

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
March 26, 2019

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, March 26, 2019, in the Worsley & District Fire Hall Community Room, 339 Alberta Avenue in Worsley Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. *REGULAR MEETING March 26, 2019* 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. *REGULAR MEETING OF March 12, 2019*..... 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. *DEVELOPMENT APPLICATION – Bear Canyon Farms Holdings Ltd*..... 4
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, March 12, 2019**

PRESENT

Miron Croy	Chair
David Janzen	Deputy Chair
Amber Bean	Member
Peter Frixel	Member
Raymond Wetmore	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 9.08 a.m.

**ACCEPTANCE OF
AGENDA**

M12-19

RESOLUTION by Member Bean to adopt the agenda governing the March 12, 2019, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M13-19

RESOLUTION by Deputy Chairperson Janzen to adopt the minutes of the February 12, 2019 Municipal Planning Commission Meeting, as presented. CARRIED.

**NEW BUSINESS
SUBDIVISION
REFERRAL –
Franz & Maria
Zacharias**

Subdivision referral S02-19 (19MK004) was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential subdivision from Franz & Maria Zacharias for SE 5-85-10 W6M (4.05 hectares – 10 acres).

M14-19

RESOLUTION by Deputy Chairperson Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision from Franz & Maria Zacharias for SE 5-85-10 W6M (4.05 hectares – 10 acres), 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 and Federal Regulations to be
adhered to. CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the March 12, 2019 Municipal Planning Commission Meeting at 9:15 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

DRAFT

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	March 26, 2019
Originated By:	Dallas Logan – Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Bear Canyon Farms Holdings Ltd.
File:	61-02-02

DESCRIPTION:

Development Permit Application W06-19 was received from Bear Canyon Farms Holdings Ltd. (also known as the Bear Canyon Hutterite Colony) to develop an additional Dwelling – Mobile Home at SE 14-83-13-W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)
- Additional dwellings are a discretionary use, and previous applications of this nature for the colony have been approved.
- 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.
- Property is adjacent to SH717
- Developer has obtained a Roadside Development Permit from Alberta Transportation.

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 W06-19 from Bear Canyon Farms Holdings Ltd. to develop an additional Dwelling – Mobile Home at SE 14-83-13-W6M, subject to the following conditions:

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. Prior to start of construction, any outstanding property taxes to be paid in full on the land(s) proposed for development.
3. 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)
4. Minimum spacing from adjacent dwelling(s) shall not be less than 4.5 meters (15 feet). Any additions or attachments shall be regarded as part of the residence for spacing purposes.
5. 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.
6. 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.
7. All required County, Provincial and Federal Regulations to be adhered to.
8. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

Initials show support - Reviewed by: Development Officer: *Obj* Manager: *R*

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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.:	W06-19		
DATE RECEIVED:	March 12-19		
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>Bear Canyon Farms Holdings Ltd.</i>					NAME OF REGISTERED LAND OWNER			
ADDRESS <i>Box 33 Cherry Point</i>					ADDRESS			
POSTAL CODE <i>T0H0T0</i>	EMAIL <i>joetscheher@gmail.com</i>		POSTAL CODE	EMAIL				
CONTACT NUMBERS Home <i>780-864-8723 (Joe)</i>					CONTACT NUMBERS Home			
Business					Business			
Cell					Cell			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S. <i>SE</i>	SEC. <i>14</i>	TWP. <i>83</i>	RG. <i>13</i>	M. <i>6</i>	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed development site:								
LENGTH <i>14</i>	m ft	WIDTH <i>80</i>	m ft	NUMBER OF HECTARES		OR ACRES		
Lot type: INTERIOR CORNER THROUGH					LAND USE DISTRICT: <i>AG1</i>			
Describe the existing use of the land: <i>Colony yard site</i>								

APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT INFORMATION

Describe the proposed use of the land:
additional mobile home

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	m	SIDE YARD (1)	m	SIDE YARD (2)	m
<i>41</i>	ft		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 ^{<i>717</i>}	RURAL ROAD
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Estimate the Project:

COMMENCEMENT DATE <i>May 1, 2019</i>	COMPLETION DATE <i>April 30, 2020</i>	CONSTRUCTION COSTS <i>\$100,000</i>
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Attached is

(a) SITE PLAN Yes No N/A	(b) FLOOR PLAN 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: <i>Mar 12, 19</i>	SIGNATURE OF APPLICANT: <i>Joe m. [Signature]</i>
DATE:	SIGNATURE OF REGISTERED LAND OWNER:

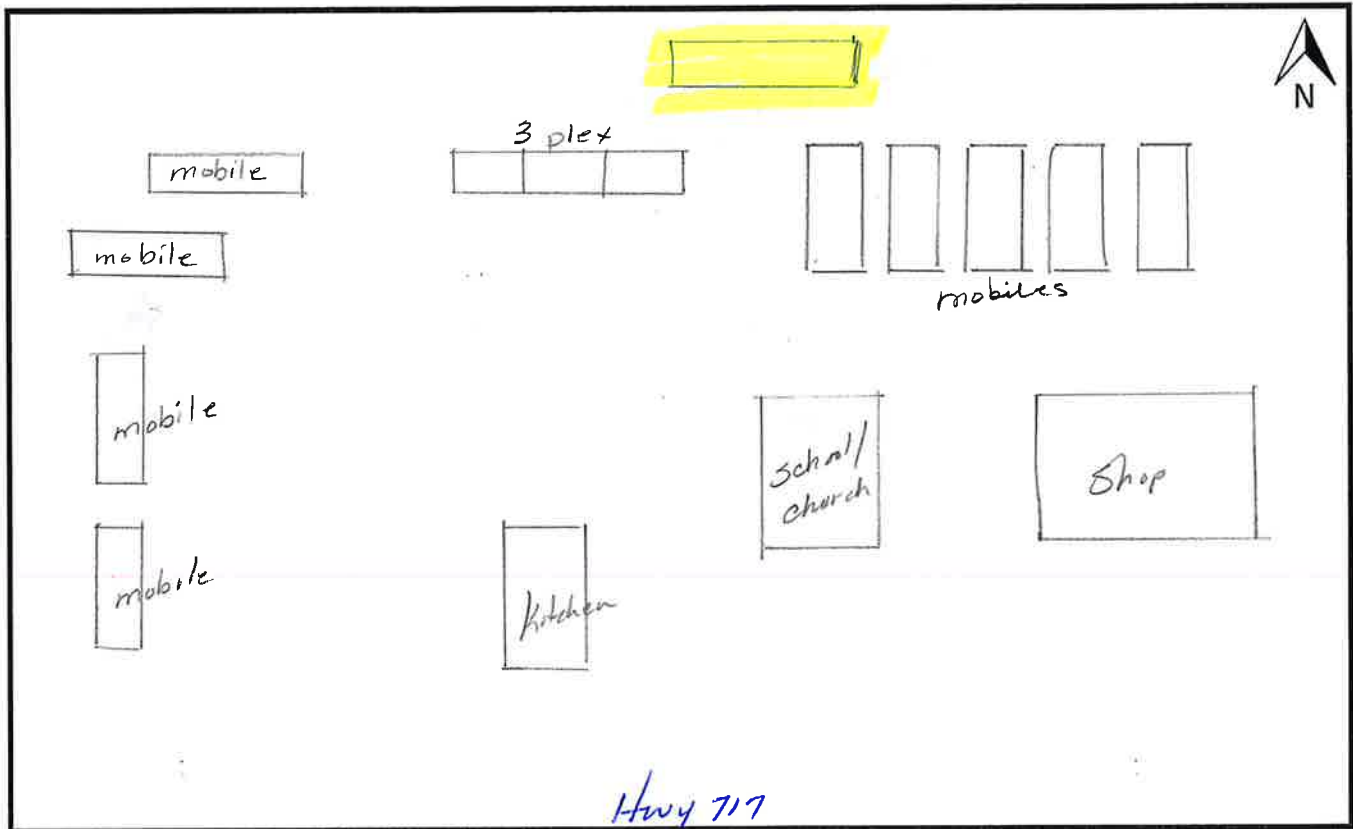
APPLICATION FOR
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: SE 14-23-13 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

APPLICATION FOR DEVELOPMENT PERMIT

ADDITIONAL INFORMATION REQUIRED

ABANDONED WELLS

If the building/addition is greater than 47m² (505.9 ft²) a map from the Alberta Energy Regulator (AER) identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m (82 ft) of the site boundary is to be included. Go to www.geodiscover.alberta.ca for abandoned well location and status information.

WATER AND SEWAGE

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) Eclipse
- c) Present location of the building

- d) Proposed relocation route

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**

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, Joe Tschetter, 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: SE 14-83-13 W6m

Mar 12-19
DATE:

Joe m Tschetter
SIGNATURE OF APPLICANT:



Delivery Services, Transportation
 Peace Region, Peace River District
 9621 - 96 Avenue
 Peace River, Alberta T8S 1T4

Permit No.: RSDP024582
 File Number: 2511 - (6-13-83-14 SE)HWY717:2

March 19, 2019

Bear Canyon Colony
 Box 33
 Cherry Point, Alberta T0H 0T0

Attention Mr. Joseph Tschetter

Subject: Approval for the items identified below within Clear Hills County ("Municipality")

Regarding application for the following: Installation of a mobile home

Permit / File Number	Description	Location
RSDP024582-1 Development	Installation of a mobile home	Highway 717:2 Km 4.225 SE-14-83-13-6

Alberta Transportation Permit No. **RSDP024582** is issued to Bear Canyon Colony (Permittee) under the Highways Development and Protection Regulation authorizing the above noted development(s). Issuance of this permit does not excuse violation of any regulation, bylaw or act which may affect the proposed project. This permit is subject to the conditions shown and should be carefully reviewed.

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto,
2. All highway accesses are to be considered temporary. No compensation shall be payable to the Permittee or their assigns or successors when the Department removes or relocates the temporary access or if highway access is removed and access provided via service road,
3. The Department is under no obligation to reissue a permit if the development is not completed before expiry of this permit,
4. The undersigned Development & Planning Technologist is to be notified before construction commencement.,
5. The Permittee shall not place any signs contrary to Alberta Regulation 326/2009. The separate "SIGN APPLICATION" form shall be submitted for any proposed sign,
6. No additional highway access will be permitted.,
7. The Permittee shall maintain any highway access to the Operation Manager's satisfaction.,
8. The proposed development is to be set back approximately 65 meters from the highway property line, as shown on the attached site plan,
9. The Department accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof,
10. This permit is issued subject to the approval of the Municipality,

11. This permit approves only the development contained herein, and a further application is required for any changes or additions,
12. Use of existing highway access may continue on a temporary basis.,

Permission is hereby granted to Bear Canyon Colony to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown above.

If the development has not been carried out by **March 19, 2020** this permit expires and the Permittee must reapply for a new permit if they wish to proceed.

If you have any questions about the permit or any of the conditions, please contact the undersigned Development and Planning Technologist.

Signed:



Marlene Cobick
Development and Planning Tech
Marlene.Cobick@gov.ab.ca

cc: Dallas Logan, Clear Hills County
Ken Szmata, Alberta Transportation

ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

(print please)

Alberta Transportation Permit # RSDP 24582

Applicant's Name Joseph Tschetter - Bear Canyon Colony
 Mailing Address Box 33
 City Cherry Point Province AB Postal Code T0H 0T0
 Phone # 780-595-2107 Fax # _____ e-mail _____

Landowner's Name _____
 (if different from above)
 Mailing Address _____
 City _____ Province _____ Postal Code _____
 Phone # _____ Fax # _____ e-mail _____

APPLICATION IS HEREBY MADE TO: (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a detailed report if necessary.)

Dwelling - mobile home

Also attach a plan showing in detail the location of all existing and proposed development and access.

Property Information				
Lot	Block	Plan Number	Parcel size (acres or hectares)	
<u>SE</u>	<u>14</u>	<u>83</u>	<u>13</u>	<u>6a</u>
(NE, NW, SE, SW)	¼ Section	Township	Range	West of Meridian
<u>717:2</u>	<u>65 m plus.</u>	<u>7 km west of Bear Canyon</u>	<u>100,000.00</u>	
Highway No. <u>Km 4.225</u>	Distance of the proposed development to the highway right of way boundary.	General property location in relation to an urban municipality or other highway. (e.g. 2 km east of ...)		Estimated cost of proposed development
<u>Clear Hills County</u>	<u>Colony Site</u>	Existing / Proposed Land Use		

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation.

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

The issuance of a permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw or act which may affect this project.

I Joe Tschetter hereby certify that I am the registered owner
 (print full name) I am authorized to act on the owner's behalf
 and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for roadside development.

(Signed) [Signature] (Date) March 12-9

ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

