

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

May 12, 2015

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, May 12, 2015, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING May 12, 2015..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF April 14, 2015..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL – Isaac & Anna Giesbrecht..... 4*
 - B. DEVELOPMENT PERMIT APPLICATION – Vicky Turner..... 11*
 - C. DEVELOPMENT PERMIT APPLICATION – Worsley Agricultural Society..... 22*
 - D. DEVELOPMENT PERMIT APPLICATION – Peace River School Division 31*
 - E. DEVELOPMENT PERMIT APPLICATION – David Neustaeter..... 39*
 - F. DEVELOPMENT PERMIT APPLICATION – Natural Forest Developments Corp. . 43*
 - G. DEVELOPMENT PERMIT APPLICATION – Johan Wolfe 48*
 - H. DEVELOPMENT PERMIT APPLICATION – Hines Creek Golf & Country Club Association. 52*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

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

Manager:

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
April 14, 2015**

PRESENT

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

ATTENDING

Allan Rowe	Chief Administrative Officer (CAO)
Bonnie Morgan	Executive Assistant (EA)
Audrey Bjorklund (CLGM)	Community Development Manager

ABSENT

CALL TO ORDER

Chairperson Croy called the meeting to order at a.m.

**ACCEPTANCE OF
AGENDA**

M15-15

RESOLUTION by Member Svederus to adopt the agenda governing the April 14, 2015, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M16-15

RESOLUTION by Member Johnson to adopt the minutes of the March 10, 2015 Municipal Planning Commission Meeting, as presented. CARRIED.

**BUSINESS ARISING
FROM THE MINUTES**

There was no business arising from the minutes.

NEW BUSINESS

Development Permit Application W08-15

Development Permit Application W08-15 was received from David Thompson Bible Camp to develop a dwelling as a residence for the camp director/caretaker at Plan 1320248 Block 1 Lot 1.

M17-15

RESOLUTION by Deputy Chairperson Klassen that the Municipal Planning Commission approves Development Permit Application W08-15 from David Thompson to develop a dwelling on Plan 1320248 Block 1 Lot 1 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.**

CARRIED.

ADJOURNMENT

Chairperson Croy adjourned the Municipal Planning Commission Meeting on April 14, 2015 at 9:02 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 12, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	SUBDIVISION REFERRAL – Isaac & Anna Giesbrecht
File:	61-02-02

DESCRIPTION:

Subdivision referral S06-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Isaac & Anna Giesbrecht for a Country Residential Subdivision on Part of NE 36-84-10 W6M (4.048 hectares – 10 acres).

BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 10 acre parcel to develop a building site. The parcel constitutes the first parcel from the quarter so does not require rezoning to Country Residential
- The subject land is described as flat and is currently under cultivation.
- Access is gained via the local road to the north (Township Road 850).

ATTACHMENTS:

1. Subdivision application

OPTIONS:

1. Deny the request to subdivide actively used agricultural land for a building site
2. Approve the subdivision request

RECOMMENDED ACTION:

That the Municipal Planning Commission

SAMPLE MOTIONS:

Recommend Mackenzie Municipal Services Agency deny the subdivision application from Isaac & Anna Giesbrecht for a Country Residential Separation subdivision on Part of NE 36-84-10 W6M as the proposed subdivision will take cultivated land out of production.

OR

Recommend Mackenzie Municipal Services Agency approve the subdivision application from Isaac & Anna Giesbrecht for a Country Residential Subdivision on Part of NE 36-84-10 W6M (4.048 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: *Abj* Manager: *ME*

APR 28 2015

FORM 1
APPLICATION FOR SUBDIVISION

CLEAR HILLS COUNTY

FOR OFFICE USE ONLY
Date of Receipt for Completed Form: APR 02/15 File No.: 15M0024 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: ISAAC S GIESBRECHT
(Full Name in Block Capitals) Address and phone number: Box 141 Cleardale, AB T0H 3Y0 ph. 780-685-262605

2. Name of agent (person authorized to act on behalf of registered owner), if any: Quest Geomatics
(Full Name in Block Capitals) Address and phone number: Box 1357 Fairview AB, T0H 1L0 ph. 780-330-9939

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the NE 1/4 Sec 36 TWP 84 Range 10 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 10.00 (acres).
Municipal Address if applicable N/A

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 FARMLAND
b. Proposed use of the land Residential Yard site
c. The designated use of the land as classified under a land use bylaw Agricultural

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) cultivated land
c. Describe the kind of soil on the land (sandy, loam, clay, etc) Loam & 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 No existing buildings

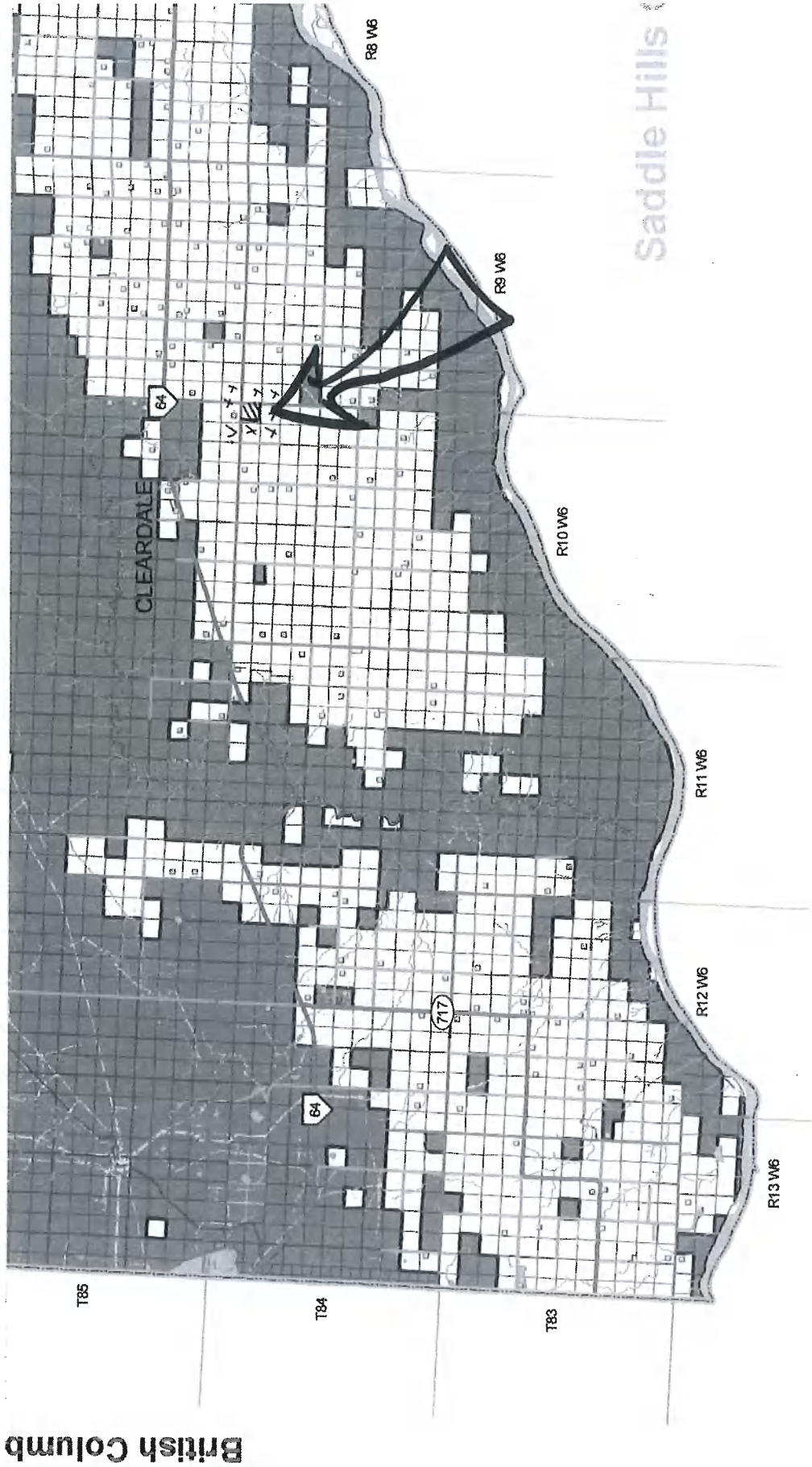
8. WATER AND SEWER SERVICES
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.
County Water Service, Pumpout for sewer system, septic solid tank.

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, JASON COOKES (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 1357 Fairview AB, T0H 1L0 Signature: Jason Cookes
Phone No.: 780-330-9939 Date: March 30, 2015

"LOCATION PLAN"



PROPOSED SUB'D: COUNTRY RESIDENTIAL
 NE 36. 84. 10. W6M
 CLEAR HILLS COUNTY
 FILE: 15MX024

RECEIVED
 APR 28 2015
 CLEAR HILLS COUNTY

APR 28 2015

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

CLEAR HILLS COUNTY

MUNICIPALITY: Clear Hills County DATE RECEIVED: April 2, 2015
FILE: 15MK024 EXPIRY DATE: June 2, 2015
LEGAL: NE 36.84.10.W6M TIME EXTENSION _____
APPLICANT/AGENT: I & A Giesbrecht

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: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 2 miles south east of Cleardale.

PREVIOUS APPLICATIONS: n/a

SITE CHARACTERISTICS

C.L.I.: 100% 4s5w

TOPOGRAPHY: The subject land is described as flat and should offer no constraints to development.

EXISTING USE/DEVELOPMENT: There is no development existing on site. The site is currently under cultivation as is the balance of the quarter with the exception of a bush/slough area located in the south middle portion of the quarter.

ROAD ACCESS: There is an existing approach to the proposed subdivision. Access to the balance of the quarter may be required.

SERVICING: Water supply is proposed via the County water line (Or water co-op). It will have to be determined if this service will be available. Sewage disposal is proposed via an open discharge.

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

LEGISLATION

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

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts

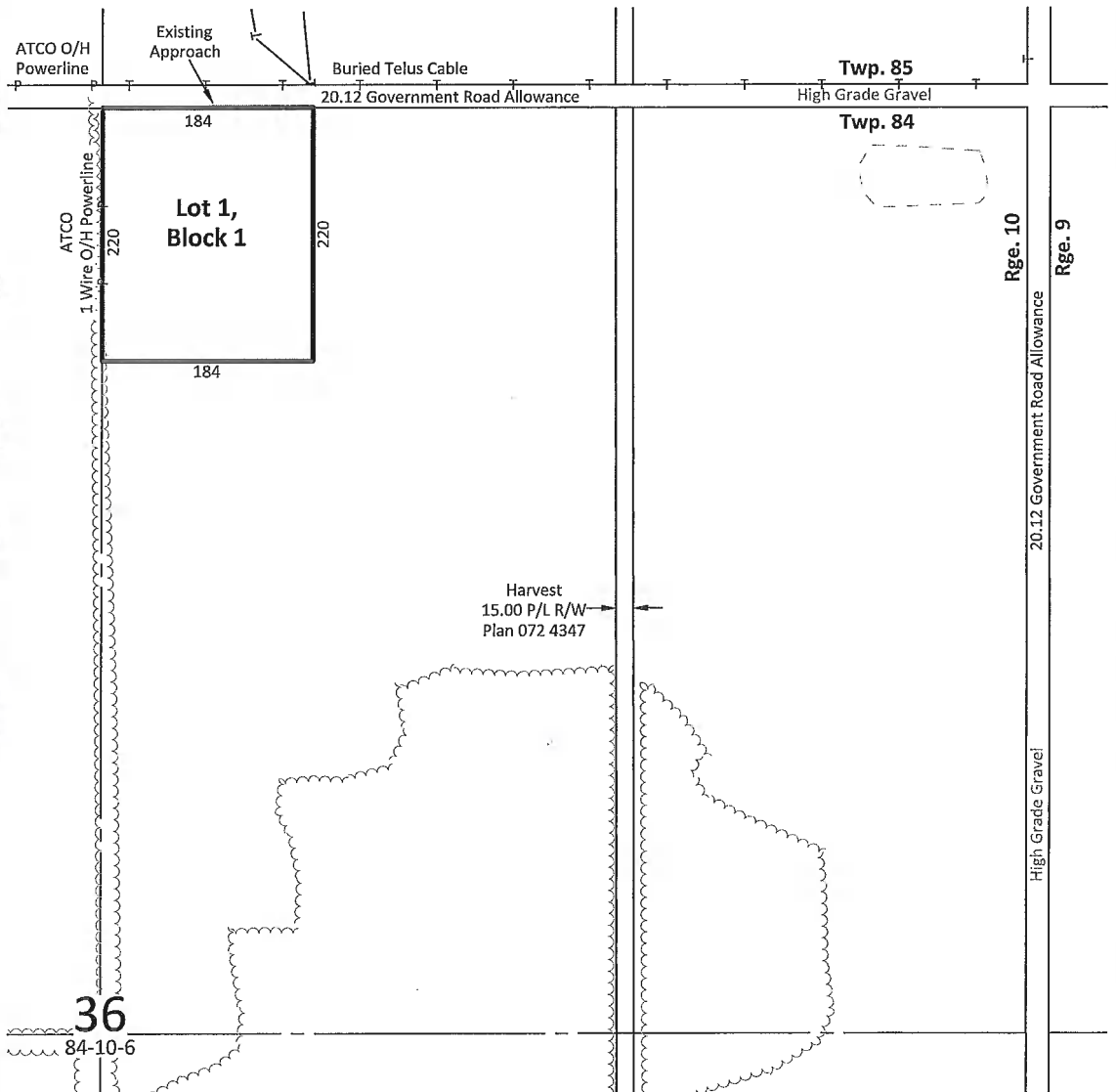
(These comments are subject to change based on additional information that may be received).

Tentative Plan Showing
Proposed Subdivision
of
N.E. 1/4 Sec. 36, Twp. 84, Rge. 10, W.6M.
Clear Hills County, Alberta

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APR 28 2015

CLEAR HILLS COUNTY

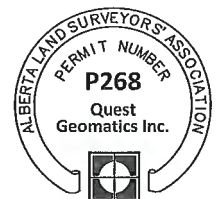


AREAS:

Lot 1, Block 1 4.048 ha (10.00 Ac.)

LANDOWNERS:

N.E. 36-84-10-W.6M.
Issac S Giesbrecht
Anna Giesbrecht
As Joint Tenants
C. of T. 882 304 388



N

Page 1 of 3
Date: Mar. 23, 2015
Scale: 1:5,000
---/MVM/TBB
Job #: MC1-0092-15-00

QUEST
GEOMATICS
Calgary, Alberta (403) 984-9460
Fairview, Alberta (780) 330-9939
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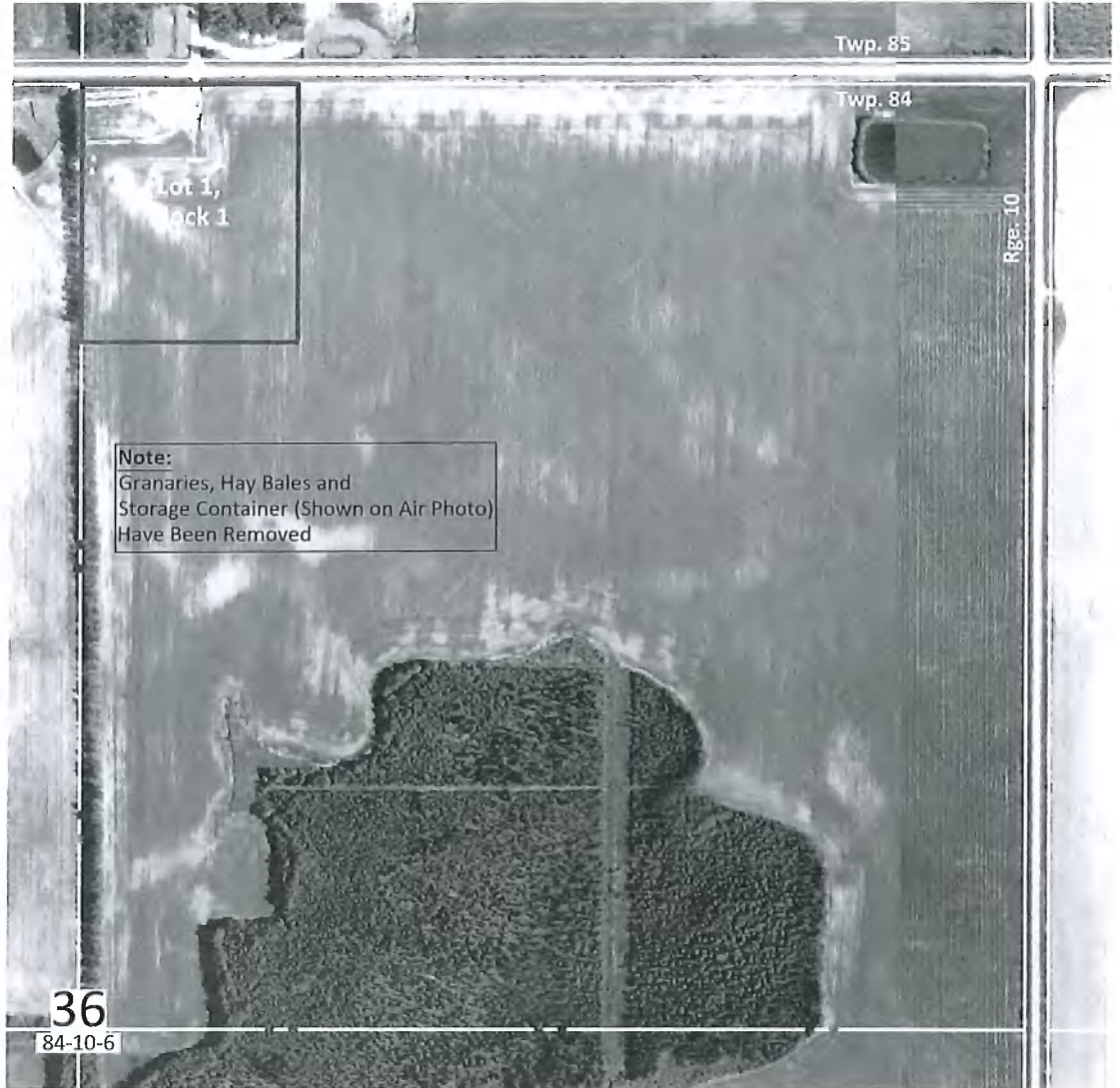


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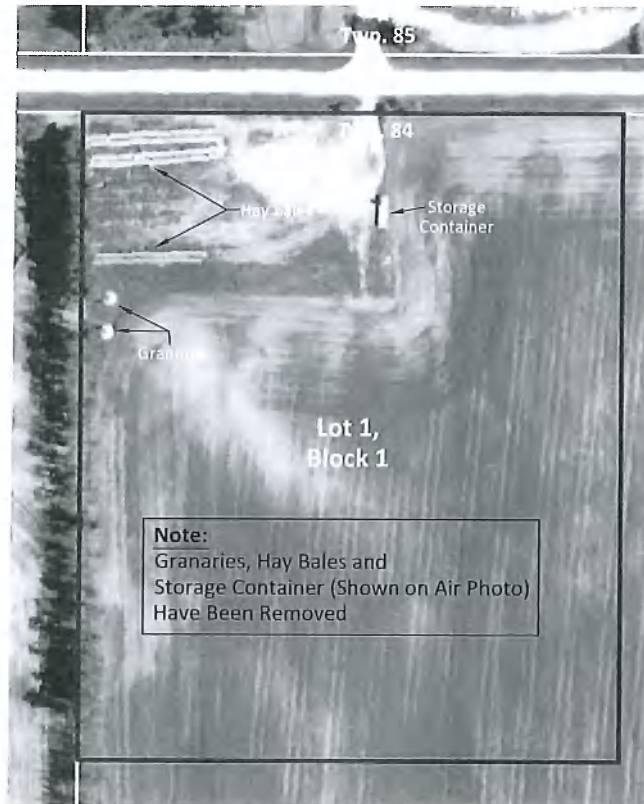
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Page 2 of 3
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N.E. 1/4 Sec. 36, Twp. 84, Rge. 10, W.6M.
Clear Hills County, Alberta

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CLEAR HILLS COUNTY



Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 12, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Vicky Turner
File:	61-02-02

DESCRIPTION:

Development Permit Application W13-15 was received from Vicky Turner to develop a second dwelling site (mobile home) at NW 14-86-7- W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)
- This would be the second residential site on the property.
- 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.
 - Relationship to owner – family (daughter)

ATTACHMENTS:

1. Development Permit Application
2. Agricultural (AG1)

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended in Sample Motion 2
- C. Approve the application with different conditions.

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W13-15 from Vicky Turner to develop a second dwelling site (mobile home), 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.

Initials show support - Reviewed by: Development Officer: *ABj* Manager: *10*

DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO. <i>W13-15</i>
DATE RECEIVED <i>April 29/15</i>

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.)

AC-1

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT			
NAME OF APPLICANT <i>Vicky Turner</i>	NAME OF REGISTERED LAND OWNER <i>Robert Turner</i>				
ADDRESS <i>Box 119</i>	ADDRESS <i>Box 349</i>				
<i>Worsley</i>	<i>Worsley</i>				
POSTAL CODE <i>TOH 3W0</i>	TELEPHONE (Res.) <i>780 772 31081</i>	(Bus.)	POSTAL CODE <i>TOH 3W0</i>	TELEPHONE (Res.) <i>780 835 0456</i>	(Bus.)

LAND INFORMATION							
Legal description of proposed development site:							
QTR./L.S. <i>NW</i>	SEC. <i>14</i>	TWP. <i>86</i>	RG. <i>7</i>	M. <i>6</i>	OR	REGISTERED PLAN NO.	
						BLOCK	
						LOT	
Size of the proposed development site:							
LENGTH <i>100m</i>	ft	WIDTH <i>100m</i>	ft	Number of:			ACRES
						OR	HECTARES
Describe the existing use of the land: <i>Pasture.</i>							
<i>Being relocated from Nick Sizer yard</i>							

DEVELOPMENT INFORMATION		
Describe the proposed use of the land: <i>Yard Site.</i>		
Check (✓) any proposed use(s) not identified above:		
<input checked="" type="checkbox"/> Sign(s)	<input 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)	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 <i>250</i> ft	REAR YARD <i>100</i> ft	SIDE YARD (1) <i>1320</i> ft
.m	m	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>May 20, 2015</i>	B. COMPLETION DATE <i>June 20, 2015</i>
		C. CONSTRUCTION COSTS <i>\$ 5000.00</i>
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 checked="" 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>April 29, 2015</i> DATE	<i>Vicky Turner</i> SIGNATURE OF APPLICANT
<i>April 29, 2015</i> DATE	<i>Doc Turner</i> SIGNATURE OF REGISTERED LAND OWNER

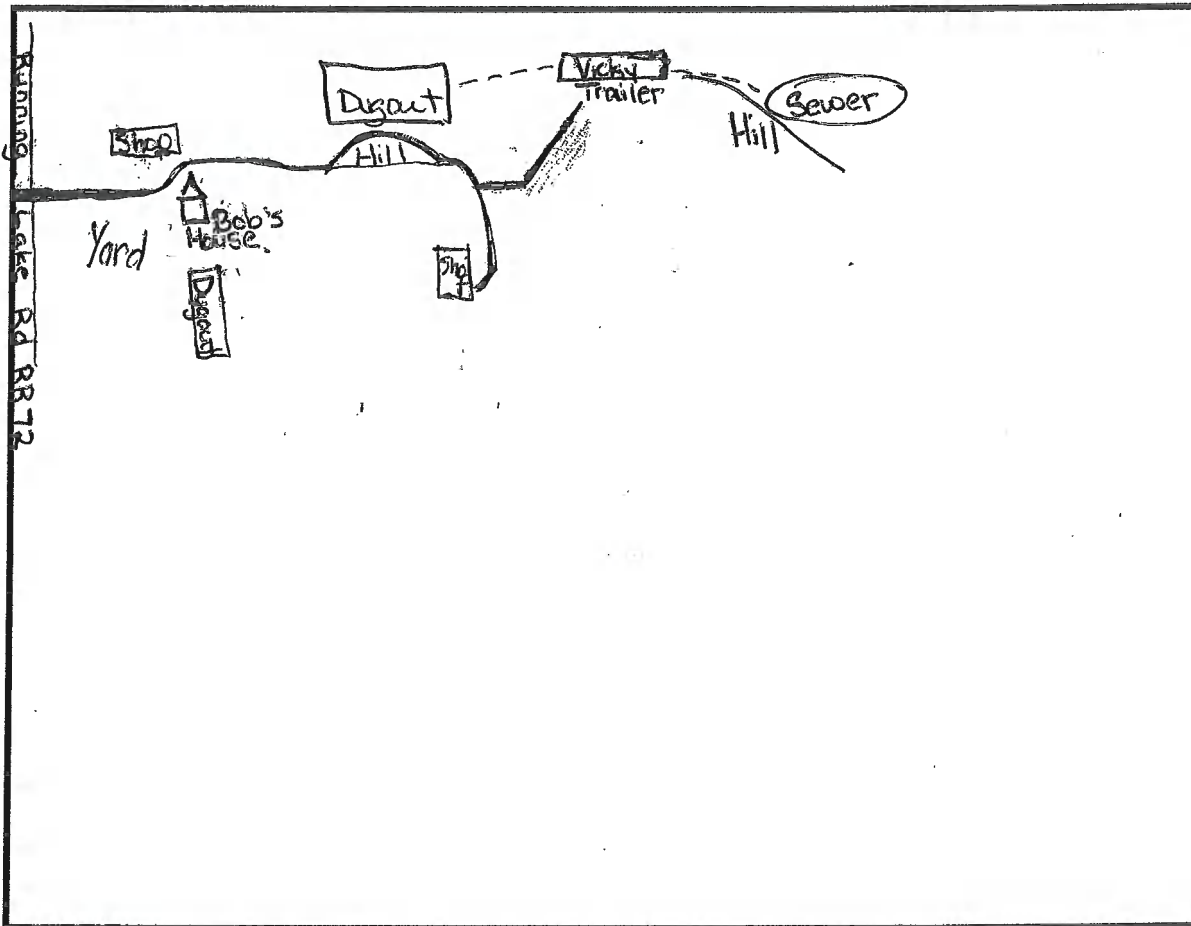
FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: _____	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ _____
RECEIPT No. _____	

APPLICATION FOR DEVELOPMENT PERMIT – SITE MAP

LEGAL DESCRIPTION: NW14-86-7-116

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

ADDITIONAL INFORMATION REQUIRED:

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

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

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

Please indicate if the above is: (a) EXISTING Dugout

(b) PROPOSED ~~#~~ Sewage Lagoon

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.



**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) 423810

c) Present location of the building SW19 - 86 - 6 - W6

d) Proposed relocation route RR 70 S Twp 862 W, RR 72 N

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.

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:

Farmstead Separation: three (3) acres minimum, ten (10) acres maximum,

Country Residential: five (5) acres maximum.

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):

One (1) parcel, being the quarter section.

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

For uses other than residential: Maximum parcel density as required by the Development Authority.

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):

On a parcel of less than 80 acres (32.4 ha), a maximum of one (1) dwelling unit shall be permitted.

On a parcel of 80 acres (32.4 ha) or more, a maximum of two (2) dwelling units shall be permitted.

Additional residential development in this land use district is subject to Section 41, Dwelling Units Per Parcel.

(4) Setback Requirements (minimum):

Front Yard:

134 feet (40.8 m) from road right-of-way.

Interior Side Yard:

50 feet (15.2 m) or as required by the Development Authority.

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.

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 12, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Worsley Agricultural Society
File:	61-02-02

DESCRIPTION:

Development Permit Application W14-15 was received from the Worsley Agricultural Society for placing playground equipment, skateboard/bike ramps and donation recognition signage in the Worsley Centennial park located at Plan 7620347 Block 4 Lot R1

BACKGROUND:

- Zoning: Hamlet Recreational (H-REC)
- This site is currently used as a playground, picnic area with a few camping stalls.
- The application is requesting setbacks in relation to the fence that surrounds the playground area.
 - The existing playground is in variance with the setbacks described for this district in the land Use Bylaw. Recommending that the setbacks be in keeping with existing structures - 3 meters from the perimeter fence, or the bottom of the groomed ditch where there is no fence (along the rear part of the lot adjacent to the through road that exits onto the back alley.)

ATTACHMENTS:

1. Development Permit Application
2. Hamlet Recreational District (H-REC)

OPTIONS:

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

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W14-15 for for placing playground equipment, skateboard/bike ramps and donation recognition signage in the Worsley Centennial park located at Plan 7620347 Block 4 Lot R1 subject to the following conditions:

1. Minimum setbacks:
 - a) Front yard: 3 meters (15 feet) from the perimeter fence
 - b) Side yards: 3 meters (15 feet) from the perimeter fence or bottom of ditch
 - c) Rear yard: 3 meters (15 feet) from the bottom of ditch
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. No trees shall be removed to accommodate placement of equipment or ramps.

Initials show support - Reviewed by: Development Officer: *ABj* Manager: *ME*

**DEVELOPMENT PERMIT
APPLICATION**

CLEAR HILLS COUNTY

**RECEIVED
APR 29 2015**

FOR ADMINISTRATIVE USE	
APPLICATION NO. <u>W19-15</u>	CLEAR HILLS COUNTY
DATE RECEIVED <u>April 29/15</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.)

H-REC.

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT <u>Worsley Agricultural Society</u>	NAME OF REGISTERED LAND OWNER <u>CLEAR HILLS COUNTY</u>	NAME OF APPLICANT	NAME OF REGISTERED LAND OWNER
ADDRESS <u>Box 35</u>	ADDRESS <u>Box 340</u>	ADDRESS	ADDRESS
<u>Worsley, AB</u>	<u>Worsley, AB.</u>		
POSTAL CODE <u>T0H 3W0</u>	TELEPHONE (Res.) <u>700-605-2444</u>	POSTAL CODE <u>T0H 3W0</u>	TELEPHONE (Res.) <u></u>

LAND INFORMATION								
Legal description of proposed development site:								
QTR./L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
						<u>7620347</u>	<u>4</u>	<u>R1</u>
Size of the proposed development site:					Number of:			
LENGTH <u>300</u> ft m	WIDTH <u>207</u> ft m	ACRES <u>0</u>		OR		HECTARES <u>1 1/2</u>		
Describe the existing use of the land: <u>playground</u>								

DEVELOPMENT INFORMATION		
Describe the proposed use of the land: <u>playground + skate/bike ramps + onsite signage recognizing donations.</u>		
Check (✓) any proposed use(s) not identified above:		
<input checked="" type="checkbox"/> Sign(s)	<input type="checkbox"/> Culvert(s) / Road access point(s)	<input checked="" type="checkbox"/> Public use(s) / Utilities
<input 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 checked="" type="checkbox"/> Commercial or industrial structure(s) / use(s)	
Indicate the proposed setback from the property line:		
FRONT YARD <u>5</u> ft m	REAR YARD <u>10</u> ft m	SIDE YARD (1) <u>5</u> ft m
		SIDE YARD (2) <u>5</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 <u>June 15 2015</u>	B. COMPLETION DATE <u>June July 2015</u>	C. CONSTRUCTION COSTS <u>\$ 108,313.56</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.	
<u>Apr 27/15</u> DATE	<u>C. Chambers</u> SIGNATURE OF APPLICANT
	<u>CLEAR HILLS COUNTY</u> SIGNATURE OF REGISTERED LAND OWNER

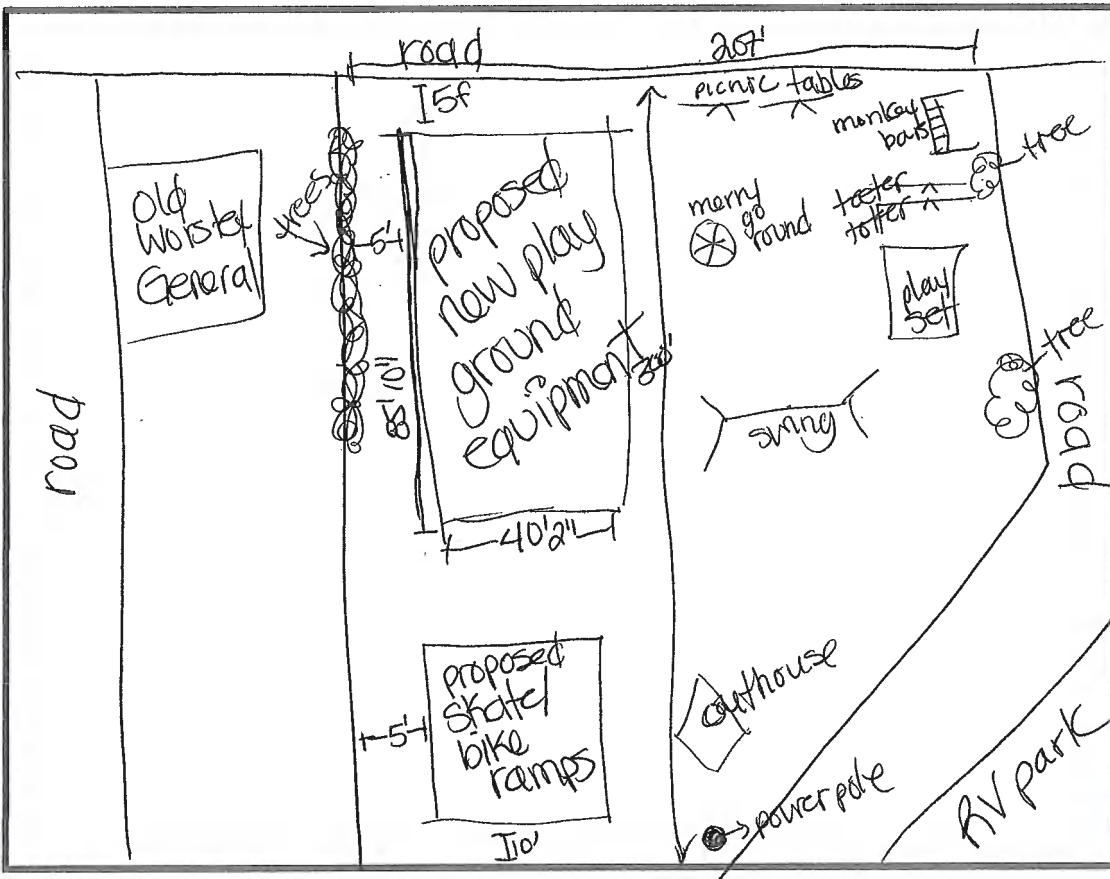
FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION:	<u>H-Rec Hamlet Recreational</u>
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ <u>n/a</u> RECEIPT No. _____

APPLICATION FOR DEVELOPMENT PERMIT - SITE MAP

LEGAL DESCRIPTION: Plan 7620347, Block 4, Lot R1

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

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

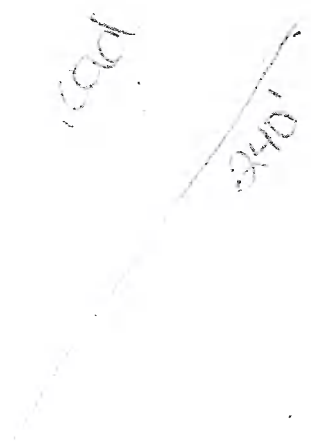
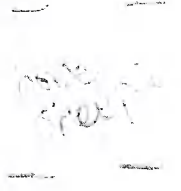


Please indicate the following if they apply to your proposed development:

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

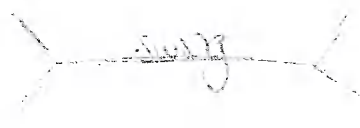


92'



210

300



90'



85

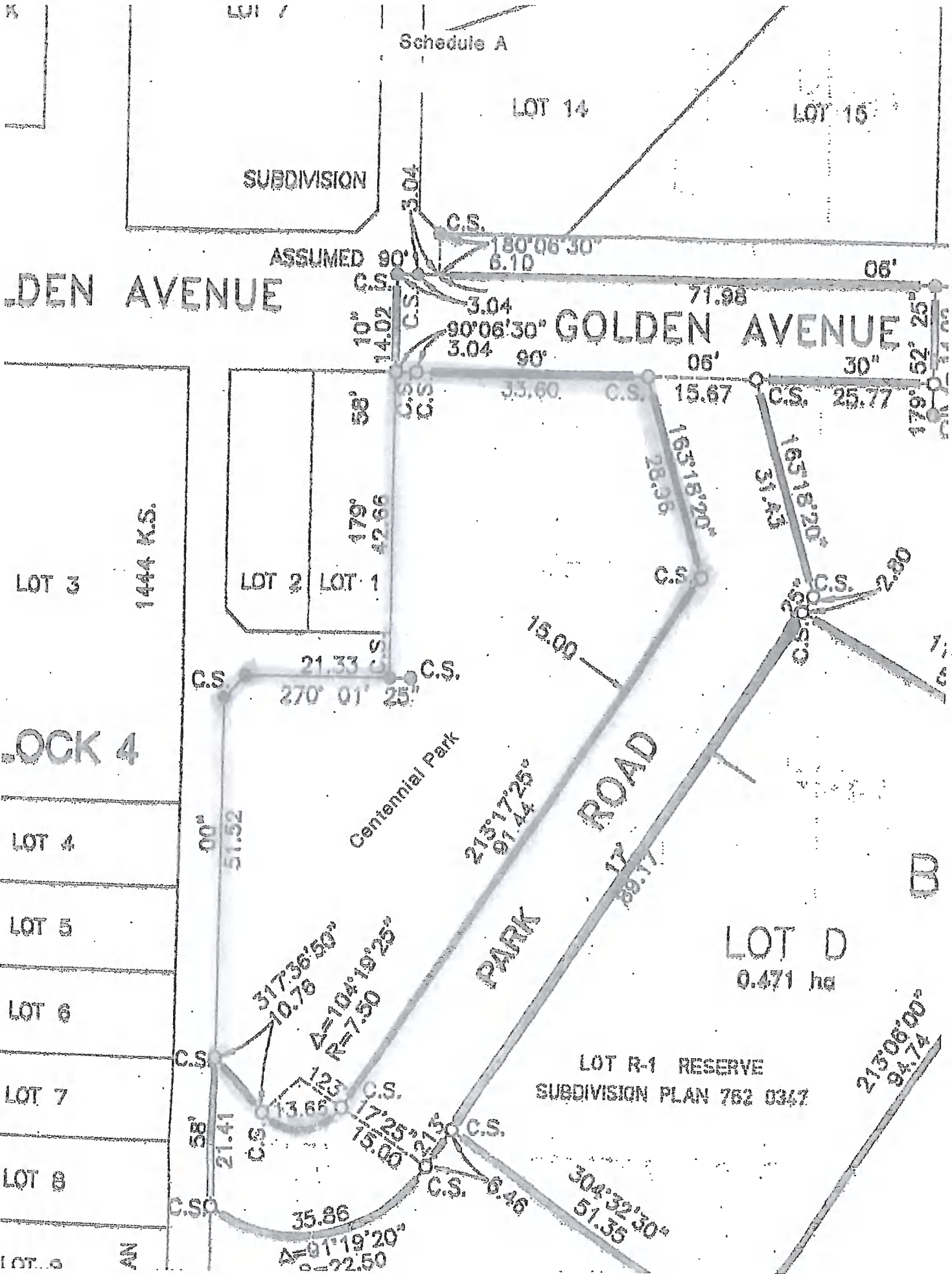


90'



115'

25



Schedule A

LOT 14

LOT 15

SUBDIVISION

...DEN AVENUE

GOLDEN AVENUE

LOT 3

1444 K.S.

LOT 2

LOT 1

...OCK 4

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

AN

Centennial Park

PARK ROAD

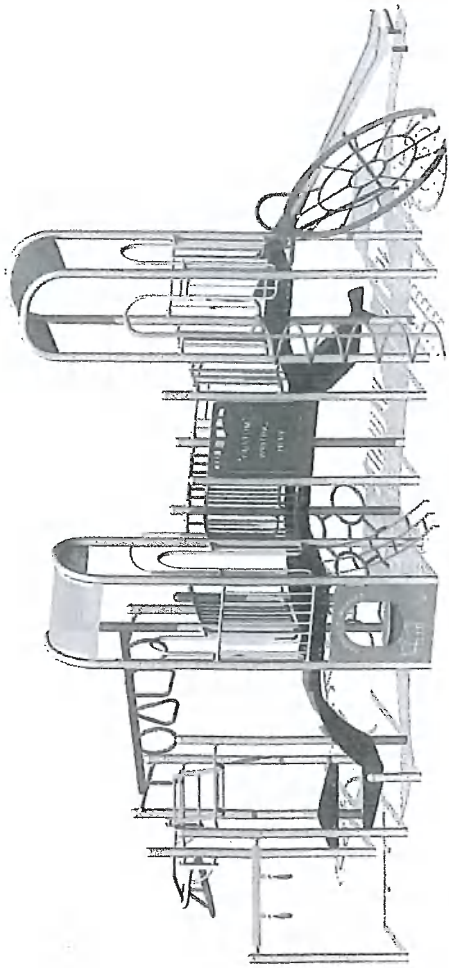
LOT D
0.471 ha

LOT R-1 RESERVE
SUBDIVISION PLAN 762 0347

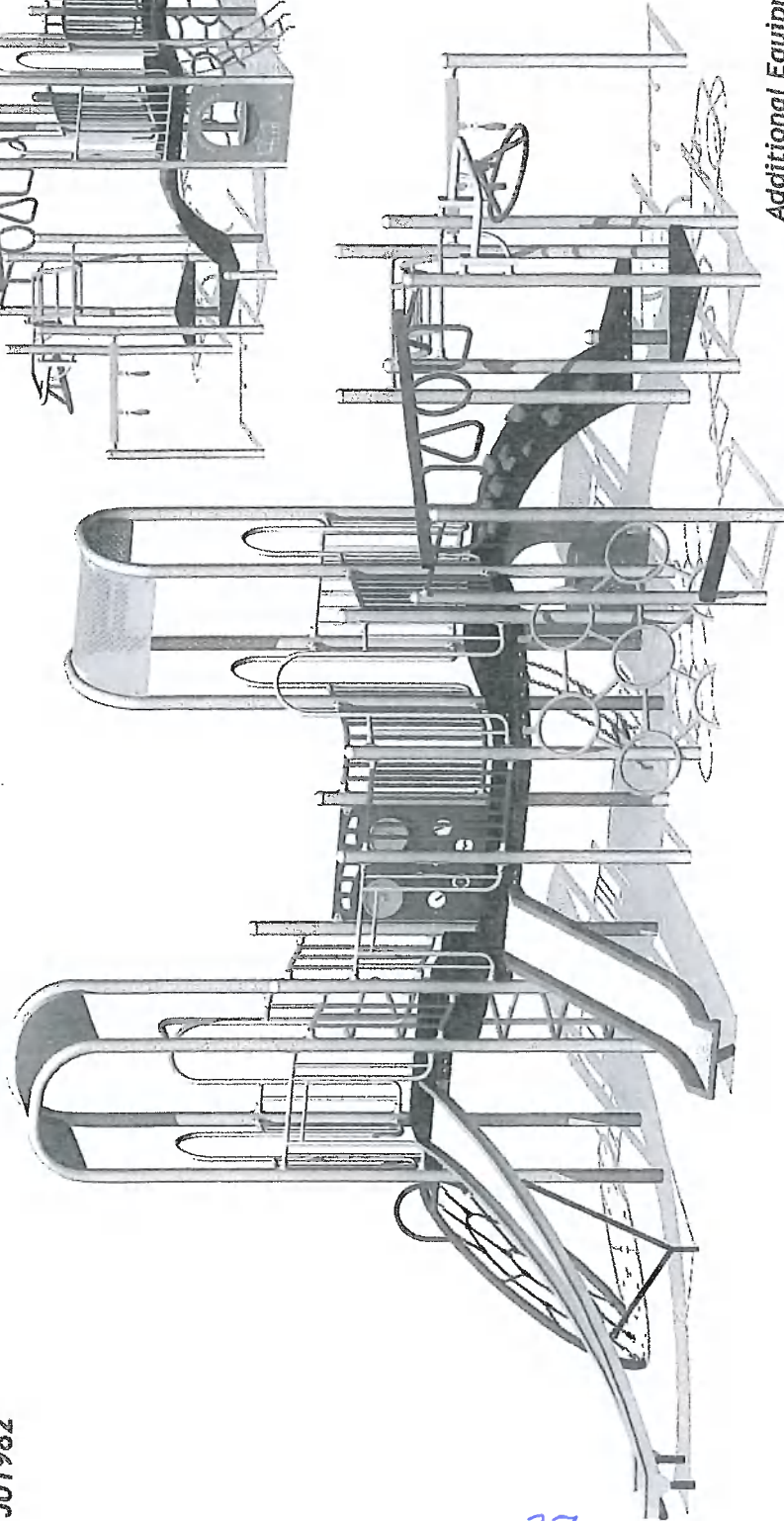
**Worsley AG Society
Centennial Park**

Layout # A01537-3-C1

J01982



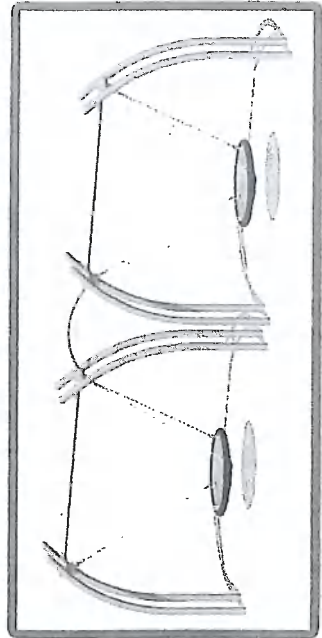
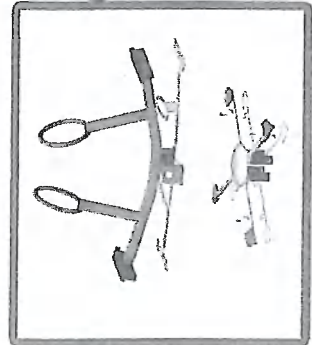
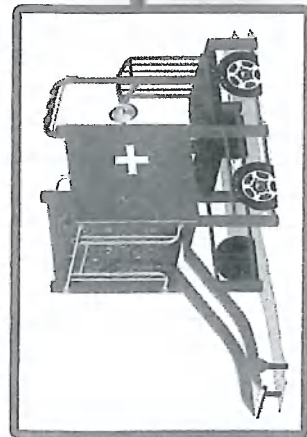
reverse view



27



Additional Equipment



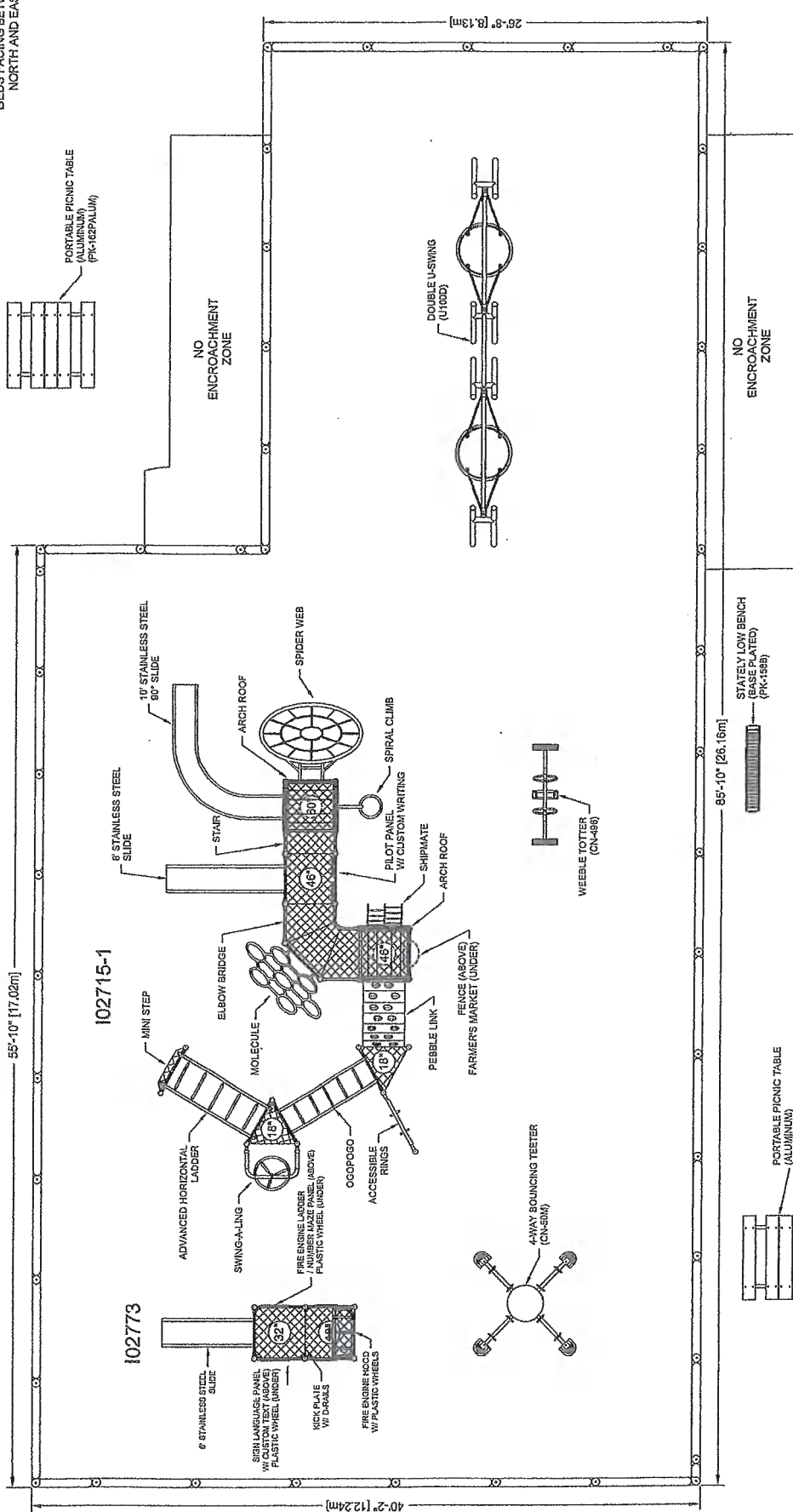
BLUEIMP™
Play Strong.

Note: Colours shown may not accurately reflect actual colours.



DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF S.F. SCOTT MANUFACTURING. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEERING DEPARTMENT

BLUE IMP SLIDES MUST BE INSTALLED WITH SLIDE BEDS FACING BETWEEN NORTH AND EAST



5	CHANG TO CHINAL	EH	2-DEC-14
4	REVISE UNIT, REVISE FIRE EXAME UNIT, REVISE UNIT, REVISE UNIT	AS	28-NOV-14
3	REVISE UNIT, REVISE UNIT, REVISE UNIT, REVISE UNIT	LB	03-NOV-14
2	CHANGE PICNIC TABLES TO PK-102PALLUM	LB	03-MAR-14

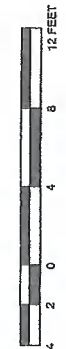
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TOLL FREE: 1-800-681-1482 FAX: (403) 529-0851
E-MAIL: sales@blueimp.com WEBSITE: www.blueimp.com

LAYOUT #: A01537-5
JOB #: J01982
RECOMMENDED AGES: 5-12
AREA REQ'D (SQ. FT): 2917
PERIMETER REQ'D (FT): 248
DRAWN BY: AS
DATE: 13-FEB-14

WORSLEY VOLUNTEER FIREFIGHTERS SOCIETY - CENTENNIAL PARK
WORSLEY, AB
BLUE IMP 2

BORDER TIMBERS REQ'D: 43 ADAPTORS REQ'D: 5
NOTE: BORDER TIMBER COUNT ALLOWS FOR REUSE OF CUT TIMBERS.

CONFORMS TO THE CAN/CSA Z864.14 STANDARD "CHILDRENS PLAYSPACES AND EQUIPMENT"
SOME BORDER DIMENSIONS ARE TO MINIMUM ALLOWANCE



82

SECTION 80 HAMLET RECREATIONAL DISTRICT (H-REC)**(1) PURPOSE**

The general purpose of this District is to accommodate community-oriented intensive and extensive recreational uses, which do not require a building for the principal use within a Hamlet Setting.

(2) USES**(1) Discretionary Uses:**

- ◆ Accessory building or structure
- ◆ Baseball diamond
- ◆ Walking trail
- ◆ Intensive recreational use
- ◆ Outdoor rink
- ◆ Park
- ◆ Historical and/or interpretive sign
- ◆ Playground
- ◆ Public use
- ◆ Picnic ground
- ◆ Tennis court
- ◆ 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 (minimum): As required by the Development Authority.
- (2) Setback Requirements (minimum):
 - (i) Front Yard: 134 feet (40.8 m) from road right-of-way or as approved by the Development Authority.

- (ii) Interior Side Yard: As approved by the Development Authority.
 - (iii) Exterior Side Yard: As required by the Development Authority.
 - (iv) Rear Yard: As required by the Development Authority.
- (3) Accessory Building Height (maximum): As required by the Development Authority.

(4) DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

To be built to the standards and satisfaction of the Development Authority.

(5) OFF-STREET PARKING

As required by the Development Authority.

(6) LANDSCAPING

In addition to other provisions of this Bylaw, the Development Authority may require any discretionary use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, to the satisfaction of the Development Authority.

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 12, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Peace River School Division
File:	61-02-02

DESCRIPTION:

Development Permit Application W15-15 was received from the Peace River School Division for placing playground equipment in the Worsley Central School Playground at SW 6-87-7-W6M

BACKGROUND:

- Zoning: Hamlet Public/Institutional (H-P)
- This site is currently used as a school playground.

ATTACHMENTS:

1. Development Permit Application
2. Hamlet Public/Institutional (H-P)

OPTIONS:

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

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W15-15 was received from the Peace River School Division for placing playground equipment in the Worsley Central School Playground at SW 6-87-7-W6M subject to the following conditions:

1. Minimum setbacks from the property line:
 - a) Front yard: 7.6 meters (25 feet)
 - b) Side yards: 7.6 meters (25 feet)
 - c) Rear yard: 7.6 meters (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.

Initials show support - Reviewed by: Development Officer:

ABj

Manager:

AR

DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE
APPLICATION NO.
DATE RECEIVED <i>April 29/15</i>

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.)

H-P

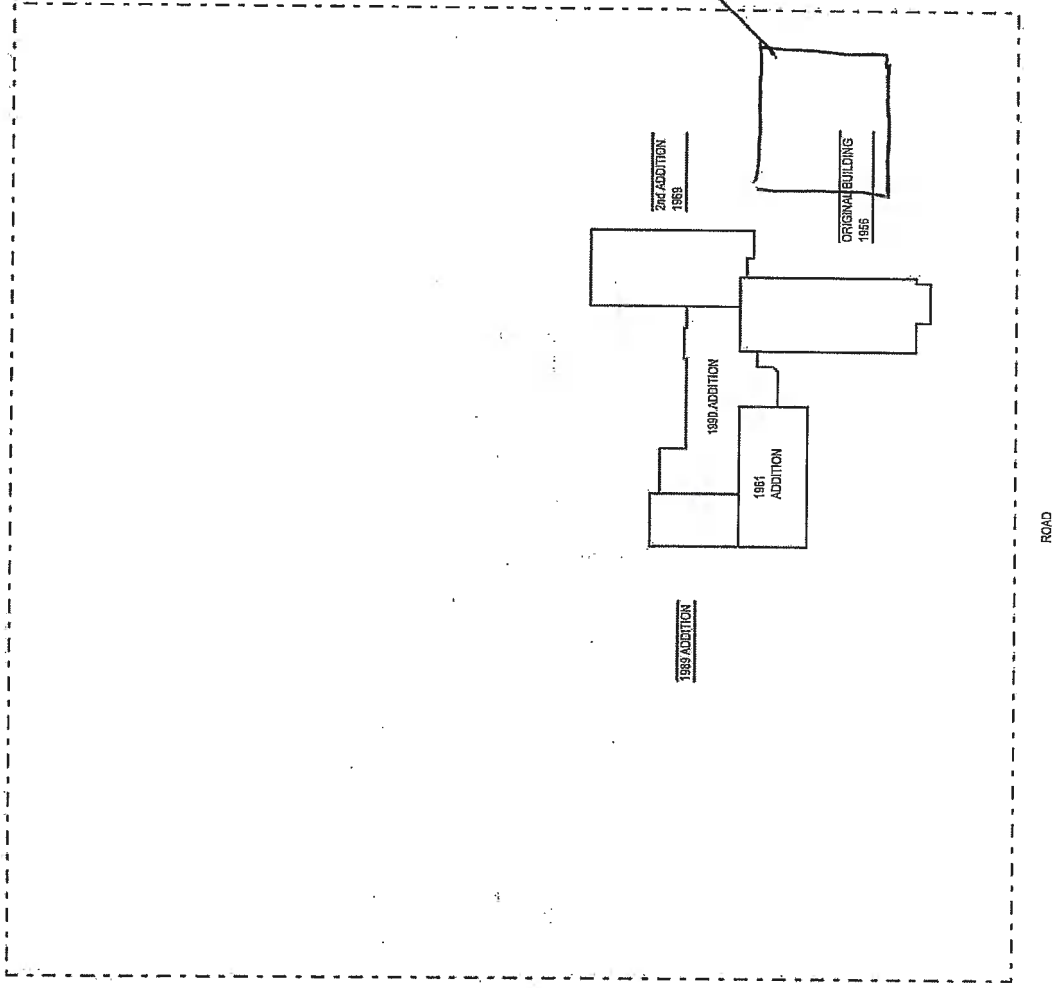
APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT <i>Peace River School Division</i>		NAME OF REGISTERED LAND OWNER	
ADDRESS <i>10018-101 STREET</i>		ADDRESS	
<i>Peace River</i>			
POSTAL CODE <i>T8S 2A5</i>	TELEPHONE (Res.) <i>780-624-3562</i>	(Bus.)	POSTAL CODE TELEPHONE (Res.) (Bus.)

LAND INFORMATION							
Legal description of proposed development site:							
QTR./L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK LOT
<i>SW</i>	<i>6</i>	<i>87</i>	<i>7</i>	<i>6</i>			
Size of the proposed development site:							
LENGTH	<i>120 ft</i>	WIDTH	<i>120 ft</i>	ACRES OR HECTARES			
m		m		Number of:	<i>0.3312</i>		
Describe the existing use of the land: <i>Playground located on school grounds</i>							

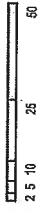
DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>Removing old play structures and installing new play structures and equipment.</i>			
Check <input checked="" type="checkbox"/> any proposed use(s) not identified above:			
<input type="checkbox"/> Sign(s)	<input type="checkbox"/> Culvert(s) / Road access point(s)	<input type="checkbox"/> Public use(s) / Utilities	
<input 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	<i>120 ft</i>	REAR YARD	<i>ft</i>
m		m	
SIDE YARD (1)	<i>50 ft</i>	SIDE YARD (2)	<i>ft</i>
m		m	
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input checked="" type="checkbox"/> A Secondary Highway <input checked="" type="checkbox"/> A County Road			
Estimate the Project:			
A. COMMENCEMENT DATE	<i>June 17, 2015</i>	B. COMPLETION DATE	<i>June 30, 2015</i>
		C. CONSTRUCTION COSTS	<i>\$ 161,030.56.</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 type="checkbox"/> No <input checked="" 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>April 29, 2015</i> DATE	<i>Jan Puchner</i> SIGNATURE OF APPLICANT
<i>April 29, 2015</i> DATE	<i>Jan Puchner FACILITIES MANAGER</i> SIGNATURE OF REGISTERED LAND OWNER

FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: <i>Home Public Institutional (H-P)</i>	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ _____ RECEIPT No. _____



Play grounds location.



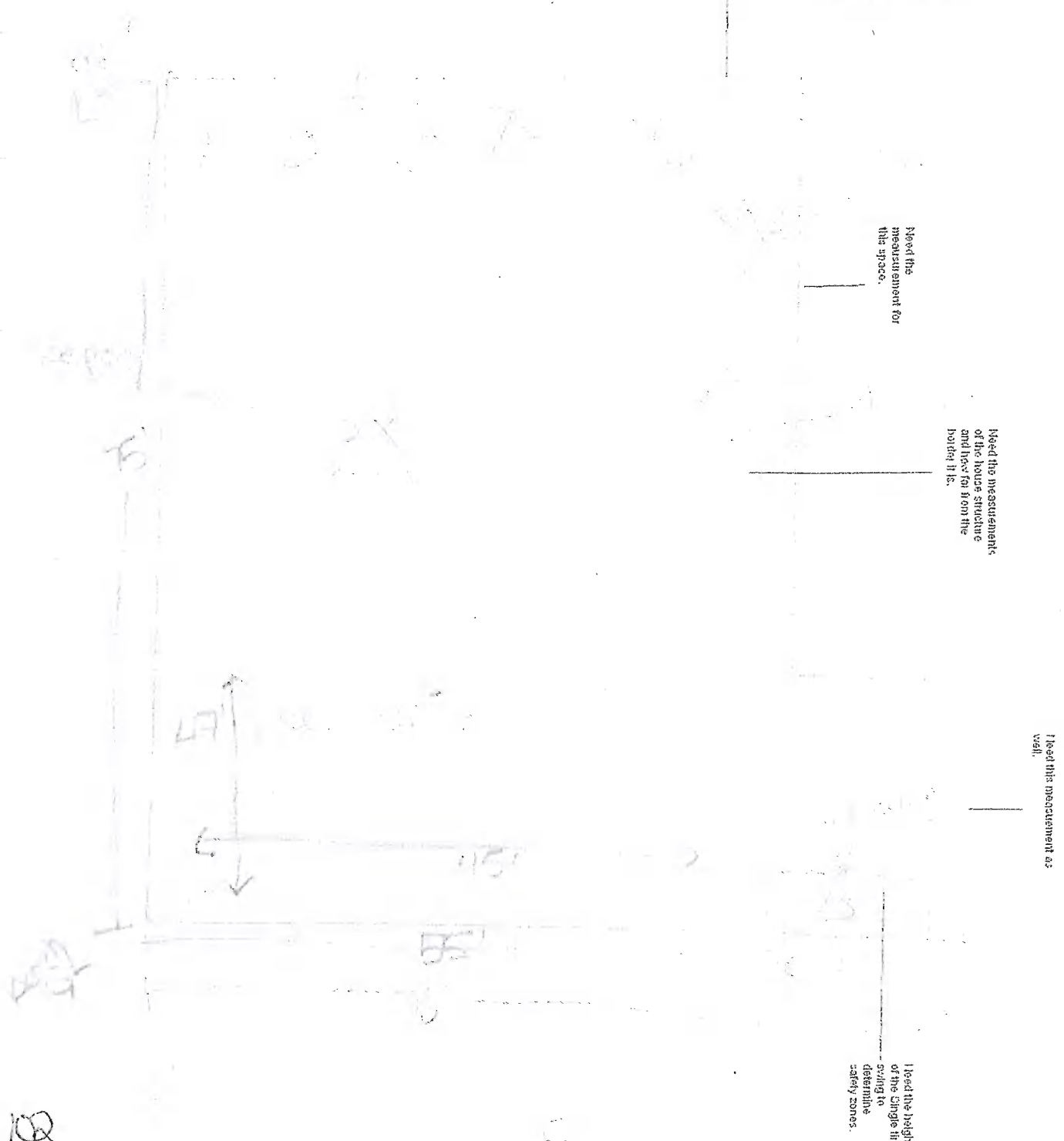
PEACE RIVER SCHOOL DIVISION NO. 10
WORSLEY ELEMENTARY / HIGH SCHOOL
PT. SWS TWP. 37 SEC. 7 N6
DATE: JULY 2000
PLT. ID:

Existing unit → to be removed

Assuming this is 50% based on measurement below.

RECEIVED
APR 29 2015

CLEAR HILLS COUNTY

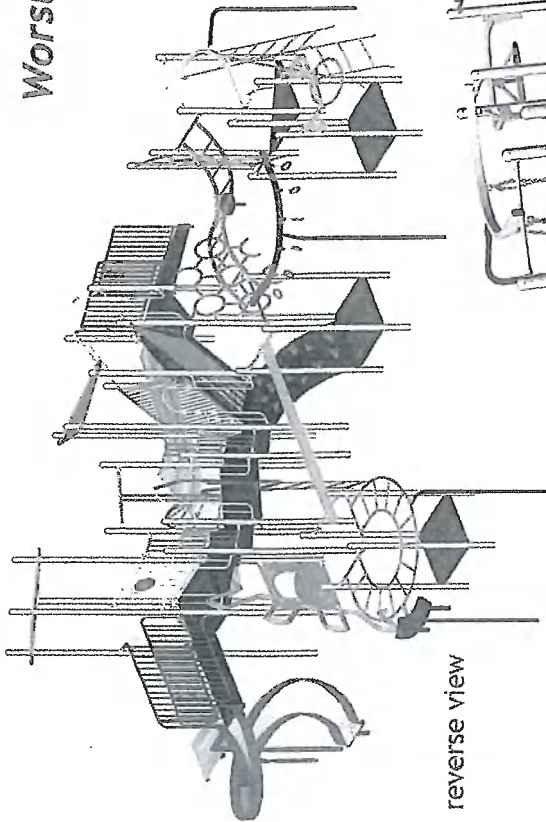


$$\begin{array}{r}
 100 \\
 + \\
 21.6 \\
 \hline
 121.6
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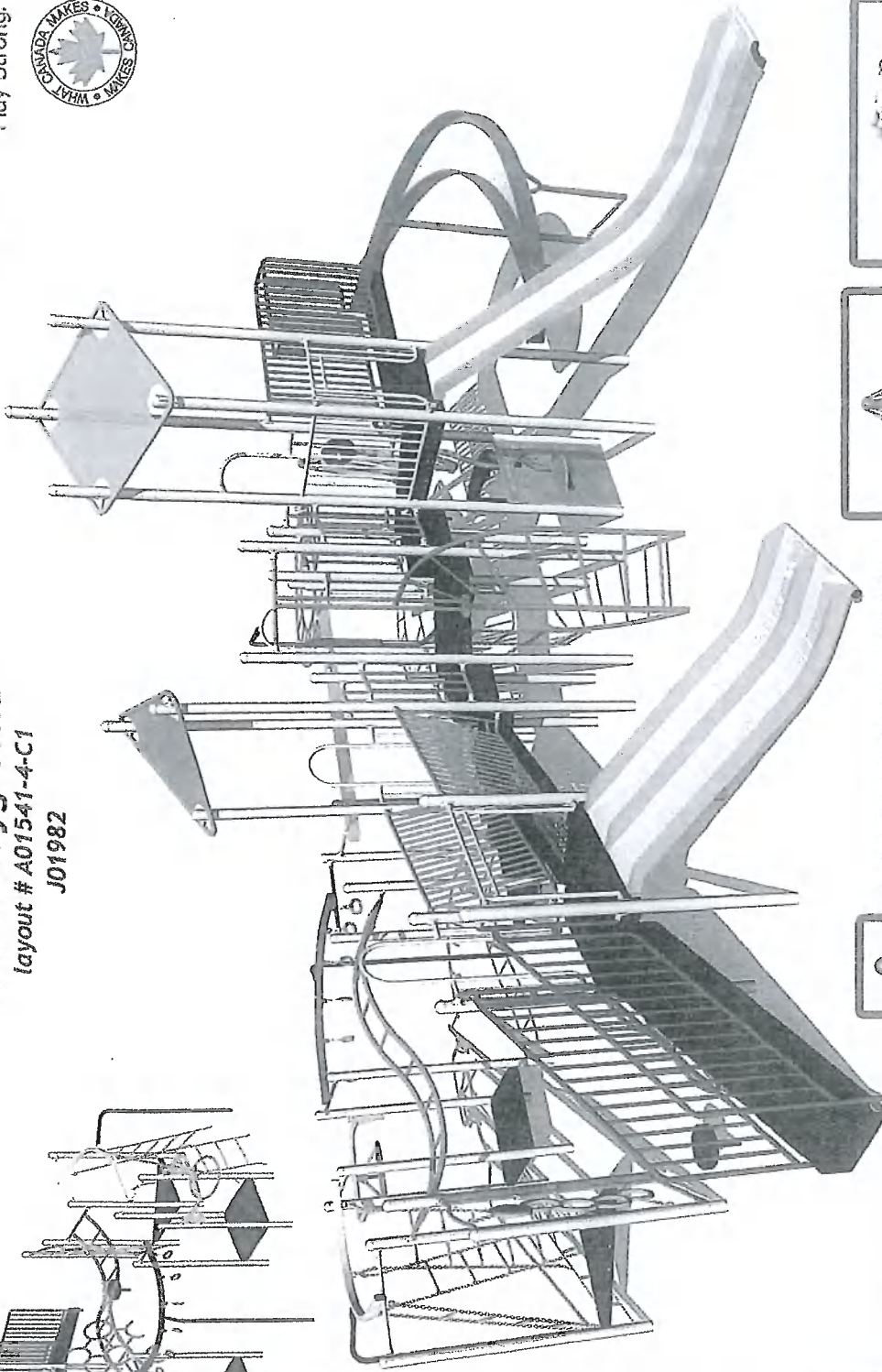
**Worsley Volunteer Firefighters Society
School Playground**

layout # A01541-4-C1
J01982

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Play Strong.

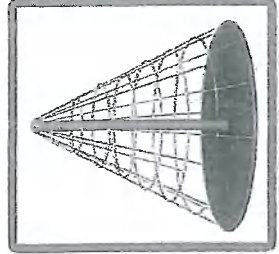
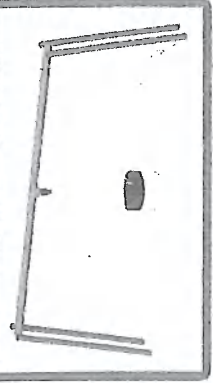
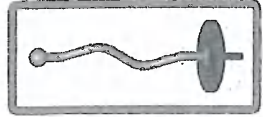
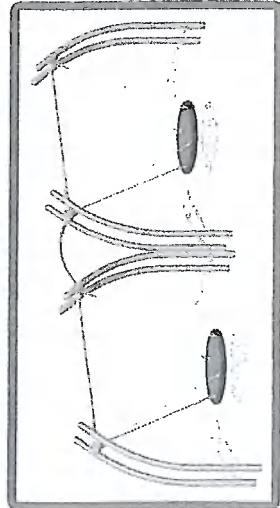
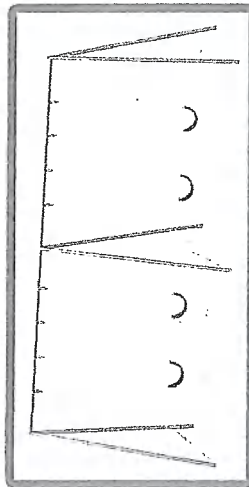


reverse view

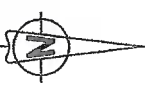
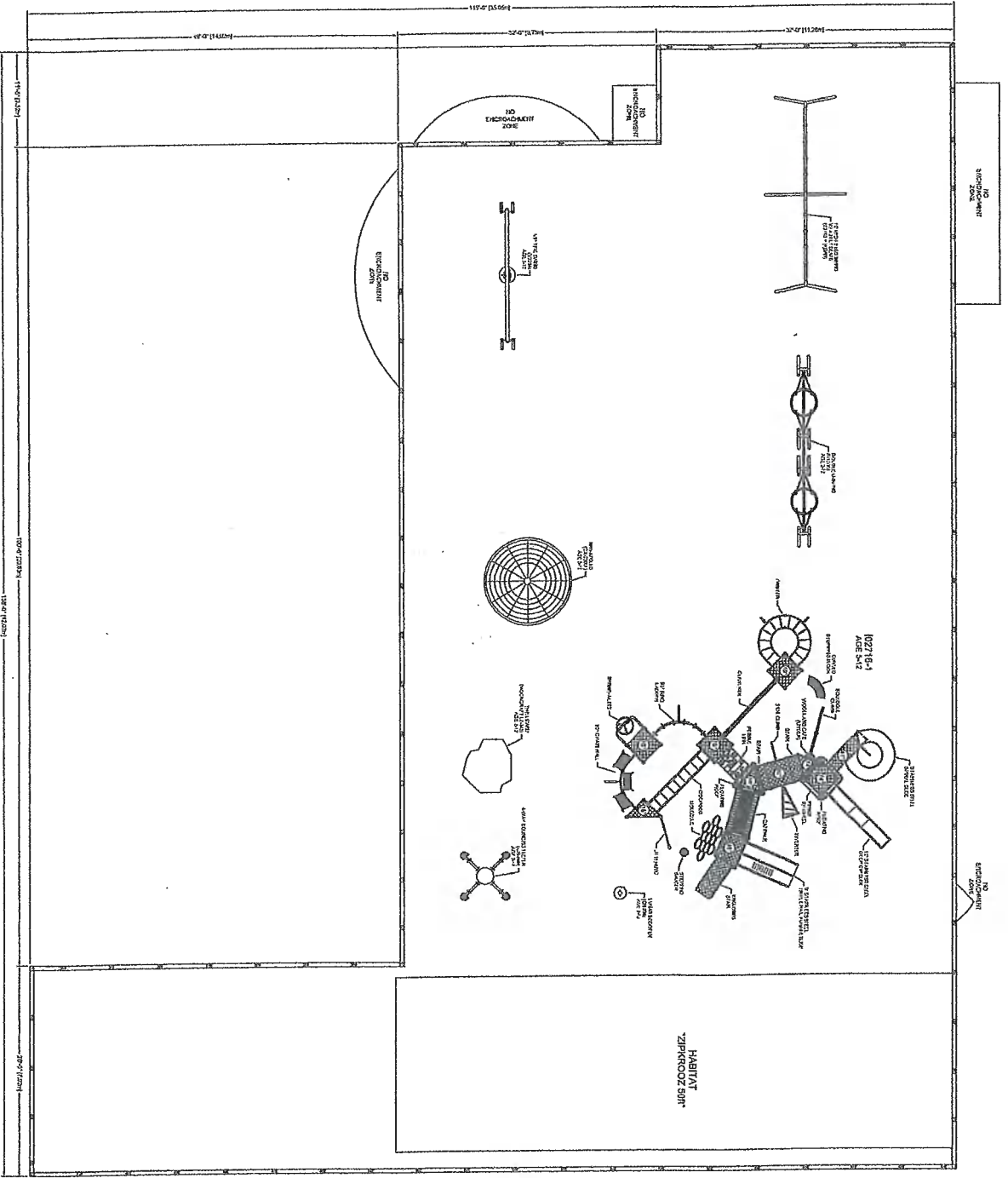


35

Additional Equipment



Note: Colours shown may not accurately reflect actual colours.



BLUE IMP RECOMMENDS THAT SLIDES BE INSTALLED WITH SLIDE BEDS FACING BETWEEN NORTH AND EAST

CONFORMS TO THE CAN/CSA-Z814-14 STANDARD "CHILDREN'S PLAYSPACES AND EQUIPMENT"

EDGEWATER THERAPY REQ'D. - 24 ADAPTIONS REQ'D. - 10
NOTE: EDGEWATER THERAPY COUNCIL ALLOWS FOR RE-USE OF CUTTINGERS.

WORSLEY VOLUNTEER FIREFIGHTERS SOCIETY - SCHOOL PLAYGROUND
WORSLEY, AB
BLUE IMP 2

LAYOUT #: A01541-4
JOB #: J01982

RECOMMENDED AGES: AS NOTED
AREA REQ'D (SQ. FT): 10700
PERIMETER REQ'D (FT): 503
DRAWN BY: EH
DATE: 18-FEB-14

4	REVISE SITE CHANGE AND PERMIT TO MD.	AS	28-NOV-14
3	CHANGE EXISTING TO CONFORM.	EH	3-NOV-14
2	RELATIVE CHAIR, GIZ, AND TV SIGNAL, THE SLING & REPAIR/TROCK.	AS	03-MAR-14



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SOME BORDER DIMENSIONS ARE TO MINIMUM ALLOWANCE

SECTION 78 HAMLET PUBLIC/INSTITUTIONAL DISTRICT (H-P)**(1) PURPOSE**

The general purpose of this District is to permit the development of land for uses of either a public or private nature providing services to the community.

(2) USES

(1) Permitted Uses: None

(2) Discretionary Uses:

- ◆ Church
- ◆ Community club or organization
- ◆ Fire hall
- ◆ Post office
- ◆ School
- ◆ Sign - a curling rink
- ◆ Public utility building or use to serve this district
- ◆ Public or quasi-public use
- ◆ Teacherage
- ◆ 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 (minimum): As required by the Development Authority

(2) Setback Requirements (minimum):

- (i) Front Yard: 25 feet (7.6 m) or as required by the Development Authority.

- (ii) Side Yard: 10% of the width of site or as required by the Development Authority.
 - (iii) Rear Yard: 25 feet (7.6 m) or as required by the Development Authority.
- (3) Total Floor Area: As required by the Development Authority.

(4) DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

All Development shall be of new construction only. Exterior finish to be wood, metal or similar siding, brick or stucco and built to the standards and satisfaction of the Development Authority.

(5) OFF-STREET PARKING

As required by the Development Authority.

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 12, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – David Neustaeter
File:	61-02-02

DESCRIPTION:

Development Permit Application W16-15 was received from David Neustaeter to construct a shop on an acreage located at Plan 0927230 Block 1 Lot 2 in NW 23-84-10-W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)
- This is the second shop style building on the property, there is also a tarp construction shop closer to the house.
- Intends to service shop with water and sewer.

Note: AG1 excerpt from Land Use Bylaw is included as an attachment to the first Development Permit Request for Decision application in today's agenda.

ATTACHMENTS:

1. Development Permit Application

OPTIONS:

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

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W16-15 from David Neustaeter to build a shop, located at located at Plan 0927230 Block 1 Lot 2 in NW 23-84-10-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.

Initials show support - Reviewed by: Development Officer: *abj* Manager: *NQ*

RECEIVED

MAY 01 2015

DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO. W16-15
DATE RECEIVED May 1/15

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.)

AG1.

APPLICANT INFORMATION COMPLETE IF DIFFERENT FROM APPLICANT
NAME OF APPLICANT: David Neustaeter
ADDRESS: Box 119, Clearlake AB
POSTAL CODE: 7014-340 TELEPHONE (Res.): 772-6942

LAND INFORMATION
Legal description of proposed development site:
QTR./L.S. SEC. TWP. RG. M. OR REGISTERED PLAN NO. BLOCK LOT
NW 23 84 10 6 OR 0927230 1 1
Size of the proposed development site:
LENGTH 56 ft WIDTH 34 ft ACRES OR HECTARES
10.03 OR 4.06
Describe the existing use of the land: Residential acreage

DEVELOPMENT INFORMATION
Describe the proposed use of the land: Residential acreage with small shop
Check (✓) 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 300 ft 100 m REAR YARD ft m SIDE YARD (1) 135 ft 45 m SIDE YARD (2) ft m
The land is adjacent to: [] A Primary Highway [] A Secondary Highway [X] A County Road
Estimate the Project: A. COMMENCEMENT DATE May 2015 B. COMPLETION DATE NOV 2015 C. CONSTRUCTION COSTS \$ 75,000
Attached is: (a) Site Plan: [X] Yes [] No [] N/A; (b) Floor Plan: [] Yes [] No [X] N/A

DEVELOPMENT INFORMATION
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.
DATE: May 1/15 SIGNATURE OF APPLICANT: [Signature]
DATE SIGNATURE OF REGISTERED LAND OWNER

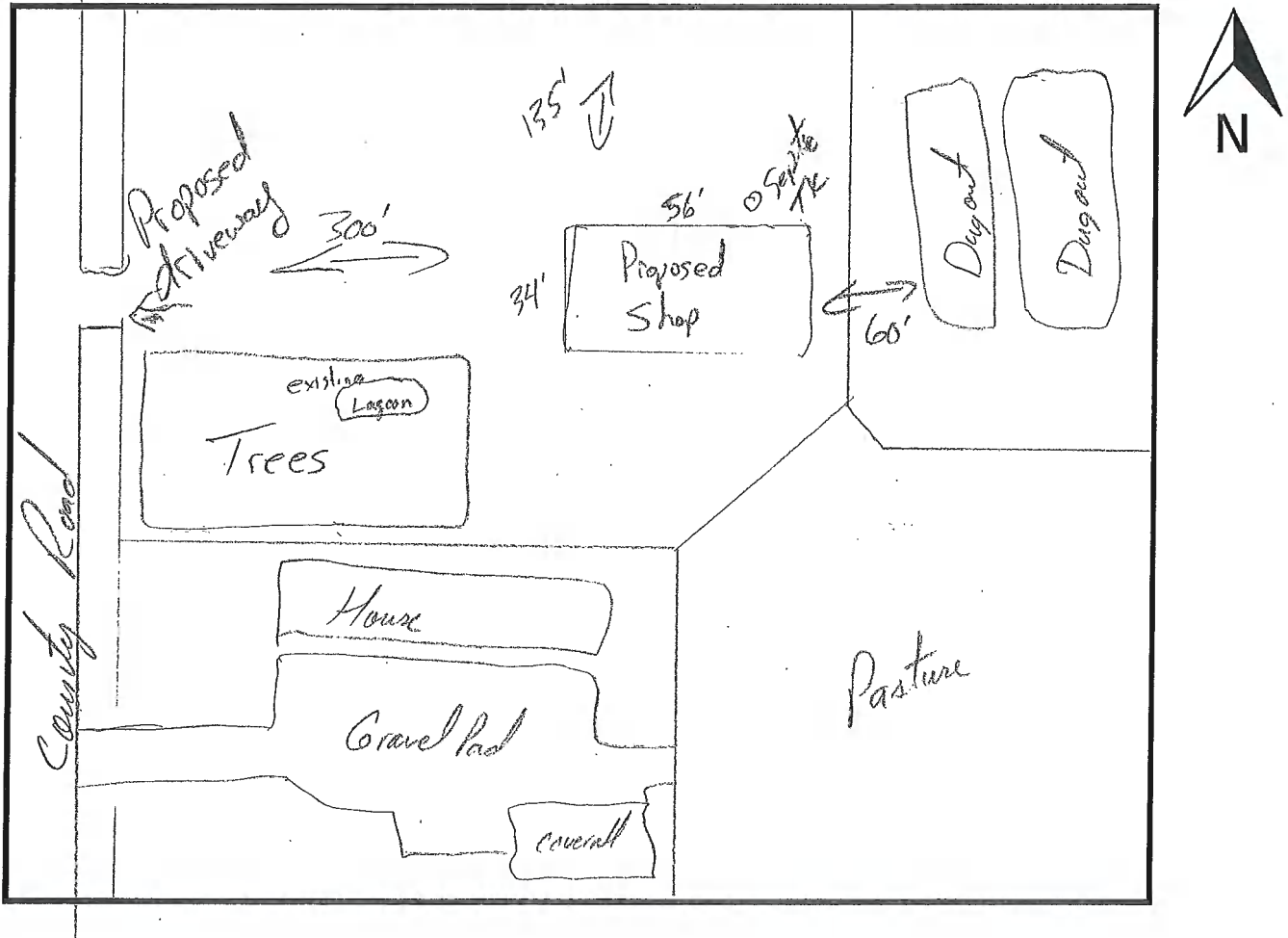
FOR ADMINISTRATIVE USE ONLY
LAND USE CLASSIFICATION: Agricultural District (AG1)
FEE ENCLOSED: [] Yes [] No AMOUNT: \$ RECEIPT No.

APPLICATION FOR DEVELOPMENT PERMIT – SITE MAP

LEGAL DESCRIPTION: NW-23-84-10-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

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)

TYPE OF SEWAGE DISPOSAL	
<input checked="" type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input 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:	May 12, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Natural Forest Development Corp.
File:	61-02-02

DESCRIPTION:

Development Permit Application W17-15 was received from Natural Forest Development Corp. to construct a shop and storage yard for logging equipment on the titled 5 acre parcel located in NW 9-86-5-W6M.

BACKGROUND:

- Zoning: 5 acre parcel is Agricultural (AG1); balance of the quarter is Crownland and under the Lucy's Hill Woodlot Protective Notation.
- This lot is currently vacant, with power service.
- Intends to service shop with water and sewer.

Note: AG1 excerpt from Land Use Bylaw is included as an attachment to the first Development Permit Request for Decision application in today's agenda.

ATTACHMENTS:

1. Development Permit Application

OPTIONS:

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

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W17-15 from Natural Forest Development Corp. to construct a shop and storage yard for logging equipment on the titled 5 acre parcel located in NW 9-86-5-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.

Initials show support - Reviewed by: Development Officer:

Abj

Manager:

APC

**DEVELOPMENT PERMIT
APPLICATION**

CLEAR HILLS COUNTY

RECEIVED

MAY 04 2015

FOR ADMINISTRATIVE USE

APPLICATION NO.	W17-15
DATE RECEIVED	May 4/15

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.)

AGI-1 5 acres.

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT Natural Forest Developments Corp.		NAME OF REGISTERED LAND OWNER Rudy Ostrom	
ADDRESS Box 21 Eureka River AB		ADDRESS Box 21 Eureka River AB	
POSTAL CODE T0H-1K0	TELEPHONE (Res.) 1780 834 7070	POSTAL CODE T0H-1K0	TELEPHONE (Res.) (Bus.) 750 494 2410

Anthony Drieger

LAND INFORMATION						
Legal description of proposed development site:						
QTR./L.S. NW	SEC. 9	TWP. 86	RG. 5	M. W6	OR	REGISTERED PLAN NO. BLOCK LOT
Size of the proposed development site:						
LENGTH 200m	WIDTH 90m	Number of:		ACRES 5	OR	HECTARES
Describe the existing use of the land: nothing						

DEVELOPMENT INFORMATION		
Describe the proposed use of the land: To construct a shop & storage yard for Natural Forest Developments Corp & their logging equipment.		
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 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 40m	REAR YARD 30m	SIDE YARD (1) 50m
		SIDE YARD (2) 100m
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input checked="" type="checkbox"/> A Secondary Highway <input checked="" type="checkbox"/> A County Road		
Estimate the Project:	A. COMMENCEMENT DATE May 15 2015	B. COMPLETION DATE Sept 30 2015
		C. CONSTRUCTION COSTS \$ 200,000.00
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.	
April 29/15 DATE	<i>Anthony Drieger</i> SIGNATURE OF APPLICANT
April 29/15 DATE	<i>Rudy Ostrom</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. _____

44



45

Google earth

feet
meters



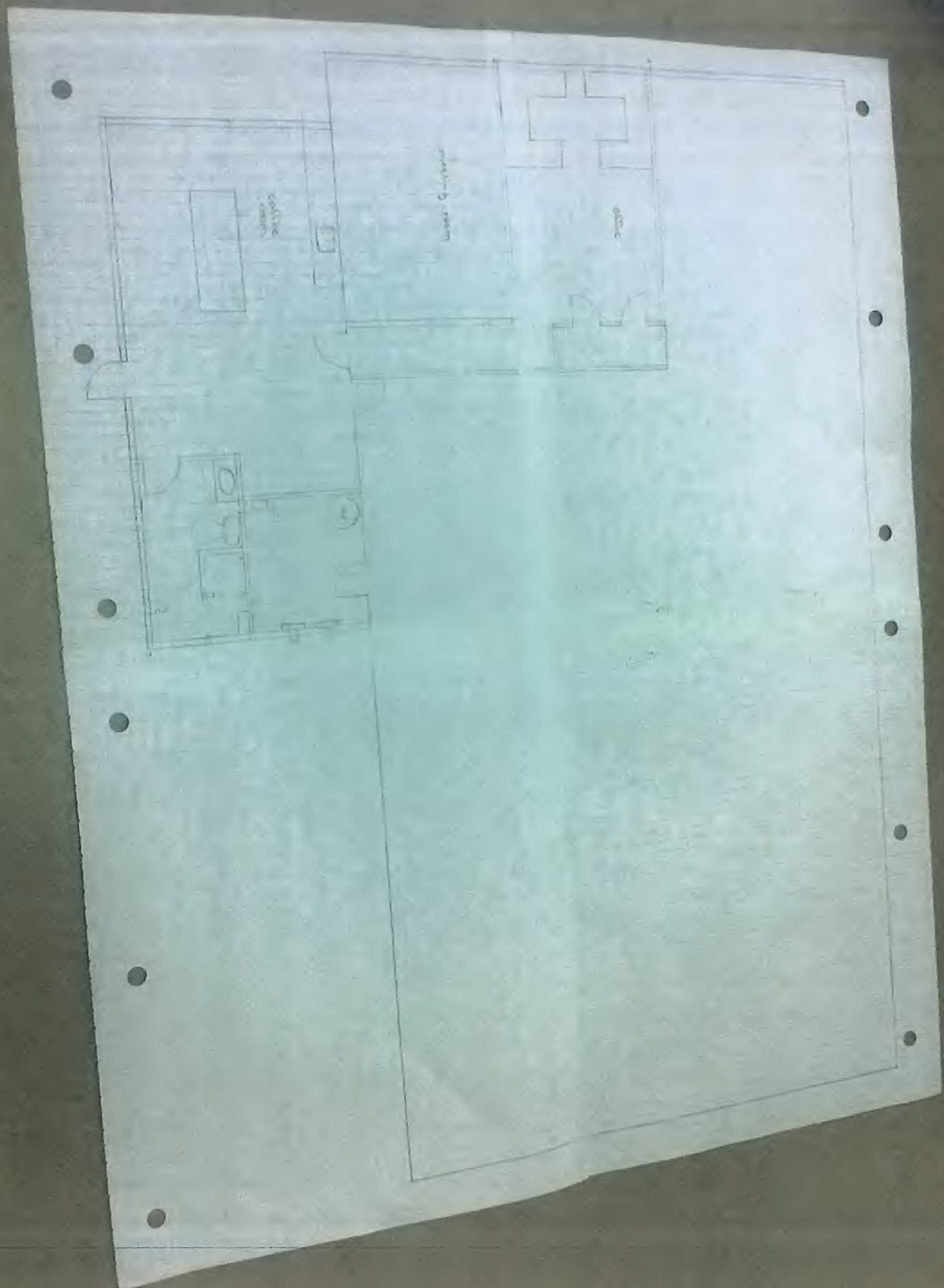
100

600

Google earth

Land location NW 9 - 86 - 5 - 45





ADDITIONAL INFORMATION REQUIRED:

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

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

TYPE OF SEWAGE DISPOSAL	
	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 convert the old existing dugout
 into sewage lagoon as it cannot be used
 as a water source

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:	May 12, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Johan Wolfe
File:	61-02-02

DESCRIPTION:

Development Permit Application W18-15 was received from Johan Wolfe to develop a second dwelling site (mobile home) at SE 29-85-8-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.
 - Relationship to owner – family (sister)

Note: AG1 excerpt from Land Use Bylaw is included as an attachment to the first Development Permit Request for Decision application in today's agenda.

ATTACHMENTS:

1. Development Permit Application

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended in Sample Motion 2
- C. Approve the application with different conditions.

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W18-15 from Johan Wolfe to develop a second dwelling site (mobile home) at SE 29-85-8-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.

Initials show support - Reviewed by: Development Officer: *ABj* Manager: *ne*

DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

RECEIVED
MAY 04 2015

FOR ADMINISTRATIVE USE	
APPLICATION NO.	W18-15
DATE RECEIVED	May 4/15

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.)

ELIZABETH B Wolfe
COMPLETE IF DIFFERENT FROM APPLICANT

APPLICANT INFORMATION			
NAME OF APPLICANT Johan Wolfe		NAME OF REGISTERED LAND OWNER Johan Wolfe	
ADDRESS Box 374		ADDRESS Box 374	
Worsley Alberta		Worsley Alberta	
POSTAL CODE T0H-3W0	TELEPHONE (Res.) 780-835-0297	(Bus.)	POSTAL CODE T0H-3W0
			TELEPHONE (Res.) 780-835-0297
			(Bus.)

LAND INFORMATION			
Legal description of proposed development site:			
QTR./L.S. SE	SEC. 29	TWP. 85	RG. 8
M. W6	OR	REGISTERED PLAN NO.	BLOCK
			LOT
Size of the proposed development site:			
LENGTH — ft — m	WIDTH — ft — m	Number of:	ACRES OR HECTARES 160
Describe the existing use of the land: vacant yard site and residence on quarter.			

DEVELOPMENT INFORMATION		
Describe the proposed use of the land: set up new dwelling for sister		
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 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 — ft 90 m	REAR YARD — ft 650 m	SIDE YARD (1) — ft 400 m
		SIDE YARD (2) — ft 300 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 May 27/2015	B. COMPLETION DATE Oct. 30/2015	C. CONSTRUCTION COSTS \$ 40,000
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 type="checkbox"/> No <input checked="" 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.	
May 2/15 DATE	 SIGNATURE OF APPLICANT
May 2/15 DATE	 SIGNATURE OF REGISTERED LAND OWNER

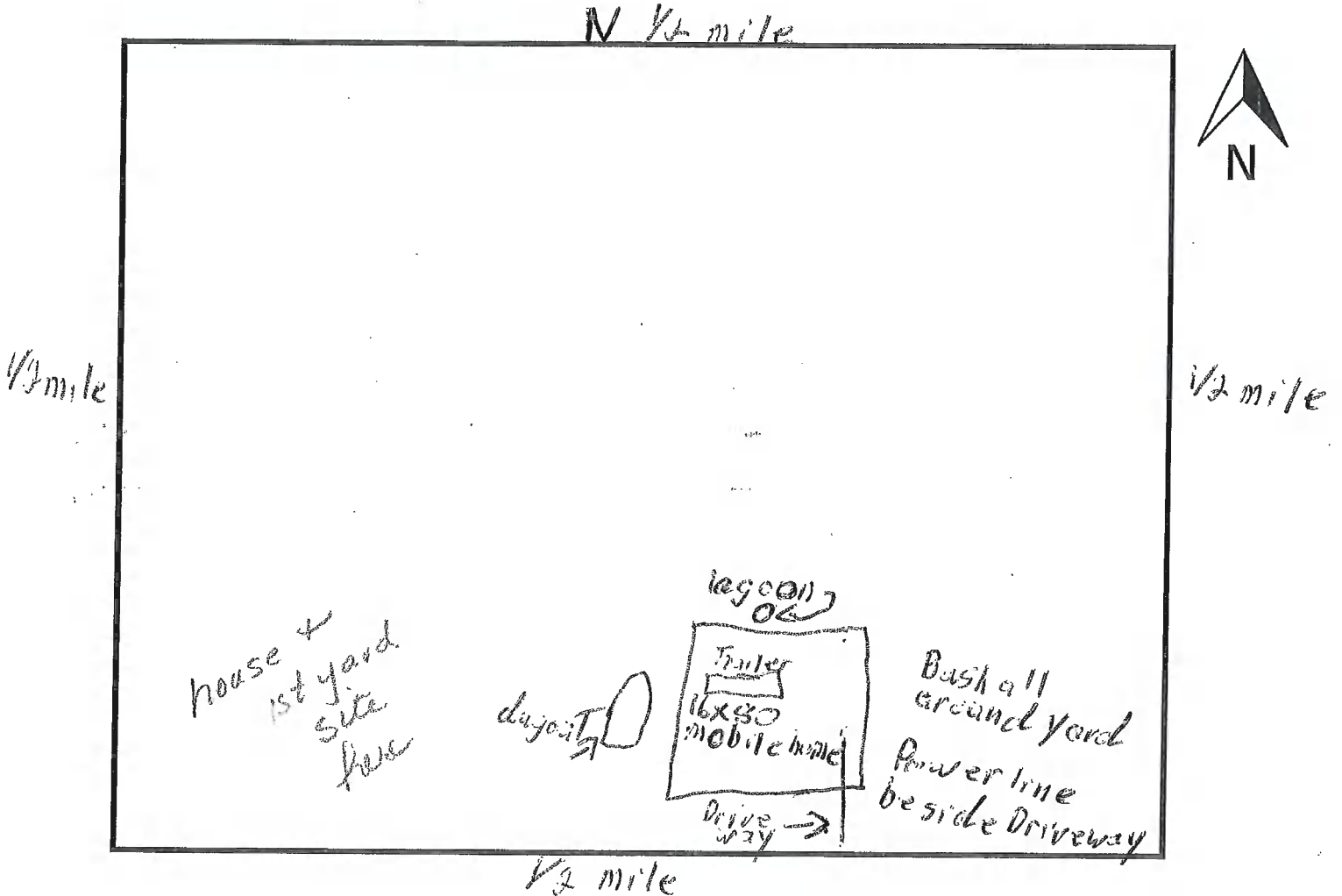
FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION:	Agricultural District (Agi)
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$ 7/2
	RECEIPT No. _____

APPLICATION FOR DEVELOPMENT PERMIT - SITE MAP

LEGAL DESCRIPTION: SE 79 85 9-46

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

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)

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 Dugout & Sewage lagoon

(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:	May 12, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Hines Creek Golf & Country Club Association
File:	61-02-02

DESCRIPTION:

Development Permit Application W19-15 was received from the Hines Creek Golf & Country Club Association to construct a clubhouse at NE 17-83-4-W6M.

BACKGROUND:

- Zoning: Rural Recreational (R-REC)
- Sale of Recreation Lease is in progress, waiting on transfer of title.

ATTACHMENTS:

1. Development Permit Application
2. Rural Recreational District (R-REC)

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended in Sample Motion 2
- C. Approve the application with different conditions.

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W19-15 from Hines Creek Golf & Country Club Association to construct a clubhouse at NE 17-83-4-W6M., subject to the following conditions:

1. Minimum setbacks from the property lines:
 - d) Front yard, 40.8 meters (134 feet)
 - e) Side yard, 3 meters (10 feet)
 - f) Rear yard, 7.6 meters (25 feet)
2. Maximum building height: Two storeys or 9.1 meters (30 feet)
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.

Initials show support - Reviewed by: Development Officer: *abj* Manager: *NS*

DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO. <u>W19-15</u>
DATE RECEIVED <u>April 30/15</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>Hines Creek Golf & Country Club Association</u>			NAME OF REGISTERED LAND OWNER <u>Clear Hills County</u>		
ADDRESS <u>Box 665</u>			ADDRESS <u>land title transfer pending</u>		
<u>Hines Creek AB</u>			<u>Recreation lease sale</u>		
POSTAL CODE <u>T0H2A0</u>	TELEPHONE (Res.) <u>780</u>	(Bus.) <u>494.2217</u>	POSTAL CODE	TELEPHONE (Res.)	(Bus.)

LAND INFORMATION						
Legal description of proposed development site:						
QTR./L.S. <u>NE 17</u>	SEC. <u>83</u>	TWP. <u>4</u>	RG. <u>6</u>	M.	OR	REGISTERED PLAN NO. BLOCK LOT
Size of the proposed development site:						
LENGTH <u>62</u> ft m	WIDTH <u>45</u> ft m	Number of:		ACRES	OR HECTARES	
Describe the existing use of the land: <u>Operates as a non-profit golf course run by a Association through a Board.</u>						

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <u>To build a Clubhouse for use by the Golf Course</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 type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	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 _____ 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 type="checkbox"/> A County Road			
Estimate the Project:			
A. COMMENCEMENT DATE <u>May 15, 2015</u>		B. COMPLETION DATE <u>August or Sept 2015</u>	
C. CONSTRUCTION COSTS <u>\$ 66,000</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.	
<u>April 29, 2015</u> DATE	<u>[Signature]</u> 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. _____

ADDITIONAL INFORMATION REQUIRED:

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

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

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)

(Gets pumped out)

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.

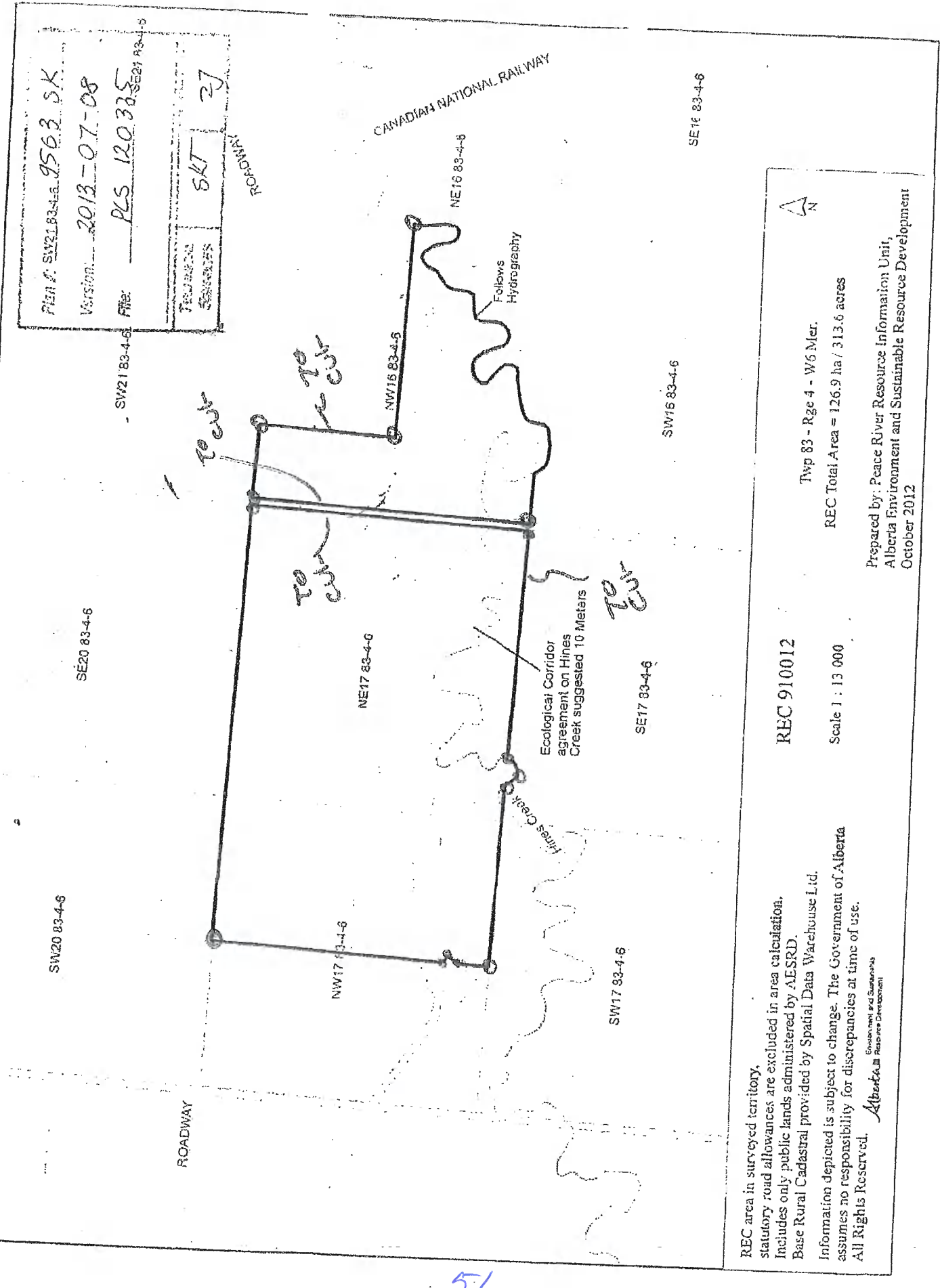
golf course

May 17, 2012 to Sep 30, 2012

⊗ water supply - ○ Sewage □ New Clubhouse.



Plan #: SW2183-4-6 9563 SK
 Version: 2013-07-08
 File: PLS 120335
 SECTION 27



REC 910012

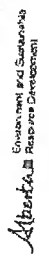
Twp 83 - Rge 4 - W6 Mer.

