

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

October 9, 2018

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

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING October 9, 2018..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF September 11, 2018..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. DEVELOPMENT PERMIT – Johan Klassen..... 4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:

Manager:

ABj

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 11, 2018**

PRESENT

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

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**

M029-18

RESOLUTION by Member Bean to adopt the agenda governing the September 11, 2018, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M030-18

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

NEW BUSINESS

Development Permit Application – Anton Fehr

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

M031-18

RESOLUTION by Member Janzen 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.

CARRIED.

Development Permit
Application –
Donna Rogers

Development Permit Application W25-18 was received from Donna Rogers to develop a Second Residence (Mobile Home) at Plan 221056 Bock 1 Lot 1, (SE 16-86-4 W6M)

M032-18

RESOLUTION by Member Bean 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.

CARRIED.

ADJOURNMENT

Chairperson Croy adjourned the September 11, 2018 Municipal Planning Commission Meeting at 9:04 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	October 9, 2018
Originated By:	Dallas Logan – Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Johan Klassen
File:	61-02-02

DESCRIPTION:

Development Permit Application W20-18 was received from Johan Klassen to develop a Second Residence (Mobile Home) at SW 28-84-9-W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)
- Land Use Bylaw (AG1) 10.4 c ii - up to two dwellings on a parcel of more than 80 acres.

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 W30-18 from Johan Klassen to develop a Second Residence (Mobile Home) at SW 28-84-9-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:

ABJ



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**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W30-18		
DATE RECEIVED:	Oct 2/18		
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 Johan Klassen				NAME OF REGISTERED LAND OWNER Cornelius Klassen				
ADDRESS Box 5 Cleardale Alberta				ADDRESS Box 85 Cleardale AB				
POSTAL CODE T0H 3P0	EMAIL			POSTAL CODE T0H 3P0	EMAIL			
CONTACT NUMBERS Home				CONTACT NUMBERS Home 780-685-2285				
Business				Business				
Cell 780-834-6845				Cell 780-835-6910				
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S. 5th	SEC. 28	TWP. 84	RG. 9	M. 6	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed development site:								
LENGTH 300 ft		WIDTH 200 ft		NUMBER OF HECTARES N/A		OR ACRES		
Lot type: <u>INTERIOR</u> CORNER THROUGH					LAND USE DISTRICT: Agriculture 1 (A91)			
Describe the existing use of the land: Farmland								

APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT INFORMATION

Describe the proposed use of the land:

Residential second residence

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

Dwelling unit(s)

Accessory structure(s) / use(s)

Home Occupation

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	SIDE YARD (2)	m
1000ft		1200ft		1500ft		1800ft	

Off street parking: Size of space Number of spaces **3**

Off street loading: Size of space Number of spaces

Accessory use:

PERCENTAGE OF LOT OCCUPIED: Home	HEIGHT OF ACCESSORY BLDG: 12 ft	SETBACK FROM SIDE LOT LINE: 100ft	SETBACK FROM REAR LOT LINE: 50 ft
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The land is adjacent to:

PRIMARY HIGHWAY

SECONDARY HIGHWAY

RURAL ROAD

Estimate the Project:

64

94A

TWD 944

COMMENCEMENT DATE Sept 25 2018	COMPLETION DATE September 25 2018	CONSTRUCTION COSTS 5000 139000
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Attached is

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

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

DATE: 31/08/2018	SIGNATURE OF APPLICANT:
DATE: 31/08/2018	SIGNATURE OF REGISTERED LAND OWNER:

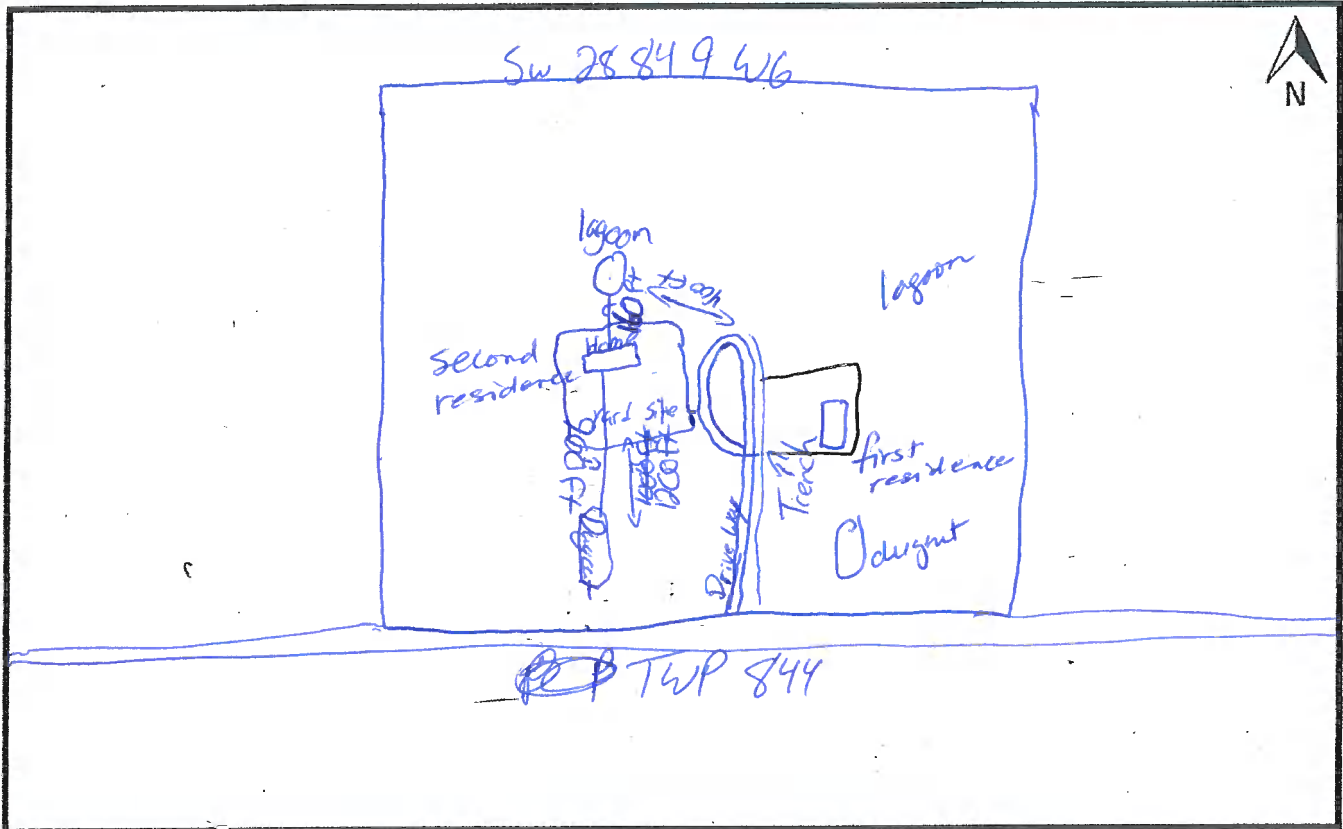
APPLICATION FOR
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: SW 28 84 9 W6

