

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
April 11, 2017

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, March 28, 2017, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING April 11, 2017 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF March 28, 2017..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. DEVELOPMENT PERMIT APPLICATION – N. Giesbrecht 4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

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

**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

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 11, 2017
Originated By:	Audrey Bjorklund – Community Development Manager
Title:	DEVELOPMENT PERMIT APPLICATION – N. Giesbrecht
File:	61-02-02

DESCRIPTION:

Development Permit Application W05-17 was received from Nettie Giesbrecht to develop an Open Work Camp at Plan 872 0504 Block 1 Lot 1.

BACKGROUND:

- Zoning: Highway Development District (H-D)
- A motel or restaurant are permitted used, the Land use bylaw does address an open camp specifically for this district so it is being brought to the MPC for consideration.
- A Roadside Development Permit from Alberta Transportation is required.

ATTACHMENTS:

1. Development Permit Application

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended
- C. Approve the application with different conditions.

RECOMMENDED ACTION:

Nettie Giesbrecht to develop an Open Work Camp at Plan 872 0504 Block 1 Lot 1, subject to the following conditions:

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.
2. Minimum setbacks from the property lines:
 - 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.

Initials show support - Reviewed by: Development Officer: <i>ubj</i> Manager:

APPLICATION NO. W05-17.
 DATE RECEIVED April 4.

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>Nettie Giebrecht</u>		NAME OF REGISTERED LAND OWNER <u>1001223 Alberta Ltd.</u>	
ADDRESS <u>Box 76, Cleardale</u> <u>AB -</u>		ADDRESS <u>Box 46 Cleardale</u> <u>AB.</u>	
POSTAL CODE <u>T0H 3Y0</u>	TELEPHONE (Res.) <u>835-6921</u>	(Bus.)	POSTAL CODE <u>T0H-3Y0</u>
			TELEPHONE (Res.) <u>635-2548</u>
			(Bus.)

LAND INFORMATION							
Legal description of proposed development site:							
QTR./L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	
						<u>PL8720504</u>	
						BLOCK	
						<u>1</u>	
						LOT	
						<u>1</u>	
Size of the proposed development site:							
LENGTH	<u>76</u> ft	WIDTH	<u>54</u> ft	Number of:			ACRES
	m		m			<u>3.73</u>	OR HECTARES
Describe the existing use of the land: <u>vacant lot</u>							

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <u>Work camp - room, kitchen, recreation room,</u> <u>wash trailer. Open camp.</u>			
Check (✓) any proposed use(s) not identified above:			
<input checked="" type="checkbox"/> Sign(s)	<input type="checkbox"/> Culvert(s) / Road access point(s)	<input type="checkbox"/> Public use(s) / Utilities	
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	<input type="checkbox"/> 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	REAR YARD	SIDE YARD (1)	SIDE YARD (2)
<u>25</u> ft	<u>30</u> ft	<u>82</u> ft	<u>67</u> ft
m	m	m	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>ASAP</u>	B. COMPLETION DATE <u>Apr. 30/2017</u>	C. CONSTRUCTION COSTS <u>\$ 100,000.00</u>
Attached is: (a) Site Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A; (b) Floor Plan: <input checked="" 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>Apr. 3/17</u> DATE	<u>Nettie Giebrecht</u> SIGNATURE OF APPLICANT
<u>Apr. 3/2017</u> DATE	<u>[Signature]</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. _____

ADDITIONAL INFORMATION REQUIRED:

Please indicate below the type of sewage supply to be used by your development proposal.

	TYPE OF WATER SUPPLY
	DUGOUT
	WELL
	CISTERN & HAULING
✓	COUNTY SERVICE
	OTHER (Please specify)

	TYPE OF SEWAGE DISPOSAL
	OPEN DISCHARGE/SEPTIC TANK
	SUB-SURFACE DISPOSAL/SEPTIC TANK
	ABOVE GROUND/SEPTIC TANK
	SEWAGE LAGOON
	OUTDOOR PRIVY
✓	COUNTY SERVICE
	OTHER (Please Specify)

