

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
September 11, 2018

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, September 11, 2018, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. *REGULAR MEETING September 11, 2018*.....1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. *REGULAR MEETING OF August 14, 2018*.....2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. *DEVELOPMENT PERMIT – Anton Fehr*.....4
 - B. *DEVELOPMENT PERMIT – Donna Rogers*.....12
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:  Manager:
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**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, AUGUST 14, 2018**

PRESENT

Miron Croy	Chair
Peter Frixel	Member
Raymond Wetmore	Member
David Janzen	Member

ABSENT

Amber Bean	Deputy Chair
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ATTENDING

Allan Rowe	Chief Administrative Officer (CAO)
Dallas Logan	Development Officer
Bonnie Morgan	Executive Assistant (EA)

CALL TO ORDER

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

**ACCEPTANCE OF
AGENDA**

M025-18

RESOLUTION by Member Janzen to adopt the agenda governing the August 14, 2018, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular
Meeting Minutes

M026-18

RESOLUTION by Member Frixel to adopt the minutes of the July 24, 2018 Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Development Permit
Application –
Luke Peifer

Development Permit Application W23-18 was received from Luke Peifer to develop a Church/School at part of NE 11-85-6-W6M (subdivision 15).

M027-18

RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W23-18 from Luke Peifer a Church/School at part of NE 11-85-6-W6M (subdivision 15), subject to the following conditions:

1. **Minimum setbacks from the property lines:**
 - a. **Front side, 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 out 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.

Subdivision Referral
S04-18 (18MK024)

Subdivision Referral S04-18 (18MK018) was received from Mackenzie Municipal Services Agency regarding a Farmstead Separation subdivision from Marcel Drouin for SW 14-83-3 W6M (11.027 hectares – 27.24 acres).

M028-18

RESOLUTION by Chairperson Croy that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision from Marcel Drouin for part of SW-14-83-3 W6M (11.027 hectares – 27.24 acre), subject to the following conditions:

1. 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.
2. All required Provincial/Federal Regulations to be adhered to.

CARRIED.

ADJOURNMENT

Chairperson Croy adjourned the August 14, 2018 Municipal Planning Commission Meeting at 9:09 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 11, 2018
Originated By:	Dallas Logan – Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Anton Fehr
File:	61-02-02

DESCRIPTION:

Development Permit Application W20-18 was received from Anton Fehr to develop a Second Residence (Mobile Home) at SW 25-85-7 W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)

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:

That the Municipal Planning Commission approves Development Permit Application W20-18 from Anton Fehr to develop a Second Residence (Mobile Home) at SW 25-85-7 W6M, subject to the following conditions:

1. Prior to start of construction, any outstanding property taxes to be paid in full on the land(s) proposed for development.
2. 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)
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. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

Initials show support - Reviewed by: Development Officer:



Manager:





CLEAR HILLS COUNTY
 Box 240
 Worsley AB T0H 3W0
 Telephone: 780-685-3925
 Fax: 780-685-3960
 Email: info@clearhillscounty.ab.ca

**APPLICATION FOR
 DEVELOPMENT PERMIT**

RECEIVED

AUG 07 2018

CLEAR HILLS COUNTY
 FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W 20-18		
DATE RECEIVED:	Aug 7-18		
FEES 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 <i>Anton Fehr</i>				NAME OF REGISTERED LAND OWNER				
ADDRESS <i>Box 51 Hines Creek AB T0H 2A0</i>				ADDRESS				
POSTAL CODE <i>T0H 2A0</i>	EMAIL			POSTAL CODE	EMAIL			
CONTACT NUMBERS				CONTACT NUMBERS				
Home <i>780-835-1401</i>				Home				
Business				Business				
Cell <i>780-835-1401</i>				Cell				
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S. <i>SW</i>	SEC. <i>25</i>	TWP. <i>85</i>	RG. <i>7</i>	M. <i>6</i>	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: <i>agricultural</i>		
Describe the existing use of the land: <i>Hay</i>								

APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT INFORMATION					
Describe the proposed use of the land: <p style="text-align: center; color: blue; font-style: italic;">Second residence - mobile home</p>					
Check (✓) any proposed use(s) not identified above:					
Dwelling unit(s)	Accessory structure(s) / use(s)			Home Occupation(s) ✓	
Sign(s)	Commercial or industrial structure(s) / use(s)				
Other (specify)					
Indicate the proposed setback from the property line:					
FRONT YARD	m	REAR YARD	m	SIDE YARD (1)	m
	ft		ft		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		RURAL ROAD ✓	
Estimate the Project:					
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS			
Aug 15 2018	Aug 14 2019	\$ 5000			
Attached is					
(a) SITE PLAN	(Yes) <input checked="" type="radio"/>	No <input type="radio"/>	N/A <input type="radio"/>	(b) FLOOR PLAN	Yes <input type="radio"/> (No) <input checked="" type="radio"/> N/A <input type="radio"/>
DECLARATION					
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.					
DATE: Aug 3 2018	SIGNATURE OF APPLICANT:				
DATE: Aug 3 2018	SIGNATURE OF REGISTERED LAND OWNER:				

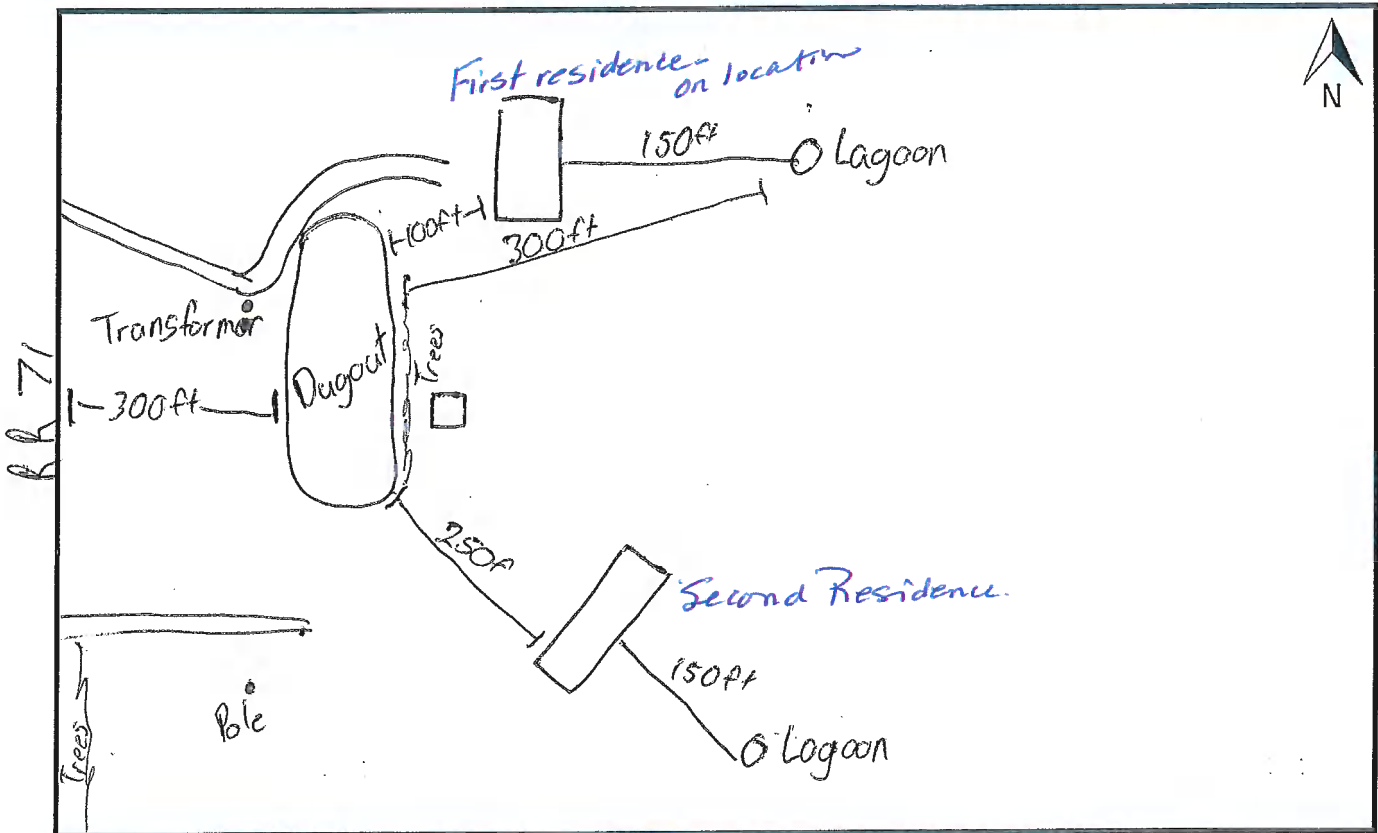
APPLICATION FOR
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: SW 25-85-746

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 3
- 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

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
	<input checked="" type="checkbox"/>	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
	<input checked="" type="checkbox"/>	SEWAGE LAGOON
		OUTDOOR PRIVY
		COUNTY SERVICE
		OTHER (Please Specify)

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**

RELOCATED BUILDINGS

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

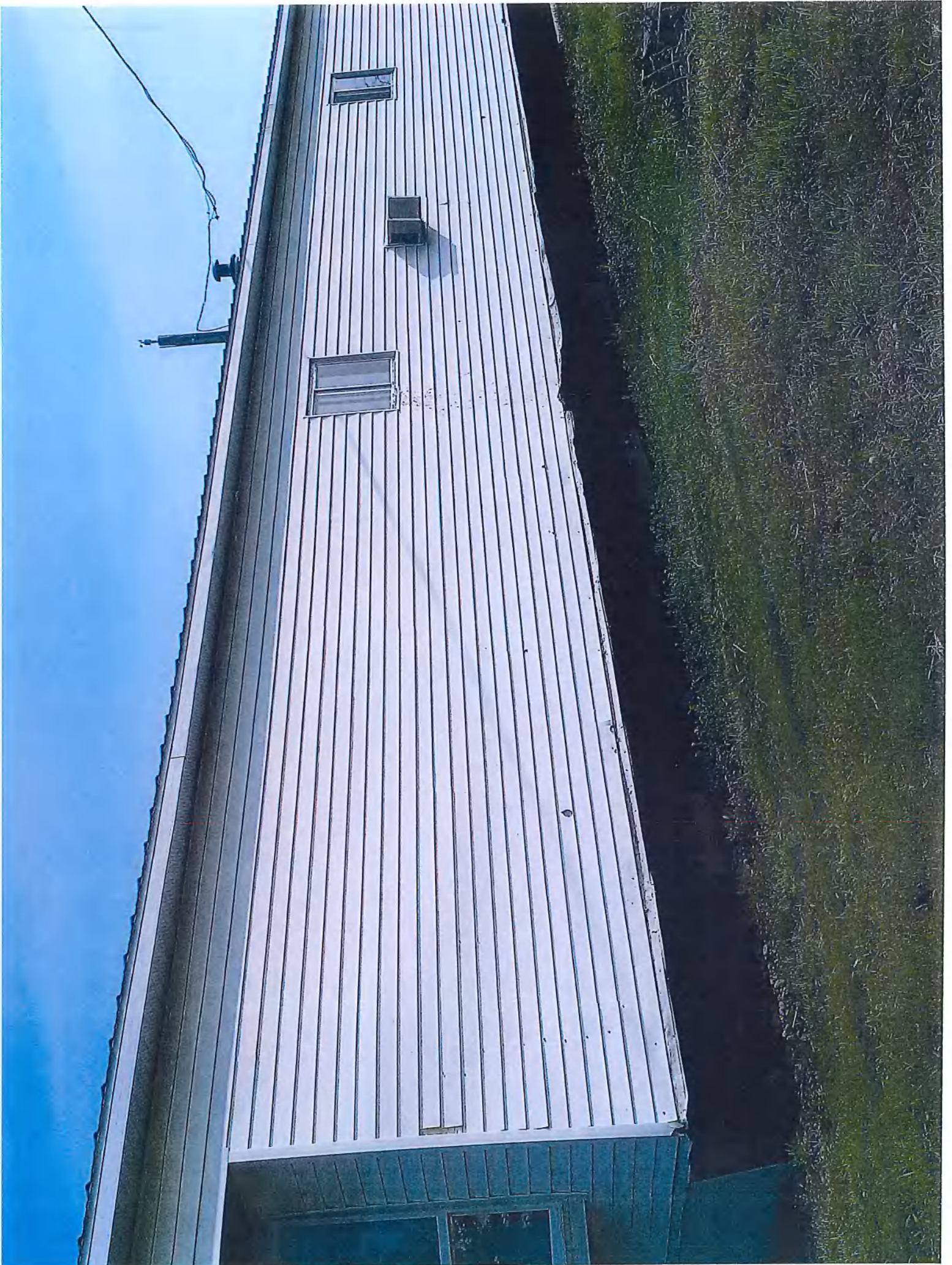
- a) Colour photographs of the building(s)
- b) Canadian Safety Association Identification Number (CSA) _____

c) Present location of the building
RR 94 1/4 mile south

d) Proposed relocation route
RR 94 to Hwy 64 east to RR 72 North to Twp Rd 854
east to RR 71 North To location

Please note:

1. Any building to be moved-in (relocated) and 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 moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.





Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 11, 2018
Originated By:	Dallas Logan – Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Donna Rogers
File:	61-02-02

DESCRIPTION:

Development Permit Application W25-18 was received from Donna Rogers to develop a Second Residence (Mobile Home) at Plan 9221056 Block 1 Lot 1 (SE 16-86-4 W6M).

BACKGROUND:

- Zoning: Agricultural (AG1)
- 86.98 acres.
- Remainder of quarter is Crown Land.
-

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:

That the Municipal Planning Commission approves Development Permit Application W25-18 from Donna Rogers to develop a Second Residence (Mobile Home) at Plan 9221056 Block 1 Lot 1 (SE 16-86-4 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.

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



CLEAR HILLS COUNTY
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**APPLICATION FOR
 DEVELOPMENT PERMIT**

RECEIVED

AUG 17 2018

FOR ADMINISTRATIVE USE ONLY

*Municipal
 Planning
 Commission*

CLEAR HILLS COUNTY

APPLICATION NO.:	W25-18		
DATE RECEIVED:	Aug 17-18		
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 Donna Rogers				NAME OF REGISTERED LAND OWNER				
ADDRESS 43036 - TWP RD 862				ADDRESS				
Box 11 Eureka River								
POSTAL CODE	EMAIL	POSTAL CODE	EMAIL					
T0H 1K0	truckindonna@hotmail.com							
CONTACT NUMBERS				CONTACT NUMBERS				
Home 780-494-3000				Home				
Business				Business				
Cell 780-834-7092				Cell				
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
'SE	16	86	4	W6		922 1056	1	1
Size of the proposed development site:								
LENGTH	m	WIDTH	m	NUMBER OF HECTARES		OR ACRES		
60	ft	26.5	ft					
Lot type:				LAND USE DISTRICT:				
INTERIOR CORNER THROUGH								
Describe the existing use of the land:								
Old home site, currently used for camper site also part of my front yard.								

APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT INFORMATION

Describe the proposed use of the land:

To put a dwelling in for my 85yr old mom 😊

Check (✓) any proposed use(s) not identified above:

Dwelling unit(s)

Accessory structure(s) / use(s)

Home Occupation(s)

Sign(s)

Commercial or industrial structure(s) / use(s)

Other (specify)

Indicate the proposed setback from the property line:

FRONT YARD	REAR YARD	SIDE YARD (1)	SIDE YARD (2)
212' <small>m</small> 212' <small>ft</small>	226' <small>m</small> 226' <small>ft</small>	236' <small>m</small> 236' <small>ft</small>	200' <small>m</small> 200' <small>ft</small>

Off street parking: N/A Size of space

Number of spaces

Off street loading: N/A Size of space

Number of spaces

Accessory use:

PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG: 9'10"	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
-----------------------------	------------------------------------	-----------------------------	-----------------------------

The land is adjacent to:

PRIMARY HIGHWAY

SECONDARY HIGHWAY

Twp Rd. 862
RURAL ROAD

Estimate the Project:

COMMENCEMENT DATE Aug 5/2018	COMPLETION DATE Aug	CONSTRUCTION COSTS
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Attached is

(a) SITE PLAN	(b) FLOOR PLAN
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

DECLARATION

I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

DATE: July 31/2018 SIGNATURE OF APPLICANT: *Donna Rogus*

DATE: July 31/2018 SIGNATURE OF REGISTERED LAND OWNER: *Donna Rogus*

APPLICATION FOR DEVELOPMENT PERMIT

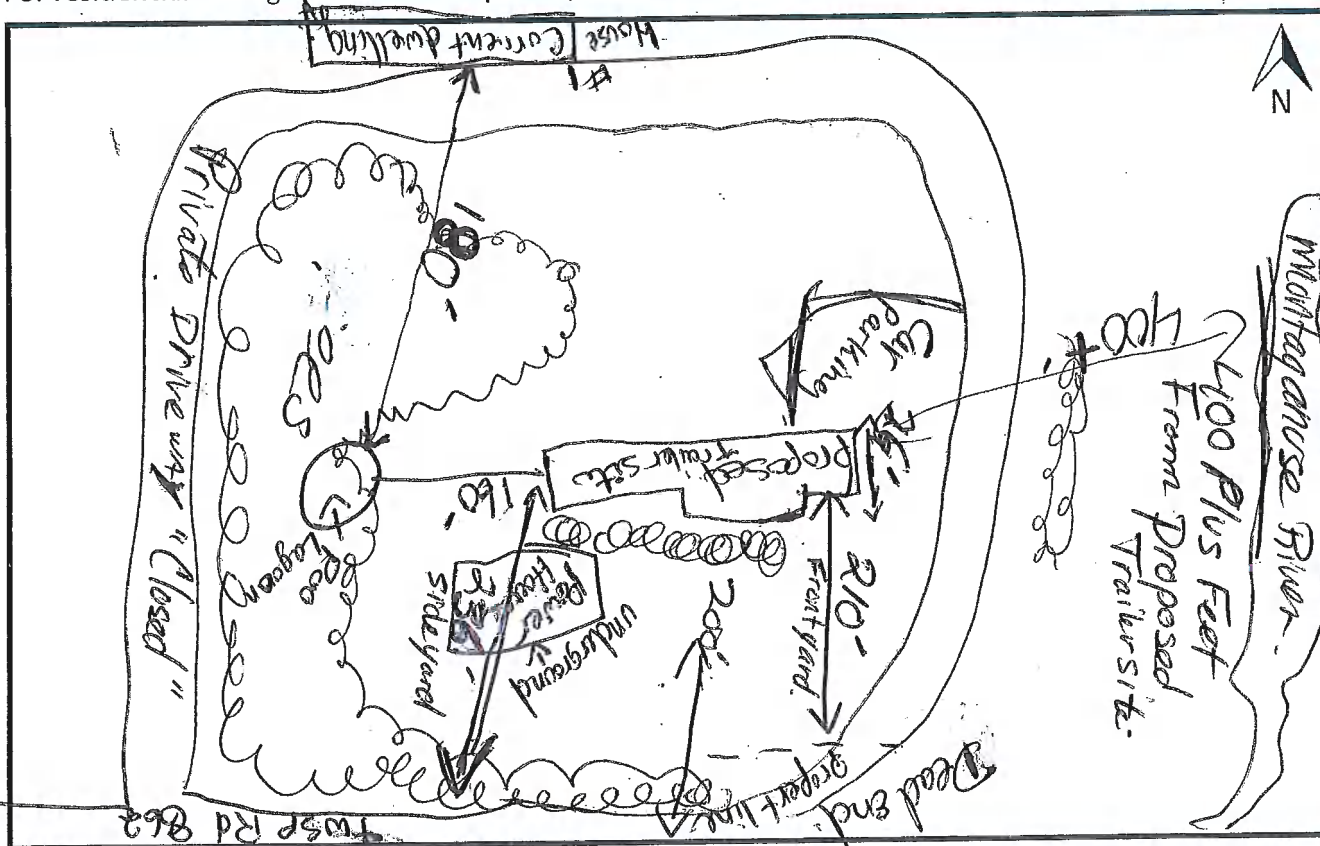
SITE MAP

SE 16.86.4.W 6

LEGAL LAND DESCRIPTION:

For industrial or commercial development, attach engineered drawings of proposed development.
For residential and agricultural development, draw a sketch plan of proposed development.

Pool
Lagoon
Hazard #1



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

- N/A Location of water source & distance from property line and sewer system
- 1 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
- N/A Location Shelterbelts
- Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- Location of River/ Lakes/ other watercourses

Water system is in the
Proposed trailer

**APPLICATION FOR
DEVELOPMENT PERMIT**

RELOCATED BUILDINGS

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

a) Colour photographs of the building(s)

b) Canadian Safety Association Identification Number (CSA) _____

c) Present location of the building

_____ in my yard. _____

d) Proposed relocation route

_____ From my back yard.
_____ (Not being used) to my front
_____ yard for use by my 85 yr old
_____ mom 😊 _____

Please note:

1. Any building to be moved-in (relocated) and 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 moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.

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 - <i>Retamping & Replacing nose</i>
		OUTDOOR PRIVY
		COUNTY SERVICE
		OTHER (Please Specify)

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.





PARAMOUNT

AGRIWATCH