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

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

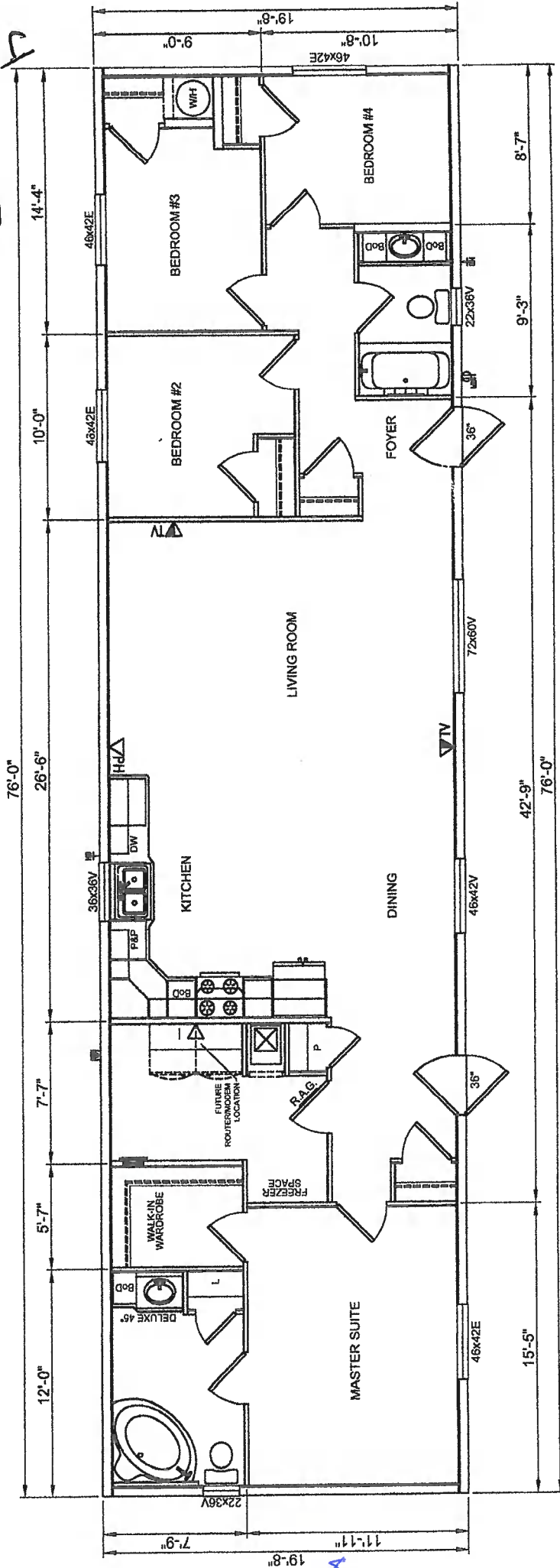


Please indicate the following if they apply to your proposed development:

- 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

PLEASE SIGN AND FAX BACK ASAP

JK
AK



NOTE: THIS PRINT MUST ACCOMPANY ORDER

CUSTOMER: _____ SIGN _____
 DEALER: _____ SIGN _____
 DATE: _____

* PRICES DO NOT INCLUDE OPTIONS

MODEL: 20256-2406
 MANSURA ELITE

MODIFICATIONS

DAPIA SEAL

SHEET:

TITLE: APPROVAL

AP-101

PROPRIETARY AND CONFIDENTIAL
 THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL
 PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION.

DRAWN BY: LCH DATE: 12-14-17

SCALE: 1/8" = 1'-0"



**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)

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

Samlan Homes Peace River

- d) Proposed relocation route

This mobile home comes from Samlan Homes
in Peace River, and is moving onto land
location SW 28 84 9 W6

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.