

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
May 31, 2016

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, May 31, 2016, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. *REGULAR MEETING May 31, 2016*..... 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. *REGULAR MEETING OF April 12, 2016*.....2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. *DEVELOPMENT PERMIT APPLICATION – Nellie Zacharias*..... 13
 - B. *DEVELOPMENT PERMIT APPLICATION – Old Colony Mennonite Church*..... 18
 - C. *DEVELOPMENT PERMIT APPLICATION – David & Eva Penner*.....26
 - D. *SUBDIVISION REFERRAL – Robbie & Renae Hale*30
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:	Manager:
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**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
April 12, 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**

M11-16

RESOLUTION by Deputy Chairperson Klassen to adopt the agenda governing the April 12, 2016, Municipal Planning Commission Meeting, as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M12-16

RESOLUTION by Member Svederus to adopt the minutes of the March 22, 2016 Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Development Appeal Board Hearing

The Municipal Planning 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.

M13-16

RESOLUTION by Member Frixel 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Development Appeal Board and that Development Permit W51-15 for a scrap metal business on part of NW 17-85-5 has been rescinded by the Development Appeal Board. CARRIED.

Development Permit Application W06-16

Development Permit W38-15 was received from Cleardale Community Enhancement Society for accessory storage building on Plan 1220558 Block 4 Lot 3.

M14-16

RESOLUTION by Chairperson Croy 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.**

CARRIED.

Development Permit
Application W07-16

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.

M15-16

RESOLUTION By Deputy Chairperson Klassen 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.**
5. **No additional dwellings permitted.**

CARRIED.

Subdivision Referral
#S01-16

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).

M16-16

RESOLUTION by Member Svederus That the Municipal Planning Commissionrecommend 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.**

CARRIED.

Subdivision Referral
#S02-16

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).

M17-16

RESOLUTION by Member Frixel that the Municipal Planning Commissionrecommend 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.**

CARRIED.

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on April 12, 2016 at 9:11 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 31, 2016
Originated By:	Dallas Logan – Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Nellie Zacharias
File:	61-02-02

DESCRIPTION:

Development Permit Application W16-16 was received from Nellie Zacharias to replace an existing second Dwelling, Modular Home with a Dwelling, Semi Detached at SE 10-85-9 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.
- Existing second residence was put on location without an approved development permit.

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 W16-16 from Nellie Zacharias to replace an existing Second Dwelling (modular home) with a Semi-detached Dwelling at SE 10-85-9 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. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

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

CLEAR HILLS COUNTY DEVELOPMENT PERMIT APPLICATION

FOR ADMINISTRATIVE USE

APPLICATION NO. W16-16

DATE RECEIVED May 5-16

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/travels, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT <u>Willie Zacharias</u>	NAME OF REGISTERED LAND OWNER <u>William Zacharias</u>	ADDRESS <u>Box 166 Clearlake AB.</u>	ADDRESS <u>Box 241 Hines Creek</u>
POSTAL CODE <u>T04-390</u>	TELEPHONE (Res.) <u>780 835 2474</u> (Bus.)	POSTAL CODE <u>T04 240</u>	TELEPHONE (Res.) <u>780 685 2644</u> (Bus.)

LAND INFORMATION			
Legal description of proposed development site:			
QTR./L.S. <u>SE</u>	SEC. <u>10</u>	TWP. <u>85</u>	RG. M. <u>9 6</u>
OR		REGISTERED PLAN NO.	BLOCK LOT
Size of the proposed development site:			
LENGTH <u>512 ft</u> m	WIDTH <u>20 ft</u> m	Number of ACRES OR HECTARES	
Describe the existing use of the land: <u>Vacant Site</u>			

DEVELOPMENT INFORMATION	
Describe the proposed use of the land: <u>Replace Second residence</u>	
Check (✓) any proposed use(s) not identified above:	
<input type="checkbox"/> Sign(s)	<input type="checkbox"/> Culvert(s) / Road access point(s)
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or Industrial structure(s) / use(s)
<input type="checkbox"/>	<input type="checkbox"/> Public use(s) / Utilities
<input type="checkbox"/>	<input type="checkbox"/> Other (specify)
Indicate the proposed setback from the property line:	
FRONT YARD <u> </u> ft 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 <u>June 1 2016</u>	B. COMPLETION DATE <u>May 31 2017</u>
C. CONSTRUCTION COSTS <u>\$ 70 000</u>	
Attached is: (a) Site Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input 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>5 2016 04</u> DATE	<u>x Willie Zacharias</u> SIGNATURE OF APPLICANT
<u>5 2016 04</u> DATE	<u>x William Zacharias</u> 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. _____	

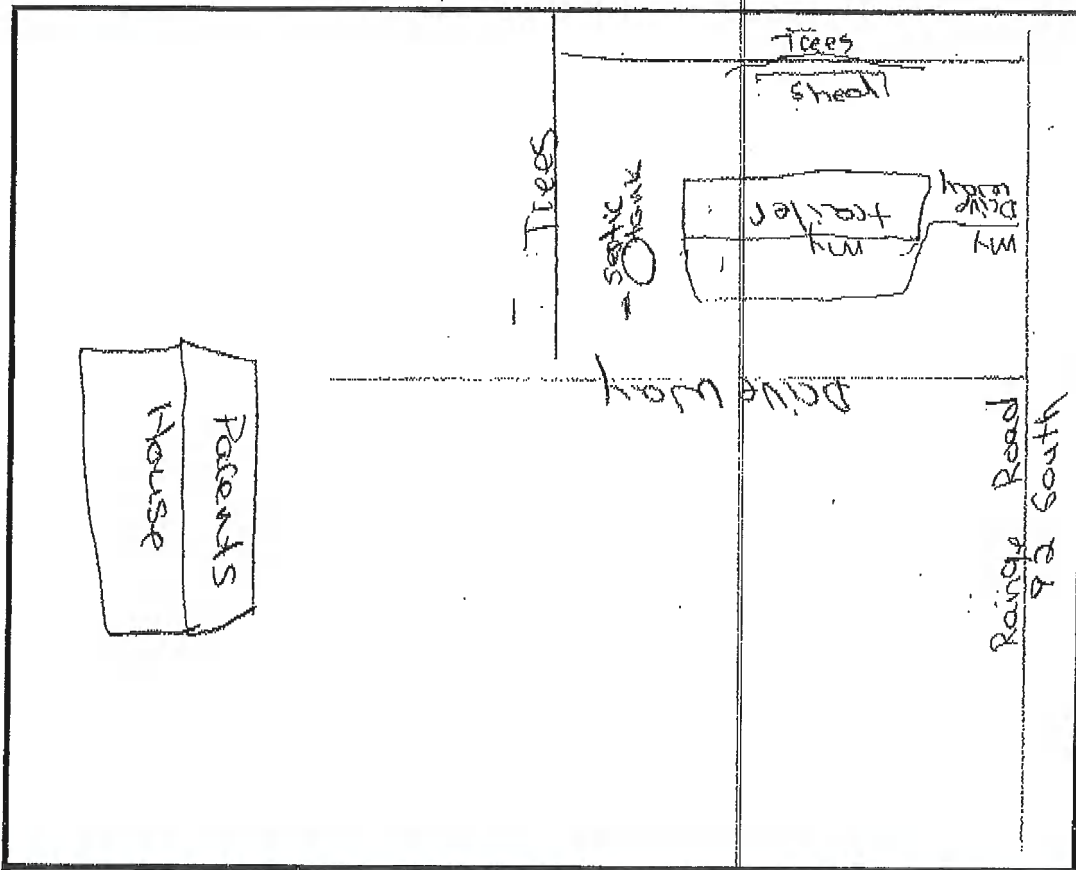
3960

APPLICATION FOR DEVELOPMENT PERMIT - SITE MAP

LEGAL DESCRIPTION: SE 10 85 9 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

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 31, 2016
Originated By:	Dallas Logan – Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Old Colony Mennonite Church
File:	61-02-02

DESCRIPTION:

Development Permit Application W22-16 was received from the Old Colony Mennonite Church construct a Place of Worship - Church. Located at Plan 1420827 Block 1 Lot 1 (NW 20-85-7 W6M).

BACKGROUND:

- Zoning: Agricultural (AG1)
- The new Mennonite School is also on this location.

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 W22-16 from Old Colony Mennonite Church to construct a Place of Worship. Located at Plan 1420827 Block 1 Lot 1 (NW 20-85-7 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. 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. <i>W22-16</i>
DATE RECEIVED <i>May 12-16</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.)

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT <i>Old Colony Mennonite Church</i>		NAME OF REGISTERED LAND OWNER	
ADDRESS <i>Box 92 Cleardale</i>		ADDRESS	
POSTAL CODE <i>704 240</i>	TELEPHONE (Res.) <i>780-835-0321</i>	(Bus.)	POSTAL CODE
			TELEPHONE (Res.) (Bus.)

LAND INFORMATION			
Legal description of proposed development site:			
QTR./L.S. <i>NW</i>	SEC. <i>20</i>	TWP. <i>85</i>	RG. M. <i>7 6</i>
OR		REGISTERED PLAN NO. <i>1420827</i>	BLOCK LOT <i>1 1</i>
Size of the proposed development site:			
LENGTH <i>203m</i>	WIDTH <i>203m</i>	Number of:	ACRES OR HECTARES
Describe the existing use of the land: <i>school + playground area</i>			

DEVELOPMENT INFORMATION	
Describe the proposed use of the land: <i>construct church, outdoor privy and parking.</i>	
Check (✓) any proposed use(s) not identified above:	
<input type="checkbox"/> Sign(s) <input type="checkbox"/> Dwelling unit(s) <input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Culvert(s) / Road access point(s) <input type="checkbox"/> Accessory structure(s) / use(s) <input type="checkbox"/> Commercial or industrial structure(s) / use(s)
<input type="checkbox"/> Public use(s) / Utilities <input type="checkbox"/> Other (specify) _____	
Indicate the proposed setback from the property line:	
FRONT YARD <i>152m</i>	REAR YARD <i>18m</i>
SIDE YARD (1) <i>177m</i>	SIDE YARD (2) <i>18m</i>
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input checked="" type="checkbox"/> A Secondary Highway <input type="checkbox"/> A County Road	
Estimate the Project:	
A. COMMENCEMENT DATE <i>7/1/2016</i>	B. COMPLETION DATE <i>7/1/2017</i>
C. CONSTRUCTION COSTS \$ <i>153,000.00</i>	
Attached is: (a) Site Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

DEVELOPMENT INFORMATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.	
DATE _____	SIGNATURE OF APPLICANT <i>[Signature]</i>
DATE _____	SIGNATURE OF REGISTERED LAND OWNER

FOR ADMINISTRATIVE USE ONLY

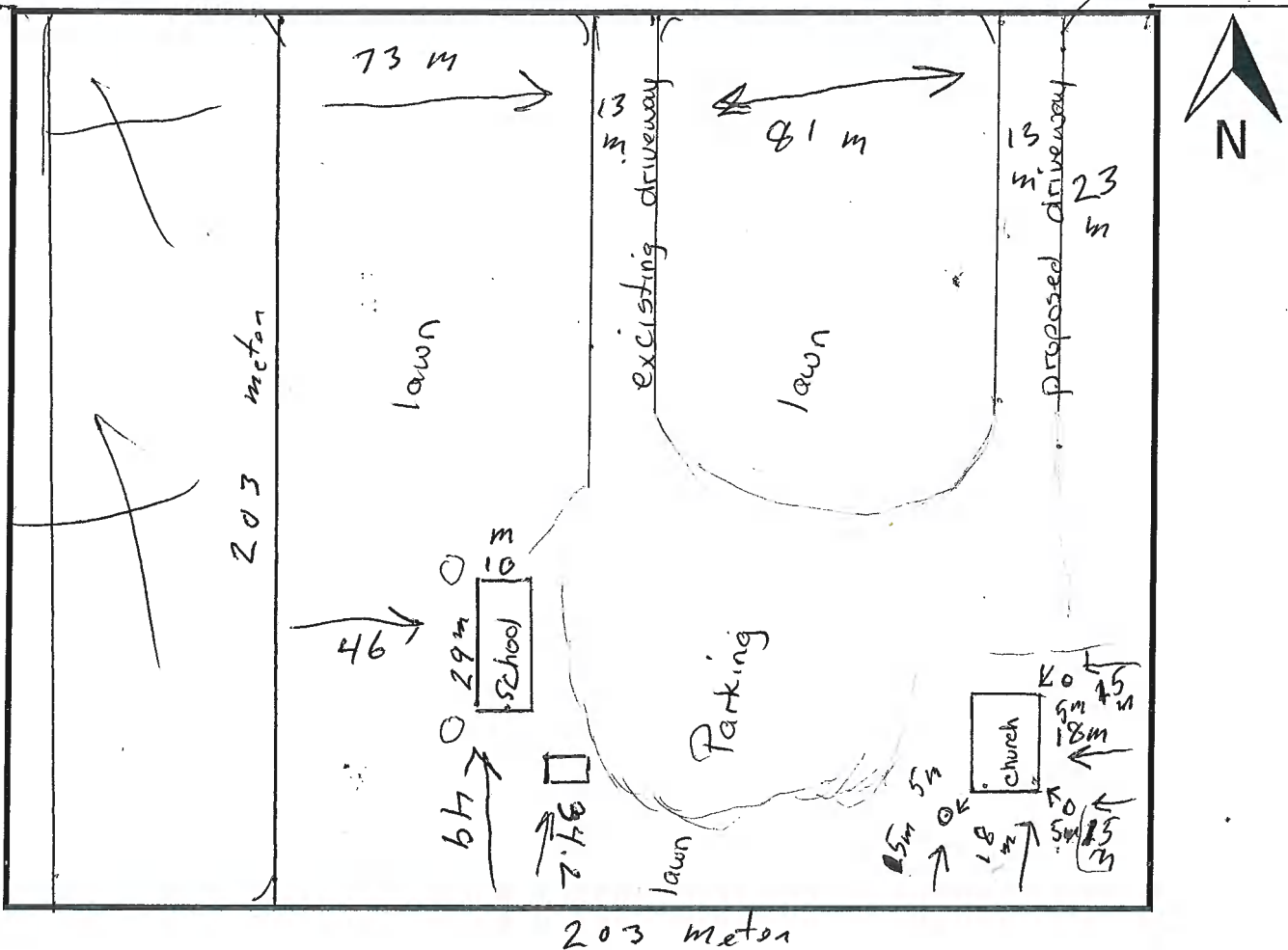
LAND USE CLASSIFICATION: _____
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No AMOUNT: \$ _____ RECEIPT No. _____

