

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

July 14, 2020

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, July 14, 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 July 14, 2020..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of May 26, 2020..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. DEVELOPMENT PERMIT APPLICATION – Reece Basnett..... 4*
- 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, MAY 26, 2020**

PRESENT

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

ATTENDING

Allan Rowe	Chief Administrative Officer (CAO)
Audrey Bjorklund	Community Development Manager (CDM)
Bonnie Morgan	Executive Assistant (EA)

ABSENT

CALL TO ORDER

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

**ACCEPTANCE OF
AGENDA
M13-20**

RESOLUTION by Member Janzen to adopt the agenda governing the May 26, 2020, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES
Previous Regular
Meeting Minutes
M14-20**

RESOLUTION by Member Wetmore to adopt the minutes of the March 10, 2020 Municipal Planning Commission Meeting, as presented. CARRIED.

**NEW BUSINESS
Subdivision Referral
Melvin & Lisa Lubeck**

Subdivision referral S03-20 (20-1MK007) was received from Mackenzie Municipal Services Agency regarding the application for a country residential, first parcel out subdivision from Melvin and Lisa Lubeck for SW 26-85-7-W6M (4.05 hectares – 10 acres).

M15-20

RESOLUTION by Member Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the first parcel out, country residential subdivision from Melvin and Lisa Lubeck for SW 26-85-7-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 County, Provincial and Federal Regulations adhered to.**

CARRIED.

Development Permit
Application – Hines
Creek Hutterian
Brethern

Development Permit Application W12-20 was received from the Hines Creek Hutterian Brethern to develop a multi-species confined feeding operation at NE 4-85-5 W6M, as approved in NRCB Application FA19003X – Notice of Decision.

M16-20

RESOLUTION by Chairperson Croy that the Municipal Planning Commission approves Development Permit Application W12-20 from the Hines Creek Hutterian Brethren to develop a multi-species confined feeding operation at NE 4-85-5-W6M, as approved in NRCB Application FA19003X-Notice of Decision, 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 and Federal Regulations to be adhered to. **CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the May 26, 2020 Municipal Planning Commission Meeting at 9:21 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 14, 2020
Originated By:	Audrey Bjorklund
Title:	DEVELOPMENT PERMIT APPLICATION – Reece Basnett
File:	61-02-02

DESCRIPTION:

Development Permit Application W21-20 was received from Reece Basnett to set up a spray on rock guarding and under-coating business in an existing shop on NE 20-83-4-W6M.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Current use of shop is personal use & agricultural.
- Tradesman business is listed as a discretionary in this zone.
- There are no structures being built or moved in for business.

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 W21-20 from Reece Basnett to set up a spray on rock guarding and under-coating business in an existing shop on NE 20-83-4-W6M.

1. Prior to start of construction any outstanding property taxes to be paid in full on the land(s) proposed for development.
2. All required Municipal Land Use Bylaw and Provincial/Federal Regulations to be adhered to.

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



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 Email: info@clearhillscounty.ab.ca

**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W21-20		
DATE RECEIVED:	July 6/20		
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 Reece Bassett				NAME OF REGISTERED LAND OWNER Quinten + Steery Bassett			
ADDRESS Box 660 Hines Creek				ADDRESS Box 631 Hines Creek			
POSTAL CODE T0H2A0	EMAIL bassettpm@outlook.com			POSTAL CODE	EMAIL		
CONTACT NUMBERS Home -				CONTACT NUMBERS Home			
Business				Business			
Cell 780-772-0349				Cell			
LAND INFORMATION							
Legal description of proposed development site							
QTR./L.S. NE	SEC. 20	TWP. 83	RG. 4	M. W6	OR	REGISTERED PLAN NO.	BLOCK LOT
Size of the proposed development site: existing Shop							
LENGTH 32 m ft	m ft	WIDTH 48	m ft	NUMBER OF HECTARES		OR ACRES	
Lot type: INTERIOR CORNER THROUGH				LAND USE DISTRICT:			
Describe the existing use of the land: existing farm yard							

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DUGOUT
<input type="checkbox"/>	<input type="checkbox"/>	WELL
<input type="checkbox"/>	<input type="checkbox"/>	CISTERN & HAULING
<input type="checkbox"/>	<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	<input type="checkbox"/>	OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
<input type="checkbox"/>	<input type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input type="checkbox"/>	<input type="checkbox"/>	SUB-SURFACE DISPOSAL/SEPTIC TANK
<input type="checkbox"/>	<input type="checkbox"/>	ABOVE GROUND/SEPTIC TANK
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEWAGE LAGOON
<input type="checkbox"/>	<input type="checkbox"/>	OUTDOOR PRIVY
<input type="checkbox"/>	<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	<input type="checkbox"/>	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

DEVELOPMENT INFORMATION

Describe the proposed use of the land:
Setup for rockguarding and undercoating business in existing shop

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	SIDE YARD (2)	m
<i>135</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	RURAL ROAD
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Estimate the Project:

COMMENCEMENT DATE <i>ASAP.</i>	COMPLETION DATE	CONSTRUCTION COSTS <i>\$10,000.</i>
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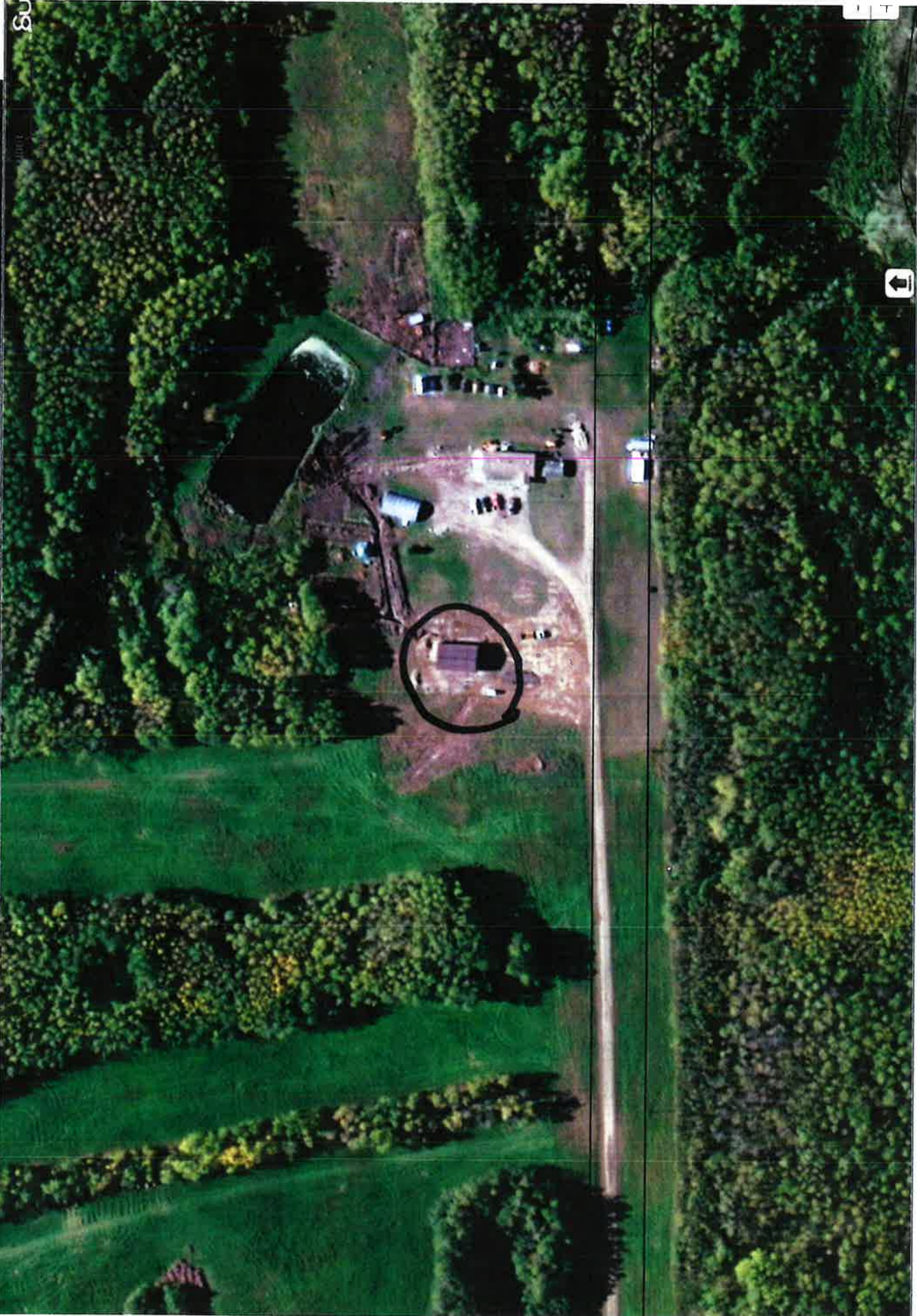
Attached is

(a) SITE PLAN	<input checked="" type="radio"/> 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>July 6/20</i>	SIGNATURE OF APPLICANT:
DATE: <i>July 6/20</i>	SIGNATURE OF REGISTERED LAND OWNER:



Taskbar and browser navigation area containing icons for:

- Windows Start button
- Microsoft Dynamics
- S. General Inquiry
- System tray icons (network, volume, battery)
- Browser address bar and tabs
- Browser navigation buttons (back, forward, refresh)
- Browser zoom and print controls
- Browser tabs: "Player | Q99live.co...", "Clear Hills County -", "e", "o", "E", "M", "X", "W", "P", "Microsoft Dynamics", "S. General Inquiry", "5", "N", "3"