

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, OCTOBER 12, 2021**

**PRESENT**

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

**M32-21(10/12/21)**

**RESOLUTION by Deputy Chairperson Janzen to adopt the agenda governing the October 12, 2021, Municipal Planning Commission Meeting, as presented. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular  
Meeting Minutes

**M33-21(10/12/21)**

**RESOLUTION by Member Wetmore to adopt the minutes of the September 28, 2021, Municipal Planning Commission Meeting, as presented: CARRIED.**

**NEW BUSINESS**

Development Permit  
Second Dwelling  
Work Camp Style  
Bunkhouse

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.

**M34-21(10/12/21)**

**RESOLUTION by Deputy Chairperson Janzen that the Municipal Planning Commission approves Development Permit Application W29-21 from Abraham Peters to develop a Second Dwelling (Bunkhouse) on Plan 9123144 B1 L1, a 4-hectare (10 acre) subdivision out of SW 18-85-7-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
  - c) Side yard, 15.2m (50 feet)
  - d) Rear yard, 15.2m (50 feet)
4. The second dwelling shall be placed no closer than 4.5 meters (15 feet) from the existing dwelling. Additions or attachments shall be regarded as part of the residence for spacing purposes.
5. Water Supply Setbacks, Dugout:
  - a) Minimum distance from dwelling 45m (150 feet) or dugout fence for safety.
6. Sewage Setbacks, Lagoon:
  - a) Minimum distance from dwelling 45.72 (150 feet)
  - b) Minimum distance between dugout and sewage lagoon 91.4 (300 feet)
7. Sewage disposal systems must Comply with Alberta Private Sewage Treatment 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, Provincial and Federal Regulations to be adhered to. CARRIED.

ADJOURNMENT

Chairperson Croy adjourned the October 12, 2021 Municipal Planning Commission Meeting at 9:03 a.m.

Feb 15/2022

DATE

[Signature]

CHAIRPERSON

Feb 17, 2022

DATE

[Signature]

CHIEF ADMINISTRATIVE OFFICER