

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
July 23, 2024

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, July 23, 2024, at 9:00 a.m. in the Council Chambers, 327 Alberta Avenue, Worsley Alberta.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. *REGULAR MEETING of July 23, 2024* 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. *REGULAR MEETING of June 25, 2024* 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. *DEVELOPMENT PERMIT- S Zacharias* 4
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

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

2. All required County, Provincial and Federal Regulations to be adhered to. **CARRIED.**

ADJOURNMENT

Member Janzen adjourned the June 25, 2024, Municipal Planning Commission Meeting at 9:06 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 23, 2024
Originated By:	Shelby Janzen, Corporate Services Clerk
Title:	DEVELOPMENT PERMIT APPLICATION – SIMON ZACHARIAS
File:	61-02-02

DESCRIPTION:

Development Permit Application W15-24 was received from Simon Zacharias to develop a second yard site for a 20x76 ft mobile home on NE-12-85-9-W6M.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- The other residence on the north part of the quarter is a brother to the applicant.
- There is an existing approach to the proposed development site.
- The developers are proposing to install a septic system and cistern for sewage and water supply.

ATTACHMENTS:

1. Development Permit Application.
2. Aerial of proposed development.
3. Location of the proposed development site with respect to the county.

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended.
- C. Approve the application with different conditions.

RECOMMENDED ACTION:

RESOLUTION by... That the Municipal Planning Commission approves Development Permit Application W15-24 received from Simon Zacharias to develop a second yard site for a 20x76 ft mobile home on NE-12-85-9-W6M, 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:

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

- 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 from dwelling and property line 1 m (3.25 ft)
 - ii. 9.14 m (30 ft) from water source/course
 - 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.

Initials show support - Reviewed by: Development Officer:

Manager:





CLEAR HILLS COUNTY
 Box 240
 Worsley AB T0H 3W0
 Telephone: 780-685-3925
 Fax: 780-685-3960
 Email: info@clearhillscounty.ab.ca

**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W15-24		
DATE RECEIVED:	07/10/24		
FEE PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION				COMPLETE IF DIFFERENT FROM APPLICANT			
NAME OF APPLICANT <i>Simon J Zacharias</i>				NAME OF REGISTERED LAND OWNER <i>22 Ventures LTD</i>			
ADDRESS <i>Box 31 Cleardale AB</i>				ADDRESS <i>Box 31 Cleardale AB</i>			
POSTAL CODE <i>T0H3X0</i>	EMAIL <i>simonzacharias4@gmail.com</i>	POSTAL CODE <i>T0H3X0</i>	EMAIL <i>Peter28344@gmail.com</i>				
CONTACT NUMBERS Home				CONTACT NUMBERS Home			
Business				Business			
Cell <i>780 834 8815</i>				Cell <i>780 834-8344</i>			
LAND INFORMATION							
Legal description of proposed development site							
QTR/L.S. <i>NE 12</i>	SEC. <i>12</i>	TWP. <i>85</i>	RG. <i>9</i>	M. <i>6</i>	OR	REGISTERED PLAN NO.	BLOCK LOT
Size of the proposed development site:							
LENGTH <i>250</i>	<input checked="" type="radio"/> m ft	WIDTH <i>250</i>	<input checked="" type="radio"/> m ft	NUMBER OF HECTARES	OR ACRES <i>15</i>		
Lot type: INTERIOR CORNER THROUGH					LAND USE DISTRICT:		
Describe the existing use of the land: <i>Farming.</i>							

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

DEVELOPMENT INFORMATION

Describe the proposed use of the land:

Farming

20x76 mobile home - second dwelling + yard site

Check (✓) any proposed use(s) not identified above:

Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)
Sign(s)	Commercial or industrial structure(s) / use(s)	
Other (specify)		

Indicate the proposed setback from the property line:

FRONT YARD	m	REAR YARD	m	SIDE YARD (1)	m	SIDE YARD (2)	m
<i>45 m</i>	ft	<i>500 m</i>	ft	<i>80</i>	ft	<i>400</i>	ft

Off street parking: Size of space Number of spaces

Off street loading: Size of space Number of spaces

Accessory use:

PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
-----------------------------	---------------------------	-----------------------------	-----------------------------

The land is adjacent to:

PRIMARY HIGHWAY SECONDARY HIGHWAY RURAL ROAD

Estimate the Project:

COMMENCEMENT DATE <i>July 20/24</i>	COMPLETION DATE <i>Dec 31/24</i>	CONSTRUCTION COSTS <i>165000</i>
--	-------------------------------------	-------------------------------------

Attached is

(a) SITE PLAN <u>Yes</u> No N/A	(b) FLOOR PLAN Yes No N/A
--------------------------------------	--

DECLARATION

I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

DATE: <i>July 10/24</i>	SIGNATURE OF APPLICANT:
DATE: <i>July 10/24</i>	SIGNATURE OF REGISTERED LAND OWNER:

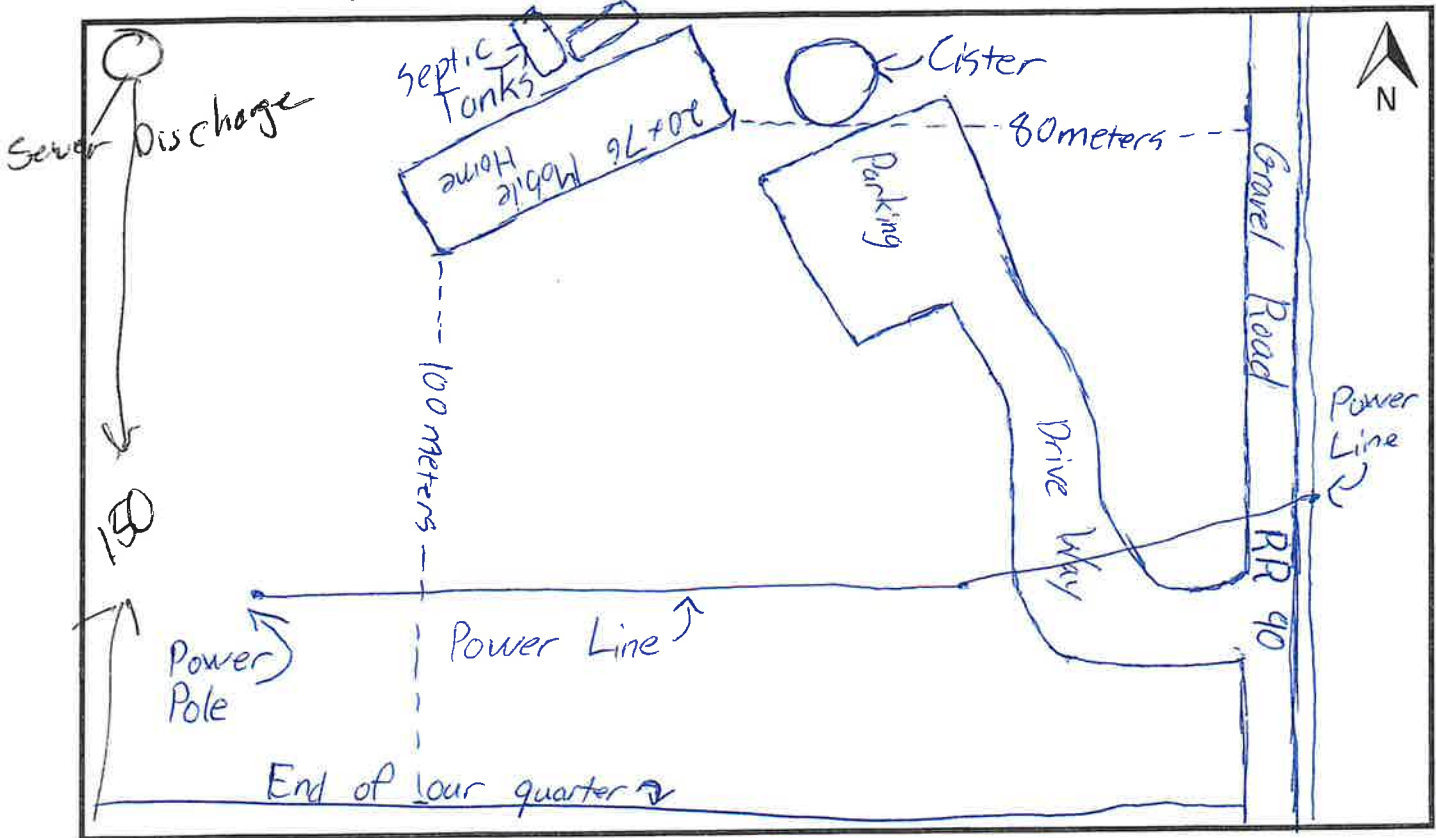
APPLICATION FOR DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: NE 12 85 9 W of 6

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

- Location of water source & distance from property line and sewer system
- Location of sewer system & distance from water source and property line
- Access location(s)
- Location of existing or proposed buildings:
- Setbacks from the road allowance
- Location of roads in the area
- Location Shelterbelts
- Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- Location of River/ Lakes/ other watercourses

APPLICATION FOR DEVELOPMENT PERMIT

ADDITIONAL INFORMATION REQUIRED

ABANDONED WELLS

If the building/addition is greater than 47m² (505.9 ft²) a map from the Alberta Energy Regulator (AER) identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m (82 ft) of the site boundary is to be included. Go to www.geodiscover.alberta.ca for abandoned well location and status information.

WATER AND SEWAGE

Indicate below the type of water supply and sewage disposal to be used by your development proposal and if it is existing or proposed.

Existing	Proposed	TYPE OF WATER SUPPLY
		DUGOUT
		WELL
	✓	CISTERN & HAULING
		COUNTY SERVICE
		OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
	✓	OPEN DISCHARGE/SEPTIC TANK
		SUB-SURFACE DISPOSAL/SEPTIC TANK
		ABOVE GROUND/SEPTIC TANK
		SEWAGE LAGOON
		OUTDOOR PRIVY
		COUNTY SERVICE
		OTHER (Please Specify)

FOR ADDITIONAL INFORMATION CONTACT ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS AT 1-866-421-6929 (EMAIL safety.services@gov.ab.ca) OR A LICENSED PERMITTING AGENCY.

**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

Page 7

RIGHT OF ENTRY FORM

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.

Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

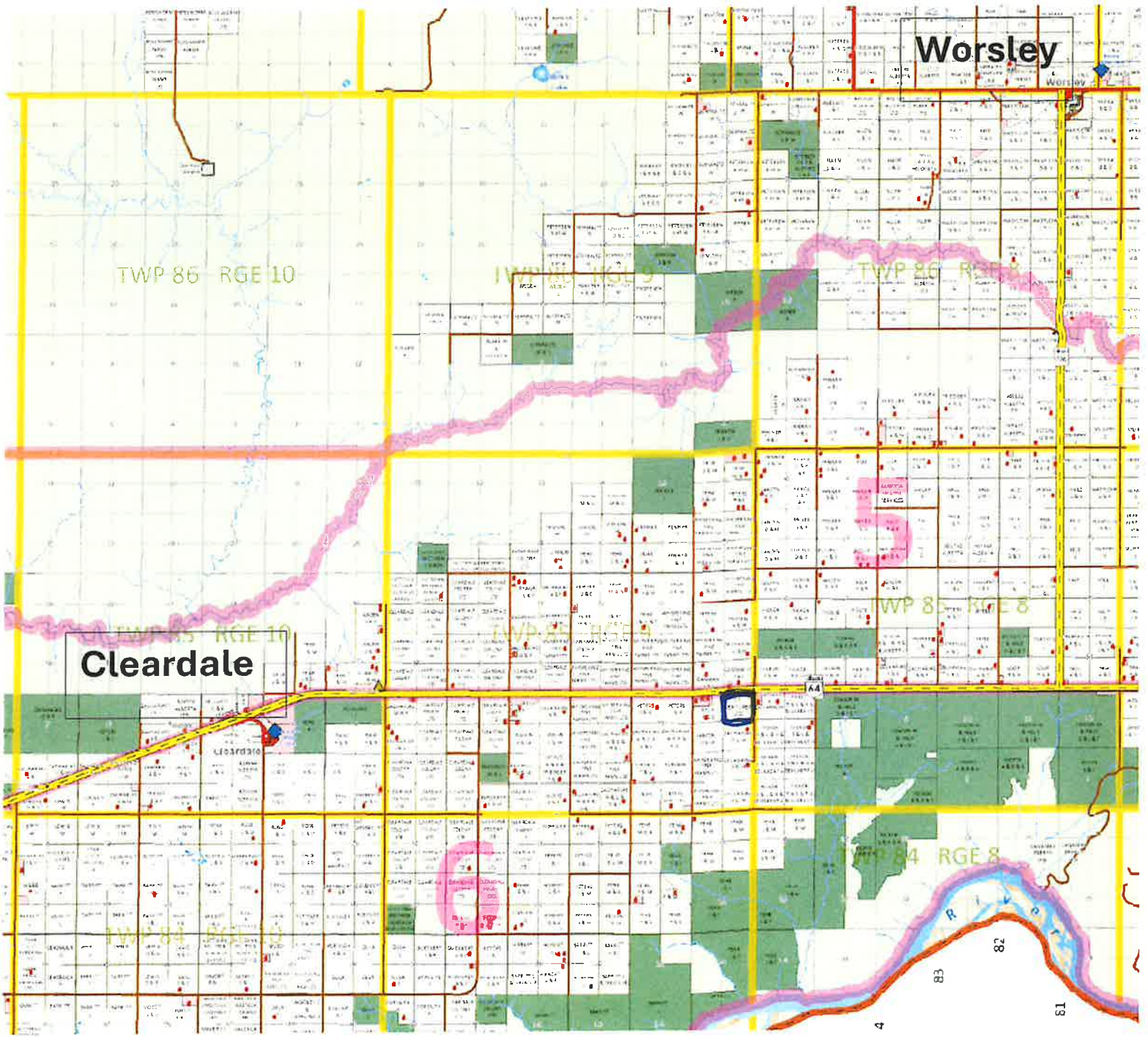
I, SEMON J ZACHAREAS, do grant consent for an authorized
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: NE12 85 9 6

July 18/24
DATE:


SIGNATURE OF APPLICANT:





N ↑

NE-12-85-9-W6