

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, JUNE 11, 2024**

PRESENT	Susan Hansen Danae Walmsley Abram Giesbrecht David Janzen	Member Deputy Chairperson Chairperson Member
ABSENT	Jason Ruecker	Member
ATTENDING	Allan Rowe Bonnie Morgan Shelby Janzen	Chief Administrative Officer (CAO) Executive Assistant (EA) Corporate Services Clerk (CSC)

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

ACCEPTANCE OF
AGENDA

M25-24 (06-11-24) **RESOLUTION by Member Janzen to adopt the agenda governing the June 11, 2024, Municipal Planning Commission Meeting with the removal of Development Permit Application for S Zacharias, as amended. CARRIED.**

APPROVAL OF
MINUTES

Previous Regular
Meeting Minutes

M26-24 (06-11-24) **RESOLUTION by Deputy Chair Walmsley to adopt the minutes of the May 28, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.**

NEW BUSINESS

Development Permit
Application
C & S Klassen

Development Permit Application W12-24 was received from Cornelius and Sarah Klassen to develop a 42x120 commercial shop on Plan 2420469 Block 1 Lot 1, which was recently subdivided off SW-28-84-9-W6M.

M27-24 (06-11-24) **RESOLUTION by Chair Giesbrecht that the Municipal Planning Commission approves Development Permit Application W12-24 received from Cornelius and Sarah Klassen to develop a 42x120' commercial shop on Plan 2420469 Block 1 Lot 1, subject to the following conditions:**

1. Prior to construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. 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)
3. 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).
4. 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)
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. 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.
7. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to. **CARRIED.**

NEW BUSINESS

Development Permit
Application
C & L Young

Development Permit Application W13-24 was received from Colin and Lori Young to move a 12x36 lofted cabin onto SE-9-84-2-W6 for residential use.

M28-24 (06-11-24)

RESOLUTION by Deputy Chair Walmsley that the Municipal Planning Commission approves Development Permit Application W13-24 received from Colin and Lori Young to move a cabin onto SE-9-84-2-W6M for residential use, subject to the following conditions:

1. Prior to construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. 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)

3. **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)**
4. **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)**
5. **All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.**
6. **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.**
7. **All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to. CARRIED.**

ADJOURNMENT

Chair Giesbrecht adjourned the June 11, 2024, Municipal Planning Commission Meeting at 9:06 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER