

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**

**April 12, 2016**

---

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, April 12, 2016, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

---

- A) CALL TO ORDER**
- B) AGENDA**
  - A. REGULAR MEETING April 12, 2016 ..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING OF March 22, 2016..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. DEVELOPMENT APPEAL BOARD HEARING – W51-15 ..... 4*
  - B. DEVELOPMENT PERMIT APPLICATION – Bear Canyon Farms Holdings Ltd..... 13*
  - C. DEVELOPMENT PERMIT APPLICATION – Peter Banman ..... 18*
  - D. SUBDIVISION REFERRAL – Martha Krantz ..... 26*
  - E. SUBDIVISION REFERRAL – Abraham & Sarah Isaac ..... 35*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
--	-----------------

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
MARCH 22, 2016**

**PRESENT**

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

**ABSENT**

**ATTENDING**

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

**CALL TO ORDER**

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

**ACCEPTANCE OF  
AGENDA**

**M08-16**

**RESOLUTION by Deputy Chair Klassen to adopt the agenda governing the March 22, 2016, Municipal Planning Commission Meeting, as presented. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular Meeting Minutes

**M09-16**

**RESOLUTION by Member Svederus to adopt the minutes of the March 8, 2016 Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Development Permit Application W05-16

Development Permit Application W05-16 was received from Bear Canyon Farms Holdings Ltd. to develop an additional Manufactured Home dwelling, located at SE 14-83-13-W6M.

**M10-16**

**RESOLUTION by Chairman Croy that the Municipal Planning Commission approves Development Permit Application W05-16 from Bear Canyon Farms Holdings Ltd. to develop an additional Manufactured Home dwelling at SE 14-83-13-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. Minimum spacing from adjacent residence(s) shall not be less than 4.5m (15 feet). Any additions or attachments shall be regarded as part of the residence for spacing purposes.

3. 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.
4. All required Provincial/Federal Regulations to be adhered to.
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. Developer is responsible for obtaining all other permits such as building, plumbing, gas or electrical permits as required for this development. Copies of these permits must be forwarded to the County prior to construction commencement.
7. Developer to obtain a Roadside Development Permit from Alberta Transportation. CARRIED.

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on March 22, 2016 at 9:03 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 12, 2016
Originated By:	Audrey Bjorklund – Development Appeal Board Secretary
Title:	<b>DEVELOPMENT APPEAL BOARD HEARING – Permit W51-15.</b>
File:	61-02-02

### DESCRIPTION:

The Commission is presented with the Notice of Decision of the Development Appeal Board hearing that was held on March 21, 2016 for a scrap metal business on part of NW 17-85-5-W6M. The Decision:

- Rescinds Development Permit W51-15 for the scrap metal business and:
- The County covering the costs to rezone the 10 acre parcel back to Agricultural District 1 from Rural Industrial;
- Recommending Council amend the advertising procedures for land use bylaw amendment, such as rezoning, to include notification of landowners within a five mile radius by mail, and
- Recommending Council investigate bonding for businesses that may require reclamation at some point in the future.

### ATTACHMENTS:

1. Notice of Decision
2. Minutes of the Hearing

### RECOMMENDED ACTION:

That the Municipal Planning Commission accepts for information the decision of the Development Appeal Board and that Development Permit W51-15 for a scrap metal business on part of NW 17-85-5-W6M has been rescinded by the Development Appeal Board.

Initials show support - Reviewed by: Development Officer: 1

Manager: ABj



## CLEAR HILLS COUNTY

---

File No. 61-02-02

March 24, 2016

Municipal Planning Commission

Dear Chair and MPC Members:

**Subject: Development Appeal Board hearing March 21, 2016**

This letter is notice of the decision reached after the development appeal hearing held on March 21, 2016 regarding Development Permit W51-15 for a scrap metal business on part of NW 17-85-5-W6M.

The Development Appeal Board made the following Decision:

**DAB 07-16          RESOLUTION by Member Fletcher that the Development Appeal Board upholds the appeals on Development Permit W51-15; and hereby RESCIND Development Permit W51-15 for a scrap metal business on a part of NW 17-85-5-W6M due to the adverse effect on residential and land value in the vicinity of the proposed development, and the negative impact on the ability of adjacent landowners to enjoy their properties due to potential noise pollution:**

- **Direct Clear Hills County to cover the costs of rezoning the 10 acre area on NW 17-85-5-W6M from Rural Industrial (RM) back to Agricultural District 1 (AG1), and**
  - **Recommend that Clear Hills County Council review advertising procedures for Bylaws amending the Land Use Bylaw and in addition to the legislated requirements of the Municipal Government Act include notification of landowners within a five mile radius by registered mail, and**
  - **Recommend that Clear Hills County Council consider including bonding requirements in the Land Use Bylaw for discretionary uses that may require reclamation at some point in the future.**
- CARRIED.**

Reasons for the decision are noted below, and a copy of the minutes of the hearing is attached.

1. The Board is satisfied that with the number of residential sites near the proposed scrap metal yard and concerns over how property values will be negatively impacted when the sights and sounds of industrial uses are comingled with these existing residential and agricultural uses, which were there first, are a legitimate concern.
2. The Canadian Bill of Rights (1960) protects a right to the "enjoyment of property, and the right not to be deprived thereof except by due process of law." The Alberta Bill of Rights (1972) protects "the right of the individual to liberty, security of the person and enjoyment of property and the right not to be deprived thereof except by due process of law" The Board is satisfied that introduction of a scrap metal business with the traditional sounds

and sites of a scrap metal business adjacent to residential properties would infringe on this right.

3. The Board upheld the Applicants request that the County cover the costs of rezoning the 10 acre area back to Agricultural District 1 (AG1) from Rural Industrial (RM) to save a tax burden on a the landowner with the scrap metal business not being developed, as Industrial zoned land is taxed at a higher rate than agricultural zoned land.
4. The Board considered the request to expand notification of land use bylaw amendments, such as rezoning bylaws as reasonable and not a financial burden and is recommending that the County Council amend the advertising procedures to include notification of landowners within a five mile radius by registered mail. The Clear Hills County council is required to meet the advertising requirements set out in the Municipal Government Act, for bylaws this is set out in Section 230 and 606, and have the authority to exceed these advertising requirements.
5. The Board considered the concept of bonding requirements for discretionary uses that may require reclamation at some point in the future to merit further investigation, whether the County choses to implement such a step or not, and have recommended that the County Council investigate bonding of this nature.

Yours truly,

  
Audrey Bjorklund  
Development Appeal Board Secretary

Enclosure

**MINUTES OF  
CLEAR HILLS COUNTY  
DEVELOPMENT APPEAL BOARD HEARING  
HELD IN THE WORSLEY COUNCIL CHAMBERS**

**MONDAY March 21, 2016 AT 10:00 A.M.**

---

PRESENT	Brian Harcourt	Chair, Member at Large
	Baldur Ruecker	Vice Chair, Member at Large
	Dan Fletcher	Council Representative
	Jason Ruecker	Council Representative
IN ATTENDANCE	Allan Rowe	Chief Administrative Officer
	Dallas Logan	Development Officer
	Audrey Bjorklund	Secretary
	Johan Braun	Applicant
	Curt Hale (Maverick Livestock Company Ltd)	Appellant 2
	Todd Sadlier	Appellant 3
	Terrie Wayland	Appellant 4
	Cornelius Schmidt	Appellant 5
	Roy and Marj Budgell	Appellant 6
	Will Wayland	
	Glen Hoover	
IN REGRETS	Isaak and Susan Enns	Appellant 1
	Daryl King	Land Owner

CALL TO ORDER Chair Harcourt called the hearing to order at 10:00 a.m.

The Chair asked the appellants if they have any objections to the Board members present hearing this appeal. Yes No

The Chair read the Order of Presentation:

- 1) Secretary announces the Appeal;
- 2) Applicant's presentation;
- 3) Questions from the Board
- 4) Development Authority's presentation;
- 5) Questions from the Board;
- 6) Appellant's presentation;
- 7) Questions from the Board
- 8) Hearing to be recessed for a few minutes;
- 9) Any further questions from the Board of the Applicant, the Development Authority or the Appellant;
- 10) Applicant's closing comments
- 11) Development Authority's closing comments;
- 12) Appellant's closing comments;

Secretary Bjorklund announced the Appeal:

This appeal was filed by Isaak and Susan Enns, Maverick Livestock Company Ltd., Todd and Edith Sadlier, Terrie Wayland, Cornelius Schmidt, Roy and Marj Budgell and received by the

Development Appeal Board in relation to Development Permit W51-15, which grants conditional approval for a scrap metal business on a part of NW 17-85-5-W6M.

HEARING:  
Development  
Permit W51-05

APPLICANT

The Chair invited the Applicant, Johani Braun to make his presentation. Johan Braun spoke about wanting to set up a scrap metal yard and his plans to screen the site with an 8 foot high board fence for site protection, and noise reduction. He is required to following environmental rules for storage of the metal and to prevent spills. His goal is to have a business that will provide employment in the community and the benefit that will bring to the community.

Questions

Questions on number of employees and reasons for site selection. At the start 2 or 3 employees with the plan to expand until there are 6 or more. The location was chosen to be in the middle of the community, central for gathering up scrap, close to the highway. Also have arrangements with the nearby Hutterite Colony to use their truck scale if necessary. Best location.

Questions about where the scrap would be coming from as he doesn't have a contract to remove scrap from the transfer sites. Metal at the transfer sites is contracted to a company from Fort St. John, so the scrap would be hauled from other locations.

Questions about the steps for considering the site in regards to environmental considerations such as the water run off when selecting the site and if these were decision points in selecting this site. Point of view is that this is a good solid area and following environmental rules would address the water concerns.

Questions about the business hours being considered. On average the plan is to work from morning until supper time, occasionally there might be unloading or loading in the evening.

DEVELOPMENT  
AUTHORITY

The Board heard from the Development Officer Dallas Logan as the Development Authority with regards to the appeal on Application W51-15.

Development Officer Logan presented that the application was received from Johan Braun on November 5, 2016 and the Municipal Planning Commission directed that as the scrap metal wasn't a permitted or discretionary use on Agricultural 1 zoned land it would have to be rezoned to Rural Industrial. This was completed in February 2016. At that time the development permit application was taken back to the Municipal Planning



Commission, and following up on an appeal to the subdivision additional conditions were added to the Notice of Decision by the Municipal Planning Commission.

Questions:

Did anyone physically inspect the property? Pictures were taken and shared with the Municipal Planning Commission and Council. Member Fletcher does not believe that any of the Council physically visited the site prior to the rezoning.

APPELLANTS

The Chair invited the Appellants to make their presentations.

1. Isaak & Susan Enns were not in attendance.
2. Curtis Hale with Maverick Livestock Company Ltd, presented his concern with the notification process for rezoning of property. His concerns are with the water run that goes through the property and contamination concerns with a scrap metal business on top of it. Also the effect of the land value for surrounding properties. He doesn't live by it, but is concerned that the noise will affect those that live closer. Not anti-business but do need to consider location and surrounding land owners. Also should the business fail and there is a collection of scrap left how will that be cleaned up, and will it fall to the tax payer to cover the cost. Feels there should be a Bond in case of business failure. Number 1 concern is water and the people and livestock downstream. Number 2 concern is the cost of cleanup if something were to go wrong or the business fail.
3. Todd Sadlier presented his concerns of reduced land value as he owns the land on both sides and is most directly affected. The water run-off concerns are beyond his property as the water run on the proposed site drains his and another adjacent landowner's property. Doesn't want to live across the road from a scrap metal business with large piles of scrap and the resulting noise. Was considering a new residence directly across the fence from the proposed site, but if this scrap metal goes forward that will be the end of that plan. Concern that the 5 miles radius notifying of the proposed rezoning wasn't done, and should have been. Feels that the rezoning and permit approval were done without proper procedure and without taking into consideration the concerns of landowners. Used the example of what oil companies are held to, which is mandatory to notify those within five or more miles. Councillor Frixel had made a couple of the adjacent landowners aware a few days before the hearing, so not enough time to develop our thoughts around the situation.
4. Terri Wayland presented that her concern is with the willow draw that drains water from through the site, filling dugouts, at the Budgetel's and then their property, before carrying on to the Mongtagneuse and finally the Peace River. Not only do residents and livestock rely on the water supply, also wildlife including an established elk herd to the south. Has to be

better control on who is going to make sure that the applicant is going to follow the rules. There are not enough environmental assessors so there is no guarantee that the Applicant will be held to do everything right. After something does happen it's too late. Concerned that there should have been an environmental assessment of the water run off before the development got to this stage. Also concerned that the Applicant is not the landowner. It was noted by the Chief Administrative Officer Rowe that one of the conditions is that the landowner and developer will enter into an agreement with the municipality for reclamation and other matters if the use as a scrap yard was to cease.

5. Cornelius Schmidt presented that his concerns are with the noise, land value, runoff water (his land is right next to this property). Considering building on the ½ section west of the site and concerned with the potential negative impacts from a scrap metal yard so close.
6. Roy and Marj Budgell presented their concerns with potential contamination of surface water because of the scrap metal business and taking vehicles apart, and the unsightliness of the piles of scrap. Wondering if there is a requirement for tests for fish bearing waters because it does drain to the Peace River, and fills their dugout, which is used for drinking water. Also the land value. Feel the location is not suitable as it is a low area that drains water from surrounding lands. There is a condition for an agreement, concerned what happens after years and the landowner wants to let the land go back to the County due to rehabilitation costs, how is the taxpayer protected from these costs.

Chair Harcourt recessed the hearing at 10:44 a.m.

Chair Harcourt reconvened the hearing at 10:50 a.m.

Questions: Can there be a bond required by the Applicant to cover any costs that might arise?

Council and MPC have not requested a bond be attached as a condition. The municipality can respond to complaints of an unsightly premises and have a site cleaned up.

Questions: Around the viability of a scrap metal business in the current economy and concerns on how long and how much scrap might be stored at the site. The Applicant indicated he did have a vendor to sell the product to.

Questions: Around the additional conditions and permits required to operate a scrap metal business. ERCB holds lease applications to different standards, and these should be followed locally too (ie 100 meters from a water run, notification to landowners 5 or more miles away). Also reiteration that rezoning of lands should be more widely circulated as many people do not regularly purchase

or subscribe to the local newspaper, The Fairview Post; also many do not use social media.

APPLICANT:

The Applicant inquired if the development does get turned down by the Development Appeal Board would they consider a condition that the county cover the costs of rezoning the property back to Agricultural District 1.

DEVELOPMENT  
AUTHORITY

To clarify on some of the questions around the Development Permit Approval process and conditions the Chief Administrative Office and Development Officer presented that the Municipal Planning Commission approve or deny based on information given to us and in compliance with the Land Use Bylaw and Municipal Government Act. No development can occur until all conditions set out in the Notice of Decision have been met. As items such as water are not under municipal jurisdiction the conditions that other provincial and federal regulation be followed is also included. Rezoning is currently required first, then the development permit is considered.

The Chair requested any additional questions or comments from the Applicant, those for the development, the Development Authority, the Appellants and those opposed to the development.

No further discussion.

The Chair as if those present felt that they had received a fair and impartial hearing.

Majority confirmed yes.

Two indicated they had received a fair and impartial hearing and still had questions that needed to be answered.

Chair Harcourt thanked those that attended and informed that the Board would now recess briefly and then reconvene In-Camera to make their decision.

The Applicant and Appellants will be notified of the Board's decision in writing within 15 days.

Chair Harcourt recessed the hearing at 11:16 a.m.

Chair Harcourt reconvened the hearing at 11:33 a.m.

DAB 05-16

**RESOLUTION by Councillor Ruecker to go in camera at 11:33 a.m. CARRIED.**

Councillor Ruecker left the meeting at 12:00 p.m.

DAB 06-16

**RESOLUTION by Councillor Fletcher to come out of camera 12:11 a.m. CARRIED.**

DECISION

DAB 07-16

**RESOLUTION** by Member Fletcher that the Development Appeal Board upholds the appeals on Development Permit W51-15; and hereby **RESCIND** Development Permit W51-15 for a scrap metal business on a part of NW 17-85-5-W6M due to the adverse effect on residential and land value in the vicinity of the proposed development, and the negative impact on the ability of adjacent landowners to enjoy their properties due to potential noise pollution:

- **Direct** Clear Hills County cover the costs of rezoning the 10 acre area on NW 17-85-5-W6M from Rural Industrial (RM) back to Agricultural District 1 (AG1), and
- **Recommend** that Clear Hills County Council review advertising procedures for Bylaws amending the Land Use Bylaw and in addition to the legislated requirements of the Municipal Government Act include notification of landowners within a five mile radius by registered mail, and
- **Recommend** that Clear Hills County Council consider including bonding requirements in the Land Use Bylaw for discretionary uses that may require reclamation at some point in the future.

**CARRIED.**

ADJOURNMENT

Chair Harcourt adjourned the hearing at 12:12 p.m.

\_\_\_\_\_  
DATE SIGNED

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
DATE SIGNED

\_\_\_\_\_  
SECRETARY

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 12, 2016
Originated By:	Dallas Logan – Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Bear Canyon Farms Holdings Ltd.</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W06-16 was received from Bear Canyon Farms Holdings Ltd. (also known as the Bear Canyon Hutterite Colony) to develop a Cemetery at Plan 1424859 Block 1 Lot 1 (SW 29-83-12 W6M).

### BACKGROUND:

- Zoning: Agricultural (AG1)
- A cemetery is a discretionary use, and previous applications of this nature have been approved.
- Property is adjacent to SH717

### ATTACHMENTS:

1. Development Permit Application

### 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 W06-16 from Bear Canyon Farms Holdings Ltd. to develop a Cemetery at Plan 1424859 Block 1 Lot 1 (SW 29-83-12 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. Developer to obtain a Roadside Development Permit from Alberta Transportation.

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

# DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE	
APPLICATION NO.	W06-16
DATE RECEIVED	March 29, 16

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 <i>Joe Tschetter</i>		NAME OF REGISTERED LAND OWNER <i>Hutterian Brethren Church</i>	
ADDRESS <i>Box 33 Cherry Point</i>		ADDRESS <i>Box 33 Cherry Point</i>	
POSTAL CODE <i>TOH 070</i>	TELEPHONE (Res.) _____ (Bus.) _____	POSTAL CODE <i>TOH 070</i>	TELEPHONE (Res.) _____ (Bus.) _____

*of Bear Canyon*

LAND INFORMATION								
Legal description of proposed development site:								
QTR./L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
						<i>1424859</i>	<i>1</i>	<i>1</i>
Size of the proposed development site:								
LENGTH _____ ft <i>100m</i>	WIDTH _____ ft <i>100m</i>	Number of:	ACRES OR HECTARES <i>1.00</i>					
Describe the existing use of the land: <i>Agricultural</i>								

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>Cemetery</i>			
Check (✓) any proposed use(s) not identified above:			
<input type="checkbox"/> Sign(s)	<input checked="" type="checkbox"/> Culvert(s) / Road access point(s)	<input type="checkbox"/> Public use(s) / Utilities	
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	<input checked="" type="checkbox"/> Other (specify) <i>Landscaping</i>	
<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 _____ ft _____ m	REAR YARD _____ ft _____ m	SIDE YARD (1) _____ ft _____ m	SIDE YARD (2) _____ ft _____ 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: <input type="checkbox"/> A. COMMENCEMENT DATE <input type="checkbox"/> B. COMPLETION DATE <input type="checkbox"/> C. CONSTRUCTION COSTS \$ _____			
Attached is: (a) Site Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input 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.	
<i>Mar 8/16</i> DATE	<i>Joseph M. Lute</i> SIGNATURE OF APPLICANT
<i>Mar 8/16</i> DATE	<i>Joseph M. Lute</i> SIGNATURE OF REGISTERED LAND OWNER

FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: _____	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ _____ RECEIPT No. _____

LAND TITLES OFFICE  
**PLAN No 142 4859**  
 ENTERED AND REGISTERED  
 ON **November 03, 2014**  
 INSTRUMENT No **142 369 526**  
*Wayne A. Beckwith*  
 A. D. REGISTRAR  
 N.A.L.R.D.

**ALBERTA LAND SURVEYOR:**  
 IAN D. CLELAND  
 Survey was taken and checked on the dates of  
 June 12th, 2014, and October 24th, 2014 in  
 accordance with the provisions of the Surveys Act.



**LEGEND:**  
 STATUTORY IRON POSTS SHOWN THUS: ●  
 STATUTORY IRON POSTS PLACED SHOWN THUS: ○  
 ALL STATUTORY IRON POSTS PLACED ARE MARKED "P034"  
 DISTANCES ARE GIVEN AND IN METRES AND DECIMALS THEREOF AND ARE  
 BETWEEN POSTS UNLESS OTHERWISE SHOWN.

ALL DEALS WITH ANY OF THESE BOUNDARY THINGS  
 SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THE  
 SURVEYS ACT AND THE REGULATIONS THEREUNDER.  
 BEARINGS ARE GIVEN IN DECIMAL DEGREES (DMS), REFERENCE MERIDIAN 117°W (ZONE 11N)  
 AND ARE DERIVED FROM GNSS OBSERVATIONS.  
 COMBINED SCALE FACTOR: 0.999989  
 GEO-REFERENCE POINT IS SHOWN THUS: ○ RP  
 THE OBSERVED UTM CO-ORDINATES ARE: N: 624297.28; E: 321895.73

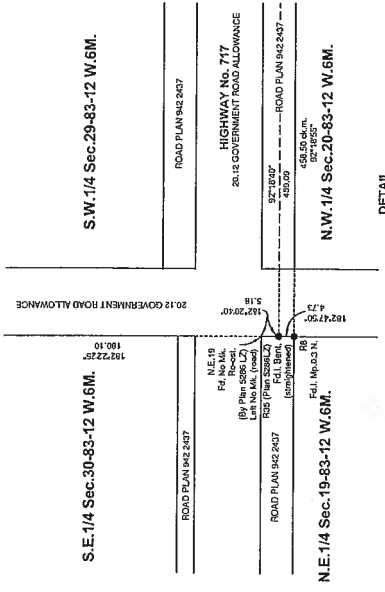
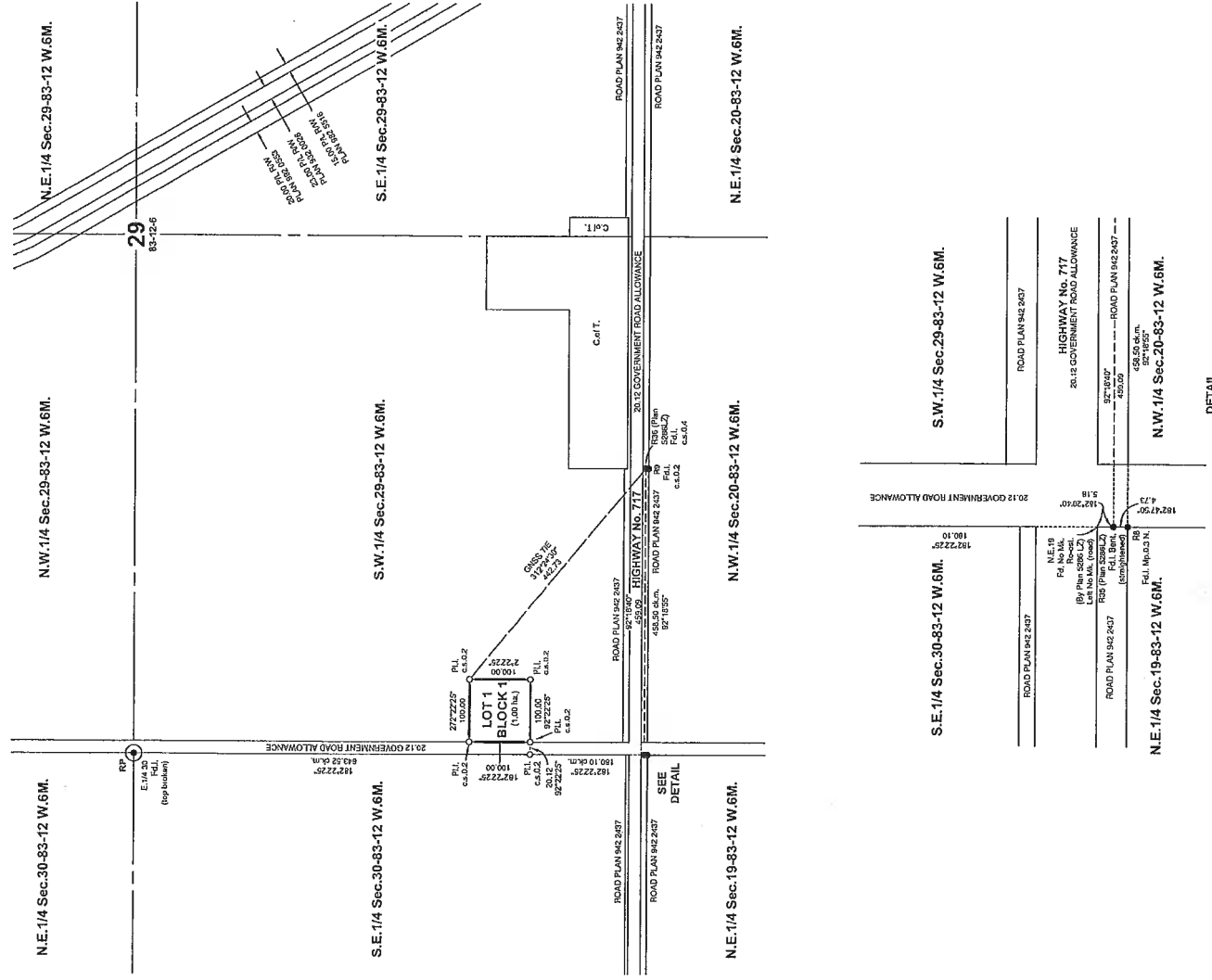
**ABBREVIATIONS:**  
 A.L.S. Alberta Land Surveyor  
 C.S. County Survey  
 C.S.R.S. Canadian Spatial Reference System  
 C.T. Certificate of Title  
 G.C. Geodetic Control  
 H. Hydrographic  
 I. International  
 L. Locality  
 M. Meridian  
 M.P. Monument  
 M.P. Mon. Marker post  
 N.S.E.W. North, South, East and West  
 N.A.D.83 North American Datum, 1983  
 P. Parcel  
 P.L. Proposed

**SUBDIVISION APPROVING AUTHORITY:** FILE No.: 14M/K041  
 MACKENZIE MUNICIPAL SERVICES AGENCY

**REGISTERED OWNER(S):**  
 BEAR CANYON FARMS HOLDINGS LTD.

**PLAN SHOWING SURVEY OF  
 SUBDIVISION  
 OF PART OF**  
**S.W. 1/4 Sec.29 Twp.83 Rge.12 W.6M.**  
**CLEAR HILLS COUNTY**

SCALE: 1:15000  
 Checked by: IDC  
 Drawn by: DJM  
 Dwg.: PW-0099-14-SUB



**DETAIL**  
 SCALE: 1:15000

Consumer Services Branch  
Consumer Programs

3rd Floor, Commerce Place  
Mail Station 3C, 10155 - 102 Street  
Edmonton, Alberta  
Canada, T5J 4L4

Telephone (780) 427-5210  
Fax (780) 427-3093

## FINAL CERTIFICATE OF APPROVAL

Date: January 18, 2016

File: FCA 2149


Name of Cemetery: Hutterian Brethren Church of Bear Canyon Cemetery  
Name of Owner: Hutterian Brethren Church of Bear Canyon  
Mailing Address: Box 33  
Cherry Point, AB  
T0H 0T0

### Description of Land To Be Used For Cemetery Purposes Only:

**Plan 142 4859**  
**Block 1**  
**Lot 1**

The establishment of the cemetery described above has been approved on the condition that the cemetery will be operated to comply with the Cemeteries Act and Regulations made pursuant thereto.

All restrictions placed on the property because of the Utility Right of Way (URW) from ATCO Electric Ltd. must be adhered to, and burials must not take place in a location that would interfere with the URW.

  
\_\_\_\_\_  
Karen Carruthers  
Director of Cemeteries



March 8, 2016

Via Fax: 780-685-3960

Clear Hills County  
Box 240  
Worsley, AB  
T0H 3W0

Dear Sir or Madam:

**Re: Hutterian Brethren Church of Bear Canyon  
Development Permit Application to Develop Lot 1, Block 1, Plan 1424859  
into a Cemetery  
Our File: 1046463 TWUB:wc**

---

We are the solicitors for the Hutterian Brethren Church of Bear Canyon with respect to the above noted development permit application. Please find enclosed the following:

1. Final Certificate of Approval from the Government of Alberta;
2. Development Permit Application (for Discretionary Use - Cemetery);
3. Copy of Sketch Plan showing proposed subdivision for cemetery site; and
4. Copy of Title showing subdivided parcel.

We note that we have not enclosed an application fee. We understand that there is only a fee for permits on Industrial Land. If we are incorrect on this issue, please advise and we will remedy this.

Yours very truly,

**KMSC Law LLP**



**TIMOTHY W. U. BAYLY**

TWUB:wc  
Enclosures

cc. Hutterian Brethren Church of Bear Canyon  
Attn: J. Tschetter

**RECEIVED**

**MAR 29 2016**

**CLEAR HILLS COUNTY**

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 12, 2016
Originated By:	Dallas Logan – Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Peter Banman</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W07-16 was received from Peter Banman to move an existing Modular Home (second dwelling) to an alternate location on same quarter section. Located at SW 13-85-9 W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- 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.
- Modular Home previously approved at its present location as a second dwelling on December 9, 2014.
- Property is adjacent to SH717

### ATTACHMENTS:

1. Development Permit Application

### 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 W07-16 from Peter Banman to move an existing Modular Home (second dwelling) to an alternate location on same quarter section. Located at SW 13-85-9 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. Developer to obtain a Roadside Development Permit from Alberta Transportation.

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

# DEVELOPMENT PERMIT APPLICATION

**CLEAR HILLS COUNTY**

FOR ADMINISTRATIVE USE	
APPLICATION NO.	W07-16
DATE RECEIVED	March 31-16

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 <i>Peter Banman</i>				NAME OF REGISTERED LAND OWNER			
ADDRESS <i>Bex 392</i>				ADDRESS			
<i>Worsley AB</i>							
POSTAL CODE <i>10H 3W0</i>	TELEPHONE (Res.) <i>780 835 8297</i>	(Bus.)		POSTAL CODE	TELEPHONE (Res.)	(Bus.)	

LAND INFORMATION								
Legal description of proposed development site:								
QTR./L.S. <i>SW</i>	SEC. <i>13</i>	TWP. <i>85</i>	RG. <i>9</i>	M. <i>6</i>	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed development site:								
LENGTH <u>    </u> ft <i>100m</i>		WIDTH <u>    </u> ft <i>100m</i>		Number of:		ACRES	OR	HECTARES
						<i>1</i>		<i>10</i>
Describe the existing use of the land: <i>it is a patch of bush</i>								

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>Residents moving existing 2nd residence to new yard site-same quarter.</i>			
Check (✓) any proposed use(s) not identified above:			
<input type="checkbox"/> Sign(s) Dwelling unit(s)	<input checked="" type="checkbox"/> Culvert(s) / Road access point(s) Accessory structure(s) / use(s)	<input type="checkbox"/> Public use(s) / Utilities Other (specify) _____	
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)	<input type="checkbox"/> _____	
Indicate the proposed setback from the property line: <i>See Map</i>			
FRONT YARD <u>    </u> ft <i>100</i> ✓ m	REAR YARD <u>    </u> ft m	SIDE YARD (1) <u>    </u> ft m	SIDE YARD (2) <u>    </u> ft 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 <i>April 1 2016</i>	B. COMPLETION DATE <i>May 1 2016</i>	C. CONSTRUCTION COSTS <i>\$ 10,000</i>
Attached is: (a) Site Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A;			(b) Floor Plan: <input type="checkbox"/> Yes <input checked="" 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.	
<i>Mar 31/16</i> DATE	 SIGNATURE OF APPLICANT
_____ DATE	 SIGNATURE OF REGISTERED LAND OWNER

FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: _____	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ _____ RECEIPT No. _____

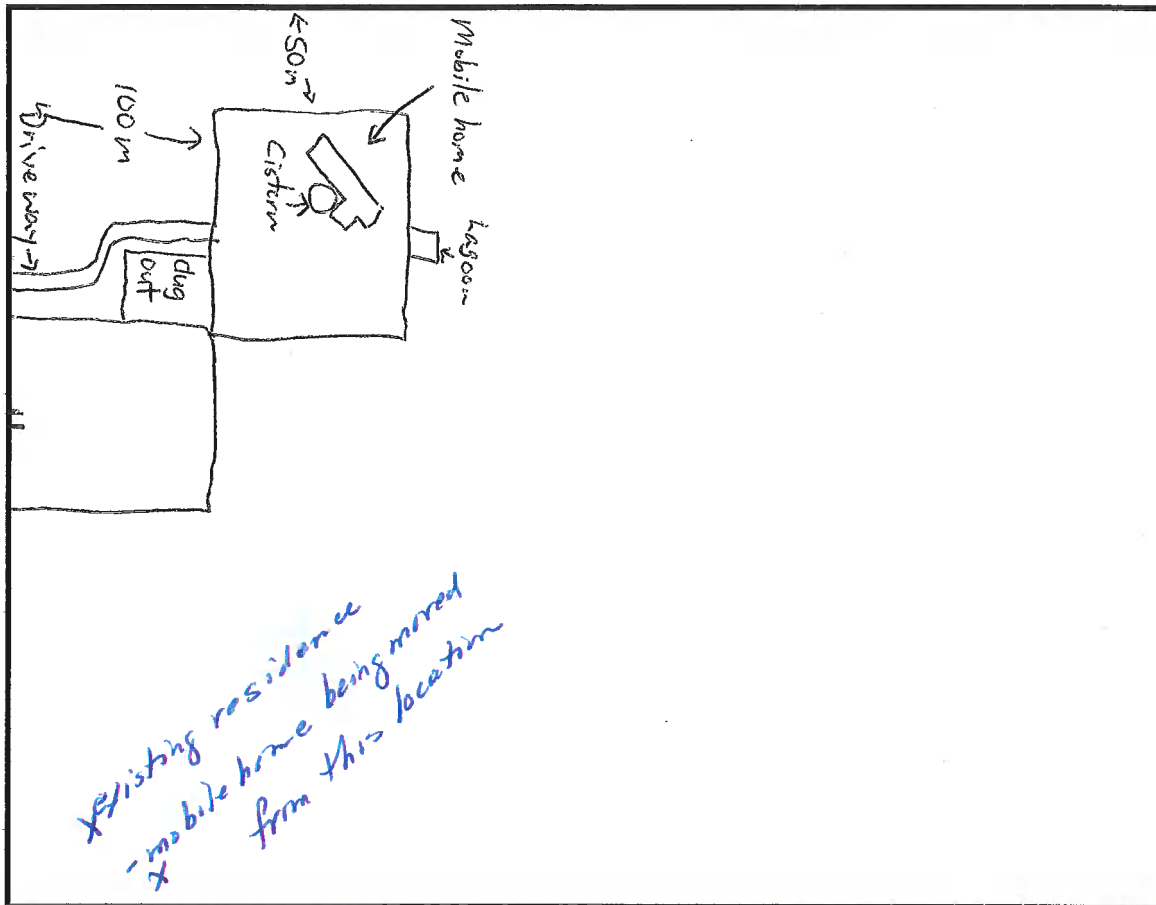
## APPLICATION FOR DEVELOPMENT PERMIT

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

For residential and non-industrial development please sketch plan of proposal:



Approach required  
RR 91



LEGAL DESCRIPTION: SW 13 85 9 W 6

**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



## ADDITIONAL INFORMATION REQUIRED:

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

<b>TYPE OF WATER SUPPLY</b>	
	DUGOUT
	WELL
X	CISTERN & HAULING
	COUNTY SERVICE
	OTHER (Please specify)

<b>TYPE OF SEWAGE DISPOSAL</b>	
	OPEN DISCHARGE/SEPTIC TANK
	SUB-SURFACE DISPOSAL/SEPTIC TANK
	ABOVE GROUND/SEPTIC TANK
X	SEWAGE LAGOON
	OUTDOOR PRIVY
	COUNTY SERVICE
	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.

RECEIVED

MAR 31 2016

CLEAR HILLS COUNTY

**Development Permit  
Appendix "A"  
Moved-in Buildings**

If any of the buildings pertaining to the development permit are being moved-in from another location please complete this form and return with the completed development permit and application fee.

- a) A photograph of the building(s).
- b) Canadian Safety Association Identification Number (CSA) \_\_\_\_\_
- c) Present location of the building 5613 85 9 W6

- d) Proposed relocation route Across the field, it is on the same quarter

**Please note:**

1. Any building to be moved-in or placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District, must be approved by the Municipal Planning Commission.
2. The Municipal Planning Commission may require, when a development permit is issued for a moved-in building, notice in writing to be sent to all adjacent landowners.
3. The Municipal Planning Commission may require a performance bond or a letter of credit of such amount as to ensure the completion of any renovations set out as a condition of a development permit.
4. The moved-in building shall conform to Alberta Safety and Labour building standards.

NOTES:  
 1) ALL DIMENSIONS ARE IN METERS IF NOT OTHERWISE SPECIFIED.  
 2) BLACK - EXISTING ATCO STRUCTURE  
 RED - NEW ATCO STRUCTURE  
 GREEN - SALVAGE ATCO STRUCTURE  
 BLUE - IP PEELINE  
 BROWN - ROADWAY  
 TEAL - TELLUS  
 ORANGE - IP PEELINE

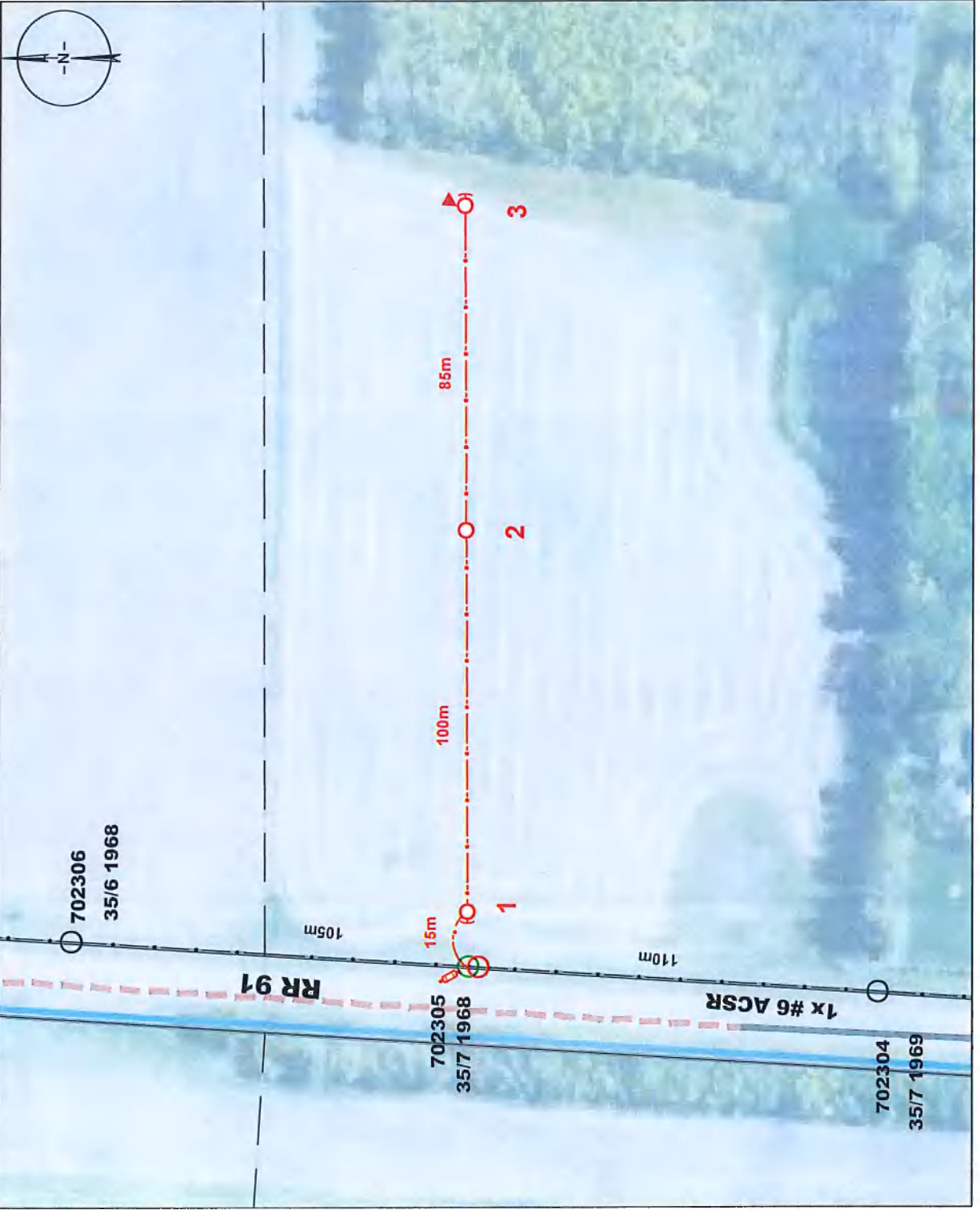


LEGEND:

- DISTRIBUTION POLE
- RISER POLE
- ☼ LUMINAIRE
- O/A 1 PHASE
- O/A 3PH W/ NEUTRAL
- O/A 3 PHASE
- O/A 3 PHASE
- O/A 3 PHASE
- SOLID BLADE SWITCH
- 1 PH. TRANSFORMER
- 3 PH. TRANSFORMER
- ANCHOR

GNERT General
Survey/Routeable
Brushing
Special Equipment
Vehicle Change
System Move
Transmission Unleaded
Line Photo
Access road
Tire Grading
Asset Plant
ASADATA
ESSENTIALS
Pipeline Crossing
High Load Corridor
Crown/Concave/ERS
New/Temp. Canada
Cable/JT, Servant/Strazy
Presemer/ PMA
Historical/Special Area
No Cost Approvals
Boiler/Service Point
County/MND/Levee/By
Gas Company
Traffic
AB Transp T/S
NA
Metering/Other
Blind/Type
Location (Struct.)
2-Way Travel
240m, 2-way #Peace River
Form Breaker Sta
BOA

D59843  
 Peter Banman Cat 1  
 Routing Plan R0  
 SW 13 85-9-W6M  
 Joseph Magyar 17-MAR-2016





# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 12, 2016
Originated By:	Dallas Logan – Development Officer
Title:	<b>SUBDIVISION REFERRAL – Martha Krantz</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral S01-16 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Martha Krantz (Rod Krantz) for a Farmstead Separation Subdivision NW 10-83-12 W6M (4.98 hectares – 12.33 acres).

### BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 12.33 acre parcel to accommodate an existing farmstead.
- There is an established farmstead located on site, including a house, garage, granaries and associated services.
- The subject land is described as flat.
- Existing development is serviced with a sewage lagoon and a dugout for water supply. The dugout is not included within the subdivision and therefore, an easement agreement will be required to continue this dugout for a water supply.
- Access can be gained via the local road to the west (RR123).

### ATTACHMENTS:

- Subdivision application

### OPTIONS:

1. Deny the request
2. Approve the subdivision request with conditions listed, or other conditions

### RECOMMENDED ACTION:

That the Municipal Planning Commission ...recommend Mackenzie Municipal Services Agency approve the subdivision application from Martha Krantz (Rod Krantz) for a Farmstead Separation Subdivision NW 10-83-12 W6M (4.98 hectares – 12.33 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: 

501-16

FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY  
Date of Receipt for Completed Form: Mar 4/16 File No.: 16mk006 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: ROD KRANTZ Address and phone number: (ROD)  
MARTHA KRANTZ - has power of Attorney 780-836-5469  
(Full Name in Block Capitals)

2. Name of agent (person authorized to act on behalf of registered owner), if any: Address and phone number:  
Quest Geomatics - Jason Coates 780-330-9939  
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
All/part of the NW 1/4 Sec 10 TWP 83 Range 12 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 \_\_\_\_\_ hectares \_\_\_\_\_ (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 FARMYARD WITHIN FARMED QUARTER SECTION  
b. Proposed use of the land Residential  
c. The designated use of the land as classified under a land use bylaw A6

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, STUBBLE, FARMYARD  
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) FARM with Tree stands  
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 SEE 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.  
Water Dugout, Septic Lagoon

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
I, Jason Coates (Quest Geomatics) 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: Box 1357 FAIRVIEW, AB. Signature: Jason Coates  
T0H 1L0 780-330-9939 Date: Feb. 28/2016  
Phone No.: \_\_\_\_\_

MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

---

MUNICIPALITY: Clear Hills Cnty. DATE RECEIVED: March 4, 2016  
FILE: 16MK006 EXPIRY DATE: May 4, 2016  
LEGAL: NW 10.83.12.W6M TIME EXTENSION \_\_\_\_\_  
APPLICANT/AGENT: M. Krantz

---

PROPOSAL: The proposal is to subdivide from the quarter section, a 12.33 acre parcel to accommodate an existing farmstead.

ACREAGE IN TITLE: 161 acres

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 16 miles south west of Cleardale

PREVIOUS APPLICATIONS: n/a

---

SITE CHARACTERISTICS

C.L.I.: 100% 2c

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is an established farmstead located on site, including a house, garage, granaries and associated servicing.

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

SERVICING: Existing development is serviced with a sewage lagoon and a dugout for water supply. The dugout is not included within the subdivision and therefore, an easement agreement will be required to continue this dugout for a water supply.

PARCEL SIZE: The parcel size is based on the location of the existing development and is deemed to be appropriate for the intended use.

OTHER COMMENTS:

---

LEGISLATION

LAND USE BYLAW: Located within the Agricultural District (AG-1). No conflicts. Parcel size may be allowed under Section 64(3)(1)(b)

MUNICIPAL DEVELOPMENT PLAN: May be allowed

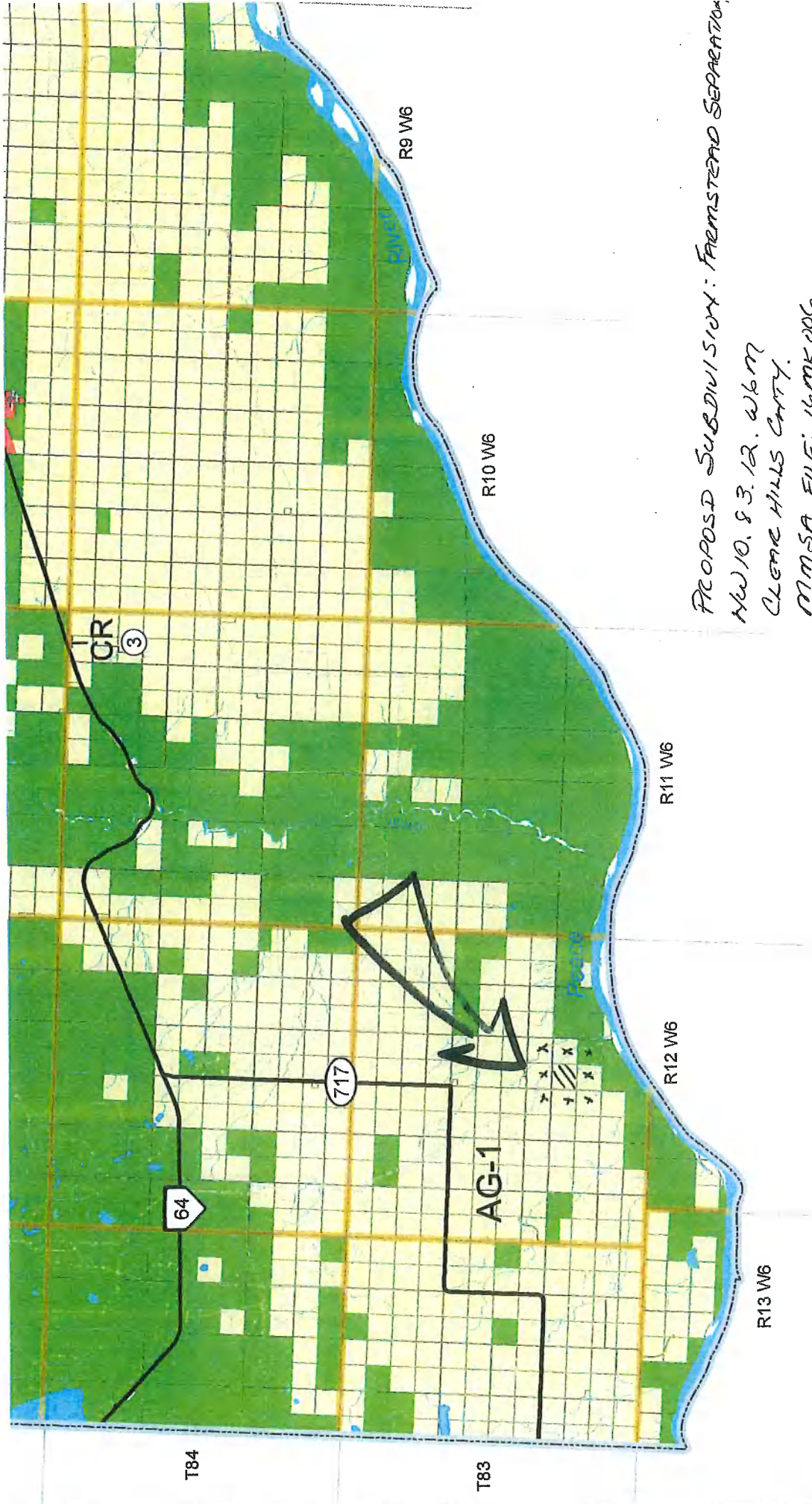
SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts

---

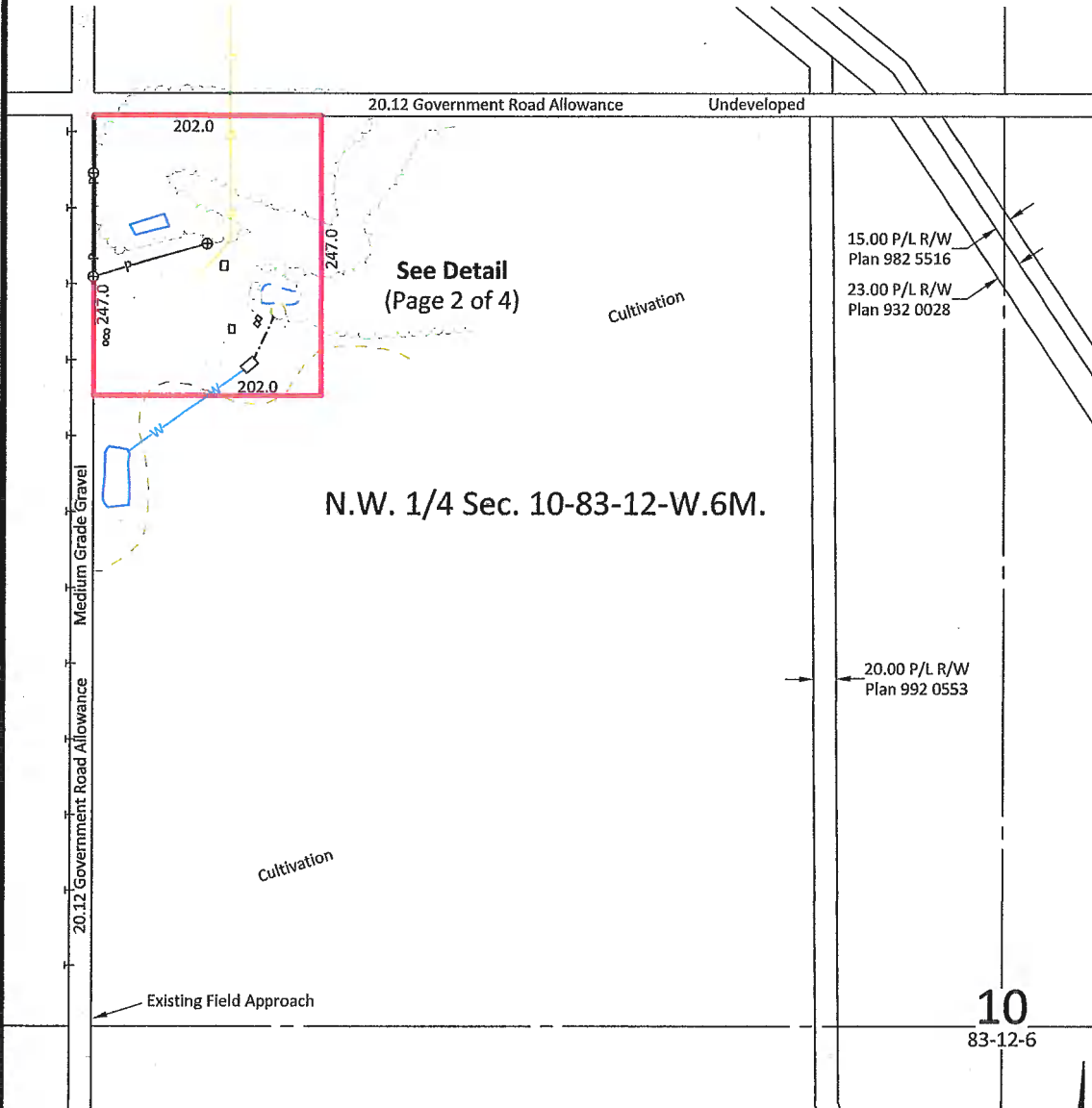
(These comments are subject to change based on additional information that may be received).

"LOCATION PLAN"



PROPOSED SUBDIVISION: FARMSTEAD SEPARATION  
NW 10, 8, 3, 12, 46M  
CLEMENS HILLS CMTY.  
NMSA FILE: 16MK006

Tentative Plan Showing  
Proposed Subdivision  
of  
N.W. 1/4 Sec. 10, Twp. 83, Rge. 12, W.6M.  
Clear Hills County, Alberta



Scale 1 : 5,000

**AREAS:**

N.W. 1/4 Sec. 10  
Proposed Lot 4.989 ha (12.33 Ac.)

**LANDOWNER:**

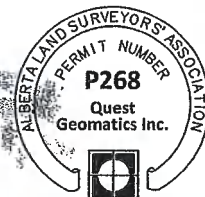
N.W. 1/4 Sec. 10-83-12-W.6M.  
Martha Krantz  
C. of T.112 400 609 +4

**Note:**

Subject to Caveats:  
792 141 868 Utility Right of Way: North Peace Gas Co-op Ltd.  
932 217 813 Utility Right of Way: Alberta Power Limited

**Note:**

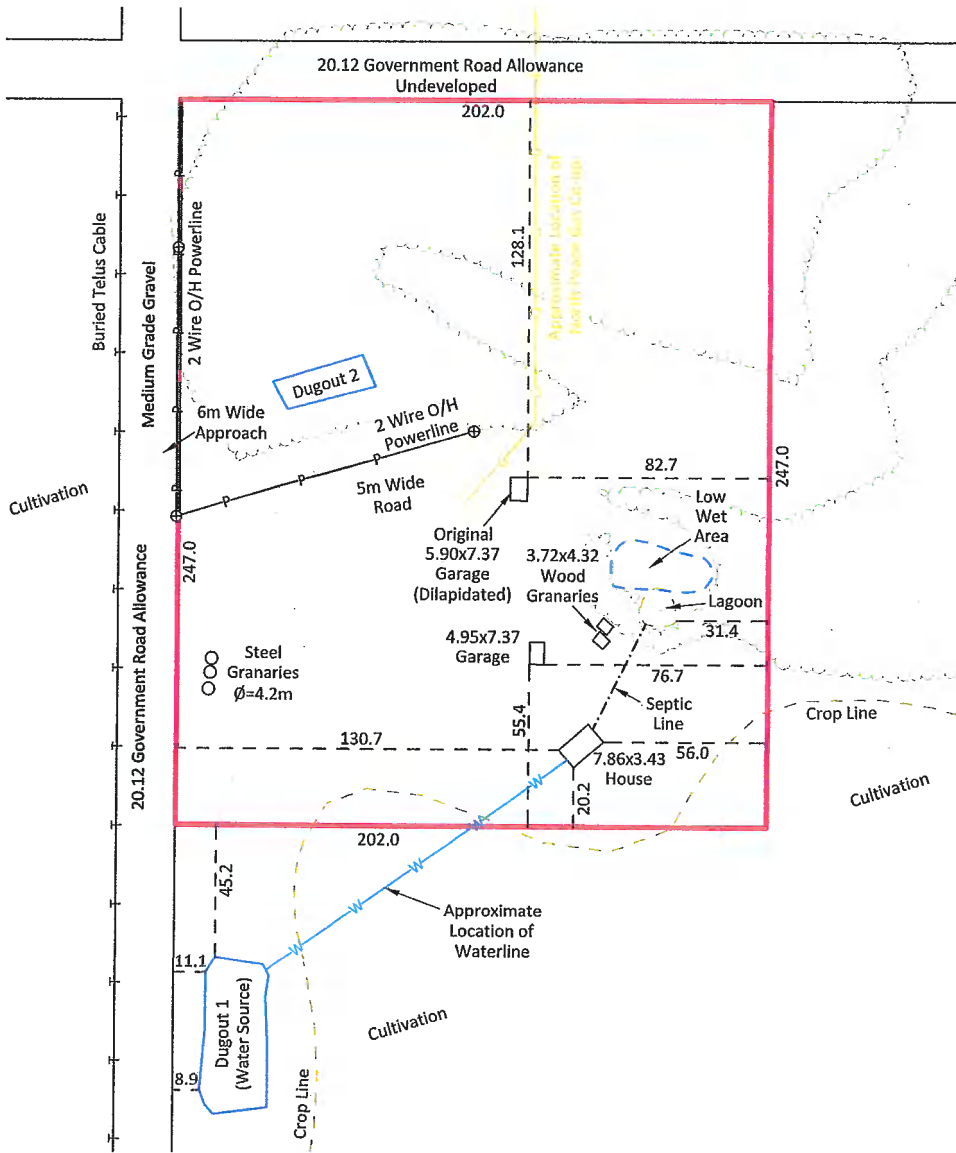
Water Source (Dugout 1) to be protected by Easement.



Page 1/4
Date: Feb. 25, 16
JC/DRM/JC
Job #: MC1-0040-16-00

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

Tentative Plan Showing  
Proposed Subdivision  
of  
N.W. 1/4 Sec. 10, Twp. 83, Rge. 12, W.6M.  
Clear Hills County, Alberta



Detail  
Scale 1 : 2,000

LEGEND:

Buried Septic	---
Buried Telus Cable	---
Bushline	---x---
Fence	---
Gas Co-op	---
Hydrography	---w---
Overhead Powerline	---P---
Road Surface	---
Waterline	---W---
Portions referred to	---



Tentative Plan Showing  
Proposed Subdivision  
of  
N.W. 1/4 Sec. 10, Twp. 83, Rge. 12, W.6M.  
Clear Hills County, Alberta



Scale 1 : 5,000



Tentative Plan Showing  
Proposed Subdivision  
of  
N.W. 1/4 Sec. 10, Twp. 83, Rge. 12, W.6M.  
Clear Hills County, Alberta



Scale 1 : 2,000





# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 12, 2016
Originated By:	Dallas Logan – Development Officer
Title:	<b>SUBDIVISION REFERRAL – Abraham &amp; Sarah Isaac</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral S02-16 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Abraham & Sarah Isaac for a Country Residential Subdivision SW 13-85-8 W6M (4.00 hectares – 9.96 acres).

### BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 9.96 acre parcel for country residential use.
- The parcel constitutes the first parcel from the quarter so does not require rezoning to Country Residential.
- The subject land is described as flat.
- There is no development on site. Site is cleared with some drainage issues. Balance is partially cultivated with the majority in native bush and low, wet areas.
- Access would have to be gained via Highway 726 as opposed to direct access to Highway 64. Alberta Transportation will be asked to comment on highway/access concerns or conditions.
- Proposed servicing is via cistern and hauling for water supply and a holding tank for sewage disposal.

### 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 subdivision application from Abraham & Sarah Isaac for a Country Residential Subdivision SW 13-85-8 W6M (4.00 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.

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

MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

---

MUNICIPALITY: Clear Hills Cnty. DATE RECEIVED: March 16, 2016  
FILE: 16MK009 EXPIRY DATE: May 16, 2016  
LEGAL: SW 13.85.8.W6M TIME EXTENSION \_\_\_\_\_  
APPLICANT/AGENT: Abraham & Sarah Isaac

---

PROPOSAL: The proposal is to subdivide from the quarter section, a 9.96 acre parcel for country residential use.

ACREAGE IN TITLE: 153.34 acres

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 13 miles east of Cleardale

PREVIOUS APPLICATIONS: n/a

---

SITE CHARACTERISTICS

C.L.I.: 60% 0, 40% 2c4w

TOPOGRAPHY: The subject land is described as basically flat.

EXISTING USE/DEVELOPMENT: There is no development on site. Site is cleared with some drainage issues. Balance is partially cultivated with the majority in native bush and low, wet areas.

ROAD ACCESS: Access would have to be gained via Highway 726 as opposed to direct access to highway 64. Ab. Transportation will be asked to comment on highway/access concerns or conditions.

SERVICING: Proposed servicing is via cistern and hauling for water supply and a holding tank for sewage disposal.

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

---

LEGISLATION

LAND USE BYLAW: Located within the Agricultural District (AG-1). No conflicts. Parcel size may be allowed under Section 64(3)(1)(b)

MUNICIPAL DEVELOPMENT PLAN: May be allowed

SUBDIVISION REGULATIONS: Section 14 (Distance from Highway) and Section 15 (service road requirement)

MUNICIPAL GOVERNMENT ACT: No conflicts

---

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

Sb2-16

FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY  
Date of Receipt for Completed Form: MAR 16/16 File No.: 16MK009 Fee Submitted: \$25.00

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: ABRAHAM ISAAC AND SARAH ISAAC Address and phone number: P.O. BOX 278 WORSLEY, ALBERTA T0H 3W0  
(Full Name in Block Capitals)

2. Name of agent (person authorized to act on behalf of registered owner), if any: EXPLORE SURVEYS INC. - c/o KATIE HUNTER Address and phone number: 18941-111 AVE NW EDMONTON, ALBERTA T5S 2X4  
(Full Name in Block Capitals) 780-293-8092 katie@exploresurveys.com

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
All/part of the SW 1/4 Sec 13 TWP 85 Range 8 West of 6 Meridian  
Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. 032 294 949  
Area of the above parcel of land to be subdivided 4.00 hectares 9.88 (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 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 YES No \_\_\_\_\_  
If "yes", the Highway is No HWY 64 the Secondary Road is No HWY 728  
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 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 No \_\_\_\_\_ See Map Attached

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 AGRICULTURAL DISTRICT 1 (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 Soil Drainage: Imperfectly Drained  
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc-- sloughs, creeks, etc) CULTIVATED FIELD  
c. Describe the kind of soil on the land (sandy, loam, clay, etc) Gray clay base (Gleyed Gray Luvisol), black top soil (Luvisolic) Salinity Class: N Calcareousness Class: W

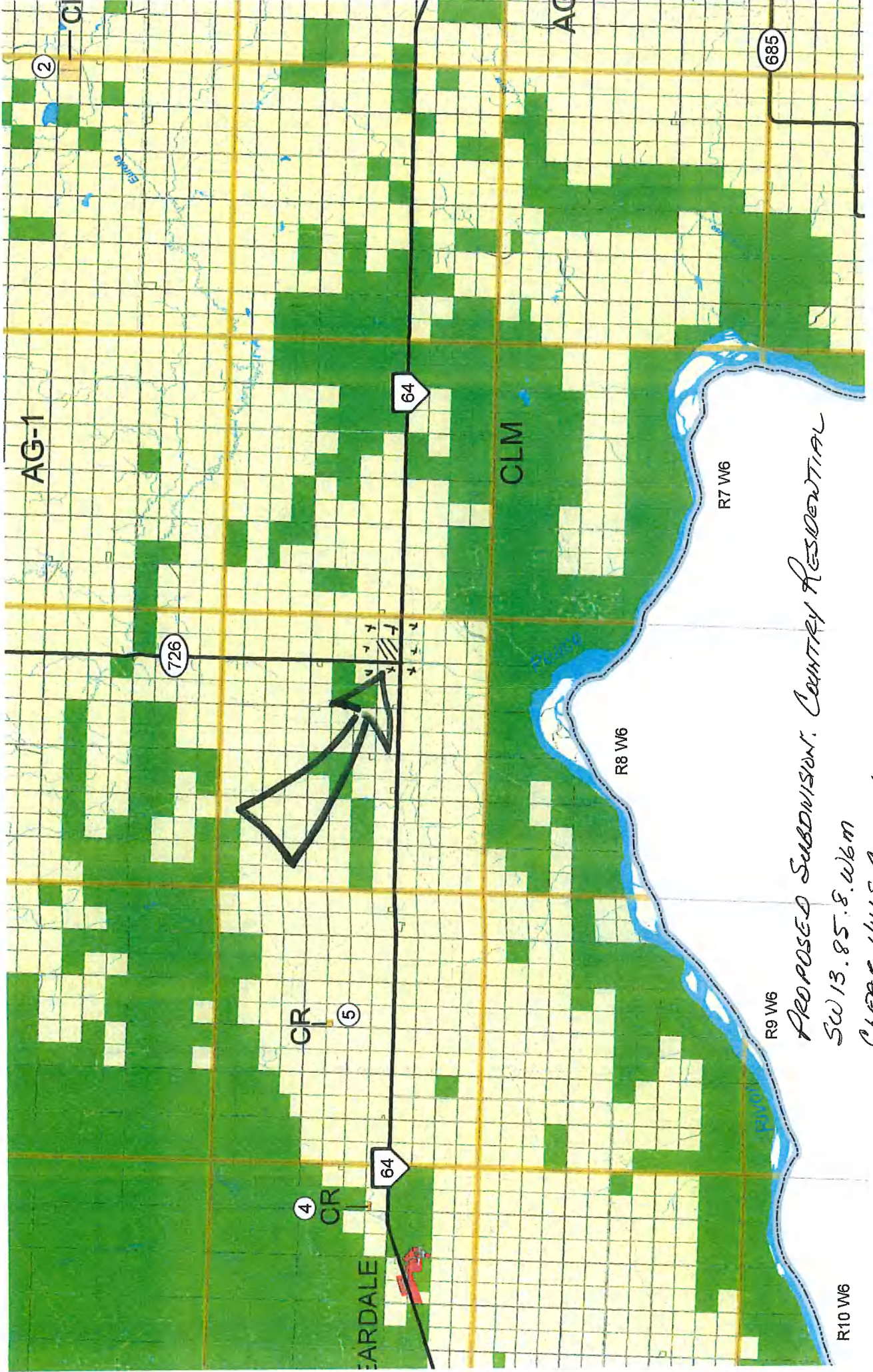
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED  
Describe any buildings and any structures on the land and whether they are to be demolished or moved none

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.  
Water distribution system and septic mound

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
I, KATIE HUNTER 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, ALBERTA T5S 2X4 Signature: Katie Hunter  
Phone No.: 780-293-8092 katie@exploresurveys.com Date: March 4, 2016

"LOCATION MAP"



PROPOSED SUBDIVISION: COUNTRY RESIDENTIAL  
SW 13.85.8.W6M  
CLEAR HILLS COUNTY  
MMSA FILE: 16MX009

# TENTATIVE PLAN

## SHOWING PROPOSED SUBDIVISION WITHIN

### S.W.1/4 Sec.13 Twp.85 Rge.8 W.6M.

#### CLEAR HILLS COUNTY

N.W.1/4 SEC. 13-85-8 W.6M.

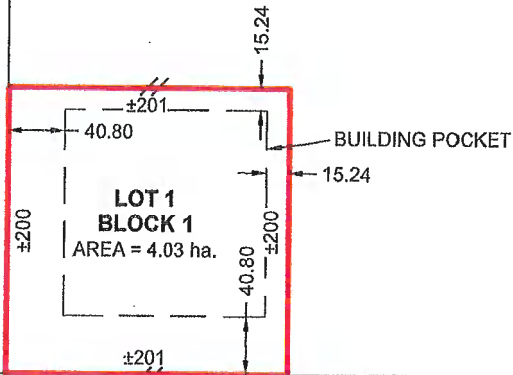
**13**  
85-8-6

S.E. 1/4 SEC. 14-85-8 W.6M.

ROAD PLAN 5391LZ  
20.12m GOVERNMENT ROAD ALLOWANCE  
ROAD PLAN 5391LZ

S.E. 1/4 SEC. 13-85-8 W.6M.

S.W.1/4 SEC. 13-85-8 W.6M.



ROAD PLAN 1061PX  
20.12m GOVERNMENT ROAD ALLOWANCE  
ROAD PLAN 1061PX  
HIGHWAY 64

N.W.1/4 SEC. 12-85-8 W.6M.

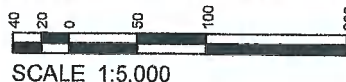
**LEGEND:**

Proposed Parcel shown as: .....

Distances are in metres and decimals thereof.

**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	MAR 3, 2016

Job X016416

Rev. 0

SURVEYED BY: \_\_\_\_\_

CALC'D BY: K.H.

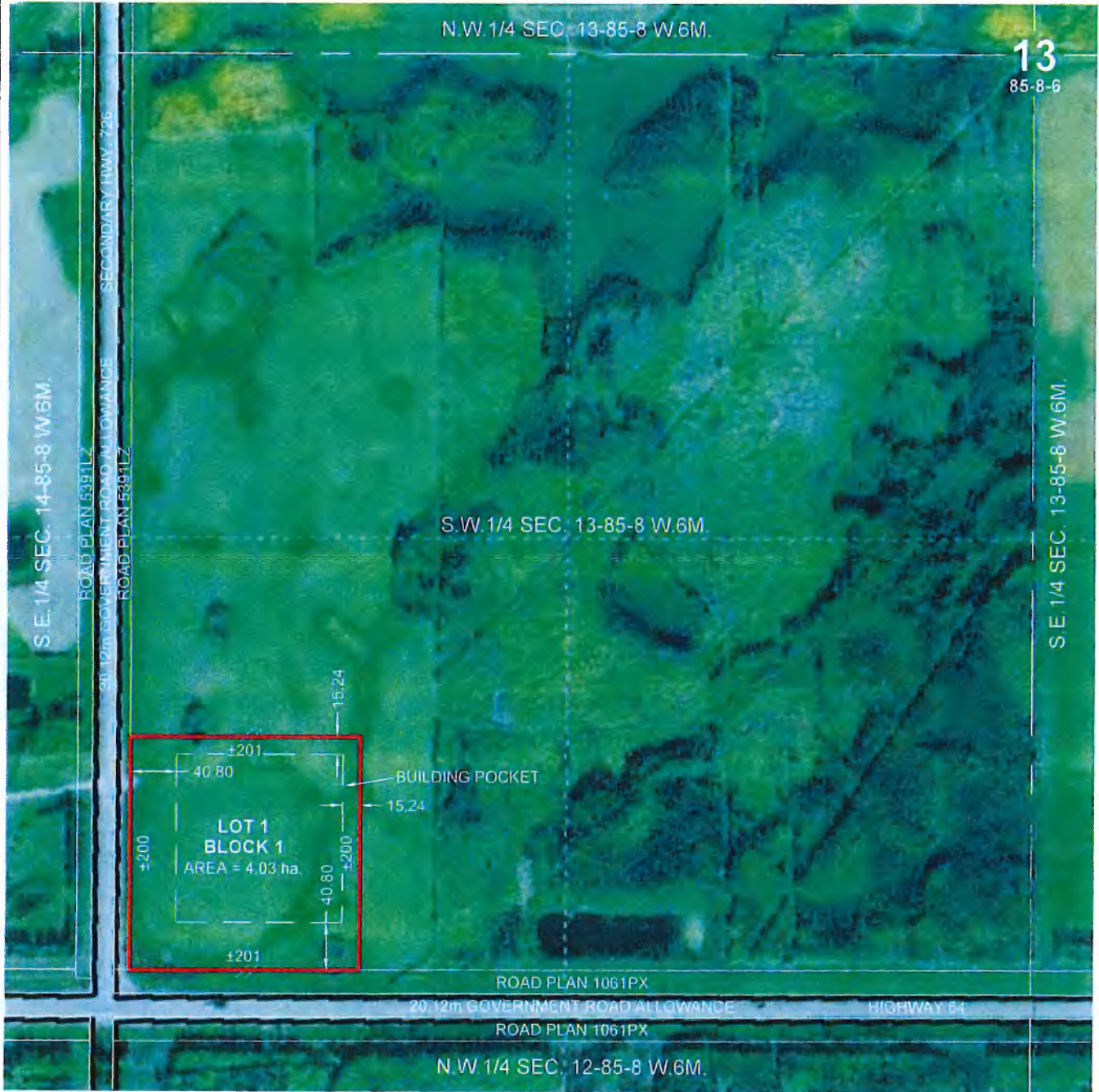
DRAWN BY: K.R.

# TENTATIVE PLAN

## SHOWING PROPOSED SUBDIVISION WITHIN

### S.W.1/4 Sec.13 Twp.85 Rge.8 W.6M.

### CLEAR HILLS COUNTY



Imagery: © 2016 Abacus Datagraphics Ltd., all rights reserved.  
 Date of Photography: September 11, 2013  
 Distances are in metres and decimals thereof.

**LEGEND:**  
 Proposed Parcel shown as: —————

	Plan Prepared by: Explore Surveys Inc. Edmonton, Alberta Toll Free 1-866-936-1805 Fax No. 780-800-1927		<p>SCALE 1:5,000</p>	REV. NO.	DESCRIPTION	DATE
	Job X016416	Rev. <span style="color: red;">0</span>		SURVEYED BY: _____	CALC'D BY: K.H.	DRAWN BY: K.R.