

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**March 22, 2022**

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, March 22, 2022, at 9:00 a.m. in the Council Chambers, 313 Alberta Avenue, Worsley Alberta.

- A) CALL TO ORDER**
- B) AGENDA**
  - A. REGULAR MEETING of March 22, 2022 ..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING of March 8, 2022 ..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. DEVELOPMENT PERMIT APPLICATION – J. PETERS ..... 4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

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

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, MARCH 8, 2022**

<b>PRESENT</b>	Danae Walmsley Jason Ruecker David Janzen Abram Giesbrecht	Member Deputy Chairperson Chairperson Member
<b>ABSENT</b>	Nathan Stevenson	Member
<b>ATTENDING</b>	Allan Rowe Audrey Bjorklund Bonnie Morgan	Chief Administrative Officer (CAO) Community Development Manager (CDM) Executive Assistant (EA)
<b>CALL TO ORDER</b>	Chairperson Janzen called the meeting to order at 9:00 a.m.	
<u><b>ACCEPTANCE OF AGENDA</b></u> <b>M09-22 (03/08/22)</b>	<b>RESOLUTION by Member Walmsley to adopt the agenda governing the March 8, 2022, Municipal Planning Commission Meeting, with the following addition: H) B. Development Permit Application - Xplornet H)C.2020 Denied Country Residential Subdivision. CARRIED.</b>	
<u><b>APPROVAL OF MINUTES</b></u> Previous Regular Meeting Minutes <b>M10-22 (03/08/22)</b>	<b>RESOLUTION by Chairperson Janzen to adopt the minutes of the February 8, 2021, Municipal Planning Commission Organizational Meeting, as presented. CARRIED.</b>	
<b>M11-22 (03/08/22)</b>	<b>RESOLUTION by Member Giesbrecht to adopt the minutes of the February 8, 2021, Municipal Planning Commission Regular Meeting, as presented. CARRIED.</b>	
<u><b>NEW BUSINESS</b></u> Development Permit Application: Xplornet	Development Permit Application W4-22 was received from Xplornet to construct a 45 meter self support wireless internet tower to replace the existing 36 meter internet tower located at SW 32-83-4-W6M.	
<b>M12-22 (03/08/22)</b>	<b>RESOLUTION by Member Walmsley that the Municipal Planning Commission approves Development Permit Application W4-22 from Xplornet to construct a 45 meter self</b>	

**support wireless internet tower at SW 32-83-4-W6M, subject to the following conditions:**

- 1. Minimum setbacks from the property lines: (tower base to property line) 50m from all sides of the property lines.**
  - 2. Site to be kept weed free.**
  - 3. Site to be fenced and signed for safety.**
  - 4. Site to be operated in compliance with Occupational Health and Safety Regulations.**
  - 5. All required Provincial/Federal regulations to be adhered to.**
- CARRIED.**

Development Permit  
Application:  
Xplornet

Development Permit Application W5-22 was received from Xplornet to construct a 45 meter self support wireless internet tower to replace the existing 36 meter internet tower located at SE 3-86-5-W6M.

**M13-22 (03/08/22)**

**RESOLUTION by Member Giesbrecht that the Municipal Planning Commission approves Development Permit Application W5-22 from Xplornet to construct a 45 meter self support wireless internet tower at SE 3-86-5-W6M, subject to the following conditions:**

- 1. Minimum setbacks from the property lines: (tower base to property line) 50m from all sides of the property lines.**
  - 2. Site to be kept weed free.**
  - 3. Site to be fenced and signed for safety.**
  - 4. Site to be operated in compliance with Occupational Health and Safety Regulations.**
  - 5. All required Provincial/Federal regulations to be adhered to.**
- CARRIED.**

2020 Denied  
Country Residential  
Subdivision

Deputy Chairperson Ruecker requested a discussion regarding 2020 denied Country residential subdivisions.

**ADJOURNMENT**

Chairperson Janzen adjourned the March 8, 2022, Municipal Planning Commission Meeting at 9:32 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	March 22, 2022
Originated By:	Audrey Bjorklund
Title:	<b>DEVELOPMENT PERMIT APPLICATION – J. PETERS</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W7-22 was received from Julius Mark Peters to construct a new yardsite and 20' x 76' manufactured home dwelling at SE 15-85-8-W6M. This application is being brought to the Municipal Planning Commission because this will be the fourth dwelling and third yardsite on this quarter section, so it is deemed a discretionary use.

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- The landowner has signed the development permit application.
- LUB Section 10.4 AG1 District – section (3)(c) Maximum Dwelling Density per Parcel:
  - (ii) On a parcel of 32.4 ha(80 ac) or more, a maximum of two (2) dwelling units shall be permitted.
  - (iii) Additional residential development in this land use district is subject to Section 8.7, Dwelling Units Per Parcel.
- Section 8.7 (3) Dwelling Units Per Parcel
  - 8.7 Dwelling Units per Parcel**
  - (1) Where this Bylaw limits the number of dwellings that may be erected or placed on a parcel of land, the Development Authority may grant an exemption to allow additional dwellings on the subject parcel.
  - (2) A development permit shall be required for the second or any additional dwellings on a parcel of land.
  - (3) When determining an exemption to the number of dwellings on a parcel, the Development Authority shall consider the following:
    - (a) The suitability of the site for the proposed development;
    - (b) Access to and from the site;
    - (c) On-site water and sewer servicing;
    - (d) Existing and future surrounding land uses;
    - (e) Whether the additional dwelling is related to or necessary for the operation of an existing farm located on the parcel; and
    - (f) Human relationships including a family member or relative occupying the dwelling.

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

**Manager:**



- Human relationship 8.7 (3)(f) is not family member or relative.
- Proposed approach is via the private driveway on the adjacent north quarter section.
- Within .5 miles from Highway 64 – if approved the proposed development will also require a development permit issued by Alberta in accordance with the Public Highways Development Act.

#### ATTACHMENTS:

Development Permit Application

#### OPTIONS:

1. Not approve Development Permit W7-22.
2. Approve Development Permit W7-22 subject to the following conditions:
  - a. Developer to obtain a Roadside Development Permit from Alberta Transportation
  - b. Prior to construction any outstanding taxes to be paid in full on the land proposed for development.
  - c. Developer is responsible for providing the approach and/or driveway access to the yardsite.
  - d. Dwelling (manufactured home) minimum setbacks from property lines:
    - i. Front yard (east) 40.8 meters (134 feet)
    - ii. Side yards (north & south) 15.2 meters (50 feet)
    - iii. Rear yard (west) 15.2 meters (50 feet)
  - e. Cistern water supply minimum setbacks:
    - i. 40.8 meters (134 feet) from road right of way/front yard property line
    - ii. 15.2 meters (50 feet) from side & rear yard property lines.
  - f. Septic Tank sewage containment minimum setbacks:
    - i. 1 meters (3.25 feet) from all property lines
    - ii. 1 meters (3.25 feet) from dwelling, manufactured home
    - iii. 9.14 meters (30 ft) from cistern water supply
  - g. Effluent Discharge from septic tank minimum setbacks:
    - i. 91.4meters (300 feet) from all property lines
    - ii. 45.72 meters (150 ft) from dwelling, manufactured home
    - iii. 45.72 meters (150 ft) from cistern water supply.
  - h. The under-covering of the manufactured home shall be completely screened from view by foundation or skirting and shall be compatible in conditon and aesthetic appearance with the dwelling.
  - i. Sewage disposal system must comly with the Alberta Private Sewage Treatment and Disposal Regulations.
  - j. All Structures moved in and/or constructed on site shall conform to all building code standards as set by the Alberta Safety Codes Council.
  - k. All required County Land Use Bylaw and Provincial/Federal Regulations to be adhered to.

#### RECOMMENDED ACTION:

That the Municipal Planning Commission...

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

**Manager:**

*[Signature]*

**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.:	W7-22		
DATE RECEIVED:	March 11		
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>Julius mark Peters</i>					NAME OF REGISTERED LAND OWNER <i>Abe Zacharias</i>				
ADDRESS <i>Box 508 Hines creek</i>					ADDRESS <i>Box 82 Cleardale T0H 3Y0</i>				
POSTAL CODE <i>T0H 2A0</i>		EMAIL <i>Petersjulius1990@gmail.com</i>			POSTAL CODE <i>T0H 3Y0</i>		EMAIL		
CONTACT NUMBERS					CONTACT NUMBERS				
Home <i>780 835 1867</i>					Home				
Business					Business				
Cell <i>780 835 1867</i>					Cell <i>780 835 8425</i>				
<b>LAND INFORMATION</b>									
Legal description of proposed development site									
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT	
<i>SE</i>	<i>15</i>	<i>85</i>	<i>8</i>	<i>W6</i>					
Size of the proposed development site:									
LENGTH <i>660 ft</i>		m ft		WIDTH <i>660 ft</i>		m ft		NUMBER OF HECTARES	OR ACRES <i>10</i>
Lot type: INTERIOR      CORNER      THROUGH						LAND USE DISTRICT:			
Describe the existing use of the land:  <i>farm Land, Hay/Grass quarter, &amp; Home quarter</i>									

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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<b>DEVELOPMENT INFORMATION</b>			
Describe the proposed use of the land:  <i>and might subdivide <del>farm</del> lot in near future</i>			
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
175	ft	2465	ft
SIDE YARD (1)	m	SIDE YARD (2)	m
200	ft	1049	ft
Off street parking:      Size of space      Number of spaces			
Off street loading:      Size of space      150 ft x 150 ft      Number of spaces      1			
Accessory use:			
PERCENTAGE OF LOT OCCUPIED: <i>this is a whole quarter so 50%</i>	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY <u>RURAL ROAD</u>	
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
<i>Start as soon as I can</i>	<i>Hope by July</i>	<i>60,000</i>	
Attached is			
(a) SITE PLAN	<input checked="" type="radio"/> Yes      No      N/A	(b) FLOOR PLAN	Yes      No      N/A
<b>DECLARATION</b>			
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.			
DATE:	SIGNATURE OF APPLICANT: <i>[Signature]</i>		
DATE:	SIGNATURE OF REGISTERED LAND OWNER: <i>[Signature]</i>		

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

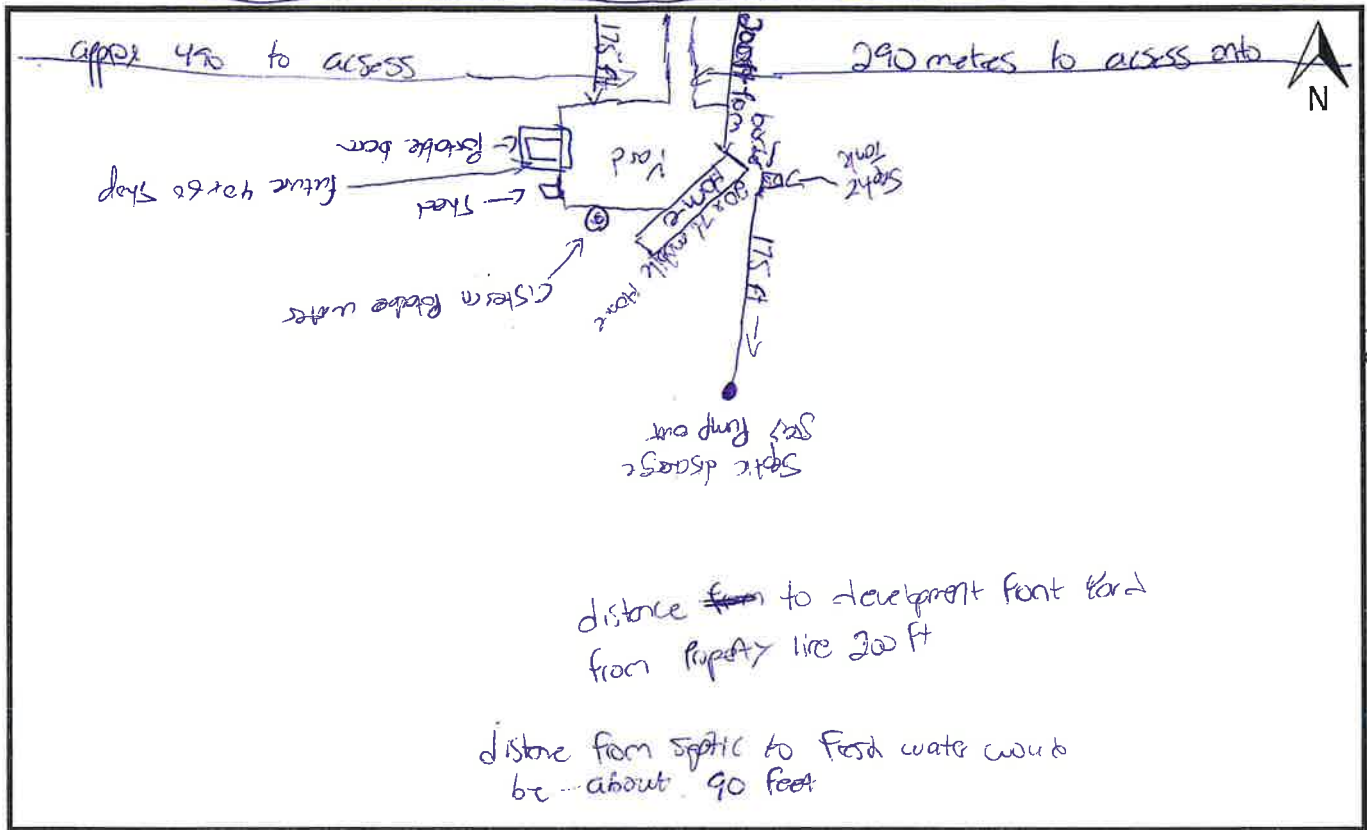
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## SITE MAP

