

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
June 14, 2022

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, June 14, 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 June 14, 2022..... 1*
 - C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of April 26, 2022 2*
 - D) BUSINESS ARISING OUT OF THE MINUTES**
 - E) DELEGATION**
 - F) BY-LAW**
 - G) OLD BUSINESS**
 - H) NEW BUSINESS**
 - A. SUBDIVISION REFFERAL – H. & L. FEHR..... 3*
 - B. DEVELOPMENT PERMIT APPLICATION – OLD COLONY MENNONITE CHURCH 11*
 - C. DEVELOPMENT PERMIT APPLICATION – CRAIG DONNELLY 17*
 - 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, APRIL 26, 2022**

PRESENT

David Janzen	Chairperson
Danae Walmsley	Member
Abram Giesbrecht	Member

ABSENT

Nathan Stevenson	Member
Jason Ruecker	Deputy Chairperson

ATTENDING

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

CALL TO ORDER

Chairperson Janzen called the meeting to order at a.m.

**ACCEPTANCE OF
AGENDA**

M17-22 (04-26-22)

RESOLUTION by Member Giesbrecht to adopt the agenda governing the April 26, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular
Meeting Minutes

M16-22 (04-26-22)

RESOLUTION by Chairperson Janzen to adopt the minutes of the March 22, 2022, Municipal Planning Commission Regular Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Referral
A & S Zacharias

Subdivision referral 22MK011 was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential, first parcel out subdivision from Abraham & Sarah Zacharias for SW 15-85-8-W6M (4.05 hectares – 10 acres).

M16-22 (03-22-22)

RESOLUTION by Chairperson Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Country Residential, first parcel out subdivision from Abraham & Sarah Zacharias for SW 15-85-8-W6M (4.05 hectares – 10 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 Janzen adjourned the April 26, 2022, 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:	May 24, 2022
Originated By:	Audrey Bjorklund
Title:	SUBDIVISION REFERRAL – H. & L. Fehr
File:	61-02-02

DESCRIPTION:

Subdivision referral 22MK015 was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation, first parcel out subdivision from Herman and Lisa Fehr for NW 9-85-7-W6M (4.05 hectares – 10 acres).

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Proposed subdivision – access is gained via Range Road 74 to the east.
 - There is an existing approach off Highway 64 to the north and Range Road 74 to the east.
- Topography: rolling
- Existing Use: agricultural cultivation, no buildings or site improvements within the proposed subdivision.
- Proposed Servicing: Water Supply – cistern,
Sewer – sewage lagoon
- Parcel Size: Proposed parcel size is deemed appropriate for the intended use.

ATTACHMENTS:

- Subdivision application

OPTIONS:

- A. Deny the request
- B. Approve the subdivision request with the conditions listed and, or the following conditions.

RECOMMENDED ACTION:

RESOLUTION BYthat the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation, first parcel out subdivision from Herman and Lisa Fehr for NW 9-85-7-W6M (4.05 hectares – 10 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.

Initials show support - Reviewed by: Development Officer: <i>ABJ</i> Manager: <i>AE</i>

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY Date of Receipt for Completed Form: <u>MAY 2, 2022</u>	File No.: <u>22MK015</u>	Fee Submitted: <u>\$ 725</u>
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THIS FORM IS TO BE COMPLETED IN FULL WHEREEVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNERS BEHALF.

1. Name of registered owner of land to be subdivided: Herman & Lisa Fehr
(Full Name in Block Capitals)
Address and phone number: Box 104, Clear Hills, AB, T0H 3Y0
2. Name of agent (person authorized to act on behalf of registered owner), if any: Borderline Surveys Ltd/Jason Coates
(Full Name in Block Capitals)
Address and phone number: PO Box 43, Clairmont, AB T8X 0T8 (780)538-1955
3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All part of the NW $\frac{1}{4}$ Sec 9 TWP 85 Range 7 West of 6 Meridian
Being all parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 122 243 334
Area of the above parcel of land to be subdivided 10.96 ~~hectares~~ (acres).
Municipal Address if applicable _____
4. LOCATION OF LAND TO BE SUBDIVIDED:
 - a. The land is situated in the municipality of Clear Hills County
 - b. Is the land situated immediately adjacent to the municipal boundary? Yes _____ No X
If "yes", the adjoining municipality is _____
 - c. Is the land situated within 1.6 kilometres (1.0 miles) of the right-of-way of a highway? Yes X No _____
If "yes", the Highway is No. 64 the Secondary Road is No. TWP 852
 - d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal?
Yes _____ No X If "yes", state its name: _____
 - e. Is the proposed parcel within 1.5 kilometres (0.932 miles) of a sour gas facility? Yes _____ No X
5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
Describe:
 - a. Existing use of the land Aq/Residential
 - b. Proposed use of the land Residential
 - c. The designated use of the land as classified under a land use bylaw Yard Site
6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)
 - a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat
 - b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Trees
 - c. Describe the kind of soil on the land (sandy, loam, clay, etc) Clay
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
Describe any buildings and any structures on the land and whether they are to be demolished or moved Atco Trailer, shed. Atco trailer is to be replaced by a house, which will conform to the lagoon
8. WATER AND SEWER SERVICES
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.
Cistern and Septic lagoon
9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, Borderline Surveys Ltd/Jason Coates hereby certify that
(Full Name in Block Capitals)

I am the registered owner, or
☒ I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Address: PO Box 43, Clairmont, AB T8X 0T8

Signature: Jason Coates

Phone No. (780) 538-1955 / Cell (780) 330-9939

Date: May 2-2022

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY: <u>Clear Hills County</u>	DATE RECEIVED: <u>May 9, 2022</u>
FILE: <u>22MK015</u>	EXPIRY DATE: <u>July 8, 2022</u>
LEGAL: <u>NW 9.85.7.W6M</u>	TIME EXTENSION: _____
APPLICANT/AGENT: <u>Borderline Surveys Ltd</u>	

PROPOSAL: The proposal is to subdivide a 10.1 ac from an unsubdivided quarter section to support a farmstead separation.

ACREAGE IN TITLE: 155.18 ac.

RESERVE REQUIREMENT: Reserve not required.

PROXIMITY TO URBAN MUNIC: Approximately 10 miles southwest of Worsley.

PREVIOUS APPLICATIONS: None.

SITE CHARACTERISTICS

C.L.I.: 90% 2c4w, 10% 4s5w

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: The proposed lot has an existing development including a shed and an ATCO trailer with the associated servicing. The balance of the quarter section is mostly under cultivation and appears to also have a house and other outbuildings based on the aerial photograph. According to the attached tentative plan, some buildings may have been erected or moved since the date of the photo. The proposal is to replace the ATCO trailer with a house.

ROAD ACCESS: Access to the proposed lot is gained via Range Road 74 to the east of the lot. The balance of the quarter section has existing approaches via Hwy 64 to the north and Range Road 74 to the east.

SERVICING: The existing development is being serviced by cistern for water supply and a septic lagoon for sewer. All future development will have to comply with the setback requirements for the septic lagoon.

PARCEL SIZE: The proposed parcel size is deemed appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District 1 (AG-1). There is no conflict.

AREA STRUCTURE PLAN: N/A

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

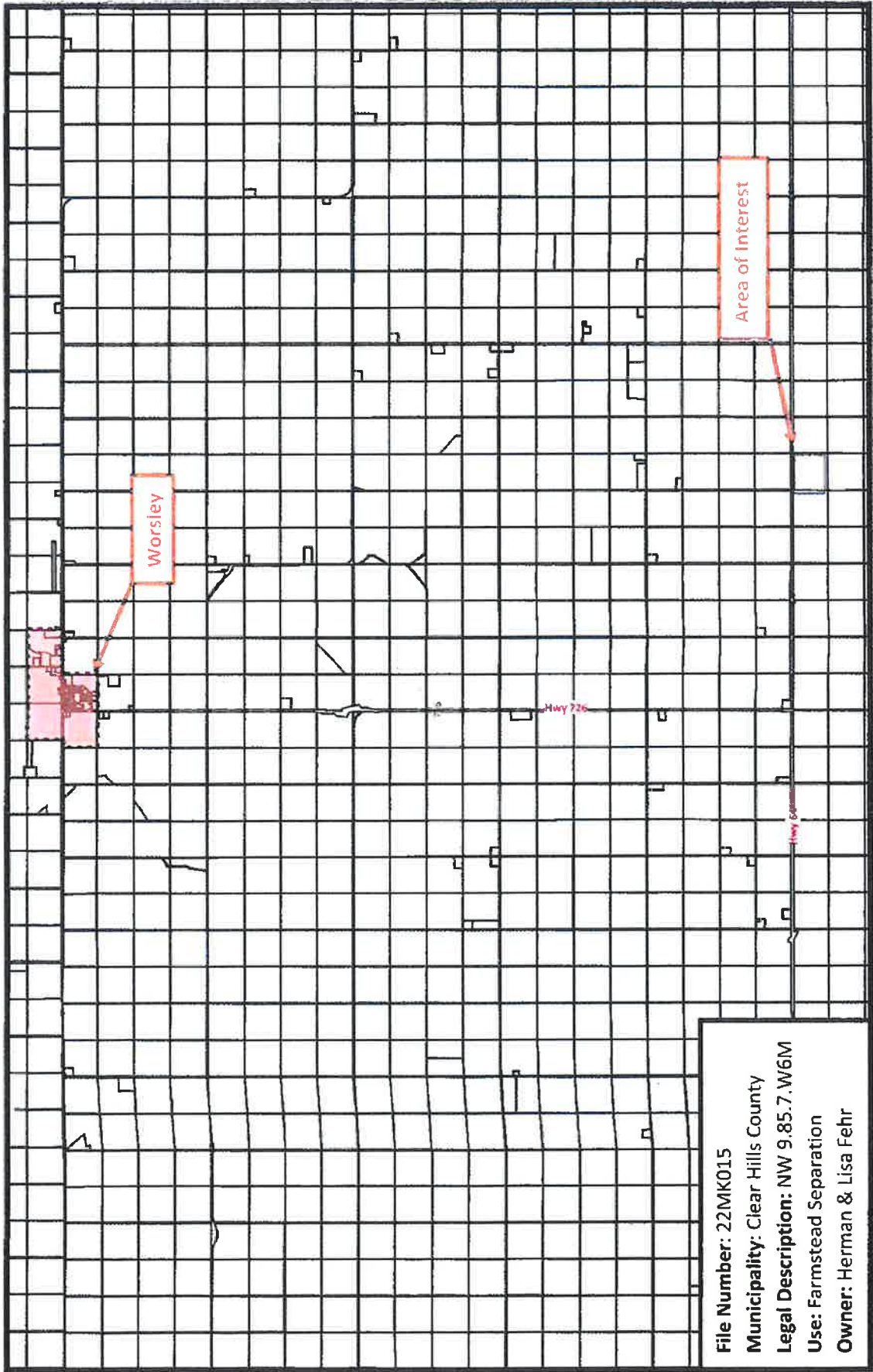
INTER MUNICIPAL DEV. PLAN: N/A.

SUBDIVISION REGULATIONS: Section 15 applies. Application will be referred to Alberta Transportation for comments.

MUNICIPAL GOVERNMENT ACT: No conflicts.

(These comments are subject to change based on additional information that may be received).

LOCATION MAP



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.W. 1/4 Sec 9, Twp 85, Rge. 7, W.6M.
(For Farmyard Separation)
Within
Clear Hills County

Schedule of Areas

Contains 1 Lot
Containing 4.09 Ha (10.1 Ac.)

Registered Title Encumbrances

822 113 675 Utility Right of Way - North Peace Gas Corp Ltd

Notes

- Detailed site in survey and Quicquid Thruout.
- Plan measurements based from a field inspection conducted on April 20 2022.

Legend

- Area Affected by Title Plan is Outlined Thick
- Road Shown Thick
- Fence Shown Thin
- Gas Co-op Shown Thin
- Overhead Power Shown Thin
- Power Pole Shown Thick
- Water Well/Cistern Shown Thin
- Sepic Lagoon Shown Thin

Land Owner(s)

Herman Anthony Fehr
Lisa J Fehr
S of T 122 243 384

Site Information

Address: Not Available

**BORDERLINE
SURVEYS**

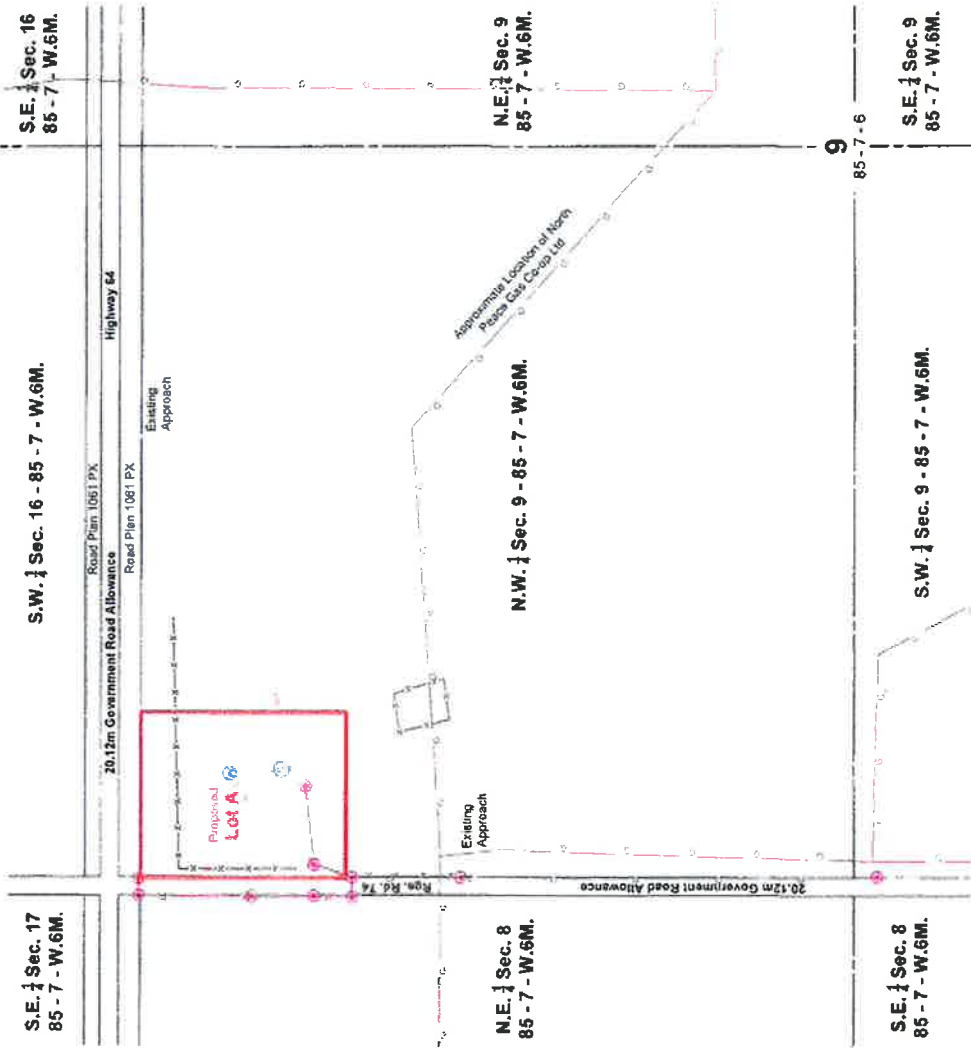
#103-2, 8301 99 Street
Clairmont, Alberta T8X 5B1
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com



PREPARED BY
Jason Coates, A.L.S.

Revision Table

No.	Revision Type	Drafted	Chkd	Surveyed	Date
1	Original	MA	JB	JS	April 28, 2022
Client File No. N/A					
File No. Z20043T					
Sheet: 1 of 4					
Revision: 0					



SCALE 1:5000

TENTATIVE PLAN SHOWING

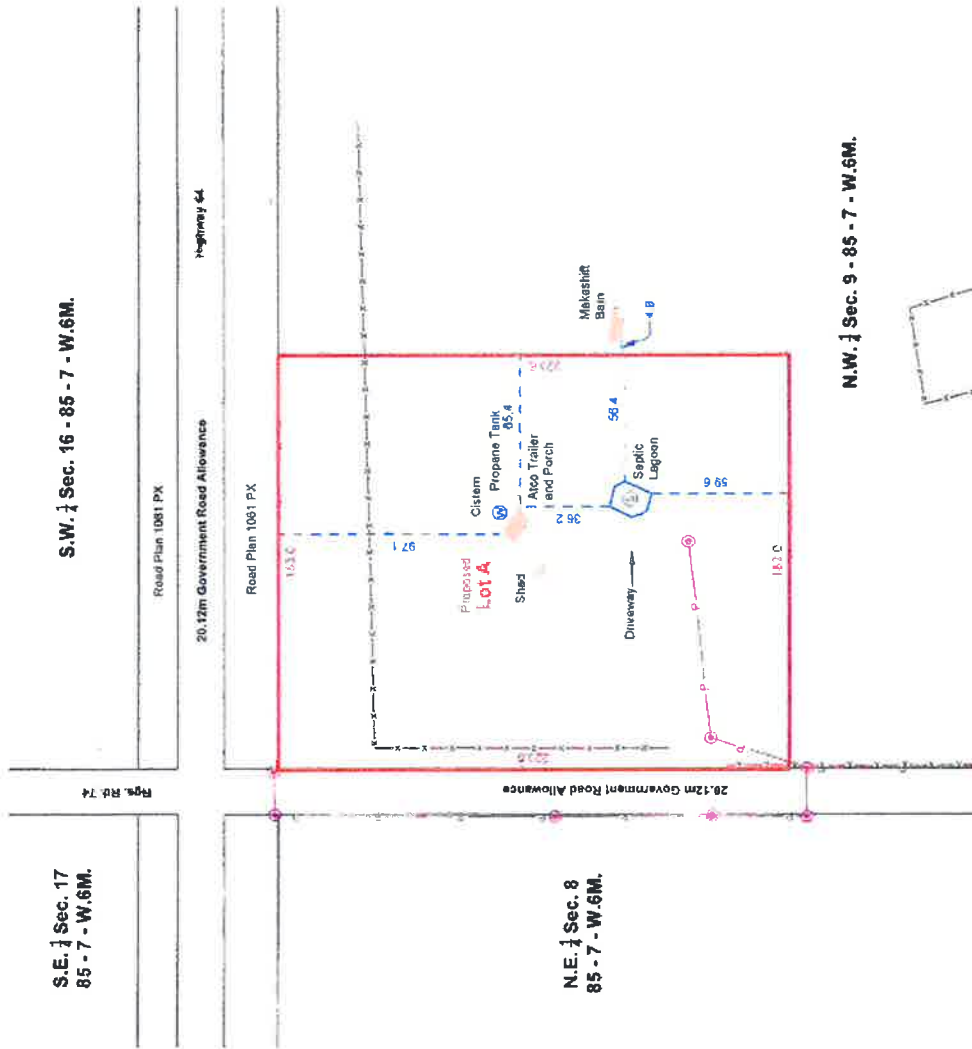
PROPOSED SUBDIVISION OF
N.W. 1/4 Sec. 9, Twp 85, Rge. 7, W. 6M.
(For Farmyard Separation)
Within
Clear Hills County

S.E. 1/4 Sec. 17
85 - 7 - W. 6M.

