

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**April 27, 2021**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, April 27, 2021, in the Council Chambers, 313 Alberta Avenue, Worsley Alberta, at 9:00 a.m.

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- A) CALL TO ORDER**
- B) AGENDA**
  - A. REGULAR MEETING of April 27, 2021..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING of April 13, 2021..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. DEVELOPMENT APPLICATION – Worsley Clear Hills Ski Club..... 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, APRIL 13, 2021**

**PRESENT**

Miron Croy	Chairperson
Abe Giesbrecht	Member
Peter Frixel	Member
Raymond Wetmore	Member (Via GoTo Meeting)
David Janzen	Member

**ABSENT**

**ATTENDING**

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

**CALL TO ORDER**

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

**ACCEPTANCE OF  
AGENDA**

**M09-21(04/13/21)**

**RESOLUTION by Member Frixel to adopt the agenda governing the April 13, 2021, Municipal Planning Commission Meeting as presented. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular Meeting Minutes  
**M10-21(04/13/21)**

**RESOLUTION by Member Frixel to adopt the minutes of the March 23, 2021 Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Subdivision Referral  
E., J., G. Lund

Subdivision referral 21MK007 was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential, first parcel out subdivision from Edwin, Jeannette and Geoffrey Lund for N ½ 16-87-10-W6M (12.37 hectares - 30.56 acres).

**M11-21(04/13/21)**

**RESOLUTION by Chairperson Croy that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Country Residential, first parcel out subdivision from Edwin, Jeannette and Geoffrey Lund for N ½ 16-87-10-W6M (12.37 hectares - 30.56 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 to be adhered to. CARRIED.**

Subdivision Referral  
B. & B. Isaac

Subdivision referral 21MK008 was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential, first parcel out subdivision from Benjamin & Barbara Isaac for SE 20-85-7-W6M (8.10 hectares - 20 acres).

M012-21(04/13/21)

**RESOLUTION** by Deputy Chairperson Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Country Residential, first parcel out subdivision from Benjamin & Barbara Isaac for SE 20-85-7-W6M (8.10 hectares - 20 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 to be adhered to. **CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the April 13, 2021 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:	April 27, 2021
Originated By:	Audrey Bjorklund, CGLM – Development Officer
Title:	<b>DEVELOPMENT APPLICATION – Worsley Clear Hills Ski Club</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W4-21 was received from the Worsley Clear Hills Ski Club to construct a 16 foot by 28 foot addition to the rental shop and storage wing of the ski chalet structure located at LSD 7, 5-88-9-W6M

### BACKGROUND:

- Ski Club is located on Recreation Lease 840008.
- Zoning is Crown Land Management (CLM)
- Recreational Use intensive and extensive are discretionary uses.
- The addition will provide additional storage space and an office area.

### ATTACHMENTS:

- Development Permit Application
- Crown Land management Land Use District (CLM) from Land Use Bylaw

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W21-12 from the Worsley Clear Hills Ski Club to construct a Building on LSD 7, 5-88-9 W6M, subject to the following conditions:

1. 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.
2. The addition will be finished and sided so appearance is compatible in condition and aesthetic appearance with the rest of the structure.
3. All required Provincial/Federal Regulations to be adhered to.

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
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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](mailto:info@clearhillscounty.ab.ca)

**APPLICATION FOR  
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W4-21		
DATE RECEIVED:	April 16/20.		
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 Worsley Clear Hills Ski Club				NAME OF REGISTERED LAND OWNER				
ADDRESS P.O. Box 147				ADDRESS				
POSTAL CODE T0H 3W0	EMAIL info@skiworsley.com			POSTAL CODE	EMAIL			
CONTACT NUMBERS				CONTACT NUMBERS				
Home 780-685-2594				Home				
Business				Business				
Cell 780-772-1555				Cell				
LAND INFORMATION								
Legal description of proposed development site								
OTR/L.S. LSD7	SEC. 5	TWP. 88	RG. 9	M. W6	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed development site:								
LENGTH 16 ft		WIDTH 28 ft		NUMBER OF HECTARES		OR ACRES		
Lot type: INTERIOR      CORNER      THROUGH						LAND USE DISTRICT:		
Describe the existing use of the land:								

# APPLICATION FOR DEVELOPMENT PERMIT

**DEVELOPMENT INFORMATION**

Describe the proposed use of the land:  
*Ski Area*

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) <i>Extension to Rental Shop</i>		

Indicate the proposed setback from the property line:

FRONT YARD	m	REAR YARD	m	SIDE YARD (1)	m	SIDE YARD (2)	m
	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:
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The land is adjacent to:

PRIMARY HIGHWAY	SECONDARY HIGHWAY	RURAL ROAD
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Estimate the Project:

COMMENCEMENT DATE <i>June 1, 2021</i>	COMPLETION DATE <i>June 30, 2021</i>	CONSTRUCTION COSTS <i>\$ 80,000.00</i>
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Attached is

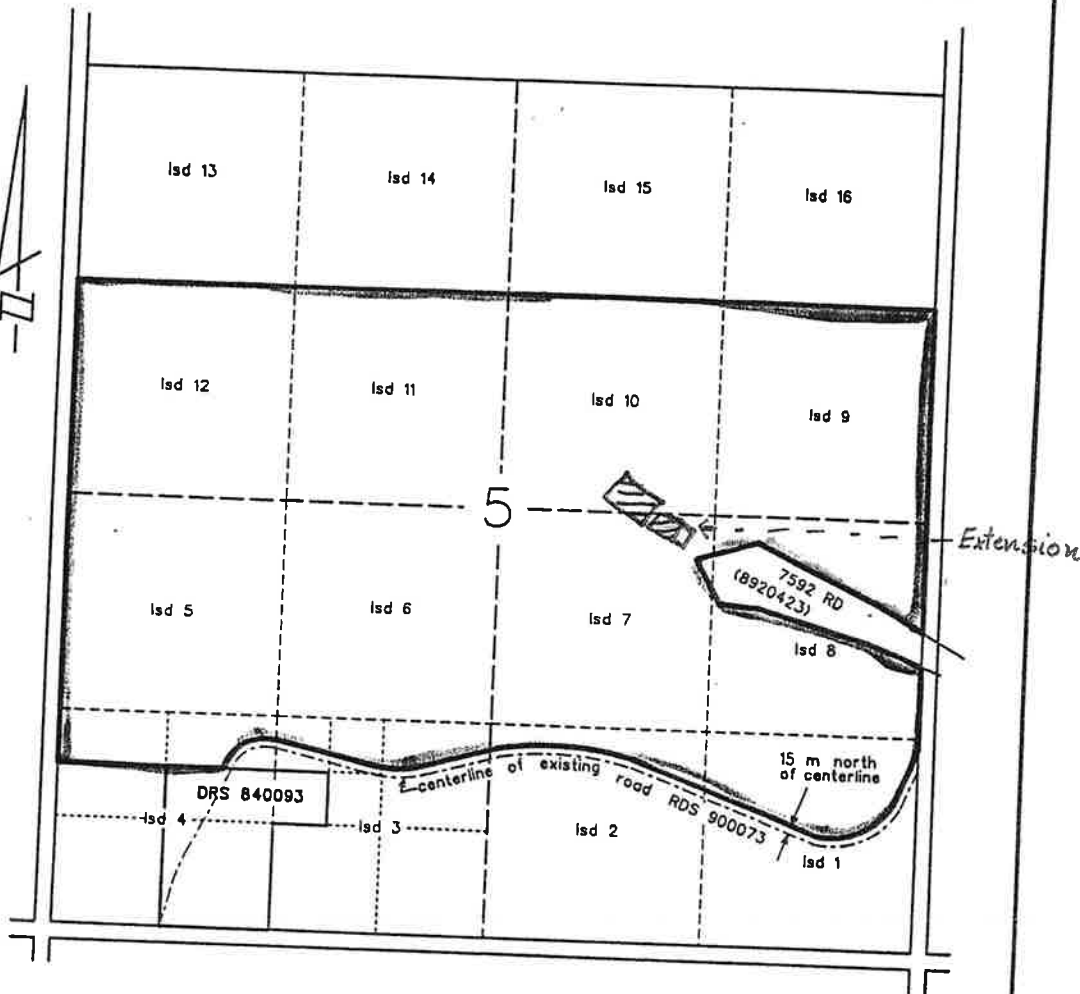
(a) SITE PLAN <input checked="" type="radio"/> Yes      No      N/A	(b) FLOOR PLAN <input checked="" type="radio"/> Yes      No      N/A
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**DECLARATION**

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

DATE: <i>April 21, 2021</i>	SIGNATURE OF APPLICANT: <i>Lily Peters</i>
DATE:	SIGNATURE OF REGISTERED LAND OWNER:

TOWNSHIP 88 , RANGE 9 , WEST 6 MERIDIAN



AREA = 140.474 HA (347.12 ACS)

PLAN NO. 4982 GEN

AMENDED *April 8, 1992*  
*L. Saldanha*

TSS-REC-9	DEPARTMENT OF FORESTRY LANDS AND WILDLIFE Public Lands Division      Technical Services Section	
DISTANCES ARE IN METRES AND DECIMALS THEREOF.	REC 840008	Date 1992-02-10
	PORTIONS REFERRED TO BOUNDED THUS	Scale 1 : 10000
Remarks	Dwn By R. EDMONDS	
RDS 900073 PLOTTED FROM AIR PHOTOS DATED 89-06-13		

existing  
Rental Shop

Existing  
Patrol Room

Existing  
Storage + work area

Storage

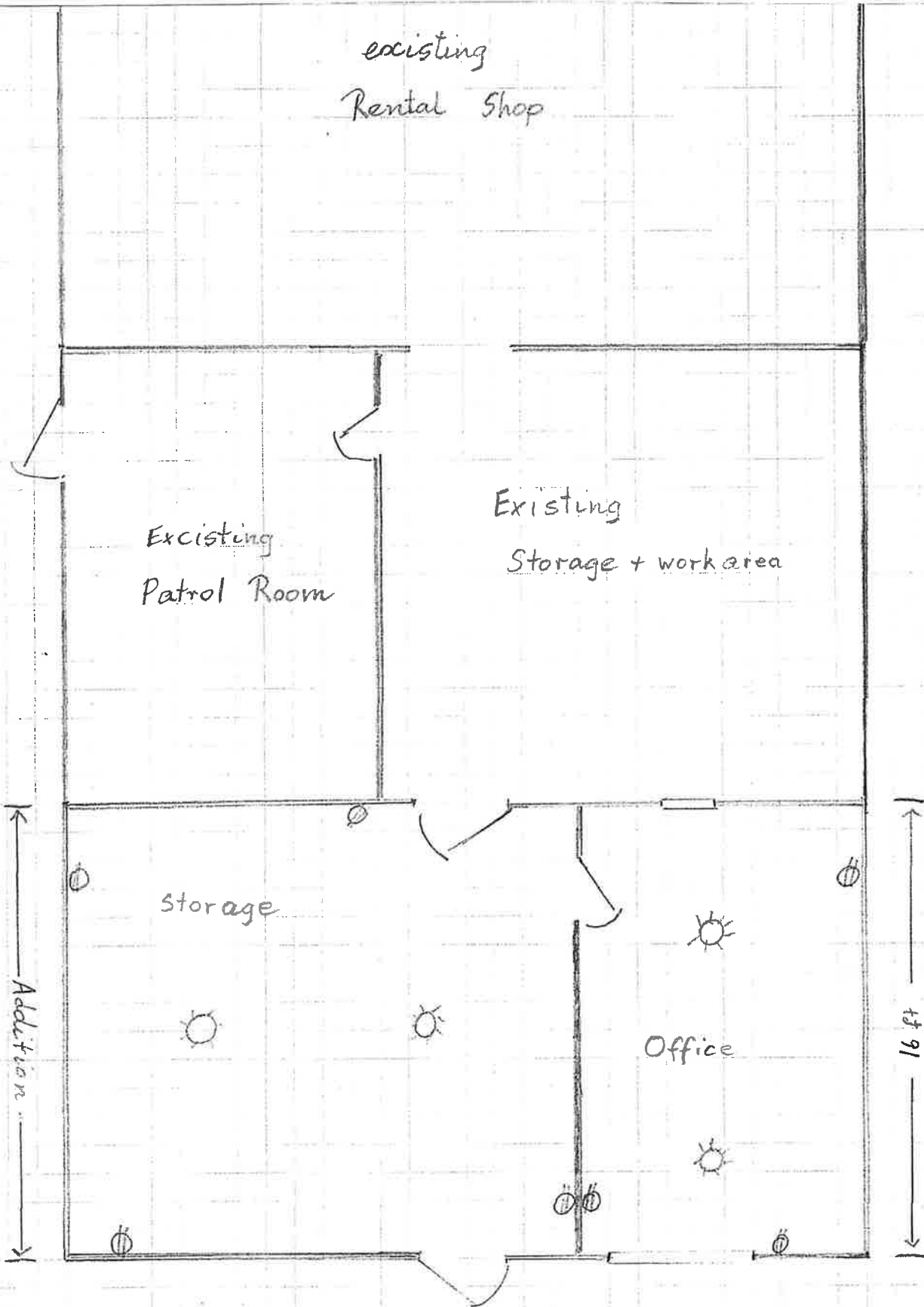
Office

↑  
Addition  
↓

↑  
17' 9"  
↓

← 28' 4" →

Worsley Clear Hills Ski Club





APPLICATION FOR  
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: LSD 7 5 88 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.



*Engineered drawings are being prepared*

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) *existing*
- 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**

**FORM A**

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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).

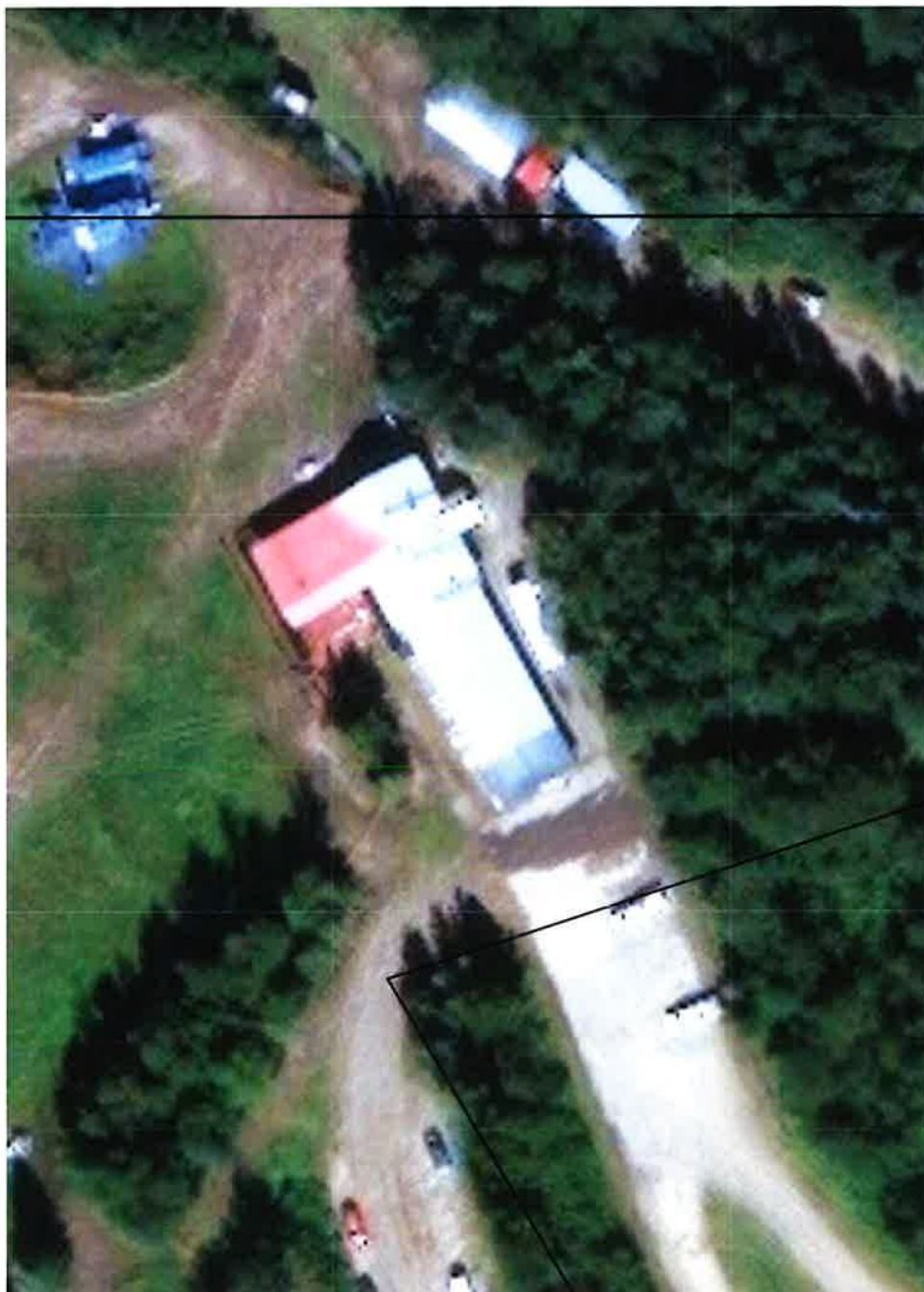
I, Roger Wasyliciw, do grant consent for an authorized  
(Name in block letters)

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

Legal Land Description: LSD 7 Section 5 88 9 W of 6

April 16 2021  
DATE:

Roger Wasyliciw  
SIGNATURE OF APPLICANT  
Worsley Clear Hills Ski Club, President





**10.2 Crown Land Management District (CLM)**

**(1) GENERAL PURPOSE:**

The general purpose of this district is to regulate land use on Crown Land within Clear Hills County.

**(2) USES:**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

In alphabetical order:

<b>(a) Permitted Uses:</b>	<b>(b) Discretionary Uses:</b>
- communication tower with building	- accessory building or structure
- public use	- campground
- public utility	- dugout or water reservoir
- sign	- dwelling, caretaker's
- work camp	- fire hall
	- home occupation
	- market garden
	- natural resource extraction or processing industry
	- park or playground
	- recreational use, extensive
	- recreational use, intensive
	- store
	- water treatment facility

**(3) SITE PROVISIONS:**

In addition to the General Land Use Provisions and Special Land Use Provisions contained in Sections 8 and 9; the following regulations shall apply to every development in this district.

Minimum Lot Areas:

As Required by the Development Authority based on the nature of the proposed use, servicing requirements, and impacts on surrounding land uses and the environment.

**(4) ADDITIONAL REQUIREMENTS:**

(a) A Development Permit may be issued for development on Crown Land subject to a disposition being obtained from Alberta Environment and Parks.



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- (b) The Site Provisions and General Requirements that apply to a development in any other district may be referred to in evaluating a development in the Crown Land Management District (CLM).
  
  - (c) Any Crown Land sold or otherwise converted to private ownership shall, immediately upon transfer from the Crown, be designated as a land use district that, in the opinion of the Development Authority, is compatible with surrounding land uses.