

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**September 8, 2015**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, September 8, 2015, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

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- A. CALL TO ORDER**
  - B. AGENDA**
    - A. REGULAR MEETING September 8, 2015* ..... 1
  - C. ADOPTION OF THE PREVIOUS MINUTES**
    - A. REGULAR MEETING OF August 18, 2015*..... 2
  - D. BUSINESS ARISING OUT OF THE MINUTES**
  - E. DELEGATION**
  - F. BY-LAW**
  - G. OLD BUSINESS**
  - H. NEW BUSINESS**
    - A. Subdivision Proposal* ..... 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  
August 18, 2015**

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**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**

**M50-15**

**RESOLUTION by Member Svederus to adopt the agenda governing the August 18, 2015, Municipal Planning Commission Meeting. CARRIED..**

**APPROVAL OF  
MINUTES**

Previous Regular Meeting Minutes

**M51-15**

**RESOLUTION by Deputy Chairperson Klassen to adopt the minutes of the July 21, 2015 Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Development Permit Application W38-15

Development Permit W38-15 was received from Cleardale Community Enhancement Society for accessory storage building on Plan 1220558 Block 4 Lot 3.

**M52-15**

**RESOLUTION by Deputy Chairperson Klassen that the Municipal Planning Commission approves Development Permit application W38-15 from Cleardale Community Enhancement Society for two storage buildings on Plan 1220558 Block 4 Lot 3, subject to the following conditions:**

1. Minimum setbacks from the property lines:
  - a. Front yard, 7.6 meters (25 feet)
  - b. Side yard, 12.6 meters (41 feet) (10% of width site)
  - c. Rear yard, 7.6 meters (25 feet)
2. Height of the storage buildings shall not exceed the height of the primary building.
3. Exterior of storage buildings to be finished with wood, metal or similar siding, brick or stucco so that the design and construction complement the primary building.

4. All structures moved in and/or constructed on site shall conform to building code standards as set by Human Resources and Alberta Safety Codes Council.
5. All required Provincial/Federal regulations to be adhered to.
6. Storage buildings to be moved behind the primary building once necessary dirt work has been completed, and before October 31, 2016. **CARRIED.**

Development Permit  
Application W39-15

Development Permit W39-15 was received from Canadian Forest Products Ltd. for an industrial campsite NW-7-88-3-W6M & SW-18-88-3-W6M.

**M53-15**

**RESOLUTION** by Member Johnson that the Municipal Planning Commission approves Development Permit application W39-15 from Canadian Forest Products Ltd. for an industrial campsite NW-7-88-3-W6M & SW-18-88-3-W6M, subject to the following conditions:

1. Minimum setbacks from the property lines:
  - a. Front yard, 40.8 meters (134 feet)
  - b. Side yard, 15.2 meters (50 feet)
  - c. Rear yard, 15.2 meters (50 feet)
2. Approval of this development permit in no way obligates Clear Hills County to upgrade or provide road access to the development.
3. Site must be approved by Alberta Environment Protection Board and operated to their standards.
4. All required Provincial/Federal Regulations adhered to.
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. 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.
7. Developer is responsible for weed control on the site for as long a period as any weed infestation, attributable to the operator, remains uncontrolled. **CARRIED.**

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on August 18, 2015 at 9:05 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 8, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	<b>SUBDIVISION PROPOSAL – Rob Weich</b>
File:	61-02-02

### DESCRIPTION:

The owner of Plan 1522942 Block 1 Lot 1 in NW 20-83-1-W6M is proposing to subdivide approximately 16 hectares (40 acres) and amalgamate this into the existing subdivision of 10 acres to provide access to the farmed agricultural land adjacent to the south boundary of the quarter section.

### BACKGROUND

- Zoning – Agricultural (AG1)
- Existing subdivision was completed this year, and has since been sold to current owner.
- Owner has owns the quarter adjacent to the south boundary of this quarter.
- There is no road access to the adjacent quarter to the south.
- The proposed area is naturally separated from the balance of the quarter due to a watercourse.

### ATTACHMENTS

- Emails describing the proposal, tentative plan diagram and aerial photo.

### OPTIONS:

1. Support the proposed subdivision of approximately 16 hectares (40 acres) in principle.
2. Not support the proposed subdivision

### RECOMMENDED ACTION:

That the Municipal Planning Commission ....

### SAMPLE MOTIONS:

notify the developer that the Municipal Planning Commission does not support a subdivision of 16 hectare (40 acres).

**OR**

notify the developer, and Mackenzie Municipal Services Agency that the Municipal Planning Commission supports in principle a subdivision of approximately 16 hectares (40 acres) from the south west side of NW 20-83-1-W6M, to be amalgamated with the existing subdivision Plan 1522942 Block 1 Lot 1.

Initials show support - Reviewed by: Development Officer: <i>ABj</i> Manager:
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## Audrey Bjorklund

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**From:** Karen.Diebert - MMSA <karen.diebert@mmsa.ca>  
**Sent:** August-13-15 4:13 PM  
**To:** Audrey Bjorklund  
**Subject:** FW: Potential subdivision - NW 20.83.1.W6M  
**Attachments:** 08.13.15 Current Subdivision.pdf

Hi Audrey,

Hopefully you can follow the trail of messages. Essentially, the applicant would like to have a preliminary review of his proposal prior to hiring a surveyor. I know the County has approved this type of application in the past, but it is never safe to assume that it would happen again. The area which he now wants to include in the subdivision is basically all treed and does not include any cultivated land. The area is also essentially severed by a minor watercourse.

If any questions, please call me.

Karen

-----Original Message-----

**From:** Rob Weich (Gmail) [mailto:robdweich@gmail.com]  
**Sent:** August-13-15 3:39 PM  
**To:** 'Karen.Diebert - MMSA'  
**Subject:** RE: Potential subdivision - NW 20.83.1.W6M

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Rob Weich  
(403) 350-9574  
robdweich@gmail.com

-----Original Message-----

**From:** Karen.Diebert - MMSA [mailto:karen.diebert@mmsa.ca]  
**Sent:** Thursday, August 13, 2015 3:25 PM  
**To:** 'Rob Weich (Gmail)'  
**Subject:** RE: Potential subdivision - NW 20.83.1.W6M

Hi Rob,

I would like you to show on the tentative plan approximately where you would like the new subdivision line.

-----Original Message-----

**From:** Rob Weich (Gmail) [mailto:robdweich@gmail.com]  
**Sent:** August-13-15 2:16 PM  
**To:** karen.diebert@mmsa.ca  
**Subject:** Re: Potential subdivision - NW 20.83.1.W6M

Hello Karen,

Thank you very much for your assistance. I would like to propose a realignment of the subdivision border to include the treed area to the south of the current subdivision. The current subdivision cuts through an already existing pasture and does not follow the fence line. This realignment would not only correct this but as we are considering selling the approx. 110 acres to the east of the subdivision and if we did we would like to maintain access to the south west quarter where we will be haying the cultivation and grazing the bush area with cattle. We would like to request a review of this proposal and to seek approval in principle prior to moving forward.

Thank you for your consideration, please advise if there is anything else I can do at this time.

Rob Weich  
(403) 350-9574  
robdweich@gmail.com

-----Original Message-----

From: Karen.Diebert - MMSA [mailto:karen.diebert@mmsa.ca]  
Sent: Thursday, August 13, 2015 1:55 PM  
To: robdweich@gmail.com  
Subject: FW: Potential subdivision - NW 20.83.1.W6M

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-----Original Message-----

From: Karen.Diebert - MMSA [mailto:karen.diebert@mmsa.ca]  
Sent: August-13-15 12:38 PM  
To: 'robdweich@gmail.com'  
Subject: Potential subdivision - NW 20.83.1.W6M

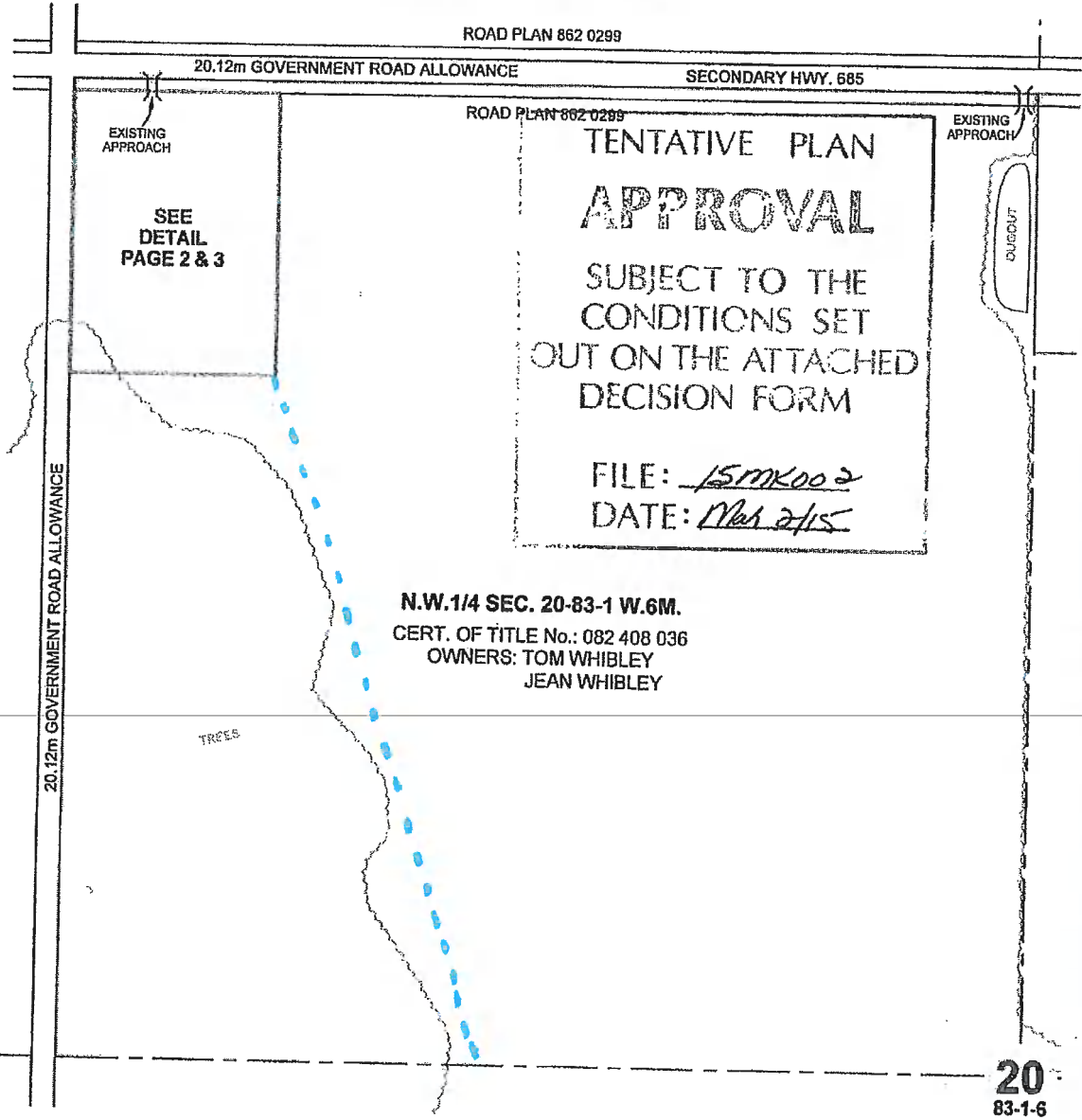
Good afternoon Rob,

Attached is the tentative plan as approved and registered at Land Titles. As discussed, please forward to me your proposal and what your intent is in relation to the SW 1/4. I will forward to Clear Hills County for a preliminary review.

Karen

# TENTATIVE PLAN

**SHOWING PROPOSED SUBDIVISION WITHIN  
N.W.1/4 Sec.20 Twp.83 Rge.1 W.6M.  
CLEAR HILLS COUNTY**



**TENTATIVE PLAN  
APPROVAL**

SUBJECT TO THE  
CONDITIONS SET  
OUT ON THE ATTACHED  
DECISION FORM

FILE: 15MK002  
DATE: Nov 2/15

**N.W.1/4 SEC. 20-83-1 W.6M.**  
CERT. OF TITLE No.: 082 408 036  
OWNERS: TOM WHIBLEY  
JEAN WHIBLEY

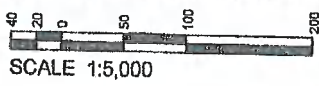
**LEGEND:**

Proposed Parcel shown as: .....  
Tree line shown as: .....

Distances are in metres and decimals thereof.



Plan Prepared by:  
Explore Surveys Inc.  
Edmonton, Alberta  
Toll Free 1-866-936-1805  
Fax No. 780-800-1927



REV. NO.	DESCRIPTION	DATE
1	PLAN ISSUED	NOV. 20, 2014
2	MOVED PUMPOUT LOCATION	DEC 23, 2014

Job X110814 Rev. **1**

SURVEYED BY: D.C./P.M. CALC'D BY: D.L.E. DRAWN BY: T.F.

