

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
July 13, 2021

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, July 13, 2021, 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 13, 2021 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of June 22, 2021 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. DEVELOPMENT PERMIT – Worsley Reinland Mennonite Church 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, JUNE 22, 2021**

PRESENT

Miron Croy	Chairperson
Abe Giesbrecht	Member
Peter Frixel	Member
Raymond Wetmore	Member
David Janzen	Deputy Chairperson

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**

M20-21(06/22/21)

RESOLUTION by Deputy Chairperson Janzen to adopt the agenda governing the June 22, 2021, Municipal Planning Commission Meeting. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes
M21-21(06/22/21)

RESOLUTION by Member Wetmore to adopt the minutes of the June 8, 2021, Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Referral:
Juan Wiebe

Subdivision referral 21MK019 was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation, first parcel out subdivision from Juan Weibe for SE 22-85-8-W6M (5.80 hectares – 14.33 acres)

M22-21(06/22/21)

RESOLUTION by Deputy Chairperson Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation, first parcel out subdivision from Juan Weibe for SE 22-85-8-W6M (5.80 hectares – 14.33 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. Developer to relocate the existing sewage disposal pump-out to meet the setback requirements of the current regulations.
3. Developer to provide an approach to County standards to access the balance of the quarter.
4. All required County, Provincial and Federal Regulations to be adhered to. **CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the June 22, 2021 Municipal Planning Commission Meeting at 9:03 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 13, 2021
Originated By:	Audrey Bjorklund
Title:	SUBDIVISION REFERRAL – Worsley Reinland Mennonite Church
File:	61-02-02

DESCRIPTION:

Worsley Reinland Mennonite Church got a development permit in 2019 to develop a Church Expansion at Plan 1821596 Block 1 Lot 2 (SW 14-85-8 W6M), no work has started on the expansion, so that permit has expired and the Church is applying for a new permit for the church expansion.

BACKGROUND:

- Zoning: Agricultural (AG1)
- A Place of Worship is a discretionary use.
- The original development was approved on September 13, 2005. One expansion was previously approved on April 8, 2014. As noted above the second expansion was approved in 2019 and no work has started, so the permit expired. The plan is to remove original part of the structure and expand with a larger development.
- Property is adjacent to Hwy 64
- Developer has applied for the 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 W10-19 from the Worsley Reinland Mennonite Church to develop a Church Expansion at Plan 1928596 Block 1 Lot 2 (SW 14-85-8 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. 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 Municipal Land Use Bylaw and Provincial/Federal Regulations to be adhered to.
6. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

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



CLEAR HILLS COUNTY
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**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:
DATE RECEIVED:
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>Worsley Reinland Mennonite Church</i>				NAME OF REGISTERED LAND OWNER				
ADDRESS <i>Box 105 Cleardale AB</i>				ADDRESS				
POSTAL CODE <i>T0H 3Y0</i>	EMAIL <i>willygiesbrecht@yahoo.ca</i>			POSTAL CODE	EMAIL			
CONTACT NUMBERS				CONTACT NUMBERS				
Home <i>780 835 1138 Willy</i>				Home				
Business				Business				
Cell				Cell				
LAND INFORMATION								
Legal description of proposed development site								
QTR/LS.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
	<i>SW 14</i>	<i>85</i>	<i>8</i>	<i>6</i>		<i>1821596</i>	<i>1</i>	<i>2</i>
Size of the proposed development site:								
LENGTH	<i>317.88</i>	m	WIDTH	<i>126.80</i>	m	NUMBER OF HECTARES	OR ACRES	
		ft			ft	<i>4.03</i>		
Lot type: INTERIOR <u>CORNER</u> THROUGH						LAND USE DISTRICT:		
Describe the existing use of the land: <i>Church</i>								

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <div style="font-size: 1.2em; font-family: cursive;">Church Buildings Expansion</div>			
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) <div style="font-family: cursive;">Church</div>			
Indicate the proposed setback from the property line:			
FRONT YARD	m	REAR YARD	m
206'	ft	60'	ft
SIDE YARD (1)	m	SIDE YARD (2)	m
432	ft	436	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		<u>SECONDARY HIGHWAY</u>	
RURAL ROAD			
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
June 30 2021	June 30 2023	375000.00	
Attached is			
(a) SITE PLAN	<input checked="" type="checkbox"/> Yes	No	N/A
(b) FLOOR PLAN	<input checked="" type="checkbox"/> Yes	No	N/A
DECLARATION			
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.			
DATE: <div style="font-family: cursive;">June 30 2021</div>	SIGNATURE OF APPLICANT: <div style="font-family: cursive;">Lilly D</div>		
DATE:	SIGNATURE OF REGISTERED LAND OWNER:		

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

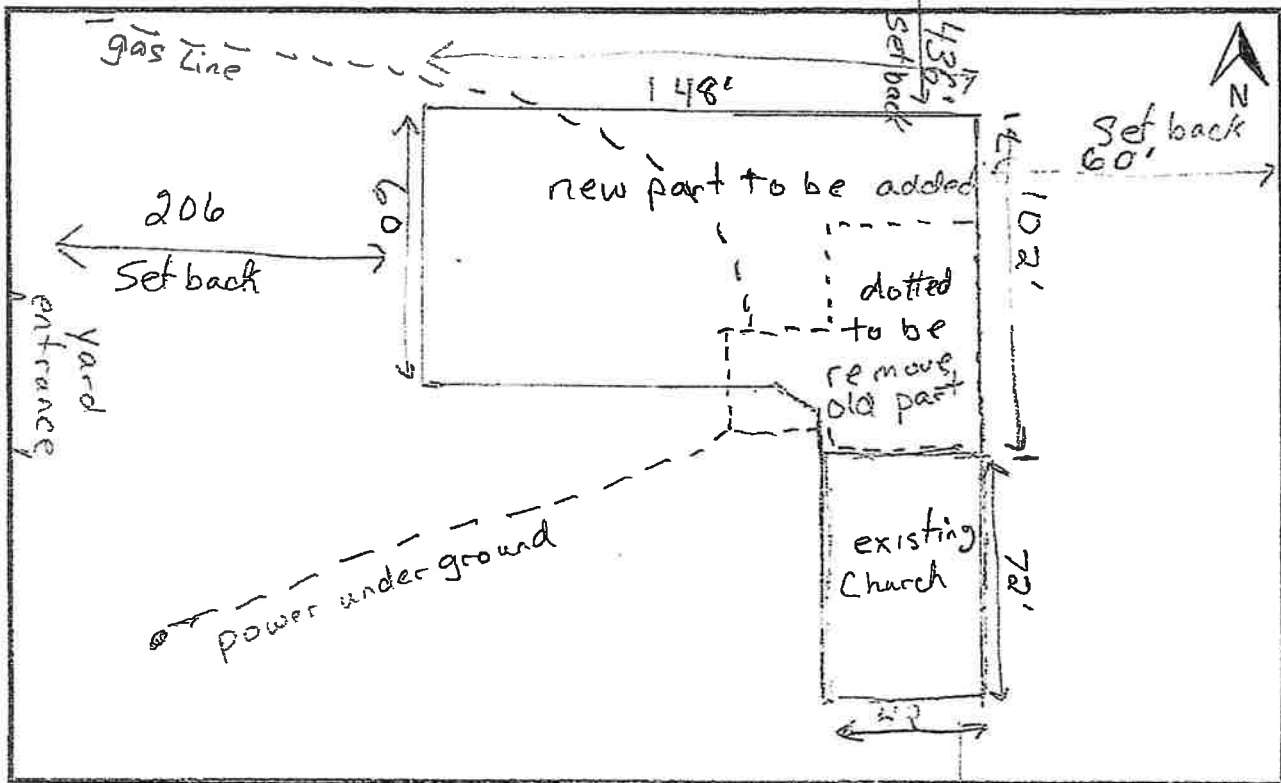
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: Block 1 Lot 2 plan 1821596 of SW14 85 Pwb

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.