

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**June 9, 2015**

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

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- A) CALL TO ORDER**
- B) AGENDA**
  - A. *REGULAR MEETING June 9, 2015*..... 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. *REGULAR MEETING OF May 26, 2015*..... 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. *DEVELOPMENT PERMIT APPLICATION – Dave & Susan Davies*..... 4
  - B. *SUBDIVISION REFERRAL –N Forseth et al*..... 14
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
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**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
May 26, 2015**

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**PRESENT**

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

**ATTENDING**

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

**ABSENT**

**CALL TO ORDER**

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

**ACCEPTANCE OF  
AGENDA**

**M29-15**

**RESOLUTION** by Deputy Chairperson Klassen to adopt the agenda governing the May 26, 2015, Municipal Planning Commission Meeting as presented. **CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular Meeting Minutes

**M30-15**

**RESOLUTION** by Member Svederus to adopt the minutes of the May 12, 2015 Municipal Planning Commission Meeting, as presented. **CARRIED.**

**BUSINESS ARISING  
FROM THE MINUTES**

**NEW BUSINESS**

Development Permit Application W22-15

Development Permit Application W22-15 was received from Menno Fehr to develop a second dwelling site (mobile home) at SW 21-85-7-W6M.

**M31-15**

**RESOLUTION** by Member Johnson that the Municipal Planning Commission approves Development Permit Application W22-15 was received from Menno Fehr to develop a second dwelling site (mobile home) at SW 21-85-7- 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)

Development Permit  
Application W24-15

Development Permit Application W24-15 was received from Matt Zacharias to develop a mobile home dwelling at Plan 0726595 Block 1 Lot 30 with a request for a variance on the front yard setback from 25 feet to 15 feet due to the lot configuration.

**M33-15**

**RESOLUTION by Member Svederus that the Municipal Planning Commission approves Development Permit Application W24-15 was received from Matt Zacharias to develop a mobile home dwelling at Plan 0726595 Block 1 Lot 30 subject to the following conditions:**

1. **Minimum setbacks from the property line:**
  - a) **Front yard: 4.6 meters (15 feet)**
  - b) **Side yards: 1.5 meters (5 feet)**
  - c) **Rear yard: 2.4 meters (5 feet)**
2. **A foundation wall or skirting shall be provided so that the appearance, design and construction complement the dwelling, and screen the undercarriage and footings from view.**
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. **Developer is responsible for obtaining all other permits such as building, plumbing, gas or electrical permits as required for this development. Copies of these permits must be forwarded to the County prior to construction commencement.**

**CARRIED.**

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on May 26, 2015 at 9:05 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 9, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Dave &amp; Susan Davies</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W26-15 was received from Dave & Susan Davies to build a work shop at Pt SE 3-83-1-W6M with setback variances for the side and rear yards to accommodate placement on the acreage.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- Size: 1.2 ha (3 ac)
- Variances: a) A Municipal Planning Commission may approve or conditionally approve....
  - (i) When the proposed development would not:
    1. unduly interfere with the amenities of the neighbourhood; or
    2. materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and
  - (ii) the proposed development conforms to the use prescribed for the land or building in the Land Use Bylaw.
- b) Variances will be considered to a maximum of development standards.

### ATTACHMENTS:

1. Development Permit Application
2. Agricultural (AG1)

### OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with a side and rear yard variances of up to 40% (a minimum of 20 feet instead of 50 feet).
- C. Approve the application with side and rear yard variances equivalent to a Country Residential development a minimum of 25 feet instead of 50.
- D. Approve the application without a side or rear yard setback variance.
- E. Approve the application with different conditions.

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W26-15 from Dave & Susan Davies to build a work shop at Pt SE 3-83-1-W6M with setback variances for the side and rear yards to accommodate placement on the acreage subject to the following conditions:

1. Minimum setbacks from the property lines:
  - a) Front yard, 40.8meters (134 feet)
  - b) Side yard, \_\_ meters (\_\_ feet)
  - c) Rear yard, \_\_ meters (\_\_ 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:**

# DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

**RECEIVED**  
**MAY 26 2015**

FOR ADMINISTRATIVE USE	
APPLICATION NO. <u>W26-15</u>	
DATE RECEIVED <u>MAY 26/15</u>	

I/We hereby make application under the provisions of the Land Use Ordinance of Clear Hills County 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>DAVE + SUSAN DAVIES</u>		NAME OF REGISTERED LAND OWNER	
ADDRESS: <u>Box 1775</u>		ADDRESS	
<u>FAIRVIEW AB.</u>			
POSTAL CODE: <u>780-160</u>	TELEPHONE (Res.): <u>780-596-2174</u> (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.
<u>PT SE</u>	<u>3</u>	<u>83</u>	<u>1</u>	<u>WUG</u>		BLOCK
						LOT
Size of the proposed development site:						
LENGTH: <u>60</u> ft	WIDTH: <u>46</u> ft	Number of:		ACRES: <u>3</u>	OR	HECTARES
<u>m</u>	<u>m</u>					
Describe the existing use of the land: <u>WORK SHOP / GARAGE / STORAGE.</u>						

DEVELOPMENT INFORMATION		
Describe the proposed use of the land: <u>Requesting reduced side &amp; rear yards to accommodate placement on average.</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)	<input type="checkbox"/> Other (specify)
<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)	
Indicate the proposed setback from the property line:		
FRONT YARD: <u>90</u> ft	REAR YARD: <u>3</u> ft	SIDE YARD (1): <u>90</u> ft
<u>m</u>	<u>m</u>	<u>m</u>
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 B. COMPLETION DATE C. CONSTRUCTION COSTS \$ <u>40,000</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>MAY 22 / 2015.</u> DATE	 SIGNATURE OF APPLICANT
<u>MAY 22 / 2015.</u> DATE	 SIGNATURE OF REGISTERED LAND OWNER

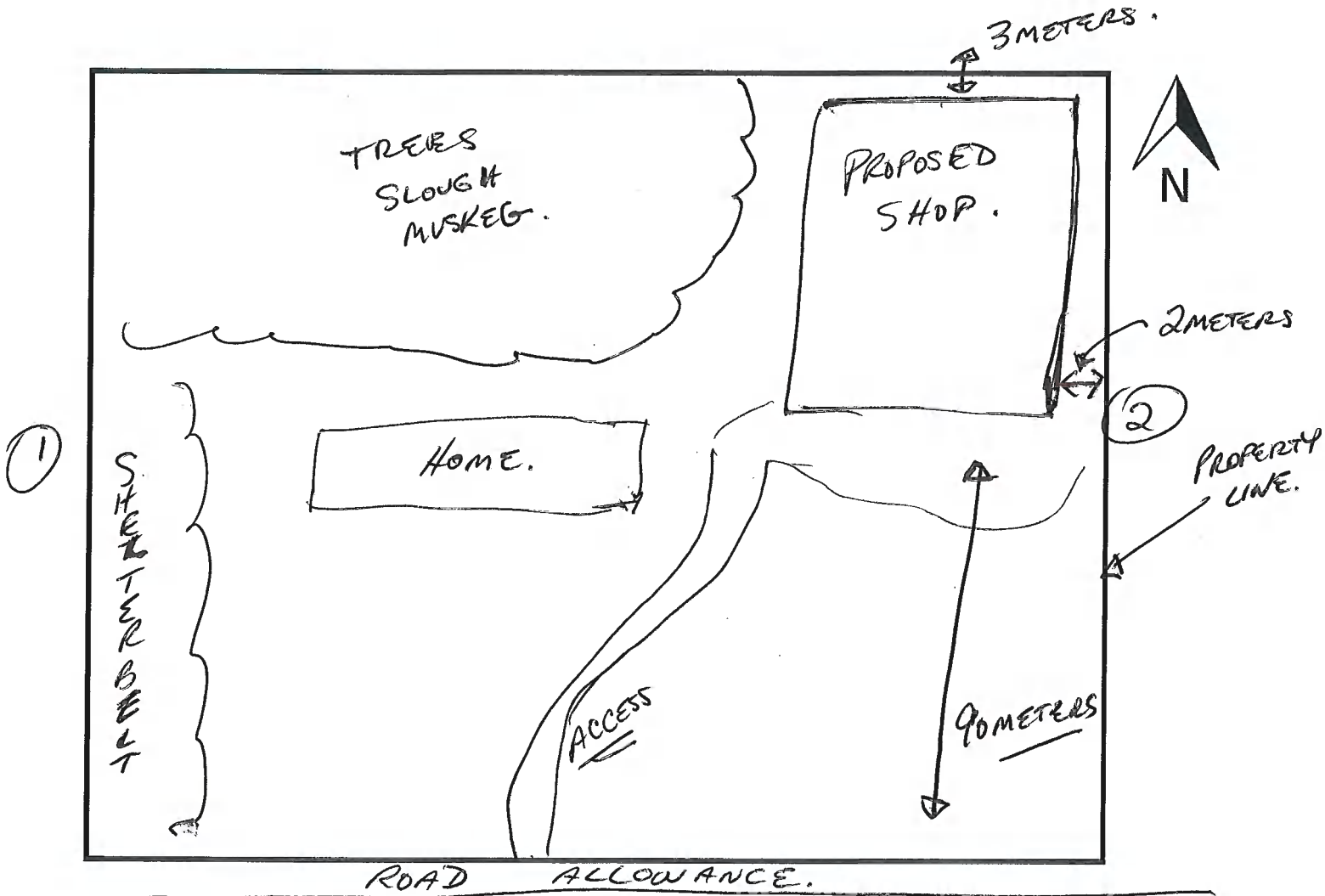
FOR ADMINISTRATIVE USE ONLY	
LAND USE CLASSIFICATION: <u>AG1</u>	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No AMOUNT: \$ _____	RECEIPT No. _____

# APPLICATION FOR DEVELOPMENT PERMIT – SITE MAP

LEGAL DESCRIPTION: PT SE 3 83 1W6.

