

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

June 23, 2015

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, June 23, 2015, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

A) CALL TO ORDER	
B) AGENDA	
A. <i>REGULAR MEETING June 23, 2015</i>	1
C) ADOPTION OF THE PREVIOUS MINUTES	
A. <i>REGULAR MEETING OF June 9, 2015</i>	2
D) BUSINESS ARISING OUT OF THE MINUTES	
E) DELEGATION	
F) BY-LAW	
G) OLD BUSINESS	
H) NEW BUSINESS	
A. <i>SUBDIVISION REFERRAL –A & A Driedger</i>	4
B. <i>SUBDIVISION REFERRAL –Jolyn Consulting Services Ltd.</i>	10
C. <i>SUBDIVISON REQUEST – Les Richards & Sharon Wedel</i>	21
D. <i>DEVELOPMENT PERMIT APPLICATION</i>	
- <i>Hutterian Brethren Church of Cleardale</i>	24
E. <i>DEVELOPMENT PERMIT APPLICATION</i>	
- <i>Bear Canyon Farms Holdings Ltd.</i>	28
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
June 09, 2015**

PRESENT

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

ATTENDING

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

ABSENT

Peter Frixel	Member
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CALL TO ORDER

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

**ACCEPTANCE OF
AGENDA**

M34-15

RESOLUTION by Deputy Chair Klassen to adopt the agenda governing the June 9, 2015, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M35-15

RESOLUTION by Member Svederus to adopt the minutes of the May 26, 2015 Municipal Planning Commission Meeting, as presented. CARRIED.

**BUSINESS ARISING
FROM THE MINUTES**

NEW BUSINESS

Development Permit Application W26-15

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.

M36-15

RESOLUTION by Chairperson Croy 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, 7.62 meters (25 feet)
 - c) Rear yard, 7.62 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.
 - 4) All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

CARRIED.

Subdivision referral
S07-15

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).

M37-15

RESOLUTION by Member Svederus 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.

CARRIED.

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on June 9, 2015 at 9:03 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 23, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	SUBDIVISION REFERRAL – A & A Driedger
File:	61-02-02

DESCRIPTION:

Subdivision referral S08-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from A & A Driedger for a Country Residential Subdivision on NE 4-86-8-W6M (5 hectares – 12.35 acres).

BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 12.35 acre parcel and develop a yard 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 primarily treed, so the increased acreage area will not be taking farmland out of production.
- Access is gained via the local road to the east (this road was extended to access the proposed development in 2014)

ATTACHMENTS:

1. Subdivision application

OPTIONS:

1. Deny the request
2. Approve the subdivision request subject to the area being reduced to no more than 10 acres
3. Approve the subdivision request with conditions listed, or other conditions

RECOMMENDED ACTION:

That the Municipal Planning Commissionrecommend Mackenzie Municipal Services Agency approve the subdivision application from A & A Driedger for a Country Residential Subdivision on NE 4-86-8--W6M (___ hectares – ___ 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:

MACKENZIE MUNICIPAL SERVICES AGENCY
Box 450, Berwyn, AB T0H 0E0 Phone (403) 338-3862 Fax (403) 338-3811

SCHEDULE
FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICIAL USE ONLY
Date of Receipt of Completed Form May 22/15 File No. 15 MK 031 Fee Submitted 21 625 (Regime 100.00)

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
ABRAHAM S. DRIEDGER AND ANNIE DRIEDGER
Address and phone no.
Box 63, Cleardale, AB T0H 3Y0 780-685-2548
2. Name of Agent (person authorized to act on behalf of registered owner), if any
BRUCE A. BEAIRSTO, A.L.S.
Address and phone no.
10940-92 AVENUE GRANDE PRAIRIE, AB T8V 6B5

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of the NE 1/4 sec. 4 Twp 86 range 8 west of 6 meridian
Being all/part of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. 122 327 581
Area of the above parcel of land to be subdivided 5.00 hectares 12.35 (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 adjacent municipality is _____
- c. Is the land situated within 0.8 kilometers (0.5 miles) of the right of way of a highway? Yes No
If 'yes', the Highway No. is _____ 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 kilometers (0.932 miles) or a sour gas facility? Yes No

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land Agricultural
- b. Proposed use of land Residential
- 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, wood lots, etc. - sloughs, creeks, etc.)
Largely treed
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) loam and 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

Proposed well and mound

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
 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 _____

Phone No. 780-532-4919 Date May 13, 2015

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

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: May 22, 2015
FILE: 15MK031 EXPIRY DATE: July 22, 2015
LEGAL: NE 4.86.8.W6M TIME EXTENSION _____
APPLICANT/AGENT: Abraham & Annie Driedger

PROPOSAL: The proposal is to subdivide from the quarter section, a 12.35 acre parcel for country residential use.

ACREAGE IN TITLE: 160 acres

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 4.5 miles south west of Worsley.

PREVIOUS APPLICATIONS:

SITE CHARACTERISTICS

C.L.I.: 80% 3c, 20% 4s

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is no development existing on site. The site appears to be primarily treed.

ROAD ACCESS: The road allowance to the east is developed just to the south east corner of the proposed lot. The County should address the need for access to the balance of the quarter and who will be responsible now or in the future for the provision and associated costs of providing this access.

SERVICING: Proposed servicing is via well and a mound for sewage disposal.

PARCEL SIZE: The proposed parcel size exceeds the recommended parcel size for country residential use, however, it does not appear to contain any farmed land and therefore may not have a detrimental effect on the balance of the quarter.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District (AG-1). Maximum parcel size allowed is 5 acres, however, if the County sees merit in the application as applied for, a variance may be granted under Section 19.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

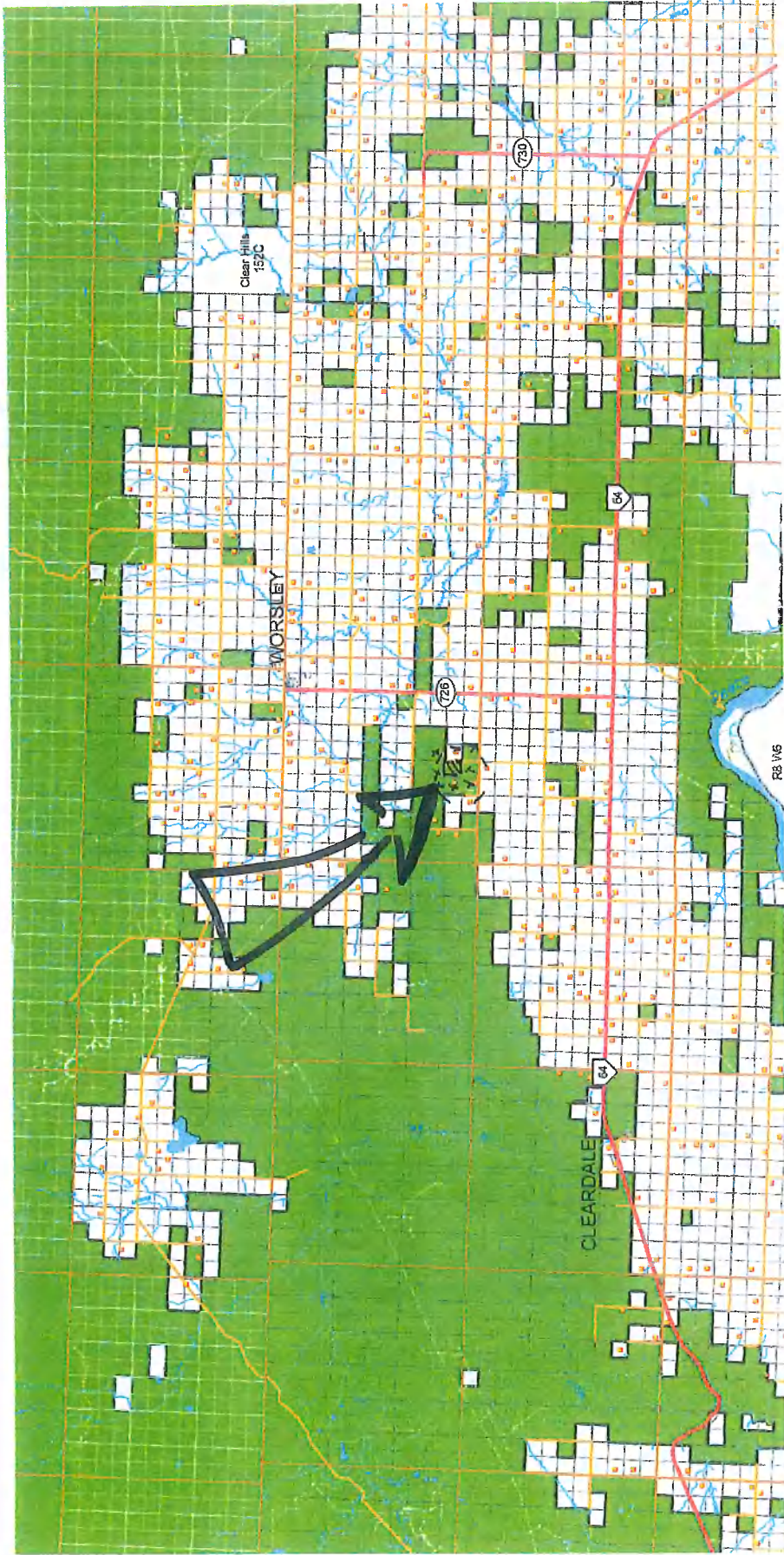
INTER MUNICIPAL DEV. PLAN:

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: COUNTRY RESIDENTIAL

HE 4. 26. 8. W6M

CLEAR HILLS COUNTY

MAPS FILE: 157MX031



AREAS BY LOT		
LOT	AREA [ha]	AREA [ac]
BLOCK 1 LOT 1	5.00	12.35

CLEAR HILLS COUNTY
TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION OF
N.E. 1/4 SEC. 4, TWP. 86, RGE. 8, W.6M.

*NO FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN

LAND DEALT WITH BY THIS PLAN IS SHOWN OUTLINED THUS: ———
AND CONTAINS 5.00 HECTARES (12.35 ACRES)



PROJECT DETAILS		REVISIONS	
SURVEYOR:	BRUCE A. BEARSTO, A.L.S.		
PROJECT:	DRIEDGER, ABRAHAM		
DRAFTED BY:	BLAKE ROSSOL		
CHECKED BY:	AGNES PASKO		
DATE:	APRIL 20, 2015		
SCALE: 1:2500			
\\2015\15119 DRIEDGER, ABRAHAM\SURVEY\TENTATIVE PLAN\C3D-15119T.DWG			

9

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 23, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	SUBDIVISION REFERRAL – Jolyn Consulting Services
File:	61-02-02

DESCRIPTION:

Subdivision referral S09-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Jolyn Consulting Services for an Industrial Subdivision on SE 26-83-3-W6M (6.45 hectares – 15.9 acres).

BACKGROUND:

- Located in the Agricultural District (AG1).
- The proposal is to subdivide from the quarter section a 15.9 acre parcel for existing Industrial Use. **The MPC approved the increased acreage size in principal at the May 12, 2015 meeting.**
- The parcel constitutes the first parcel from the quarter so does not require rezoning to Country Residential.
- The subject land has extensive development with a large shop, office, and two dwellings
- The residents of the dwellings, joint owners of the onsite business, have submitted a letter of request to allow the two dwellings to remain on the subdivided property.
 - Section 64 (3) (3) of the Land Use Bylaw states:
 - (a) On a parcel of less than 80 acres (32.4ha) , a maximum of one (1) dwelling unit shall be permitted.
 - The MPC has the discretion to allow exceptions to the Bylaw, such exceptions are to be included in the conditions of the approval.
- Access is gained via Secondary Highway 685 on the south side of the property.

ATTACHMENTS:

- Subdivision application

OPTIONS:

1. Deny the request
2. Approve the subdivision request subject to one dwelling being removed
3. Approve the subdivision request, allowing for two dwellings and the conditions listed, or other conditions

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

Manager:

RECOMMENDED ACTION:

That the Municipal Planning Commission ...recommend Mackenzie Municipal Services Agency approve the subdivision application from Jolyn Consulting Services for an Industrial Subdivision on SE 26-83-3-W6M (6.45 hectares – 15.9 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.

And, further that the Municipal Planning Commission allows an exception to section 64(3) of the Land Use Bylaw No. 107 and will allow the two existing dwellings to remain on this subdivision on SE 26-83-3-W6M being 6.45 hectares/15.9 acres; this exception does not include an allowance for any additional dwellings to be placed or built on this parcel of land.

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



Merl & Maureen Bjornson

Box 608

Fairview, Alberta T0H 1L0

RECEIVED

JUN - 9 2015

CLEAR HILLS COUNTY

To : Clearhills County:

Re: subdivision application SE26-83-3-W6

We would like to ask that a second residence be allowed on this proposed subdivision, as it was existing prior to subdivision application.

We would like it to remain on this 16 acres as it is the residence of our son and business partner.

Bjornwoods 2009 Ltd. Operates from this same property of which Merl Maureen and Owen are the Owners.

Owen is the co-manager of this business and that being the reason his residence here is Required.

We appreciate your consideration on this proposal.

Thank you

Yours Truly,

Maureen Bjornson

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY
Date of Receipt for Completed Form: MMY 29/15 File No.: 15 MK 033 Fee Submitted: 71725.00

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: JOLYN CONSULTING SERVICES Address and phone number: Box 1322 FAIRVIEW, AB T0H 1L0 780-835-0591
(Full Name in Block Capitals)
2. Name of agent (person authorized to act on behalf of registered owner), if any: Rocky Rombs Address and phone number: Box 1322 FAIRVIEW, AB T0H 1L0 780-835-0591
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the SE $\frac{1}{4}$ Sec 26 TWP 83 Range 3 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. _____
Area of the above parcel of land to be subdivided _____ hectares 16 (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. 685 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 EXISTING YARD SITE

b. Proposed use of the land YARD SITE

c. The designated use of the land as classified under a land use bylaw _____

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) MIXED

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Farmland

c. Describe the kind of soil on the land (sandy, loam, clay, etc) CLAY

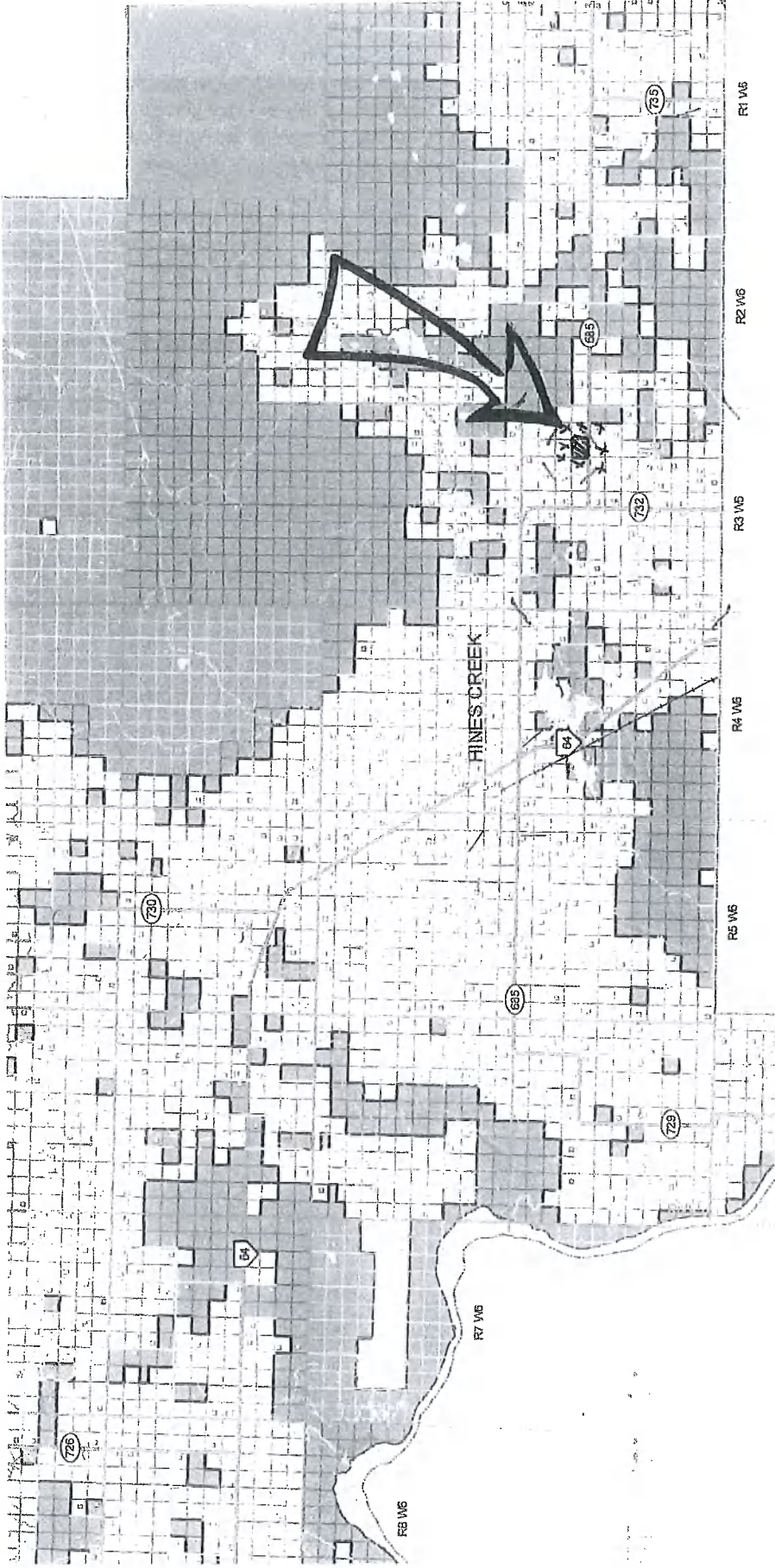
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
Describe any buildings and any structures on the land and whether they are to be demolished or moved house, trailer, 40x100' shop, 24x40 hobby shop, 16x20' greenhouse & numerous sheds

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 and sewage tank to be vacuum truck cleaned.

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
Rocky Rombs / JOLYN CONSULTING heraby 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 1322 Signature: [Signature]
Phone No.: 780-835-0591 Date: Nov 10/14

"LOCATION PLAN"



PROPOSED SUBDIVISION: INDUSTRIAL

SE 26.83.3. W6M

CLARE HILLS COUNTY

MMSA FILE: 15MK033

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: May 29, 2015
FILE: 15MK033 EXPIRY DATE: July 29, 2015
LEGAL: SE 26.83.3.W6M TIME EXTENSION _____
APPLICANT/AGENT: Jolyn Consulting (M. Bjornson)

PROPOSAL: The proposal is to subdivide from the quarter section, a 15.9 acre parcel to accommodate an industrial use. The existing industrial use is comprised of a reman lumber operation.

ACREAGE IN TITLE: 159.02 acres

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 8.5 miles south east of Hines Creek.

SITE CHARACTERISTICS

C.L.I.: 85% 3c, 15% 4s

TOPOGRAPHY: The subject land is basically flat with some minor rolling topography.

EXISTING USE/DEVELOPMENT: There is extensive development located on site, including a large shop with addition, office building, a residence and a mobile home also used as a residence. The balance of the quarter is under cultivation.

ROAD ACCESS: Access is gained via the road allowance to the east which is not completely developed. The quarter section is bounded by Highway 685 to the south. There appears to be a farm access to the highway - it will be up to Ab. Transportation if this will be allowed to remain or if alternate means of access will be required.

SERVICING: The subject development is serviced with the dugout for water supply and holding tanks for sewage disposal.

Cont. /2

15MK033

Comments Cont.

PARCEL SIZE: The parcel size is deemed to be appropriate given the level of development.

OTHER COMMENTS: Under the Land Use Bylaw, only one residence would be allowed on the parcel. For the second residence to be allowed to remain, the County will need to grant an exemption under Section 42. The applicants have provided a request for the exemption which should be dealt with separately from the subdivision.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District (AG-1). Forestry operation, woodlot and sawmill are listed as a discretionary use. It is deemed that the existing lumber reman operation would be considered in this category.

In terms of parcel size, refer to Section 64(3)(1)(d) - parcel size to be determined by the Development Authority based on the need to accommodate the use.

As mentioned above, Section 64(3)(3) indicates the maximum dwelling density per parcel. If the second residence is allowed to remain, an exemption must be granted under Section 42 of the LUB.

MUNICIPAL DEVELOPMENT PLAN: May be allowed

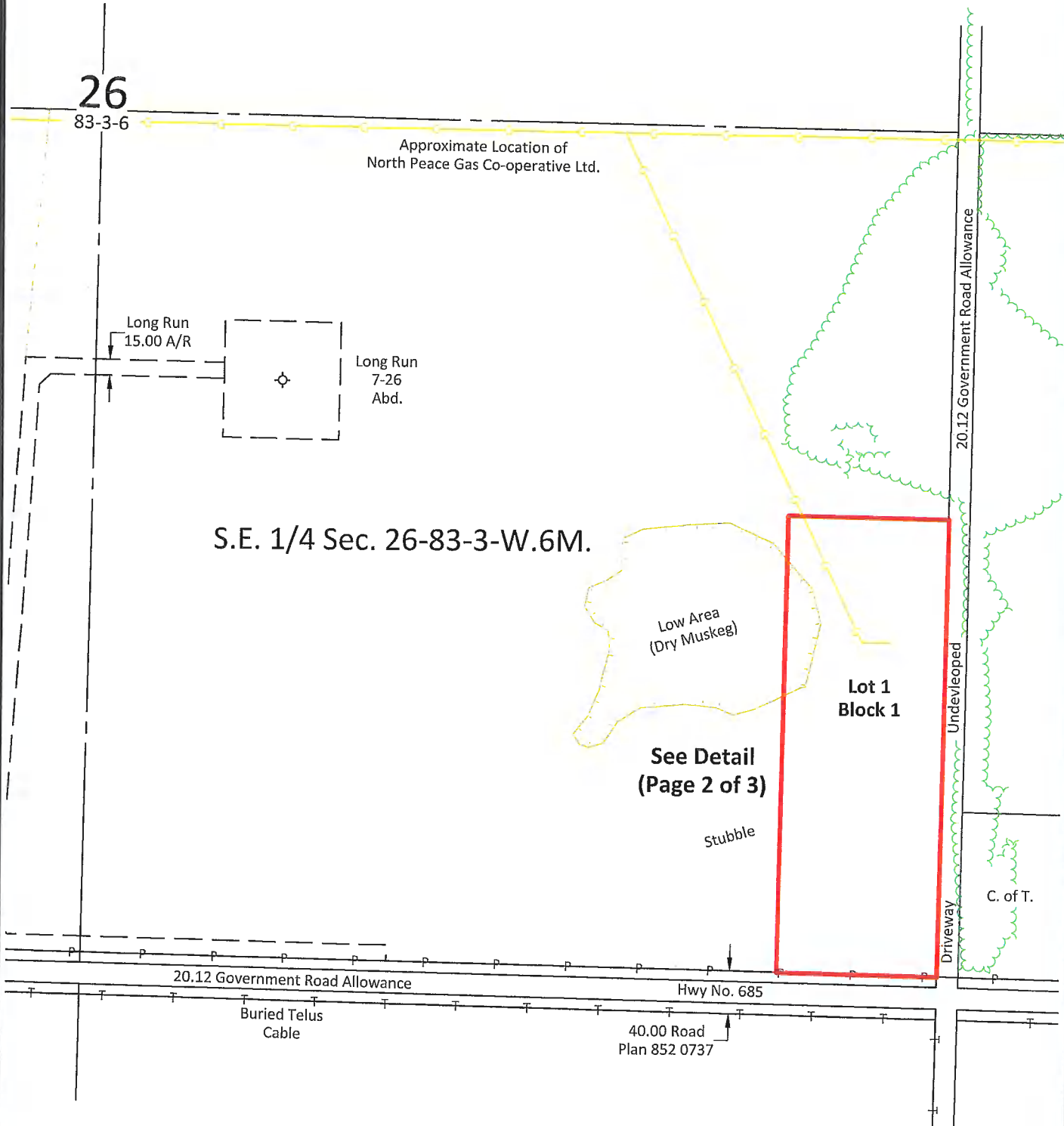
SUBDIVISION REGULATIONS: Sections 14 and 15 (Highway vicinity and service road requirement)

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
S.E. 1/4 Sec. 26, Twp. 83, Rge. 3, W.6M.
Clear Hills County, Alberta

Preliminary
May 6, 2015



AREAS:

Lot 1, Block 1 6.45 ha (15.9 Ac.)

LANDOWNER:

