

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, APRIL 9, 2024**

**PRESENT**

Abram Giesbrecht	Chairperson
Susan Hansen	Member
David Janzen	Member
Jason Ruecker	Member

**ABSENT**

Danae Walmsley	Deputy Chairperson
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**ATTENDING**

Allan Rowe	Chief Administrative Officer (CAO)
Bonnie Morgan	Executive Assistant (EA)
Shelby Janzen	Corporate Services Clerk (CSC)

**CALL TO ORDER**

Chair Giesbrecht called the meeting to order at 9:00 a.m.

**ACCEPTANCE OF  
AGENDA**

**M11-24 (04-09-24)**

**RESOLUTION by Member Ruecker to adopt the agenda governing the April 9, 2024, Municipal Planning Commission Meeting, as presented. **CARRIED.****

**APPROVAL OF  
MINUTES**

Previous Regular Meeting Minutes

**M12-24 (04-09-24)**

**RESOLUTION by Member Janzen to adopt the minutes of the February 27, 2024, Municipal Planning Commission Meeting, as presented. **CARRIED.****

**NEW BUSINESS**

Development Permit Application  
Mighty Peace Drilling

Development Permit Application W04-24 was received from Mighty Peace Drilling Inc to run a commercial business on Plan 2322060 Block 1 Lot 2. Included will be a shop building that will aid in the maintenance of equipment.

**M13-24 (04-09-24)**

**RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W04-24 from Mighty Peace Drilling Inc. to construct a shop and run a commercial business on Lot 2 Block 1 Plan 2322060, subject to the following conditions:**

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. Prior to construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
3. Minimum setbacks from property lines:
  - a. Front yard, 40.8 m (134 ft)
  - b. Side yard, 15.2 m (50 ft)
  - c. Rear yard, 15.2 m (50 ft)
4. Water supply setbacks:
  - a. Cistern
    - i. Minimum distance from road right-of-way (front yard) 40.8 m (134 ft)
    - ii. Minimum distance from other property lines (side and rear yards) 15.24 m (50 ft)
5. Sewage setbacks:
  - a. Septic tank
    - i. Minimum distance form dwelling 1 m (3.25 ft)
  - b. Effluent discharge
    - i. Minimum distance from property line 91.4 m (300 ft)
    - ii. Minimum distance from dwelling 45.72 m (150 ft)
    - iii. Minimum distance from a water source 45.72 m (150 ft)
6. All sewage disposal systems 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 and code standards as set by Human Resources and Alberta Safety Codes Council.
8. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to. **CARRIED.**

Development Permit  
Application  
Worsley Chamber  
Of Commerce

Development Permit Application W05-24 was received from the Worsley Chamber of Commerce to construct a 13x13 ft grainery gazebo on Lot P Plan 802KS, which is owned by the County.

Member Hansen entered the meeting at 9:10 a.m.

**M14-24 (04-09-24)**

**RESOLUTION by Member Ruecker that the Municipal Planning Commission approves Development Permit Application W05-24 from the Worsley Chamber of Commerce to construct a 13x13 ft grainery gazebo on Lot P Plan 802KS, subject to the following conditions:**

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. Minimum setbacks from property lines:
  - a. Front yard, 7.6 m (25 ft)
  - b. Side yard (interior), 1.5 m (5 ft)

- c. Side yard (exterior-corner lots), 3 m (10 ft)
  - d. Rear yard, 3 m (10 ft)
3. Before development can proceed, approval from Council must be obtained and the Worsley Chamber of Commerce must enter into a maintenance agreement with Council. **CARRIED.**

ADJOURNMENT

Chair Giesbrecht adjourned the April 9, 2024, Municipal Planning Commission Meeting at 9:16 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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CHIEF ADMINISTRATIVE OFFICER