Please indicate if the above is: (a) EXISTING _____

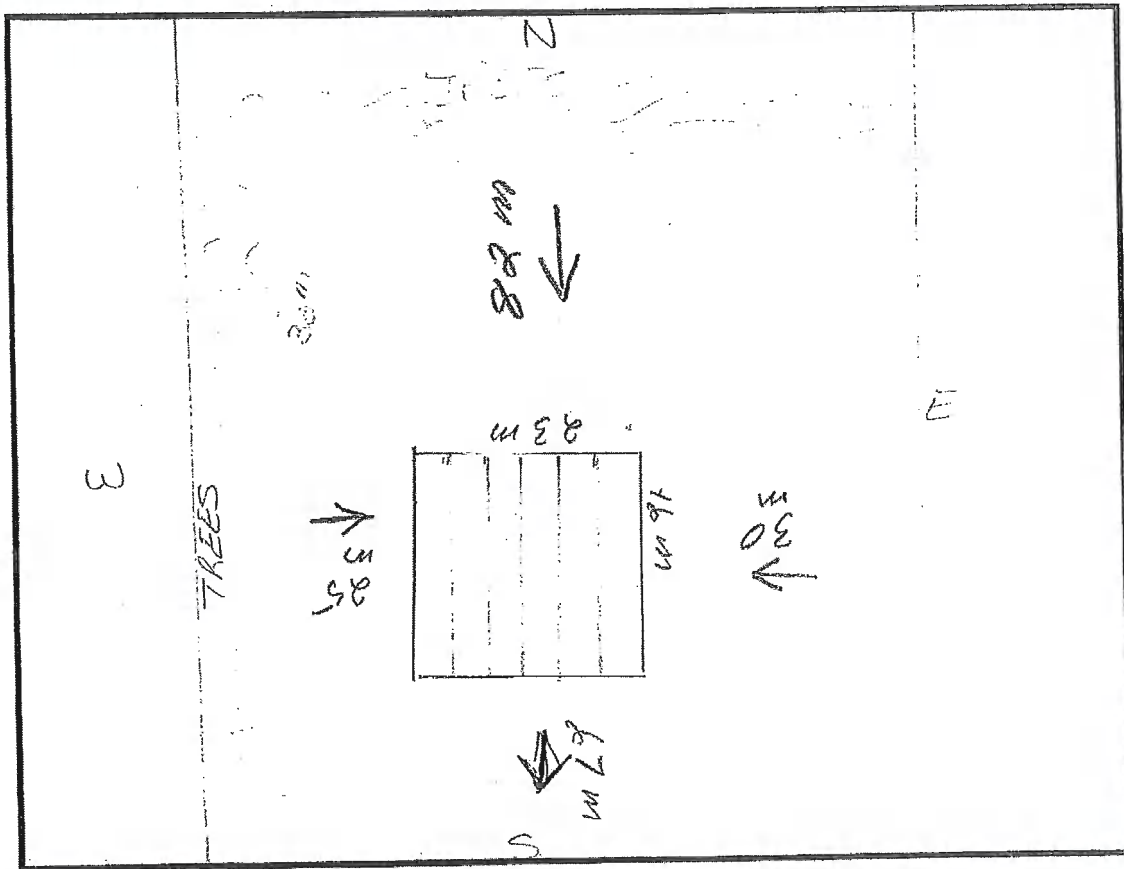
(b) PROPOSED _____ ✓

FOR ADDITIONAL INFORMATION CONTACT THE FAIRVIEW HEALTH COMPLEX - PEACE COUNTRY HEALTH REGION AT (780) 835-4951 AND ASK FOR JEREMY SPENCER OR ALBERTA LABOUR - PLUMBING INSPECTION BRANCH.

APPLICATION FOR DEVELOPMENT PERMIT

For industrial or commercial development please attach engineered drawings of proposed development.

