

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, NOVEMBER 1, 2022**

PRESENT	David Janzen Jason Ruecker Danae Walmsley Nathan Stevenson	Chairperson Deputy Chairperson Member (telephone) Member
ABSENT	Abram Giesbrecht	Member
ATTENDING	Allan Rowe Audrey Bjorklund Shelby Giesbrecht Bonnie Morgan	Chief Administrative Officer (CAO) Community Development Manager (CDM) Corporate Services Clerk (CSC) Executive Assistant (EA)
CALL TO ORDER	Chairperson Janzen called the meeting to order at 9:04 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M41-22 (11-01-22)	<b>RESOLUTION by Member Stevenson to adopt the agenda governing the November 1, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.</b>	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M42-22 (11-01-22)	<b>RESOLUTION by Member Walmsley to adopt the minutes of the October 11, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.</b>	
<u>NEW BUSINESS</u> Subdivision Referral J Conrad & D Conrad	Subdivision referral 22MK034 was received from Mackenzie Municipal Services Agency regarding the application for a farmstead separation, first parcel out subdivision from Joan Therese Conrad & Darin Gordon Conrad for NE 15-84-12-W6M (6.99 hectares – 17.3 acres).	
M43-22 (11-01-22)	<b>RESOLUTION by Member Stevenson that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation, first parcel out subdivision from Joan Therese Conrad &amp; Darin Gordon Conrad for NE 15-84-12-W6M (6.99 hectares – 17.3 acres) subject to the following conditions:</b>	
Development Permit Application	<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.</li> </ol> <p style="text-align: right;"><b>CARRIED.</b></p>	

William Zacharias

Development Permit Application W32-22 was received from William Zacharias to set up a 14'x64' manufactured home as a replacement Third Dwelling on SW 17-85-7-W6M.

**M44-22 (11-01-22)**

**RESOLUTION by Chairman Janzen that the Municipal Planning Commission approves Development Permit Application W32-22 that was received from William Zacharias to set up a 14'x64' manufactured home as a replacement Third Dwelling on SW 17-85-7-W6M, subject to the following conditions:**

1. **Prior to start of construction, any outstanding property taxes to be paid in full on the land(s) proposed for development.**
2. **Minimum setbacks from the property lines:**
  - a) **Front yard, 40.8m (134 feet)**
  - b) **Side yard, 15.2m (50 feet)**
  - c) **Rear yard, 15.2m (50 feet)**
3. **Minimum spacing from existing dwellings 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.**
4. **The under-covering of the dwelling shall be completely screened from view by foundation or by skirting and shall be compatible in condition and aesthetic appearance with the dwelling.**
5. **Water Supply Setbacks, Dugout:**
  - a) **Minimum distance from dwelling 45 m (150 ft) or dugout fence for safety.**
6. **Sewage Setbacks, Septic Tank and Discharge:**
  - a) **Minimum distance from dwelling 1.0 m (3.25 ft)**
  - b) **Minimum distance between dugout and septic tank 9.14 m (30 ft).**
  - c) **Minimum distance from discharge to dwelling is 45.72 m (150 ft).**
  - d) **Minimum distance from discharge to dugout is 45.72 m (150 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.**

**CARRIED.**

ADJOURNMENT

Chairperson Janzen adjourned the November 1, 2022, Municipal Planning Commission Meeting at 9:13 a.m.

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DATE

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CHAIRPERSON

\_\_\_\_\_  
DATE

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CHIEF ADMINISTRATIVE OFFICER