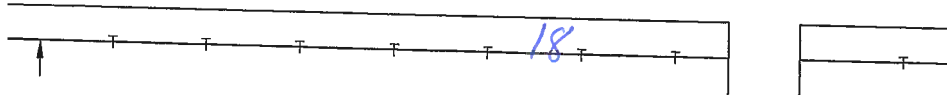
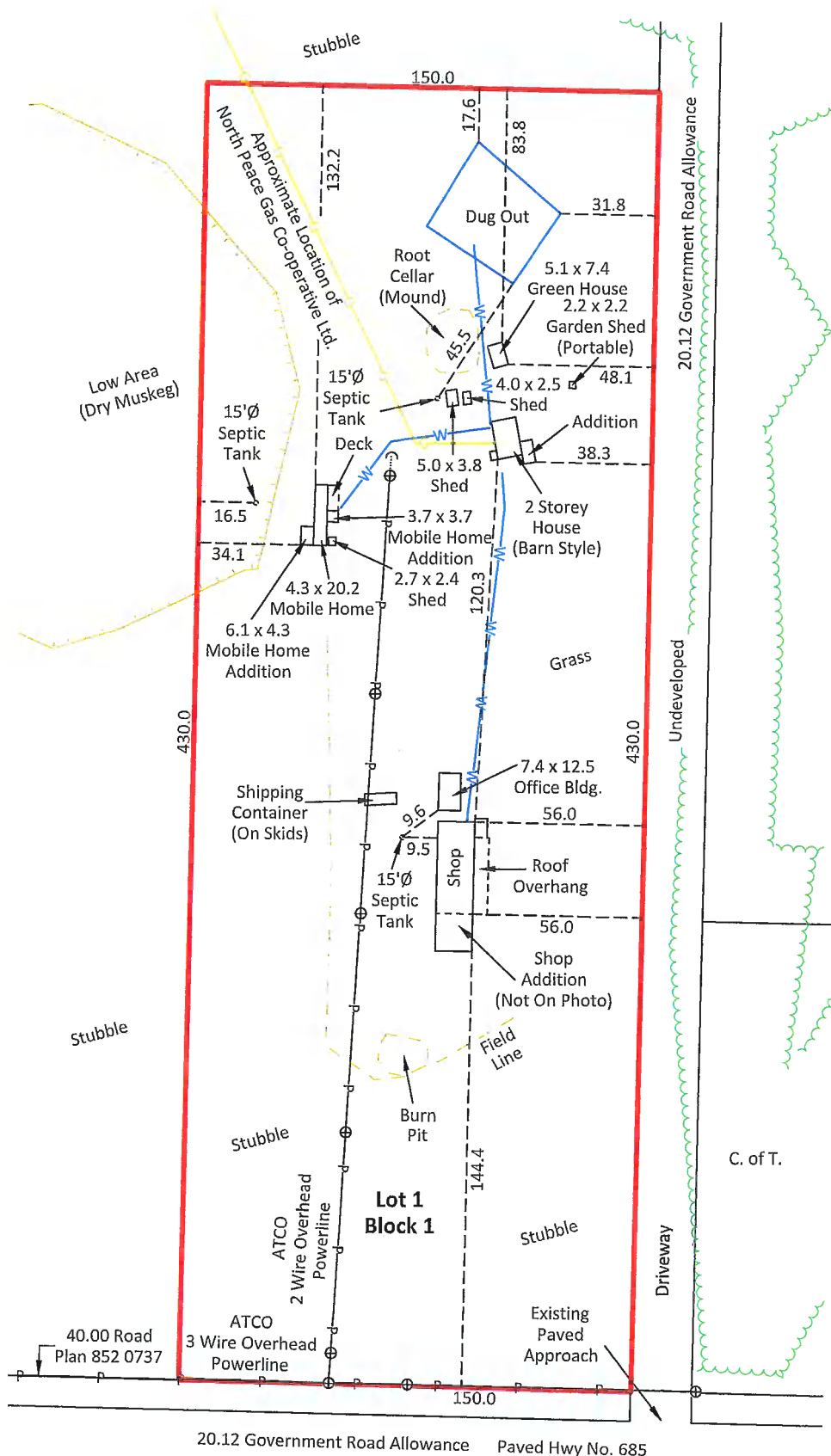
S.E. 26-83-3-W.6M.
Jolyn Consulting Services Ltd.
C. of T. 952 090 577

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Tentative Plan Showing
Proposed Subdivision
of
S.E. 1/4 Sec. 26, Twp. 83, Rge. 3, W.6M.
Clear Hills County, Alberta

Preliminary
May 6, 2015



Tentative Plan Showing
Proposed Subdivision (Photo)
of
S.E. 1/4 Sec. 26, Twp. 83, Rge. 3, W.6M.
Clear Hills County, Alberta

Preliminary
May 6, 2015



Tentative Plan Showing
Proposed Subdivision (Photo)
of
S.E. 1/4 Sec. 26, Twp. 83, Rge. 3, W.6M.
Clear Hills County, Alberta

Preliminary
May 6, 2015



Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 23, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	SUBDIVISION REQUEST – Les Richards & Sharon Wedel
File:	61-02-02

DESCRIPTION:

The owners of NE 19-87-5-W6M are requesting consideration of a subdivision in excess of hectares 4 hectares (10 acres) for a farmstead separation. They are seeking to do a first parcel out of 12 hectares (30 acres) to have sufficient area to continue raising and showing horses and build an outdoor arena.

BACKGROUND:

- Located in the Agricultural District (AG1).
- Parcel size: Land Use Bylaw Section 64(3)(1)(b)(iii) gives the MPC the discretion to allow parcels larger than 2 ha (5 acres) to accommodate related buildings and improvements.

ATTACHMENTS:

1. Letter and Tentative Plan Showing Proposed Subdivision

OPTIONS:

1. Approve the 12 hectare (30 acre) proposed subdivision in principle
2. Not approve an increase in area and recommend the developer reduce the acreage to no more than 4 hectares (10 acres)

RECOMMENDED ACTION:

That the Municipal Planning Commission

SAMPLE MOTIONS:

notify the developer that the Municipal Planning Commission does not support a subdivision of 12 hectare (30 acres) and recommends the developer reduce the proposed acreage to no more than 4 hectares (10 acres). **OR**

notify the developer, and Mackenzie Municipal Services Agency that the Municipal Planning Commission supports in principle a subdivision of 12 hectares (30 acres) from the south east corner of NE 19-87-5-W6M.

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

RECEIVED
JUN 15 2015
CLEAR HILLS COUNTY

Les Richards & Sharon Wedel
Box 27
Eureka River, AB T0H 1K0

June 13, 2015-06-13

Clear Hills County
Box 240
Worsley, AB T0H 3W0

RE: PROPOSED FARMSTEAD SEPARATION SUBDIVISION
NE 19-87-5-W6M

Dear Sir/Madam:

We are proposing to subdivide approximately 30 acres from the south east corner of our home quarter on the NE 19-87-5-W6M.

We will be retiring on this property on the existing yard site. The residence is located approximately in the center of the proposed subdivision.

Approximately 30 acres is required, to include ample area for the residence and existing buildings and to allow us to continue raising and showing horses. We also plan on building an outdoor arena in the future.

The estimated 30 acres has very little cleared. It is mostly bush with a few open areas for pens and corrals, yard site and garden, and pasture. The area also includes the dugout water supply.

The proposed subdivision will include ample windbreak for the acreage and is currently in place.

Attached is an outline of the proposed 30 acre subdivision.

Thank you for your consideration of our proposal.

Sincerely,


Les Richards and Sharon Wedel





DUG OUT
WATER
SUPPLY

HOUSE
ESTIMATED
30 ACRES

SEWAGE LAGOON

Eureka River, AB T0H
Street View - Search nearby

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 23, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Hutterian Brethren Church of Cleardale
File:	61-02-02

DESCRIPTION:

Development Permit Application W29-15 was received from the Hutterian Brethren Church of Cleardale to construct a cemetery on Plan 1424816 Block 1 Lot 1 in SE 18-85-9-W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)
- Service Alberta has issued a Certificate of Approval for this location, this is an amendment from the previous proposed location on SW 17-85-9-W6M.

ATTACHMENTS:

1. Development Permit Application
2. Service Alberta Certificate of Approval

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the following, or different conditions.

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W29-15 from the Hutterian Brethren Church of Cleardale to construct a cemetery on Plan 1424816 Block 1 Lot 1 in SE 18-85-9-W6M subject to the following conditions:

1. The cemetery shall be operated in accordance with the Cemetery Act.
2. The cemetery shall be kept in the manner required by Provincial and/or Federal Regulations, and in good order and repair.
3. The site shall be kept free of noxious or prohibited noxious weeds.

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

Received June 15/15

DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO.	W29-15:
DATE RECEIVED	June 15/15

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.)

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT Methodist Lutheran Church of Clear Lake Box 159 (Albert Stahl)		NAME OF REGISTERED LAND OWNER Methodist Lutheran Church of Clear Lake	
ADDRESS Clear Lake AB		ADDRESS Box 159 Clear Lake AB	
POSTAL CODE 704 340	TELEPHONE (Res.) 780 685 2870	(Bus.)	POSTAL CODE 704 340
			TELEPHONE (Res.) 780 685 2870
			(Bus.)

LAND INFORMATION						
Legal description of proposed development site:						
QTR./L.S. SE	SEC. 18	TWP. 85	RG. 9	M. W6M	OR	REGISTERED PLAN NO. 1424816
						BLOCK 1
						LOT 1
Size of the proposed development site:						
LENGTH 137.16m	ft	WIDTH 45.72m	ft	Number of:	ACRES	OR HECTARES
Describe the existing use of the land: <u>Farm Land for Cropping</u>						

DEVELOPMENT INFORMATION	
Describe the proposed use of the land: <u>We are applying for the use of Clear Lake Colony Cemetery</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"/> Public use(s) / Utilities
	<input type="checkbox"/> Other (specify) _____
Indicate the proposed setback from the property line:	
FRONT YARD <u>325</u> ft m	REAR YARD <u>25</u> ft m
SIDE YARD (1) <u>25</u> ft m	SIDE YARD (2) <u>25</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 B. COMPLETION DATE C. CONSTRUCTION COSTS \$ <u>5000</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>June 12/2015</u> DATE	<u>[Signature]</u> SIGNATURE OF APPLICANT
<u>June 12/2015</u> DATE	<u>[Signature]</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. _____

N.E. 1/4 Sec.18-85-9 W.6M.

18

85-9-6

S.W. 1/4 Sec.18-85-9 W.6M.

S.E. 1/4 Sec.18-85-9 W.6M.

S.W. 1/4 Sec.17-85-9 W.6M.

CULTIVATED FIELD

100'x100'

LOT 1
BLOCK 1
(0.627 ha.)

LOT 1
BLOCK 1
PLAN
062 0350

ROAD PLAN 1215 PX

HIGHWAY No.64 20.12 GOVERNMENT ROAD ALLOWANCE PAVED ROAD

ROAD PLAN 1215 PX

N.E. 1/4 Sec.7-85-9 W.6M.

PLAN SHOWING
PROPOSED SUBDIVISION
FOR CEMETERY SITE
OF PART OF

S.E. 1/4 Sec.18 Twp.85 Rge.9 W.6M.

CLEAR HILLS COUNTY



LEGEND:

Measurements are in metres and decimals thereof.
Proposed site shown bounded thus
Containing: 0.627 ha. (1.55 ac.)
Calculated point shown thus
Edge of bush shown thus

ac. Acre
ERCB Energy Resources
 Conservation Board
ha. Hectare
M. Mound or Meridian
No. Number
N.,S.,E.,W. .. North, South, East and West
Rge. Range
Sec. Section
Twp. Township

A search of the ERCB records for abandoned wells was completed on June 18, 2013 and none exist within the subject parcel.



PEACE RIVER, ALBERTA
780-624-1800

No.	DATE	REVISION / ISSUED
0	JULY 11, 2013	- PLAN ISSUED
1	AUGUST 8, 2013	- REVISED PARCEL DIMENSIONS
SURVEYED BY: N/A		CALC'D BY: DJM
DRAWN BY: DJM		
CHECKED BY: IDC	PAGE: 2 of 2	DWG: PW-0103-13-TSB

26



Service Alberta

Consumes Division
Consumer Programs

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

Telephone (780) 427-5210
Fax (780) 427-3033

AMENDED FINAL CERTIFICATE OF APPROVAL

Date: May 12, 2015

File: 2080

Name of Cemetery: Cleardale Colony Cemetery
Name of Owner: Hutterian Brethren Church of Cleardale
Mailing Address: Box 159
Cleardale, Alberta
T0H 3Y0

Description of Land to Be Used For Cemetery Purposes Only:

Plan 1424816; Block 1; Lot 1

No rights of way, easements, encumbrances, or other caveatable interest may be registered against the land title at any time without the consent of the director. The cemetery will be operated to comply with the Cemeteries Act and Regulations made pursuant thereto.

Karen Carruthers
Director of Cemeteries

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 23, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Bear Canyon Farms Holdings Ltd.
File:	61-02-02

DESCRIPTION:

Development Permit Application W30-15 was received from Bear Canyon Farms Holdings Ltd. for the proposed area structure plan for the new colony site that is being developed on SW 29-83-12-W6M and are planning to build the road network and municipal lagoons and construct the water storage building, tractor shop, and Barn.

BACKGROUND:

- Zoning: Agricultural (AG1)

ATTACHMENTS:

1. Development Permit Application

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the following, or different conditions.

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W30-15 from Bear Canyon Farms Holdings Ltd. for the proposed area structure plan for the new colony site that is being developed on SW 29-83-12-W6M subject to the following conditions:

1. Minimum setbacks for the Water Storage Building, Tractor Shop and barn from the property lines:
 - a) Front yard, 40.8meters (134 feet)
 - b) Side yard, 15.2 meters (50feet)
 - c) Rear yard, 15.2 meters (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. Any dwellings or commercial buildings to be moved in or constructed on site will require development permit approval.
4. All required Provincial/Federal Regulations to be adhered to.
5. Livestock and manure management will be carried out in accordance with the Agricultural Operations Practices Act and Regulations.
6. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
7. All approaches onto the municipal road network built by the developer must be constructed in compliance with the County's road construction standards.

Initials show support - Reviewed by: Development Officer:

Manager:

**DEVELOPMENT PERMIT
APPLICATION**

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE	
APPLICATION NO.	<u>W30-15</u>
DATE RECEIVED	<u>June 17/15</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.)

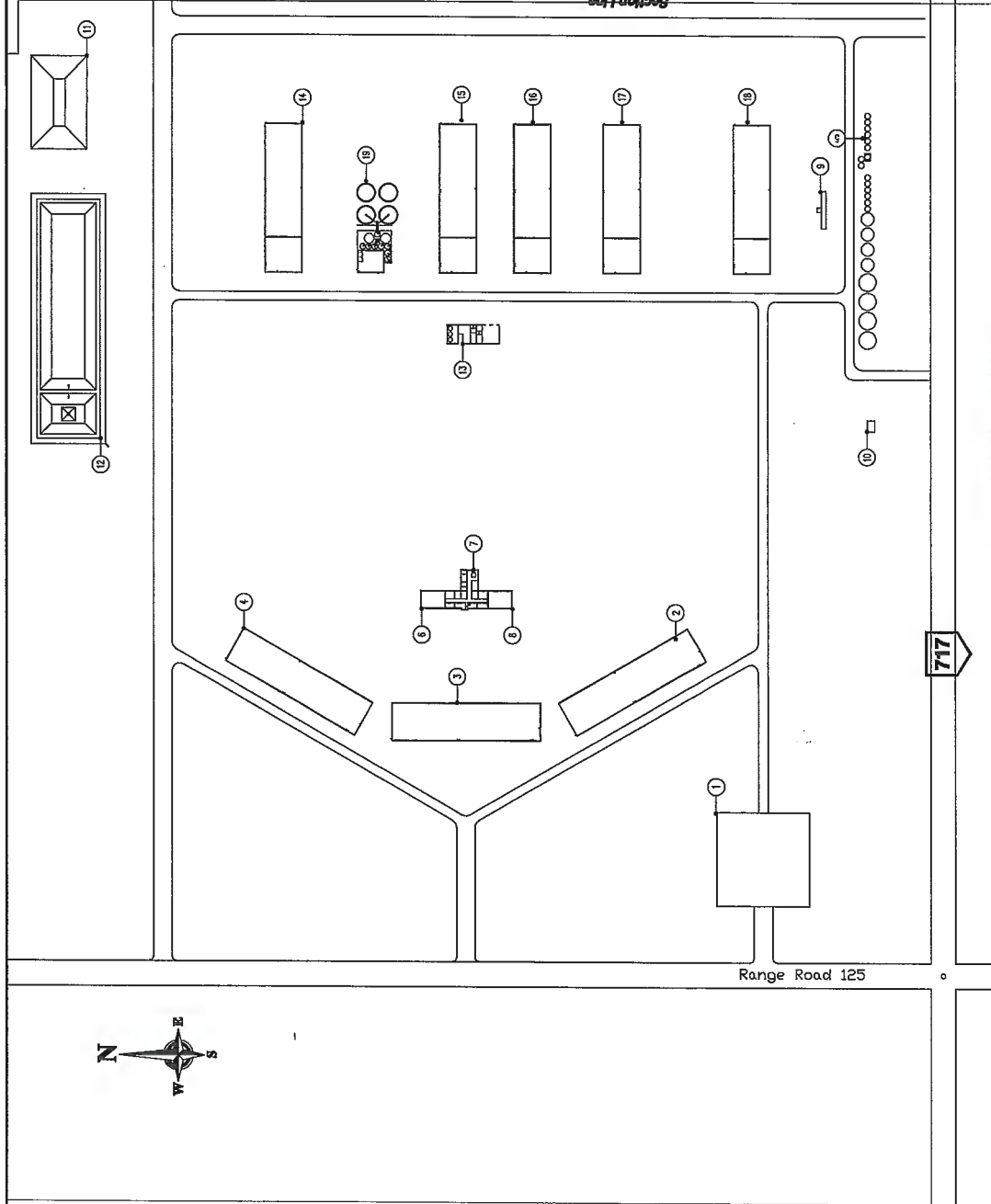
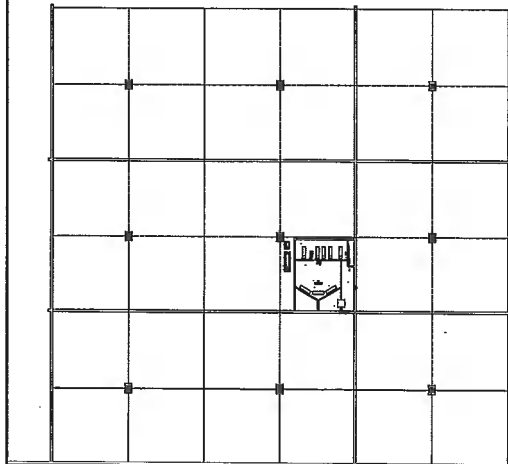
APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT <u>Nor-Ag Ltd (Kurtis Kenway)</u>		NAME OF REGISTERED LAND OWNER <u>Bear Canyon Farms Holdings Ltd</u>	
ADDRESS <u>18 Burnt Valley Ave Red Deer AB</u>		ADDRESS <u>Box 33 Cherry Point</u>	
POSTAL CODE <u>T4P 0M5</u>	TELEPHONE (Res.) <u>403-341-3267</u>	(Bus.)	POSTAL CODE <u>T0H 0T0</u>
			TELEPHONE (Res.) <u>780595 2107</u>
			(Bus.)

LAND INFORMATION						
Legal description of proposed development site:						
QTR./L.S. <u>SW</u>	SEC. <u>29</u>	TWP. <u>83</u>	RG. <u>12</u>	M. <u>w6</u>	OR	REGISTERED PLAN NO. BLOCK LOT
Size of the proposed development site:						
LENGTH <u> </u> ft <u> </u> m	WIDTH <u> </u> ft <u> </u> m	Number of:		ACRES <u>160</u>	OR	HECTARES
Describe the existing use of the land: <u>Agricultural District 1</u> <u>Farm Land</u>						

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <u>New Hutterite Colony Establishment -</u> <u>Water Storage Building / Tractor Shop / CFO Barn / Municipal Lagoons</u>			
Check (✓) any proposed use(s) not identified above:			
<input type="checkbox"/> Sign(s)	<input checked="" type="checkbox"/> Culvert(s) / Road access point(s)	<input type="checkbox"/> Public use(s) / Utilities	
<input type="checkbox"/> Dwelling unit(s)	<input checked="" 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 <input checked="" type="checkbox"/> <u>185</u> ft <u> </u> m	REAR YARD <input checked="" type="checkbox"/> <u>551</u> ft <u> </u> m	SIDE YARD (1) <input checked="" type="checkbox"/> <u>200</u> ft <u> </u> m	SIDE YARD (2) <input checked="" type="checkbox"/> <u>516</u> ft <u> </u> 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 <u>July 15/15</u>	B. COMPLETION DATE <u>July 15/16</u>	C. CONSTRUCTION COSTS \$ _____	
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.	
<u>June 17/2015</u> DATE	<u>Kenway</u> SIGNATURE OF APPLICANT
_____ DATE	_____ SIGNATURE OF REGISTERED LAND OWNER





Range Road 125

717

ID	Description	L x W	Remarks
1	Cornucopia	-	-
2	House #1	-	-
3	House #2	-	-
4	House #3	-	-
5	Crab Harvesting	-	-
6	Kindergarten / School	-	-
7	Kitchen	-	-
8	Church	-	-
9	Stable	-	-
10	Power House	-	-
11	Deposit For Beams	-	-
12	Municipal Lagoon	-	Stage #1 & #2
13	Water Storage	-	-
14	Hog Barn	-	-
15	Duck and Goose Barn	-	-
16	Old MacDonald Barn	-	-
17	Garage / Tractor Shop	-	-
18	Cold Storage	-	-
19	Mill	-	-
20		-	-
21		-	-
22		-	-
23		-	-
24		-	-
25		-	-

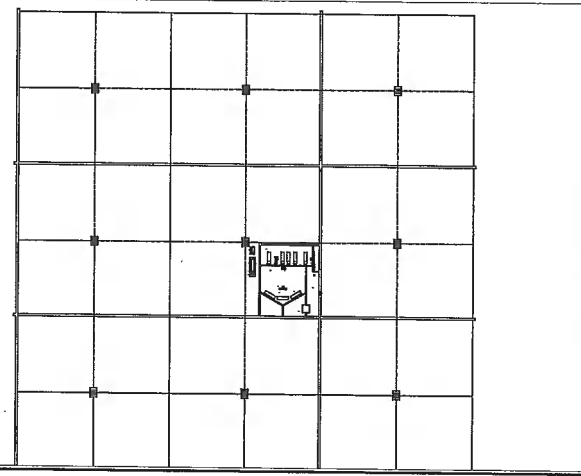
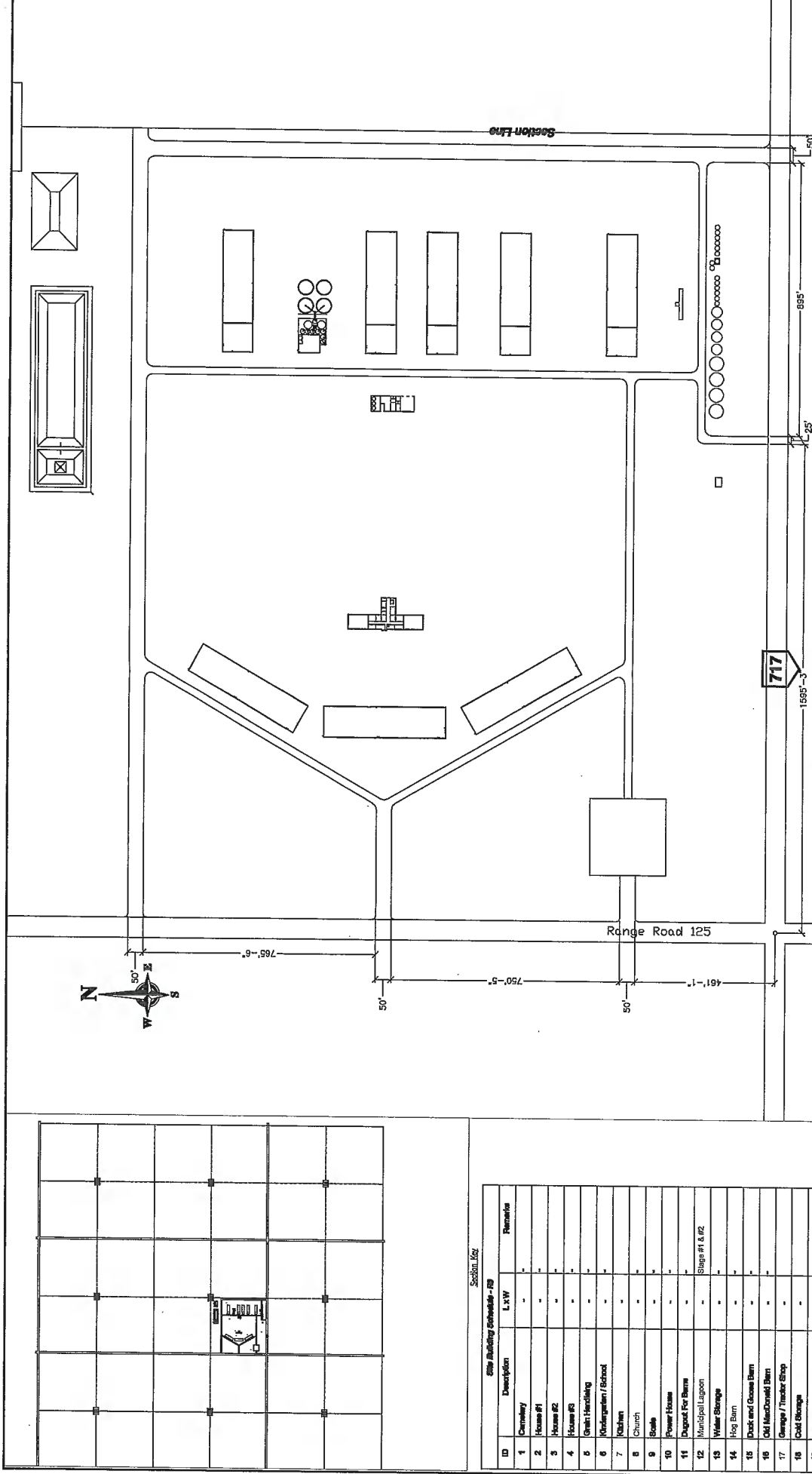
SW Section 29
 Township 15 S
 Range 12 W
 West 6th

NO.	DATE	REVISIONS	BY		CHK.		DESC.
			NAME	INITIALS	NAME	INITIALS	

NOR-AG LTD.
 818 Burnett Valley Ave
 RED DEER, AB
 T4R 0R8

OWNER: Bear Canyon Colony
 c/o Bear Canyon
 Bear Canyon
 Townsite
 Main Layout, Colony Site
 DATE: June 12, 2015
 SCALE: See Notes
 DRAWN: RJK
 CHECK: RJA
 SHEET 1 OF 4

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Section 122

Site Building Schedule - 19			
ID	Description	L x W	Remarks
1	Canterbury	- -	-
2	House #1	- -	-
3	House #2	- -	-
4	House #3	- -	-
5	Gran. Hauling	- -	-
6	Mudguard / School	- -	-
7	Kitchen	- -	-
8	Church	- -	-
9	Scale	- -	-
10	Power House	- -	-
11	Dugout For Barns	- -	-
12	Municipal Lagoon	- -	Stages #1 & #2
13	Water Storage	- -	-
14	Hog Barn	- -	-
15	Brick and Glass Barn	- -	-
16	Old MacDonald Barn	- -	-
17	Garage / Truck Shop	- -	-
18	Cold Storage	- -	-
19	MILL	- -	-
20			
21			
22			
23			
24			
25			

SW Section 29
Township 13 S
Range 12
West 6th

HORAG LTD.
818 Burns Valley Ave
Burns Valley, AB
T4P 0N5

DATE: Bear Canyon Colony
c/o Bear Canyon
Bear Canyon

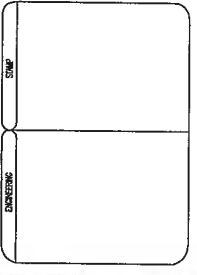
MAIN TITLE: Main Layout; Colony Site

REV: 1/A
DATE: Dec 12, 2015
BY: KEC
CHECKED BY: [Signature]

NO. # 112584
SHEET 1 of 1

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK	APP



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DRG. NO. 7, 13584.dwg