

# AGENDA

## CLEAR HILLS COUNTY

### MUNICIPAL PLANNING COMMISSION MEETING

March 10, 2015

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

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**A) CALL TO ORDER**

**B) AGENDA**

*A. REGULAR MEETING MARCH 10, 2015*

**C) ADOPTION OF THE PREVIOUS MINUTES**

*A. REGULAR MEETING OF FEBRUARY 10, 2015*

**D) BUSINESS ARISING OUT OF THE MINUTES**

**E) DELEGATION**

**F) BY-LAW**

**G) OLD BUSINESS**

**H) NEW BUSINESS**

*A. SUBDIVISION REFERRAL – Peter & Eva Isaac*

*B. SUBDIVISION REFERRAL – Randolph Maxwell*

*C. SUBDIVISION REFERRAL – Kimberly Donnelly & Trevor Kerschbaumer*

*D. DEVELOPMENT PERMIT APPLICATION – Anton Fehr*

*E. DEVELOPMENT PERMIT APPLICATION – Russell and Susan Fleming*

**I) CORRESPONDENCE AND INFORMATION**

**J) CONFIDENTIAL ITEMS**

**K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:

Manager:

*ABJ*

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
FEBRUARY 10, 2015**

**PRESENT**

Miron Croy	Chairperson
Charlie Johnson	Member
Lee Svederus	Member

**ATTENDING**

Allan Rowe	Chief Administrative Officer (CAO)
Dallas Logan	Development Officer (DO)
Bonnie Morgan	Executive Assistant (EA)

**ABSENT**

Jake Klassen	Deputy Chairperson
Peter Frixel	Member

**CALL TO ORDER**

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

**ACCEPTANCE OF  
AGENDA  
M04-15**

**RESOLUTION by Member Svederus to adopt the agenda governing the February 10, 2015, Municipal Planning Commission Meeting with the addition of 1 correspondence item.  
CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular Meeting Minutes

**M05-15**

**RESOLUTION by Member Johnson to adopt the minutes of the January 13, 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 Referral S01-15

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

**M06-15**

**RESOLUTION by Chairperson Croy that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency**

approve the subdivision application from Tom & Jean Whibley 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. **CARRIED.**

Subdivision Referral  
S02-15

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).

**M07-15**

**RESOLUTION by Member Reeve 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 \$200.00 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. **CARRIED.**

CORRESPONDANCE  
AND INFORMATION

Correspondence RE: Municipality files no Clear Hills County 15MK003 NW21.85.7W6M/County Residential/1 Lot.

CONFIDENTIAL  
ITEMS

No confidential items.

ADJOURNMENT

Chairperson Croy adjourned the Municipal Planning Commission Meeting on February 10, 2015 at 9:07 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	March 10, 2015
Originated By:	Dallas Logan, DO
Title:	<b>SUBDIVISION REFERRAL – Peter &amp; Eva Isaac</b>
File:	61-02-04

### DESCRIPTION:

Subdivision referral S03-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Peter & Eva Isaac for a Farmstead Separation subdivision on Part of NW 12 85 9 W6M (10.125 hectares - 25.02 acres).

### BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 25.02 acre parcel to accommodate an existing farmstead. The parcel constitutes the second parcel from the quarter.
- The subject land has been rezoned to Country Residential (CR). See attached Bylaw 191-14.
- The subject land is described as flat.
- There is a developed farmstead located on site including residence, garage, several outbuildings and associated servicing. The balance of the quarter is under cultivation.
- Access is gained via the local road to the west (Range Road 61). Highway 64 borders the quarter on the north. However, access to this development is from the local road.
- The existing development is serviced with a dugout for water supply and an open discharge sewage disposal system. The pumpout location will have to be moved as it is currently too close to the property line setback from the north property line. The plan now shows the pumpout being relocated to meet all setbacks.
- The parcel size is in excess of what is usually approved for this type of use. The applicant indicated that the large area to the south is in pasture and the purchaser would like to retain this for use as pasture. If reduction in parcel size is considered, the east property line could be brought straight south.

### ATTACHMENTS:

1. Subdivision application
2. Bylaw 191-14

### RECOMMENDED ACTION:

That the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from Peter & Eva Isaac for a Farmstead Separation subdivision on Part of NW 12 85 9 W6M (10.125 hectares - 25.02 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 Peter & Eva Isaac for a Farmstead Separation subdivision on Part of NW 12 85 9 W6M (10.125 hectares - 25.02 acres).

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

203-15

MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: January 16, 2015

FILE: 15MK007 EXPIRY DATE: March 16, 2015

LEGAL: NW 12.85.9.W6M TIME EXTENSION \_\_\_\_\_

APPLICANT/AGENT: Peter & Eva Isaac

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FEB - 6 2015  
CLEAR HILLS COUNTY

PROPOSAL: The proposal is to subdivide from the quarter section, a 25.02 acre parcel to accommodate an existing farmstead. The parcel constitutes the second parcel from the quarter section.

ACREAGE IN TITLE: 138.83 acres

RESERVE REQUIREMENTS: Municipal reserve is required.

PROXIMITY TO URBAN MUNIC: Approx. 7 miles east of Cleardale.

PREVIOUS APPLICATIONS: 92/93MK053 - 17 ac farmstead separation.

SITE CHARACTERISTICS

C.L.I.: 100% 2c4w

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is a developed farmstead located on site including a residence, garage, several outbuildings and associated servicing. The balance of the quarter is under cultivation.

ROAD ACCESS: Access is gained via the local road to the west. Highway 64 borders the quarter on the north, however, access to this development is from the local road. It appears that there may an approach to the balance, but this would have to be confirmed.

SERVICING: The existing development is serviced with a dugout for water supply and an open discharge sewage disposal system. The pumpout location will have to be moved as it is currently to close to the property line. There are some questions regarding the proposed location in terms of the setback from the north property line. The additional information required has been forwarded to Quest Geomatics.

PARCEL SIZE: The parcel size is in excess of what is usually approved for this type of use. The applicant has indicated that the large area to the south is in pasture and the purchaser would like to retain this for use as pasture. If reduction in parcel size is considered, the east property line could be brought straight south - this would necessitate relocating the pumpout (which has to be done anyway)but there is room between the house and the dugout.

LEGISLATION

LAND USE BYLAW: Located in the AG-1 District. Refer to Section 64(3)(1)(b)(I) and (iii) regarding parcel size.

MUNICIPAL DEVELOPMENT PLAN: May be allowed, however Section 2.5.(c) indicates that the parcel size should be kept to the minimum size required to accommodate the proposed use.

SUBDIVISION REGULATIONS: Sections 14 & 15, Highway vicinity and service road requirement.

MUNICIPAL GOVERNMENT ACT: No conflicts

FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY  
Date of Receipt for Completed Form: Jan 16/15 File No.: 15MX007 Fee Submitted: \$ 725.00 (incl.)

THIS FORM IS TO BE COMPLETED IN FULL WHEREEVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNERS BEHALF.

1. Name of registered owner of land to be subdivided: PETER AND EVA ISAAC (Full Name in Block Capitals)  
Address and phone number: Box 262 WORSLEY AB. T0H 3W0  
(780) 926-9343

2. Name of agent (person authorized to act on behalf of registered owner), if any: QUEST GEOMATICS (JASON COATES) (Full Name in Block Capitals)  
Address and phone number: Box 2661 Fairview, AB. T0H 1L0  
(780) 330 9939

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
All part of the NORTH WEST 1/4 Sec 12 TWP 85 Range 9 West of 6 Meridian  
Being all parts of Lot 4 Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. \_\_\_\_\_  
Area of the above parcel of land to be subdivided 10.125 hectares 25.02 (acres).  
Municipal Address if applicable \_\_\_\_\_

RECEIVED  
FEB - 6 2015  
CLEAR HILLS COUNTY

4. LOCATION OF LAND TO BE SUBDIVIDED:  
a. The land is situated in the municipality of CLEAR HILLS COUNTY  
b. Is the land situated immediately adjacent to the municipal boundary? Yes \_\_\_\_\_ No ✓  
If "yes", the adjoining municipality is \_\_\_\_\_  
c. Is the land situated within 0.8 kilometres (0.5 miles) of the right-of-way of a highway? Yes ✓ No \_\_\_\_\_  
If "yes", the Highway is No 64 the Secondary Road is No 91  
d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal?  
Yes \_\_\_\_\_ No ✓ If "yes", state its name: \_\_\_\_\_  
e. Is the proposed parcel within 1.5 kilometres (0.932 miles) of a sour gas facility? Yes \_\_\_\_\_ No ✓

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED  
Describe:  
a. Existing use of the land YARD SITE  
b. Proposed use of the land HOME YARD SITE  
c. The designated use of the land as classified under a land use bylaw COUNTY RESIDENTIAL DISTRICT (CR)

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)  
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) FLAT  
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) BRUSH AROUND YARD SITE  
c. Describe the kind of soil on the land (sandy, loam, clay, etc) LOAM

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED  
Describe any buildings and any structures on the land and whether they are to be demolished or moved HOUSE, GARAGE, SHED,  
ALL BUILDINGS ARE REMAINING EXCEPT FOR SHED & MOBILE HOME (TO BE MOVED) AS SHOWN ON TENTATIVE PLAN.

8. WATER AND SEWER SERVICES  
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.  
DOUGOUT WATER, EXISTING LIQUID SEPTIC DISCHARGE TO BE RE-LOCATED SEE TENTATIVE PLAN

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
I, MARC FENNEL FROM QUEST GEOMATICS ON BEHALF (Full Name in Block Capitals) hereby certify that  
 I am the registered owner, or  
 I am the agent authorized to act on behalf of the registered owner  
OF JASON COATES

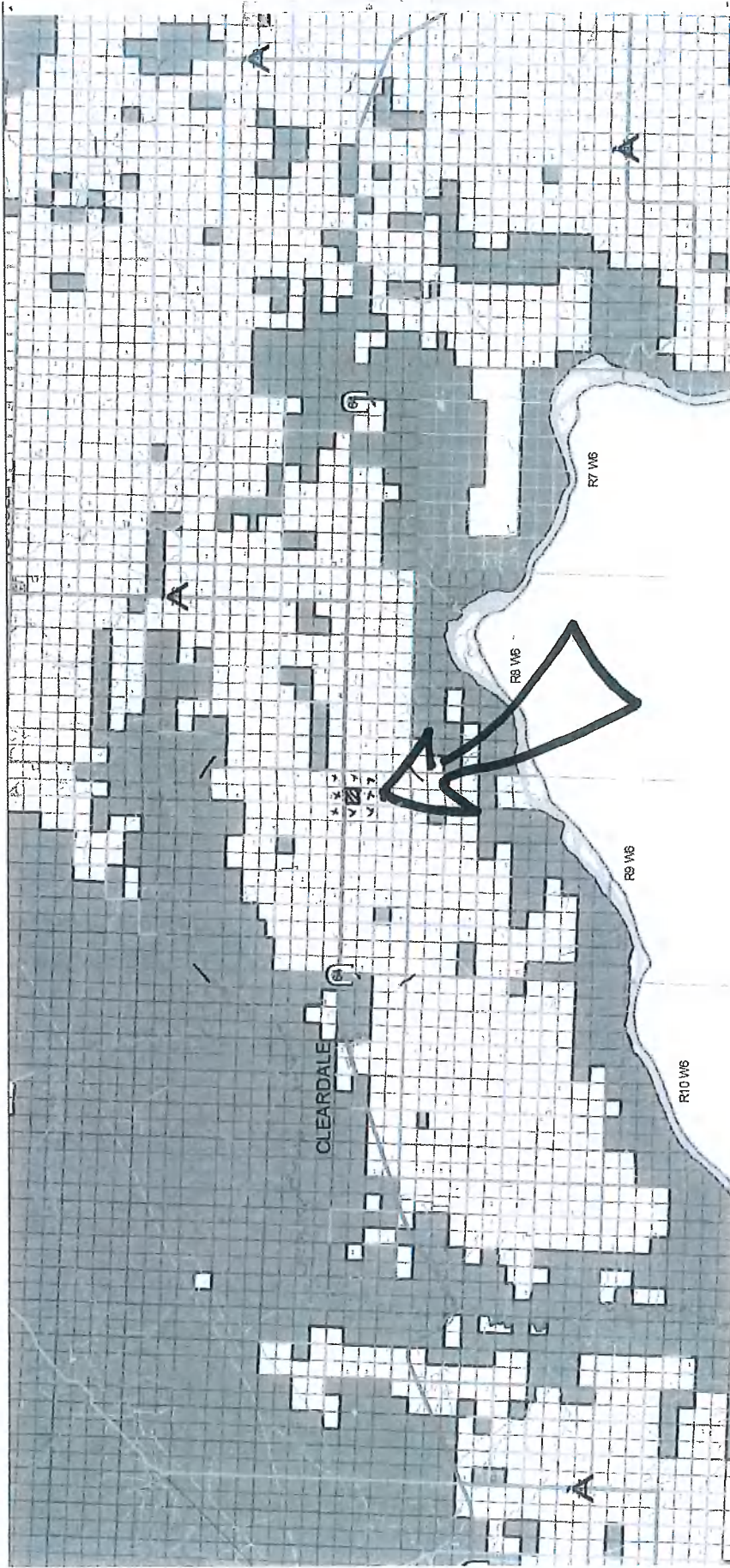
and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Address: Box 2661 Fairview, AB T0H 1L0 Signature: Marc Fennell

Phone No.: 780 330 9939 Date: DEC 22, 2014



"Location Plan"



PROPOSED SUBDIVISION: FARMSTEAD SEPARATION

NW 1/2, S5, T9, W4M

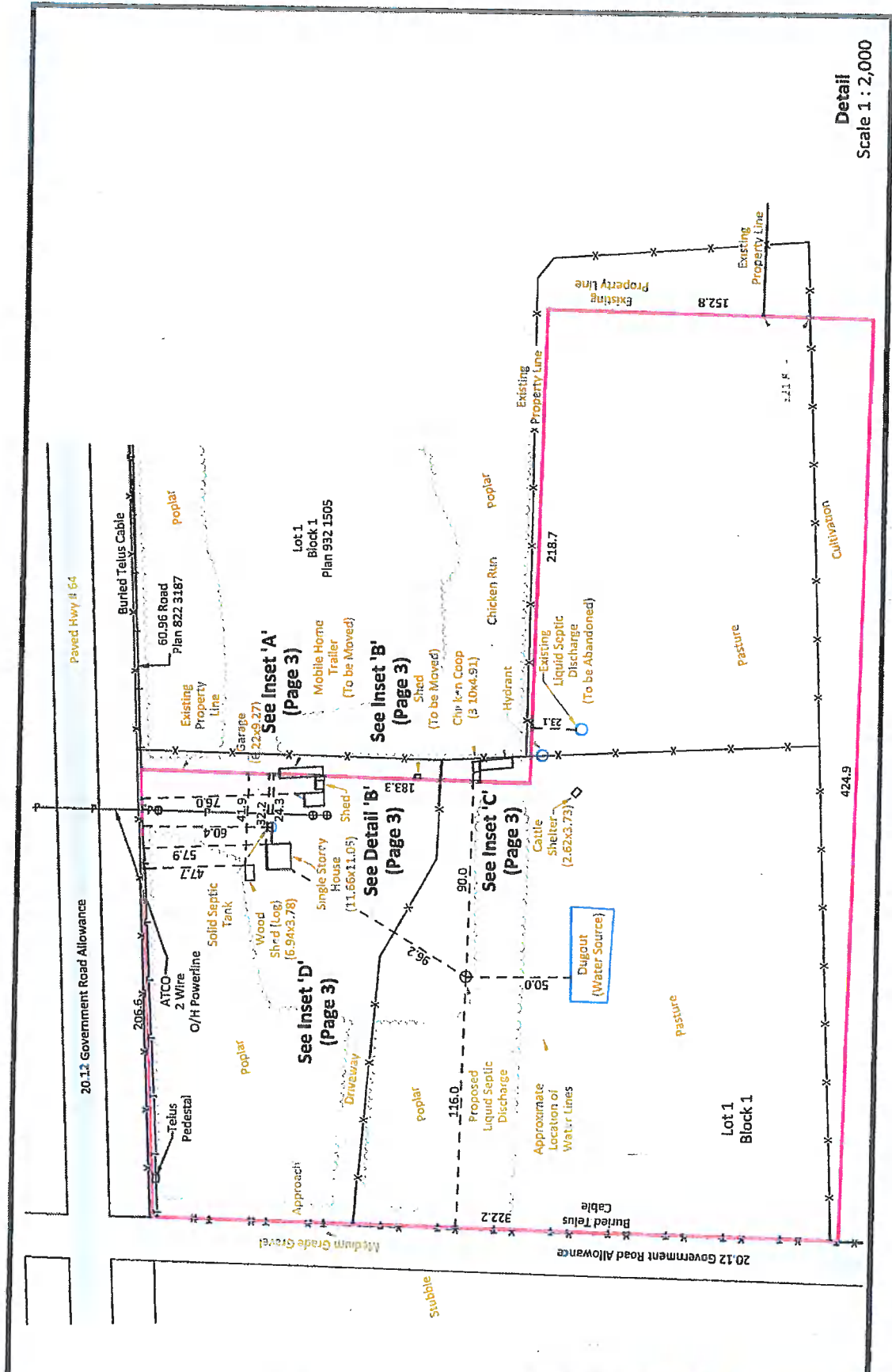
CLERMONT HILLS COUNTY

FILE: 15MK007

RECEIVED

FEB - 6 2015

CLEAR HILLS COUNTY



Page 2 of 5
Date: Feb. 10, 2015
IC/AG/TBB
Job #: MC2-0825-14-00

**QUEST**  
GEOMATICS  
Calgary, Alberta (403) 984-9460  
Fairview, Alberta (780) 330-9939  
www.questinc.ca



BYLAW NO. 191-14

**A BYLAW OF CLEAR HILLS COUNTY, IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING CLEAR HILLS COUNTY BYLAW NO. 107-08.**

WHEREAS Pursuant to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, Council may amend a Land Use Bylaw, and;

WHEREAS Pursuant to Sections 230, 606 and 692 of the Province of Alberta Municipal Government Act, a Council may amend a Land Use Bylaw, and

WHEREAS The Council of Clear Hills County, in the Province of Alberta, has adopted Clear Hills County Land Use Bylaw No. 107-08, as amended, and;

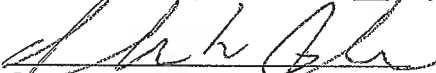
WHEREAS The Council of Clear Hills County, in the Province of Alberta, deems it necessary to amend Clear Hills County Land Use Bylaw No. 107-08, as amended, to rezone the subject lands from Agricultural District 1 (AG-1) to Country Residential District (CR) to permit a Country Residential use,

WHEREAS The Council of Clear Hills County, in the Province of Alberta, has held the required Public Hearing under the Province of Alberta Municipal Government Act,

NOW  
THEREFORE The Council of Clear Hills County, in the Province of Alberta, IN COUNCIL DULY ASSEMBLED, ENACTS AS FOLLOWS:

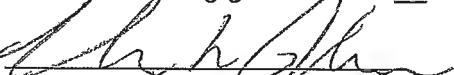
1. That part of NW-12-85-9 W6M be rezoned from Agricultural District 1 "AG-1" to Country Residential District "CR" to permit a Country Residential use as shown in the attached Schedule A;
2. That this bylaw shall take force and effect on the date of its final passage.

First Reading given on the 9 day of Sept., 2014.

  
Charles Johnson, Reeve

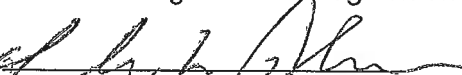
  
Allan Rowe, Chief Administrative Officer

Second Reading given on the 14 day of OCTOBER, 2014.

  
Charles Johnson, Reeve

  
Allan Rowe, Chief Administrative Officer

Third Reading and Assent given on the 14 day of October, 2014.

  
Charles Johnson, Reeve

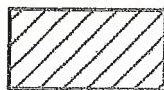
  
Allan Rowe, Chief Administrative Officer

CLEAR HILLS COUNTY  
BYLAW No. 191-14

SCHEDULE "A"

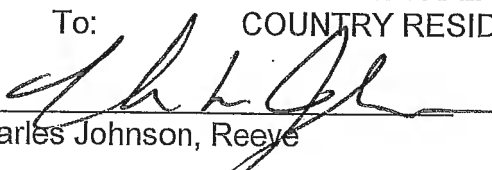
1. That the following property in Clear Hills County:

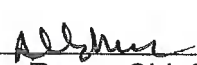
1. That lands known as Part of NW 12 85 9 W6M in Clear Hills County be rezoned from "Agricultural District 1 (AG-1)" to "Country Residential District (CR)" as shown on the attached schedule;



Area to be Subdivided

From: AGRICULTURAL DISTRICT 1 (AG-1)  
To: COUNTRY RESIDENTIAL DISTRICT (CR)

  
Charles Johnson, Reeve

  
Allan Rowe, Chief Administrative Officer

EFFECTIVE THIS DAY 21 OF October, 2014

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	March 10, 2015
Originated By:	Dallas Logan, DO
Title:	<b>SUBDIVISION REFERRAL – Randolph Maxwell</b>
File:	61-02-04

### DESCRIPTION:

Subdivision referral S04-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Randolph Maxwell for a Farmstead Separation subdivision on Part of SE 2 84 13 W6M (4.42 hectares - 10.92 acres).

### BACKGROUND:

- Located in the Agricultural District (AG1).
- The subject land is described as flat.
- There is a residence and associated servicing located on site. The balance of the quarter is primarily under bush cover with some cultivated land.
- There is a couple of leases located on the balance as shown on the tentative plan. These should not affect the subdivision.
- Access is gained via the local road to the south (Township Road 840).
- The existing development is serviced with a cistern for water supply and a subsurface disposal sewage system. The setbacks are met for this type of disposal.
- The parcel size is deemed to be appropriate.

### ATTACHMENTS:

1. Subdivision application

### RECOMMENDED ACTION:

That the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from Randolph Maxwell for a Farmstead Separation subdivision on Part of SE 2 84 13 W6M (4.42hectares - 10.92 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 Randolph Maxwell for a Farmstead Separation subdivision on Part of SE 2 84 13 W6M (4.42 hectares - 10.92 acres).

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

S04-15

MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

RECEIVED

FEB 25 2015

CLEAR HILLS COUNTY

MUNICIPALITY: Clear Hills County DATE RECEIVED: February 5, 2015

FILE: 15MK016 EXPIRY DATE: April 5, 2015

LEGAL: SE 2.84.13.W6M TIME EXTENSION \_\_\_\_\_

APPLICANT/AGENT: R. Maxwell

PROPOSAL: The proposal is to subdivide from the quarter section, a 10.92 acre parcel to accommodate an existing farmstead.

ACREAGE IN TITLE: 157.94 acres

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 17 miles south west of Cleardale.

PREVIOUS APPLICATIONS:

SITE CHARACTERISTICS

C.L.I.: 50% 4s, 50% 5ts0

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is a residence and associated servicing located on site. The balance of the quarter is primarily under bush cover with some cultivated land. There are a couple of leases located on the balance as shown on the tentative plan. These should not affect the subdivision.

ROAD ACCESS: Access is gained via the local road to the south. There is also a developed road allowance on east side of the quarter.

SERVICING: The existing development is serviced with a cistern and hauling for water supply and a subsurface disposal system. The setbacks are met for this type of 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). Refer to Section 64(3)(1)(i) and (iii) regarding parcel size.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts

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



50415

FORM 1  
APPLICATION FOR SUBDIVISION

CLEAR HILLS COUNTY

FOR OFFICE USE ONLY  
Date of Receipt for Completed Form: FEB 5/15 File No.: 15002016 Fee Submitted: \$725.00

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNERS BEHALF.

1. Name of registered owner of land to be subdivided: RANDOLPH EUGENE MAXWELL (Full Name in Block Capitals) Address and phone number: Box 31, CHERRY POINT, AB T0H 0T0  
780-595-2146 (Hm)  
2. Name of agent (person authorized to act on behalf of registered owner), if any: CHERYL PASAY, EXPLORE SURVEYS INC (Full Name in Block Capitals) Address and phone number: 18941-111 Avenue, Edmonton, AB T5S 2X4  
780-717-2769 X055814

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
All/part of the SE 1/4 Sec 2 TWP 84 Range 13 West of 6 Meridian  
Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. 942 205 116 + 4  
Area of the above parcel of land to be subdivided 4.42 hectares 10.92 (acres).  
Municipal Address if applicable \_\_\_\_\_

4. LOCATION OF LAND TO BE SUBDIVIDED:  
a. The land is situated in the municipality of Clear Hills County  
b. Is the land situated immediately adjacent to the municipal boundary? Yes \_\_\_\_\_ No   
If "yes", the adjoining municipality is \_\_\_\_\_  
c. Is the land situated within 0.8 kilometres (0.5 miles) of the right-of-way of a highway? Yes \_\_\_\_\_ No   
If "yes", the Highway is No \_\_\_\_\_ the Secondary Road is No. \_\_\_\_\_  
d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal?  
Yes \_\_\_\_\_ No  If "yes", state its name: \_\_\_\_\_  
e. Is the proposed parcel within 1.5 kilometres (0.932 miles) of a sour gas facility? Yes \_\_\_\_\_ No

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED  
Describe:  
a. Existing use of the land Agricultural  
b. Proposed use of the land Residential + Agricultural  
c. The designated use of the land as classified under a land use bylaw Crownland Management - Forestry  
AG-1

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)  
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) flat  
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) mainly treed w/ small area of cultivated  
c. Describe the kind of soil on the land (sandy, loam, clay, etc) Class 4 + 5 by Canada Land Inventory plan

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED  
Describe any buildings and any structures on the land and whether they are to be demolished or moved The house is to remain; balance of parcel to be left as is for agricultural purposes.

8. WATER AND SEWER SERVICES  
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.  
the existing house has a cistern w/ water hauled in and sub surface septic field system - both operational

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
I, CHERYL PASAY, Explore Surveys Inc. (Full Name in Block Capitals) hereby certify that  
 I am the registered owner, or  
 I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.  
Address: 18941-111 Avenue, Edmonton, AB Signature: Cheryl Pasay  
T5S 2X4  
Phone No.: 780-717-2769 Date: December 16/2014





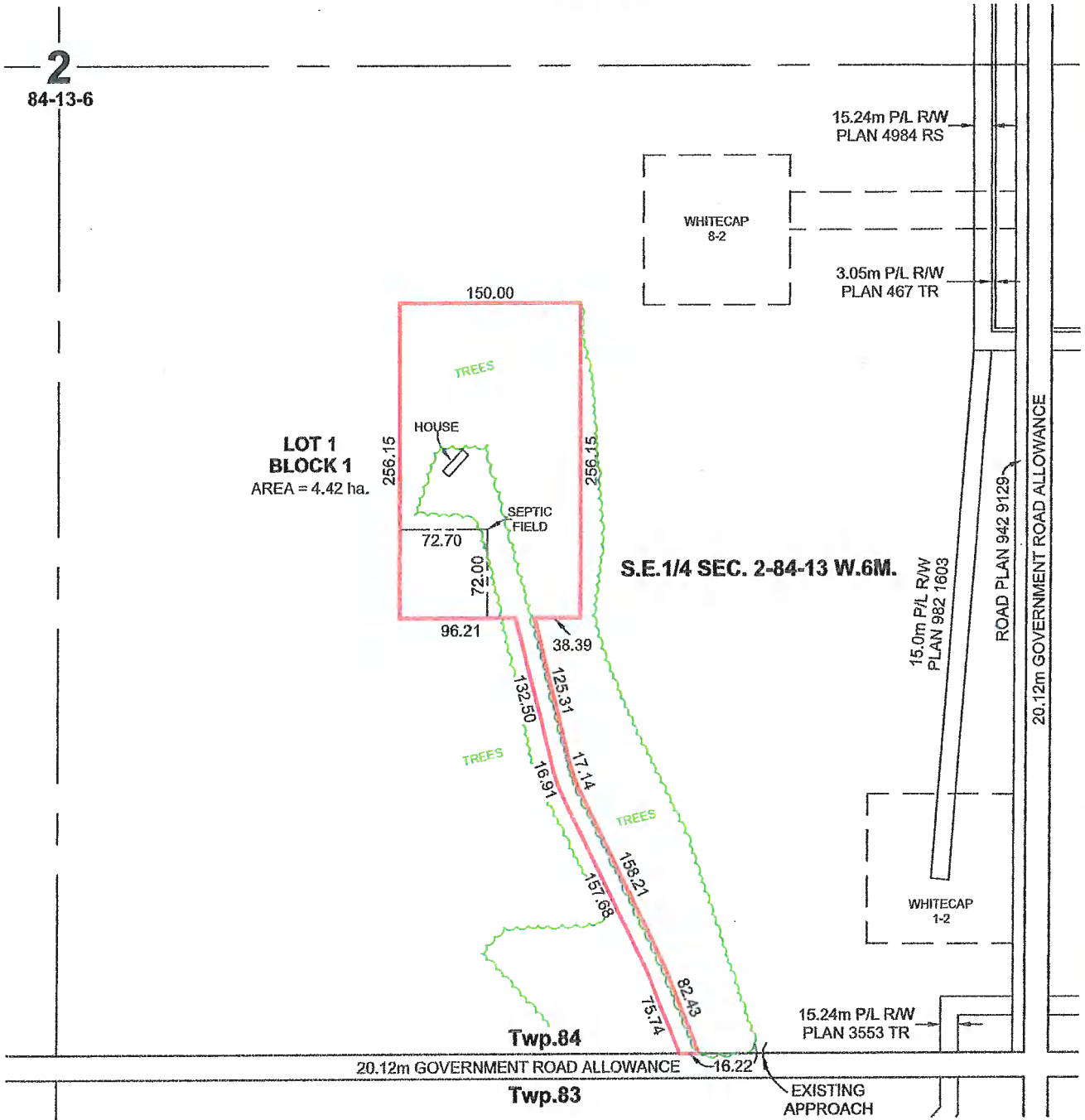
# TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN  
**S.E. 1/4 Sec.2 Twp.84 Rge.13 W.6M.**  
**CLEAR HILLS COUNTY**

**RECEIVED**  
**FEB 25 2015**

CLEAR HILLS COUNTY

**2**  
 84-13-6



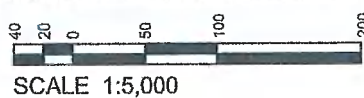
**LEGEND:**

Portions referred to shown as: .....  
 Tree line to 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	SEP. 18, 2014
1	MOVED LOT N.W.	NOV. 13, 2014
2	MOVED LOT N.	DEC. 8, 2014
3	ADDED TREE LINES	DEC. 16, 2014

Job X055814

Rev. **3**

SURVEYED BY: D.C.

CALC'D BY: K.H.

DRAWN BY: S.H./T.F.

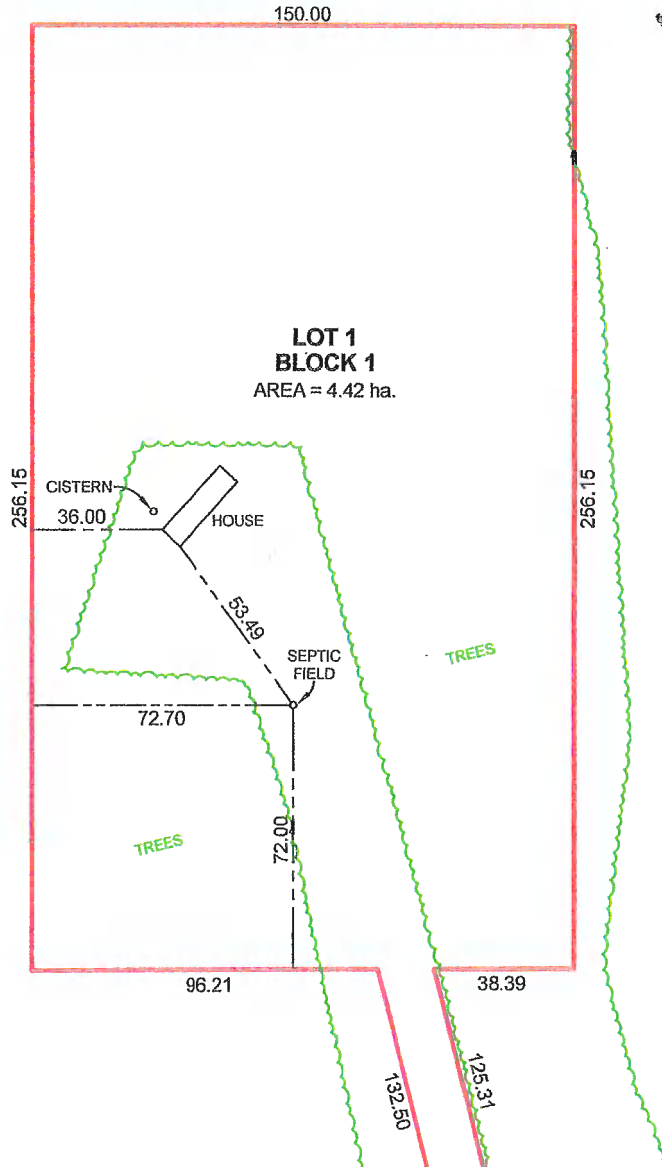
# TENTATIVE PLAN

## SHOWING PROPOSED SUBDIVISION WITHIN S.E. 1/4 Sec.2 Twp.84 Rge.13 W.6M. CLEAR HILLS COUNTY

**RECEIVED**

**FEB 25 2015**

**CLEAR HILLS COUNTY**



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

**LEGEND:**

Portions referred to shown as: ..... (red line)  
Tree line to shown as: ..... (green wavy line)

**EXPLORE**  
SURVEYS INC.

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	SEP. 18, 2014
1	MOVED LOT N.W.	NOV. 13, 2014
2	MOVED LOT N.	DEC. 8, 2014
3	ADDED TREE LINES	DEC. 16, 2014
4	ADDED DETAIL (PAGE 3)	JAN. 30, 2015

Job X055814

Rev. **4**

SURVEYED BY: D.C.

CALC'D BY: K.H.

DRAWN BY: S.H. / T.F.



# TENTATIVE PLAN

**SHOWING PROPOSED SUBDIVISION WITHIN**  
**S.E. 1/4 Sec.2 Twp.84 Rge.13 W.6M.**  
**CLEAR HILLS COUNTY**

**RECEIVED**  
**FEB 25 2015**

CLEAR HILLS COUNTY



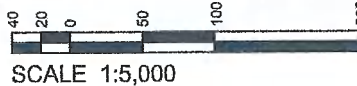
Imagery: ©2014 Abacus Datagraphics Ltd., all rights reserved.  
 Date of Photography: September 30, 2012  
 Distances are in metres and decimals thereof.

**LEGEND:**

Portions referred to shown as: .....  
 Tree line to shown as: .....

**EXPLORE**  
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Job X055814

Rev. 3

SURVEYED BY: D.C.    CALC'D BY: K.H.    DRAWN BY: S.H./T.F.

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	March 10, 2015
Originated By:	Dallas Logan, DO
Title:	<b>SUBDIVISION REFERRAL – Kimberly Donnelly &amp; Trevor Kerschbaumer</b>
File:	61-02-04

### DESCRIPTION:

Subdivision referral S05-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Kimberly Donnelly and Trevor Kerschbaumer for a Country Residential subdivision on Part of NW 10 83 3 W6M and Part of SW 10 83 3 W6M (4.05 hectares - 10 acres).

### BACKGROUND:

- The subject land has been rezoned to Country Residential (CR). See attached Bylaw 194-15.
- The subdivision proposal is to subdivide from the half section, a 4.05 hectare (10 acre) parcel for Country Residential use.
- The proposed parcel straddles the quarter section line.
- Municipal Reserve is not required for the NW 10 83 3 W6M, but is required for the SW 10 83 3 W6M.
- The subject land is described as flat.
- There is no development on site other than the dugout which is located on the south portion.
- There is a well-developed farmstead located on the balance to the north of the proposed subdivision as well as on the previously subdivided parcel to the south.
- There is currently an approach onto Hwy 732 which is allowed to remain and would serve as the access to the subdivision.
- Alberta Transportation will be asked to comment on the number of existing approaches and the requirements for the provision of access to the balance of each of the quarter sections.
- The proposed servicing is dugout for water supply and an open discharge disposal system. There is sufficient room for this type of disposal,
- The parcel size is deemed to be appropriate for the intended.

### ATTACHMENTS:

1. Subdivision application
2. Bylaw 195-14

### RECOMMENDED ACTION:

That the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from Kimberly Donnelly and Trevor Kerschbaumer for a Country Residential subdivision on Part of NW 10 83 3 W6M and SW 10 83 3 W6M (4.05 hectares - 10 acres) waiving the need for Municipal Reserve or funds in lieu, 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 Kimberly Donnelly and Trevor Kerschbaumer for a Country Residential subdivision on Part of NW 10 83 3 W6M and SW 10 83 3 W6M (4.05 hectares - 10 acres).

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



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MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

FEB 25 2015

CLEAR HILLS COUNTY

MUNICIPALITY: Clear Hills County DATE RECEIVED: February 5, 2015

FILE: 15MK015 EXPIRY DATE: April 5, 2015

LEGAL: W 1/2 of 10.83.3.W6M TIME EXTENSION \_\_\_\_\_

APPLICANT/AGENT: K. Donnelly & T. Kerschbaumer

PROPOSAL: The proposal is to subdivide from the half section, a 10.0 acre parcel for country residential use. The proposed parcels straddles the quarter section line.

ACREAGE IN TITLE: NW 1/4 - 159.02 ac, SW 1/4 148.91 ac.

RESERVE REQUIREMENTS: Reserve is not required for the NW 1/4 but is required for the SW 1/4

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

PREVIOUS APPLICATIONS: 86/87MK039 - 10 ac Farmstead separation

SITE CHARACTERISTICS

C.L.I.: SW 1/4 - 100% 4s, NW 1/4 - 100% 4s

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is no development on site other than the dugout which is located on the south portion. There is a well developed farmstead located on the balance to the north of the proposed subdivision as well as on the previously subdivided parcel to the south. The balance of the half section is primarily under agricultural with some both areas on both quarters.

ROAD ACCESS: There is currently an approach onto Hwy 732 which if allowed to remain would serve as the access to the subdivision. Alberta Transportation will be asked to comment on the number of existing approaches and the requirements for the provision of access to the balance of each of the quarter sections.

SERVICING: The proposed servicing is dugout for water supply and an open discharge disposal system. There is sufficient room for this type of disposal, however it will have to be situated such that all setbacks are met.

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

LEGISLATION

LAND USE BYLAW: The subject land has been rezoned to Country Residential (CR) Maximum parcel size is 5 acres or the parcel size resides at the discretion of the Dev. Authority based on the need to accommodate the proposed use.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

SUBDIVISION REGULATIONS: Sections 14 and 15.

MUNICIPAL GOVERNMENT ACT: No conflicts

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

505-15

FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY  
Date of Receipt for Completed Form: FEB 5/15 File No.: 15 MFE 015 Fee Submitted: 725 (MVA)

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNERS BEHALF.

1. Name of registered owner of land to be subdivided: Kimberly Donnelly (NW 1/4 10) & Trevor Kerschbamer (SW 1/4 10) Address and phone number: Kimberly: Box 1513, Fairview AB T0H 1L0  
Trevor: Box 2639, Fairview AB T0H 1L0  
2. Name of agent (person authorized to act on behalf of registered owner), if any: Quest Geomatics Address and phone number: Kimberly 780-834-8463  
Trevor 780-  
Box 2661 Fairview AB  
780-330-9939

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
All part of the NW, SW 1/4 Sec 10 TWP 83 Range 3 West of 6 Meridian  
Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. \_\_\_\_\_  
Area of the above parcel of land to be subdivided 4.05 hectares 10 (acres).  
Municipal Address if applicable 831065 HWY 732 { Kimberly's yardside }

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FEB 25 2015  
CLEAR HILLS COUNTY

4. LOCATION OF LAND TO BE SUBDIVIDED:  
a. The land is situated in the municipality of Clear Hills County  
b. Is the land situated immediately adjacent to the municipal boundary? Yes \_\_\_\_\_ No   
If "yes", the adjoining municipality is \_\_\_\_\_  
c. Is the land situated within 0.8 kilometres (0.5 miles) of the right-of-way of a highway? Yes  No \_\_\_\_\_  
If "yes", the Highway is No 732 the Secondary Road is No 33  
d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal?  
Yes \_\_\_\_\_ No  If "yes", slate its name: \_\_\_\_\_  
e. Is the proposed parcel within 1.5 kilometres (0.932 miles) of a sour gas facility? Yes \_\_\_\_\_ No

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED  
Describe:  
a. Existing use of the land Agriculture - pasture (NW 1/4) Crop (SW 1/4)  
b. Proposed use of the land Residential  
c. The designated use of the land as classified under a land use bylaw Country Residential

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)  
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) FLAT  
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) freed/open pasture Mix  
c. Describe the kind of soil on the land (sandy, loam, clay, etc) clay

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED  
Describe any buildings and any structures on the land and whether they are to be demolished or moved NONE

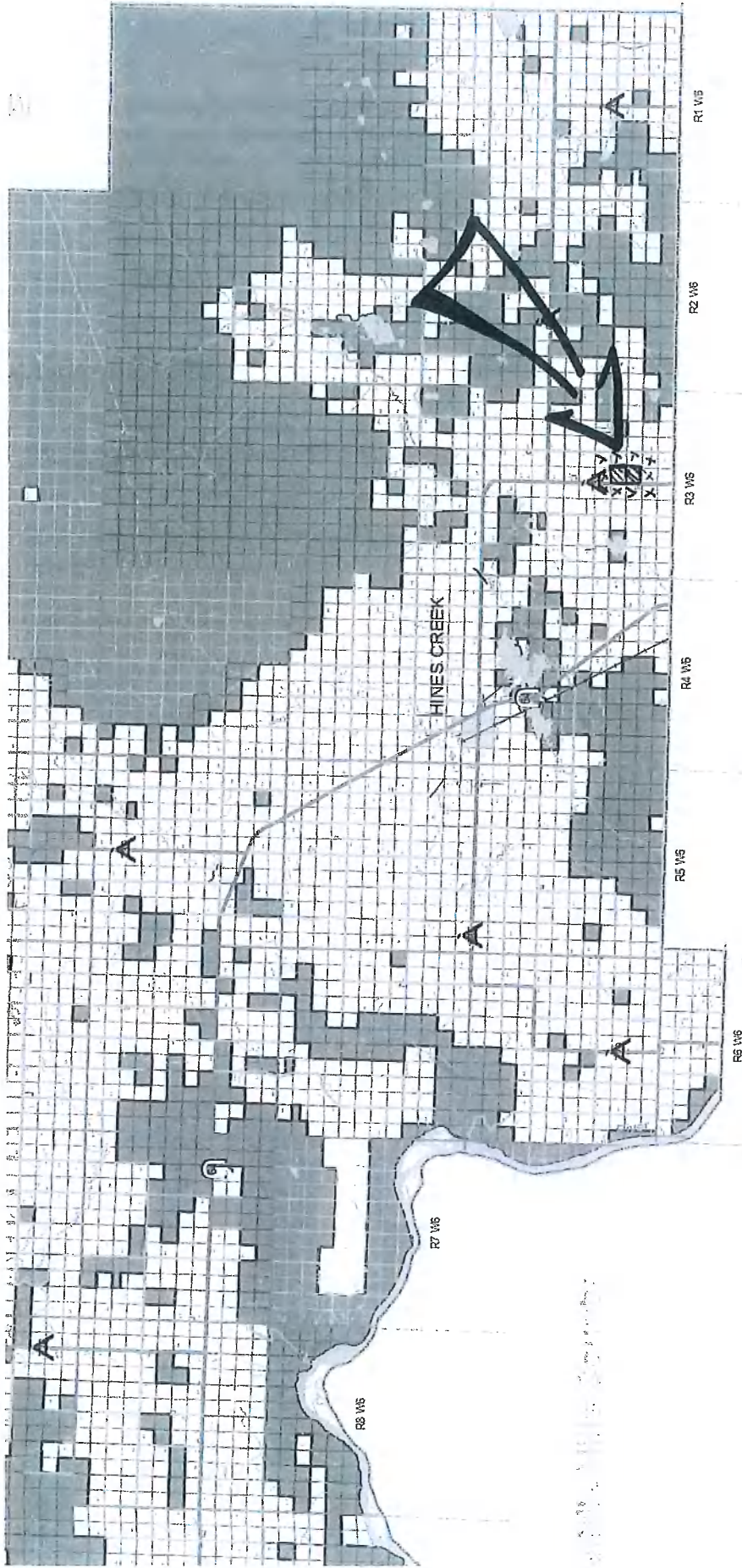
8. WATER AND SEWER SERVICES  
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.  
dugout/cistern for water, solids tanks, liquid pumpout - septic

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
I, Jason Coatt (Quest Geomatics) hereby certify that  
 I am the registered owner, or  
 I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.  
Address: Box 2661 Fairview Signature: Jason Coatt  
Phone No.: 780-330-9939 Date: Nov. 3/14



"Location Plan"



PROPOSED SUBDIVISION: COUNTRY RESIDENTIAL

W/2 10. S3.3. W6M

CHEENE HILLS COUNTY

FILE: 15MK015

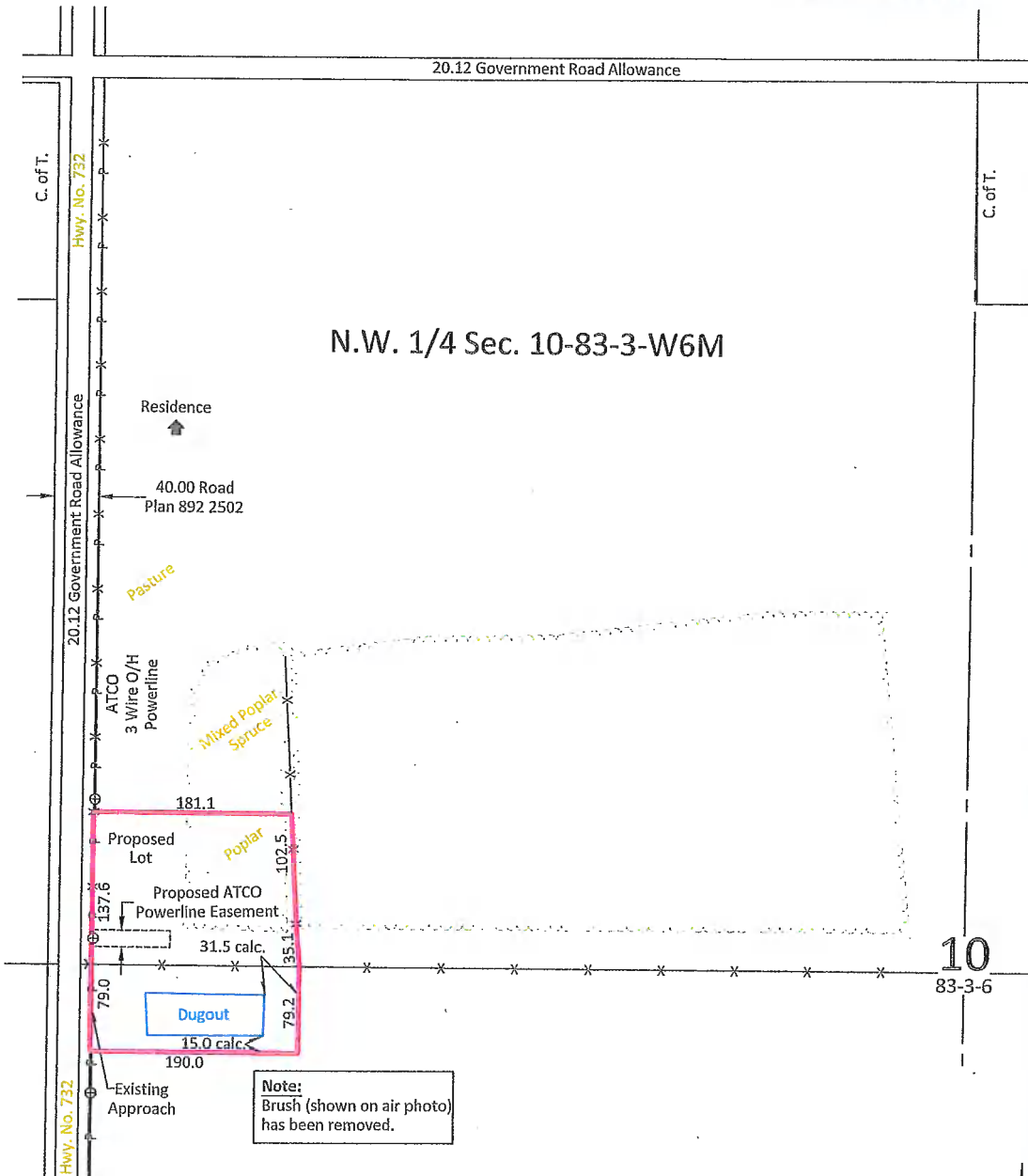
RECEIVED

FEB 25 2015

CHEENE HILLS COUNTY

Tentative Plan Showing  
Proposed Subdivision  
of  
W. 1/2 Sec. 10, Twp. 83, Rge. 3, W.6M.  
Clear Hills County, Alberta

RECEIVED  
FEB 25 2015  
CLEAR HILLS COUNTY



Note:  
Brush (shown on air photo)  
has been removed.

**AREAS:**

N.W. 1/4 Sec. 10 Proposed Lot	2.544 ha (6.29 Ac.)
S.W. 1/4 Sec. 10 Proposed Lot	1.503 ha (3.71 Ac.)
<b>Total Proposed Lot</b>	<b>4.047 ha (10.00 Ac.)</b>

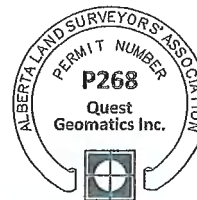
**LANDOWNERS:**

N.W. 10-83-3-W.6M.  
Kimberley Donnelly  
C. of T. 122 228 416

S.W. 10-83-3-W.6M.  
Trevor Kerschbaumer  
132 182 482 +8

**NOTE:**

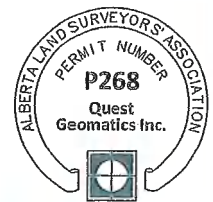
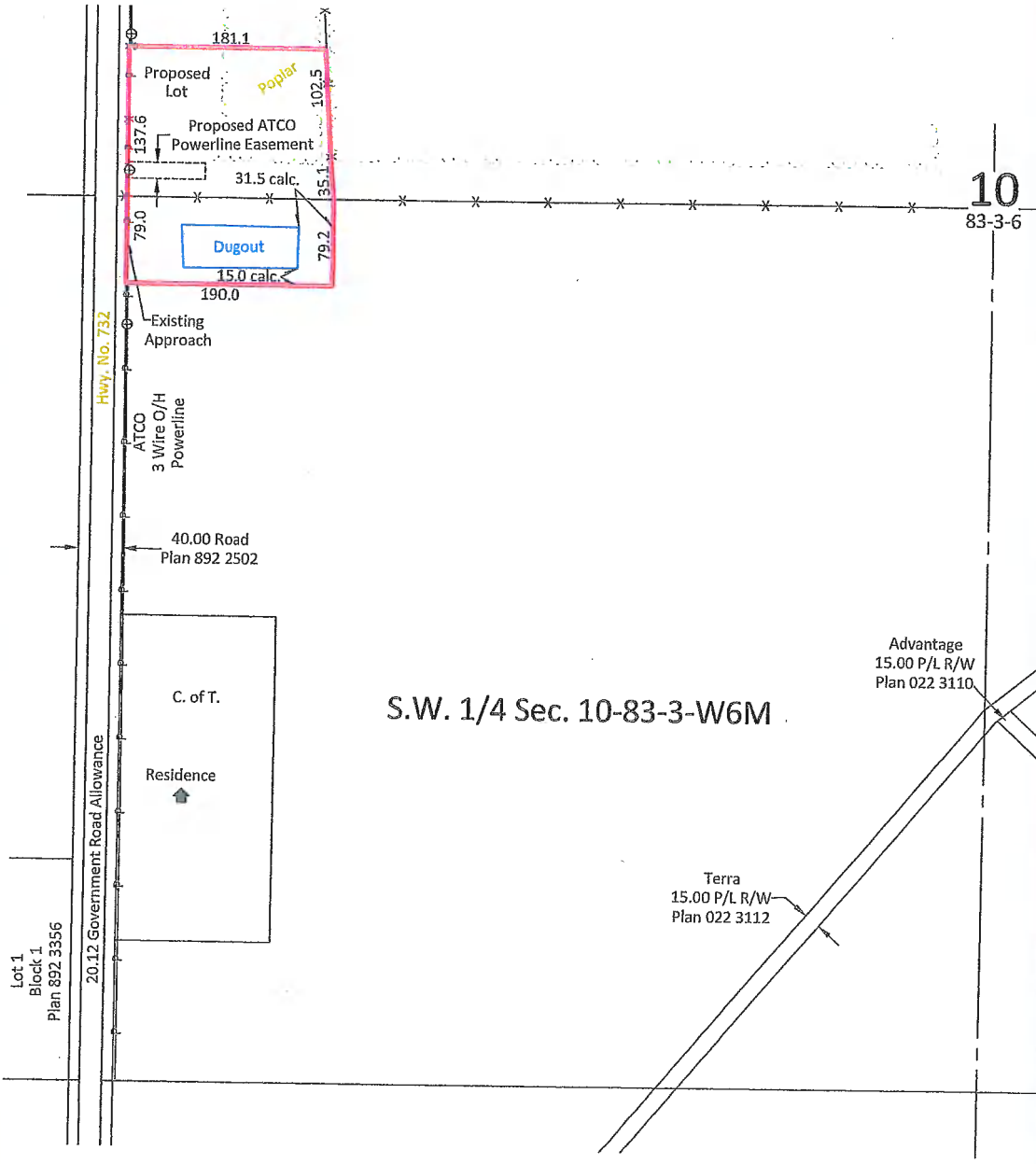
N.W. 10-83-3-W.6M.  
Subject to Caveat:  
752 110 233: Utility Right of Way: North Peace Gas Co-op Ltd.




Page 1 of 3
Date: Jan. 16, 2015
Scale: 1:5,000
JC/MVM/BD
Job #: MC1-0619-14-00

**QUEST**  
GEOMATICS  
Calgary, Alberta (403) 984-9460  
Fairview, Alberta (780) 330-9939  
www.questinc.ca

Tentative Plan Showing  
Proposed Subdivision  
of  
W. 1/2 Sec. 10, Twp. 83, Rge. 3, W.6M.  
Clear Hills County, Alberta



Page 2 of 3	 <b>QUEST</b> <b>GEOMATICS</b> Calgary, Alberta (403) 984-9460 Fairview, Alberta (780) 330-9939 www.questinc.ca
Date: Jan. 16, 2015	
Scale: 1:5,000	
JC/MVM/BD	
Job #: MC1-0619-14-00	



Tentative Plan Showing  
Proposed Subdivision (Photo)  
of  
W. 1/2 Sec. 10, Twp. 83, Rge. 3, W.6M.  
Clear Hills County, Alberta



Page 3 of 3
Date: Jan. 15, 2015
Scale: 1:10,000
JC/MVM/BD
Job #: MC1-0619-14-00

**QUEST**  
GEOMATICS  
Calgary, Alberta (403) 984-9460  
Fairview, Alberta (780) 330-9939  
www.questinc.ca



## Bylaw 195-14


### A BYLAW OF CLEAR HILLS COUNTY, IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING CLEAR HILLS COUNTY BYLAW NO. 107-08.

- WHEREAS Pursuant to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, Council may amend a Land Use Bylaw, and;
- WHEREAS Pursuant to Sections 230, 606 and 692 of the Province of Alberta Municipal Government Act, a Council may amend a Land Use Bylaw, and
- WHEREAS The Municipal Council of Clear Hills County, in the Province of Alberta, has adopted Clear Hills County Land Use Bylaw No. 107-08, as amended, and;
- WHEREAS The Municipal Council of Clear Hills County, in the Province of Alberta, deems it necessary to amend Clear Hills County Land Use Bylaw No. 107-08, as amended, to rezone the subject lands from Agricultural District 1 (AG-1) to Country Residential District (CR) to permit a Country Residential use,
- WHEREAS The Municipal Council of Clear Hills County, in the Province of Alberta, has held the required Public Hearing under the Province of Alberta Municipal Government Act,
- NOW  
THEREFORE The Municipal Council of Clear Hills County, in the Province of Alberta, IN COUNCIL DULY ASSEMBLED, ENACTS AS FOLLOWS:

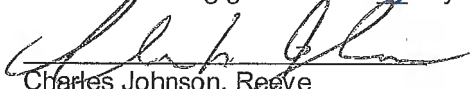
1. That part of SW 10 83 3 W6M be rezoned from Agricultural District 1 "AG-1" to Country Residential District "CR" to permit a Country Residential use as shown in the attached Schedule A;
2. That this bylaw shall take force and effect on the date of its final passage.

First Reading given on the 9 day of December, 2014.

  
Charles Johnson, Reeve

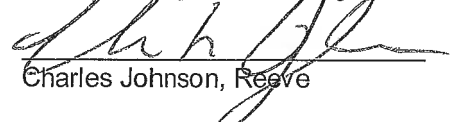
  
Allan Rowe, Chief Administrative Officer


Second Reading given on the 13 day of January, 2015.

  
Charles Johnson, Reeve

  
Allan Rowe, Chief Administrative Officer

Third Reading and Assent given on the 13 day of January, 2015.

  
Charles Johnson, Reeve

  
Allan Rowe, Chief Administrative Officer

CLEAR HILLS COUNTY  
BYLAW No. 195-14

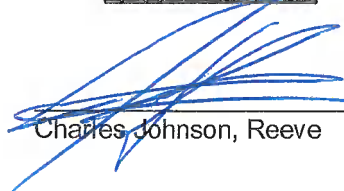
SCHEDULE "A"

1. That the following property in Clear Hills County:

That lands known as Part of SW 10 83 3 W6M in Clear Hills County be rezoned from "Agricultural District 1 (AG-1)" to "Country Residential District (CR)" as shown on the attached schedule;



From: Agriculture-1 District (AG-1)  
To: Country Residential District (CR)

  
Charles Johnson, Reeve

  
Allan Rowe, Chief Administrative Officer

EFFECTIVE THIS DAY 13 OF January, 2015

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	March 10, 2015
Originated By:	Dallas Logan, DO
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Anton Fehr</b>
File:	61-02-04

### DESCRIPTION:

Development Permit Application W03-15 was received from Anton Fehr to develop a Mobile Home site including two mobile homes, located at NW 24 85 7 W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- Mobile Homes are already setup on location. Development penalty was issued and has been paid.
- Land Use Bylaw - Section 64(3)(3)(b) - 80 acres or more .... two dwelling units shall be permitted.
- Section 42(3) -considerations: suitability, access, proper water/sewer, existing & future surrounding use, necessary for operation of existing farm, and human relationship such as a family member or relative.

### COSTS / SOURCE OF FUNDING (if applicable):

### ATTACHMENTS:

1. Development Permit Application
2. Agricultural (AG1)

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W03-15 from Anton Fehr to develop a Mobile Home site (Two Mobile Homes) located at NW 24 85 7 W6M, subject to the following conditions:

1. Minimum setbacks from the property lines:
  - a) Front yard, 40.8m (134 feet)
  - b) Side yard, 15.2m (50 feet)
  - c) Rear yard, 15.2m (50 feet)
2. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.
3. All required Provincial/Federal Regulations to be adhered to.
4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

or....

That the Municipal Planning Commission deny the development permit application W03-15 from Anton Fehr to develop a Mobile Home site ( Two Mobile Homes), located at NW 24 85 7 W6M.

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



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JAN 16 2015

DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

CLEAR HILLS COUNTY

FEB 17 2015

FOR ADMINISTRATIVE USE

APPLICATION NO. Nb3-15
DATE RECEIVED Feb 17-15

CLEAR HILLS COUNTY

I/We hereby make application under the provisions of the Land Use Order for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
(b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION COMPLETE IF DIFFERENT FROM APPLICANT
NAME OF APPLICANT Anton Fehr
ADDRESS Box 51
Hines Creek AB
POSTAL CODE 704-2A0 TELEPHONE (Res.) 780 835-1401

LAND INFORMATION
Legal description of proposed development site:
QTR./L.S. SEC. TWP. RG. M. OR REGISTERED PLAN NO. BLOCK LOT
NW 24 85 7 W6
Size of the proposed development site:
LENGTH WIDTH ACRES OR HECTARES
Describe the existing use of the land:

DEVELOPMENT INFORMATION
Describe the proposed use of the land: Farm 2 mobile homes
Check (x) any proposed use(s) not identified above:
Sign(s) Dwelling unit(s) Home Occupation(s) Culvert(s) / Road access point(s) Accessory structure(s) / use(s) Commercial or industrial structure(s) / use(s) Public use(s) / Utilities Other (specify)
Indicate the proposed setback from the property line:
FRONT YARD REAR YARD SIDE YARD (1) SIDE YARD (2)
The land is adjacent to: A Primary Highway A Secondary Highway A County Road
Estimate the Project: A. COMMENCEMENT DATE B. COMPLETION DATE 2012 C. CONSTRUCTION COSTS \$ 20,000.00
Attached is: (a) Site Plan: Yes No N/A; (b) Floor Plan: Yes No N/A

DEVELOPMENT INFORMATION
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.
Decl 1/14 DATE SIGNATURE OF APPLICANT
Decl 1/14 DATE SIGNATURE OF REGISTERED LAND OWNER

FOR ADMINISTRATIVE USE ONLY

LAND USE CLASSIFICATION:
FEE ENCLOSED: Yes No AMOUNT: \$ RECEIPT No.

APPLICATION FOR DEVELOPMENT PERMIT – SITE MAP RECEIVED

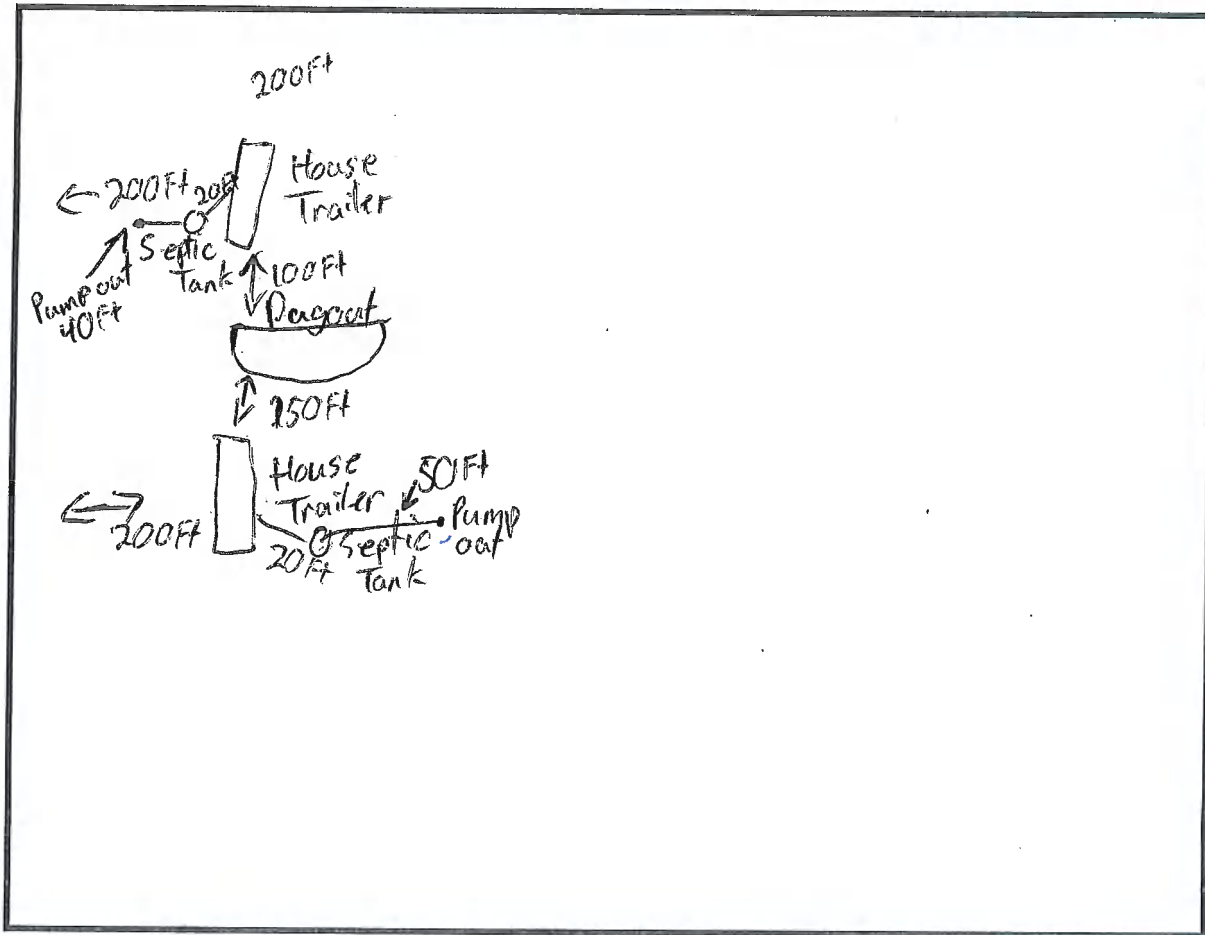
JAN 16 2015

LEGAL DESCRIPTION: NW 24-85-7W6

CLEAR HILLS COUNTY

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and non-industrial development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

1. Location of water source & distance from property line and sewer system
2. Location of sewer system & distance from water source and property line
3. Access location(s)
4. Location of existing or proposed buildings:
5. Setbacks from the road allowance
6. Location of roads in the area
7. Location Shelterbelts
8. Location of Treed Areas/ Sloughs/ Bush/ other vegetation
9. Location of River/ Lakes/ other watercourses

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FEB 17 2015

CLEAR HILLS COUNTY

## ADDITIONAL INFORMATION REQUIRED:

Please indicate below the type of sewage supply to be used by your development proposal.

	TYPE OF WATER SUPPLY
<input checked="" type="checkbox"/>	DUGOUT
<input type="checkbox"/>	WELL
<input type="checkbox"/>	CISTERN & HAULING
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	OTHER (Please specify)

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**JAN 16 2015**  
**CLEAR HILLS COUNTY**

**RECEIVED**  
**FEB 17 2015**  
**CLEAR HILLS COUNTY**

	TYPE OF SEWAGE DISPOSAL
<input type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input checked="" type="checkbox"/>	SUB-SURFACE DISPOSAL/SEPTIC TANK
<input type="checkbox"/>	ABOVE GROUND/SEPTIC TANK
<input type="checkbox"/>	SEWAGE LAGOON
<input type="checkbox"/>	OUTDOOR PRIVY
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	OTHER (Please Specify)

Please indicate if the above is: (a) EXISTING  \_\_\_\_\_

(b) PROPOSED  \_\_\_\_\_

FOR ADDITIONAL INFORMATION CONTACT THE FAIRVIEW HEALTH COMPLEX - PEACE COUNTRY HEALTH REGION AT (780) 835-4951 AND ASK FOR JEREMY SPENCER OR ALBERTA LABOUR - PLUMBING INSPECTION BRANCH.



# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	March 10, 2015
Originated By:	Dallas Logan, DO
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Russell and Susan Fleming</b>
File:	61-02-04

### DESCRIPTION:

Development Permit Application W05-15 was received from Russell and Susan Fleming to develop a Second Residence, located at NW 18 85 11 W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- Land Use Bylaw - Section 64(3)(3)(b) - 80 acres or more .... two dwelling units shall be permitted.
- Section 42(3) -considerations: suitability, access, proper water/sewer, existing & future surrounding use, necessary for operation of existing farm, and human relationship such as a family member or relative.

### COSTS / SOURCE OF FUNDING (if applicable):

### ATTACHMENTS:

1. Development Permit Application
2. Agricultural (AG1)

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W05-15 from Russell and Susan Fleming develop a Second Residence located at NW 18 85 11 W6M, subject to the following conditions:

1. Minimum setbacks from the property lines:
  - a) Front yard, 40.8m (134 feet)
  - b) Side yard, 15.2m (50 feet)
  - c) Rear yard, 15.2m (50 feet)
2. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.
3. All required Provincial/Federal Regulations to be adhered to.
4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

or....

That the Municipal Planning Commission deny the development permit application W05-15 from Russell and Susan Fleming to develop a Second Residence, located at NW 18 85 11 W6M.

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

# DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO. <u>W05-15</u>
DATE RECEIVED <u>March 4/15</u>

I/We hereby make application under the provisions of the Land Use Order for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT <u>Susan + Russell Fleming</u>		NAME OF REGISTERED LAND OWNER	
ADDRESS <u>16131-110 Avenue NW</u>		ADDRESS	
<u>Edmonton AB</u>			
POSTAL CODE <u>T5P 1G5</u>	TELEPHONE (Res.) <u>780-484-7889</u>	(Bus.) <u>780-423-1888</u>	POSTAL CODE

LAND INFORMATION					
Legal description of proposed development site:					
QTR./L.S. <u>NW</u>	SEC. <u>18</u>	TWP. <u>85</u>	RG. <u>11</u>	M. <u>W6</u>	OR REGISTERED PLAN NO. BLOCK LOT
Size of the proposed development site:					
LENGTH <u>    </u> ft <u>    </u> m	WIDTH <u>    </u> ft <u>    </u> m	Number of: ACRES OR HECTARES			
Describe the existing use of the land: <u>currently, we are plowing the west 40 acres + balance of quarter section is bush and trees.</u>					

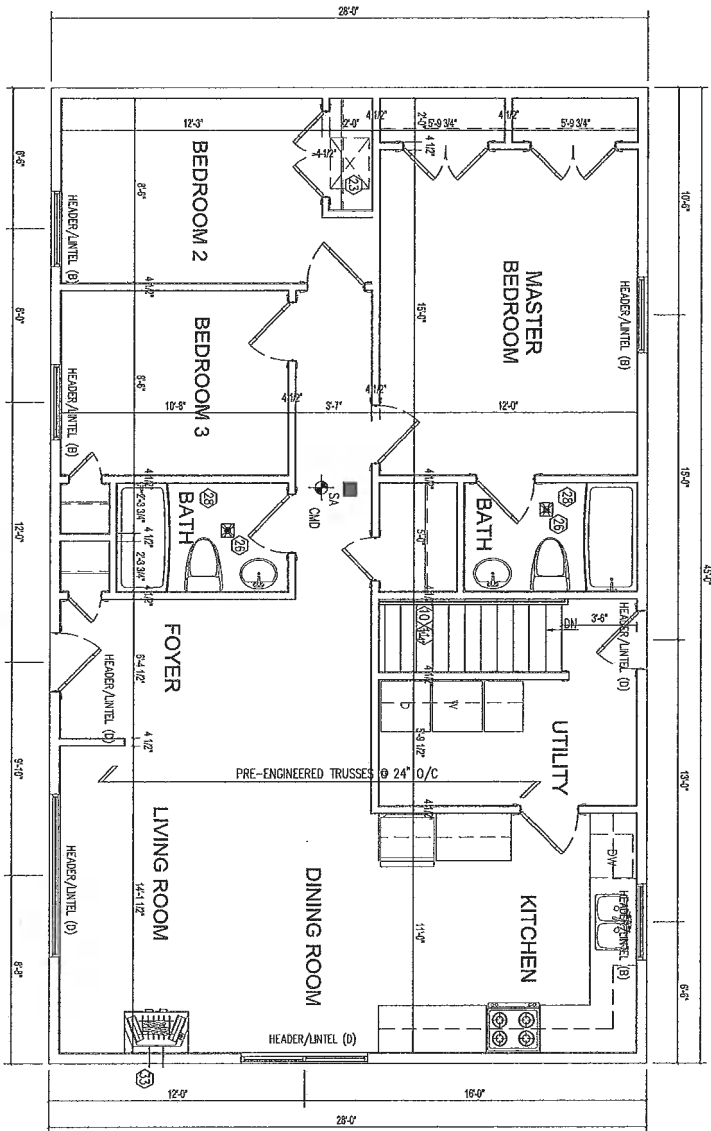
DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <u>Raise cattle + forage + residence</u> <u>- within yard site will be a storage shed also. - second residence.</u>			
Check (✓) any proposed use(s) not identified above:			
<input type="checkbox"/> Sign(s)	<input type="checkbox"/> Culvert(s) / Road access point(s)	<input type="checkbox"/> Public use(s) / Utilities	
<input checked="" type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	<input type="checkbox"/> Other (specify)	
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)		
Indicate the proposed setback from the property line:			
FRONT YARD <u>880</u> ft <u>    </u> m	REAR YARD <u>over 1000</u> ft <u>    </u> m	SIDE YARD (1) <u>over 500</u> ft <u>    </u> m	SIDE YARD (2) <u>over 500</u> ft <u>    </u> m
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input type="checkbox"/> A Secondary Highway <input checked="" type="checkbox"/> A County Road			
Estimate the Project:			
A. COMMENCEMENT DATE <u>Summer, 2015</u>	B. COMPLETION DATE <u>Summer, 2016</u>	C. CONSTRUCTION COSTS <u>\$ 65,000 -</u>	
Attached is: (a) Site Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			

DEVELOPMENT INFORMATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.	
DATE <u>17/02/15</u> DATE	SIGNATURE OF APPLICANT <u>Russell Fleming Susan Fleming</u> SIGNATURE OF REGISTERED LAND OWNER

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FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: _____	MAR - 5 2015 CLEAR HILLS COUNTY
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No AMOUNT: \$ _____	RECEIPT No. _____

NOTE: HOUSE WILL HAVE ONLY TWO BEDROOMS, NOT 3 AS SHOWN



1 FLOOR PLAN  
3/16/11-10

THIS IS A TYPICAL FLOOR PLAN.  
IF YOU WANT TO DEVIATE FROM THE FLOOR  
PLAN SHOWN, IT IS THE OWNERS  
RESPONSIBILITY TO INFORM THE LOCAL  
BUILDING OFFICIAL OF ANY CHANGES.

CLEAR HILLS COUNTY

MAR - 5 2015

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ALL INTERIOR PARTITIONS ARE (1) UNLESS  
OTHERWISE INDICATED.  
NOT SUPPLIED BY EZ SIPs

**ATTENTION:**  
Your EZ-SIPs Building  
System does not include  
interior division materials



Tel: 888-SIPs-488 (1-888-747-7489)  
richard@structuralinsulationpanels.com

Where a hot water supply is required by  
§31 A.3, equipment shall be installed to  
provide to every dwelling unit an  
adequate supply of service hot water with a  
temperature range from 45°C to 60°C.

ENERGY CODE (Where applicable):  
Windows, Doors, and Insulation must  
meet the requirements of the Energy  
Code. Verify your compliance with the  
Energy Code.

DOOR REQUIREMENTS (Where Applicable):  
Main entry door must be 3'-0" width.

WINDOW REQUIREMENTS (Where  
Applicable):  
LIVING & DINING ROOMS ARE TO HAVE  
A MINIMUM GLASS AREA OF 10% &  
BEDROOMS 5% WITH ELECTRIC LIGHTING

AT LEAST ONE BEDROOM WINDOW ON A  
GIVEN FLOOR IS TO HAVE MIN. 0.35m<sup>2</sup>  
UNOBSTRUCTED GLAZED OR OPENABLE  
AREA WITH MIN. CLEAR WIDTH OF  
380mm (1'-3").

HEADER/LINTEL SCHEDULE

(1)	(2)	(3)
2"x8" SPF #2 or better w/ (1) trimmer	2"x8" SPF #2 or better w/ (1) trimmer	2"x10" SPF #2 or better w/ (2) trimmer
(4)	(5)	(6)
2"x10" SPF #2 or better w/ (2) trimmer	2"x10" SPF #2 or better w/ (2) trimmer	1.75"x8.5" LVL 15E or better w/ (2) trimmer
(7)	(8)	(9)
2"x10" SPF #2 or better w/ (2) trimmer	2"x10" SPF #2 or better w/ (2) trimmer	2"x10" SPF #1 (1750 MSF) w/ (2) trimmer

HOME BUILDING CERTIFICATION

NO.	DATE	DESCRIPTION
1	10/20/11	ISSUED FOR PERMIT
2	10/20/11	REVISION FOR COMMENTS
3	10/20/11	REVISION FOR COMMENTS
4	10/20/11	REVISION FOR COMMENTS
5	10/20/11	REVISION FOR COMMENTS

PROJECT LOCATION:  
SUNAR RESERVE  
DONNELLY ALBERTA  
ORDER #2014-1500

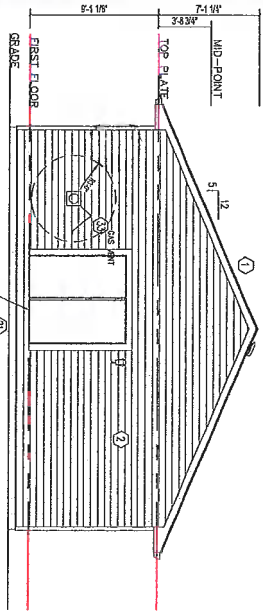
SCALE: AS NOTED

MODEL: R1528K6

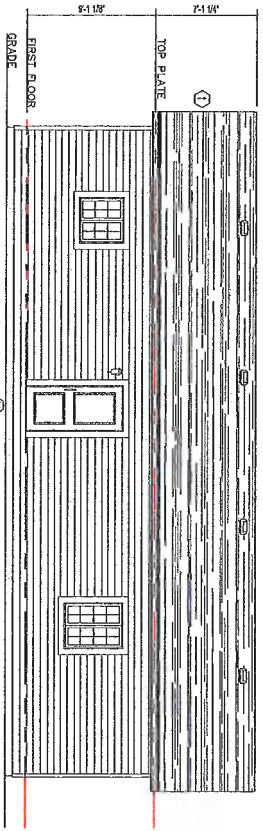
SHEET NO: **FP**

DRAWING TITLE: TYPICAL FLOOR PLAN

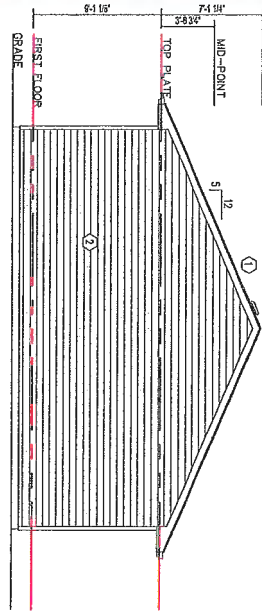




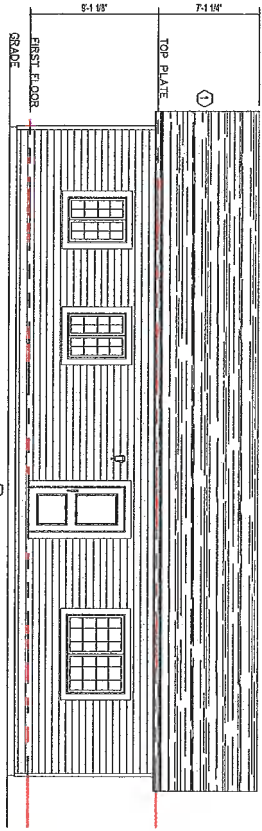
1  
EL  
Right Elev  
1/8"=1'-0"



2  
EL  
Rear Elev  
1/8"=1'-0"



3  
EL  
Left Elev  
1/8"=1'-0"



4  
EL  
Front Elev  
1/8"=1'-0"

THESE ARE STANDARD MODEL ELEVATIONS. SEE WALL PANEL PLAN (DRAWING P/P) FOR REVERSED PANEL LAYOUT.  
WINDOWS NOT INCLUDED.  
EXTERIOR OSB COVERS ALL OPENINGS WHEN DELIVERED. OPENINGS TO BE CUT ON SITE.  
CONFIRM WINDOW ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO CUTTING OPENINGS.

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**MAR - 5 2015**  
**CLEAR HILLS COUNTY**



Tel: 888-SIPS-488 (1-888-747-488)  
hcland@structuralinsulatedpanels.com

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04-28-2015
2	REVISED FOR COMMENTS	04-28-2015
3	REVISED FOR COMMENTS	04-28-2015
4	REVISED FOR COMMENTS	04-28-2015
5	REVISED FOR COMMENTS	04-28-2015
6	REVISED FOR COMMENTS	04-28-2015

PROJECT LOCATION: SNLAR RESIDENCE  
OWNER: SNLAR RESIDENCE  
DRAWING DATE: 04-28-2015  
ORDER #: 2014-1200

SCALE: AS NOTED  
MODEL: R/S-2X4S

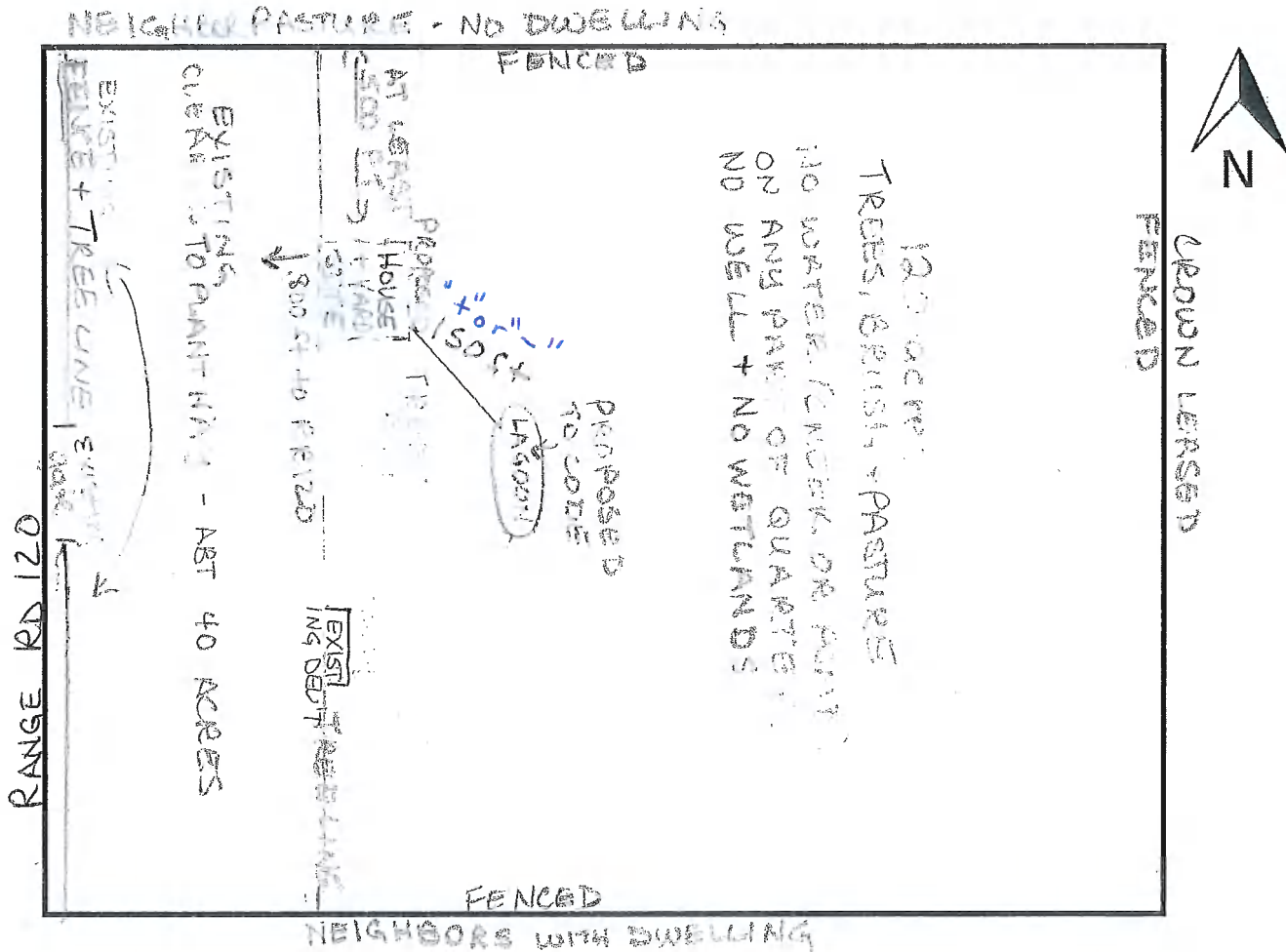
DRAWING TITLE: ELEVATIONS  
SHEET NO: **EL**

# APPLICATION FOR DEVELOPMENT PERMIT - SITE MAP

LEGAL DESCRIPTION: NW 18 85 11 W6

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and non-industrial development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

1. Location of water source & distance from property line and sewer system
2. Location of sewer system & distance from water source and property line
3. Access location(s)
4. Location of existing or proposed buildings:
5. Setbacks from the road allowance
6. Location of roads in the area
7. Location Shelterbelts
8. Location of Treed Areas/ Sloughs/ Bush/ other vegetation
9. Location of River/ Lakes/ other watercourses

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**MAR - 5 2015**

**CLEAR HILLS COUNTY**

**ADDITIONAL INFORMATION REQUIRED:**

Please indicate below the type of sewage supply to be used by your development proposal.

TYPE OF WATER SUPPLY	
<input type="checkbox"/>	DUGOUT
<input type="checkbox"/>	WELL
<input checked="" type="checkbox"/>	CISTERN & HAULING
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	OTHER (Please specify)

TYPE OF SEWAGE DISPOSAL	
<input type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input type="checkbox"/>	SUB-SURFACE DISPOSAL/SEPTIC TANK
<input type="checkbox"/>	ABOVE GROUND/SEPTIC TANK
<input checked="" type="checkbox"/>	SEWAGE LAGOON
<input type="checkbox"/>	OUTDOOR PRIVY
<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	OTHER (Please Specify)

Please indicate if the above is: (a) EXISTING \_\_\_\_\_

(b) PROPOSED  \_\_\_\_\_

FOR ADDITIONAL INFORMATION CONTACT THE FAIRVIEW HEALTH COMPLEX - PEACE COUNTRY HEALTH REGION AT (780) 835-4951 AND ASK FOR JEREMY SPENCER OR ALBERTA LABOUR - PLUMBING INSPECTION BRANCH.



## **SECTION 64 AGRICULTURAL DISTRICT 1 (AG-1)**

### **(1) PURPOSE**

The purpose of this Agricultural District is to accommodate a wide range of agricultural land uses and discourage all land uses conflicting with the intent of conserving extensive areas of prime agricultural land, thus maintaining the Agricultural Integrity and the Rural Character of the County.

### **(2) USES**

#### **(a) Permitted Uses**

- ◆ Accessory building or structure
- ◆ Dugout
- ◆ Extensive agriculture use
- ◆ Farmstead or Farm building
- ◆ Game farm
- ◆ Mobile home
- ◆ Modular home
- ◆ Public uses
- ◆ Public utilities
- ◆ Single detached dwelling
- ◆ Signage

#### **(b) Discretionary Uses**

- ◆ Abattoir
- ◆ Agricultural industry
- ◆ Agricultural supply depot (fertilizer storage)
- ◆ Airport, heliport (public or private)
- ◆ Caretaker's residence
- ◆ Cemetery
- ◆ Church with or without one attached or separate manse
- ◆ Communication or lookout tower
- ◆ Community hall
- ◆ Contractor's business
- ◆ Country store
- ◆ Extensive recreational use
- ◆ Farm occupation

- ◆ Forestry operation, woodlot and sawmill
- ◆ Golf course
- ◆ Government weigh scale
- ◆ Highway maintenance yard
- ◆ Hog buying station
- ◆ Home occupation
- ◆ Industrial plant (including gas plant)
- ◆ Intensive agricultural use
- ◆ Intensive recreational use
- ◆ Kennel
- ◆ Landfill site on sites more than 50 feet (15.2 metres) from any primary highway and more than 1,000 feet (304.8 metres) from any other district.
- ◆ Livestock sales yard
- ◆ Minor recreational facility (public or private)
- ◆ Natural resource extraction industry
- ◆ Pipe and equipment storage yards
- ◆ Post office
- ◆ Ranger cabin and station
- ◆ Retail store or minor commercial facility
- ◆ School
- ◆ Secondary Suite
- ◆ Sewage lagoon, and sewage treatment plant
- ◆ Sod farm
- ◆ Stripping of top soil (commercial)
- ◆ Tannery
- ◆ Tradesman's or handicraft business
- ◆ Veterinary clinic
- ◆ Work camp
- ◆ Other similar uses deemed appropriate by the Development Authority

### (3) SITE PROVISIONS

In addition to the Supplementary Regulations contained in PART 6, the following regulations shall apply to every development in this district.

(1) Parcel Size:

(a) Extensive agriculture:

Minimum: One quarter section or as approved by the Development Authority.

- (b) Residential uses:
  - (i) Farmstead Separation: 3 acres (1.2 ha) minimum, 10 acres (4 ha) maximum,
  - (ii) Country Residential: 5 acres (2 ha) maximum.
  - (iii) In case of parcels larger than the permitted parcel size, the approval resides at the discretion of the Development Authority, based on the need to accommodate related farm buildings and improvements.
- (c) Confined Feeding operations:

as determined by the Development Authority, to be suitable to accommodate the use in accordance with the code of practise
- (d) All other uses:

to be determined by the Development Authority, based on the need to accommodate the use.
- (2) Parcel Density Per Quarter Section (maximum):
  - (a) One (1) parcel, being the quarter section.
  - (b) In the case of a farmstead or a country residential use, the maximum parcel density per quarter section shall be increased to two (2) parcels with the balance of the quarter being one of the parcels
  - (c) For uses other than residential: Maximum parcel density as required by the Development Authority.
  - (d) Notwithstanding the above, the parcel density may be increased to accommodate a fragmented parcel and a public utility lots.
- (3) Dwelling Density Per Parcel (maximum):
  - (a) On a parcel of less than 80 acres (32.4 ha), a maximum of one (1) dwelling unit shall be permitted.

- (b) On a parcel of 80 acres (32.4 ha) or more, a maximum of two (2) dwelling units shall be permitted.
  - (c) Additional residential development in this land use district is subject to Section 41, Dwelling Units Per Parcel.
- (4) Setback Requirements (minimum):
  - (a) Front Yard:

134 feet (40.8 m) from road right-of-way.
  - (b) Interior Side Yard:

50 feet (15.2 m) or as required by the Development Authority.
  - (c) Rear Yard:

50 feet (15.2 m) or as required by the Development Authority.
  - (d) A residence associated with the operation of a CFO and situated on the same property may be considered by the Approval Authority within a setback from the CFO.
- (5) Building, Design, Character and Appearance:

All buildings shall be attractive in appearance and shall be constructed of materials that comply with the Safety Codes Act or as approved by the Development Authority.

#### **(4) LANDSCAPING**

In addition to other provisions of this Bylaw, landfill sites, gravel pits, sand pits, sewage lagoons, sewage treatment plants, kennels, highway maintenance yards, outdoor storage areas for uninhabited recreational vehicles and trailers, bulk oil supplies, agricultural supply depots, pipe and equipment storage yards and any discretionary use not hereby listed may have to be screened from view with a vegetated buffer strip, soil berm and/or other screening of a visually pleasing nature as required by the Development Authority.



**(5) ADDITIONAL REQUIREMENTS**

The Development Authority may decide on such other requirements as are necessary having due regard to the nature of a proposed development and the purpose of this District.

Applications submitted for Confined Feeding Operations must satisfy all of the requirements listed under Part 6: Supplementary Regulations, Section 61 for Confined Feeding Operations.

**(6) SPECIAL REGULATION**

Any public utilities required to serve the district may be developed on any lot as determined by the Development Authority.