

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, JANUARY 24, 2023**

PRESENT	David Janzen Jason Ruecker Danae Walmsley Abram Giesbrecht	Member Member Chairperson Deputy Chairperson
ABSENT	Nathan Stevenson	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 Walmsley called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M05-23 (01-24-23)	RESOLUTION by Member Janzen to adopt the agenda governing the January 24, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M06-23 (01-24-23)	RESOLUTION by Deputy Chair Giesbrecht to adopt the minutes of the January 10, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Development Permit Application Jacob Wolfe	Development Permit Application W01-23 was received from Jacob Wolfe to set up a third dwelling yard site on SE-20-85-8-W6.	
M07-23 (01-24-23)	Member Ruecker entered the meeting at 9:02 a.m. RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W01-23 that was received from Jacob Wolfe to set up a Third Dwelling yard site on SE 20-85-8-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. **Water Supply Setbacks, Dugout:**
 - a) **Minimum distance from dwelling 45 m (150 ft) or dugout fence for safety.**
5. **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 any dwelling is 45.72 m (150 ft).**
 - d) **Minimum distance from discharge to dugout is 45.72 m (150 ft).**
6. **Sewage disposal system must comply with the Alberta Private Sewage Treatment and Disposal Regulations.**
7. **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.**
8. **All required Municipal Land Use Bylaw and Provincial/Federal Regulations to be adhered to. CARRIED.**

Development Permit
Application
David Thompson
Bible Camp

Development Permit Application W02-23 was received from David Thompson Bible Camp to build a new dining room and kitchen facility on or close to present site of dining room and kitchen facility, within plan 1320248 block 1 lot 1.

M08-23 (01-24-23)

RESOLUTION by Chairperson Walmsley that the Municipal Planning Commission approves Development Permit Application W02-23 that was received from David Thompson Bible Camp to build a new dining room and kitchen facility on Plan 1320248 Block 1 Lot 1, 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)**
 - d) **Creek setbacks to be adhered to as per the Land Use Bylaw**
3. **Minimum spacing from existing buildings 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. **Water Supply Setbacks, Dugout:**
 - a) Minimum distance from building 45 m (150 ft) or dugout fence for safety.
 - b) Minimum distance from road right of way (front yard) 40.8 m (134 ft)
 - c) Minimum distance from other property lines (side & rear yards) 15.24 m (50 ft).

5. **Water Supply Setbacks, Cistern**
 - a) Minimum distance from road right of way (Front yard) 40.8 m (134 ft).
 - b) Minimum distance from other property lines (side & rear yards) 15.24 m (50 ft).

6. **Sewage Setbacks, Septic Tank and Discharge:**
 - a) Minimum distance from building 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 any building 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 Walmsley adjourned the January 24, 2023, Municipal Planning Commission Meeting at 9:21 a.m.

Feb 14/23

DATE



CHAIRPERSON

Feb 14/23

DATE



CHIEF ADMINISTRATIVE OFFICER