

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, SEPTEMBER 12, 2023**

**PRESENT**

|                |             |
|----------------|-------------|
| David Janzen   | Member      |
| Danae Walmsley | Chairperson |
| Jason Ruecker  | Member      |

**ABSENT**

|                  |                    |
|------------------|--------------------|
| Abram Giesbrecht | Deputy Chairperson |
| Nathan Stevenson | Member             |

**ATTENDING**

|               |                                  |
|---------------|----------------------------------|
| Bonnie Morgan | Executive Assistant (EA)         |
| Lori Jobson   | Corporate Services Manager (CSM) |

**CALL TO ORDER**

Chair Walmsley called the meeting to order at 9:11 a.m.

**ACCEPTANCE OF  
AGENDA**

**M39-23 (09-12-23)**

**RESOLUTION by Member Janzen to adopt the agenda governing the September 12, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular  
Meeting Minutes

**M40-23 (09-12-23)**

**RESOLUTION by Member Ruecker to adopt the minutes of the August 15, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Development Permit  
Application  
D & J Zacharias

Development Permit Application W31-23 was received from Joseph and Daniel Zacharias to construct a third dwelling and yard site on SE-10-85-9-W6.

**M41-23 (09-12-23)**

**RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W31-23 received from Joseph and Daniel Zacharias to construct a third dwelling and yard site on SE-10-85-9-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:
  - 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).
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 September 12, 2023, Municipal Planning Commission Meeting at 9:16 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER