

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
May 14, 2024

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, May 14, 2024, at 9:00 a.m. in the Council Chambers, 313 Alberta Avenue, Worsley Alberta.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING of May 14, 2024..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of April 23, 2024 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION PROPOSAL – W Driedger 4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:  **Manager:** 

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, APRIL 23, 2024**

PRESENT

Abram Giesbrecht	Chairperson
Susan Hansen	Member
David Janzen	Member
Jason Ruecker	Member
Danae Walmsley	Deputy Chairperson

ABSENT

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**

M15-24 (04-23-24)

RESOLUTION by Member Hansen to adopt the agenda governing the April 23, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M16-24 (04-23-24)

RESOLUTION by Member Janzen to adopt the minutes of the April 9, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.

Member Ruecker entered the meeting at 9:01 a.m.

NEW BUSINESS

Subdivision Referral
Froese & Janzen

Subdivision referral 24MK009 was received from Mackenzie Municipal Services Agency regarding the new application for subdividing 9.76 acres (3.95 ha) from two unsubdivided quarter sections (NW & SW-20-85-8-W6M) as a farmstead separation.

M17-24 (04-23-24)

RESOLUTION by Member Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation, with the front and interior side yard variances, from Simon Froese and Gerhard & Eva Janzen on NW & SW-20-85-8-W6M (9.76 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.**

Subdivision Referral
J & M Fehr

Subdivision referral 24MK011 was received from Mackenzie Municipal Services Agency regarding the new application for subdividing 8.05 acres (3.26 ha) from an unsubdivided quarter section (NW-24-85-9-W6M) as a farmstead separation.

M18-24 (04-23-24)

RESOLUTION by Deputy Chair Walmsley that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation, with the dugout setback variance, from Jacob & Martha Fehr on NW-24-85-9-W6M (8.05 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.
- 3. Applicants must apply to the Province of Alberta for a sewage lagoon variance or remedy the requirement by moving the lagoon to the satisfaction of the proper authorities.

CARRIED.

ADJOURNMENT

Chair Giesbrecht adjourned the April 23, 2024, Municipal Planning Commission Meeting at 9:14 a.m.

DATE	CHAIRPERSON

DATE	CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 14, 2024
Originated By:	Shelby Janzen, Corporate Services Clerk
Title:	SUBDIVISION PROPOSAL – WILLIE DRIEDGER
File:	61-02-02

DESCRIPTION:

Mr. Driedger is seeking support in principle for subdividing his land prior to incurring survey and application costs. Mr. Driedger's proposal is to subdivide 10 acres off lot 1 block 1 plan 0928286 for the recently approved donation storage building for Christian Aid Ministries. The plan is to sell the lot to Christian Aid Ministries.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - There is no current approach to the proposed lot.
 - Alberta Transportation denied the application to build an approach off HWY 64 due to being too close to the existing approach just to the west.
 - Alberta Transportation gave the applicant other options for access- see attached email.

ATTACHMENTS:

- Developer's picture
- Aerial of quarter
- Alberta Transportation email to landowner regarding proposed approach access.

OPTIONS:

- A. Not support the proposal in principle.
- B. Support the proposal in principle to subdivide.

