

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**November 13, 2018**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, November 13, 2018, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

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- A) CALL TO ORDER**
- B) AGENDA**
  - A. REGULAR MEETING November 13, 2018.....1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING OF October 9, 2018.....2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. DEVELOPMENT PERMIT – Hines Creek Hutterian Brethern.....4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
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**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, OCTOBER 9, 2018**

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**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 Janzen to adopt the agenda governing the October 9, 2018, Municipal Planning Commission Meeting as presented. CARRIED.**

APPROVAL OF  
MINUTES

Previous Regular  
Meeting Minutes

**M030-18**

**RESOLUTION by Member Wetmore to adopt the minutes of the September 11, 2018 Municipal Planning Commission Meeting, as presented. CARRIED.**

NEW BUSINESS

Development Permit  
Application –  
Johan Klassen

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

**M031-18**

**RESOLUTION by Member Janzen 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.CARRIED.

ADJOURNMENT

Chairperson Croy adjourned the October 9, 2018 Municipal Planning Commission Meeting at 9:02 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	November 13, 2018
Originated By:	Dallas Logan – Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Hines Creek Hutterian Brethern</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W37-18 was received from the Hines Creek Hutterian Brthern (also known as the Hines Creek Hutterite Colony) to develop a new colony site including; 4 four-plex residences, 3 mobile homes, kitchen/church, and school, at NE 4-85-5 W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- Section 42(3) –considerations: suitability, access, proper water/sewer, existing & future surrounding use, necessary for operation of existing farm, and human relationship such as a family member or relative.
- Current colony site is located at NW 3-85-5 W6M.
- Application for a colony located at SW 3-85-5 W6M was approved on July 10, 2018. The colony has now decided to cancel that permit and locate the colony at NE 4-85-5 W6M.

### 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 W13-18 from 1577912 Alberta Ltd. (Hines Creek Hutterite Colony) to develop a new colony site including; 4 four-plex residences, kitchen/church, and school at SW 3-85-5 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. Minimum spacing from adjacent residence(s) shall not be less than 4.5m (15 feet). Any additions or attachments shall be regarded as part of the residence for spacing purposes.
4. 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.
5. All required Provincial/Federal Regulations to be adhered to.
6. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
7. Developer is responsible for obtaining all other permits such as building, plumbing, gas or electrical permits as required for this development. Copies of these permits must be forwarded to the County prior to construction commencement.

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](mailto:info@clearhillscounty.ab.ca)

**APPLICATION FOR  
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W37-18		
DATE RECEIVED:	Nov 9-18		
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				NAME OF REGISTERED LAND OWNER				
Hines Creek Hutterian Brethren				1577912 Alberta				
ADDRESS				ADDRESS				
Box 389 Hines Creek AB,				Box 389 Hines Creek				
POSTAL CODE	EMAIL	POSTAL CODE	EMAIL					
T0H 2A0	Rozy Gross 40@	T0H 2A0	Rozy Gross 40@	G mail . Com				
CONTACT NUMBERS				CONTACT NUMBERS				
Home 780-833-6475				Home 780-833-6475				
Business				Business				
Cell 403-627-7444				Cell 403-627-7444				
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
N.E	4	85	5	6				
Size of the proposed development site:								
LENGTH	m	WIDTH	m	NUMBER OF HECTARES	OR ACRES			
	ft		ft		80			
Lot type:						LAND USE DISTRICT:		
INTERIOR      CORNER      THROUGH						A		
Describe the existing use of the land:								
Farm land								

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <p style="text-align: center; font-size: 1.2em; color: blue;">Farm yard</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  1800 ft	m  ft	REAR YARD  150 ft	m  ft
SIDE YARD (1)  1800 ft	m  ft	SIDE YARD (2)  150 ft	m  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 64	RURAL ROAD RR53
Estimate the Project:			
COMMENCEMENT DATE  May 15 / 2019	COMPLETION DATE  May 15 / 2020	CONSTRUCTION COSTS  \$500,000.00	
Attached is			
(a) SITE PLAN		(b) FLOOR PLAN	
Yes ✓	No	Yes	No ✓
N/A	N/A	N/A	N/A

DECLARATION	
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.	
DATE: Nov 06 / 2018	SIGNATURE OF APPLICANT:
DATE: Nov 06 / 2018	SIGNATURE OF REGISTERED LAND OWNER:

**APPLICATION FOR  
DEVELOPMENT PERMIT**

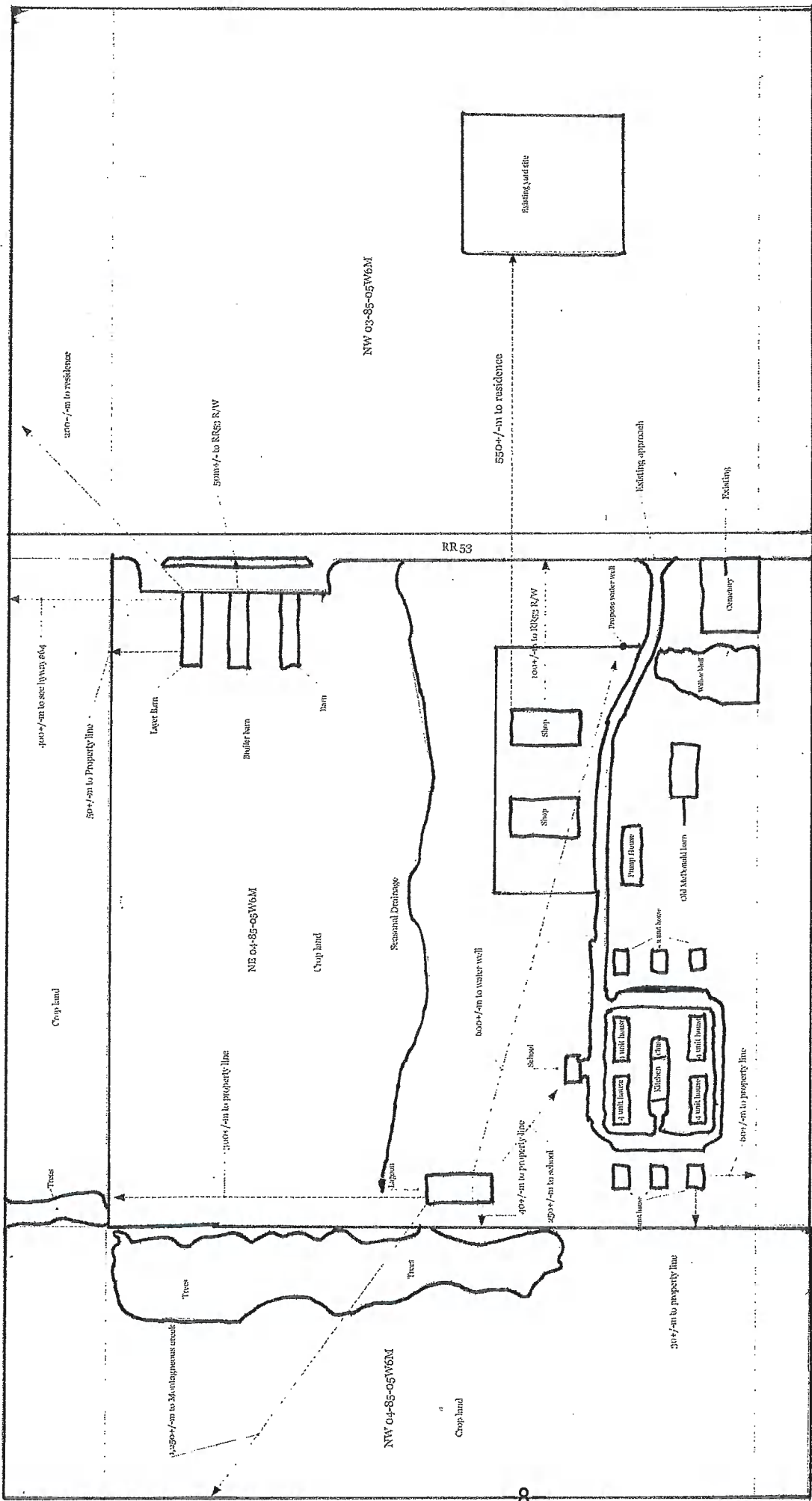
**ADDITIONAL INFORMATION REQUIRED**

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](mailto:safety.services@gov.ab.ca)) OR A LICENSED PERMITTING AGENCY.



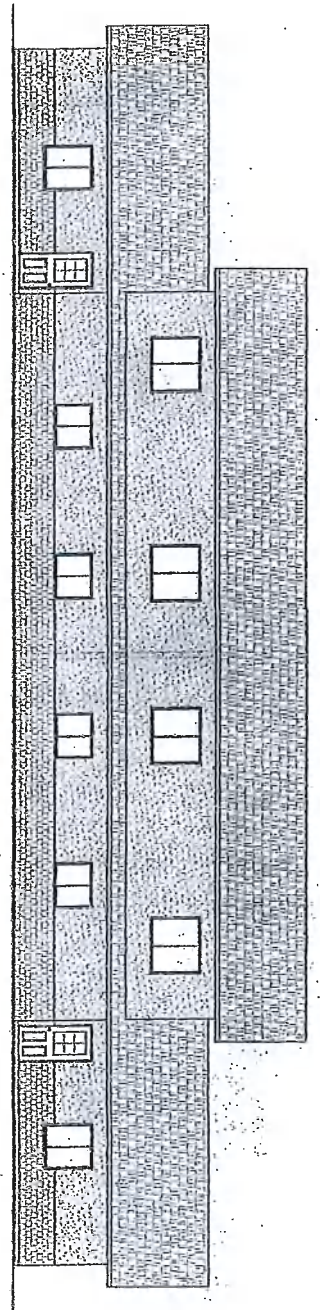
11/07/88  
 Yard site location change. Not to scale, distances are estimated.

Merk Construction Services  
 Design, Survey, Construct

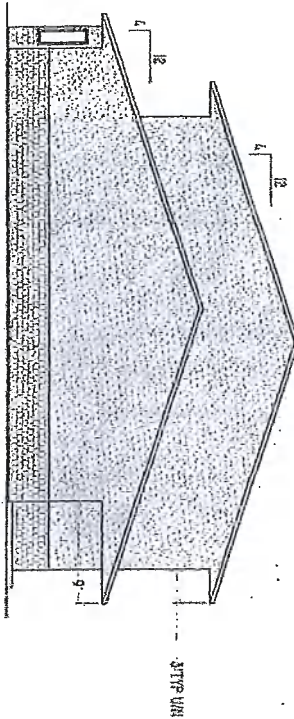
Hines Creek Colony

Hines Creek Colony Yard Layout

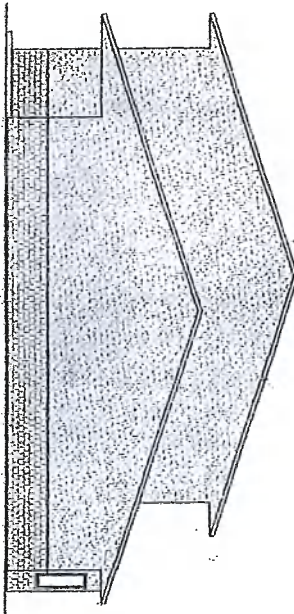




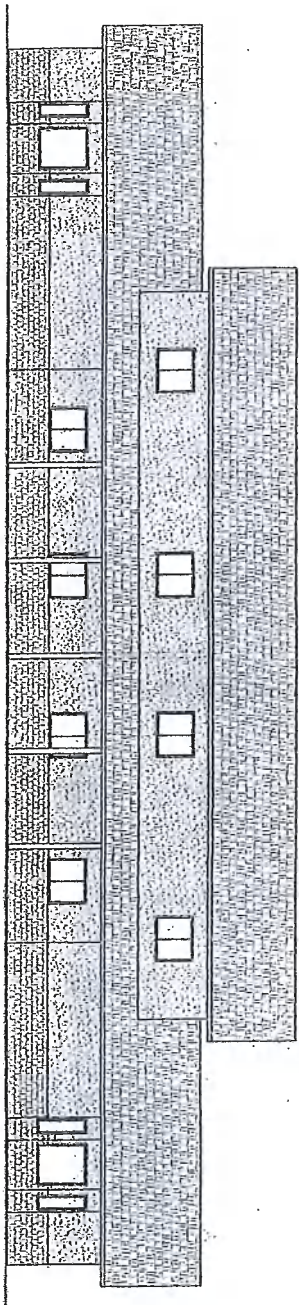
SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION



NORTH ELEVATION

**PYRAMID**  
**STEEL CONSTRUCTION**  
 SOUTHWEST INDUSTRIAL PARK  
 107124 PATRICK AVE EAST, BLDG. 410  
 SITE 410 BOX 33 RD 4, BOWDOEN RD B2N 574

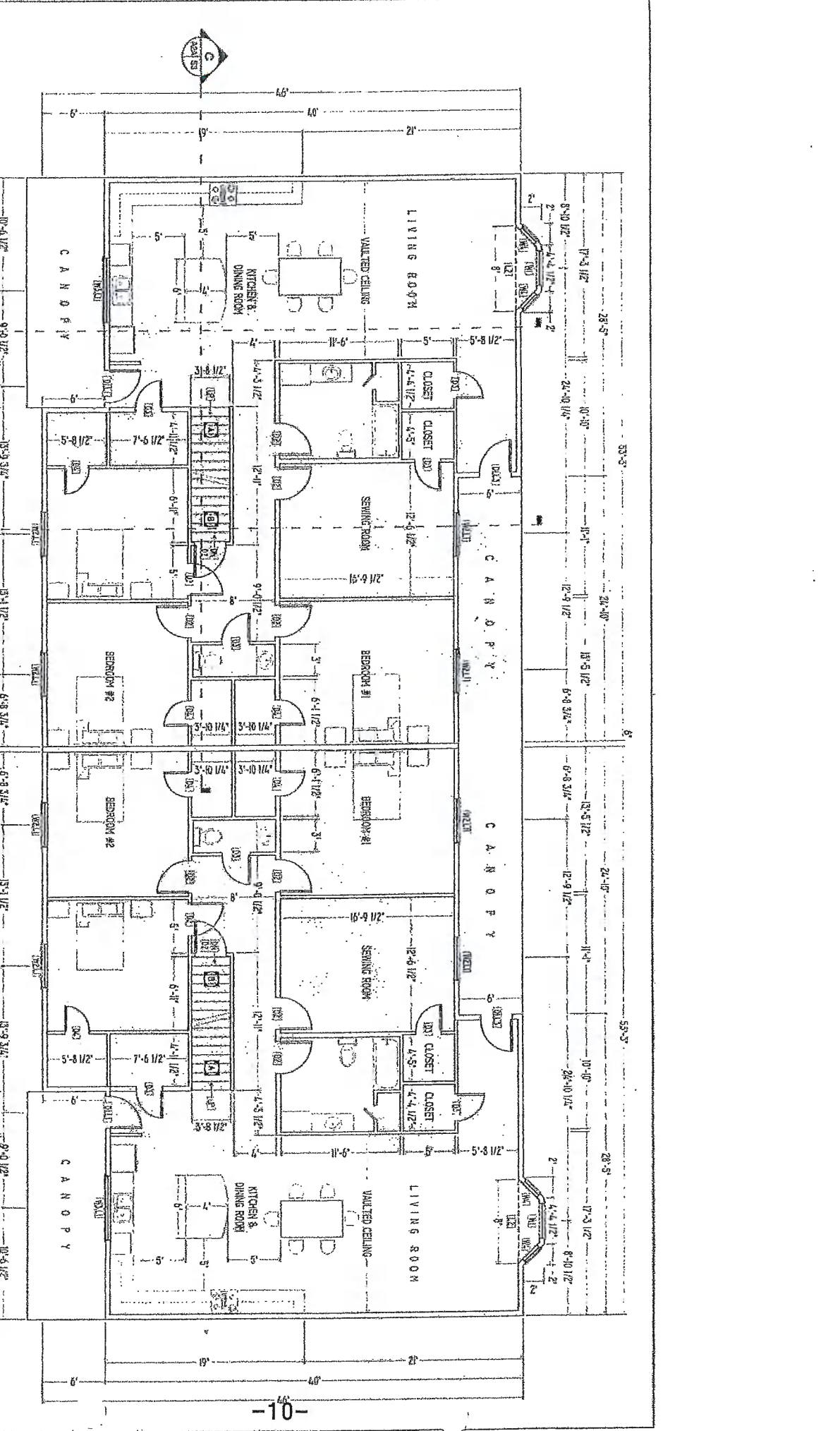
PROJECT NO.	DATE	SCALE
PYRAMID STEEL CONSTRUCTION LABOUR COLONY - DUPLEX	APRIL 2014	TOTAL = 4,362 SQ. FT.
BUILDING ELEVATIONS		R. BLOESCH, PERKER SOUTHMAN ENGINEERING
		1/2" = 1'-0"
THIS IS A PART OF THE PROJECT OF THE ARCHITECTURAL, ENGINEERING, PLANNING, AND INTERIOR DESIGN FIRM		
		A-1



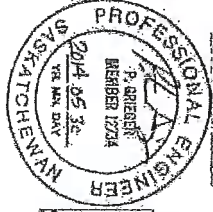
DOOR & WINDOW SCHEDULE						
NO.	SIZE	QTY	DETAILS	NO.	SIZE	QTY
D1	3'-0" x 6'-6"	4	EXTERIOR DOOR	W1	36" x 54"	2
D2	3'-0" x 6'-6"	12	INTERIOR DOOR	W2	48" x 48"	8
D3	2'-0" x 6'-6"	8	INTERIOR DOOR	W3	60" x 36"	2
D4	2'-0" x 6'-6"	6	INTERIOR DOOR	W4	22" x 36"	4

IDENTICAL NOTES APPLY TO THIS SHEET

1) 3/8" x 1/4" 2x4 LVL W/ DOUBLE JACK SINGLE KING.  
 2) 5/8" x 1/2" 2x6 LVL W/ DOUBLE JACK DOUBLE KING.  
 3) 2x4 2x6 SFR BR W/ SINGLE JACK SINGLE KING.



MAIN FLOOR PLAN



**STEEL CONSTRUCTION**  
**PYR MID**

107124 PATRICIA AVE EAST, #10  
 SITE #10 BOX 33 BR 4, BRANDON MB R2A 5N4

PROJECT NAME	FRAMING STEEL CONSTRUCTION	DATE	MAY 2014
CLIENT	LAUNCH COLONY - DUBNER	SCALE	1/8" = 1'-0"
DESIGNER	STEEL CONSTRUCTION	DATE	MAY 2014
ENGINEER	R. FLORES	SCALE	1/8" = 1'-0"
COMPANY	SOUTH-WEST ENGINEERS	DATE	MAY 2014
PROJECT NO.	LAUNCH COLONY - DUBNER	SCALE	1/8" = 1'-0"
TOTAL AREA	TOTAL = 4,382 SQ. FT.	DATE	MAY 2014
DATE	MAY 2014	SCALE	1/8" = 1'-0"
PROJECT NO.	LAUNCH COLONY - DUBNER	SCALE	1/8" = 1'-0"
DATE	MAY 2014	SCALE	1/8" = 1'-0"



NO.	SIZE	QTY	DETAILS
01	3'-6" x 6'-8"	4	EXTERIOR DOOR
02	3'-0" x 6'-8"	2	INTERIOR DOOR
03	2'-6" x 6'-8"	6	INTERIOR DOOR
04	2'-4" x 6'-8"	6	INTERIOR DOOR

**DOOR & WINDOW SCHEDULE**

ALPHABETICAL NOTES APPLY ONLY TO THIS SHEET

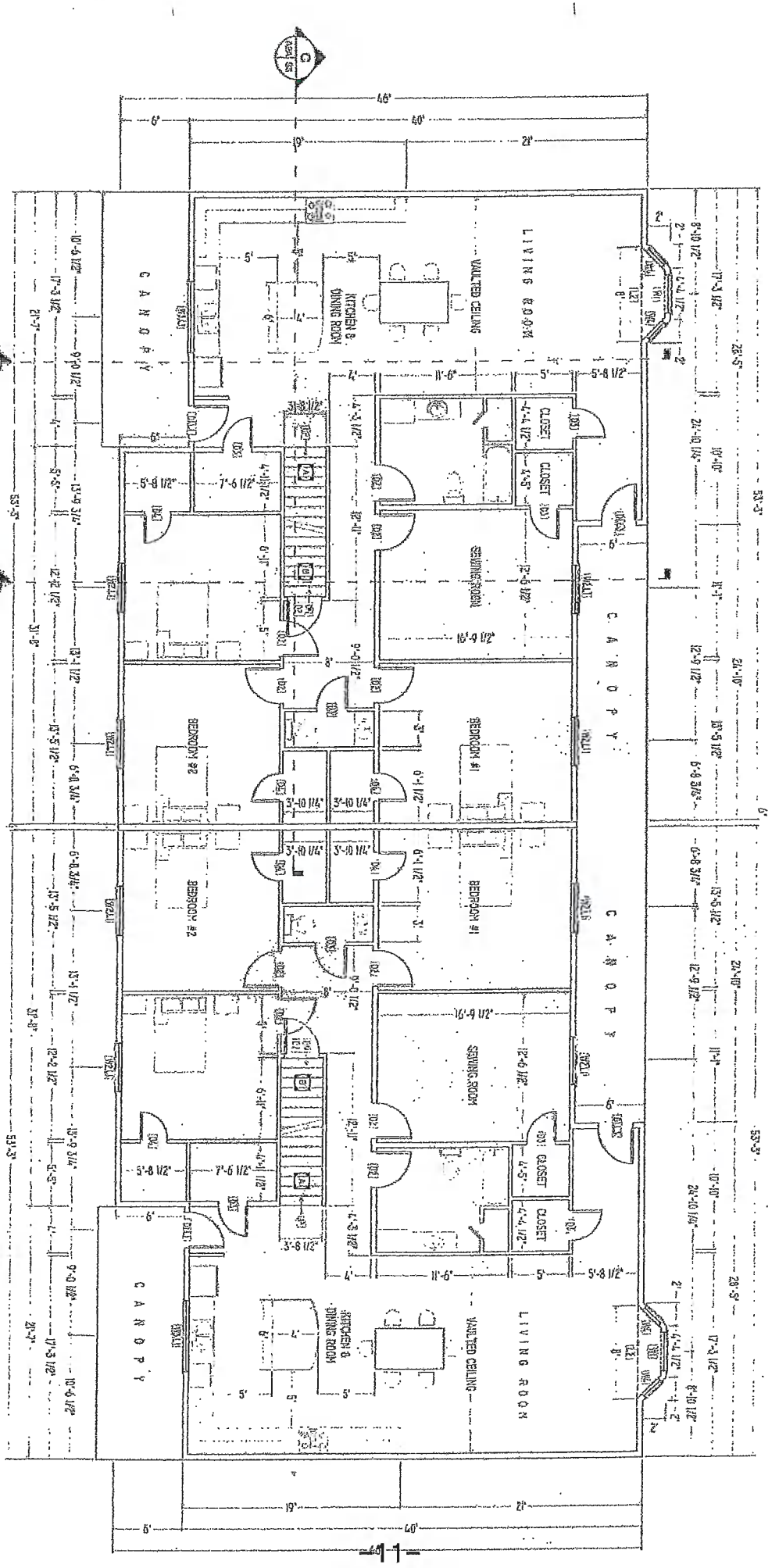
1. STAIR RISE = 6 1/2" TREAD RUN = 10" MAIN FLOOR TO BASEMENT.

2. STAIR RISE = 7 1/2" TREAD RUN = 10" MAIN FLOOR TO GREEN FLOOR.

3. LITE 1/2" x 1/2" 200 LVL W/ DOUBLE JACK/SINGLE KING.

4. LITE 6 1/2" x 1/2" 200 LVL W/ DOUBLE JACK/SINGLE KING.

5. LITE 2'-4" x 6'-8" STRIP 3/4" W/ SINGLE JACK/SINGLE KING.



**MAIN FLOOR PLAN**



**PYP MID**  
**STEEL CONSTRUCTION**  
 SCOTTSMON INDUSTRIAL PARK  
 10734 PARKWAY AVE. EAST, SUITE #10  
 SITE #10 BOX 2314, BRANSON, MO 64616

PROJECT	PRIGARD STEEL CONSTRUCTION LABRID COLONY - DUPLEX	DATE	TOTAL = 4,322 SQ. FT.
DATE	APRIL 2014	SCALE	1/8" = 1'-0"
DESIGNED BY	MAIN FLOOR PLAN	DRAWN BY	SOUTHMAN ENGINEERING

APPLICATION FOR  
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RIGHT OF ENTRY FORM

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.


Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, Mike Gross, do grant consent for an authorized  
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: NE 04-85-05 W6M

Nov 06/2018  
DATE:

  
SIGNATURE OF APPLICANT: