

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, FEBRUARY 14, 2023**

PRESENT

David Janzen	Member
Danae Walmsley	Chairperson
Abram Giesbrecht	Deputy Chairperson

ABSENT

Jason Ruecker	Member
Nathan Stevenson	Member

ATTENDING

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.

ACCEPTANCE OF
AGENDA

M09-23 (02-14-23)

RESOLUTION by Member Janzen to adopt the agenda governing the February 14, 2023, Municipal Planning Commission Meeting, as presented. **CARRIED.**

APPROVAL OF
MINUTES

Previous Regular
Meeting Minutes

M10-23 (02-14-23)

RESOLUTION by Deputy Chair Giesbrecht to adopt the minutes of the January 24, 2023, Municipal Planning Commission Meeting, as amended. **CARRIED.**

NEW BUSINESS

Development Permit
Application
C & A Wolfe and B &
K Wolfe

Development Permit Application W04-23 was received from Cornelius & Anna Wolfe and Benjamin & Katharina Wolfe to set up a first and second dwelling and yard sites on Lot 1 Block 1 Plan 2121608, in SE-20-85-7-W6.

M11-23 (02-14-23)

RESOLUTION by Deputy Chair Giesbrecht that the Municipal Planning Commission approves Development Permit Application W04-23 from Cornelius & Anna Wolfe and Benjamin & Katharina Wolfe to construct a first and second dwelling and yard sites on Lot 1 Block 1 Plan 2121608 in SE-20-85-7-W6, 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, Sewage Lagoon:**
 - a) **Minimum distance from a dwelling 45 m (148 ft)**
 - b) **Minimum distance from a property line 30.5 m (100 ft).**
 - c) **Minimum distance from water feature or source 90 m (295 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.**

Subdivision Referral
William & Justina
Zacharias

Subdivision referral 23MK002 was received from Mackenzie Municipal Services Agency regarding the application for subdividing 10 acres from the existing parcel (Lot 1 Block 1 Plan 0928286) for country residential use.

M12-23 (02-14-23)

RESOLUTION by Member Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the country residential separation from William & Justina Driedger (Lot 1 Block 1 Plan 0928286), subject to the following conditions:

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 February 14, 2023, Municipal Planning Commission Meeting at 9:07 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER