

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
February 25, 2020

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, February 25, 2020, in the Council Chambers, 313 Alberta Avenue, Worsley Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING of February 25, 2020* 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of February 11, 2020* 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. DEVELOPMENT APPLICATION – Clear Hills County* 4
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

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

- b) East side (Range Road 100) 40.8 m (134 feet) from road right of way.
- c) North side yard, 15.2 m (50 feet)
- d) West side yard 15.2 m (50 feet)

4. All required Municipal Land Use Bylaw and Provincial/Federal Regulations to be adhered to. **CARRIED.**

Subdivision Referral –
Worsley Reinland
Mennonite Church –
Cemetery

Subdivision referral S01-20 (20-1MK002) was received from Mackenzie Municipal Services Agency regarding the application for a cemetery subdivision from Worsley Reinland Mennonite Church for Plan 1821596 Block 2 Lot 1 (Pt. of SW 14-85-8-W6M) of .144 hectares (.766 acres).

M06-20

RESOLUTION by Member Wetmore that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the application for a cemetery subdivision from Worsley Reinland Mennonite Church for Plan 1821596 Block 2 Lot 1 (Pt. of SW 14-85-8-W6M) of .144 hectares (.766 acres).CARRIED.

ADJOURNMENT

Chairperson Croy adjourned the February 11, 2020 Municipal Planning Commission Meeting at 9:07 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	February 25, 2020
Originated By:	Audrey Bjorklund, CLGM – Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Clear Hills County
File:	61-02-02

DESCRIPTION:

Development Permit Application W05-20 was received from Clear Hills County to construct a 24x50 Garage for Fire Fighting Unit on Plan 0726595 Block 1 Lot 84 within the Hamlet of Cleardale.

BACKGROUND:

- Zoning: Hamlet Residential District 2 (HR2)
- Public use is a discretionary use in this zoning district.
- Garage is placed for potential future expansion.
- One overhead door facing west, with driveway access across M.R. lot 85 to Range Road 102. Lot 83 to the west to keep for future expansion of municipal structures and storage for fire fighting services.
- Both lots are owned by the developer (Clear Hills County). The lots are not amalgamated, and this is not being recommended at this time because the garage will not cross the property line.

ATTACHMENTS:

1. Aerial photo of location
2. 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 W05-20 from Clear Hills County to construct a 24x50 Garage for Fire Fighting Unit Plan 0726595 Block 1 Lot 84 within the hamlet of Cleardale subject to the following conditions:

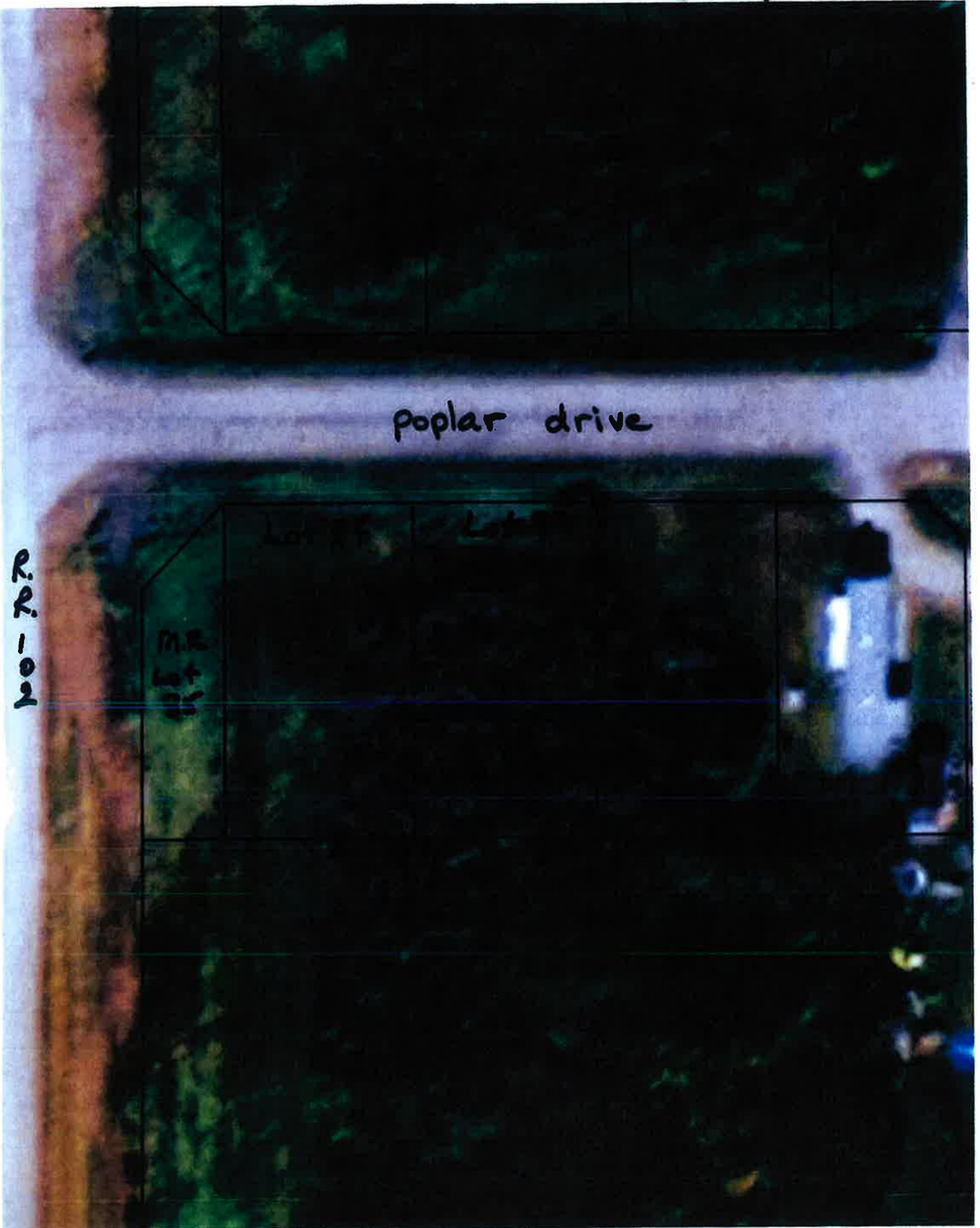
1. Minimum setbacks from the property lines:
 - a) North side (front yard) 24 m (79ft)
 - b) South side (rear yard) 8.5 m (28ft)
 - c) West side (side yard) 5 m (17ft)
 - d) East side (side yard) 2.2 m (7ft)
2. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Council
3. All structures moved in and/or constructed on site shall be compatible in condition and aesthetic appearance with the existing commercial building(s).
4. All required County Land Use Bylaw and Provincial/Federal Regulations to be adhered to.

Initials show support - Reviewed by: Development Officer:

Manager:



Cleardale - Fire Garage Options



DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO. W05-20

DATE RECEIVED February 12, 2020

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 Clear Hills County				NAME OF REGISTERED LAND OWNER			
ADDRESS Box 240 Worsley, Alberta				ADDRESS			
POSTAL CODE T0H 3W0		TELEPHONE (Res.)		(Bus.)		POSTAL CODE	
						TELEPHONE (Res.)	
						(Bus.)	

LAND INFORMATION								
Legal description of proposed development site:								
QTR./L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO. 0726595	BLOCK 1	LOT 84
Size of the proposed development site:								
LENGTH	131 ft 40 m	WIDTH	74 ft 22.72m	Number of:	ACRES .222 ac	OR	HECTARES .089 hc	
Describe the existing use of the land: Vacant lot in the Hamlet of Cleardale. Interior lot between MR lot 85 and lot 83. Zoning is HR2								

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <u>24x50 Garage for Fire Fighting Unit, 16 foot walls with a peaked roof. Placed for potential future expansion. One overhead door facing west, with driveway access across M.R. lot 85 to Range Road 102. Lot 83 to the West to also be kept for future expansion of municipal structures and storage for fire fighting services.</u>			
Check (✓) any proposed use(s) not identified above:			
<input type="checkbox"/> Sign(s)	<input type="checkbox"/> Culvert(s) / Road access point(s)	<input checked="" type="checkbox"/> Public use(s) / Utilities	
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	<input type="checkbox"/> Other (specify)	
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)	<input type="checkbox"/> _____	
Indicate the proposed setback from the property line:			
FRONT YARD north side 79ft (24 m)	REAR YARD south side 28 ft (8.5 m)	SIDE YARD west side 17 ft (5 m)	SIDE YARD east side 7 ft (2.2 m)
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input type="checkbox"/> A Secondary Highway <input checked="" type="checkbox"/> Range Road 102 and Poplar drive (street)			
Estimate the Project:			
A. COMMENCEMENT DATE Late 2020 or early 2021	B. COMPLETION DATE Fall 2021	C. CONSTRUCTION COSTS \$ 100,000.00	
Attached is: (a) Site Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input checked="" 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>Feb 12, 2020</u> DATE	 SIGNATURE OF APPLICANT
_____ DATE	_____ SIGNATURE OF REGISTERED LAND OWNER

FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: HR2, Public Use (Fire Fighting Equipment Garage) is a discretionary use.	
FEE ENCLOSED: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	AMOUNT: \$ _____ RECEIPT No. _____

**Clardale Fire Garage Site Plan for Development Permit Application
Plan 0726595 B1 L84**

Considerations:

Keep lot 83 (east side) as it currently is and retain ownership of this lot for future expansion of fire services

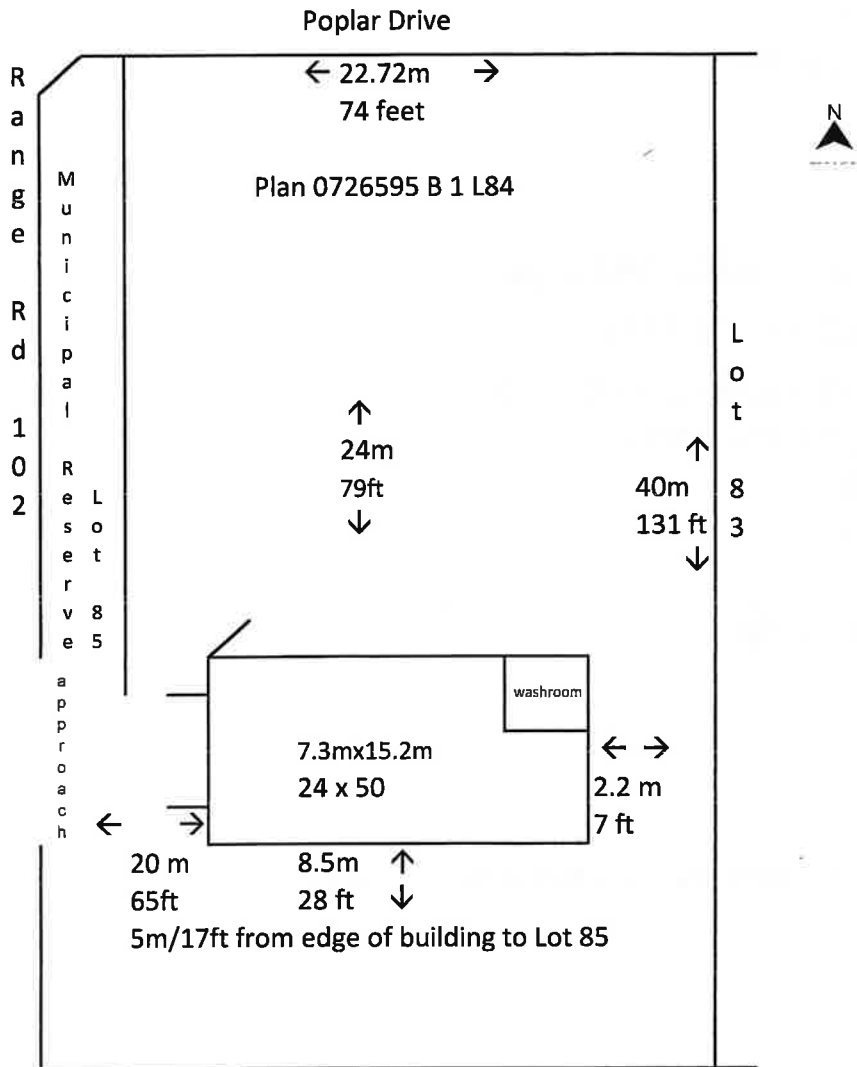
Aesthetics considerations - space for tree & shrub buffer to block structures from residential view

Room for future expansion (addition(s), other structures, compound fence)

Access - approach onto Range Road with future expansion plan to construct access from street into Lot 83

Both options allow for future placement of additional approach(es)

* Drawing is close to scale.



**Development Permit
ADDITIONAL INFORMATION REQUIRED:**

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

	TYPE OF WATER SUPPLY
	DUGOUT
	WELL
	CISTERN & HAULING
X	COUNTY SERVICE
	OTHER (Please specify)

	TYPE OF SEWAGE DISPOSAL
	OPEN DISCHARGE/SEPTIC TANK
	SUB-SURFACE DISPOSAL/SEPTIC TANK
	ABOVE GROUND/SEPTIC TANK
	SEWAGE LAGOON
	OUTDOOR PRIVY
X	COUNTY SERVICE
	OTHER (Please Specify)

Please indicate if the above is:

(a) EXISTING adjacent to north property line, will need to be dug in.