

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

November 28, 2017

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

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING November 28, 20171*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF October 13, 20172*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. DEVELOPMENT PERMIT – G & A Woodgate – 2nd Residence.....4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:

Manager:

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
FRIDAY, OCTOBER 13, 2017**

PRESENT

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

ATTENDING

Audrey Bjorklund Community Development Officer (CDM)

CALL TO ORDER

Chairperson Croy called the meeting to order at 9:00 a.m.

**ACCEPTANCE OF
AGENDA**

M90-17

RESOLUTION by Member Janzen to adopt the agenda governing the September 12, 2017, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M91-17

RESOLUTION by Member Svederus to adopt the minutes of the September 12, 2017 Municipal Planning Commission Meeting, as corrected. CARRIED.

NEW BUSINESS

Subdivision Referral
E, M & B Kobbert
Farmstead
Separation

Subdivision referral S09-17 (17MK030) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Ernie, Mildred & Brent Kobbert for SE 36-83-6-W6M (5.894 hectares–14.56 acres).

W92-17

RESOLUTION by Member Frixel that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision from Ernie, Mildred & Brent Kobbert for SE 36-83-6-W6M (5.894 hectares–14.56 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.**

ADJOURNMENT

Chairperson Croy adjourned the October 13, 2017 Municipal Planning Commission Meeting at 9:06 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

| | |
|----------------|--|
| Meeting: | Municipal Planning Commission Meeting |
| Meeting Date: | September 12, 2017 |
| Originated By: | Audrey Bjorklund, Community Development Manager |
| Title: | DEVELOPMENT PERMIT APPLICATION – G & A Woodgate |
| File: | 61-02-02 |

Development Permit Application W28-17 was received from Glen & Anna Woodgate to develop a second residence on SE 17-85-5-W6M.

BACKGROUND:

Zoning: Agricultural District (AG-1)

- Dwelling Density Per Parcel: 32.4 ha (80 ac) or more – maximum of 2 dwelling units.

Location: Applicant's yard site will be located adjacent to the north side of Twp Road 872 on the west side of the quarter.

Dwelling Purpose: Family member will be occupying the dwelling.

The house has been moved to the site and is sitting on blocking (picture attached).

ATTACHMENTS:

- Development Permit Application
- Picture of Dwelling on site

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:

That the Municipal Planning Commission approves Development Permit Application W28-17 from Glen & Anna Woodgate to develop a second residence (moved in stick built house) on SE 17-85-5-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. The under-covering of the dwelling shall be completely screened from view by foundation or by skirting and shall be compatible in condition and aesthetic appearance with the dwelling.
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. Developer is responsible for obtaining all other permits such as building, plumbing, gas or electrical permits required for this development.

Initials show support - Reviewed by: Development Officer:

Manager:

4



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 Fax: 780-685-3960
 Email: info@clearhillscounty.ab.ca

**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

| | | | |
|------------------|-----------|----|-----|
| APPLICATION NO.: | W28-17 | | |
| DATE RECEIVED: | Nov 23/17 | | |
| FEE PAID: | YES | NO | N/A |

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming 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 details for 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 Glen + Anna Woodgate | | | | NAME OF REGISTERED LAND OWNER Glen + Anna Woodgate | | | | |
| ADDRESS Box 146 Hines creek | | | | ADDRESS 15 kms or other side | | | | |
| POSTAL CODE T0H-2W0 | EMAIL anna.woodgate@yuboo.ca | | | POSTAL CODE | EMAIL | | | |
| CONTACT NUMBERS Home 780-834-8403 | | | | CONTACT NUMBERS Home 780-834-8403 | | | | |
| Business | | | | Business | | | | |
| Cell 780-834-8403 | | | | Cell 780-834-8403 | | | | |
| LAND INFORMATION | | | | | | | | |
| Legal description of proposed development site | | | | | | | | |
| QTR./L.S. SE | SEC. 17 | TWP. 85 | RG. 5 | M. W/6 | OR | REGISTERED PLAN NO. | BLOCK | LOT |
| Size of the proposed development site: | | | | | | | | |
| LENGTH | | m | WIDTH | | m | NUMBER OF HECTARES | | OR ACRES |
| | | ft | | | ft | | | |
| Lot type: INTERIOR CORNER THROUGH | | | | | | LAND USE DISTRICT: | | |
| Describe the existing use of the land: | | | | | | | | |

**APPLICATION FOR
DEVELOPMENT PERMIT**

ADDITIONAL INFORMATION REQUIRED

Indicate below the type of water supply and sewage disposal to be used by your development proposal and if it is existing or proposed.

| Existing | Proposed | TYPE OF WATER SUPPLY |
|----------|----------|------------------------|
| | | DUGOUT |
| | | WELL |
| | | CISTERN & HAULING |
| | | COUNTY SERVICE |
| | | OTHER (Please specify) |

| Existing | Proposed | 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) <i>Out House.</i> |

FOR ADDITIONAL INFORMATION CONTACT ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS AT 1-866-421-6929 (EMAIL safety.services@gov.ab.ca) OR A LICENSED PERMITTING AGENCY.

APPLICATION FOR DEVELOPMENT PERMIT

| DEVELOPMENT INFORMATION | | | |
|--|---|--|--------------------------------------|
| Describe the proposed use of the land: <i>Just To Live on The spot nothing ELSE</i> | | | |
| Check (✓) any proposed use(s) not identified above: | | | |
| <input checked="" type="checkbox"/> Dwelling unit(s) Sign(s) | <input type="checkbox"/> Accessory structure(s) / use(s) <input type="checkbox"/> Commercial or industrial structure(s) / use(s) | <input type="checkbox"/> Home Occupation(s) | |
| Other (specify) | | | |
| Indicate the proposed setback from the property line: | | | |
| FRONT YARD m | REAR YARD m | SIDE YARD (1) m | SIDE YARD (2) m |
| <i>200' or more</i> ft | | | |
| Off street parking: Size of space | | Number of spaces | |
| Off street loading: Size of space | | Number of spaces | |
| Accessory use: | | | |
| PERCENTAGE OF LOT OCCUPIED: | HEIGHT OF ACCESSORY BLDG: | SETBACK FROM SIDE LOT LINE: | SETBACK FROM REAR LOT LINE: |
| The land is adjacent to: | | | |
| PRIMARY HIGHWAY | | SECONDARY HIGHWAY | |
| | | <input checked="" type="radio"/> RURAL ROAD | |
| Estimate the Project: | | | |
| COMMENCEMENT DATE | COMPLETION DATE | <i>Twp. 852.</i> | |
| | | CONSTRUCTION COSTS | |
| Attached is | | | |
| (a) SITE PLAN Yes No N/A | | (b) FLOOR PLAN Yes No N/A | |
| DECLARATION | | | |
| I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct. | | | |
| DATE: | SIGNATURE OF APPLICANT: <i>[Signature]</i> | | |
| DATE: | SIGNATURE OF REGISTERED LAND OWNER: <i>[Signature]</i> | | |

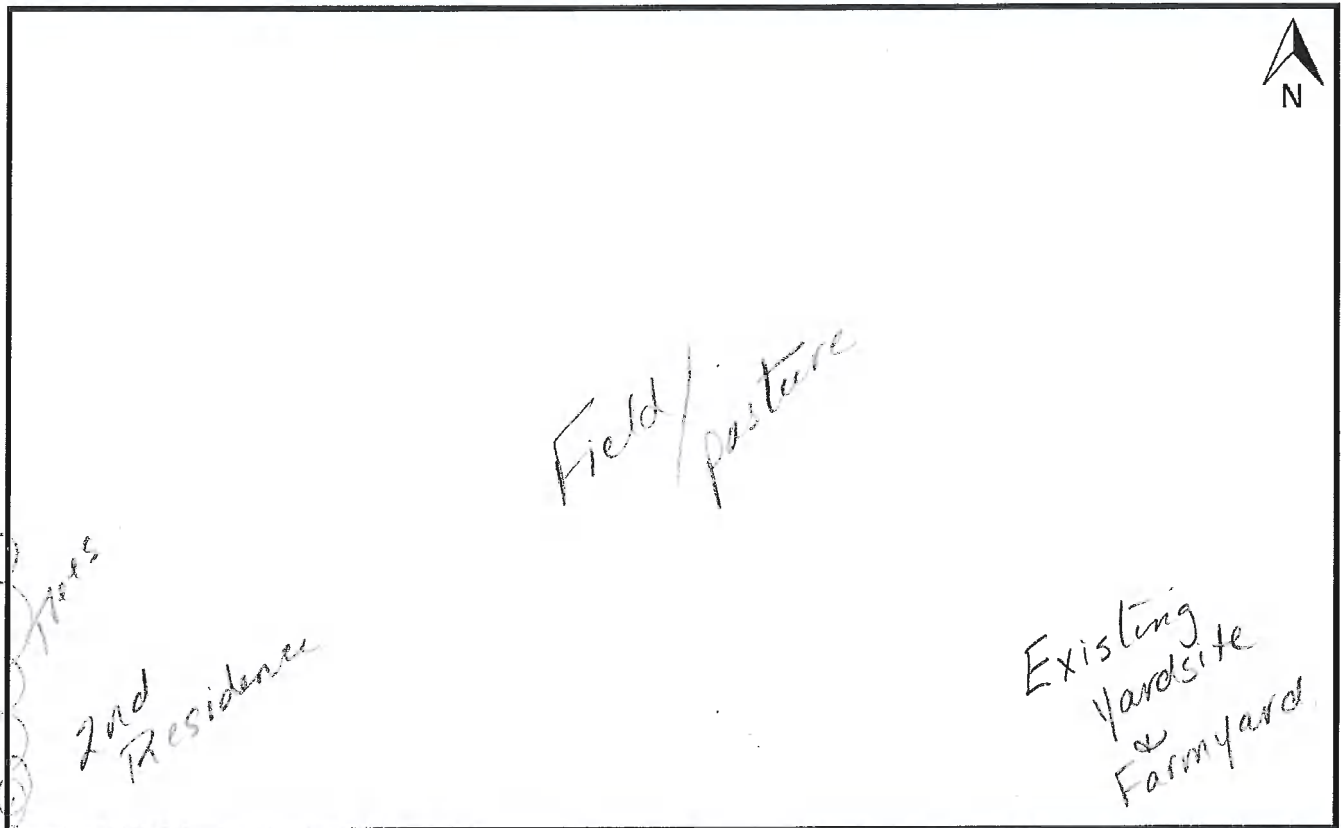
APPLICATION FOR
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: SE 17-85-5-W6M.

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

For residential and agricultural development, draw a sketch plan of proposed development.



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

- Location of water source & distance from property line and sewer system
- Location of sewer system & distance from water source and property line
- Access location(s)
- Location of existing or proposed buildings:
- Setbacks from the road allowance
- Location of roads in the area
- Location Shelterbelts
- Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- Location of River/ Lakes/ other watercourses