APPLICATION FOR DEVELOPMENT PERMIT – SITE MAP

LEGAL DESCRIPTION: _____

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
	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)

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 31, 2016
Originated By:	Dallas Logan – Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – David & Eva Penner
File:	61-02-02

DESCRIPTION:

Development Permit Application W/ 23-16 was received from David & Eva Penner to construct a Second Dwelling – Single Detached. Located at NE 6-86-8 W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)
- This application is to replace an existing Second Dwelling – Modular Home.

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 W23-16 from David & Eva Penner to construct a Second Dwelling – Single Detached. Located at NE 6-86-8 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.
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.
5. Existing Dwelling - Modular Home to be removed on/or before June 1, 2017.

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

CLEAR HILLS COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR ADMINISTRATIVE USE	
APPLICATION NO.	W23-16
DATE RECEIVED	May 19, 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 David & Eva Penner		NAME OF REGISTERED LAND OWNER	
ADDRESS Box 279 Worsley AB.		ADDRESS	
POSTAL CODE T0H-3W0	TELEPHONE (Res.) 780 685-2154	(Bus.) 834-7074	POSTAL CODE
			TELEPHONE (Res.) (Bus.)

LAND INFORMATION					
Legal description of proposed development site:					
QTR./L.S. NE	SEC. 6	TWP. 86	RG. 8	M. 6	OR REGISTERED PLAN NO. BLOCK LOT
Size of the proposed development site:					
LENGTH 124	WIDTH 38	Number of: ACRES OR HECTARES			
Describe the existing use of the land: Yardsite - including modular home					

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: dwelling - semi detached - modular to be removed.			
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 checked="" 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 1000	REAR YARD	SIDE YARD (1)	SIDE YARD (2)
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 30 2016	B. COMPLETION DATE June 1 2017	C. CONSTRUCTION COSTS \$ 300,000.00	
Attached is: (a) Site Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			

DEVELOPMENT INFORMATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.	
DATE May 19	SIGNATURE OF APPLICANT David Penner
DATE	SIGNATURE OF REGISTERED LAND OWNER

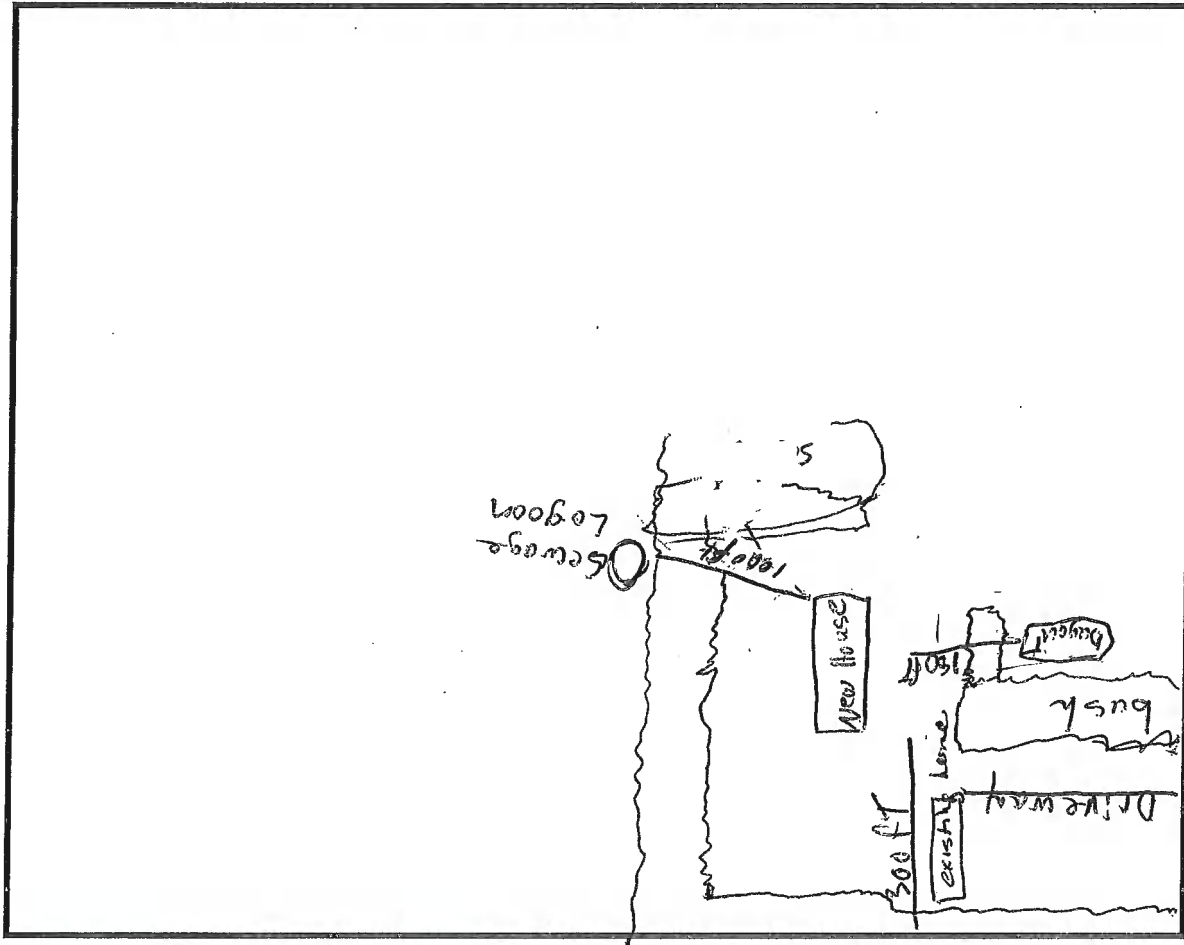
FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION:	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$
RECEIPT No.	

APPLICATION FOR DEVELOPMENT PERMIT – SITE MAP

LEGAL DESCRIPTION: NE 6-86-8-006

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 & 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 31, 2016
Originated By:	Dallas Logan – Development Officer
Title:	SUBDIVISION REFERRAL – Robby & Renae Hale
File:	61-02-02

DESCRIPTION:

Subdivision referral S03-16 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Robbie and Renae Hale for a Farmstead Separation Subdivision NW 20-84-6 W6M (4 hectares – 10.33 acres).

BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 10.33 acre parcel to accommodate an existing farmstead.
- There is an established farmstead located on site, including a dwelling, dugout and associated servicing. The balance of the quarter is under cultivation.
- The subject land is described as flat.
- Existing development is serviced with a sewage lagoon and a dugout for water supply. The existing pump out location is proposed to be relocated in order to meet setback requirements.
- Access can be gained via the local road to the west (RR65).

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 Robbie and Renae Hale for a Farmstead Separation Subdivision NW 20-84-6 (4 hectares – 10.33 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: 

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY
Date of Receipt for Completed Form: _____ File No.: 16MK012 Fee Submitted: 725.00

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

1. Name of registered owner of land to be subdivided: ROBBIE JAY HALE & RENAE MARIE HALE Address and phone number: BOX 1, HINES CREEK, AB, T0H 2A0
(Full Name in Block Capitals)
2. Name of agent (person authorized to act on behalf of registered owner), if any: TRICIA FORSYTH (EXPLORE SURVEYS INC.) Address and phone number: 18941-111 Ave NW, Edmonton, AB, T5S 2X4 780-455-5598 EXT. 219
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the NW $\frac{1}{4}$ Sec 20 TWP 84 Range 6 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 092 403 092
Area of the above parcel of land to be subdivided 64.66 hectares 159.78 (acres).
Municipal Address if applicable _____

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

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
Describe:
- a. Existing use of the land Agricultural and Country Residential
- b. Proposed use of the land Agricultural and Country Residential
- c. The designated use of the land as classified under a land use bylaw AG-1 (Agricultural District 1)

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)
- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Dugout NE of house; Cultivated land
- c. Describe the kind of soil on the land (sandy, loam, clay, etc) Subset A-Class 2;Subclass C;80%, Subset B-Class 3;Subclass T;20% & Subset A Class 3;Subclass T;100%

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
Describe any buildings and any structures on the land and whether they are to be demolished or moved House is to remain as is.

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 System is the Dugout, and the Sewage is a Pumpout that is existing that will move to the proposed location.

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

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

Address: 18941-111 Ave NW, Edmonton, AB, T5S 2X4 Signature: [Signature]

Phone No.: 780-455-5598 EXT. 219 Date: April 4, 2016

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: April 29, 2016

FILE: 16MK012 EXPIRY DATE: June 29, 2016

LEGAL: NW 20.84.6.W6M TIME EXTENSION _____

APPLICANT/AGENT: Robbie & Renae Hale

PROPOSAL: The proposal is to subdivide from the quarter section, a 10.33 acre to accommodate an existing farmstead.

ACREAGE IN TITLE: 159.78 acres

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 11.6 miles north west of Hines Creek.

PREVIOUS APPLICATIONS:

SITE CHARACTERISTICS

C.L.I.: 100% 3t

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is an existing farmstead located on site, including a residence, dugout, and associated servicing. The balance of the quarter section is under cultivation.

ROAD ACCESS: Access to the site is provided via the local road to the west. Access may be required to the balance of the quarter.

SERVICING: The existing development is serviced with the dugout for water supply and an open discharge sewage disposal system. The existing pumpout location is proposed to be relocated in order to meet setback requirements.

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

OTHER COMMENTS:

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District (AG-1). Parcel size may be allowed under Section 64(3)(1)(b)(iii).

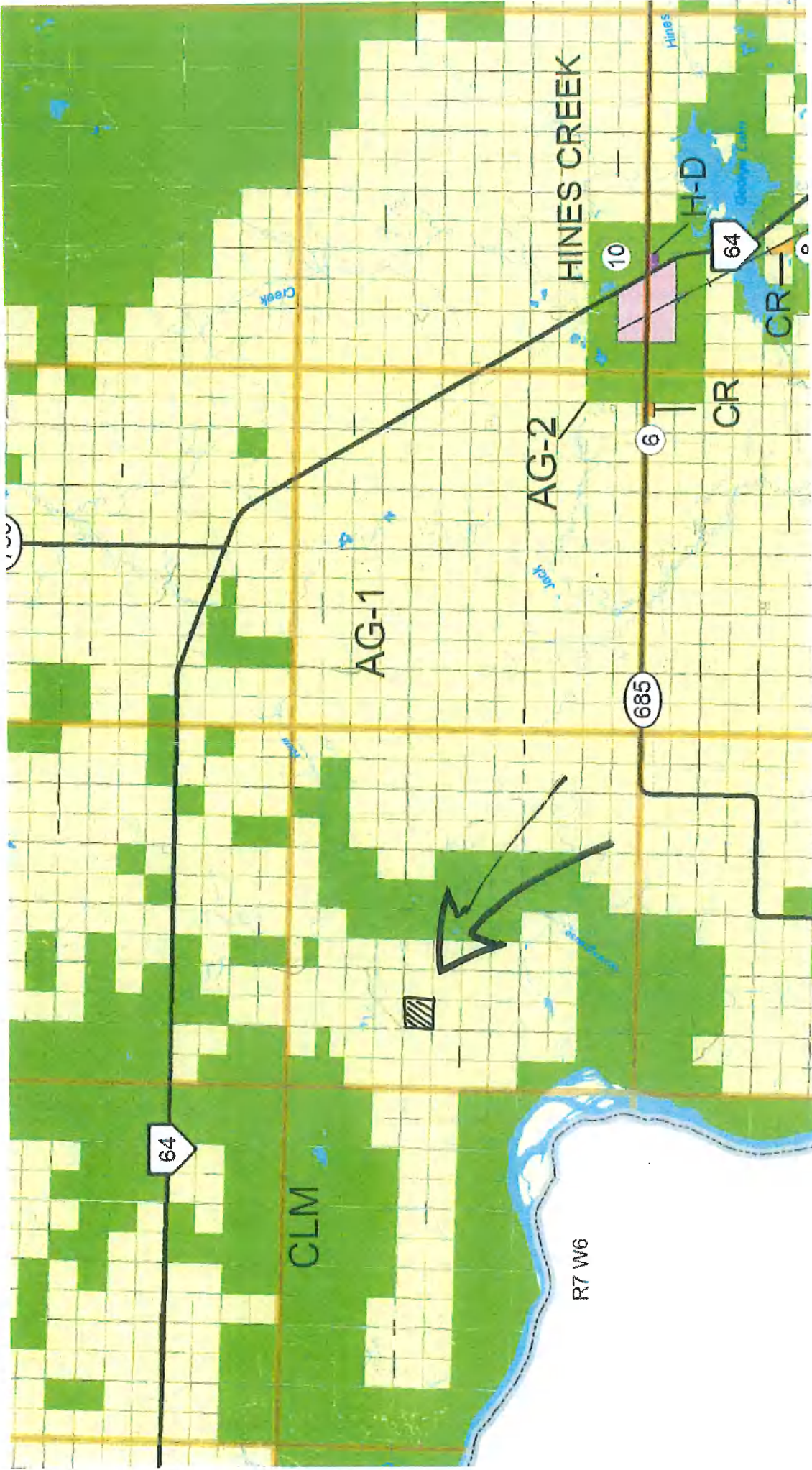
MUNICIPAL DEVELOPMENT PLAN: May be allowed

SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts

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

"LOCATION MAP"



Proposed Subdivision: Farmstead Separation

NW 20-84-6-W6M Clear Hills County

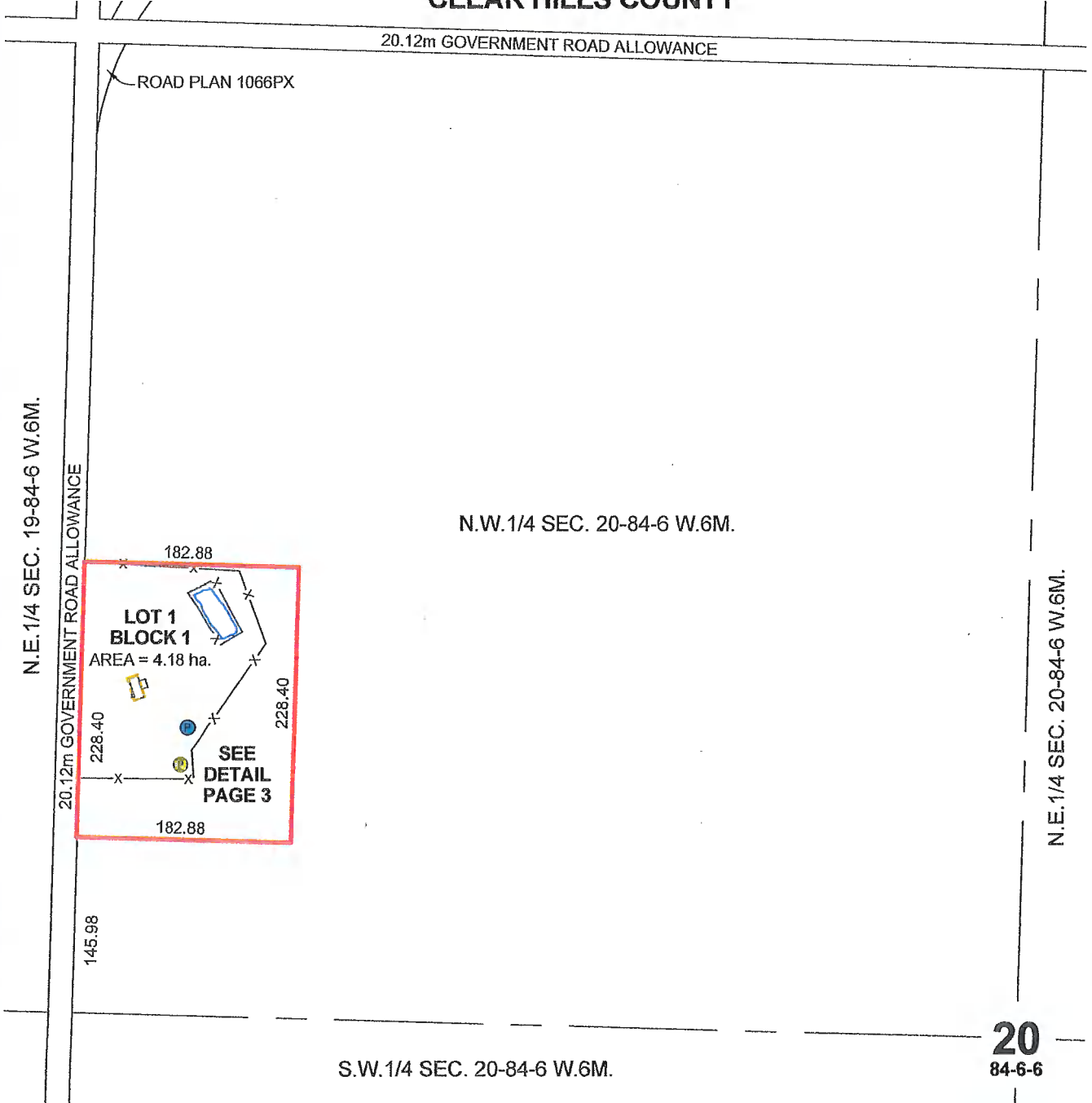
File# 16MK012

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN

N.W.1/4 Sec.20 Twp.84 Rge.6 W.6M.

CLEAR HILLS COUNTY



20

84-6-6

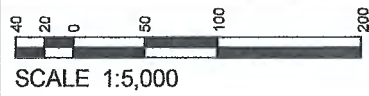
LEGEND:

- Proposed Parcel shown as:
- Fencelines shown as: -X-
- Existing Pumpout location shown as:
- Proposed Pumpout location shown as: P

Distances are in metres and decimals thereof.



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



REV. NO.	DESCRIPTION	DATE
0	PLAN ISSUED	APR.1, 2016
1	CHANGED PROPOS. PUMPOUT	APR.29, 2016

Job X021016

Rev. 1

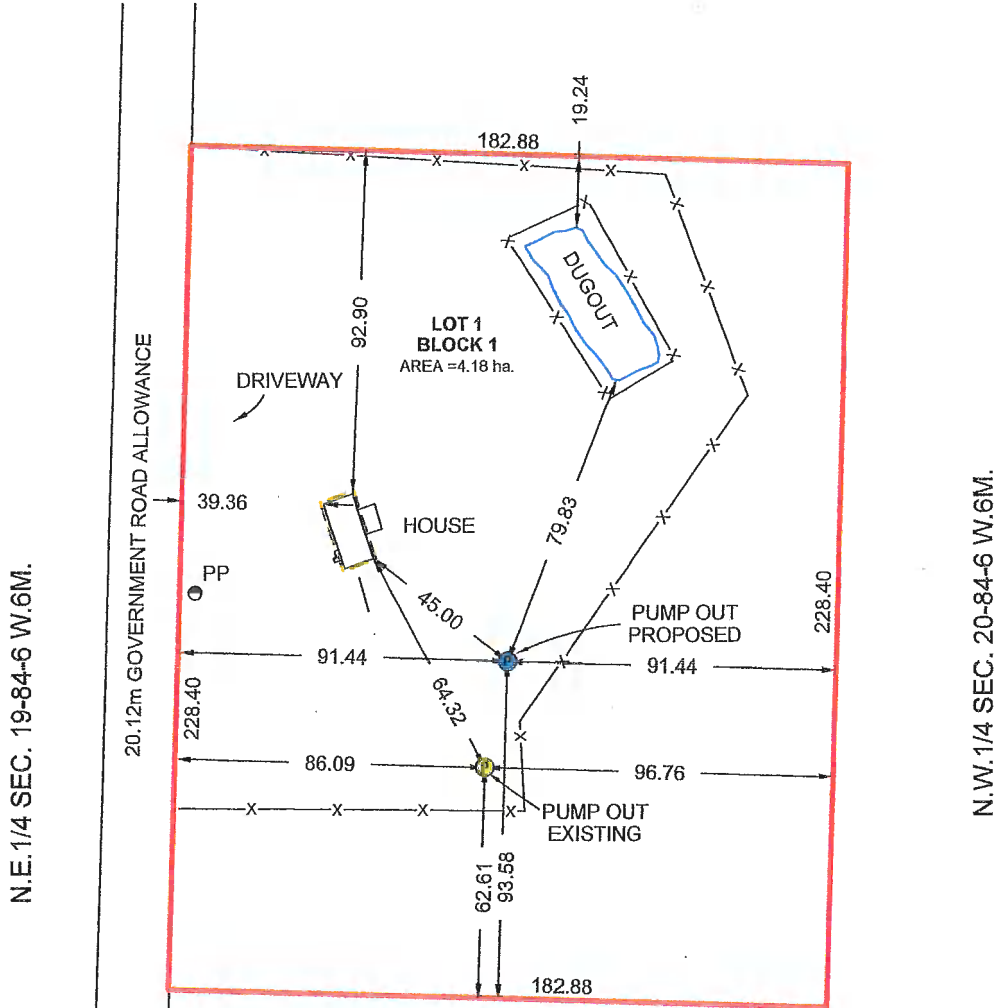
SURVEYED BY: D.C.

CALC'D BY: D.C.

DRAWN BY: T.F.

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN N.W.1/4 Sec.20 Twp.84 Rge.6 W.6M. CLEAR HILLS COUNTY



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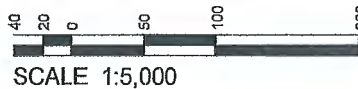
LEGEND:

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- Fencelines shown as: -X-
- Existing Pumpout location shown as: ●
- Proposed Pumpout location shown as: ●

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 Date of Photography: September 11, 2013
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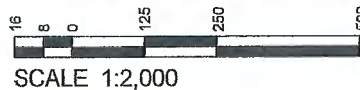
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EXPLORE
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