

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
April 10, 2018

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, April 10, 2018, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

A) CALL TO ORDER

B) AGENDA

A. REGULAR MEETING April 10, 20181

C) ADOPTION OF THE PREVIOUS MINUTES

A. REGULAR MEETING OF January 9, 20182

D) BUSINESS ARISING OUT OF THE MINUTES

E) DELEGATION

F) BY-LAW

G) OLD BUSINESS

H) NEW BUSINESS

A. DEVELOPMENT PERMIT APPLICATION – David Thompson Bible Camp6

I) CORRESPONDENCE AND INFORMATION

J) CONFIDENTIAL ITEMS

K) ADJOURNMENT

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

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, January 9, 2018**

PRESENT

Miron Croy	Chair
Peter Frixel	Member
David Janzen	Member
Raymond Wetmore	Member
Amber Bean	Deputy Chair

ABSENT

ATTENDING

Allan Rowe	Chief Administrative Officer (CAO)
Audrey Bjorklund	Community Development Manager (CDM)
Bonnie Morgan	Executive Assistant (EA)

CALL TO ORDER

Chairperson Croy called the meeting to order at 9:02a.m.

**ACCEPTANCE OF
AGENDA**

M001-18

RESOLUTION by Member Janzen to adopt the agenda governing the January 9, 2018, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular
Meeting Minutes

M002-18

RESOLUTION by Member Bean to adopt the minutes of the December 12, 2017 Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Referral

E. I. Peters

Farmstead

Separation

Subdivision referral S11-17 (17MK040) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Erwin Ike Peters for E 2-87-8-W6M (8.093 hectares – 19.999 acres).

M003-18

RESOLUTION by Member Wetmore that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision from Erwin Ike Peters for E 2-87-8-W6M (8.093 hectares – 19.999 acres) subject to the following conditions:

- 1. Developer shall pay Clear Hills County the amount of \$200 for offsite County services per developable lot.**

Subdivision Referral
R & F Mason
Farmstead
Separation

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.

Subdivision referral S12-17 (17MK041) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Ron Mason & Frank Masons for NE 12-86-5-W6M (3.237 hectares – 7.99 acres).

M004-18

RESOLUTION by Chairperson Croy that the Municipal Planning Commission recognizes that because of the existing cemetery subdivision, this subdivision application does not meet the Land Use Bylaw parcel density of two parcels with the balance of the quarter being one of the parcels and recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision from Ron Mason & Frank Mason for NE 12-86-5-W6M (3.237 hectares – 7.99 acres) under Section 654(2) of the Municipal Government Act based on the fact that a cemetery is a public use. The subdivision approval is 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 January 9, 2018 Municipal Planning Commission Meeting at 9:08 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 10, 2018
Originated By:	Dallas Logan – Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – David Thompson Bible Camp
File:	61-02-02

DESCRIPTION:

Development Permit Application W04-18 was received from David Thompson Bible Camp to replace two existing cabins at Plan 1320248 Block 1 Lot 1 in the SE 4-84-3-W6M.

BACKGROUND:

- Zoning Agriculture (AG1)

ATTACHMENTS:

- Development Permit application
- Agricultural (AG1)

OPTIONS:

1. Approve as presented
2. Approve with different/additional conditions
3. Not Approve

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W04-18 from David Thompson Bible Camp to replace two existing cabins at Plan 1320248 Block 1 Lot 1 in the SE 4-84-3 W6M, subject to the following condition(s):

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.

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

29 Mar 18, 04:32p

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DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

 APPLICATION NO. W04-18
 DATE RECEIVED April 3-18

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.)

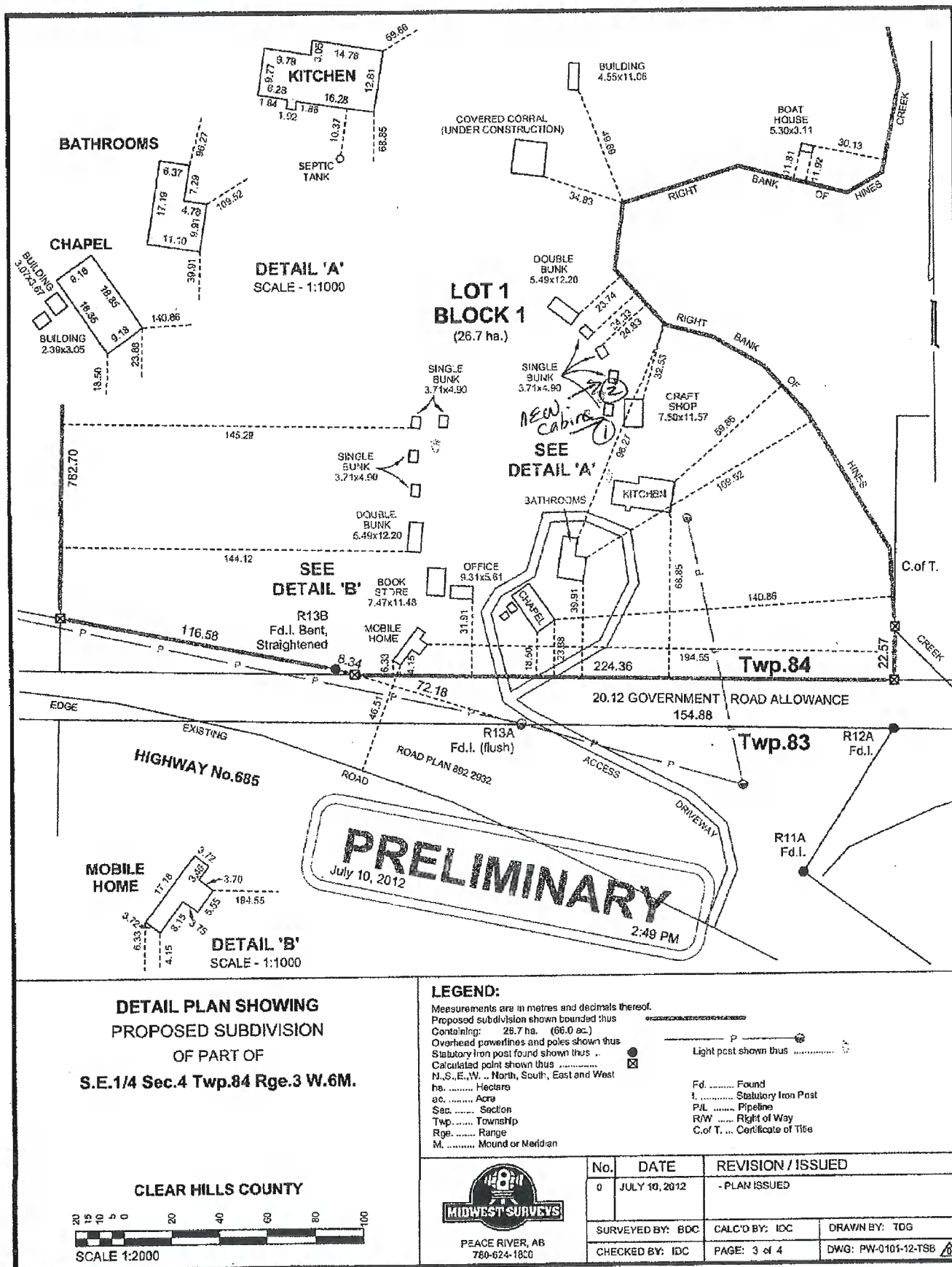
APPLICANT INFORMATION				COMPLETE IF DIFFERENT FROM APPLICANT			
NAME OF APPLICANT <u>DAVID THOMPSON BIBLE CAMP</u>				NAME OF REGISTERED LAND OWNER <u>ONE HOPE CANADA</u>			
ADDRESS <u>Box 2455</u>				ADDRESS <u>UNIT 6-875 GATEWAY ROAD</u>			
<u>FAIRVIEW, AB.</u>				<u>WINNIPEG, MANITOBA</u>			
POSTAL CODE <u>T0H 1L0</u>	TELEPHONE (Res.) <u>780-474-2103</u>	(Bus.)		POSTAL CODE <u>R2K 3L1</u>	TELEPHONE (Res.) <u>1-888-960-2580</u>	(Bus.)	

LAND INFORMATION						
Legal description of proposed development site:						
QTR./L.S. <u>SE</u>	SEC. <u>4</u>	TWP. <u>84</u>	RG. <u>3</u>	M. <u>W6</u>	OR	REGISTERED PLAN NO. <u>1320248</u>
Size of the proposed development site: <u>(cabin sizes each)</u>						
LENGTH <u>20</u> ft m		WIDTH <u>18</u> ft m		Number of: <u>1</u>		
Describe the existing use of the land: <u>Use for DAVID THOMPSON BIBLE CAMP</u>						

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <u>to build two new cabins on site (replace two old ones)</u>			
Check (✓) any proposed use(s) not identified above:			
<input 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 checked="" type="checkbox"/> Other (specify) <u>accommodate campers</u>	
<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 <u> </u> ft m	REAR YARD <u> </u> ft m	SIDE YARD (1) <u> </u> ft m	SIDE YARD (2) <u> </u> ft m
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input checked="" type="checkbox"/> A Secondary Highway <u>#685</u> <input type="checkbox"/> A County Road			
Estimate the Project:			
A. COMMENCEMENT DATE <u>MAY 2018</u>		B. COMPLETION DATE <u>JUNE 2018</u>	
C. CONSTRUCTION COSTS <u>\$ 32,000.00</u>			
Attached is: (a) Site Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input 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>MARCH 29/2018</u> DATE	<u>David Binbin</u> SIGNATURE OF APPLICANT
<u> </u> DATE	<u>David Binbin</u> SIGNATURE OF REGISTERED LAND OWNER

FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: <u> </u>	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ <u> </u> RECEIPT No. <u> </u>



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:

according to enclosed map site

LEGAL DESCRIPTION: _____

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

ADDITIONAL INFORMATION REQUIRED:

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

	TYPE OF WATER SUPPLY
<input checked="" type="checkbox"/>	DUGOUT
<input type="checkbox"/>	WELL
<input checked="" type="checkbox"/>	CISTERN & HAULING
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	OTHER (Please specify)

	TYPE OF SEWAGE DISPOSAL
<input type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input checked="" type="checkbox"/>	SUB-SURFACE DISPOSAL/SEPTIC TANK
<input type="checkbox"/>	ABOVE GROUND/SEPTIC TANK
<input type="checkbox"/>	SEWAGE LAGOON
<input type="checkbox"/>	OUTDOOR PRIVY
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	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.