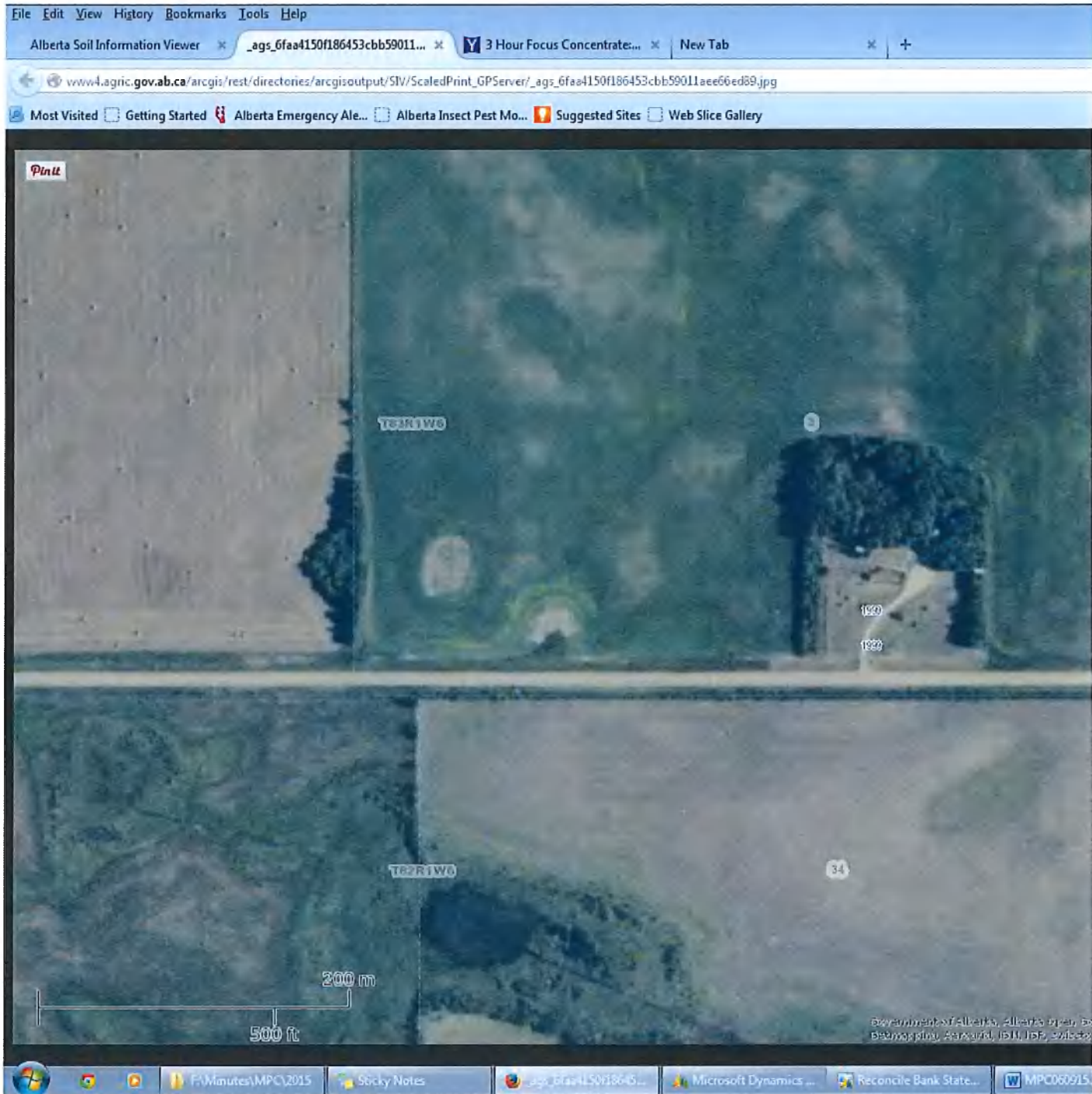
For industrial or commercial development, attach engineered drawings of proposed development.

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 ALL EXISTING.

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

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



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

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

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

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

**(b) Discretionary Uses**

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

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

### (3) SITE PROVISIONS

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

(1) Parcel Size:

(a) Extensive agriculture:

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

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

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

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

- (b) On a parcel of 80 acres (32.4 ha) or more, a maximum of two (2) dwelling units shall be permitted.
  - (c) Additional residential development in this land use district is subject to Section 41, Dwelling Units Per Parcel.
- (4) Setback Requirements (minimum):
- (a) Front Yard:  
134 feet (40.8 m) from road right-of-way.
  - (b) Interior Side Yard:  
50 feet (15.2 m) or as required by the Development Authority.
  - (c) Rear Yard:  
50 feet (15.2 m) or as required by the Development Authority.
  - (d) A residence associated with the operation of a CFO and situated on the same property may be considered by the Approval Authority within a setback from the CFO.
- (5) Building, Design, Character and Appearance:
- All buildings shall be attractive in appearance and shall be constructed of materials that comply with the Safety Codes Act or as approved by the Development Authority.

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

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

**(5) ADDITIONAL REQUIREMENTS**

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

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

**(6) SPECIAL REGULATION**

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 9, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	<b>SUBDIVISION REFERRAL – N Forseth et al</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral S07-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from N. Forseth et al for a Farmstead Separation on NW 33-82-13-W6M (4.87 hectares – 12.02 acres).

### BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 12.02 acre parcel with an existing buildings site. The developer intends to construct a replacement dwelling on the site once the subdivision is finalized. The parcel constitutes the first parcel from the quarter so does not require rezoning to Country Residential.
- This subdivision will create a building site with one dwelling, leaving a building site with two dwellings on the balance of the quarter.
- The subject land is described as flat and is currently a yard site.
- Access is gained via the local road to the north (Township Road 830).
- A site visit was done on June 3, 2015 to confirm setbacks were sufficient from the top of the river banks.

### ATTACHMENTS:

1. Subdivision application

### OPTIONS:

1. Deny the request
2. Approve the subdivision request

### RECOMMENDED ACTION:

That the Municipal Planning Commission ...recommend Mackenzie Municipal Services Agency approve the subdivision application from N. Forseth et al for a Farmstead Separation on NW 33-82-13-W6M ( 4.87 hectares – 12.02 acres), subject to the following condition(s):

1. Developer shall pay Clear Hills County the amount of \$200 for offsite County services per developable lot.
2. Any outstanding property taxes to be paid in full on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
3. All required Provincial/Federal Regulations to be adhered to.

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

**Manager:**

FEB - 6 2015

MACKENZIE MUNICIPAL SERVICES AGENCY
Box 450, Berwyn, AB TOH OEO Phone (403) 338-3862 Fax (403) 338-3811

CLEAR HILLS COUNTY

SCHEDULE FORM 1 APPLICATION FOR SUBDIVISION

FOR OFFICIAL USE ONLY

Date of Receipt of Completed Form: Jan 19/15 File No. 15 MK 006 Fee Submitted \$ 225.00
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 OWNER'S BEHALF.

1. Name of Registered owner of land to be subdivided Address and phone no.
NETTIE OLGA FORSETH, DAVID JOHN FORSETH AND LORETTA FERN WAUGHTAL 10517 KATERI DRIVE GRANDE PRAIRIE, AB T8W 2N1 (250) 784-5263

2. Name of Agent (person authorized to act on behalf of registered owner), if any Address and phone no.
BRUCE A. BEAIRSTO, A.L.S. 10940-92 AVENUE GRANDE PRAIRIE, AB T8V 6B5 780-532-4919

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of the N.W. 1/4 sec. 33 Twp 82 range 13 west of 8 meridian
Being all/part of lot block Reg. Plan No. C.O.T. No. 132 097 032
Area of the above parcel of land to be subdivided 4.87 hectares 12.02 (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
c. Is the land situated within 0.8 kilometers (0.5 miles) of the right of way of a highway? Yes No X
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?
e. Is the proposed parcel within 1.5 kilometers (0.932 miles) or a sour gas facility? Yes No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

- Describe:
a. Existing use of the land AGRICULTURE
b. Proposed use of land RESIDENTIAL LOT
c. The designated use of the land as classified under a land use bylaw AG

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, wood lots, etc. - sloughs, creeks, etc.)
OPEN FIELD WITH SOME BRUSH
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 ARE UNINHABITABLE AND ARE TO DEMOLISHED

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
PROPOSED WELL & PUMPOUT

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

I, BRUCE A. BEAIRSTO, A.L.S. hereby certify that Full name in block capitals

- I am the registered owner, or
X 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 and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Address 10940 92 AVENUE GRANDE PRAIRIE, AB, T8V 6B5 Signed Date JANUARY 9 2015

FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE REVERSE OF THE FORM.

MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

RECEIVED

FEB - 6 2015

CLEAR HILLS COUNTY

MUNICIPALITY: Clear Hills County DATE RECEIVED: January 19, 2015  
FILE: 15MK008 EXPIRY DATE: March 19, 2015  
LEGAL: NW 33.82.13.W6M TIME EXTENSION \_\_\_\_\_  
APPLICANT/AGENT: N Forseth, D. Forseth & L Waughtal

PROPOSAL: The proposal is to subdivide from the quarter section, a 12.02 acre parcel for a country residential use.

ACREAGE IN TITLE: 149 acres

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 22 miles south west of Cleardale.

SITE CHARACTERISTICS

C.L.I.: 75% 7t6t, 25% 2c.

TOPOGRAPHY: The applicant indicates the subject land is flat, however, based on air photo interpretation, it appears that the subject land is located at the top of a deep ravine. A site inspection should be carried to determine that an adequate building site does exist

EXISTING USE/DEVELOPMENT: No habitable buildings on site. It appears that there is a farmstead located to the west of the proposed subdivision. The balance of the quarter is partially cultivated with the east portion under bush cover.

ROAD ACCESS: The road allowance to the north is developed to the north west corner of the subdivision. It should be determined if this is to standard.

SERVICING: Proposed servicing is via well and an open discharge sewage disposal system. Confirmation would be required that an open discharge will work at this location based on the proximity to the top of the bank and the potential for groundwater contamination.

PARCEL SIZE: The applicant has not substantiated the need to exceed the 10 acres allowed under the land use bylaw. However, this is not considered to be good agricultural land and the parcel size should not negatively affect the agricultural viability of the quarter section.

OTHER COMMENTS: The tentative plan indicates the proposed location of the new house. It should be noted and the applicant notified that the setback from the road right of way is 40.8 metres under the land use bylaw.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District (AG). Maximum parcel size for Country residential is 5 acres. If the County sees merit in the application, Section 52 allows for the Dev. Authority to recommend a variance to the parcel size.

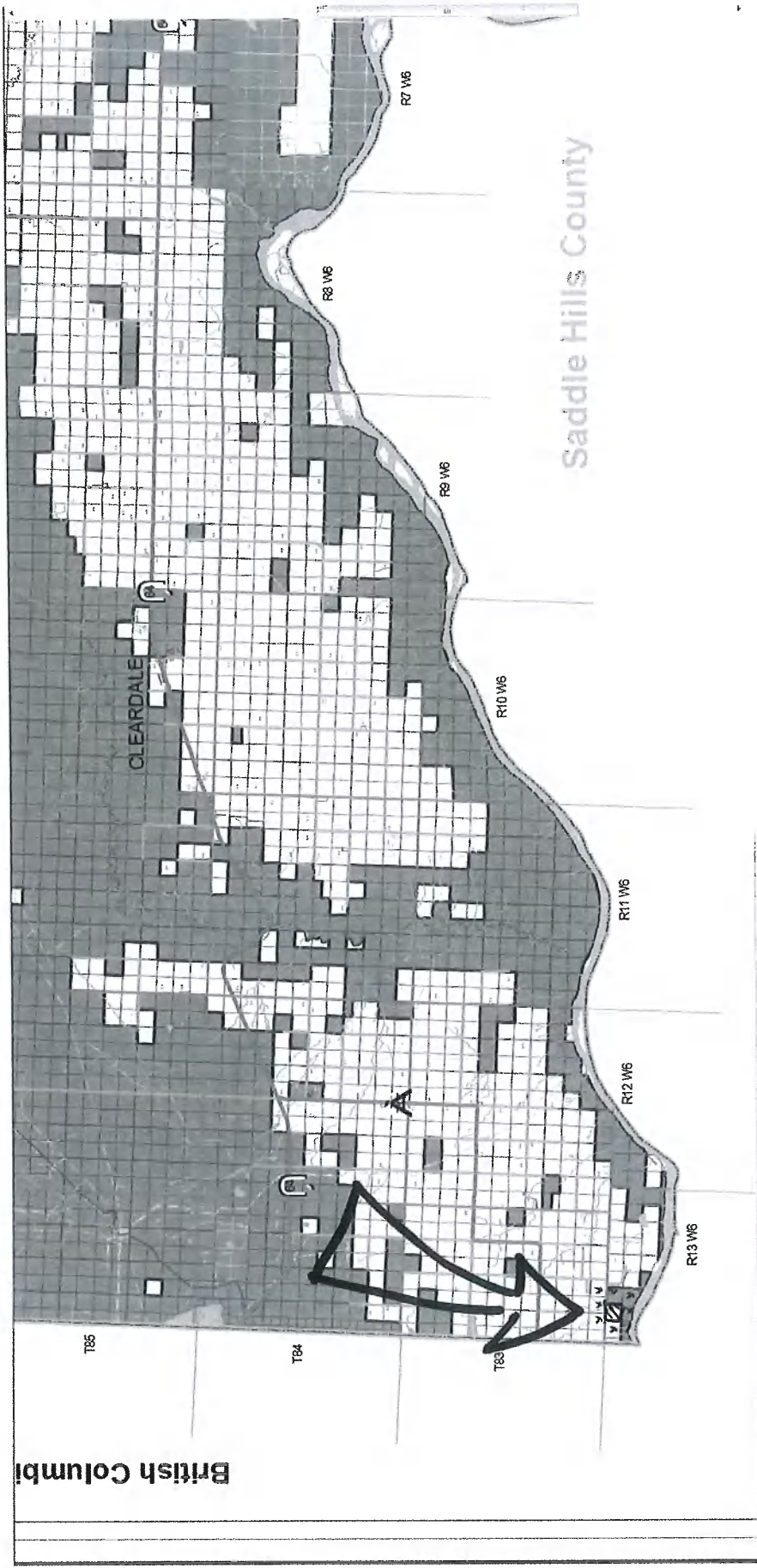
MUNICIPAL DEVELOPMENT PLAN: May be allowed.

SUBDIVISION REGULATIONS: Refer to Section regarding relevant considerations, in particular (a) topography and (f) the availability and adequacy of a sewage disposal system.

MUNICIPAL GOVERNMENT ACT: No conflicts



"LOCATION PLAN"



PROPOSE SUBDIVISION: COUNTRY RESIDENTIAL  
 NW 33. 92. 13. W6M  
 CLEAR HILLS COUNTY  
 FILE: 15MK008

RECEIVED  
 FEB - 6 2015  
 CLEAR HILLS COUNTY

SE4 83-13-6

c. of T.

SW3 83-13-6

GOVERNMENT ROAD ALLOWANCE

NE34 82-13-6

GOVERNMENT ROAD ALLOWANCE

NW33 82-13-6

NE33 82-13-6

AREAS BY LOT		
LOT	AREA [ha]	AREA [ac]
BLOCK 1 LOT 1	4.87	12.02

SW33 82-13-6



CLEAR HILLS COUNTY  
TENTATIVE PLAN  
SHOWING PROPOSED SUBDIVISION WITHIN THE  
N.W. 1/4 SEC. 33, TWP. 82, RGE. 13, W.6M.

RECEIVED  
FEB - 6 2015  
CLEAR HILLS COUNTY

LAND DEALT WITH BY THIS PLAN IS SHOWN OUTLINED THUS: —  
AND CONTAINS 4.87 HECTARES (12.02 ACRES)



PROJECT DETAILS		REVISIONS	
DRYOR:	BRUCE A. BEARSTO, A.L.S.	1	OCT. 10, 2014
PROJECT:	DAVID FORSETH	2	JAN. 5, 2015
DRAFTED BY:	BLAKE ROSSOL		
CHECKED BY:	AGNES PASKO		
DATE:	OCTOBER 10, 2014		
SCALE:	1:2500		

\\2014\14524 FORSETH DAVID\SURVEY\TENTATIVE PLAN\14524T.DWG

**RECEIVED**  
**FEB - 6 2015**  
**CLEAR HILLS COUNTY**



RECEIVED

FEB - 6 2015

CLEAR HILLS COUNTY