

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

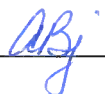
July 21, 2015

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, July 21, 2015, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING July 21, 2015* 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF June 23, 2015* 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. DEVELOPMENT PERMIT APPLICATION - Clear Hills County.* 5
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:

Manager:



**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
June 23, 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)
Audrey Bjorklund	Community Development Officer (CDM)
Bonnie Morgan	Executive Assistant (EA)

CALL TO ORDER

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

**ACCEPTANCE OF
AGENDA**

M38-15

RESOLUTION by Member Svederus to adopt the agenda governing the June 23, 2015, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M39-15

RESOLUTION by Member Frixel to adopt the minutes of the June 9, 2015 Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Referral S08-15

Subdivision referral S08-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from A & A Driedger for a Country Residential Subdivision on NE 4-86-8--W6M (5 hectares, 12.35 acres).

M40-15

RESOLUTION by Member Frixel that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from A & A Driedger for a Country Residential Subdivision on NE 4-86-8-W6M (5 hectares, 12.35 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.**
- 3. All required Provincial/Federal Regulations to be adhered to.**

CARRIED.

Subdivision Referral
S09-15

Subdivision referral S09-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Jolyn Consulting Services for an Industrial Subdivision on SE 26-83-3-W6M (6.45 hectares – 15.9 acres).

M41-15

RESOLUTION by Chairperson Croy that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from Jolyn Consulting Services for an Industrial Subdivision on SE 26-83-3-W6M (6.45 hectares – 15.9 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.**
- 3. All required Provincial/Federal Regulations to be adhered to.**

AND, further that the Municipal Planning Commission allows an exception to section 64(3) of the Land Use Bylaw No. 107 and will allow the two existing dwellings to remain on this subdivision on SE 26-83-3-W6M being 6.45 hectares/15.9 acres; this exception does not include an allowance for any additional dwellings to be placed or built on this parcel of land.

CARRIED.

Subdivision Request

The owners of NE 19-87-5-W6M are requesting consideration of a subdivision in excess of hectares 4 hectares (10 acres) for a farmstead separation. They are seeking to do a first parcel out of 12 hectares (30 acres) to have sufficient area to continue raising and showing horses and build an outdoor arena.

M42-15

RESOLUTION by Member Johnson to notify the developer, and Mackenzie Municipal Services Agency that the Municipal Planning Commission supports in principle a subdivision of 12 hectares (30 acres) from the south east corner of NE 19-87-5-W6M. CARRIED.

Development Permit
Application W29-15

Development Permit Application W29-15 was received from the Hutterian Brethren Church of Cleardale to construct a cemetery on Plan 1424816 Block 1 Lot 1 in SE 18-85-9-W6M.

M43-15

RESOLUTION by Member Svederus that the Municipal Planning Commission approves Development Permit Application W29-15 from the Hutterian Brethren Church of Cleardale to construct a cemetery on Plan 1424816 Block 1 Lot 1 in SE 18-85-9-W6M subject to the following conditions:

- 1. The cemetery shall be operated in accordance with the Cemetery Act.**
- 2. The cemetery shall be kept in the manner required by Provincial and/or Federal Regulations, and in good order and repair.**
- 3. The site shall be kept free of noxious or prohibited noxious weeds.**

CARRIED.

Development Permit
Application W30-15

Development Permit Application W30-15 was received from Bear Canyon Farms Holdings Ltd. for the proposed area structure plan for the new colony site that is being developed on SW 29-83-12-W6M and are planning to build the road network and municipal lagoons and construct the water storage building, tractor shop, and Barn.

M44-15

RESOLUTION by Member Johnson that the Municipal Planning Commission approves Development Permit Application W30-15 from Nor-Ag Ltd. for the proposed area structure plan for the Bear Canyon Hutterite Colony site that is being developed on SW 29-83-12-W6M subject to the following conditions:

1. Minimum setbacks for the Water Storage Building, Tractor Shop and barn from the property lines:
 - a. Front yard, 40.8meters (134 feet)
 - b. Side yard, 15.2 meters (50feet)
 - c. Rear yard, 15.2 meters (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. Any dwellings or commercial buildings to be moved in or constructed on site will require development permit approval.
4. All required Provincial/Federal Regulations to be adhered to.
5. Livestock and manure management will be carried out in accordance with the Agricultural Operations Practices Act and Regulations.
6. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
7. All approaches onto the municipal road network built by the developer must be constructed in compliance with the County's road construction standards. **CARRIED.**

Deputy Chairperson Klassen entered the meeting at 9:17 a.m.

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on June 23, 2015 at 9:26 a.m.

DATE	CHAIRPERSON
------	-------------

DATE	CHIEF ADMINISTRATIVE OFFICER
------	------------------------------

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 21, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Clear Hills County
File:	61-02-02

DESCRIPTION:

Development Permit Application W33-15 was received from Clear Hills County for a non-potable water facility and truck fill on NW12-86-6-W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)
- The subdivision process for the property has been started.
- The non-potable water source is the existing borrow pit on the site.

ATTACHMENTS:

1. Development Permit Application

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the following, or different conditions.

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W33-15 from Clear Hills County for a non-potable water facility and truck fill on NW12-86-6-W6M subject to the following conditions:

1. Minimum setbacks from the property lines:
 - a) Front yard, 40.8meters (134 feet)
 - b) Side yard, 15.2 meters (50feet)
 - c) Rear yard, 15.2 meters (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. Developer is responsible for obtaining all other permits such as building, plumbing, and electrical permits as required for this development.

Initials show support - Reviewed by: Development Officer:

Manager:

DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO. <u>W33-15</u>
DATE RECEIVED <u>June 30/15</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>Clear Hills County</u>	NAME OF REGISTERED LAND OWNER <u>Kenneth R. and Gwen L. Berg</u>		
ADDRESS <u>Box 240</u>	ADDRESS <u>Box 187</u>		
<u>Worsley, Alberta</u>		<u>Worsley, Alberta</u>	
POSTAL CODE <u>T0H 3W0</u>	TELEPHONE (Res.) <u>780-685-3925</u>	POSTAL CODE <u>T0H 3W0</u>	TELEPHONE (Res.) (Bus.) <u>780-685-2332</u>

LAND INFORMATION						
Legal description of proposed development site:						
QTR./L.S. <u>NW</u>	SEC. <u>12</u>	TWP. <u>86</u>	RG. <u>6</u>	M. <u>W6M</u>	OR	REGISTERED PLAN NO.
Size of the proposed development site:						
LENGTH <u>140</u> m	WIDTH <u>140</u> m	Number of:		ACRES <u>4.84</u>	OR HECTARES 	
Describe the existing use of the land: <u>Old overgrown yardsite</u> <u>Borrow Pit</u>						

DEVELOPMENT INFORMATION		
Describe the proposed use of the land: <u>Truckfill (Eureka River)</u>		
Check (✓) any proposed use(s) not identified above:		
<input type="checkbox"/> Sign(s)	<input type="checkbox"/> Culvert(s) / Road access, point(s)	<input checked="" 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>100</u> m	REAR YARD <u>40</u> m	SIDE YARD (1) <u>20</u> 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 <u>July 1, 2015</u>	B. COMPLETION DATE <u>October 31, 2015</u>	C. CONSTRUCTION COSTS <u>\$ 100,000.00</u>
Attached is: (a) Site Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input 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>June 22/2015</u> DATE	 SIGNATURE OF APPLICANT
<u>June 18/2015</u> DATE	<u>Kenneth R. Berg</u> SIGNATURE OF REGISTERED LAND OWNER

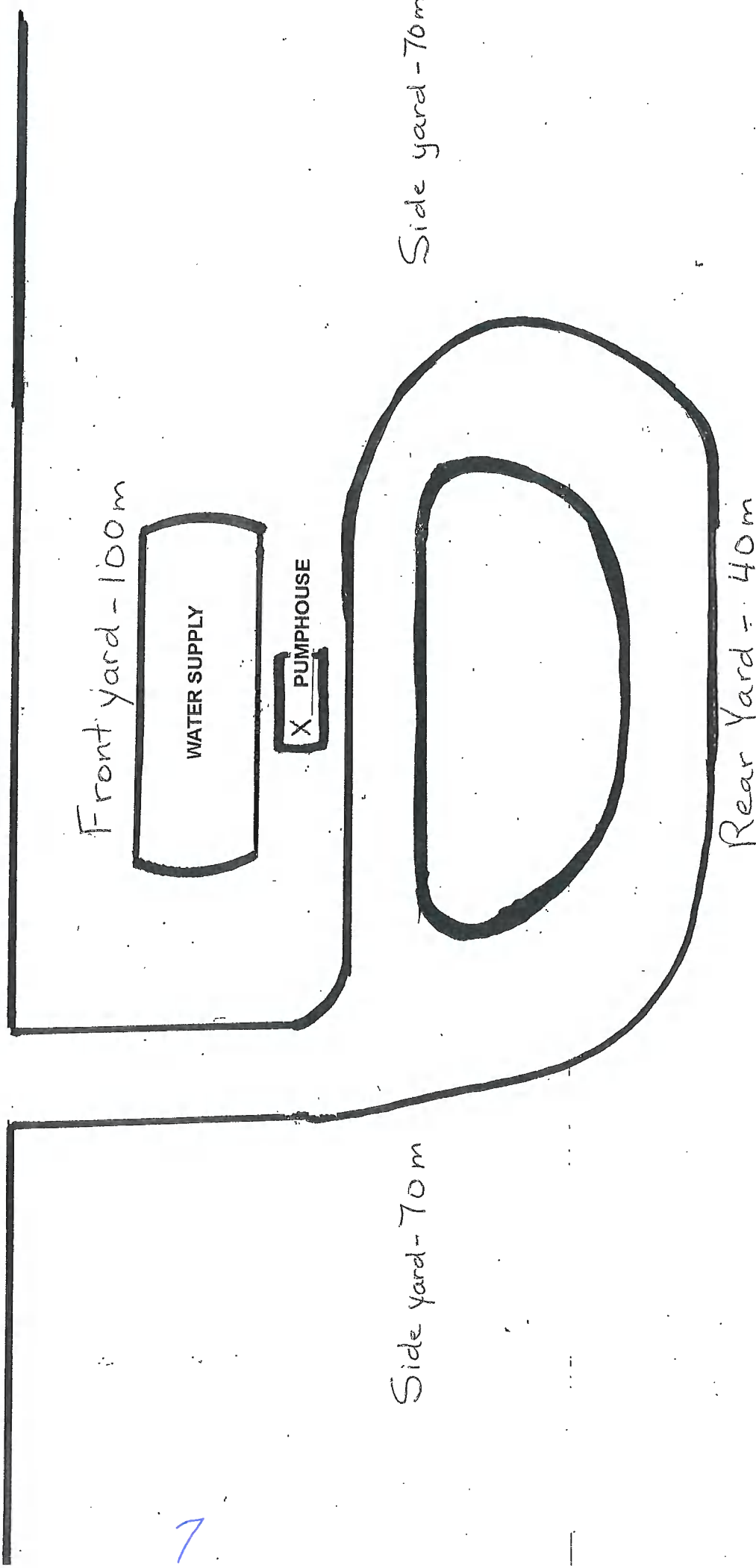
FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: _____	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ _____
RECEIPT No. _____	



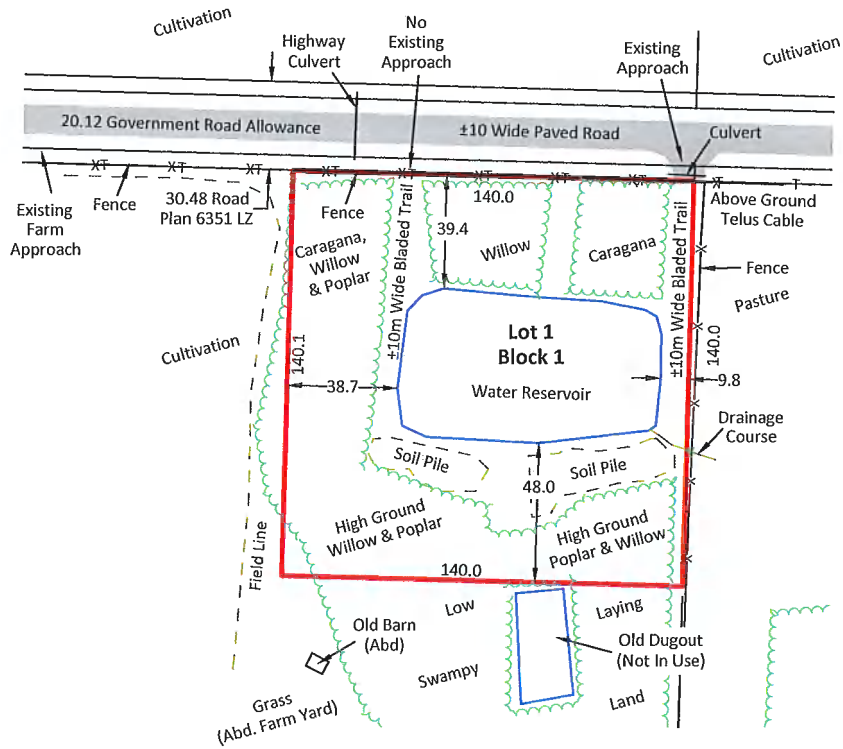
EUREKA RIVER NON-POTABLE
WATER SUPPLY

NW 13-86-6-46M

TWP. RD. 862




Tentative Plan Showing
Proposed Subdivision
of
N.W. 1/4 Sec. 12, Twp. 86, Rge. 6, W.6M.
Clear Hills County, Alberta



N.W. 1/4 Sec. 12-86-6-W.6M.

Detail
Scale 1 : 2,000



Page 2 of 4	 Calgary, Alberta (403) 984-9460 Fairview, Alberta (780) 330-9939 www.questinc.ca
Date: June 8, 2015	
Scale: 1:2,000	
JC/BD/TBB	
Job #: MC1-0245-15-00	

8

Tentative Plan Showing
Proposed Subdivision (Photo)
of
N.W. 1/4 Sec. 12, Twp. 86, Rge. 6, W.6M.
Clear Hills County, Alberta



Page 4 of 4
Date: June 8, 2015
Scale: 1:2,000
JC/BD/TBB
Job #: MC1-0245-15-00

QUEST
GEOMATICS
Calgary, Alberta (403) 984-9460
Fairview, Alberta (780) 330-9939
www.questinc.ca

Photo Date: 2013

9