REC Total Area = 126.9 ha / 313.6 acres

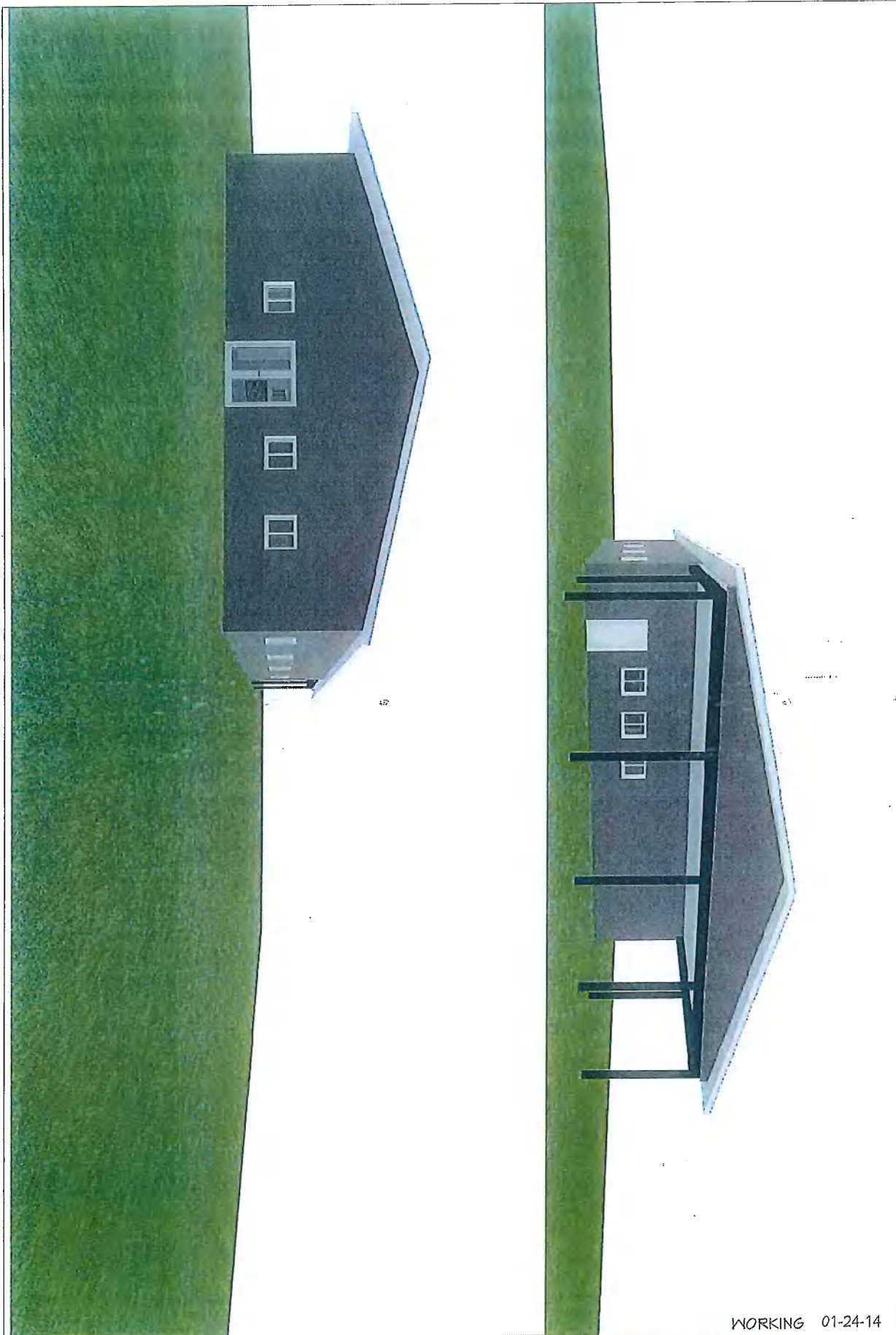
Scale 1 : 13 000

Prepared by: Peace River Resource Information Unit,
 Alberta Environment and Sustainable Resource Development
 October 2012

REC area in surveyed territory.
 statutory road allowances are excluded in area calculation.
 Includes only public lands administered by AESRD.
 Base Rural Cadastral provided by Spatial Data Warehouse Ltd.
 Information depicted is subject to change. The Government of Alberta
 assumes no responsibility for discrepancies at time of use.
 All Rights Reserved.



56



WORKING 01-24-14

DESIGN BY:
CHAD VIGN

SCALE:

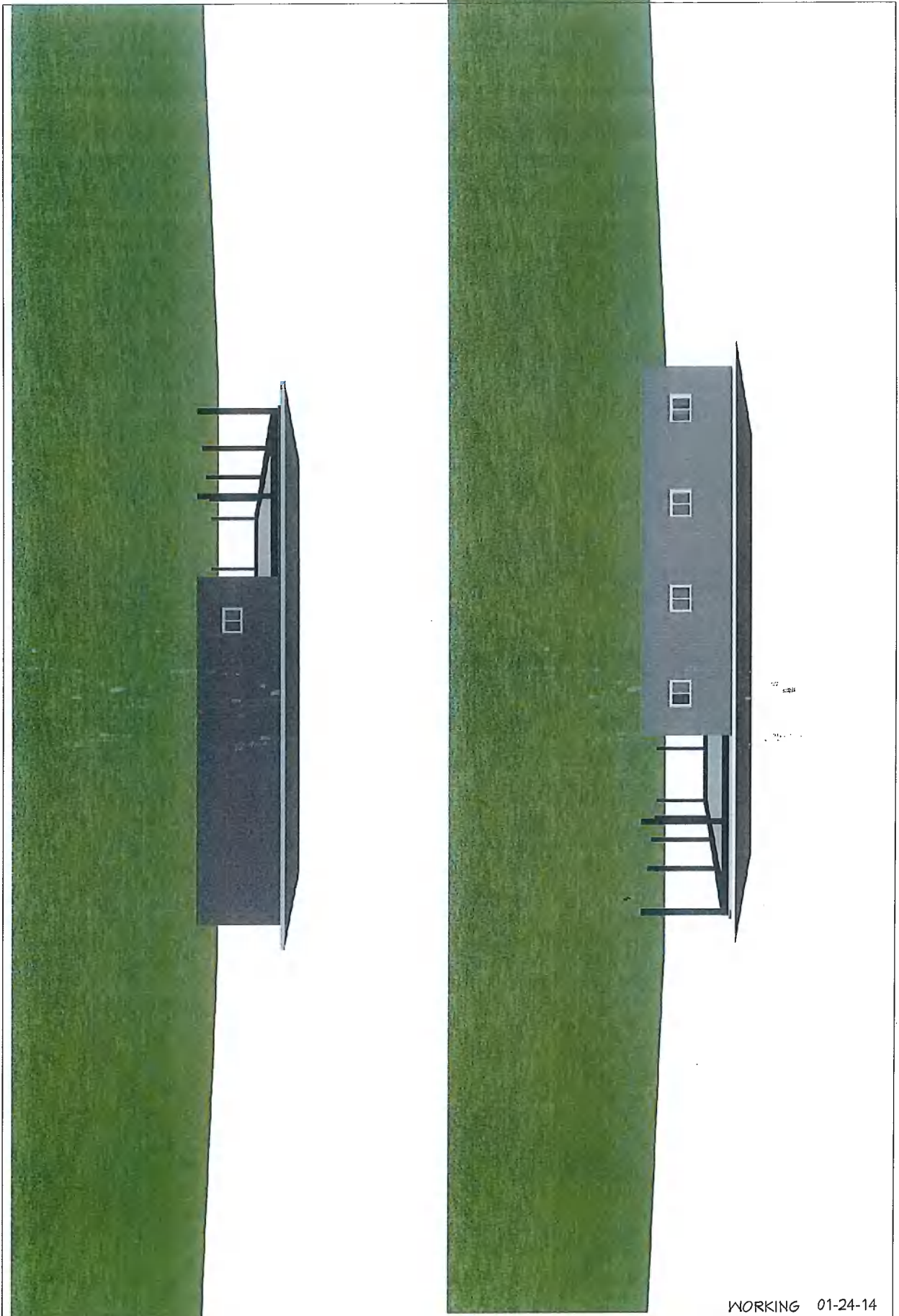
CUSTOMER:
HINES CREEK GOLF CLUB
JOB#: 150506



RR1, SITE 4, BOX 4
SEXSMITH, AB T0H 3C0
TEL: 780.568.3354 / FAX: 780.568.2790

PAGE
2

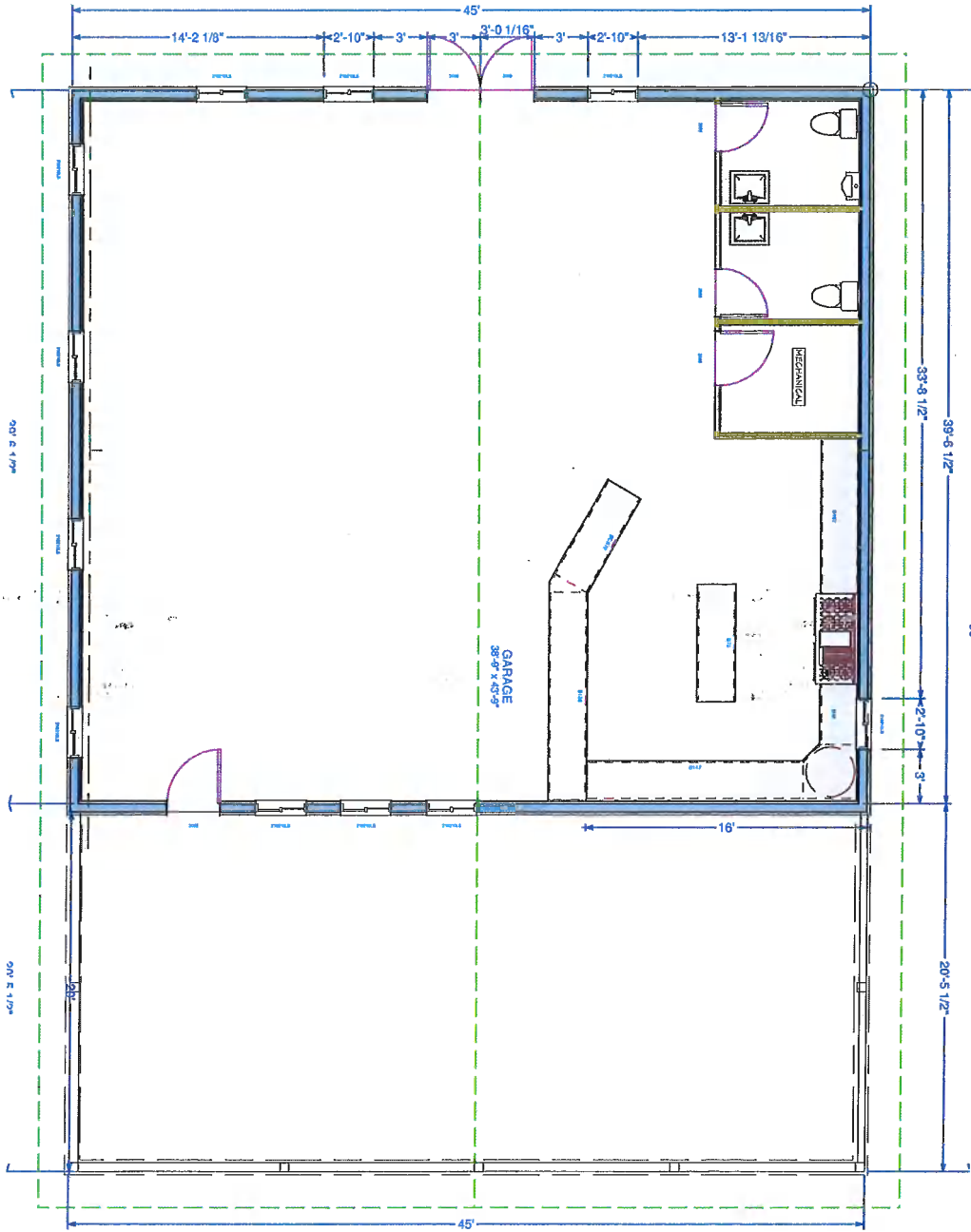
57




WORKING 01-24-14

<p>DESIGN BY: CHAD VION</p> <p>SCALE:</p>	<p>CUSTOMER: HINES CREEK GOLF CLUB</p> <p>JOB#: 150506</p>	 <p>RR1, SITE 4, BOX 4 SEXSMITH, AB T0H 3C0 TEL: 780.568.3354 / FAX: 780.568.2790</p>	<p>PAGE 3</p>
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WORKING 01-24-14

<p>DESIGN BY: CHAD VION</p> <p>SCALE:</p>	<p>CUSTOMER: HINES CREEK GOLF CLUB</p> <p>JOB#: 150506</p>	 <p>RR1, SITE 4, BOX 4 SEXSMITH, AB T0H 3C0 TEL: 780.568.3354 / FAX: 780.568.2790</p>	<p>PAGE 1</p>
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SECTION 71 RURAL RECREATIONAL DISTRICT (R-REC)**(1) PURPOSE**

The general purpose of this District is to permit development of intensive and extensive recreational facilities and uses.

(2) USES**(a) Permitted Uses**

- ◆ Sign

(b) Discretionary Uses

- ◆ Accessory building or structure
- ◆ Arena
- ◆ Arts and crafts centre
- ◆ Baseball diamond
- ◆ Commercial and public campsite
- ◆ Community hall
- ◆ Cross-country skiing facility
- ◆ Curling rink
- ◆ Driving range
- ◆ Exhibition and/or rodeo grounds
- ◆ Extensive recreational use
- ◆ Flying club
- ◆ Golf course
- ◆ Intensive recreational use
- ◆ Marina and/or boat rental facility
- ◆ Outdoor skating rink
- ◆ Park
- ◆ Parking area
- ◆ Playground
- ◆ Public utility building
- ◆ Public use
- ◆ Recreational vehicle park
- ◆ Rangers cabin
- ◆ Rifle range
- ◆ Snow vehicle area

- ◆ Skeet and trap facility
- ◆ Ski resort
- ◆ Swimming pool
- ◆ Tennis court
- ◆ 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 (minimum): As required by the Development Authority.
- (2) Floor Area (minimum): As determined by the Development Authority based on the need to accommodate the proposed use.
- (3) Setback Requirements (minimum):
 - (a) Front Yard: 134 feet (40.8 m) from road right-of-way.
 - (b) Interior Side Yard: 10% of the width of site or 5 feet (1.5 m).
 - (c) Exterior Side Yard: 10 feet (3.0 m) or as required by the Development Authority.
 - (d) Rear Yard: 25 feet (7.6 m) or as required by the Development Authority.
- (4) Building Height (maximum): Two storeys, or 30 feet (9.1 m) or as required by the Development Authority.

(4) MINIMUM SITES FOR CAMPSITES

Commercial campground stalls shall be a minimum size of 1,500 square feet (139 m²). Resort cabins shall have an individual site area of 1,200 square feet (111 m²) or as per the discretion of the Development Authority.

(5) OFF STREET PARKING

Off-street parking requirements are at the discretion of the Development Officer or the Development Authority.

(6) LANDSCAPING

In addition to other provisions of this Bylaw, the Development Authority may require any discretionary use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

(7) SETBACKS

All minimum setbacks requirements for waterbody and watercourse provisions as outlined under Section 38 of this bylaw, which may affect developments in this area, must be adhered to.

Restrict the redesignation of new Rural Recreational District areas to a minimum of 1.6 km from an existing CFO unless advanced use of appropriate proven technology is able to be applied to reduce the setback.

(8) REMOVAL OF VEGETATION

The removal of extensive areas of trees and shrubs without a Development Permit is strictly prohibited.

(9) ADDITIONAL REQUIREMENTS

All points of access and egress shall be located to the satisfaction of the Development Authority.