

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
February 14, 2017

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, February 14, 2017, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. *REGULAR MEETING February 14, 2017*1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. *REGULAR MEETING OF January 10, 2017*2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. *SUBDIVISION REFERRAL – Maverick Livestock Company Ltd.*4
 - B. *DEVELOPMENT PERMIT – The Workun Carrick Partnership (Peace River School Division)*10
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer: <i>ABj</i> Manager: <i>ABj</i>
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**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
JANUARY 10, 2017**

PRESENT

Miron Croy	Chairperson
Jason Ruecker	Member
Lee Svederus	Member
Peter Frixel	Member
David Janzen	Member

ABSENT

ATTENDING

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

CALL TO ORDER

Chair Croy called the meeting to order at 923a.m.

**ACCEPTANCE OF
AGENDA**

M50-17

RESOLUTION by Member Svederus to adopt the agenda governing the January 10, 2017, Municipal Planning Commission Meeting. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M51-17

RESOLUTION by Member Ruecker to adopt the minutes of the December 13, 2016 Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Referral

Subdivision referral 16-MK043 (S08-16) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Nil-Ray Farms Ltd. on the SW 19-84-4 W6M (13.77 hectares – 34.1 acres).

M52-17

RESOLUTION by Member Frixel that the Municipal Planning Commission approves Subdivision referral 16-MK043 (S08-16) for a Farmstead Separation subdivision from Nil-Ray Farms Ltd. on the SW 19-84-4 W6M (13.77 hectares – 34.1 acres), subject to the following conditions.

- 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.**

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on January 10, 2017 at 9:26 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	February 14, 2017
Originated By:	Dallas Logan – Development Officer
Title:	SUBDIVISION REFERRAL – Maverick Livestock Company Ltd.
File:	61-02-02

DESCRIPTION:

Subdivision referral S01-17 (17MK001) was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential subdivision from Maverick Livestock Company Ltd. SW 16-84-6 W6M (4.05 hectares – 10 acres).

BACKGROUND:

- Located in the Agricultural District (AG-1). A variance to parcel size maybe allowed under Section 3.9. The proposed located for the house meets the required 61m setback from the top of the valley ridge.
- The proposal is to subdivide from the quarter section, a 10 acre parcel for Country Residential use.
- The subject land is located at the top of a slope run downwards towards the southeast corner of the quarter. The westerly half of the parcel is located on flat land.
- There are currently no structures on site. The majority of the site and balance of the quarter is currently used for agricultural operations.
- Legal access to the proposed parcel is available from the local road allowance to the south. However, the road is not developed to provide physical access. Access from the west will need to be provided via an easement agreement. The balance of the quarter has access onto the local road network.
- Proposed servicing is via dugout for water supply and an open discharge system for sewage disposal.
- The parcel size is deemed to be appropriate for the intended use.

ATTACHMENTS:

- Subdivision application

OPTIONS:

- A. Deny the request
- B. Approve the subdivision request with conditions listed, or other conditions

RECOMMENDED ACTION:

That the Municipal Planning Commission ...recommend Mackenzie Municipal Services Agency approve the Country Residential subdivision application from Maverick Livestock Company Ltd. SW 16-84-6 W6M (4.05 hectares – 10 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.

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

501-17

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY

Date of Receipt for Completed Form: January 3, 2017 File No.: 17MK001 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: MAVERICK LIVESTOCK COMPANY LTD. Address and phone number: Box 111, Hines Creek, AB T0H2A0 780-835-1468
(Full Name in Block Capitals)

2. Name of agent (person authorized to act on behalf of registered owner), if any: TRICIA FORSYTH (EXPLORE SURVEYS INC.) Address and phone number: 18941-111 Ave NW, Edmonton, AB, T5S 2X4
(Full Name in Block Capitals) Job File: X061216

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the SW $\frac{1}{4}$ Sec 16 TWP 84 Range 6 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 102 376 057
Area of the above parcel of land to be subdivided 64.7 hectares 160.0 (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 X
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 X
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 X If "yes", state its name: _____
e. Is the proposed parcel within 1.5 kilometres (0.932 miles) of a sour gas facility? Yes _____ No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
Describe:
a. Existing use of the land Agricultural
b. Proposed use of the land Country Residential/Agricultural
c. The designated use of the land as classified under a land use bylaw AG1- Agricultural District 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 till you get to top of ridge which heads down into a river valley
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Cultivated field with trees at top of ridge
c. Describe the kind of soil on the land (sandy, loam, clay, etc) Class 3.T.100%: Class 6.T.40%: Class 7.T.60% (Canada Land Inventory)

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 There are no Buildings currently on the parcel. They Plan on Building a house to regulations.

