## MINUTES OF CLEAR HILLS COUNTY MUNICIPAL PLANNING COMMISSION COUNTY COUNCIL CHAMBERS TUESDAY, JULY 23, 2024

PRESENT Susan Hansen Member
David Janzen Member

Danae Walmsley Deputy Chairperson

Abram Giesbrecht Chairperson

ABSENT Jason Ruecker Member

presented.

ATTENDING Allan Rowe Chief Administrative Officer (CAO)

Bonnie Morgan Executive Assistant (EA)

Shelby Janzen Corporate Services Clerk (CSC)

Kelsey Lund Payroll Clerk (PC)

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

ACCEPTANCE OF AGENDA

M32-24 (07-23-24) RESOLUTION by Member Hansen to adopt the agenda governing the July 23, 2024, Municipal Planning Commission Meeting, as

APPROVAL OF MINUTES
Previous Regular

Meeting Minutes

M33-24 (07-23-24)

RESOLUTION by Deputy Chair Walmsley to adopt the minutes of the June 25, 2024, Municipal Planning Commission Meeting, as presented.

CARRIED.

NEW BUSINESS
Development Permit
Application
S Zacharias

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.

CARRIED.

M34-24 (07-23-24)

RESOLUTION by Member Janzen 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:

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- 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 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. CARRIED.

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Chairperson Giesbre Planning Commission	cht adjourned the July 23, 2024, Municipal Meeting at 9:04 a.m.
DATE	CHAIRPERSON
DATE	CHIEF ADMINISTRATIVE OFFICER