

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, JULY 11, 2023**

PRESENT	David Janzen Danae Walmsley Abram Giesbrecht Jason Ruecker	Member Chairperson Deputy Chairperson Member
ABSENT	Nathan Stevenson	Member
ATTENDING	Allan Rowe Bonnie Morgan Shelby Janzen	Chief Administrative Officer (CAO) Executive Assistant (EA) Corporate Services Clerk (CSC)
CALL TO ORDER	Chair Walmsley called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M31-23 (07-11-23)	RESOLUTION by Member Janzen to adopt the agenda governing the July 11, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M32-23 (07-11-23)	RESOLUTION by Deputy Chair Giesbrecht to adopt the minutes of the June 27, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Subdivision Referral H & G Mason	Subdivision referral 23MK016 was received from Mackenzie Municipal Services Agency regarding the application for a farmstead separation, first parcel out subdivision from Hjalmar & Gloria Mason for SE 25-86-5-W6 (13.92 acres).	
M33-23 (07-11-23)	RESOLUTION by Member Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation, first parcel out subdivision from Hjalmar & Gloria Mason for SE-25-86-5-W6 (13.92 acres) 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.	

NEW BUSINESS

Subdivision Referral

M Hiebert

Subdivision referral 23MK017 was received from Mackenzie Municipal Services Agency regarding the application for a farmstead separation, first parcel out subdivision from Maria Hiebert for NE 21-84-9-W6 (19.8 acres).

M34-23 (07-11-23)

RESOLUTION by Deputy Chair Giesbrecht that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation, first parcel out subdivision from Maria Hiebert for NE-21-84-9-W6 (19.8 acres) 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.**

NEW BUSINESS

Development Permit

Application

N & K Sizer

Development Permit Application W26-23 was received from Nick and Kimberly Sizer to set up a new ATB bank in Worsley (Plan 1444KS Block 4 Lot 3).

M35-23 (07-11-23)

RESOLUTION by Member Ruecker that the Municipal Planning Commission approves Development Permit Application W26-23, received from Nick & Kimberly Sizer to set up a new ATB bank on Plan 1444KS Block 4 Lot 3, 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, 7.6m (25 feet)**
 - b) Side yard, 10% of the width of site**
 - c) Rear yard, 7.6m (25 feet)**
 - 3. 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.**
 - 4. All required Municipal Land Use Bylaw and Provincial/Federal Regulations to be adhered to.**
- CARRIED.**

MUNICIPAL PLANNING COMMISSION
TUESDAY, JULY 11, 2023

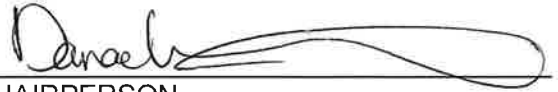
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ADJOURNMENT

Chair Walmsley adjourned the July 11, 2023, Municipal Planning Commission Meeting at 9:14 a.m.

July 25/23

DATE



CHAIRPERSON

July 25/23

DATE



CHIEF ADMINISTRATIVE OFFICER