

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, MARCH 25, 2025**

PRESENT	Jason Ruecker Susan Hansen Abram Giesbrecht Danae Walmsley	Chairperson Deputy Chairperson Member Member
ABSENT	David Janzen	Member
ATTENDING	Allan Rowe Bonnie Morgan Kelsey Lund Dawn Morgan	Chief Administrative Officer (CAO) Executive Assistant (EA) Development Officer (DO) Accounts Payable (AP)
CALL TO ORDER	Chairperson Ruecker called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M13-25 (03-25-25)	RESOLUTION by Deputy Chair Hansen to adopt the agenda governing the March 25, 2025, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M14-25 (03-25-25)	RESOLUTION by Member Giesbrecht to adopt the minutes of the March 11, 2025, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Subdivision Application - Jolyn Consulting Services Ltd. M15-25 (03-25-25)	Subdivision Application S03-25 received from Jolyn Consulting Services (transfer in process to Rocky Rombs) to subdivide 48.2 acres (19.5 hectares) as a yard site separation on NW-23-83-3-W6. RESOLUTION by Member Walmsley that the Municipal Planning Commission approves Subdivision Application S03-25 received from Jolyn Consulting Services (transfer in process to Rocky Rombs) to subdivide 48.2 acres (19.5 hectares) as a yard site separation on NW-23-83-3-W6, subject to the following conditions:	

1. 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)
2. 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.
 - b. Cistern
 - i. Minimum distance from road right-of-way (front yard) 40.8m (134 feet).
 - ii. Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).
3. Sewage setbacks:
 - a. Above ground/septic tank
 - i. Minimum distance from dwelling 1m (3.25ft)
 - ii. Minimum distance from property line 1 m (3.25 ft)
 - iii. Minimum distance from water source/course 9.14 m (30 ft)
4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
5. 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.
6. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.

CARRIED.

NEW BUSINESS

Development Permit
Application – Worsley
Clear Hills Ski Club

Development Permit Application W02-25 was received from Worsley Clear Hills Ski Club to construct additions onto both the Chalet and Rental Shop located on PT-5-88-9-W6.

M16-25 (03-25-25)

RESOLUTION by Member Giesbrecht that the Municipal Planning Commission approves Development Permit Application W02-25 received from Worsley Clear Hills Ski Club to construct additions onto both the Chalet and Rental Shop located on PT-5-88-9-W6, subject to the following conditions:

1. 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)
2. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
3. 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.
4. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.

CARRIED.

NEW BUSINESS

Development Permit
Application –
George & Agatha
Fehr

Development Permit Application W05-25 was received from George and Agatha Fehr to construct a commercial cold storage shed (shell only) located on Lot 1 Block 1 Plan 1623058.

M17-25 (03-25-25)

RESOLUTION by Deputy Chair Hansen that the Municipal Planning Commission approves Development Permit Application W05-25 received from George and Agatha Fehr to construct a commercial cold storage shed (shell only) located on Lot 1 Block 1 Plan 1623058, subject to the following conditions:

1. 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)
2. Water supply setbacks:
 - a. Cistern
 - i. Minimum distance from road right-of-way (front yard) 40.8m (134 feet).
 - ii. Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).
3. Sewage setbacks:
 - a. Sub-surface disposal/septic tank
 - i. Minimum distance from dwelling 1m (3.25ft)
 - ii. Minimum distance from property line 1 m (3.25 ft)
 - iii. Minimum distance from water source/course 9.14 m (30 ft)

4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
5. 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.
6. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.
7. Developer to obtain a Roadside Development Permit from Transportation.
8. Prior to start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.

CARRIED.

NEW BUSINESS

Development Permit
Application –

George & Agatha Fehr

Development Permit Application W06-25 was received from George and Agatha Fehr to construct an extension onto the commercial shop entrance located on Lot 1 Block 1 Plan 1623058.

M18-25 (03-25-25)

RESOLUTION by Chairperson Ruecker that the Municipal Planning Commission approves Development Permit Application W06-25 received from George and Agatha Fehr to construct an extension onto the commercial shop entrance located on Lot 1 Block 1 Plan 1623058, subject to the following conditions:

1. 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)
2. Water supply setbacks:
 - a. Cistern
 - i. Minimum distance from road right-of-way (front yard) 40.8m (134 feet).
 - ii. Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).
3. Sewage setbacks:
 - a. Sub-surface disposal/septic tank
 - i. Minimum distance from dwelling 1m (3.25ft)
 - ii. Minimum distance from property line 1 m (3.25 ft)
 - iii. Minimum distance from water source/course 9.14 m (30 ft)

4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
5. 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.
6. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.
7. Developer to obtain a Roadside Development Permit from Transportation.
8. Prior to start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.

CARRIED.

ADJOURNMENT

Chairperson adjourned the March 25, 2025, Municipal Planning Commission Meeting at 9:12a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER