

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
April 25, 2023

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, April 25, 2023, at 9:00 a.m. in the Council Chambers, 313 Alberta Avenue, Worsley Alberta.

- A) CALL TO ORDER
- B) AGENDA
 - A. REGULAR MEETING of April 25, 2023 1
- C) ADOPTION OF THE PREVIOUS MINUTES
 - A. REGULAR MEETING of April 11, 2023 2
- D) BUSINESS ARISING OUT OF THE MINUTES
- E) DELEGATION
- F) BY-LAW
- G) OLD BUSINESS
- H) NEW BUSINESS
 - A. DEVELOPMENT PERMIT- H & A Banman..... 4
- I) CORRESPONDENCE AND INFORMATION
- J) CONFIDENTIAL ITEMS
- K) ADJOURNMENT

Initials show support - Reviewed by: Development Officer: <i>By</i>	Manager: <i>De</i>
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**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, APRIL 11, 2023**

PRESENT	<table border="0"> <tr> <td>David Janzen</td> <td>Member</td> </tr> <tr> <td>Jason Ruecker</td> <td>Member</td> </tr> <tr> <td>Danae Walmsley</td> <td>Chairperson</td> </tr> <tr> <td>Abram Giesbrecht</td> <td>Deputy Chairperson</td> </tr> </table>	David Janzen	Member	Jason Ruecker	Member	Danae Walmsley	Chairperson	Abram Giesbrecht	Deputy Chairperson
David Janzen	Member								
Jason Ruecker	Member								
Danae Walmsley	Chairperson								
Abram Giesbrecht	Deputy Chairperson								
ABSENT	Nathan Stevenson Member								
ATTENDING	<table border="0"> <tr> <td>Allan Rowe</td> <td>Chief Administrative Officer (CAO)</td> </tr> <tr> <td>Shelby Giesbrecht</td> <td>Corporate Services Clerk (CSC)</td> </tr> <tr> <td>Bonnie Morgan</td> <td>Executive Assistant (EA)</td> </tr> </table>	Allan Rowe	Chief Administrative Officer (CAO)	Shelby Giesbrecht	Corporate Services Clerk (CSC)	Bonnie Morgan	Executive Assistant (EA)		
Allan Rowe	Chief Administrative Officer (CAO)								
Shelby Giesbrecht	Corporate Services Clerk (CSC)								
Bonnie Morgan	Executive Assistant (EA)								
CALL TO ORDER	Chairperson Walmsley called the meeting to order at 9:00 a.m.								
<u>ACCEPTANCE OF AGENDA</u> M13-23 (04-11-23)	RESOLUTION by Chair Walmsley to adopt the agenda governing the April 11, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.								
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M14-23 (04-11-23)	RESOLUTION by Deputy Chair Giesbrecht to adopt the minutes of the February 14, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.								
<u>NEW BUSINESS</u> Subdivision Referral Duggan Ranches Ltd.	Subdivision referral 23MK008 was received from Mackenzie Municipal Services Agency regarding the application for a farmstead separation, first parcel out subdivision from Duggan Ranches Ltd. for NE 28-84-2-W6M (11.6 acres).								
M15-23 (04-11-23)	RESOLUTION by Deputy Chair Giesbrecht that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation, first parcel out subdivision from Duggan Ranches Ltd. for NE 28-84-2-W6M (11.6 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. 								

ADJOURNMENT

Chairperson Walmsley adjourned the April 11, 2023, Municipal Planning Commission Meeting at 9:03 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 25, 2023
Originated By:	Shelby Giesbrecht
Title:	DEVELOPMENT PERMIT APPLICATION – HEINRICH & ANNIE BANMAN
File:	61-02-02

DESCRIPTION:

Development Permit Application W17-23 to reinstall a fence around a residential property in the hamlet of Worsley. This is being brought to the MPC because the applicants are requesting a variance to install a two meter fence past the front of the dwelling on the side yards of the property.

BACKGROUND:

- Zoning: Hamlet Residential (HR1)
- Fencing of up to two meters high is allowed on the side yards from the front of a dwelling to the back of the lot and across the back.
- Fencing from the front of the dwelling and across the front of the lot is set up to one meter and variance of this height requirement is at the discretion of the MPC.
- This lot is not a corner lot, so there is no corner site triangle required.

ATTACHMENTS:

1. Development Permit Application

OPTIONS:

- A. Approve the application with the variance
- B. Approve the application without the variance

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W17-23 from Heinrich and Annie Banman to construct a fence around Plan 1444KS Block 4 Lots 6 & 7 with a side yard variance allowing a two meter high side fence to extend past the front of the residence to the municipal sidewalk; the fence on the west side of the property (front yard) to be a maximum of one meter high.

