

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, AUGUST 15, 2023**

PRESENT	David Janzen Danae Walmsley Abram Giesbrecht Jason Ruecker	Member Chairperson Deputy Chairperson Member
ABSENT	Nathan Stevenson	Member
ATTENDING	Allan Rowe Natasha Gillett Shelby Janzen	Chief Administrative Officer (CAO) Community Services Clerk Corporate Services Clerk (CSC)
CALL TO ORDER	Chair Walmsley called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M36-23 (08-15-23)	RESOLUTION by Member Janzen to adopt the agenda governing the August 15, 2023, Municipal Planning Commission Meeting, as presented. CARRIED. Deputy Chair Giesbrecht entered the meeting at 9:01 a.m.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M37-23 (08-15-23)	RESOLUTION by Member Ruecker to adopt the minutes of the July 11, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Development Permit Application A Lovmo M38-23 (08-15-23)	Development Permit Application W25-23 was received from Ada Lovmo to move a second dwelling unit onto acreage (Plan 2122559 Block 1 Lot 1) for family and/or Home Support Clients. RESOLUTION by Member Ruecker that the Municipal Planning Commission approves Development Permit Application W25-23, received from Ada Lovmo to move a second dwelling unit onto Plan 2122559 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)**
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:**
 - a. **Dugout**
 - i. **Minimum distance from dwelling 45m (150 feet) or dugout fenced for safety.**
 - ii. **Minimum distance from road right-of-way (front yard) 40.8m (134 feet).**
 - iii. **Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).**
 - b. **Cistern**
 - i. **Minimum distance from road right-of-way (front yard) 40.8m (134 feet).**
 - ii. **Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).**
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.

ADJOURNMENT

Chair Walmsley adjourned the August 15, 2023, Municipal Planning Commission Meeting at 9:11 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER