

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
November 22, 2022

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, November 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 November 22, 2022..... 1

C) ADOPTION OF THE PREVIOUS MINUTES

A. REGULAR MEETING of November 1, 2022..... 2

D) BUSINESS ARISING OUT OF THE MINUTES

E) DELEGATION

F) BY-LAW

G) OLD BUSINESS

H) NEW BUSINESS

A. SUBDIVISION PROPOSAL – Isaac Peters..... 5

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, 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)	RESOLUTION by Member Stevenson to adopt the agenda governing the November 1, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M42-22 (11-01-22)	RESOLUTION by Member Walmsley to adopt the minutes of the October 11, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.	
<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)	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 & Darin Gordon Conrad for NE 15-84-12-W6M (6.99 hectares – 17.3 acres) subject to the following conditions: <ol style="list-style-type: none"> 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.	
Development Permit Application		

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.

MUNICIPAL PLANNING COMMISSION
TUESDAY, NOVEMBER 1, 2022

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ADJOURNMENT

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

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	November 22, 2022
Originated By:	Audrey Bjorklund
Title:	SUBDIVISION PROPOSAL – Isaac Peters.
File:	61-02-02

DESCRIPTION:

Mr. Peters is seeking support in principle for subdividing NW-18-84-5-W6M prior to incurring survey and application costs. Mr. Peters' proposal is to subdivide approximately 17.5 to 19 acres (depending on area of discharge for septic) of his quarter section to accommodate the farmyard's spacious layout, including the existing septic system.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Existing approach to the farmstead off Rge Rd 60
 - Existing approach to the balance of the quarter

ATTACHMENTS:

- Aerial of quarter

OPTIONS:

1. Not support the proposal in principle
2. Support the proposal to subdivide a 17.5 to 19 acre parcel to include all existing farmstead services as presented.

RECOMMENDED ACTION:

RESOLUTION BY

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