MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, MARCH 28, 2017

PRESENT	Miron Croy	Chairperson
	Jason Ruecker	Member
	Lee Svederus	Member
	Peter Frixel	Member
	David Janzen	Member
ABSENT		
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

M57-17

RESOLUTION by Member Svederus to adopt the agenda governing the March 28, 2017, Municipal Planning Commission Meeting with the following additions:

H) C. Development Permit – A. Peters. CARRIED.

APPROVAL OF MINUTES
Previous Regular Meeting Minutes

M58-17

RESOLUTION by Member Ruecker to adopt the minutes of the February 14, 2017 Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS
Development Permit Application W02-17

Development Permit Application W02-17 was issued for a Mobile Home Dwelling on Plan 1444KS Block 7 Lot 4 with a Front yard setback of 7.6 meter (25 feet) and the developer has written requesting the front yard setback be reduced so that he doesn't incur significant cost to alter the gas line location. The developer owns the mobile home and is renting the lot.

M59-17

RESOLUTION by Member Svederus that the Municipal Planning Commission approves a Front yard setback variance from 25 feet to 15 feet for Development Permit W02-17 on Plan 1444KS Block 7 Lot 4. CARRIED.

Subdivision Referral 17MK006 (S02-17)

Subdivision referral S02-17 (17MK006) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead

Separation subdivision from Manfred & Sharon Steimecke, SW 14-85-6-W6M (6.076 hectares – 15.01 acres).

M60-17

RESOLUTION by Member Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision application from Manfred & Sharon Steimecke, SW 14-85-6-W6M (6.076 hectares – 15.01 acres), subject to the following conditions:

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.

ADD-IN
Development Permit Application W04-17

Development Permit Application W04-17 was received from Abram Peters to construct a welding shop on NE 35-85-8-W6M.

M61-17

RESOLUTION by Member Svederus that the Municipal Planning Commission approves Development Permit W04-17 from Abram Peters to construct a welding shop on NE 35-85-8-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.

ADJOURNMENT

Chair Croy adjourned the March 28, 2017 Municipal Planning Commission Meeting at 9:07 a.m.

DATE CHAIRPERSON

DATE CHIEF ADMINISTRATIVE OFFICER