

AGENDA

CLEAR HILLS COUNTY

MUNICIPAL PLANNING COMMISSION MEETING

February 10, 2015

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, February 10, 2015, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

A) CALL TO ORDER

B) AGENDA

A. REGULAR MEETING FEBRUARY 10, 2015

C) ADOPTION OF THE PREVIOUS MINUTES

A. REGULAR MEETING OF JANUARY 13, 2015

D) BUSINESS ARISING OUT OF THE MINUTES

E) DELEGATION

F) BY-LAW

G) OLD BUSINESS

H) NEW BUSINESS

A. SUBDIVISION REFERRAL – Tom & Jean Whibley

B. SUBDIVISION REFERRAL – Worsley Gravel Supply Ltd.

I) CORRESPONDENCE AND INFORMATION

J) CONFIDENTIAL ITEMS

K) ADJOURNMENT

Initials show support - Reviewed by: Development Officer:

Manager:

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
JANUARY 13, 2015**

PRESENT

Miron Croy	Chairperson
Jake Klassen	Deputy Chairperson
Charlie Johnson	Member
Lee Svederus	Member
Peter Frixel	Member

ATTENDING

Allan Rowe	Chief Administrative Officer (CAO)
Audrey Bjorklund	Community Development Manager (CDM)
Dallas Logan	Development Officer (DO)
Bonnie Morgan	Executive Assistant (EA)

CALL TO ORDER

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

**ACCEPTANCE OF
AGENDA
M01-15**

RESOLUTION by Member Johnson to adopt the agenda governing the January 13, 2015, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M02-15

RESOLUTION by Member Svederus to adopt the minutes of the November 25, 2015 Municipal Planning Commission Meeting, as presented. CARRIED.

**BUSINESS ARISING
FROM THE MINUTES**

There was no business arising from the minutes.

BYLAW(S)

None to report.

OLD BUSINESS

None to report.

**NEW BUSINESS
COUNCIL**

Subdivision Extension Request

Leslie Davis is requesting an extension to complete the subdivision of S04-11 (NE 31 83 1 W6M) and S05-11 (NW 32 83 1 W6M).

M03-15

RESOLUTION by Chairperson Croy that the Municipal Planning Commission approve the subdivision extension request from Leslie Davis, for the subdivision S04-11 (NE 31 83 1 W6M) and subdivision S05-11 (NW 32 83 1 W6M). CARRIED.

CORRESPONDANCE
AND INFORMATION

None

CONFIDENTIAL
ITEMS

No confidential items.

ADJOURNMENT

Chairperson Croy adjourned the Municipal Planning Commission Meeting on January 13, 2015 at 9:02 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	February 10, 2015
Originated By:	Dallas Logan, DO
Title:	SUBDIVISION REFERRAL – Tom & Jean Whitby
File:	61-02-04

DESCRIPTION:

Subdivision referral S01-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Tom & Jean Whitby for a Farmstead Separation subdivision on Part of NW 20 83 1 W6M (4.03 hectares - 9.96 acres).

BACKGROUND:

- Located in the Agricultural District (AG1).
- The subject land is described as flat.
- There is an existing farmstead located on site, including a residence, barn, shop, several outbuildings and some treed areas.
- Access is gained via Highway 685 to the north. It appears that there is an additional approach to the balance of the quarter located in the extreme east corner.
- Also, it appears that the road allowance to the west is not developed which could have provided access to the balance. Alberta Transportation will be asked to comment on the access requirements.
- The existing development is serviced with a dugout for water supply which is located offsite in the extreme east corner of the quarter section. An easement will be required for the continued use of the dugout. The sewage disposal is via an open discharge system. The appropriate setbacks are met.
- The parcel size is deemed to be appropriate for the intended use.

ATTACHMENTS:

1. Subdivision application
2. Land Use Bylaw Section 64(3)(1)(b)

RECOMMENDED ACTION:

That the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from Tom & Jean Whitby for a Farmstead Separation subdivision on Part of NW 20 83 1 W6M (4.03 hectares - 9.96 acres), subject to the following condition(s):

1. Developer shall pay Clear Hills County the amount of \$200 for offsite County services per developable lot.
2. 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.
3. All required Provincial/Federal Regulations to be adhered to.

or.....

That the Municipal Planning Commission recommend Mackenzie Municipal Services Agency deny the subdivision application from Tom & Jean Whitby for a Farmstead Separation subdivision on Part of NW 20 83 1 W6M (4.03 hectares - 9.96 acres).

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

JAN 27 2015

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

CLEAR HILLS COUNTY

MUNICIPALITY: Clear Hills County DATE RECEIVED: January 8, 2015

FILE: 15MK002 EXPIRY DATE: March 8, 2015

LEGAL: NW 20.83.1.W6M TIME EXTENSION _____

APPLICANT/AGENT: T & J Whibley

PROPOSAL: The proposal is to subdivide from the quarter section, a 9.96 acre parcel to accommodate an existing farmstead.

