

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, JUNE 24, 2025**

PRESENT	Jason Ruecker Danae Walmsley David Janzen Susan Hansen	Chairperson Member Member Deputy Chairperson
ABSENT	Abram Giesbrecht	Member
ATTENDING	Allan Rowe Bonnie Morgan Kelsey Lund	Chief Administrative Officer (CAO) Executive Assistant (EA) Development Officer (DO)
CALL TO ORDER	Chairperson Ruecker called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M28-25 (06-24-25)	<b>RESOLUTION by Member Janzen to adopt the agenda governing the June 24, 2025 Municipal Planning Commission Meeting, as presented. CARRIED.</b>	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes  M29-25 (06-24-25)	<b>RESOLUTION by Member Walmsley to adopt the minutes of the June 10, 2025, Municipal Planning Commission Meeting, as presented. CARRIED.</b>	
<u>NEW BUSINESS</u> Development Permit Application – Alberta Health Services	Development Permit Application W10-25 was received from Alberta Health Services to develop a stand-alone EMS Garage on Block OT Plan 8622633.	
M30-25 (06-24-25)	<b>RESOLUTION by Member Walmsley that the Municipal Planning Commission approves Development Permit Application W10-25 received from Alberta Health Services to develop a stand-alone EMS Garage on Block OT Plan 8622633, subject to the following conditions:</b>	

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. Prior to the start of 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: 7.6 m (25 ft)
  - b. Side Yard: 10% of the width of site
  - c. Rear Yard: 7.6 m (25 ft)
4. Accessory Buildings and Uses:
  - a. No accessory building or structure shall be located in any yard other than an interior side yard or rear yard
  - b. No accessory building or structure shall be located closer than 0.9 m (3 ft) from any side lot line or rear lot line
  - c. Shall be constructed to provide a consistent appearance on the lot
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 to be adhered to.

**CARRIED.**

NEW BUSINESS

Development Permit  
Application –  
Trayc Bean

Development Permit Application W11-25 was received from Trayc Bean (Herb & Caryn Bean) to develop a Residential Shop Building on NW-7-87-8-W6.

**M31-25 (06-24-25)**

**RESOLUTION** by Member Hansen that the Municipal Planning Commission approves Development Permit Application W11-25 received from Trayc Bean (Herb & Caryn Bean) to develop a Residential Shop Building on NW-7-87-8-W6, subject to the following conditions:

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. Prior to the start of 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. **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. **Septic Tank**
    - i. **1 m (3.25 ft.) from a property line**
    - ii. **1 m (3.25 ft.) from a building**
    - iii. **10 m (33 ft.) from a water course**
    - iv. **10 m (33 ft.) from a water source or well**
  - b. **Effluent Discharge**
    - i. **90 m (300 ft.) from property line**
    - ii. **45 m (150 ft.) from a building**
    - iii. **45 m (150 ft.) from a water course**
    - iv. **50 m (165 ft.) from a water source or well**
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 to be adhered to.**

**CARRIED.**

**NEW BUSINESS**

Development Permit  
Application –  
Peter Bueckert

Development Permit Application W13-25 was received from Peter Bueckert to place a second residence (Camp Shack) on SW-20-84-9-W6.

**M32-25 (06-24-25)**

**RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W13-25 received from Peter Bueckert to place a second residence (Camp Shack) on SW-20-84-9-W6, subject to the following conditions:**

1. **Prior to the start of 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. **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.**
4. **Sewage Setbacks:**
  - a. **Lagoon**
    - i. **30 m (100 ft.) from a property line**
    - ii. **45 m (150 ft.) from a building**
    - iii. **90 m (300 ft.) from a water course**
    - iv. **100 m (330 ft.) from a water source or well**
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 to be adhered to. CARRIED.**

**NEW BUSINESS**

Development Permit  
Application –  
Willie & Carin Fehr

Development Permit Application W14-25 was received from Willie and Carin Fehr to develop a replacement dwelling on SE-27-86-7-W6.

**M33-25 (06-24-25)**

**RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W14-25 received from Willie and Carin Fehr to develop a replacement dwelling on SE-27-86-7-W6, subject to the following conditions:**

1. **Prior to the start of 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. 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.

**4. Sewage Setbacks:**

**a. Septic Tank**

- i. 1 m (3.25 ft.) from a property line
  - ii. 1 m (3.25 ft.) from a building
  - iii. 10 m (33 ft.) from a water course
  - iv. 10 m (33 ft.) from a water source or well
- 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 to be adhered to. CARRIED.**

**ADJOURNMENT**

Chairperson Ruecker adjourned the June 24, 2025, Municipal Planning Commission Meeting at 9:18 a.m.

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DATE

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CHAIRPERSON

\_\_\_\_\_  
DATE

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CHIEF ADMINISTRATIVE OFFICER