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.
Water Service is going to be dugout and will be put in to regulations, Sewage Service will be a pumpout also to regulations

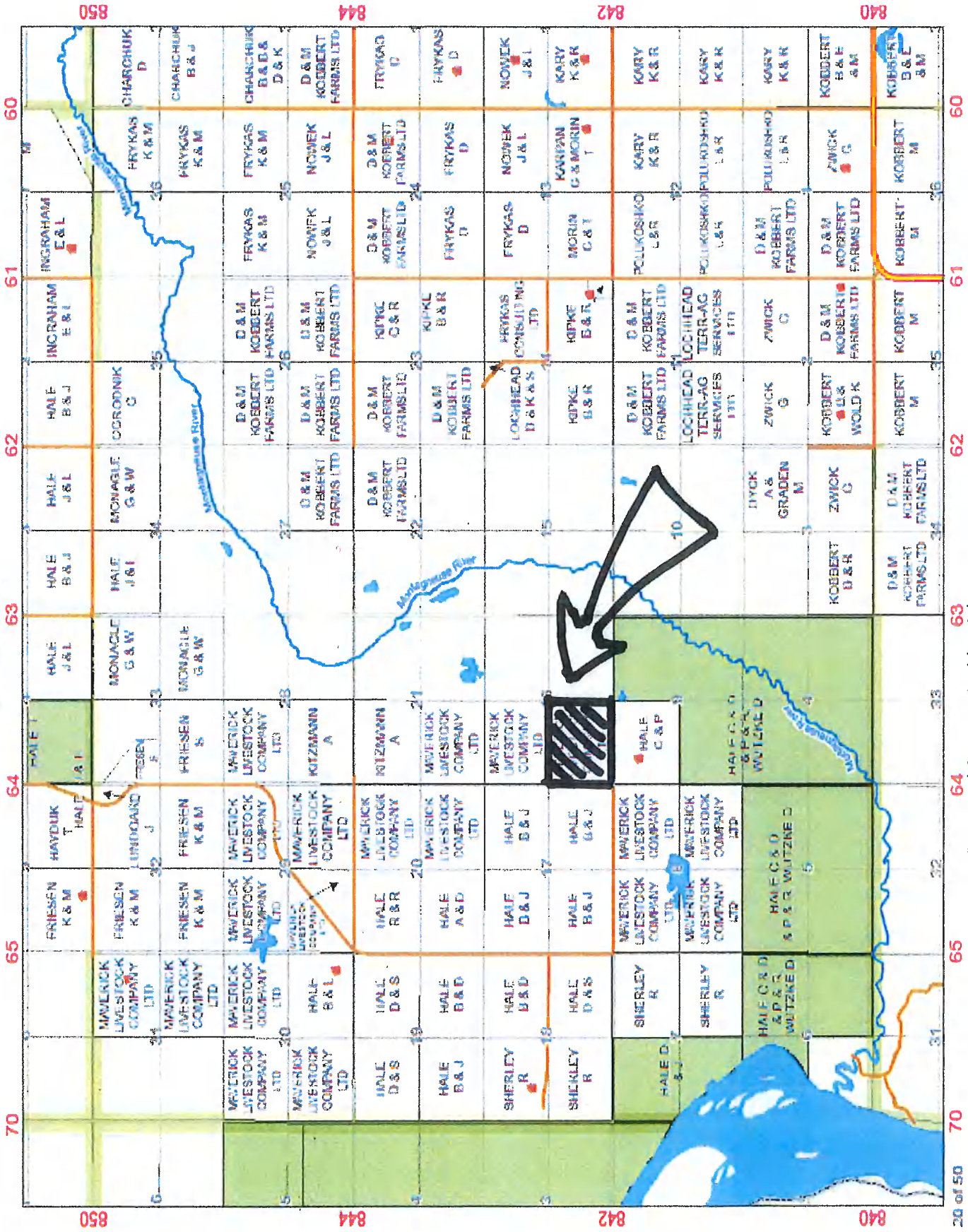
9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, TRICIA FORSYTH (EXPLORE SURVEYS INC.) hereby certify that
(Full Name in Block Capitals)
 I am the registered owner, or
 I am the agent authorized to act on behalf of the registered owner

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 Ave NW, Edmonton, AB, T5S 2X4 Signature: [Signature]

Phone No.: 780-455-5598 OFFICE, Date: JULY 21, 2016

LOCATION PLAN



Proposed Country Residential
 SW 16-84-6-W6M
 Clear Hills County
 17 m1001

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: January 3, 2016

FILE: 17MK001 EXPIRY DATE: March 3, 2016

LEGAL: SW 16-84-6-W6M TIME EXTENSION _____

APPLICANT/AGENT: Maverick Livestock Company Ltd.

PROPOSAL: The proposal is to subdivide from the quarter section, a 10 acre parcel for country residential use.

ACREAGE IN TITLE; 160 acres

RESERVE REQUIREMENTS: Municipal reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 10.25 miles North West of Hines Creek

SITE CHARACTERISTICS

C.L.I.: 60% 3t 40% 7t6t

TOPOGRAPHY: The subject land is located at the top of a slope run downwards towards the southeast corner of the quarter. The westerly half of the parcel is located on flat land.

EXISTING USE/DEVELOPMENT: There are currently no structures on site. The majority of the site and the balance of the quarter is currently used for agricultural operations.

ROAD ACCESS: Legal access to the proposed parcel is available from the local road allowance to the south. However, the road is not developed to provide physical access. access from the west will need to be provided via an easement agreement. The balance of the quarter has access onto the local road network.

SERVICING: Proposed servicing is via dugout for water supply and a open discharge system 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). A variance to parcel size maybe allowed under Section 3.9. The proposed location for the house meets the required 61 m setback from the top of the valley ridge.

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).

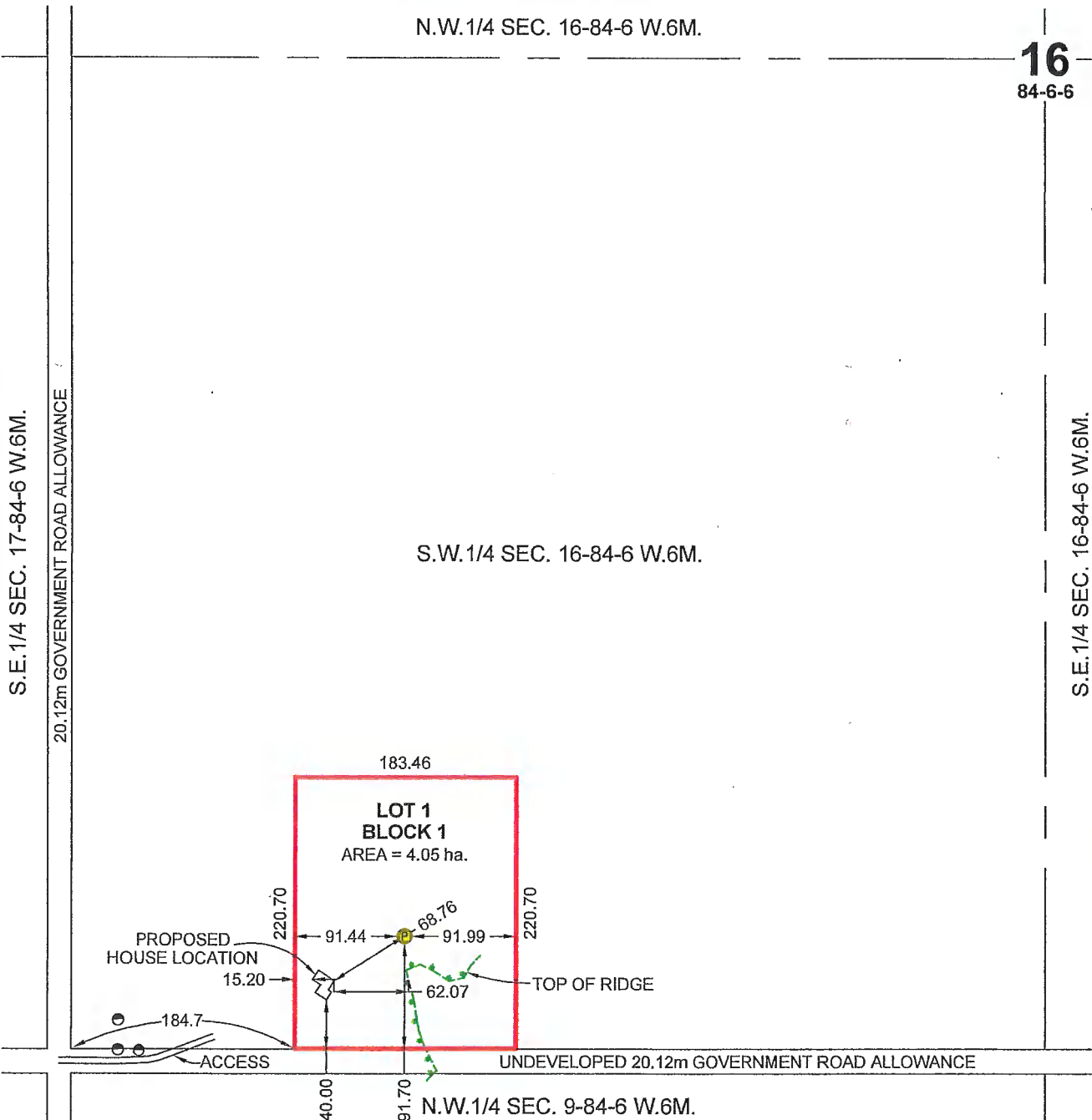
TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN

S.W.1/4 Sec.16 Twp.84 Rge.6 W.6M.

CLEAR HILLS COUNTY

16
84-6-6



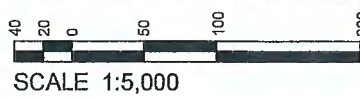
LEGEND:

- Proposed Parcel shown as:
- Proposed Pumpout location shown as: P
- Powerpole 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	DEC. 2, 2016

Job X061216	Rev. 0	SURVEYED BY: D.C.	CALC'D BY: K.H.	DRAWN BY: S.H.
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TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN

S.W.1/4 Sec.16 Twp.84 Rge.6 W.6M.

CLEAR HILLS COUNTY



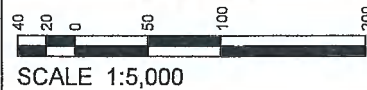
Imagery: © 2016 Abacus Datagraphics Ltd., all rights reserved.
 Date of Photography: September 30, 2012
 Distances are in metres and decimals thereof.

LEGEND:

Proposed Parcel shown as: ———
 Proposed Pumpout location shown as: P
 Powerpole shown as: e

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	DEC. 2, 2016

Job X061216

Rev. △ 0

SURVEYED BY: D.C.

CALC'D BY: K.H.

DRAWN BY: S.H.

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	February 14, 2017
Originated By:	Dallas Logan, Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – The Workon Garrick Partnership Architecture and Interior Design Inc. (Peace River School Division)
File:	61-02-02

DESCRIPTION:

Development Permit Application W01-17 was received from The Workon Garrick Partnership Architecture and Interior Design Inc. (Peace River School Division) to develop an Institutional Building (Addition and Modernization of the existing Menno Simons School) at Plan 4666TR Block 1 Lot 1.

BACKGROUND:

- Zoning: Hamlet Public/Institutional District (H-P)
- All development within the Hamlet Hamlet/Public/Institutional District (H-P) with the exception of a sign, are listed as a discretionary uses.
- An email from Alberta Transportation has been received and advises that a Roadside Development Permit from their office is not required.

ATTACHMENTS:

1. Development Permit Application
2. Alberta Transportation Email

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended
- C. Approve the application with different conditions.

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W01-17 from The Workon Garrick Partnership Architecture and Interior Design Inc. (Peace River School Division) to develop an Institutional Building (Addition and Modernization of the existing Menno Simons School) at Plan 4666TR Block 1 Lot 1, subject to the following conditions:

1. Minimum setbacks from the property lines:
 - a) Front yard: 7.6m (25 feet)
 - b) Side yard: 7.6m (25 feet)
 - c) Rear yard: 7.6m (25 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. Developer is responsible for obtaining all other permits such as building, plumbing, gas or electrical permits required for this development. Copies of these permits must be forwarded to the County prior to construction commencement.

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



CLEAR HILLS COUNTY
 Box 240
 Worsley AB T0H 3W0
 Telephone: 780-685-3925
 Fax: 780-685-3960
 Email: info@clearhillscounty.ab.ca

**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W01-17		
DATE RECEIVED:			
FEES PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming 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 details for 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 THE WORKON GARRICK PARTNERSHIP ARCHITECTURE AND INTERIOR DESIGN INC. (Kurt VonKuster)					NAME OF REGISTERED LAND OWNER PEACE RIVER SCHOOL DIVISION (Paul Bennett)			
ADDRESS 1200 10117 JASPER AVE. EDMONTON, ALBERTA					ADDRESS 10018 101 Street, Peace River, Alberta			
POSTAL CODE T5J 1W8	EMAIL kvonkuster@workongarrick.com		POSTAL CODE T8S 2A5	EMAIL bennettP@prsd.ab.ca				
CONTACT NUMBERS					CONTACT NUMBERS			
Home					Home			
Business 780-428-1575					Business 780-624-3601			
Cell					Cell			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
						4666 TR	1	1
Size of the proposed development site:								
LENGTH	398.92 m	WIDTH	298	m	NUMBER OF HECTARES		OR ACRES	
	ft			ft			15.61	
Lot type: INTERIOR <u>CORNER</u> THROUGH					LAND USE DISTRICT: Hamlet Public Institutional (HP)			
Describe the existing use of the land: Existing Menno Simons School								

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>Addition and Modernization to the existing Menno Simons School</i>			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	<i>7.6</i> m ft	REAR YARD	<i>7.6</i> m ft
		SIDE YARD (1)	<i>7.6</i> m ft
		SIDE YARD (2)	<i>7.6</i> m ft
Off street parking:	Size of space	Number of spaces	
	<i>3.050m x 6.1m</i>	<i>69 stalls (includes 2 B.F. stalls)</i>	
Off street loading:	Size of space	Number of spaces	
Accessory use:			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
	PRIMARY HIGHWAY	SECONDARY HIGHWAY	<u>RURAL ROAD</u>
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
<i>March 2017</i>	<i>June 2017</i>	<i>\$11,009,000.00</i>	
Attached is			
(a) SITE PLAN	<u>Yes</u>	No	N/A
(b) FLOOR PLAN	<u>Yes</u>	No	N/A
DECLARATION			
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.			
DATE: <i>January 6, 2017</i>	SIGNATURE OF APPLICANT: <i>[Signature]</i>		
DATE: <i>January 10, 2017</i>	SIGNATURE OF REGISTERED LAND OWNER: <i>[Signature]</i>		

APPLICATION FOR DEVELOPMENT PERMIT

ADDITIONAL INFORMATION REQUIRED

ABANDONED WELLS

If the building/addition is greater than 47m² (505.9 ft²) a map from the Alberta Energy Regulator (AER) identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m (82 ft) of the site boundary is to be included. Go to www.geodiscover.alberta.ca for abandoned well location and status information.

WATER AND SEWAGE

Indicate below the type of water supply and sewage disposal to be used by your development proposal and if it is existing or proposed.

Existing	Proposed	TYPE OF WATER SUPPLY
		DUGOUT
		WELL
		CISTERN & HAULING
✓		COUNTY SERVICE
		OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
		OPEN DISCHARGE/SEPTIC TANK
		SUB-SURFACE DISPOSAL/SEPTIC TANK
		ABOVE GROUND/SEPTIC TANK
		SEWAGE LAGOON
		OUTDOOR PRIVY
✓		COUNTY SERVICE
		OTHER (Please Specify)

FOR ADDITIONAL INFORMATION CONTACT ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS AT 1-866-421-6929 (EMAIL safety.services@gov.ab.ca) OR A LICENSED PERMITTING AGENCY.

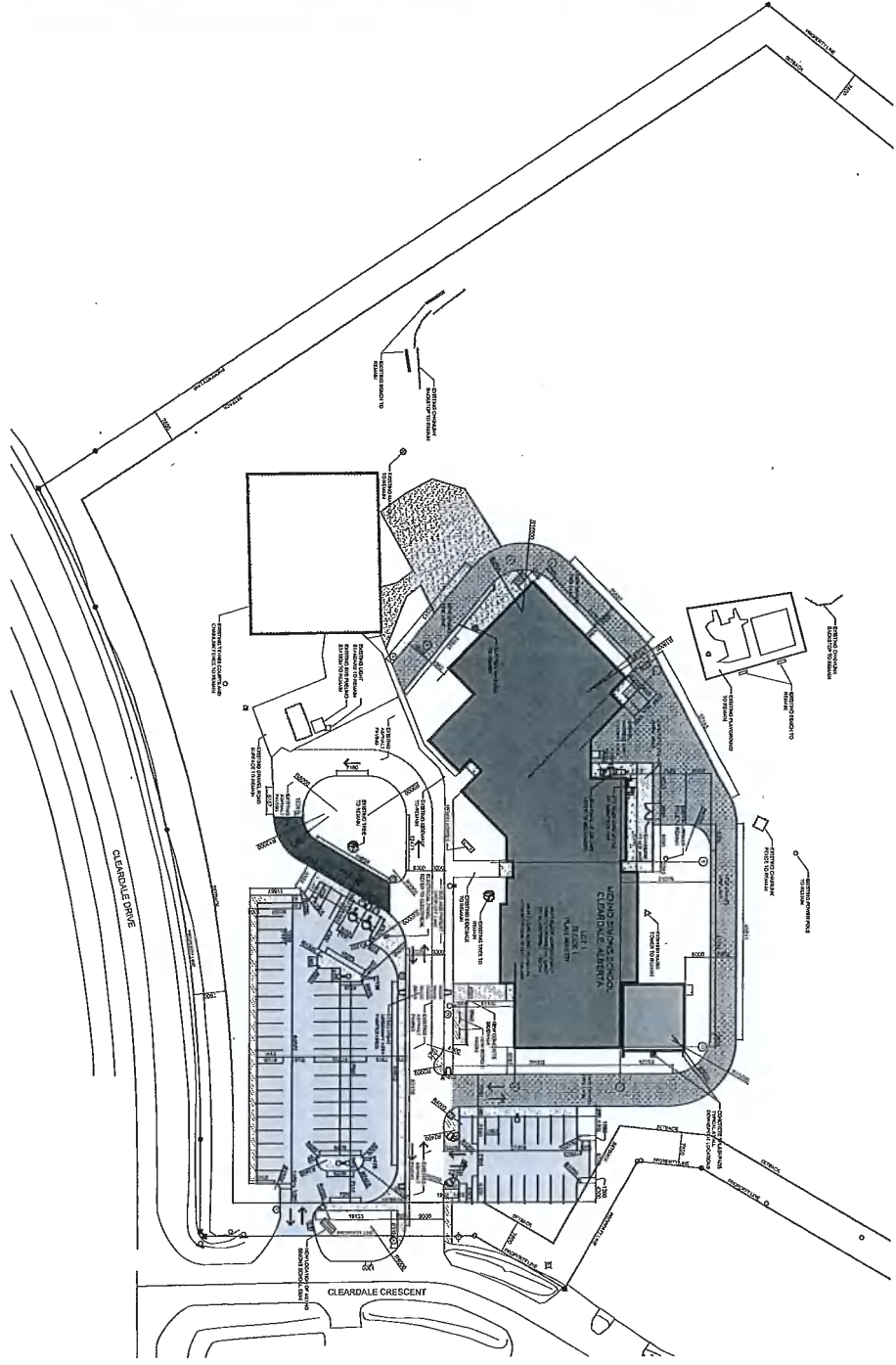
PROJECT INFORMATION
 PROJECT NAME: MENNO SIMONS SCHOOL ADDITION & MODERNIZATION
 CLIENT: PEACE RIVER SCHOOL DIVISION
 ADDRESS: 10117 ASPER AVENUE, CLEARDALE, ALABAMA 36505
DATE: AUGUST 2016
SCALE: AS SHOWN
DRAWN BY: Author

GENERAL NOTES
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE BOOK (IEC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL CODE BOOK (IMC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPMC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND ALARM CODE BOOK (IFAC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY EFFICIENCY CODE BOOK (IEEC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SWEET'S ELECTRICAL CODE BOOK (SEC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SWEET'S MECHANICAL CODE BOOK (SMC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SWEET'S PLUMBING AND MECHANICAL CODE BOOK (SPMC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SWEET'S FIRE AND ALARM CODE BOOK (SFAC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SWEET'S ENERGY EFFICIENCY CODE BOOK (SEEC) AS ADOPTED BY THE CITY OF CLEARDALE, ALABAMA.

SITE LEGEND

- REINFORCED CONCRETE FOUNDATION
- CONCRETE FLOOR
- CONCRETE WALL
- CONCRETE ROOF
- WOOD FLOOR
- WOOD ROOF
- WOOD WALL
- WOOD CEILING
- WOOD TRUSS
- WOOD JOIST
- WOOD STUD
- WOOD SHIM
- WOOD BRACE
- WOOD JOIST BRACKET
- WOOD JOIST HITCH
- WOOD JOIST END BRACKET
- WOOD JOIST END BRACKET WITH NAIL PLATE
- WOOD JOIST END BRACKET WITH NAIL PLATE AND GUSSET
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SITE PLAN
SCALE: 1/8"=1'-0"



A0.1	NO. 1	REVISION	DATE
	NO. 2	REVISION	DATE
NO. 3	REVISION	DATE	
NO. 4	REVISION	DATE	
NO. 5	REVISION	DATE	

THE WORKUN GARRICK PARTNERSHIP
 Architecture and Interior Design Inc.
 508 West 12th Street
 Oklahoma City, Oklahoma 73101
 Phone: (405) 426-7175
 Fax: (405) 426-7176
 www.WorkunGarrick.com

SDP ENGINEERING
 Structural Consultant
 12117 Asper Avenue
 Cleardale, Alabama 36505
 Phone: (205) 426-7175
 Fax: (205) 426-7176
 www.WorkunGarrick.com

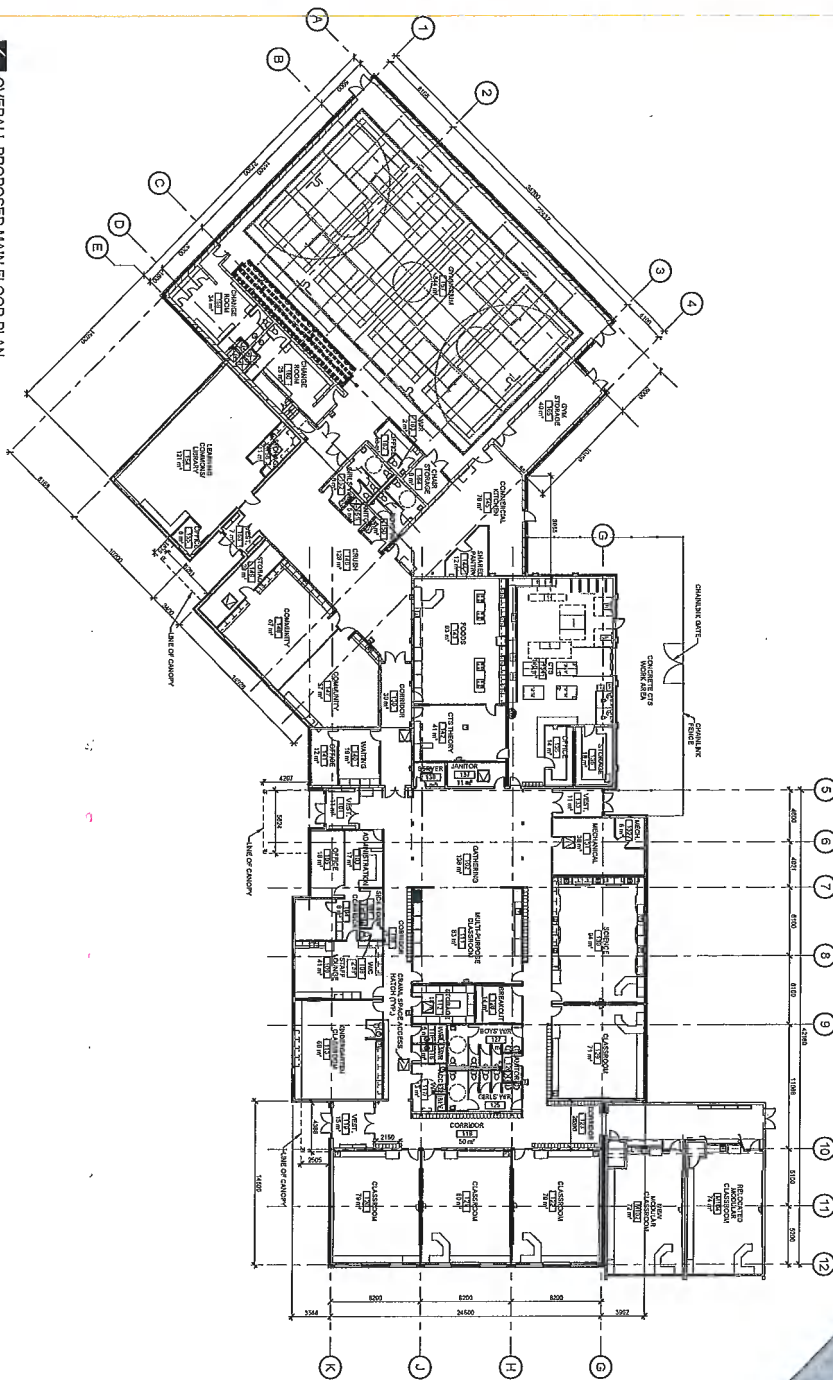
JKPR Engineering
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 Cleardale, Alabama 36505
 Phone: (205) 426-7175
 Fax: (205) 426-7176
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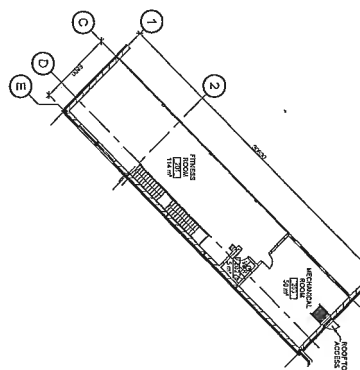
NAME OF DRAWING: NEW SITE PLAN
DATE: AUGUST 2016
SCALE:
DRAWN BY: Author

MENNO SIMONS SCHOOL ADDITION & MODERNIZATION
PEACE RIVER SCHOOL DIVISION

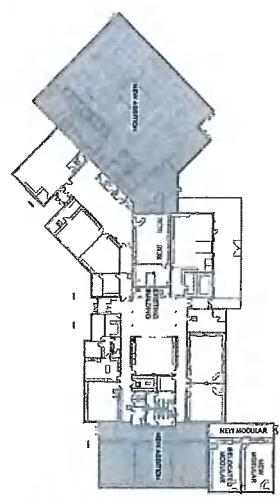
OVERALL PROPOSED MAIN FLOOR PLAN
1:200



OVERALL MEZZANINE FLOOR PLAN
1:200



OVERALL KEY PLAN
1:500



PRELIMINARY
MELECCOM/ENR/CONCOR

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/16/16
2	ISSUED FOR PERMITS	08/16/16
3	ISSUED FOR PERMITS	08/16/16

CRD: [blank]
CRAWLING NO. [blank]

THE WORKUN GARRICK PARTNERSHIP
Architecture and Interior Design Inc.

NAME OF DRAWING: OVERALL FLOOR PLANS
DATE: AUGUST 2016
SCALE: As Indicated
DRAWN BY: CS

5017 Jasper Avenue
Edmonton, Alberta
T6E 2E1
Telephone: (780) 438-3335
Fax: (780) 438-0048
www.theworkun.com

SPC ENGINEERING
STRUCTURAL CONSULTANT

KFR engineering
MECHANICAL CONSULTANT

SPC ENGINEERING
ELECTRICAL CONSULTANT

MENNO SIMONS SCHOOL ADDITION & MODERNIZATION
PEACE RIVER SCHOOL DIVISION #10

A1.1

Dallas Logan

From: TRANS Development Grande Prairie <TRANSDevelopmentGrandePrairie@gov.ab.ca>
Sent: January-16-17 2:43 PM
To: 'Kurt Von Kuster'
Cc: Dallas Logan; przybyjo@prsd.ab.ca; Robert Rabinovitch
Subject: RE: Roadside Development Permit Application - Menno Simons School, Cleardale, Alberta

Kurt,

I've reviewed the proposed development and have determined based on the setback of the development and the fact that Hwy 64 in the vicinity of the school is considered a minor two lane highway a development permit issued by Alberta Transportation is not required.

Thank you

David Richards
Development and Planning Technologist
Delivery Services Branch, Peace Region
Alberta Transportation
Government of Alberta

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Fax 780-538-5384
David.richards@gov.ab.ca

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From: Kurt Von Kuster [<mailto:kvonkuster@workungarrick.com>]
Sent: Monday, January 16, 2017 9:29 AM
To: TRANS Development Grande Prairie
Cc: Dallas@clearhillscounty.ab.ca; przybyjo@prsd.ab.ca; Robert Rabinovitch
Subject: Roadside Development Permit Application - Menno Simons School, Cleardale, Alberta

Hello,