

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**

**October 13, 2015**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, October 13, 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 October 13, 2015..... 1*
  - C) ADOPTION OF THE PREVIOUS MINUTES**
    - A. REGULAR MEETING OF September 8, 2015..... 2*
  - D) BUSINESS ARISING OUT OF THE MINUTES**
  - E) DELEGATION**
  - F) BY-LAW**
  - G) OLD BUSINESS**
  - H) NEW BUSINESS**
    - A. SUBDIVISION REFERRAL – Les Richards & Sharon Wedel..... 4*
    - B. SUBDIVISION REFERRAL – Derek Rottier ..... 10*
  - 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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# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	October 13, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	<b>SUBDIVISION REFERRAL – L. Richard &amp; S Wedel</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral S12-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from L. Richard & S Wedel for a Farmstead Separation Subdivision on NE 19-87-5--W6M (12.67 hectares – 31.30 acres).

### BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 12.67 hectare (31.30 acre parcel that includes the residence and surrounding unusable land from the farmland, for sale of the farmland.
- The parcel constitutes the first parcel from the quarter so does not require rezoning to Country Residential.
- The MPC previously supported the larger acreage in principle as it will not be taking farmland out of production:

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.

### ATTACHMENTS:

- Subdivision application

### OPTIONS:

1. Deny the request
2. Approve the subdivision request with conditions listed, or other conditions

### RECOMMENDED ACTION:

That the Municipal Planning Commission ....recommend Mackenzie Municipal Services Agency approve the subdivision application from L. Richard & S Wedel for a Farmstead Separation Subdivision on NE 19-87-5--W6M (12.67 hectares – 31.30 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.

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

**Manager:**

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	October 13, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	<b>SUBDIVISION REFERRAL – D. Rottier</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral S13-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Derek Rottier for a Country Residential Subdivision SW 23-85-6-W6MW6M (4.97 hectares – 12.27 acres).

### BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 12.27 acre parcel and develop a yard site. The area is requested to accommodate onsite servicing.
- The parcel constitutes the first parcel from the quarter so does not require rezoning to Country Residential.
- The subject land is described as having mixed topography and the site is partially cultivated with some bush area.
- Access can be gained via the local road to the west (RR62). There is an existing approach to the balance of the quarter.

### ATTACHMENTS:

- Subdivision application

### OPTIONS:

1. Deny the request
2. Approve the subdivision request with conditions listed, or other conditions

### RECOMMENDED ACTION:

That the Municipal Planning Commission ....recommend Mackenzie Municipal Services Agency approve the subdivision application from Derek Rottier for a Country Residential Subdivision SW 23-85-6-W6MW6M (4.97 hectares – 12.27 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.

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

**Manager:**