

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, AUGUST 16, 2022**

PRESENT	David Janzen Jason Ruecker Danae Walmsley Abram Giesbrecht	Chairperson Deputy Chairperson Member Member
ABSENT	Nathan Stevenson	Member
ATTENDING	Allan Rowe Audrey Bjorklund Bonnie Morgan	Chief Administrative Officer (CAO) Community Development Manager (CDM) Executive Assistant (EA)
CALL TO ORDER	Chairperson Janzen called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M30-22 (08-16-22)	<b>RESOLUTION by Member Walmsley to adopt the agenda governing the August 16, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.</b>	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M31-22 (08-16-22)	<b>RESOLUTION by Member Giesbrecht to adopt the minutes of the July 12, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.</b>	
<u>NEW BUSINESS</u> Subdivision Referral ZZ Ventures Ltd.	Deputy Chairperson Ruecker entered the meeting at 9:02 a.m.  Subdivision referral 22MK024 was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential, first parcel out subdivision from ZZ Ventures Ltd. for NE 12-85-9-W6M (4.04 hectares – 10 acres).	
M32-22 (08-16-22)	<b>RESOLUTION by Member Giesbrecht that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Country Residential, first parcel out subdivision from ZZ Ventures Ltd. for NE 12-85-9-W6M (4.04 hectares – 10 acres), subject to the following conditions:</b>	
	<ol style="list-style-type: none"> <li>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.</li> <li>2. All required County, Provincial and Federal Regulations to be adhered to. <b>CARRIED.</b></li> </ol>	
Development Permit Application	Development Permit Application W27-22 was received from Bear Canyon Farms Holdings Ltd. to construct a 40 foot x 80 foot Kitchen/Dining addition	

with the two structures being joined by a 20 foot hallway on SE 14-83-13-W6M.

**M33-22 (08-16-22)**

**RESOLUTION** by Chairperson Janzen that the Municipal Planning Commission approves Development Permit Application W27-22 from Bear Canyon Farms Holdings Ltd. to construct a 40 foot x 80 foot Kitchen/Dining addition with the existing and new structures being joined by a 20 foot hallway on SE 14-83-13-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 proposed for development.**
3. **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)**
4. **Minimum space from adjacent building(s) shall not be less than 4.5 meters (15 feet).**
5. **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.**
6. **All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.**

**CARRIED.**

ADJOURNMENT

Chairperson Janzen adjourned the August 16, 2022, Municipal Planning Commission Meeting at 9:08 a.m.

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DATE

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CHAIRPERSON

\_\_\_\_\_  
DATE

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CHIEF ADMINISTRATIVE OFFICER