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

**APPLICATION FOR
 DEVELOPMENT PERMIT**

RECEIVED
APR 19 2023
Clear Hills County

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W17-23		
DATE RECEIVED:			
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 <i>Heinrich + Annie Banman</i>				NAME OF REGISTERED LAND OWNER <i>Heinrich + Annie Banman</i>				
ADDRESS <i>Box 113 Worsley</i>				ADDRESS <i>Box 113 Worsley</i>				
POSTAL CODE <i>T0H 3W0</i>	EMAIL <i>NO</i>			POSTAL CODE <i>T0H 3W0</i>	EMAIL <i>NO</i>			
CONTACT NUMBERS Home <i>780-685-2018</i>				CONTACT NUMBERS Home <i>780-685-2018</i>				
Business				Business				
Cell <i>780-835-9223</i>				Cell <i>780-835-9223</i>				
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
						<i>1444 MS.</i>	<i>4</i>	<i>6x7</i>
Size of the proposed development site:								
LENGTH	m	WIDTH	m	NUMBER OF HECTARES		OR ACRES		
	ft		ft					
Lot type: INTERIOR CORNER THROUGH				LAND USE DISTRICT:				
Describe the existing use of the land: <i>Replacing old fence with new fence</i>								

APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT INFORMATION

Describe the proposed use of the land:

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
	ft		ft		ft		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:
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The land is adjacent to:

PRIMARY HIGHWAY SECONDARY HIGHWAY RURAL ROAD

Estimate the Project:

COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS
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Attached is

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

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

DATE: <i>April 19 /23</i>	SIGNATURE OF APPLICANT: <i>Ammie Banman</i>
DATE: <i>April 19/23</i>	SIGNATURE OF REGISTERED LAND OWNER: <i>Henry Banman</i>

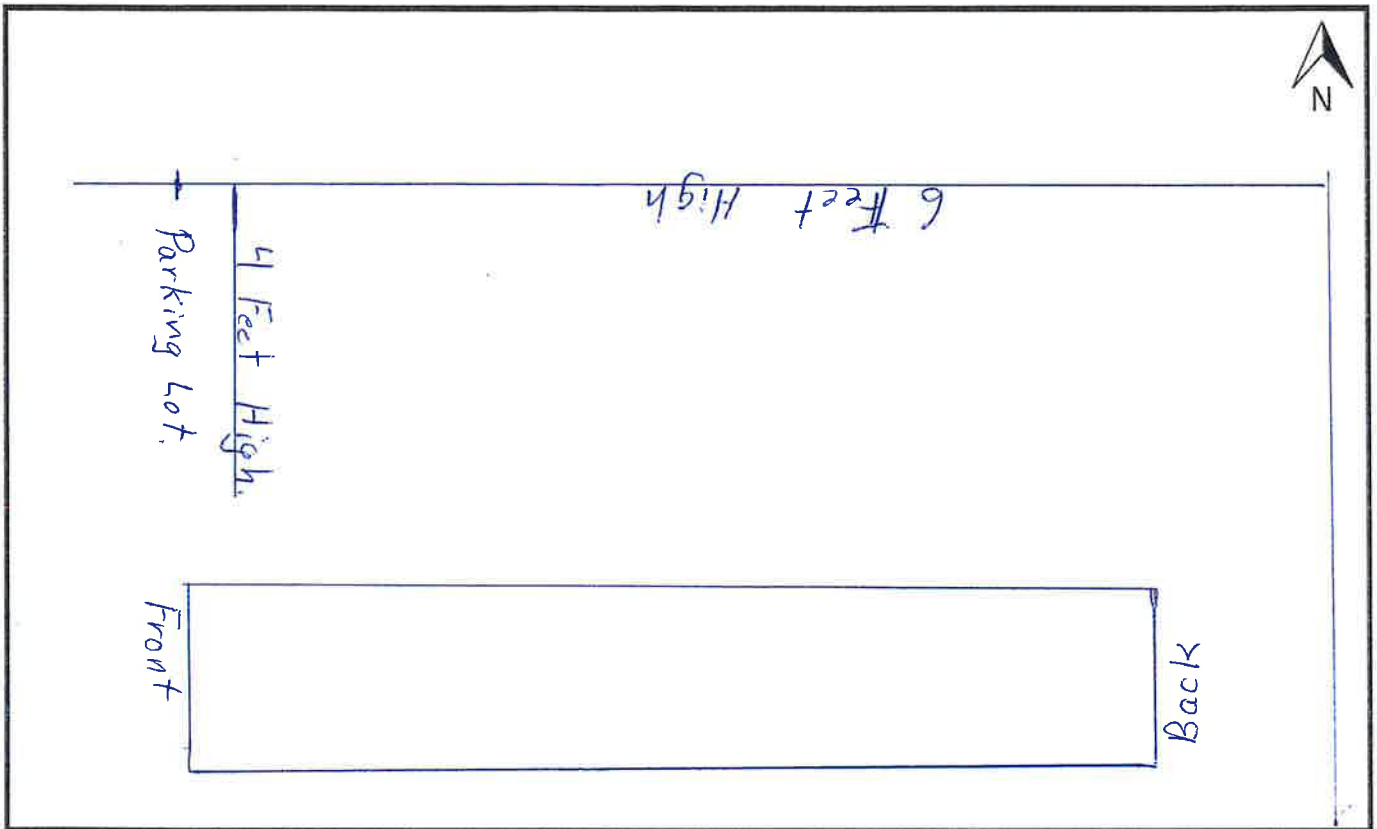
APPLICATION FOR
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: 1444 KS — Block 4, Lots 6x7

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

**APPLICATION FOR
DEVELOPMENT PERMIT**

RIGHT OF ENTRY FORM

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.

Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, _____, do grant consent for an authorized
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: _____

April 19/23
DATE:

Henry Barman
SIGNATURE OF APPLICANT: Annie Barman