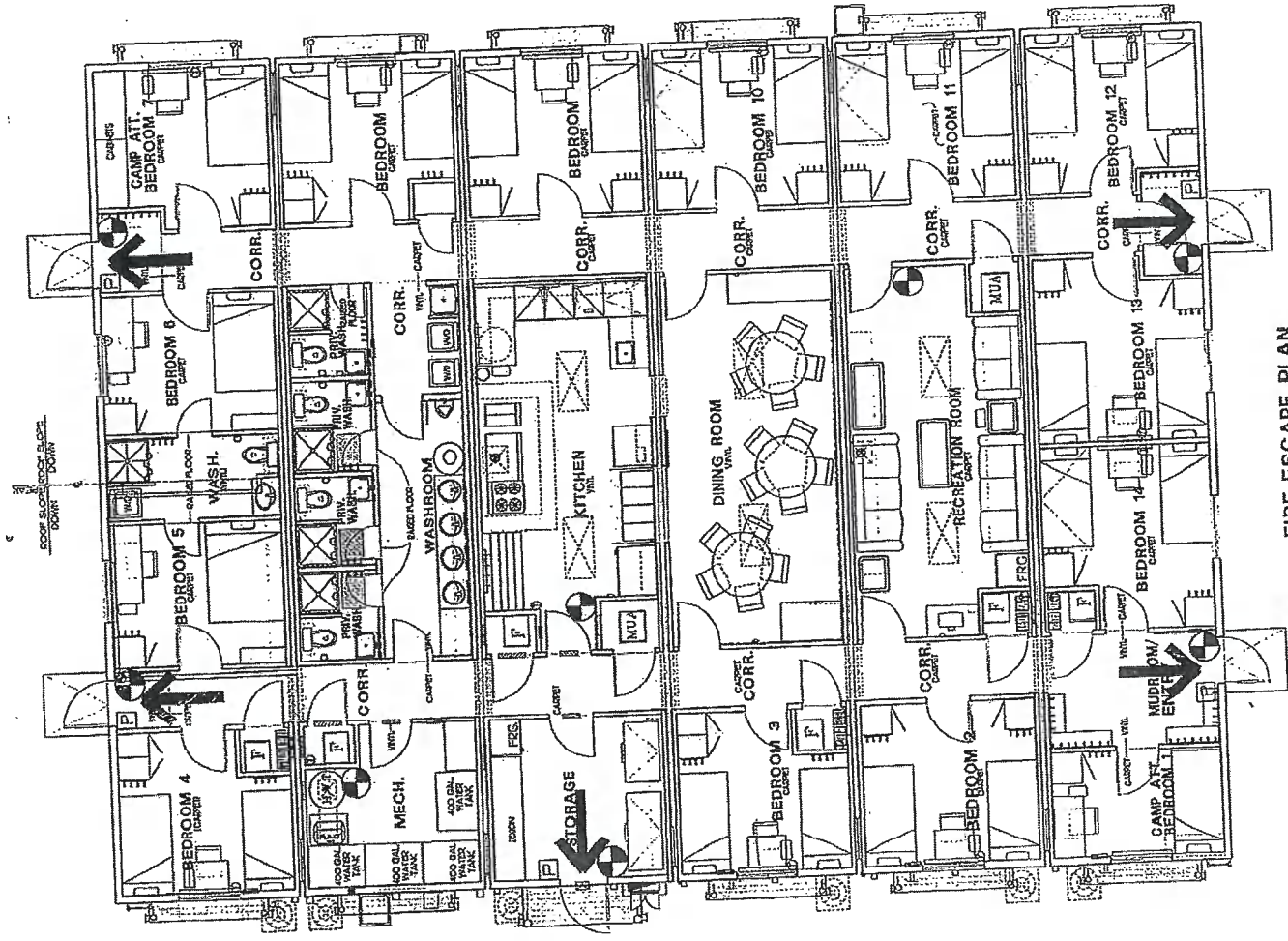
For residential and non-industrial development please sketch plan of proposal:



LEGAL DESCRIPTION: NW 10 85 10 W6. PL 8120504 Block 1 Lot 1

Please indicate the following if they apply to your proposed development:

1. Location of water source & distance from property line and sewer system
2. Location of sewer system & distance from water source and property line
3. Access location(s)
4. Location of existing or proposed buildings:
5. Setbacks from the road allowance
6. Location of roads in the area
7. Location Shelterbelts
8. Location of Treed Areas/ Sloughs/ Bush/ other vegetation
9. Location of River/ Lakes/ other watercourses



FIRE ESCAPE PLAN

EXIT DIRECTION
 FIRE EXTINGUISHER
 PULLSTATION



**Development Permit
Appendix "A"
Moved-in Buildings**

If any of the buildings pertaining to the development permit are being moved-in from another location please complete this form and return with the completed development permit and application fee.

- a) A photograph of the building(s).
- b) Canadian Safety Association Identification Number (CSA) T41L70S120 LPI/CSA
- c) Present location of the building _____

- d) Proposed relocation route _____

Please note:

1. Any building to be moved-in or placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District, must be approved by the Municipal Planning Commission.
2. The Municipal Planning Commission may require, when a development permit is issued for a moved-in building, notice in writing to be sent to all adjacent landowners.
3. The Municipal Planning Commission may require a performance bond or a letter of credit of such amount as to ensure the completion of any renovations set out as a condition of a development permit.
4. The moved-in building shall conform to Alberta Safety and Labour building standards.