ACREAGE IN TITLE: 159.02 acres

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 17 miles south east of Hines Creek

SITE CHARACTERISTICS

C.L.I.: 95% 3c5w, 5% 0

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is an existing farmstead located on site, including a residence, barn, shop, several outbuildings and some treed areas.

ROAD ACCESS: Access is gained via the Highway 685 to the north. It appears that there is an additional approach to the balance of the quarter located in the extreme east corner. Also, it appears that the road allowance to the west is not developed which could have provided access to the balance. Alberta Transportation will be asked to comment on the access requirements.

SERVICING: The existing development is serviced with a dugout for water supply which is located offsite in the extreme east corner of the quarter section. An easement will be required for the continued use of the dugout. The sewage disposal is via an open discharge system. The appropriate setbacks are met.

PARCEL SIZE: The parcel size is deemed to be appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District (AG-1). No conflicts

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

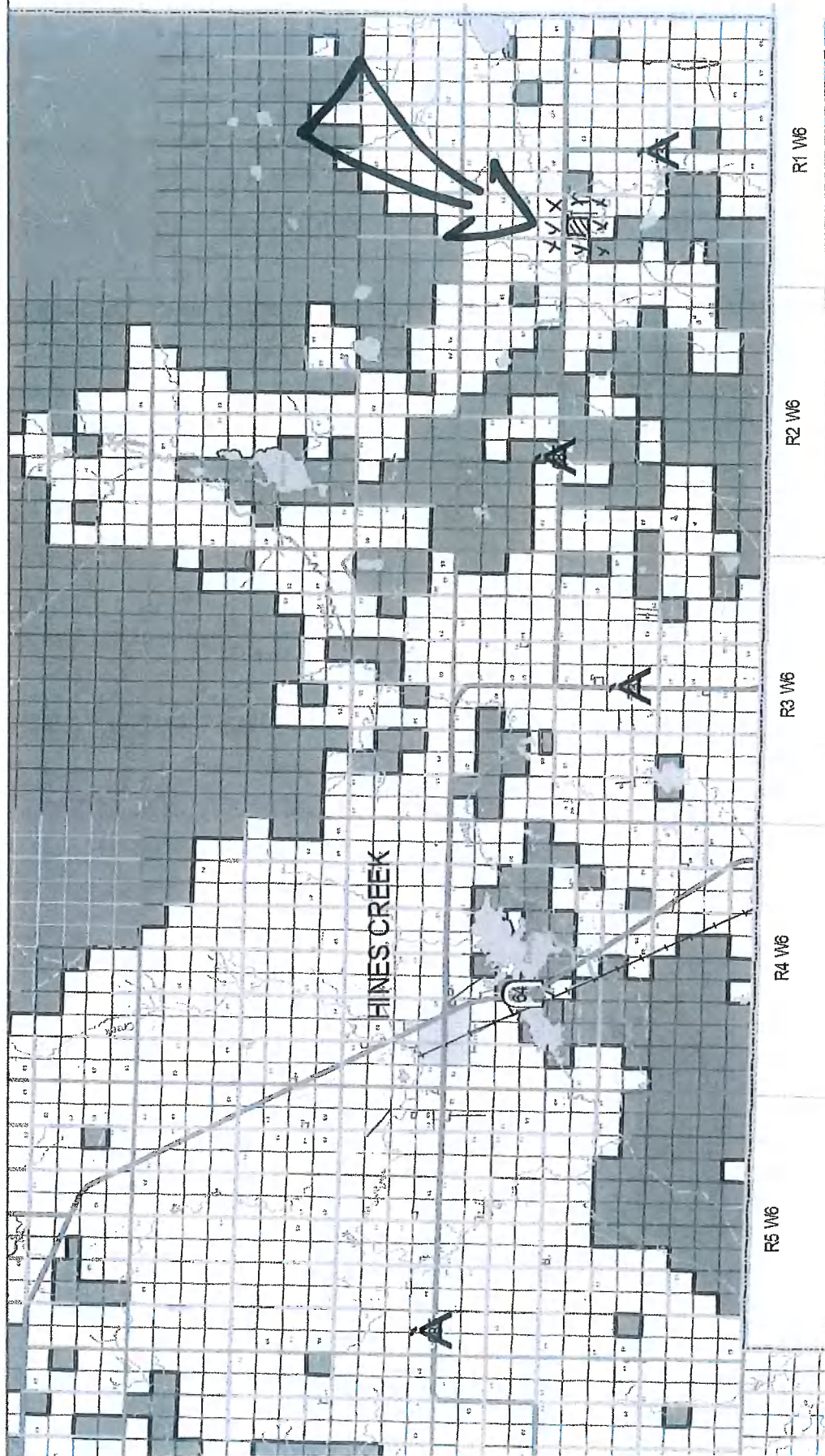
INTER MUNICIPAL DEV. PLAN:

SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts

(These comments are subject to change based on additional information that may be received).

"LOCATION REM" (handwritten)



PROPOSED SUBDIVISION: FARMSTEAD SEPARATION

NW 20, S3, T1, W6M

CLARE HILLS COUNTY

FILE: 15MK002

RECEIVED

JAN 27 2015

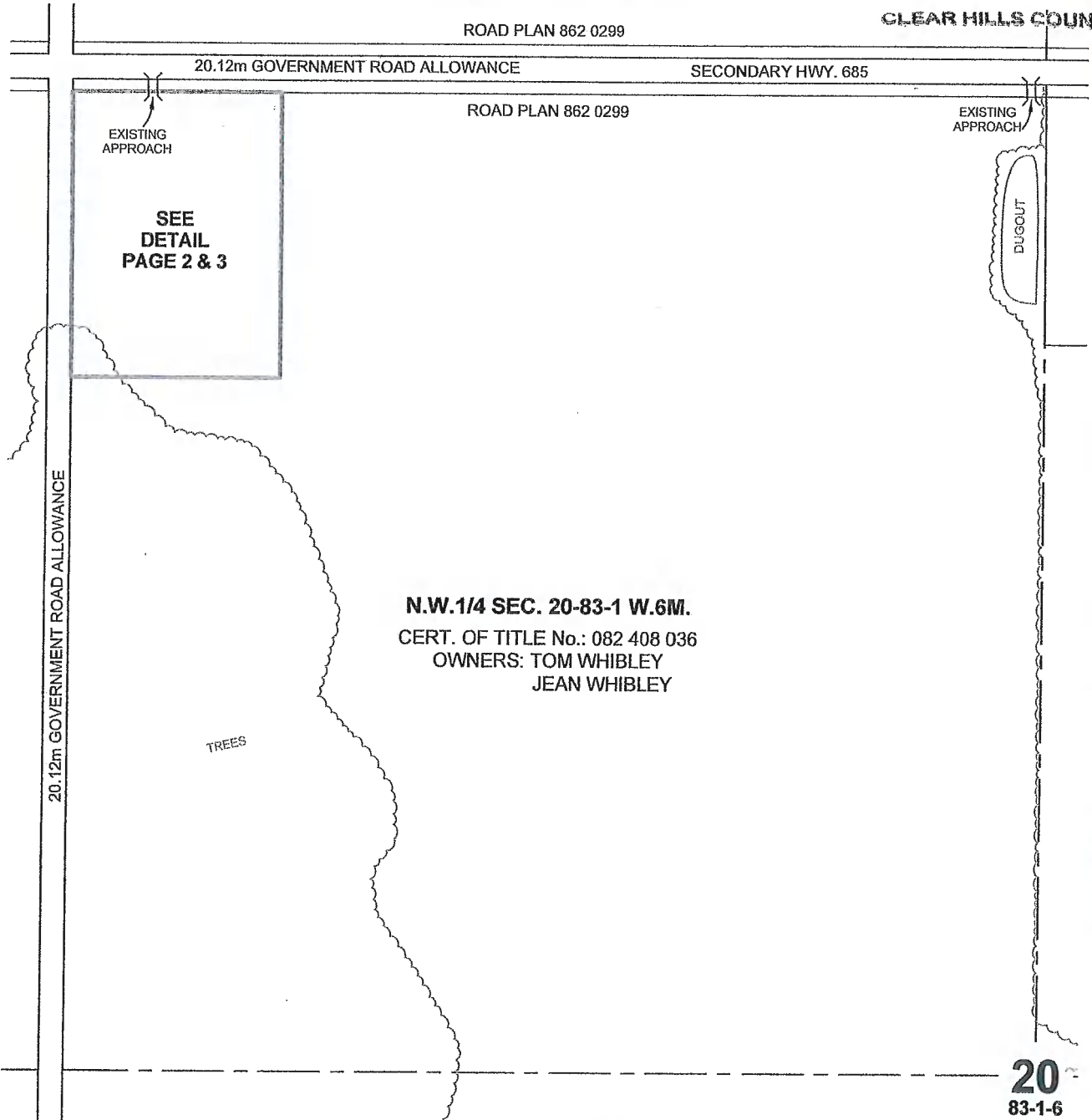
CLEAR HILLS COUNTY

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN
N.W.1/4 Sec.20 Twp.83 Rge.1 W.6M.
CLEAR HILLS COUNTY

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CLEAR HILLS COUNTY



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83-1-6

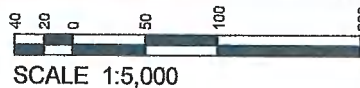
LEGEND:

Proposed Parcel shown as:
 Tree line shown as:

Distances are in metres and decimals thereof.



Plan Prepared by:
 Explore Surveys Inc.
 Edmonton, Alberta
 Toll Free 1-866-936-1805
 Fax No. 780-800-1927



REV. NO.	DESCRIPTION	DATE
0	PLAN ISSUED	NOV. 20, 2014
1	MOVED PUMPOUT LOCATION	DEC. 23, 2014

Job X110814

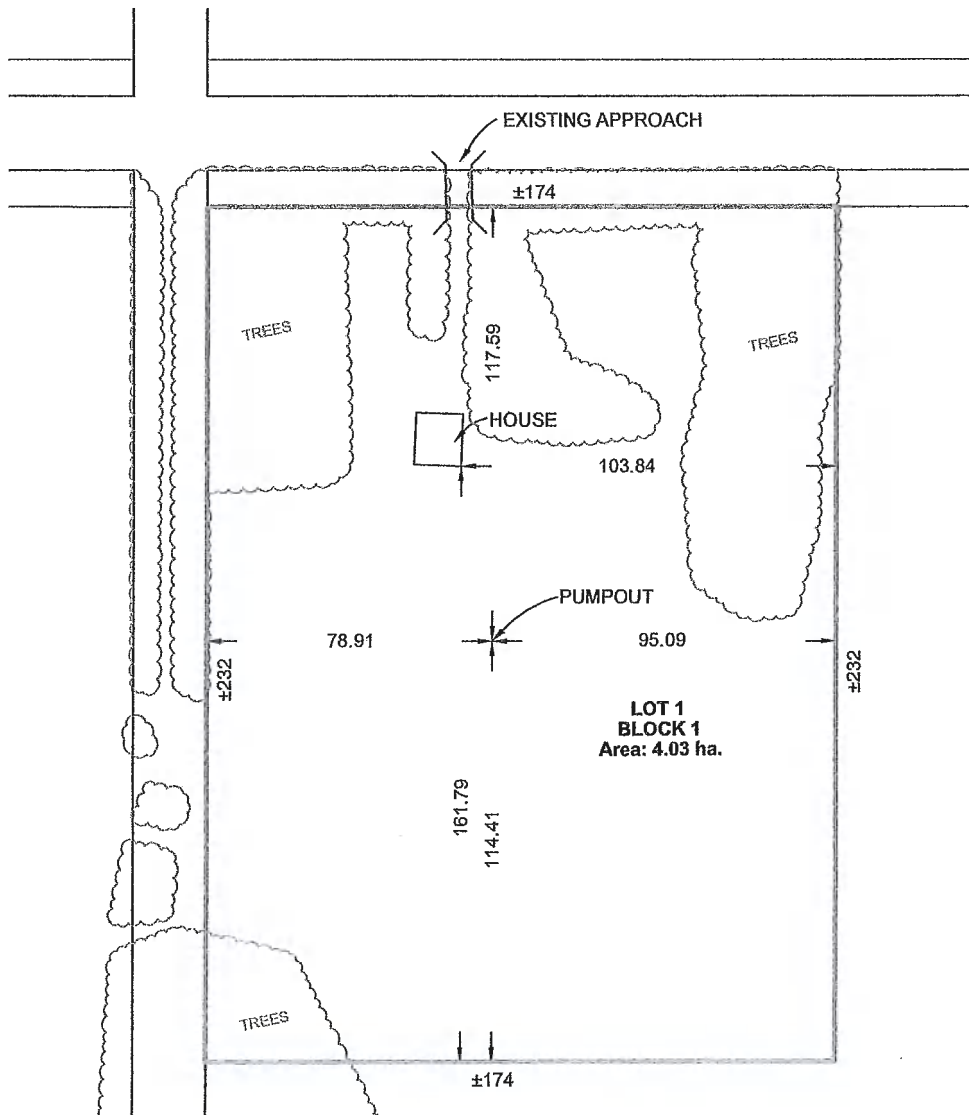
Rev. 1

SURVEYED BY: D.C./P.M. CALC'D BY: D.I.E. DRAWN BY: T.F.

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN
N.W.1/4 Sec.20 Twp.83 Rge.1 W.6M.
CLEAR HILLS COUNTY

RECEIVED
JAN 27 2015
CLEAR HILLS COUNTY



LEGEND:

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TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN N.W.1/4 Sec.20 Twp.83 Rge.1 W.6M. CLEAR HILLS COUNTY

RECEIVED
JAN 27 2015
CLEAR HILLS COUNTY



Imagery: ©2014 Abacus Datagraphics Ltd., all rights reserved.
Date of Photography: May 1, 2012 to September 30, 2012
Distances are in metres and decimals thereof.

LEGEND:

Proposed Parcel shown as: -----
Tree line shown as: ~~~~~



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Explore Surveys Inc.
Edmonton, Alberta
Toll Free 1-866-936-1805
Fax No. 780-800-1927



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Rev. 1

SURVEYED BY: D.C./P.M.

CALC'D BY: D.I.E.

DRAWN BY: T.F.

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	February 10, 2015
Originated By:	Dallas Logan, DO
Title:	SUBDIVISION REFERRAL – Worsley Gravel Supply Ltd.
File:	61-02-04

DESCRIPTION:

Subdivision referral S02-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Worsley Gravel Supply Ltd. for a Country Residential subdivision on Part of NW 21 85 7 W6M (3.90 hectares - 9.64 acres).

BACKGROUND:

- Located in the Agricultural District (AG1).
- The subject land is described as flat.
- There is a residence on site. A mobile home as recently located onto the site.
- There are existing services also located on site.
- The south half of the quarter is cleared and under hay. The north half of the quarter contains a gravel pit operation.
- Access is gained via the local road to the west (Rge Rd 74)
- The existing development is serviced with a cistern for water supply and a sewage lagoon for sewage disposal.
- The parcel size is deemed to be appropriate for the intended use.

ATTACHMENTS:

1. Subdivision application

RECOMMENDED ACTION:

That the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from Worsley Gravel Supply Ltd. for a Country Residential subdivision on part of NW 21 85 7 W6M (3.90 hectares - 9.64 acres), subject to the following condition(s):

1. Developer shall pay Clear Hills County the amount of \$200 for offsite County services per developable lot.
2. 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.
3. All required Provincial/Federal Regulations to be adhered to.

or.....

That the Municipal Planning Commission recommend Mackenzie Municipal Services Agency deny the subdivision application from Worsley Gravel Supply for a Country Residential subdivision on Part of NW 21 85 7 W6M (3.90 hectares - 9.64 acres).

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

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: January 8, 2015
FILE: 15MK003 EXPIRY DATE: March 8, 2015
LEGAL: NW 21.85.7.W6M TIME EXTENSION _____
APPLICANT/AGENT: Worsley Gravel Supply Ltd.

PROPOSAL: The proposal is to subdivide from the quarter section, a 9.64 acre parcel to accommodate a country residential use.

ACREAGE IN TITLE: 160 acres.

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 8 miles south east of Worsley.

PREVIOUS APPLICATIONS:

SITE CHARACTERISTICS

C.L.I.: 100% 4d5w

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is an residence on site. A mobile home was recently located onto the site. There are existing services also located on site. The south half of the quarter is cleared and under hay the north half of the quarter contains a gravel pit operation. The County should determine if a buffer is required to screen the gravel pit from the residential use.

ROAD ACCESS: Access is gained via the local road to the west.

SERVICING: The existing development is serviced with a cistern for water supply and a sewage lagoon for sewage disposal.

PARCEL SIZE: The parcel size is deemed to be appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District (AG-1). No conflicts

