

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, AUGUST 27, 2024**

PRESENT

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

ABSENT

Jason Ruecker	Member
Shelby Janzen	Corporate Services Clerk (CSC)

ATTENDING

Allan Rowe	Chief Administrative Officer (CAO)
Bonnie Morgan	Executive Assistant (EA)
Kelsey Lund	Payroll Clerk (PC)

CALL TO ORDER

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

**ACCEPTANCE OF
AGENDA**

M38-24 (08-27-24)

RESOLUTION by Member Janzen to adopt the agenda governing the August 27, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M39-24 (08-27-24)

RESOLUTION by Member Hansen to adopt the minutes of the August 13, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Referral
D & S Wasylciw

Subdivision referral 24MK026 was received from the Mackenzie Municipal Services Agency to subdivide 14.90 acres (6.03 ha) off SE 3-86-8-W6 (unsubdivided) as a farmstead separation.

M40-24 (08-27-24)

RESOLUTION BY Member Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve subdivision referral 24MK026, with the dugout rear yard setback variance, from Donald and Sandra Wasylciw for the farmstead separation of SE 3-86-8-W6 (14.90 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.**

Development Permit
Application
H. Friesen

Development Permit Application W17-24 was received from Heinrich Friesen to develop a second yard site and residential cabin on SE 3-84-5-W6.

M41-24 (08-27-24)

RESOLUTION by Member Hansen that the Municipal Planning Commission approves Development Permit Application W17-24 received from Heinrich Friesen to develop a second yard site and residential cabin on SE 3-84-5-W6, 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. **Dugout**
 - i. **Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.**
 - ii. **Interior Side Yard, 15.24 m (50 ft) or as required by the Development Authority.**
 - iii. **Rear Yard, 15.24 m (50 ft) or as required by the Development Authority.**
5. **Sewage setbacks:**
 - a. **Lagoon**
 - i. **45 m (148 ft) from a dwelling**
 - ii. **30.5 m (100 ft) from a property line**
 - iii. **90 m (295 ft) from water feature or source**
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.**

ADJOURNMENT

Chairperson Giesbrecht adjourned the August 27, 2024, Municipal Planning Commission Meeting at 9:12 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER