

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

June 14, 2016

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, June 14, 2016, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

-
- A) CALL TO ORDER**
 - B) AGENDA**
 - A. REGULAR MEETING June 14, 2016..... 1*
 - C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF May 31, 2016..... 2*
 - D) BUSINESS ARISING OUT OF THE MINUTES**
 - E) DELEGATION**
 - F) BY-LAW**
 - G) OLD BUSINESS**
 - H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL – 1577912 Alberta Ltd. (Hines Creek Farms)..... 13*
 - B. SUBDIVISION REFERRAL - Maverick Livestock Company Ltd..... 18*
 - 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
May 31, 2016**

PRESENT

Miron Croy	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**

M18-16

RESOLUTION by Member Svederus to adopt the agenda governing the May 31, 2016, Municipal Planning Commission Meeting, with the following addition H. e. Development Permit Cleardale Community Enhancement Society, as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M19-16

RESOLUTION by Member Johnson to adopt the minutes of the April 12, 2016 Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Development Permit Application #W16-16

Development Permit W16-16 was received from Nellie Zacharias to replace an existing Dwelling, Modular Home on SE 10-85-9 W6M.

M20-16

RESOLUTION by Chairperson Croy that the Municipal Planning Commission approves Development Permit Application W16-16 from Nellie Zacharias to replace an existing second Dwelling, Modular Home with a Dwelling, Semi Detached, 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.**

CARRIED.

Development Permit
Application #W22-16

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

M21-16

RESOLUTION By Member Johnson that the Municipal Planning Commission approves Development Permit Application W22-16 from the 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.**

CARRIED.

Development Permit
Application #W23-16

Development Permit Application W23-16 was received from David & Eva Penner to construct a Second Dwelling – Single Detached at NE 6-86-8-W6M.

M22-16

RESOLUTION by Member Svederus that the Municipal Planning Commission approves Development Permit Application W23-16 from David and Eva Penner to construct a Second Dwelling-Single Detached; located at NE6-86-8-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 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.**
5. **Existing Dwelling – Modular Home to be removed on or by June 1, 2017.**

CARRIED.

Subdivision Referral
S03-16

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).

M23-16

RESOLUTION by Member Svederus 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 W6M (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.**

CARRIED.

Development Permit
Application #W24-16

Development Permit Application W24-16 was received from the Cleardale Community Enhancement Society to construct an Independent Dwelling Complex – Phase 2. Located at Plan 1220558 Block 4 Lot 3 (SE 10-85-10 W6M).

M24-16

Resolution by Member Johnson that the Municipal Planning Commission approves Development Permit Application W24-16 from the Cleardale Community Enhancement Society to construct an Independent Dwelling Complex – Phase 2. Located at Plan 1220558 Block 4 Lot 3 (SE 10-85-10 W6M), subject to the following conditions:

1. **Minimum setbacks from the property lines:**
 - a) **Front yard, 7.6m (25 feet)**
 - b) **Side yard, 10% of lot width**
 - c) **Rear yard, 7.6m (25 feet)**
2. **All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.**
3. **All required Provincial/Federal Regulations to be adhered to.**

- to.
4. Applicant is responsible for obtaining all other permits such as building, plumbing, gas and electrical permits as required for this development. Copies of these permits must be forwarded to the County prior to construction commencement.
 5. Approval of this development permit in no way obligates Clear Hills County to provide access improvements to the development over and above current access policies.
 6. Site shall be landscaped so that the finished surface contours do not direct surface drainage onto adjacent properties.
 7. The finished grade with site landscaping can exceed the general elevation of the street line by no more than .6m (2 feet).
 8. Applicant to obtain an Occupancy Certificate prior to allowing occupancy of facility. Copy of Occupancy Certificate to be forwarded to the County prior to allowing occupancy of facility.

CARRIED.

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on May 31, 2016 at 9:07 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 14, 2016
Originated By:	Dallas Logan – Development Officer
Title:	SUBDIVISION REFERRAL – 1577912 Alberta Ltd. (Hines Creek Farms)
File:	61-02-02

DESCRIPTION:

Subdivision referral 16-MK015 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from 1577912 Alberta Ltd. (Hines Creek Farms) for a Cemetery on NE 4-85-5 W6M (.615 hectares – 1.52 acres).

BACKGROUND:

- Located in the Agricultural District (AG1). A cemetery is a discretionary use in this district.
- This application will subdivide a .615 hectare (1.52 acre) undeveloped parcel from the quarter for a new cemetery and access road.
- There is an existing approach onto the local road network located north of the proposed parcel that would serve as access to the balance of the quarter. Access to the proposed cemetery will be required.
- The subject land is described as gentle rolling hills.
- The proposed parcel size is appropriate for the intended use.

ATTACHMENTS:

- Subdivision application

OPTIONS:

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

RECOMMENDED ACTION:

That the Municipal Planning Commission ...recommend Mackenzie Municipal Services Agency approve the subdivision application from 1577912 Alberta Ltd. (Hines Creek Farms) for a Cemetery on NE 4-85-5W6M (.615 hectares – 1.52 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: May 27 2016 File No.: 725-000 16MK015 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: Hines Creek Farms → 1577912 Alberta Ltd. Address and phone number: 403-627-7444
(Full Name in Block Capitals) Box 389 Hines Creek, AB T0H 2A0 Michael Gross
(Senior)

2. Name of agent (person authorized to act on behalf of registered owner), if any: BORDERLINE SURVEYS LTD. - JASON COATES Address and phone number: Box 2661 Fairview AB T0H 1L0 780-330-9939
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the NE SE 1/4 Sec 4 TWP 85 Range 5 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 0.615 hectares 1.52 (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 64 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 Cemetery + Legal Access
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) Gently Rolling
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Stubble, clumps of bush
c. Describe the kind of soil on the land (sandy, loam, clay, etc) clay

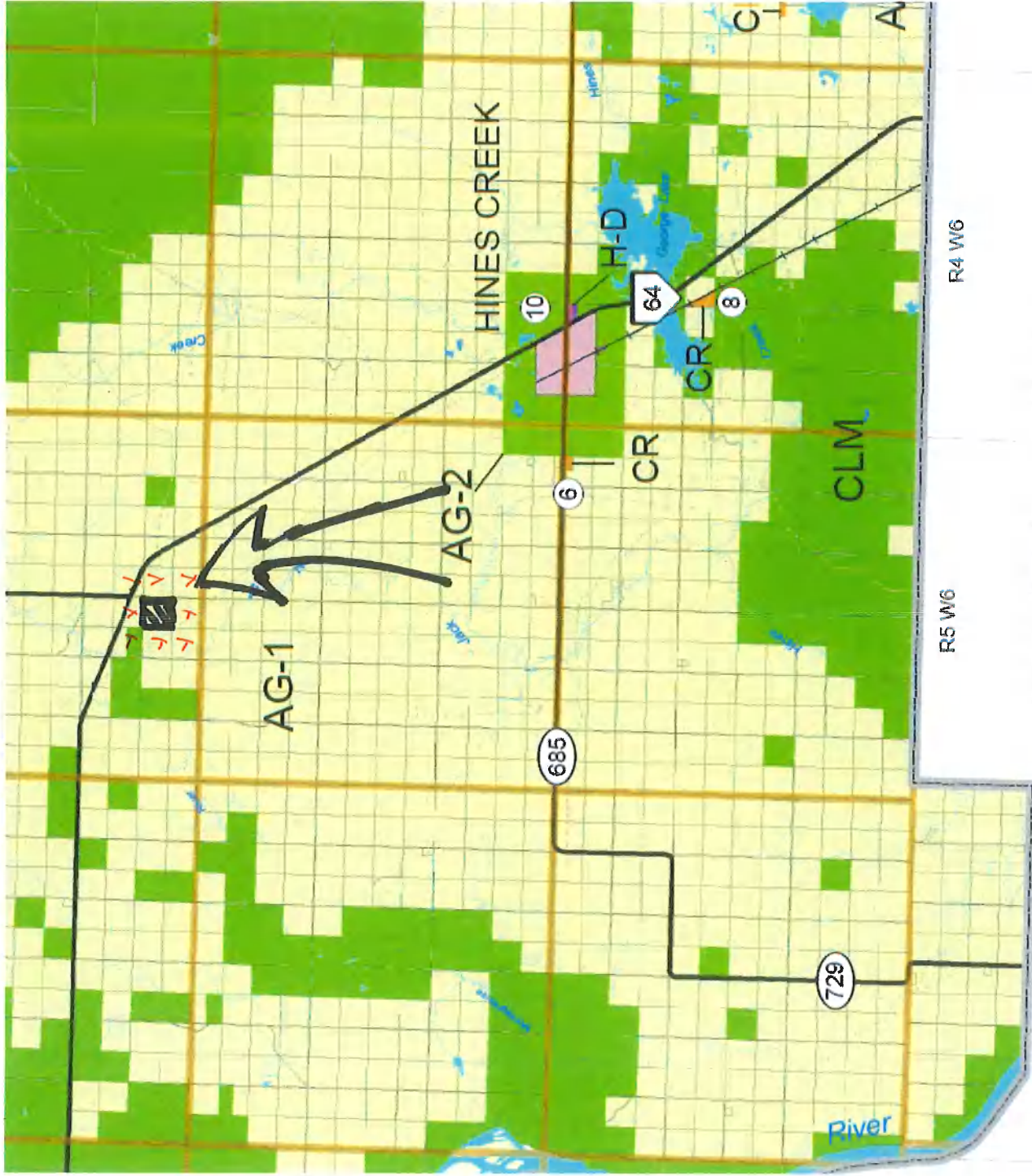
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
Describe any buildings and any structures on the land and whether they are to be demolished or moved NONE

8. WATER AND SEWER SERVICES
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.
N/A

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

and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.
Address: Box 2661 Fairview AB, T0H 1L0 Signature: Jason Coates
Phone No.: 780-330-9939 Date: May 24, 2016

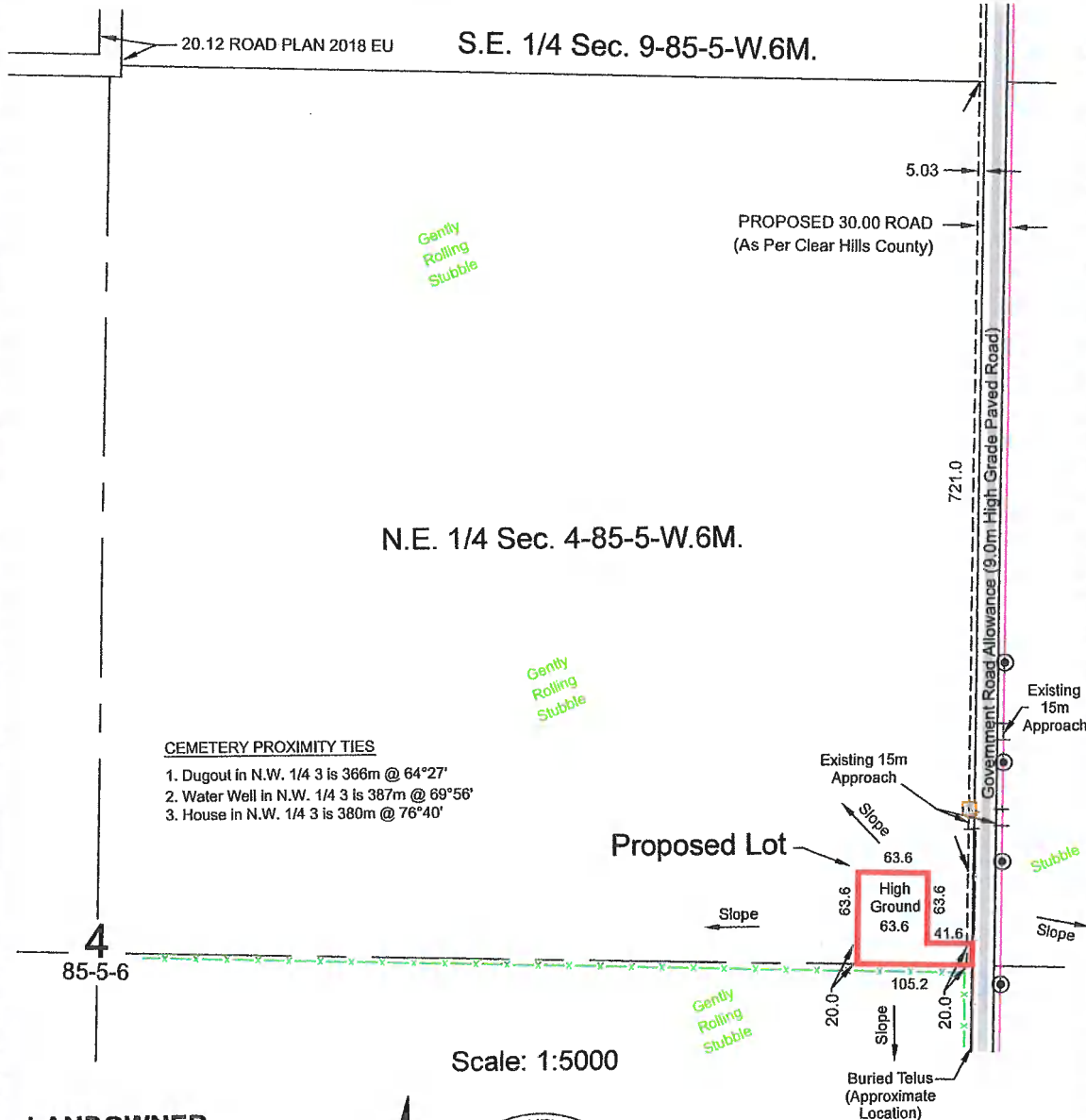
"LOCATION PLAN" – CLEAR HILLS



Proposed Subdivision: Cemetery

NE 4-85-5-W6M File# 16MK015

**Tentative Plan Showing
Proposed Subdivision Of
N.E. 1/4 Sec. 4, Twp. 85, Rge. 5, W.6M.
(For New Cemetery)
Within
Clear Hills County, Alberta**

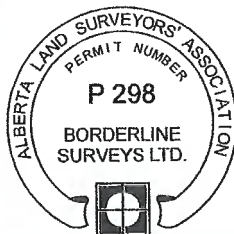


LANDOWNER:
1577912 Alberta Ltd.
C. of T. 112 094 418 +6
(N.E. 1/4 Sec. 4-85-5-W.6M.)

PROPOSED AREA:
0.615 ha (1.52 Ac.)

**REGISTERED TITLE
ENCUMBERANCES**

None



**BORDERLINE
SURVEYS**

10111 - 110th Street, Box 2661
Fairview, AB. 780 - 330 - 9939
www.borderlinesurveys.com

Page: 1 of 2
Date: May 17th, 2016
Drawn by: EDSI(PG)
Job No.: 160002

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: May 27, 2016
FILE: 16MK015 EXPIRY DATE: July 21, 2016
LEGAL: NE 4-85-5-W6M TIME EXTENSION _____
APPLICANT/AGENT: 1577912 Alberta Ltd. (Hines Creek Farms)

PROPOSAL: This application will subdivide a 1.52 acre undeveloped parcel from the quarter for a new cemetery and access road.

ACREAGE IN TITLE; 160

RESERVE REQUIREMENTS: Municipal Reserve not required

PROXIMITY TO URBAN MUNIC: Approximately 7 miles NW of Hines Creek

PREVIOUS APPLICATIONS: None

SITE CHARACTERISTICS

C.L.I.: 100% 3c

TOPOGRAPHY: The subject land is described as gentle rolling hills.

EXISTING USE/DEVELOPMENT: The subject land is currently undeveloped

ROAD ACCESS: The proposed parcel will access the local road network. There is an existing approach onto the local road network, located north of the proposed parcel, that provides access to the balance of the quarter.

SERVICING: Servicing is not required for this proposal. The land will be used as a cemetery.

PARCEL SIZE: The proposed parcel size is appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: The subject land is located within the Agricultural District (AG-1). A cemetery is a discretionary use with the AG-1 District.

MUNICIPAL DEVELOPMENT PLAN: May be allowed

SUBDIVISION REGULATIONS: Sections 14 and 15 - Highway vicinity and service road requirement

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. 4, Twp. 85, Rge. 5, W.6M.
(For New Cemetery)
Within
Clear Hills County, Alberta**



Scale: 1:5000



Photo Date: 2012

**BORDERLINE
SURVEYS**

10111 - 110th Street, Box 2661
Fairview, AB. 780 - 330 - 9939
www.borderlinesurveys.com

Page: 2 of 2

Date: May 17th, 2016

Drawn by: EDSI(PG)

Job No.: 160002

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 14, 2016
Originated By:	Dallas Logan – Development Officer
Title:	SUBDIVISION REFERRAL – Maverick Livestock Company Ltd.
File:	61-02-02

DESCRIPTION:

Subdivision referral 16MK019 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Maverick Livestock Company Ltd. for a Farmstead Separation Subdivision NE 32-85-5 W6M (5.10 hectares – 12.61 acres).

BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 5.10 hectare (12.61 acre) parcel to accommodate an established farmstead. This subdivision is intended to separate the residential yardsite from the working yardsite.
- The subject land is described as gently sloped.
- There is a residence, garage, greenhouse, shed and playhouse on the proposed parcel. The balance of the quarter contains various farm buildings.
- The proposed parcel will have access onto range road 54 to the east. There is an existing approach onto township road 860, which provides access to the balance of the quarter.
- The proposed parcel will be serviced by an existing dugout for water supply and by an open discharge system for sewage disposal. The existing pumpout is proposed to be relocated in order to conform to the current regulations. The dugout and adjoining waterline are located on the balance of the quarter and will be protected by an easement registered on title.
- The parcel size is based on the location of the existing development and the access road and is appropriate for the intended use. The size of the parcel exceeds the maximum 10 acre parcel size. Based on the layout of the existing development and the access road, a variance to this maximum parcel size may be considered under section 64 (3)(b).

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 Maverick Livestock Company Ltd. for a Farmstead Separation Subdivision NE 32-85-5 W6M (5.10 hectares – 12.61 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 Provincial/Federal regulations to be adhered to.

Initials show support - Reviewed by: Development Officer:



Manager:



MACKENZIE MUNICIPAL SERVICES AGENCY
Box 450 Barwyn AB T0H 0E0 - Phone: 780-338-3862 Fax: 780-338-3811 Email: info@mmsa.ca

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY
Date of Receipt for Completed Form: JUNE 9/16 File No: 110201619 Fee Submitted: 125.00

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: (DARCY HALE) MAVERICK LIVESTOCK COMPANY LTD. Address and phone number: Box 111, Hines Creek, AB, T0H 2A0 780-835-1788
- 2. Name of agent (person authorized to act on behalf of registered owner), if any: BORDERLINE SURVEYS LTD - JASON COATES Address and phone number: Box 266, Fairview, AB, T0H 1L0 780-330-9939

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
 All part of the NE 1/4 Sec 32 TWP 85 Range 5 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 5.10 hectares 12.61 (acres).
 Municipal Address if applicable _____

- 4. LOCATION OF LAND TO BE SUBDIVIDED:
 - a. The land is situated in the municipality of CLEAR HILLS COUNTY
 - b. Is the land situated immediately adjacent to the municipal boundary? Yes _____ No
 - If "yes", the adjoining municipality is _____
 - c. Is the land situated within 0.8 kilometres (0.5 miles) of the right-of-way of a highway? Yes _____ No
 - If "yes", the Highway is No. _____ the Secondary Road is No. _____
 - d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal? Yes _____ No
 - If "yes", state its name: _____
 - e. Is the proposed parcel within 1.5 kilometres (0.832 miles) of a coal gas facility? Yes _____ No

- 5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
 Describe:
 a. Existing use of the land FARMSITE Residence for agricultural operation
 b. Proposed use of the land Residential
 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) gently sloped
 - b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) PASTURE, BARNYARD, BUSH.
 - c. Describe the kind of soil on the land (sandy, loam, clay, etc) clay, some lighter clay on SW portion.

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
 Describe any buildings and any structures on the land and whether they are to be demolished or moved SEE Tentative Plan

8. WATER AND SEWER SERVICES
 If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal. Dugout water & solid tank / Septic Discharge (liquid)

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
BORDERLINE SURVEYS - JASON COATES 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 266, Fairview AB, T0H 1L0 Signature: Jason Coates
 Phone No.: 780-330-9939 Date: May 27, 2016

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: June 3, 2016
FILE: 16MK019 EXPIRY DATE: August 3, 2016
LEGAL: NE 32-85-5-W6M TIME EXTENSION _____
APPLICANT/AGENT: Maverick Livestock Company

PROPOSAL: The proposal is to subdivide from the quarter section a 12.61 acre parcel to accommodate an established farmstead. This subdivision is intended to separate the residential yardsite from the working yardsite.

ACREAGE IN TITLE; 159 acres

RESERVE REQUIREMENTS: Municipal Reserves are not required

PROXIMITY TO URBAN MUNIC: Approximately 12 miles North West of Hines Creek

PREVIOUS APPLICATIONS: None

SITE CHARACTERISTICS

C.L.I.: 100% 3c

TOPOGRAPHY: The subject land is described as gently sloped.

EXISTING USE/DEVELOPMENT: There is a residence, garage, greenhouse, shed and playhouse on the proposed parcel. The balance of the quarter contains various farm buildings.

ROAD ACCESS: The proposed parcel will have access onto Range Road 54 to the east. There is an existing approach onto Township Road 860, that provides access for the balance of the quarter.

SERVICING: The proposed parcel will be serviced by an existing dugout for water supply and by an open discharge system for sewage disposal. The existing pumpout is proposed to be relocated in order to conform to the current regulations. The dugout and adjoining waterline are located on the balance of the quarter and will be protected by an easement registered on title.

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

LEGISLATION

LAND USE BYLAW: The subject land is located within the Agricultural District (AG-1). The proposed size of the parcel exceeds the maximum 10 acre parcel size. Based on the layout of the existing development and the access road, a variance to this maximum parcel size may be considered under Section 64(3)(b).

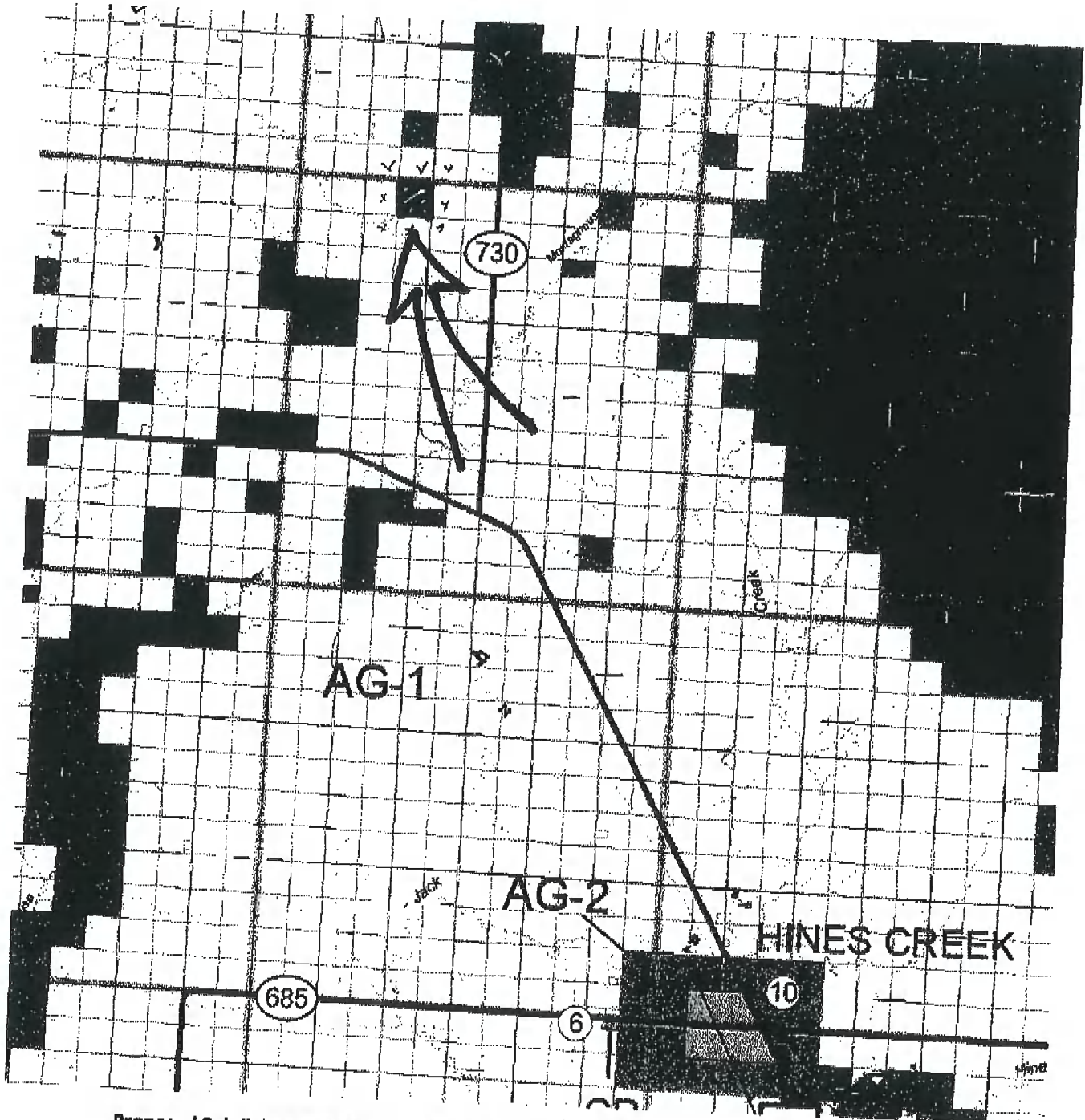
MUNICIPAL DEVELOPMENT PLAN: May be allowed

SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts

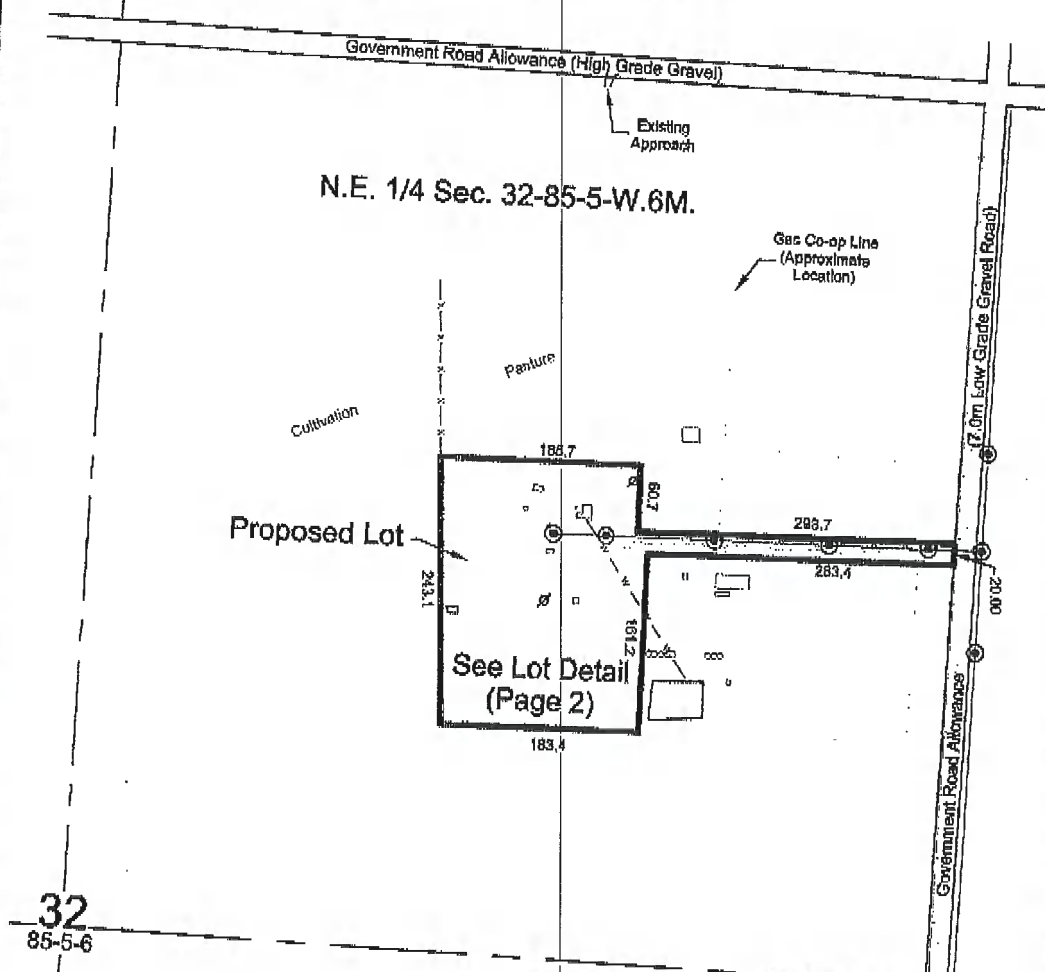
(These comments are subject to change based on additional information that may be received).

"LOCATION PLAN"



Proposed Subdivision – Farmstead Separation
 NE 32-85-5-W6M
 Clear Hills County
 MMSA File: 16MK019

Tentative Plan Showing
Proposed Subdivision of
N.E. 1/4 Sec. 32, Twp. 85, Rge. 5, W.6M.
(For Farmland Separation)
Within
Clear Hills County, Alberta



32
85-5-6

Scale: 1:5000

LANDOWNER:
Maverick Livestock Company Ltd.
C. of T. 092 128 607 +1
(N.E. 1/4 Sec. 32-85-5-W.6M.)

PROPOSED LOT AREA:
5.10 ha (12.61 Ac.)

REGISTERED TITLE ENCUMBRANCES
(Affecting Extent of Title)



- LEGEND**
- Lands Dealt With
 - - - - - Driveway
 - x - x - Fence
 - - - - - Overhead 2-Wire Power
 - - - - - Telus Line
 - w - w - Water Line (Private)
 - ⊙ Gas Co-op Line
 - ⊙ Power Pole
 - ⊙ Septic Discharge

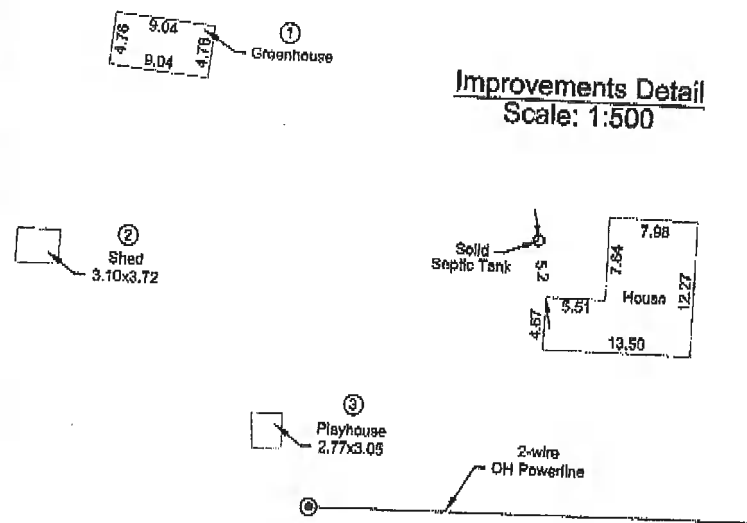
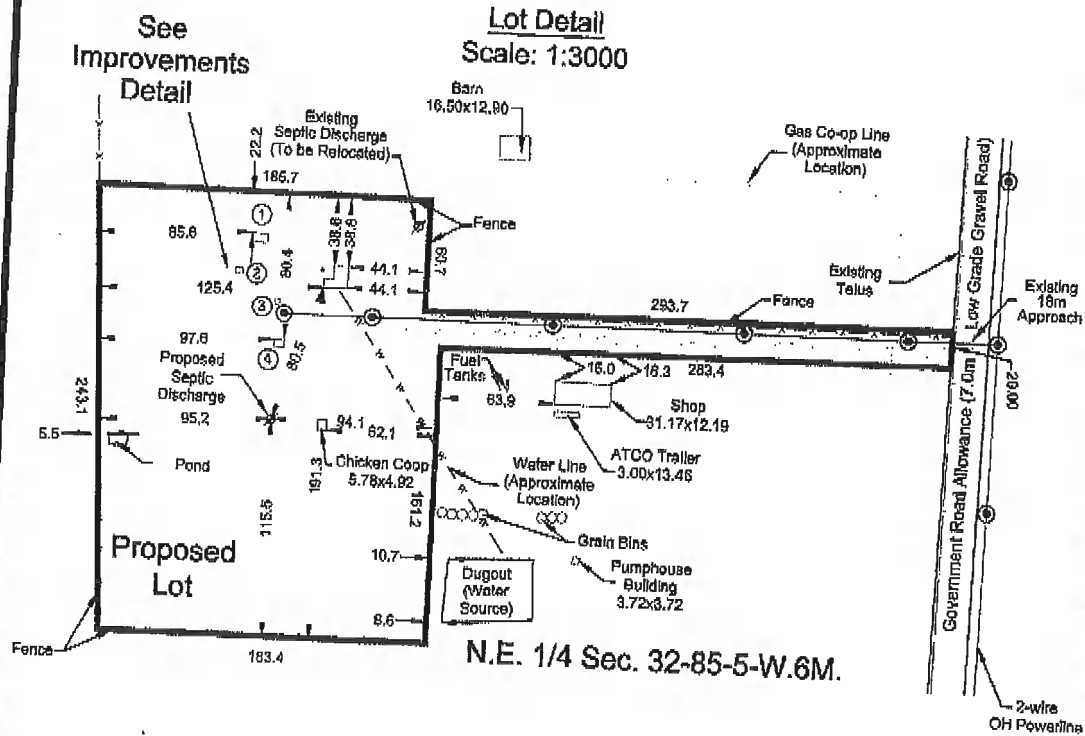
802 261 061; U.R.W. (North Peace Gas Co-op Ltd.)

BORDERLINE SURVEYS

10114 - 110th Street, Box 2881
Fairview, AB. T80 - 330 - 9939
www.borderlinesurveys.com

Page: 1 of 4
Date: May 27, 2016
Drawn by: EDSI(PG)
Job No.: 160006

Tentative Plan Showing Proposed Subdivision of N.E. 1/4 Sec. 32, Twp. 85, Rge. 5, W.6M. (For Farmland Separation) Within Clear Hills County, Alberta



BORDERLINE SURVEYS	Page: 2 of 4
	Date: May 27, 2016
	Drawn by: EDSI(PG)
	Job No.: 160006

10111 - 110th Street, Box 2661
Fallview, AB, T60 - 330 - 9838
www.borderlinesurveys.com