

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, April 25, 2017**

**PRESENT**

|               |             |
|---------------|-------------|
| Miron Croy    | Chairperson |
| Jason Ruecker | Member      |
| Peter Frixel  | Member      |
| David Janzen  | Member      |
| Lee Svederus  | 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**

**M66-17**

**RESOLUTION by Member Svederus to adopt the agenda governing the April 25, 2017, Municipal Planning Commission Meeting as presented. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular  
Meeting Minutes

**M67-17**

**RESOLUTION by Member Janzen to adopt the minutes of the April 11, 2017 Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Development Permit  
Application W05-17

Development Permit Application W06-17 was received from Abraham Zacharias to develop a second residence and yard site on SE 15-85-8-W6M subject to the following conditions:

**M68-17**

**RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W06-17 from Abraham Zacharias to develop a second residence (Dwelling, Manufactured Home) and yard site on SE 15-85-8-W6M with 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.**
  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.**

Subdivision Size  
Inquiry (Variance  
Request)

David & Margaretha Fehr, the owners of NE 36-85-9-W6M are seeking approval in principal to proceed with a large farmstead separation subdivision. The proposed subdivision would be 24.88 ha (61.5 acres) and would include area for an airstrip as well as all bush on the north portion of the quarter.

**M69-17**

**RESOLUTION by Member Frixel that the Municipal Planning Commission table consideration of the proposed 24.88 ha (61.5 acre) farmstead separation subdivision from NE 36-85-9-W6M farmstead and invite MMSA to attend a future meeting.**

**CARRIED.**

Subdivision Size  
Inquiry (Variance  
Request)

Christopher & Denise Wiseman, the owners of NE 22-85-6-W6M are seeking approval in principal to proceed with a large farmstead separation subdivision. The proposed subdivision would be 7.61 ha (18.8 acres) to include the current farmstead, dugout and sewage lagoon.

**M70-17**

**RESOLUTION by Member Svederus that the Municipal Planning Commission approve in principal 7.61 ha (18.8 acres) farmstead separation subdivision from NE 22-85-6-W6M to include the current farmstead, dugout and sewage lagoon.**

**CARRIED**

**ADJOURNMENT**

Chair Croy adjourned the April 25, 2017 Municipal Planning Commission Meeting at 9:26 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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