

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, April 11, 2017**

PRESENT	Miron Croy Jason Ruecker	Chairperson Member
	Peter Frixel David Janzen	Member Member
ABSENT	Lee Svederus	Member
ATTENDING	Allan Rowe Audrey Bjorklund Bonnie Morgan	Chief Administrative Officer (CAO) Community Development Officer (CDM) Executive Assistant (EA)
CALL TO ORDER	Chair Croy called the meeting to order at 9:01 a.m.	
<u>ACCEPTANCE OF AGENDA</u>		
<b>M62-17</b>	<b>RESOLUTION by Member Janzen to adopt the agenda governing the April 11, 2017, Municipal Planning Commission Meeting with the addition of Development Permit W16-16 Variance Request. CARRIED.</b>	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes		
<b>M63-17</b>	<b>RESOLUTION by Member Ruecker to adopt the minutes of the March 28, 2017 Municipal Planning Commission Meeting, as presented. CARRIED.</b>	
<u>NEW BUSINESS</u> Development Permit Application W05-17	Development Permit Application W05-17 was received from Nettie Giesbrecht to develop an Open Work Camp at Plan 872 0504 Block 1 Lot 1, subject to the following conditions:	
<b>M64-17</b>	<b>RESOLUTION by Member Janzen to approve Development Permit W05-17 from Nettie Giesbrecht to develop an Open Work Camp at Plan 872 0504 Block 1 Lot 1, subject to the following conditions:</b>  <ol style="list-style-type: none"> <li><b>1. Roadside Development Permit approval from Alberta Transportation. Copy of the permit to be provided to the County prior to construction and/or setup of the camp.</b></li> <li><b>2. Minimum setbacks from the property lines:</b></li> </ol>	

- a) Front yard: As specified by Alberta Transportation but not less than 40.8 m (134 feet)
  - b) Side yard: 6.1 m (20 feet)
  - c) Rear yard: 6.1 m (20 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. Developer is responsible for obtaining all other permits such as building, plumbing, gas or electrical permits required for this development. Copies of these permits must be forwarded to the County prior to construction commencement.

**CARRIED.**

ADD-IN  
Development Permit  
W16-16 Variance  
Request

Development Permit W16-16 for replacement of a second dwelling with a new Modular Home on SE 10-85-9-W6M was issued with a 134 foot (40.8 m) front yard setback. The developer, Nellie Zacharias, is requesting a variance in this setback to 115 feet (35.05 m) as she will need to turn the placement of the new house because of where the power comes into the building site.

**M65-17**

**RESOLUTION by Chairperson Croy that the Municipal Planning Commission approve a front yard setback variance reducing the front yard setback from 134 foot (40.8 m) to 115 feet (35.05 m) on Development Permit W16-16 for the second residence replacement dwelling on SE 10-85-9-W6M.**  
**CARRIED.**

ADJOURNMENT

Chair Croy adjourned the April 11, 2017 Municipal Planning Commission Meeting at 9:15 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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CHIEF ADMINISTRATIVE OFFICER