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

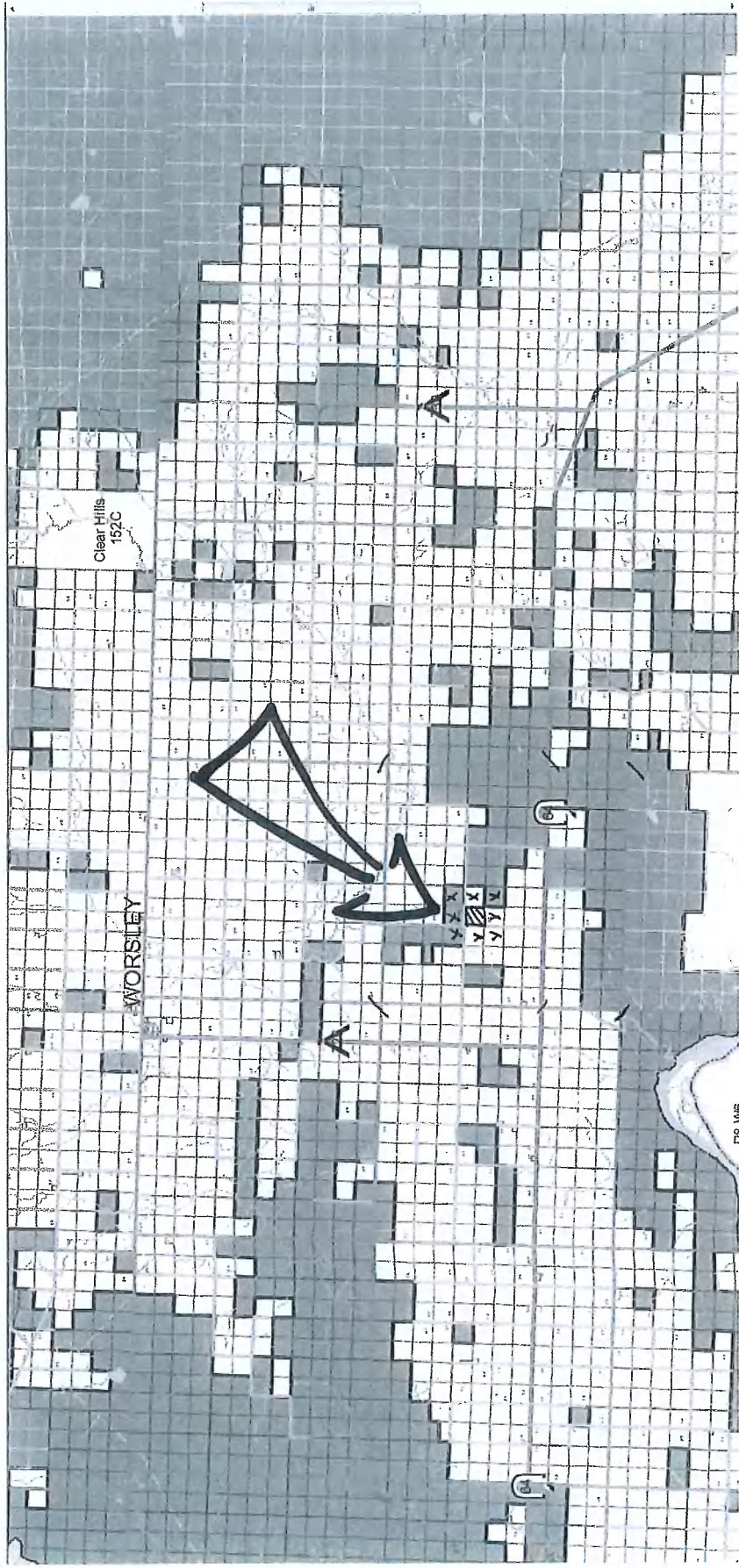
INTER MUNICIPAL DEV. PLAN:

SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts

(These comments are subject to change based on additional information that may be received).

"location from"



PROPOSED SUBDIVISION: COUNTRY RESIDENTIAL

NW 21. 95. 7. W6M

CLEAR HILLS COUNTY

FILE: 15MX003

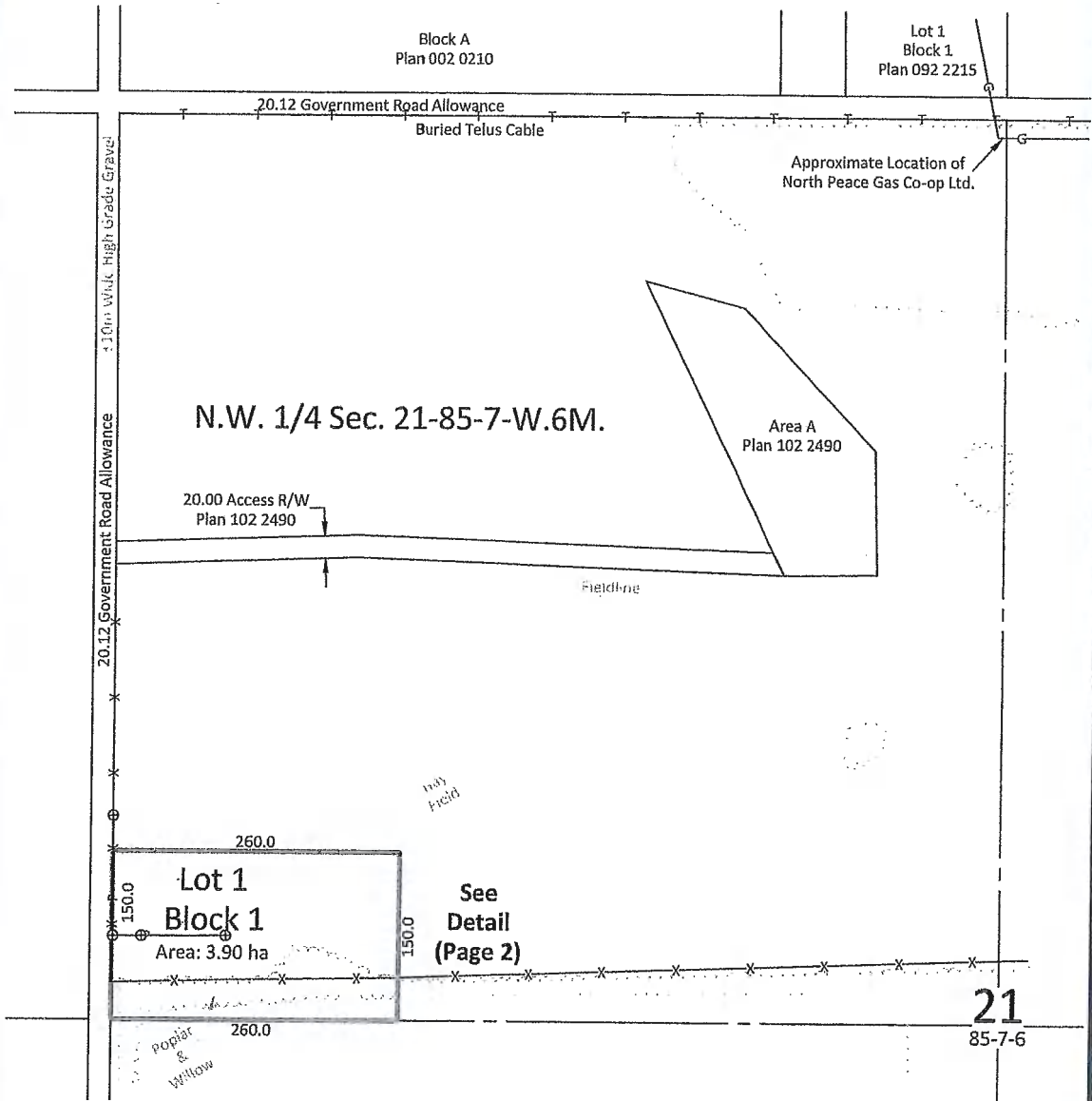
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CLEAR HILLS COUNTY

Tentative Plan Showing
Proposed Subdivision
of
N.W. 1/4 Sec. 21, Twp. 85, Rge. 7, W.6M.
Clear Hills County, Alberta

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CLEAR HILLS COUNTY



AREAS:
Lot 1, Block 1 3.90 ha (9.64 Ac.)

LANDOWNER:
Worsley Gravel Supply Ltd.
C. of T. 142 341 645 +1

NOTE:
Subject to Caveats:
102 268 707: Utility Right of Way: North Peace Gas Co-operative Ltd.



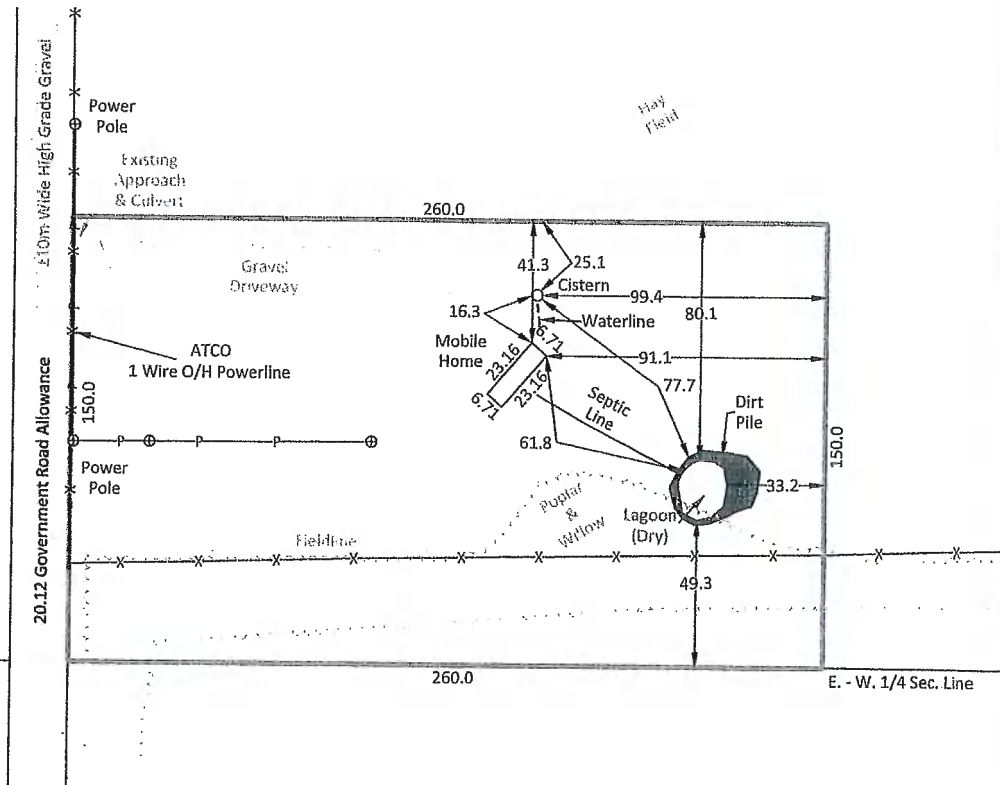
Rev	Description	Date	
0	Issued	Dec. 8, 2014	
			Scale: 1:5,000
			JC/SM/BD
			Job #: MC1-0737-14-00

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Revision
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Tentative Plan Showing
Proposed Subdivision
of
N.W. 1/4 Sec. 21, Twp. 85, Rge. 7, W.6M.
Clear Hills County, Alberta

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CLEAR HILLS COUNTY



Detail
Scale 1 : 2,000

Rev	Description	Date	Revision
0	Issued	Dec. 8, 2014	0
		Scale: 1:2,000	
		JC/SM/BD	
		Job #: MC1-0737-14-00	

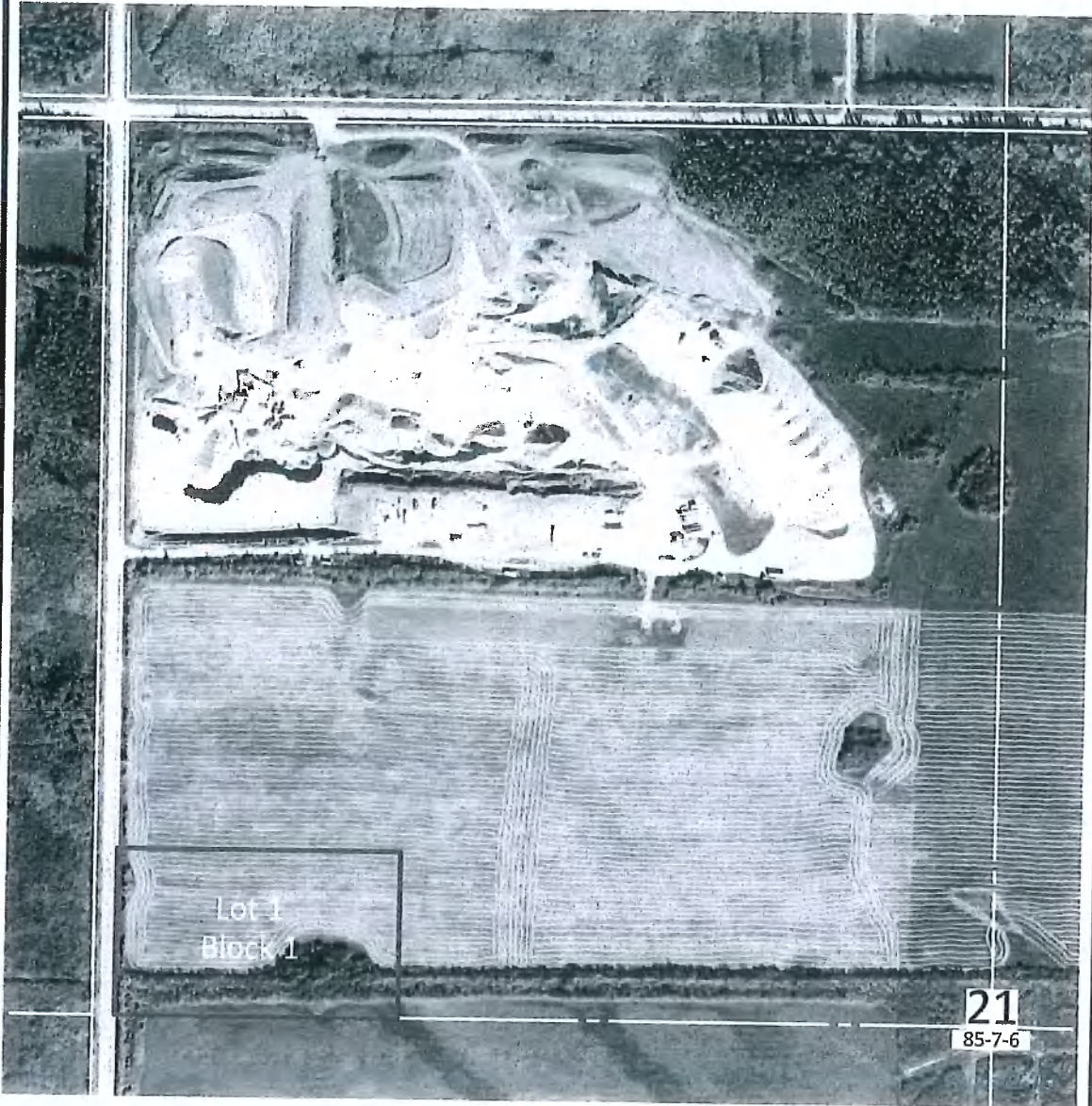
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Tentative Plan Showing
 Proposed Subdivision (Photo)
 of
 N.W. 1/4 Sec. 21, Twp. 85, Rge. 7, W.6M.
 Clear Hills County, Alberta

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JAN 27 2015

CLEAR HILLS COUNTY



Rev	Description	Date		Revision
0	Issued	Dec. 8, 2014	Photo Date: 2013	0
			Scale: 1:5,000	
			JC/SM/BD	
			Job #: MC1-0737-14-00	

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