

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**October 12, 2021**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, October 12, 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 October 12, 2021..... 1*

**C) ADOPTION OF THE PREVIOUS MINUTES**

*A. REGULAR MEETING of September 28, 2021 ..... 2*

**D) BUSINESS ARISING OUT OF THE MINUTES**

**E) DELEGATION**

**F) BY-LAW**

**G) OLD BUSINESS**

**H) NEW BUSINESS**

*A. DEVELOPMENT PERMIT – ABRAHAM PETERS..... 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, SEPTEMBER 28, 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**

**M29-21(09/28/21)**

**RESOLUTION by Deputy Chairperson Janzen to adopt the agenda governing the September 28, 2021, Municipal Planning Commission Meeting. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular  
Meeting Minutes

**M30-21(09/28/21)**

**RESOLUTION by Member Wetmore to adopt the minutes of the August 10, 2021, Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Subdivision Referral:  
Kent and Rachelle  
Koch

Subdivision referral 21MK034 was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation, first parcel out subdivision from Kent and Rachelle Koch for NE 24-83-1-W6M (4.96 hectares – 12.3 acres).

**M31-21(09/28/21)**

**RESOLUTION by Chairman Croy that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation, first parcel out subdivision from Kent and Rachelle Koch for NE 24-83-1-W6M (4.96 hectares – 12.3 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 September 28, 2021, Municipal Planning Commission Meeting at 9:02 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	October 12, 2021
Originated By:	Audrey Bjorklund
Title:	<b>DEVELOPMENT PERMIT APPLICATION – ABRAHAM PETERS</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W29-21 was received from Abraham Peters to set up a Work Camp style Bunkhouse as a Second Dwelling on Plan 9123144 B1 L1, a 4 hectare (10 acre) subdivision out of SW 18-85-7-W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- The landowners have signed the Development Permit application.
- Section 8.7(3) –Second dwelling approval 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. The dwelling is for a family member.
- The Bunkhouse will be serviced with existing dugout and sewage lagoon.

### 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 W12-19 from Julius Peters to construct a Second Dwelling - Bunkhouse at NE 4-85-9 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) adjacent to Range Road 80
  - b. Side yard, 15.2m (50 feet)
  - c. Rear yard, 15.2m (50 feet)
4. Minimum spacing from existing dwelling shall be not less than 4.5 meters (15 feet). Any additions or attachments shall be regarded as part of the residence for spacing purposes.
5. Water Supply Setbacks, Dugout:

<b>Initials show support - Reviewed by: Development Officer:</b>
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<b>Manager:</b>
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- a. Minimum distance from dwelling 45 m (150 ft) or dugout fence for safety.
- 6. Sewage Setbacks, Sewage Lagoon:
  - a. Minimum distance from dwelling 45.72 m (150 ft)
  - b. Minimum distance between dugout and sewage lagoon 91.4 m (300 ft).
- 7. Sewage disposal system must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
- 8. 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.
- 9. All required Municipal Land Use Bylaw and 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)**FORM A**

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**APPLICATION FOR  
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W 29-21		
DATE RECEIVED:	Oct 5/21		
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 Abraham Peters					NAME OF REGISTERED LAND OWNER Johan and Helena Peters				
ADDRESS P.O. Box 1322 LaCrete AB					ADDRESS P.O. Box 204 Cleardale AB				
POSTAL CODE T0H 2H0		EMAIL			POSTAL CODE T0H-3Y0		EMAIL		
CONTACT NUMBERS					CONTACT NUMBERS				
Home					Home 780-685-2292				
Business					Business				
Cell 780-772-5388					Cell 780-835-1614				
<b>LAND INFORMATION</b>									
Legal description of proposed development site									
QTR/L.S. SW	SEC. 18	TWP. 85	RG. 7	M. W6	OR	REGISTERED PLAN NO. 9123144	BLOCK 1	LOT 1	
Size of the proposed development site:									
LENGTH m ft		WIDTH m ft		NUMBER OF HECTARES		OR ACRES			
Lot type: INTERIOR      CORNER      THROUGH						LAND USE DISTRICT:			
Describe the existing use of the land: yardsite on subdivision.									

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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## DEVELOPMENT INFORMATION

Describe the proposed use of the land:

2nd residence self contained bush house.  
12x50.

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
	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

Estimate the Project:

COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS
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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: October 4, 2021

SIGNATURE OF APPLICANT: Abraham Peters

DATE: October 4, 2021

SIGNATURE OF REGISTERED LAND OWNER: John Peters

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

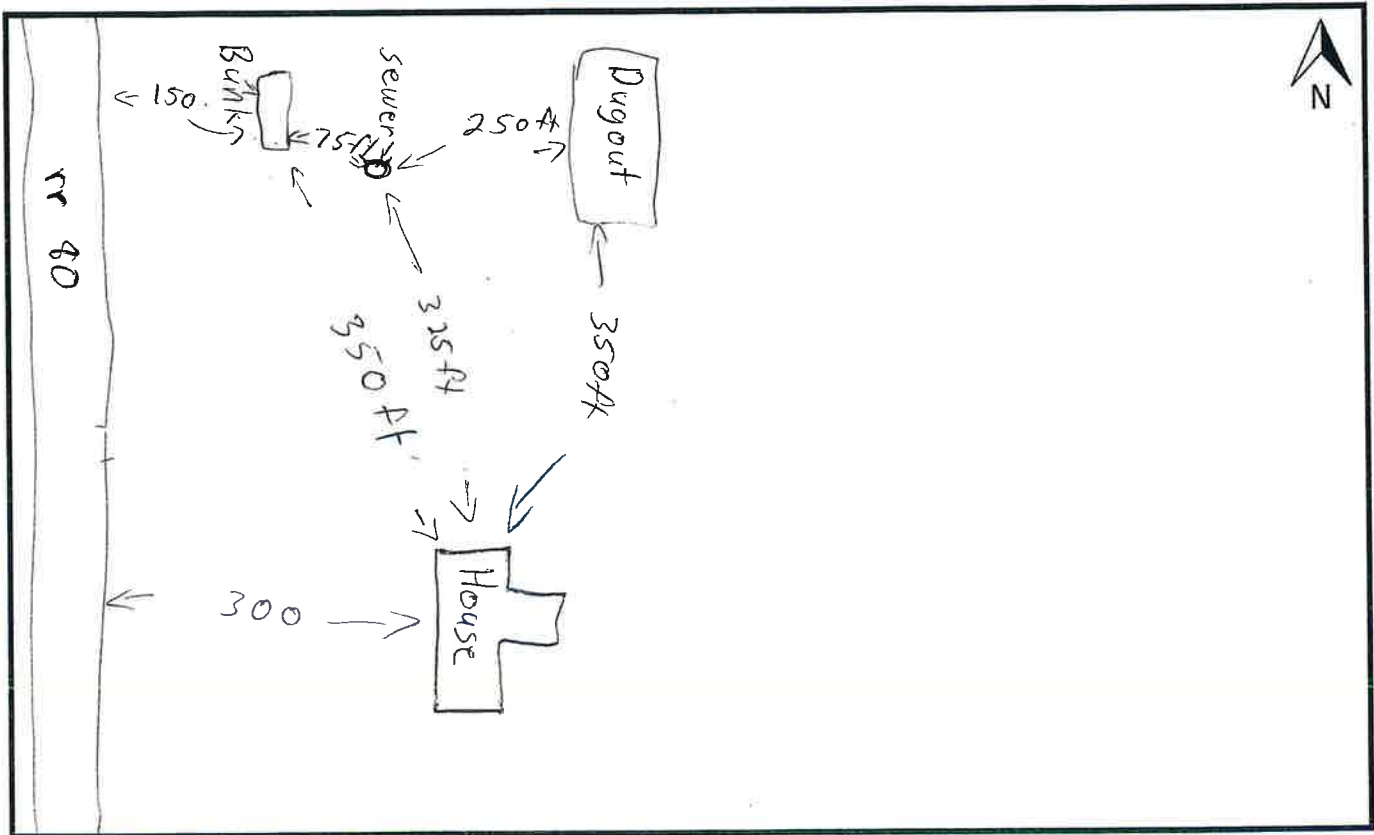
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**SITE MAP**

LEGAL LAND DESCRIPTION: SW 18 85 7 W6

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

FORM A

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## ADDITIONAL INFORMATION REQUIRED

### ABANDONED WELLS

If the building/addition is greater than 47m<sup>2</sup> (505.9 ft<sup>2</sup>) 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](http://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](mailto:safety.services@gov.ab.ca)) OR A LICENSED PERMITTING AGENCY.