2. A foundation wall or skirting shall be provided so that the appearance, design and construction compliment the dwelling, and screen the undercarriage and footings from view.
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.

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

**Manager:**

*22a*

# DEVELOPMENT PERMIT APPLICATION

**CLEAR HILLS COUNTY**

FOR ADMINISTRATIVE USE

APPLICATION NO. <u>W24-15</u>
DATE RECEIVED <u>May 21/15</u>

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 <u>Math Zacharias</u>		NAME OF REGISTERED LAND OWNER	
ADDRESS <u>PO Box 6 Cleardale AB</u>		ADDRESS	
POSTAL CODE <u>T6H 3Y0</u>	TELEPHONE (Res.) <u>780-772-2343</u>	(Bus.)	POSTAL CODE
		TELEPHONE (Res.)	(Bus.)

LAND INFORMATION										
Legal description of proposed development site:										
QTR./L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO. <u>C726595</u>	BLOCK <u>1</u>	LOT <u>30</u>		
Size of the proposed development site:										
LENGTH <u>76 ft</u>	<u>76</u> m	WIDTH <u>26 ft</u>	<u>26</u> m	Number of:		ACRES	OR	HECTARES		
Describe the existing use of the land: <u>Vacant lot</u>										

DEVELOPMENT INFORMATION									
Describe the proposed use of the land: <u>residence</u>									
<u>requesting 15ft front yard setback NE corner.</u>									
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"/> Public use(s) / Utilities							
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	<input type="checkbox"/> Other (specify)							
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)	<input type="checkbox"/>							
Indicate the proposed setback from the property line:									
FRONT YARD <u>25 ft</u>	<u>25</u> ft	REAR YARD <u>5 ft</u>	<u>5</u> ft	SIDE YARD (1) <u>9 ft</u>	<u>9</u> ft	SIDE YARD (2) <u>53 ft</u>	<u>53</u> ft		
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input type="checkbox"/> A Secondary Highway <input checked="" type="checkbox"/> A County Road									
Estimate the Project:									
A. COMMENCEMENT DATE <u>June 15 2015</u>			B. COMPLETION DATE <u>June 30 2015</u>			C. CONSTRUCTION COSTS <u>\$ 115,000.00</u>			
Attached is: (a) Site Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input checked="" 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.	
<u>May 11 2015</u> DATE	<u>Math Zacharias</u> SIGNATURE OF APPLICANT
<u>MAY 11, 2015</u> DATE	<u>Math Zacharias</u> 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. _____



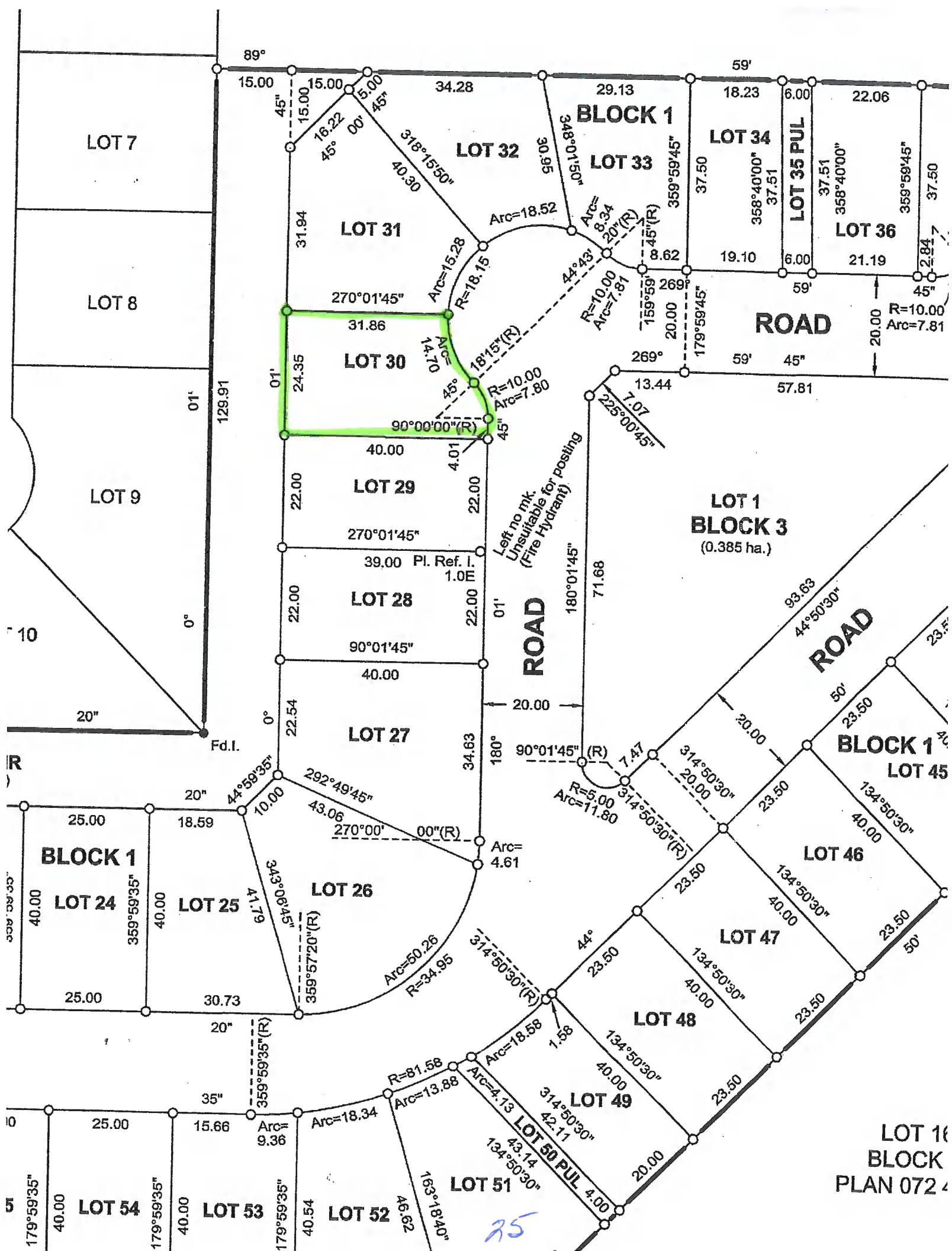
## Lot Boundary Exception

May 21/2015

I Matt Zacharias am applying for an exception on the lot boundary on the NE corner of lot 30 in the Cleardale hamlet. would like approval to utilize parcel of land between sidewalk and existing property line to better accommodate the new mobile home size. I want to use as much of the lot as possible for front yard and due to the existing property line cutting diagonally across it takes away a good 10 feet of property that could be alot better utilized. Thanks for taking the time to read by application letter.



Matt Zacharias  
Lot 30 owner



LOT 7

LOT 8

LOT 9

LOT 10

BLOCK 1

LOT 24

LOT 25

LOT 54

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 53

LOT 32

LOT 33

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 52

LOT 34

LOT 35 PUL

LOT 1

BLOCK 3

(0.385 ha.)

LOT 45

LOT 46

LOT 47

LOT 36

ROAD

ROAD

ROAD

BLOCK 1

LOT 48

LOT 49

LOT 50 PUL

LOT 36

ROAD

ROAD

ROAD

BLOCK 1

LOT 45

LOT 46

LOT 47

LOT 36

ROAD

ROAD

ROAD

BLOCK 1

LOT 45

LOT 46

LOT 47

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BLOCK 1

LOT 45

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LOT 47

LOT 36

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ROAD

ROAD

BLOCK 1

LOT 45

LOT 46

LOT 47

LOT 36

ROAD

ROAD

ROAD

BLOCK 1

LOT 45

LOT 46

LOT 47

LOT 10  
BLOCK  
PLAN 0724

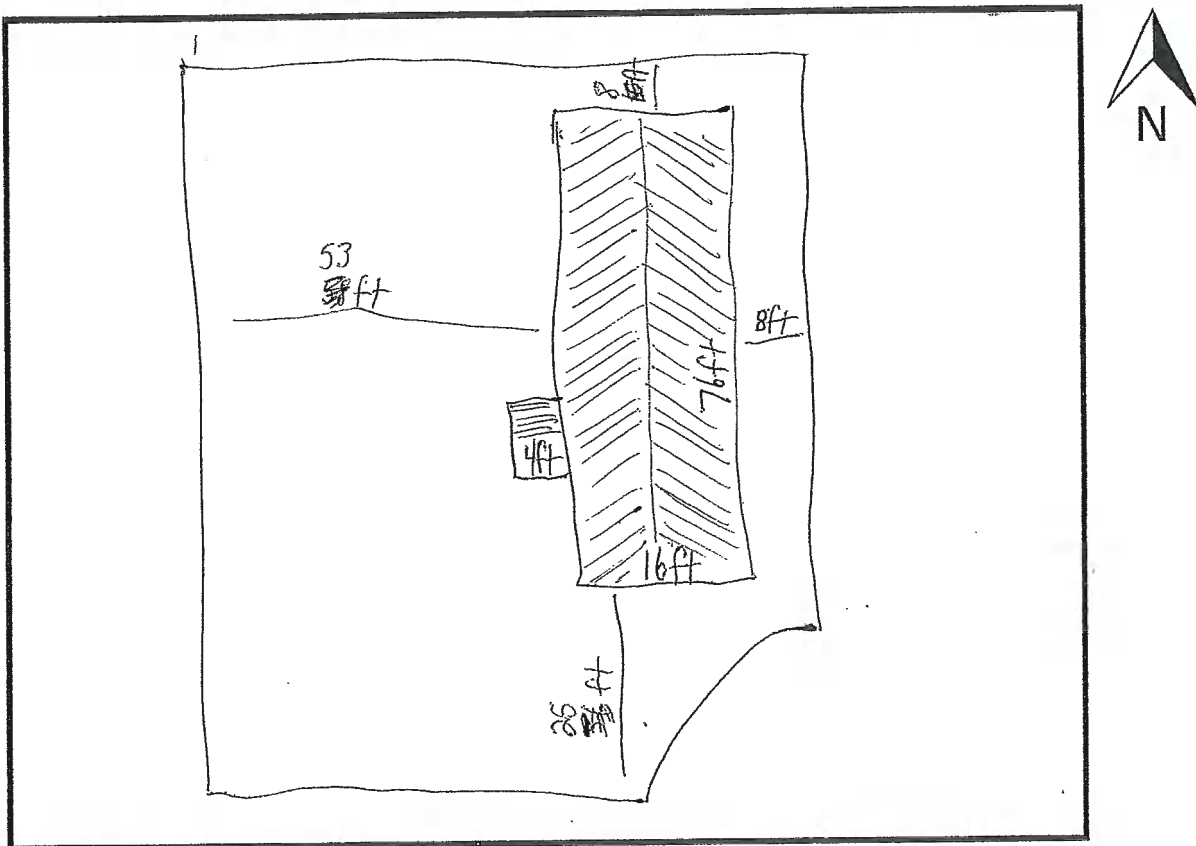
25

# APPLICATION FOR DEVELOPMENT PERMIT – SITE MAP

LEGAL DESCRIPTION: SW 11-85-10-06m

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.

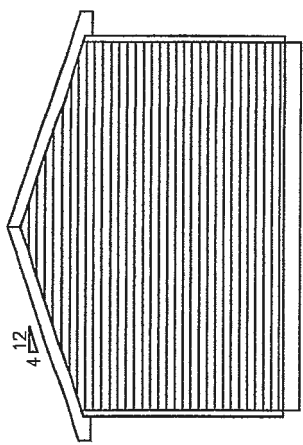
TYPE OF WATER SUPPLY	
	DUGOUT
	WELL
	CISTERN & HAULING
✓	COUNTY SERVICE
	OTHER (Please specify)

TYPE OF SEWAGE DISPOSAL	
	OPEN DISCHARGE/SEPTIC TANK
	SUB-SURFACE DISPOSAL/SEPTIC TANK
	ABOVE GROUND/SEPTIC TANK
	SEWAGE LAGOON
	OUTDOOR PRIVY
✓	COUNTY SERVICE
	OTHER (Please Specify)

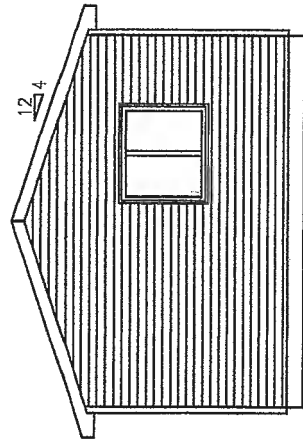
Please indicate if the above is: (a) EXISTING ✓

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

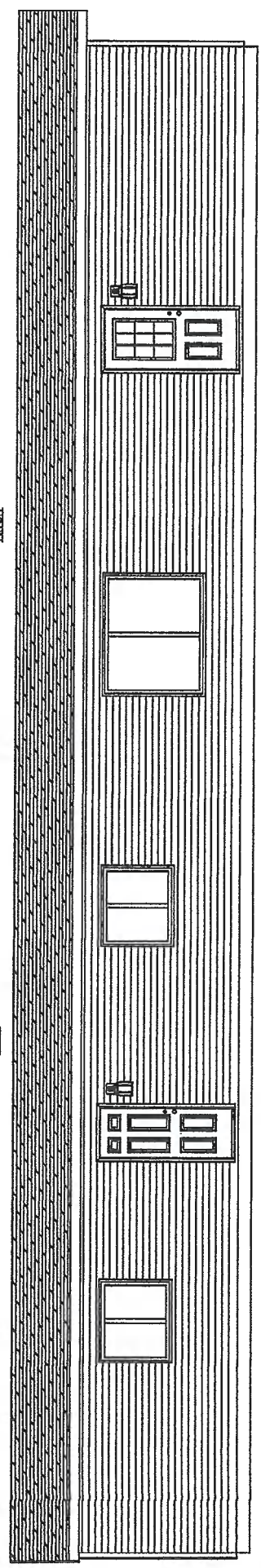
FOR ADDITIONAL INFORMATION CONTACT THE FAIRVIEW HEALTH COMPLEX - PEACE COUNTRY HEALTH REGION AT (780) 835-4951 AND ASK FOR JEREMY SPENCER OR ALBERTA LABOUR - PLUMBING INSPECTION BRANCH.



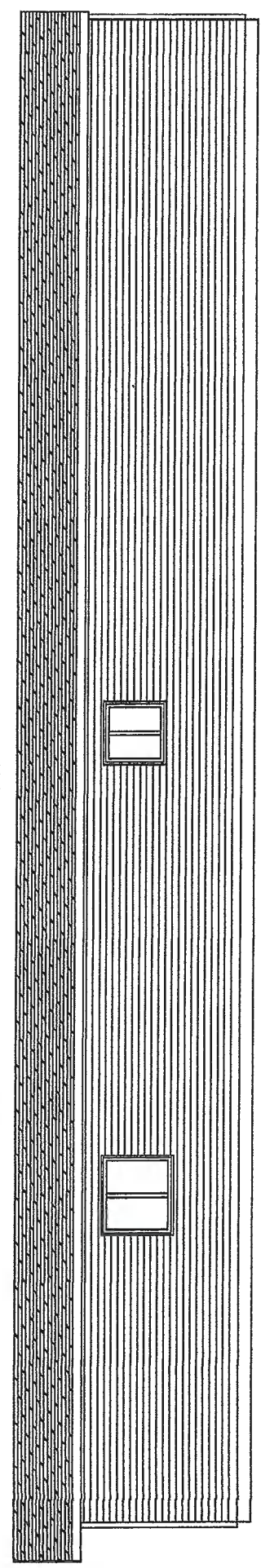
REAR



HITCH




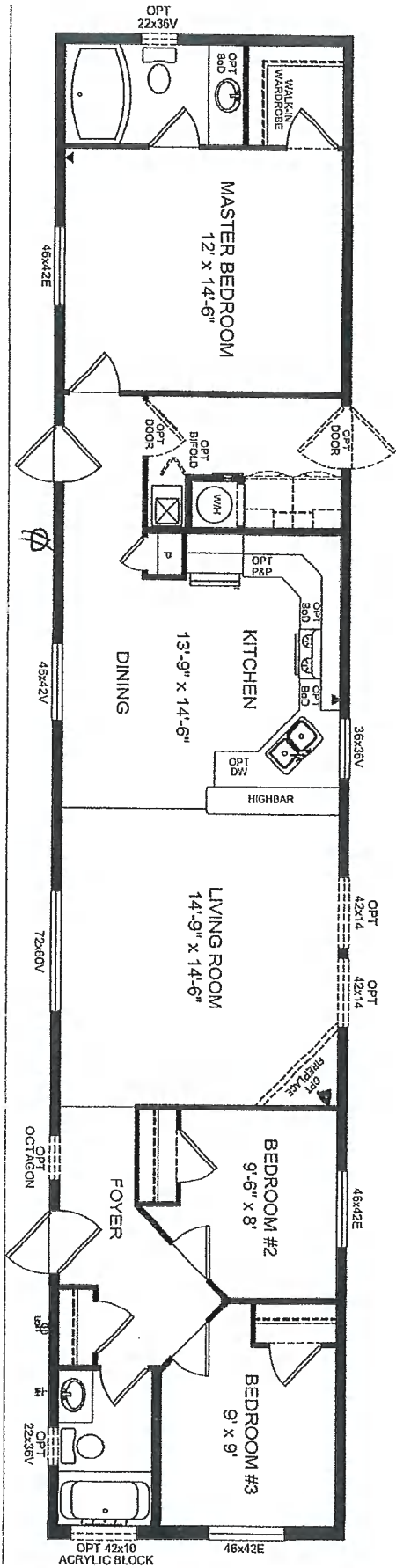
CURBSIDE



ROADSIDE

28

 <p><b>MODULINE MEDICINE HAT</b> 143 Elder Park Crescent Medicine Hat, Alberta T1C 1T8 (403) 827-1868</p>	<p>Drawn By: <b>CJM</b> Date: <b>06/27/12</b></p>	<p>No. _____</p>	<p>Revisions:</p>	<p>Initial _____</p>	<p>Date: _____</p>
	<p>Checked By: _____</p>	<p>TITLE: <b>MANSURA 2012</b> DRAWING NO. <b>MEDICINE HAT</b> <b>16252-STANDARD-ELEVATION</b></p>			



Schedule "A" - Floor Plan

MZ  
CZ

## **SECTION 72 HAMLET RESIDENTIAL DISTRICT (H-R)**

### **(1) PURPOSE**

The general purpose of this District is to permit residential uses in established hamlets.

### **(2) USES**

#### **(a) Permitted Uses**

- ◆ Accessory building or structure
- ◆ Mobile home
- ◆ Modular home
- ◆ Park
- ◆ Playground
- ◆ Recreational use
- ◆ Sign
- ◆ Single detached dwelling
- ◆ Semi detached dwelling

#### **(b) Discretionary Uses**

- ◆ Boarding house
- ◆ Church
- ◆ Day home
- ◆ Duplex
- ◆ Family home facility
- ◆ Home based occupation
- ◆ Intensive recreational use
- ◆ Manse
- ◆ Nursery and daycare
- ◆ Outdoor recreational uses
- ◆ Post office
- ◆ Public or quasi-public building and use
- ◆ Row housing
- ◆ School
- ◆ Secondary Suite
- ◆ Other similar uses as approved by the Development Authority

### (3) SITE PROVISIONS

In addition to the Supplementary Regulations contained in PART 6, the following regulations shall apply to every development in this District.

(1) Parcel Size (minimum):

(a) Permitted Uses

(i) Unserviced lot:

20,000 square feet (1,858 square meters).  
Minimum width of 30.38m (100feet)

(ii) Lots served by piped waterworks system but lacking piped sewerage system:

15,000 square feet (1,394 square meters).  
Minimum width of 100feet (30.5m)

(iii) Lots served by piped sewerage system but lacking piped waterworks system:

10,000 square feet (929 square meters).  
Minimum width of 100feet (30.5m)

(iv) Fully Serviced Lot:

5,000 square feet (465 square meters).  
Minimum width of 50feet (15.2m)

(b) Discretionary Uses:

As required by the Development Authority.

Note: Development on existing substandard lots may be considered by the Development Authority. Compliance with the Plumbing and Drainage Regulations, and the Provincial Board of Health Regulations will be required.

(2) Setback Requirements (minimum):

(a) Front Yard: 25 feet (7.6 m)



- (b) Interior Side Yard: 10% of the width of site, but no less than 5 feet (1.5 m).
- (c) Exterior Side Yard (For corner lots): 10 feet (3.0 m) or as required by the Development Authority.
- (d) Rear Yard: 8 feet (2.4 m) or as required by the Development Authority.
- (e) Private Garage:

Shall be located so that the vehicle entrance doors shall be no closer than 18 feet (5.5 metres) to the property boundary upon which they open.

- (3) Total Floor Area: As required by the Development Authority.

#### **(4) DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS**

- (1) Buildings may be either of new construction or moved-in.
- (2) Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority.
- (3) All mobile homes shall be factory built or of a quality equivalent thereto with walls of pre-finished baked enamel aluminum siding or equivalent, as required by the Development Authority.
- (4) Where a mobile home is placed on a basement, solid footings and a concrete or wood block foundation wall or skirting shall be provided so that the appearance, design and construction compliment of the mobile home.
- (5) The undercarriage of a mobile home shall be screened from view to the satisfaction of the Development Authority.
- (6) All accessory structures such as patios, porches and additions shall be factory pre-fabricated units, or of a quality equivalent thereto, so that the appearance, design and construction compliment the mobile home.

**(5) LANDSCAPING**

In addition to other provisions of this Bylaw, the Development Authority may require Mobile homes and any discretionary use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, to the satisfaction of the Development Authority.

**(6) OFF-STREET PARKING**

Off-street parking requirements are at the discretion of the Development Authority.

**(7) ADDITIONAL REQUIREMENTS**

- (1) Accessory buildings including detached garages shall be permitted to be situated within the required front yard setback for the principal building of the appropriate district.
- (2) The total area consumed by all buildings on a parcel, including accessory buildings shall not exceed 45% of the total site area.
- (3) The total area of all accessory buildings shall also not exceed the total area of the principal building.
- (4) The detached accessory/garage building shall not exceed two thirds (2/3) of the lot width. The assessment of the accessory building width in relation to the subject lot shall be at the discretion of the Development Authority and shall be considered in relation to the periphery building.
- (5) A two storey detached garages/accessory building shall be permitted only if the principal building is two storied and shall not exceed the height of the principal building.
- (6) The external finishing materials on the roof and walls shall be consistent or of a better grade than the materials used in the units in the immediate area.