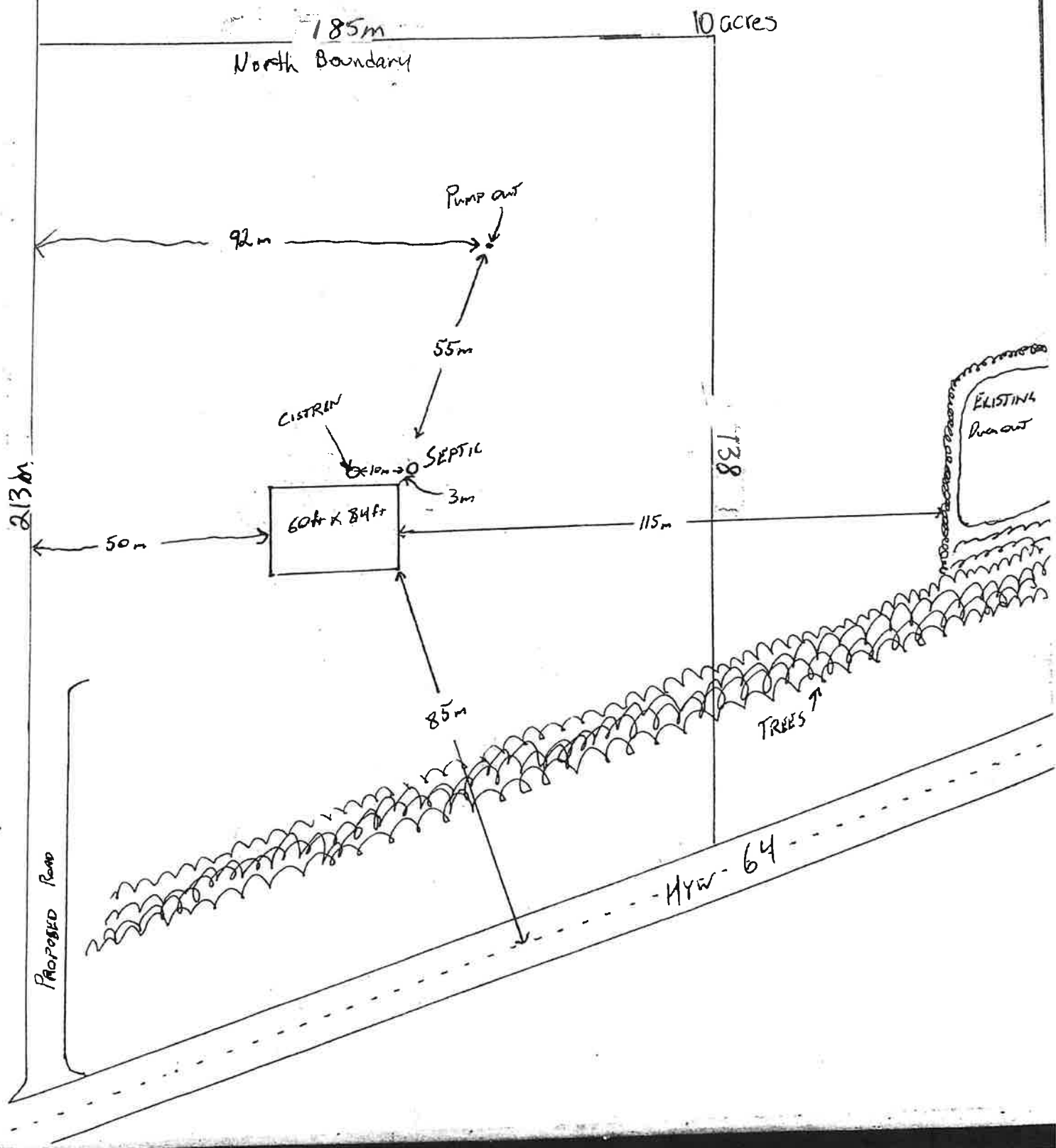
RECOMMENDED ACTION:

RESOLUTION BY

Initials show support - Reviewed by: Development Officer: 	Manager: 
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Plan 0928286 Block 1 Lot 1

N

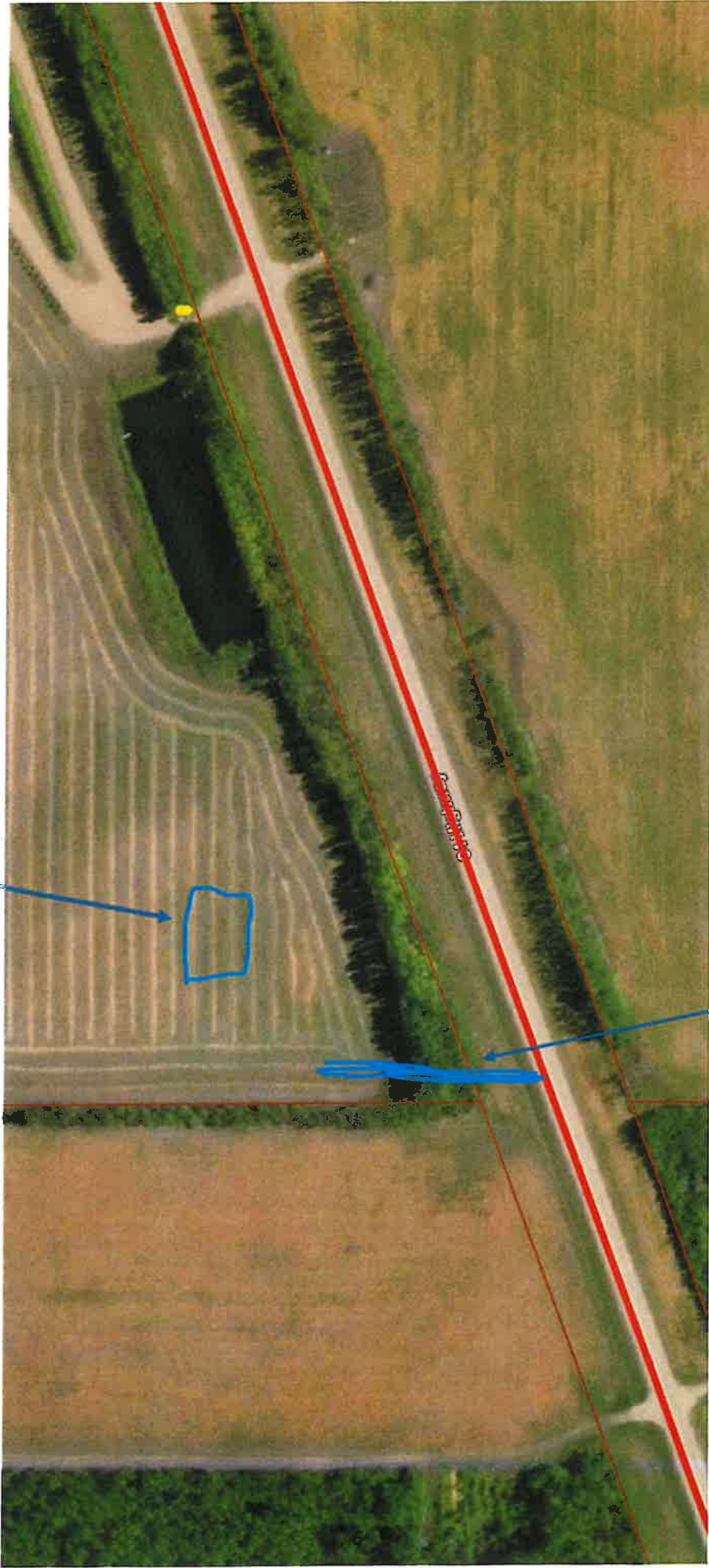


N ↑

Development



Denied approach proposal



Corporate Services Clerk

From: TEC Development Peace River <TEC.DevelopmentPeaceRiver@gov.ab.ca>
Sent: March 21, 2024 3:45 PM
To: Willie Driedger
Subject: RE: Development permit

Hi Willie,

As discussed this afternoon, you are planning to subdivide out a parcel that this proposed development will be on. My suggestion before proceeding any further would be to address access, proceed with the subdivision process and then submit your development application.

The department cannot grant access at the location requested as it would be less than 150 meters from the access to the west. Options for access include:

- Sharing the existing access between the balance and proposed parcel with an easement agreement.
- Talking to your neighbors to the west about relocating their existing accesses to the quarter line to have shared access.
- Utilizing the service road caveat across the parcel east of you (Lot 2) and accessing off the local road to the east.

The costs to access would be up to the developer.

Once you have determined an access, submit your subdivision application, and include in the application the planned access route. The subdivision application will be referred to Transportation for comments. Once the subdivision has been completed, please submit your development application.

If anything changes and you wish to proceed with development prior to subdivision, please reach out and we can discuss.

Thanks,

Mary Crowley
Development and Planning Technologist
Transportation and Economic Corridors - Peace Region
Government of Alberta
780-624-6447



From: Willie Driedger <wjdriedger@gmail.com>
Sent: Wednesday, March 20, 2024 1:46 PM
To: TEC Development Peace River <TEC.DevelopmentPeaceRiver@gov.ab.ca>
Subject: Re: Development permit

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