S.W. 1/4 Sec. 16 - 85 - 7 - W. 6M.

N.E. 1/4 Sec. 8
85 - 7 - W. 6M.

N.W. 1/4 Sec. 9 - 85 - 7 - W. 6M.



Notes

- The house is shown by a septic lagoon.
- Water source is a cistern.
- Some buildings may have been enclosed and others moved since the date of this photo.

**BORDERLINE
SURVEYS**

#103-2, 8301 99 Street
Clairmont, Alberta T6X 5B1
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com



PREPARED BY
Jason Colles, A.L.S.

Revision Table

No.	Revision Type	Drafted	Chkd	Surveyed	Date
0	Original	MM	TD	TD	April 26, 2022
Client File No: N/A					
File No: 220043T					
Job No: 220043					
Sheet: 2 of 4					
Revision: 0					

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.W. 1/4 Sec. 9, Twp 85, Rge 7, W. 6M.
 (For Family Separation)
 Within
 Clear Hills County



**BORDERLINE
 SURVEYS**

#103-2, 8301 95 Street
 Clairmont, Alberta T8X 5B1
 Phone: (780) 538-1955
 E-mail: jwc.surveyor@gmail.com

PREPARED BY
 Jason Coates, A.L.S.

No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	MM	TD	22	April 28, 2022
Client File No. N/A					
File No. 220943T					
Job No. 220943					
Sheet: 3 of 4					
Revision: 0					



Photo is current Bing Imagery



SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.W. 1/4 Sec. 9, Twp 85, Rge. 7, W. 6M.
 (For Farmyard Separation)
 Within
 Clear Hills County



Photo is current Bing Imagery as of April 28/2022



SCALE 1:2000



BORDERLINE

SURVEYS

#103-2, 8301 99 Street
 Clairmont, Alberta T8X 5B1
 Phone: (780) 538-1955
 E-mail: jwc.surveyor@gmail.com



PREPARED BY
 Jason Coates, A.L.S.

Revision Table

No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	MM	MM	JC	April 28, 2022
Client File No. N/A					
File No. 220043T					
Job No. 220043					
Sheet 4 of 4					
Revision					

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 14, 2022
Originated By:	Audrey Bjorklund
Title:	DEVELOPMENT PERMIT APPLICATION – OLD COLONY MENNONITE CHURCH
File:	61-02-02

DESCRIPTION:

Development Permit Application W19-22 was received from Frank Zacharias to construct a 42 foot x 40 foot addition to the Old Colony Mennoite Church school located on Plan 1420827 Block 1 Lot 1.

BACKGROUND:

Zoning: Agricultural 1 (AG1)

Use: Discretionary

ATTACHMENTS:

Development Permit Application

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W19-22 from Frank Zacharias on behalf of the Old Colony Mennoite Church to construct a 42 foot x 40 foot addition to the Old Colony Mennoite Church school located on Plan 1420827 Block 1 Lot 1, subject to the following conditions:

1. Minimum building setbacks from the property lines:
 - a. Front yard, 40.8m (134 feet) from the road right of way
 - b. Side yard, 15.2m (50 feet)
 - c. Rear yard, 15.2m (50 feet)
2. Minimum building setbacks from the septic holding tank:
 - a. 1 meter (2.35 feet)
3. 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.

Initials show support - Reviewed by: Development Officer:	<i>ABj</i>	Manager:	<i>AO</i>
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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

FORM A

Page 1

**APPLICATION FOR
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W 19-20.	
DATE RECEIVED:	June 3/22	
FEES PAID:	YES	NO <u>N/A</u>

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>Frank Zacharias</i>					NAME OF REGISTERED LAND OWNER <i>Old Colony Mennonite Church</i>			
ADDRESS <i>Box 164 Cleardale AB</i>					ADDRESS <i>Box 92 Cleardale AB</i>			
POSTAL CODE <i>T0H 3Y0</i>		EMAIL <i>NA</i>			POSTAL CODE <i>T0H 3Y0</i>		EMAIL <i>NA</i>	
CONTACT NUMBERS					CONTACT NUMBERS			
Home					Home			
Business					Business			
Cell <i>780-835-0614</i>					Cell <i>780-835-0614</i>			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
<i>NW</i>	<i>20</i>	<i>85</i>	<i>7</i>	<i>6</i>		<i>142 0827</i>	<i>1</i>	<i>1</i>
Size of the proposed development site:								
LENGTH <i>202</i> m <i>662.7</i> ft		WIDTH <i>202</i> m <i>662.7</i> ft		NUMBER OF HECTARES		OR ACRES <i>10.08</i>		
Lot type: INTERIOR CORNER THROUGH						LAND USE DISTRICT:		
Describe the existing use of the land: <i>School yard</i>								

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

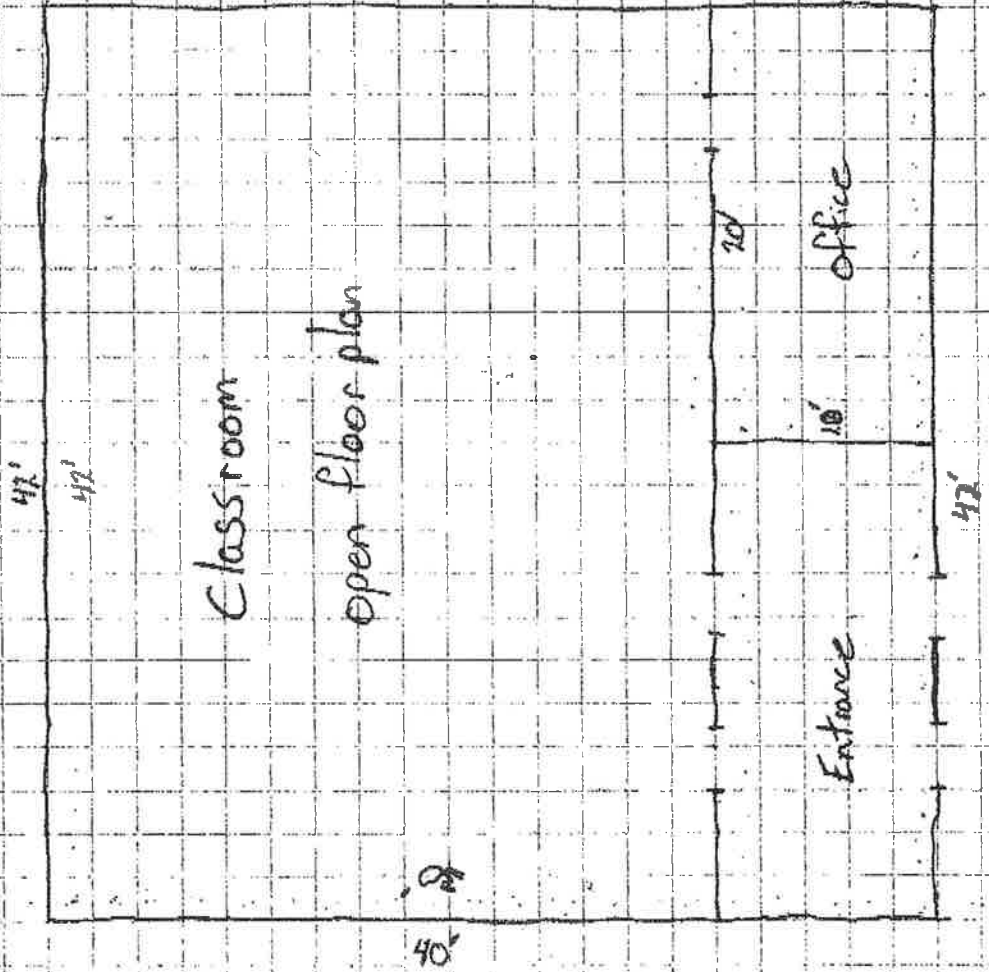
Page 2

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>School yard - school expansion</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) <i>public use</i>			
Indicate the proposed setback from the property line:			
FRONT YARD <i>134</i> m <i>134</i> ft	REAR YARD <i>17</i> m ft	SIDE YARD (1) <i>70</i> m ft	SIDE YARD (2) <i>107</i> m 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		SECONDARY HIGHWAY	<input checked="" type="checkbox"/> RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE <i>June 20 2022</i>	COMPLETION DATE <i>Aug 20 2022</i>	CONSTRUCTION COSTS <i>455000.00</i>	
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: <i>May 28 2022</i>	SIGNATURE OF APPLICANT: <i>Frank E. Joel</i>
DATE: <i>May 28 2022</i>	SIGNATURE OF REGISTERED LAND OWNER: <i>Old Colony Mennonite Church</i>



School expansion



Classroom

open floor plan

Office

Entrance

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

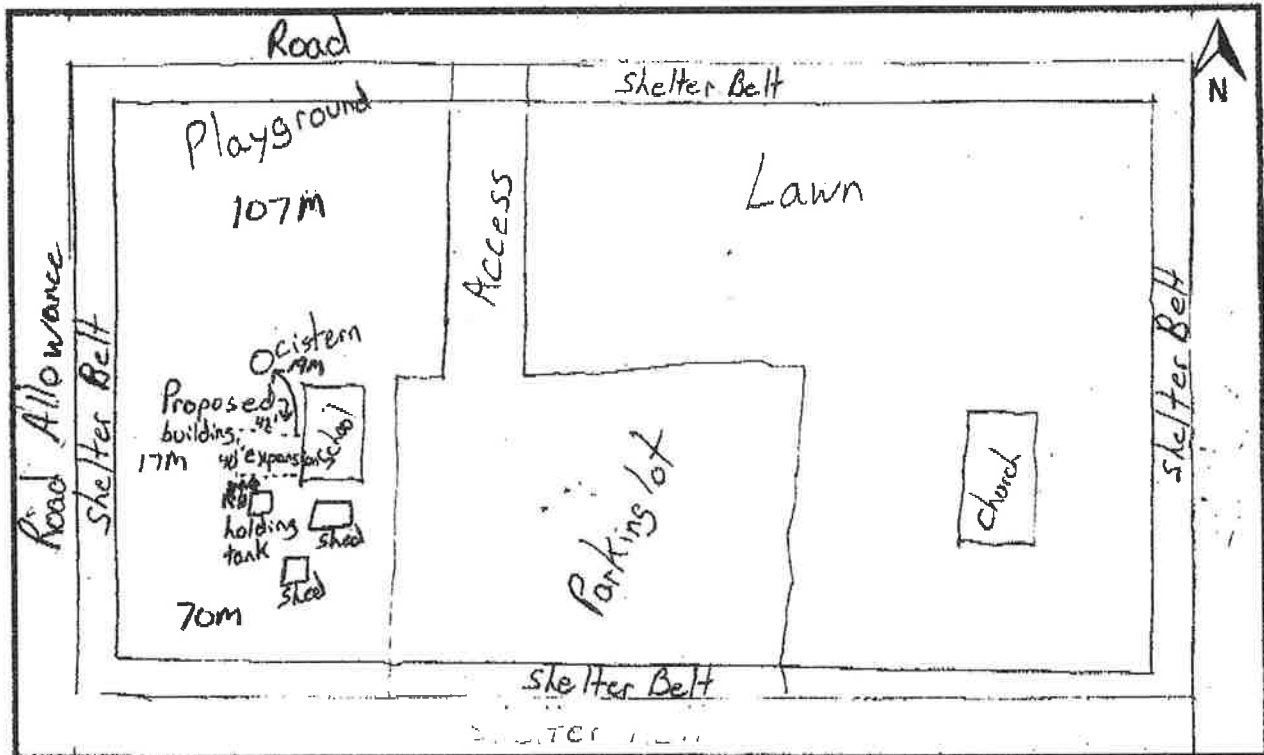
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: NW 20-85-7 W6 Ph# 1420827 Block 1 Lot 1

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 Cistern is 19m from Proposed expansion
- ☒ Location of sewer system & distance from water source and property line holding tank is 7m from proposed expansion
- ☐ Access location(s)
- ☒ Location of existing or proposed buildings: School expansion 40' x 42'
- ☐ 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

Page 4

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) <i>Holding tank</i>

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.

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 14, 2022
Originated By:	Audrey Bjorklund
Title:	DEVELOPMENT PERMIT APPLICATION – CRAIG DONNELLY
File:	61-02-02

DESCRIPTION:

Development Permit Application W20-22 was received from Craig Donnelly to keep poultry on Plan 0822355 Block 5 Lot 2 in the Hamlet of Worsley.

BACKGROUND:

Zoning: Hamlet Residential 1 (HR1)

Use: Discretionary (Bylaw 257-20)

Manure Disposal Plan: composting the chicken manure and bedding. This is an acceptable method for backyard poultry best management practices.

Number and breeds of hens: 2 Barred Plymouth Rock, 2 Red Sussex Cross & 2 Rhode Island Red for a total of 6 Hens. 6 is the maximum allowed.

Notification of Neighboring Properties: Call and tex neighbors.

Provincial Premises ID number (PID): Has this number and has provided it.

The size of the coop is deemed appropriate for 6 hens: 8x4 feet with the outdoor enclosure going around 2 sides for a total footprint of 10x10 feet This gives each Hen an interior area of 6 ft² (minimum requirement is 4ft²) and an outdoor enclosure area of 11.3 ft² (minimum requirement is 10 ft²)

ATTACHMENTS:

Development Permit Application

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W20-22 from Craig Donnelly to keep poultry on Plan 0822355 Block 5 Lot 2 in the Hamlet of Worsley, subject to the following conditions:

1. The Developer will contact adjacent property owners by letter to inform of the intent to keep poultry.
2. The coop and outdoor enclosure must be located within the rear yard of the property:
3. Minimum setbacks for the coop and outdoor enclosure are:
 - a. Side and rear yard property lines 0.9 meters (3 feet)
 - b. Dwelling 1.8 meters (6 feet)
4. Maximum capacity is six (6) Hens.

Initials show support - Reviewed by: Development Officer:

Abj

Manager:

[Signature]

5. No Roosters may be kept or raised.
6. Minimum coop and outdoor enclosure requirements:
 - a. have an interior floor area of 0.37 m² (or 4 ft²) per hen.
 - b. include at least one (1) nesting box and one (1) perch at least 15 cm (or 6 in.) long per hen.
 - c. have an outdoor enclosure with an area of 0.92m² (or 10ft²) per hen.
 - d. have feed and water containers, which are fully enclosed and airtight.
 - e. have adequate ventilation.
 - f. be built to be weatherproof and predator proof.
 - g. be kept in good and sanitary condition at all times.
7. The coop and outdoor enclosure shall be cleaned at least once annually.
8. Manure and bedding will be composted.
9. The Hens will be secured with the coop and outdoor enclosure at all times.
10. The keeping of Hens is for personal use only. Any sale of eggs, meat and manure from the poultry is prohibited.
11. Disposal or slaughter of hens is prohibited within a residential property. Owners are required to deliver the poultry to a farm, abattoir or veterinary clinic for proper disposal or slaughter.

Initials show support - Reviewed by: Development Officer:

Manager:





CLEAR HILLS COUNTY
Box 240
Worsley AB T0H 3W0
Telephone: 780-685-3925
Fax: 780-685-3960
Email: info@clearhillscounty.ab.ca

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 1

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W 20-22		
DATE RECEIVED:	May 3/22		
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 Craig Donnelly					NAME OF REGISTERED LAND OWNER			
ADDRESS 6 Willow Creek Ave					ADDRESS			
POSTAL CODE T0H 3W0		EMAIL cnnllycrg@gmail.com			POSTAL CODE		EMAIL	
CONTACT NUMBERS					CONTACT NUMBERS			
Home					Home			
Business					Business			
Cell 780-834-8078					Cell			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
						0822355	5	2
Size of the proposed development site:								
LENGTH		m	WIDTH		m	NUMBER OF HECTARES		OR ACRES
		ft			ft			
Lot type:						LAND USE DISTRICT:		
INTERIOR CORNER THROUGH								
Describe the existing use of the land: Residence								

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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DEVELOPMENT INFORMATION

Describe the proposed use of the land:

Keeping urban Hens.

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
	100ft		12 ft		14ft		50 40 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
5%	6'	14'	12'

The land is adjacent to:

PRIMARY HIGHWAY

SECONDARY HIGHWAY

RURAL ROAD

Estimate the Project:

COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS
upon approval	June 25 th 2022	0

Attached is

(a) SITE PLAN	Yes	No	N/A	(b) FLOOR PLAN	Yes	No	N/A
	Yes						

DECLARATION

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

DATE	SIGNATURE OF APPLICANT
5/31/22	[Signature]
DATE	SIGNATURE OF REGISTERED LAND OWNER
5/31/22	[Signature]

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

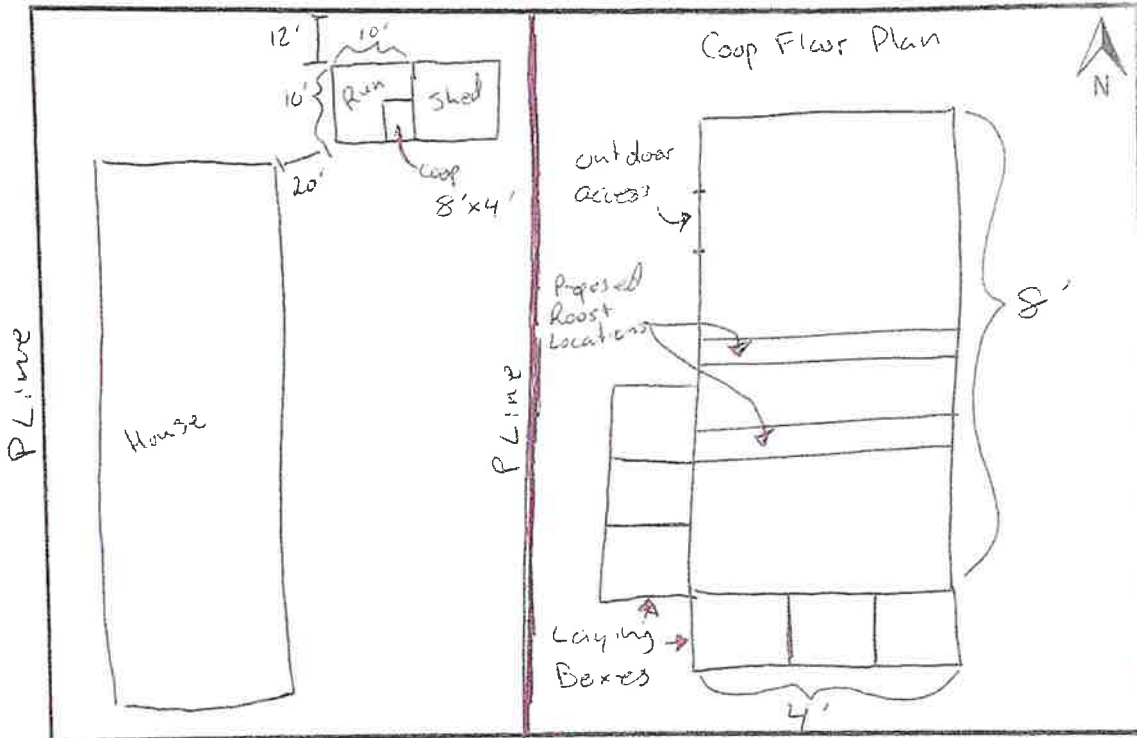
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SITE MAP

LEGAL LAND DESCRIPTION: _____

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