LEGAL LAND DESCRIPTION: SE - 15 - 85 - 8 - W6

For industrial or commercial development, attach engineered drawings of proposed development.

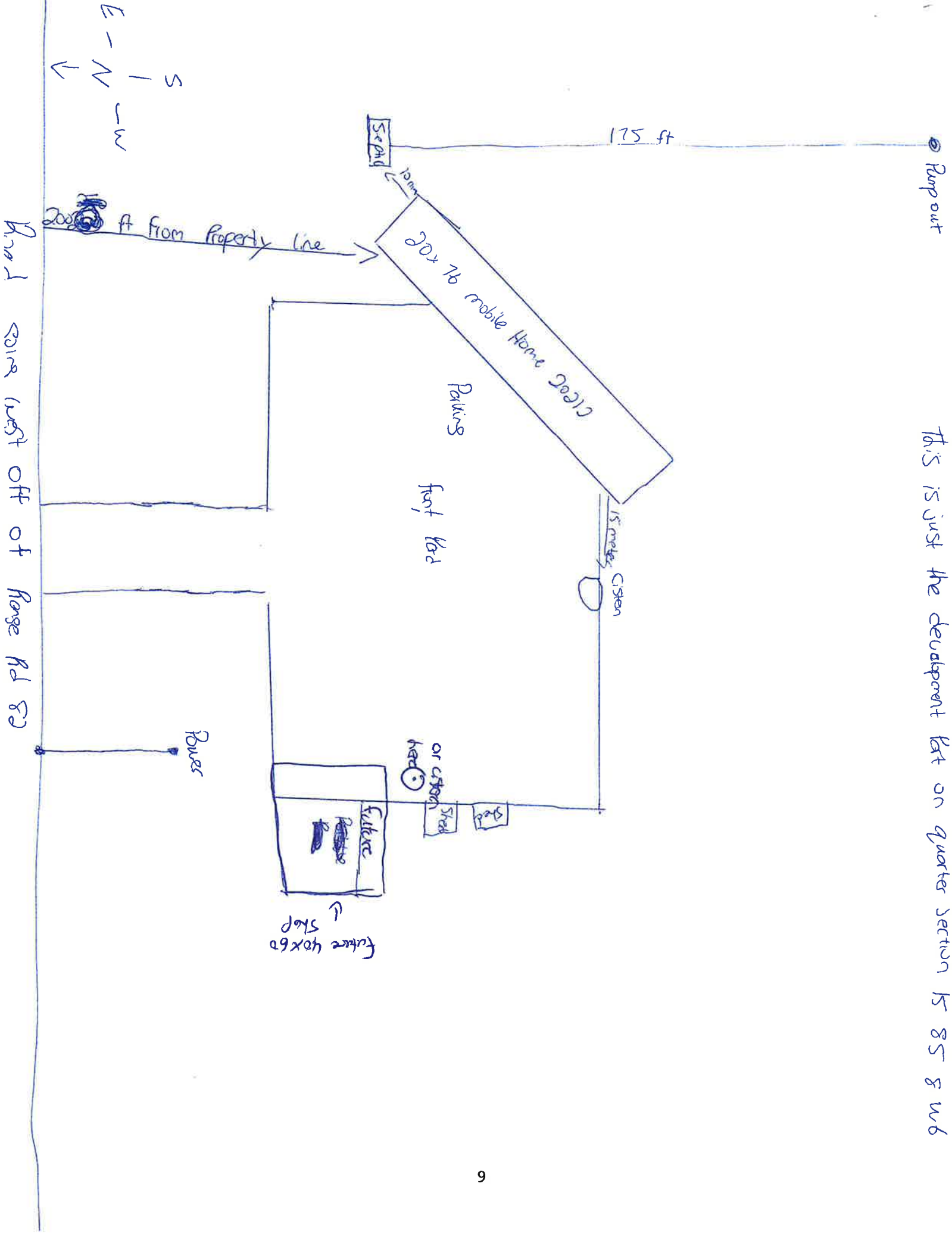
For residential and agricultural development, draw a sketch plan of proposed development.



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

This is just the development lot on quarter section 15 8S & W6



# 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.





# MODULAR HOMES SPECIFICATION NAMEPLATE PLAQUE SIGNALÉTIQUE POUR MAISON MODULAIRE



**DO NOT REMOVE  
NE PAS ENLEVER**

DATE OF MANUFACTURE/  
DATE DU FABRICANT: JULY/2012

MANUFACTURER/  
FABRICANT: Triple 'M' Housing

FACTORY ADDRESS/  
ADRESSE DE L'USINE: Lethbridge, Alberta

MODEL NUMBER/  
NUMÉRO DE MODÈLE: TUD2076-244

SERIAL NUMBER/  
NUMÉRO DE SÉRIE: G121257

CERTIFICATION LABEL SERIAL NUMBER/  
ÉTIQUETTE DE CERTIFICATION QAI NUMÉRO: Qai# 001920  
Alta# 06-08137

ROOF DESIGN SNOW LOAD / Charge  
de neige de conception de toit: 40 PSF

GROUND SNOW LOAD /  
68.9 PSF

Charge de neige au sol:

THERMAL RESISTANCE OF  
INSULATION / Résistance thermique  
d'isolation:

Floor / Plancher: R-25

Wall / Mur: R-25

Ceiling / Plafond: R-40

WINDOW RATINGS (STRUCTURAL /  
THERMAL) Fenêtre Spécification  
(Structural / Thermique)

0.28 U-value

OUTSIDE DESIGN TEMPERATURE /  
La température extérieure de conception

48,631 BTU @ -45 C

## FACTORY INSTALLED APPLIANCES / APPAREILS INSTALLÉS À L'USINE

APPLIANCES / APPAREILS	MAKE / MARQUE	MODEL / MODÈLE	FUEL / COMBUSTIBLE
Furnace / Fournaise à Air Chaud	INTERTHERM	M7RL 060A	GAS/PROPANE
Water Heater / Chauffe - Eau	BRADFORD	M240S8DS-1NCP	ELECTRIC
Range / Cuisinière	GENERAL ELECTRIC	JCB5250T1BB	ELECTRIC
Refrigerator / Réfrigérateur	GENERAL ELECTRIC	GTH18GBDCRBB	ELECTRIC
FirePlace / Cheminée	N/A	N/A	N/A
Microwave Oven / Micro-Onde	N/A	N/A	N/A
Dishwasher / Lave-vaisselle	GENERAL ELECTRIC	GSD3300DOBB	ELECTRIC
Clothes Washer / Laveuses	N/A	N/A	N/A
Clothes Dryer / Sécheuses	N/A	N/A	N/A
Other Appliance / L'autre Appareil	N/A	N/A	N/A

ELECTRICAL SYSTEM /  
INSTALLATION ÉLECTRIQUE:

Volts: 120/240

Hertz: 60

Amps: 100

PLUMBING SYSTEM / PLOMBERIE:

Pressure system tested at 700 kPa (100psi) / Installation sous pression éprouvée à 700 kPa (100 psi)

- Note:** 1. Any additions or modifications to factory installed systems must be authorized by the appropriate provincial or municipal authorities having jurisdiction. Toute adjonction ou modification aux installations dont le placement est effectué à l'usine doit être approuvée par les autorités provinciales ou municipales compétentes.
2. QAI Listing only covers the systems noted above only when installed by the modular home manufacturer. La certification QAI englobe les installations indiquées ci-dessus uniquement si leur placement est effectué par le fabricant du maison modulaire.
3. (NA) Under the heading "Factory Installed Appliances" indicates that appliances are not factory installed. (NA) Sous l'en tête "Appareils Installés à l'usine" indique des appareils non installés à l'usine.
4. This specification plate and the exterior QAI label provide the only evidence of Listing. Cette plaque signalétique ainsi que l'étiquette extérieure QAI constituent les seules preuves de la certification QAI.
5. Those portions of the Modular Home to be completed on site are subject to inspection by local building inspectors (A277 A1.2). Les parties de la maison modulaire qui doivent être accomplies sur l'emplacement sont sujettes à l'inspection par les inspecteurs des bâtiments locaux (A277 A1.2).

Modular homes bearing this label have been constructed to the following building codes / Des maisons modulaires portant ce label ont été construit à codes du bâtiment

Homes are built to conform to CSA Standard A277, Alberta Building Code (2006) / National Building Code of Canada (2005)

## WARNING:

## AVERTISSEMENT:

### GAS SYSTEM / CANALISATION:

- This system is designed for use with either propane or natural gas.
- Ventilation around propane cylinders requires periodic removal of debris.

- Cette installation est conçue pour le propane ou le gaz naturel.
- La ventilation autour des bouteilles de propane nécessite l'enlèvement périodique des déchets.

### BEFORE TURNING ON PROPANE OR NATURAL GAS / AVANT D'OUVRIR LE GAZ:

- Be certain appliances are suitable for the gas to be used. Refer to the nameplate on each gas appliance for correct data.
- Make certain all gas connections have been made tight, all appliance valves are turned off, and any unconnected outlets are capped.

- S'assurer que les appareils conviennent au gaz qui doit être utilisé. Consulter la plaque signalétique de chaque appareil pour les renseignements appropriés.
- Vérifier l'étanchéité de tous les raccords de gaz, la fermeture de tous les robinets d'appareils et l'obturation de toutes les sorties non raccordées.

### AFTER TURNING ON PROPANE OR NATURAL GAS / APRÈS AVOIR OUVERT LE GAZ:

- All connections, including those at the appliances and cylinders, should be leak tested periodically with soapy water by the occupant. Never use a lighted match or other flame when checking for leaks.
- Do not leave system turned on or containers connected until system has been proven to be gas tight.
- Light all pilots.

- L'occupant doit vérifier périodiquement l'étanchéité de tous les raccords, y compris ceux des appareils et des bouteilles, en y appliquant de l'eau savonneuse. Ne jamais se servir d'une allumette ou d'une flamme quelconque pour la détection des fuites.
- Ne pas laisser l'alimentation ouverte ni les récipients raccordés, avant de s'être assuré de l'étanchéité de l'installation.
- Allumer toutes les veilleuses.

### VEHICULAR SYSTEM WARNING / INSTALLATION VÉHICULAIRE AVERTISSEMENT:

It is recommended that highway authorities be consulted on regulations applicable in areas into which this unit may be moved, especially in regard to permits and maximum allowable lengths and widths. Il est recommandé de consulter les autorités routières au sujet des règlements applicables dans les régions à l'intérieur desquelles cette unité peut être transportée, particulièrement en ce qui concerne les longueurs maximales admissibles.

Serial# TMH0003037

Revised/ Révisé: June, 2012

