

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

August 17, 2016

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Wednesday, August 17, 2016, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING August 17, 2016.....1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF July 19, 20162*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL – James & Lois Moffatt.....3*
 - B. DEVELOPMENT PERMIT – Ann Skerratt.....10*
 - C. DEVELOPMENT PERMIT – Michael Dimion.....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
July 19, 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**

M27-16

RESOLUTION by Member Svederus to adopt the agenda governing the July 19, 2016, Municipal Planning Commission Meeting, as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M28-16

RESOLUTION by Member Svederus to adopt the minutes of the June 14, 2016 Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Referral

Subdivision referral 16-MK016 (S06-16) was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Roger & Michelle Rieger for a Farmstead Separation on SW 18-84-5 W6M (6.42 hectares – 15.87 acres).

M29-16

RESOLUTION by Member Frixel that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from Roger & Michelle Rieger for a Farmstead Separation on SW 18-84-5 W6M (6.42 hectares – 15.87 acres) , subject to the following condition(s):

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

CARRIED.

Subdivision Proposal

Subdivision proposal was received from Cathy Hatt requesting in principal for a Farmstead Separation on SW 19-84-4 W6M.

M30-16

RESOLUTION By Member Frixel that the Municipal Planning Commission support in principle any of the proposed subdivision options for a Farmstead Separation on SW 19-84-4 W6M.

CARRIED.

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on July 19, 2016 at 9.12 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

| | |
|----------------|--|
| Meeting: | Municipal Planning Commission Meeting |
| Meeting Date: | August 16, 2016 |
| Originated By: | Dallas Logan – Development Officer |
| Title: | SUBDIVISION REFERRAL – James & Lois Moffatt |
| File: | 61-02-02 |

DESCRIPTION:

Subdivision referral 16-MK027 (S06-17) was received from Mackenzie Municipal Services Agency regarding the application for subdivision from James & Lois Moffatt for a Farmstead Separation on the N ½ 12-87-8 W6M (8.1 hectares – 20 acres).

BACKGROUND:

- Located in the Agricultural District (AG1). The proposed parcel exceeds the maximum parcel size of 10 acres. However, based on the layout of the existing development and that the proposed parcel is located partially on 2 quarter sections, a larger size may be considered under Section 64(3)(1)(b)(iii).
- The subject land is described as flat.
- There is currently a house, 2 garages, a pig barn, an abandoned house, 3 grain silos and associated services. The balance of the half section is primarily under cultivation.
- The proposed parcel has access onto the local road network to the west. The driveway servicing the proposed parcel is partially located in the SW 12-87-8 W6M. The owners of the southwest quarter section have agreed to sign a mutual access easement for the driveway.
- The subject parcel is serviced by a drilled well for water and an open discharge sewage disposal. The existing pumpout system will need to be moved to meet current regulations.
- The parcel size is based on the location of the existing development and access road and is deemed to be appropriate for the intended use. It should be noted that no cultivated land will be taken out of production.

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 James & Lois Moffatt for a Farmstead Separation on N ½ 12-87-8 W6M (8.1 hectares – 20 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: 

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: July 13, 2016

FILE: 16MK027 EXPIRY DATE: September 13, 2016

LEGAL: N½ 12-87-8-W6M TIME EXTENSION _____

APPLICANT/AGENT: J. & L. Moffatt

PROPOSAL: The proposal is to subdivide from the north half section a 20 acre parcel to accommodate an established farmstead.

ACREAGE IN TITLE; 322 acres

RESERVE REQUIREMENTS: Municipal Reserves are not required

PROXIMITY TO URBAN MUNIC: Approximately 1.5 miles North of Worsley

PREVIOUS APPLICATIONS: None

SITE CHARACTERISTICS

C.L.I.: 100% 4c

TOPOGRAPHY: The subject land is described as flat

EXISTING USE/DEVELOPMENT: There is currently a house, 2 garages, a pig barn an abandoned house, 3 grain silos and associated services. The balance of the half section is primarily under cultivation.

ROAD ACCESS: The proposed parcel has access onto the local road network to the west. The driveway serving the proposed parcel is partially located in the SW 12-87-8-W6M. The owners of the South west quarter section have agreed to sign a mutual access easement for the driveway.

SERVICING: The subject parcel is serviced by a drilled well for water and an open discharge sewage disposal. The existing pumpout system will need to be moved to be relocated to meet current regulations.

PARCEL SIZE: The parcel size is based on the location of the existing development and access road and is deemed to be appropriate for the intended use. It should be noted that no cultivated land will be taken out of production.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District (AG-1). The proposed parcel exceeds the maximum parcel size of 10 acres. However, based on the layout of the existing development and that the proposed parcel is located partially on 2 quarter sections, a larger size may be considered under Section 64(3)(1)(b)(iii).

MUNICIPAL DEVELOPMENT PLAN: May be allowed

SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts

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

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY
Date of Receipt for Completed Form: July 13, 2016 File No.: 16MK 027 Fee Submitted: 825.00

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: JAMES AND LOIS MOFFATT Address and phone number: Box 318, WORSLEY, AB. T0H 3W0
(Full Name in Block Capitals)

2. Name of agent (person authorized to act on behalf of registered owner), if any: WSP CANADA INC. Address and phone number: 10070 117 AVE 587-297-3898
(Full Name in Block Capitals)
GRANDE PRAIRIE, AB T8V 7S4

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All part of the N 1/2 1/4 Sec 12 TWP 87 Range 8 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 _____ (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 (0.932 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 RESIDENTIAL
b. Proposed use of the land RESIDENTIAL
c. The designated use of the land as classified under a land use bylaw AGRICULTURAL DISTRICT 1

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) FLAT
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) TREE STANDS
c. Describe the kind of soil on the land (sandy, loam, clay, etc) CLAY

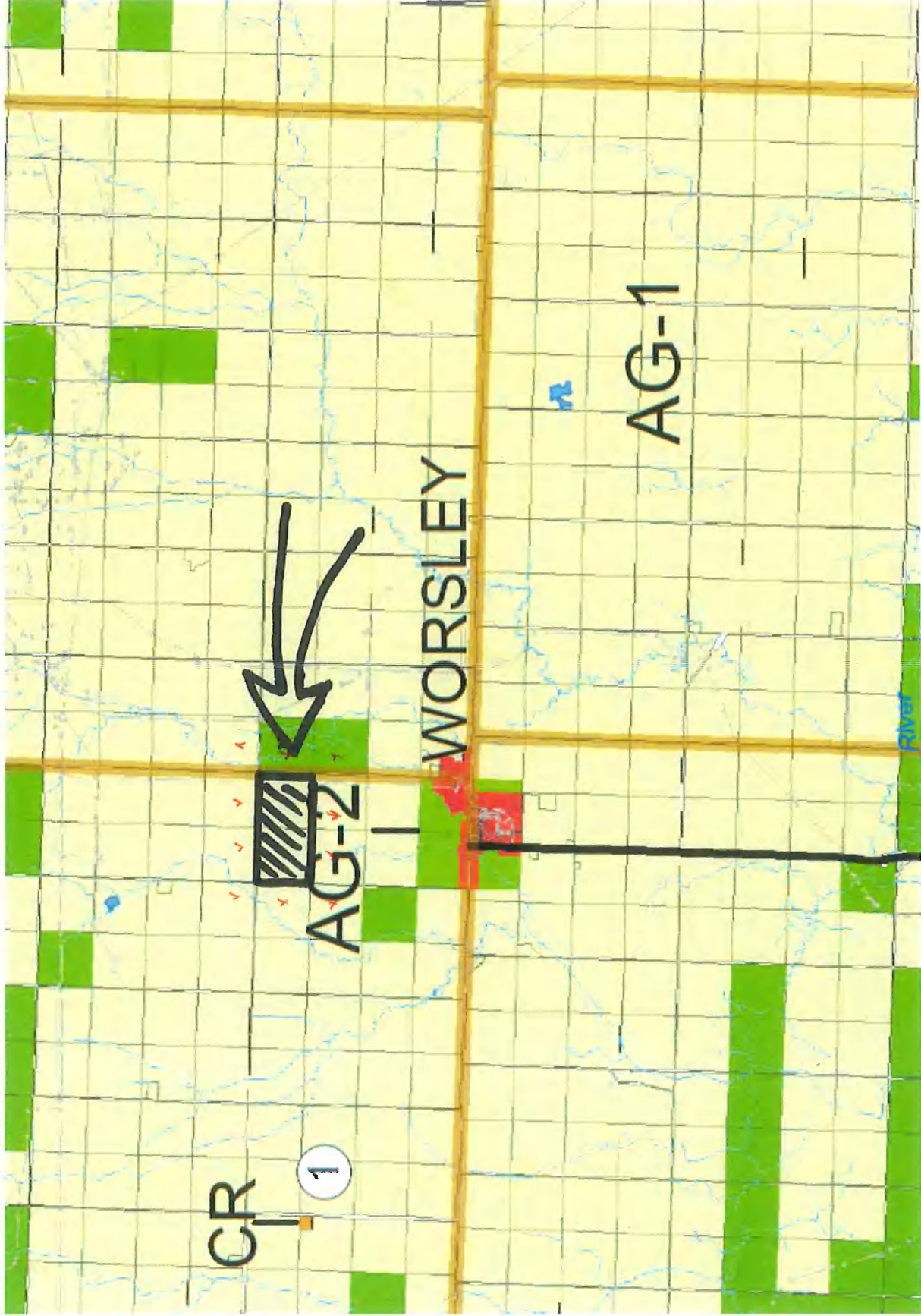
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
Describe any buildings and any structures on the land and whether they are to be demolished or moved 5 BUILDINGS: HOUSE, 2 GARAGES, BARN (PIG FARM), ABANDONED HOUSE

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

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, EMMETT KETCHUM 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

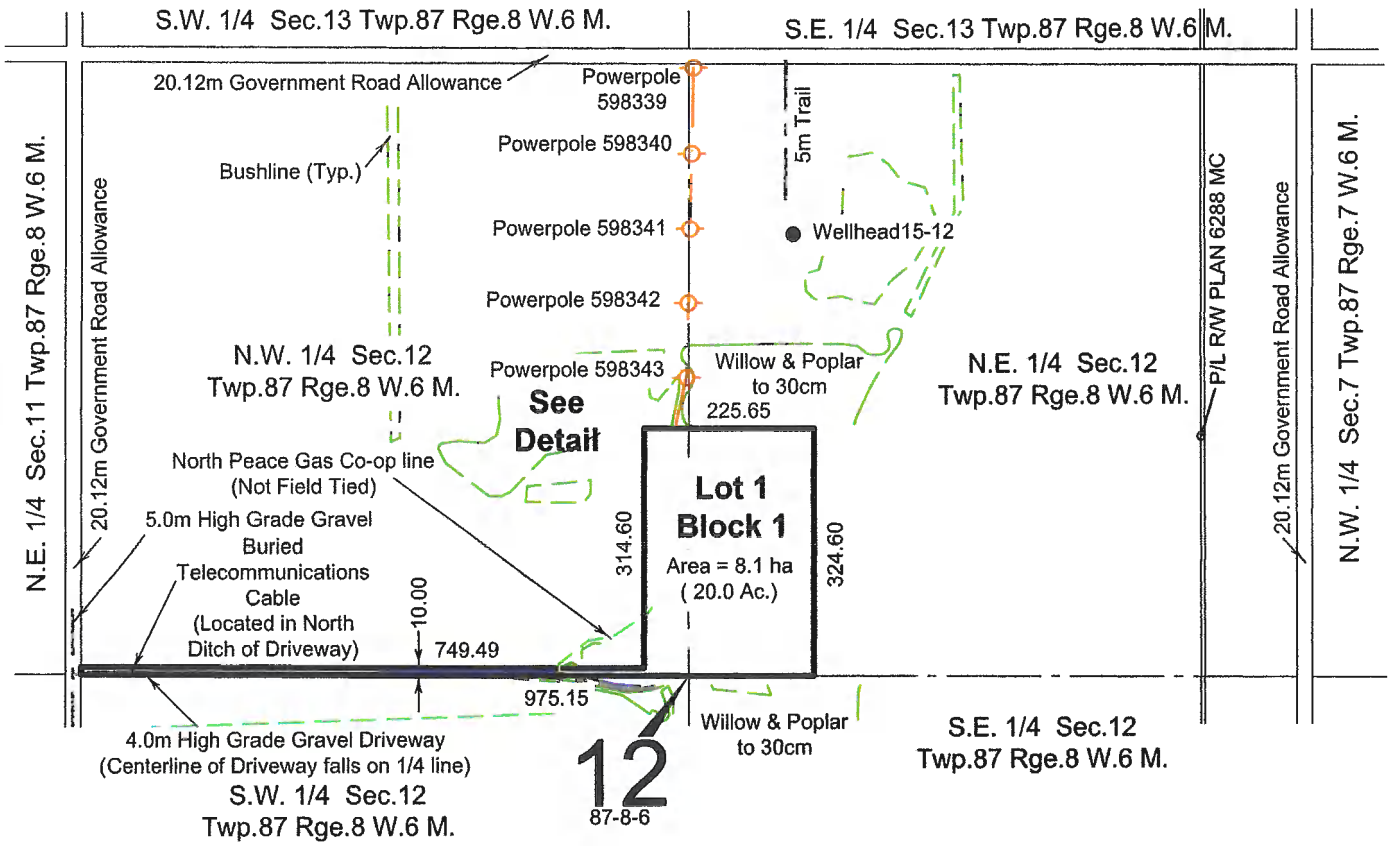
and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.
Address: 10070 117 AVE Signature: [Signature]
GRANDE PRAIRIE, AB T8V 7S4
Phone No.: 587-297-3898 Date: 13/06/2016

"LOCATION PLAN"



AREA SEGREGATION:

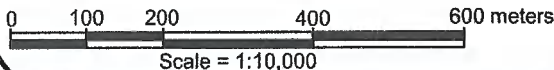
| | |
|--|---------------|
| Area required within N.E. 1/4 Sec.12 Twp.87 Rge.8 W.6 M. | 5.4 ha |
| Area required within N.W. 1/4 Sec.12 Twp.87 Rge.8 W.6 M. | 2.7 ha |
| Total: | 8.1 ha |



Date: June 27, 2016

Tentative Plan Showing Proposed
SUBDIVISION
of part of
N. 1/2 Sec.12 Twp.87 Rge.8 W.6 M.

Clear Hills County
Alberta



LEGEND & NOTES

1. Area to be registered shown bounded thus: and contains **8.1 ha**
2. All dimensions are in meters and decimals thereof.
3. Land is zoned AG1.
4. There are no sour gas facilities within 1.5km of site.
5. There are no highways within 0.8km of site.

Registered Owners
James Moffatt
Lois Moffatt

Subdivision Authority
Clear Hills County

**WSP SURVEYS (AB)
LIMITED PARTNERSHIP**

10127-120 Avenue, Grande Prairie, AB. T8V 8H8
Phone: 780-539-3222 Fax: 780-539-3343

JOB No. 010056546

DWG.NO. 010056546-SDTN01-R00

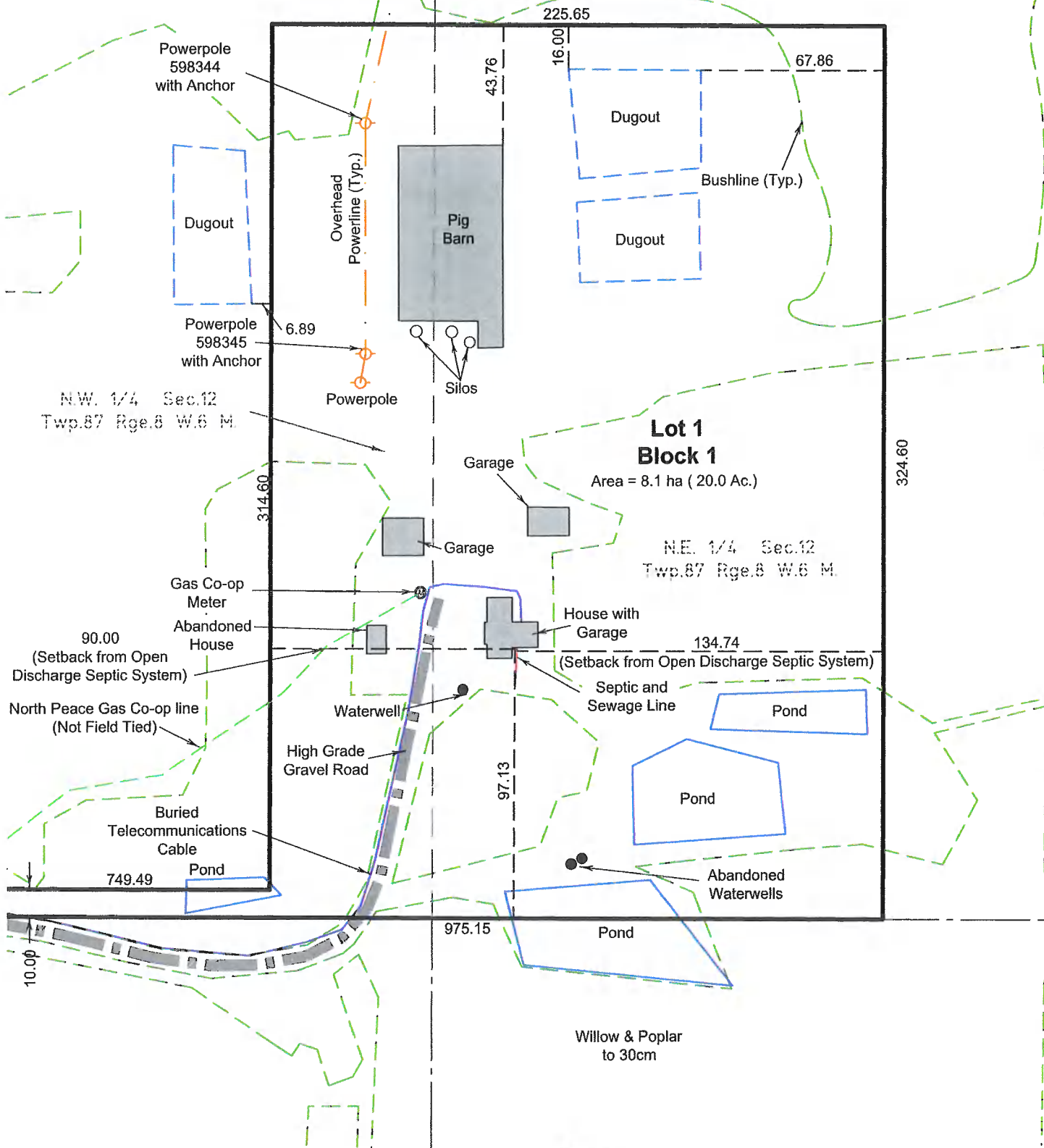
Ck'd By: EK

Dwn: LN

A.L.S.: Roger C. Ross

Willow & Poplar
to 30cm

Willow & Poplar
to 30cm



N.W. 1/4 Sec.12
Twp.87 Rge.8 W.6 M.

**Lot 1
Block 1**
Area = 8.1 ha (20.0 Ac.)

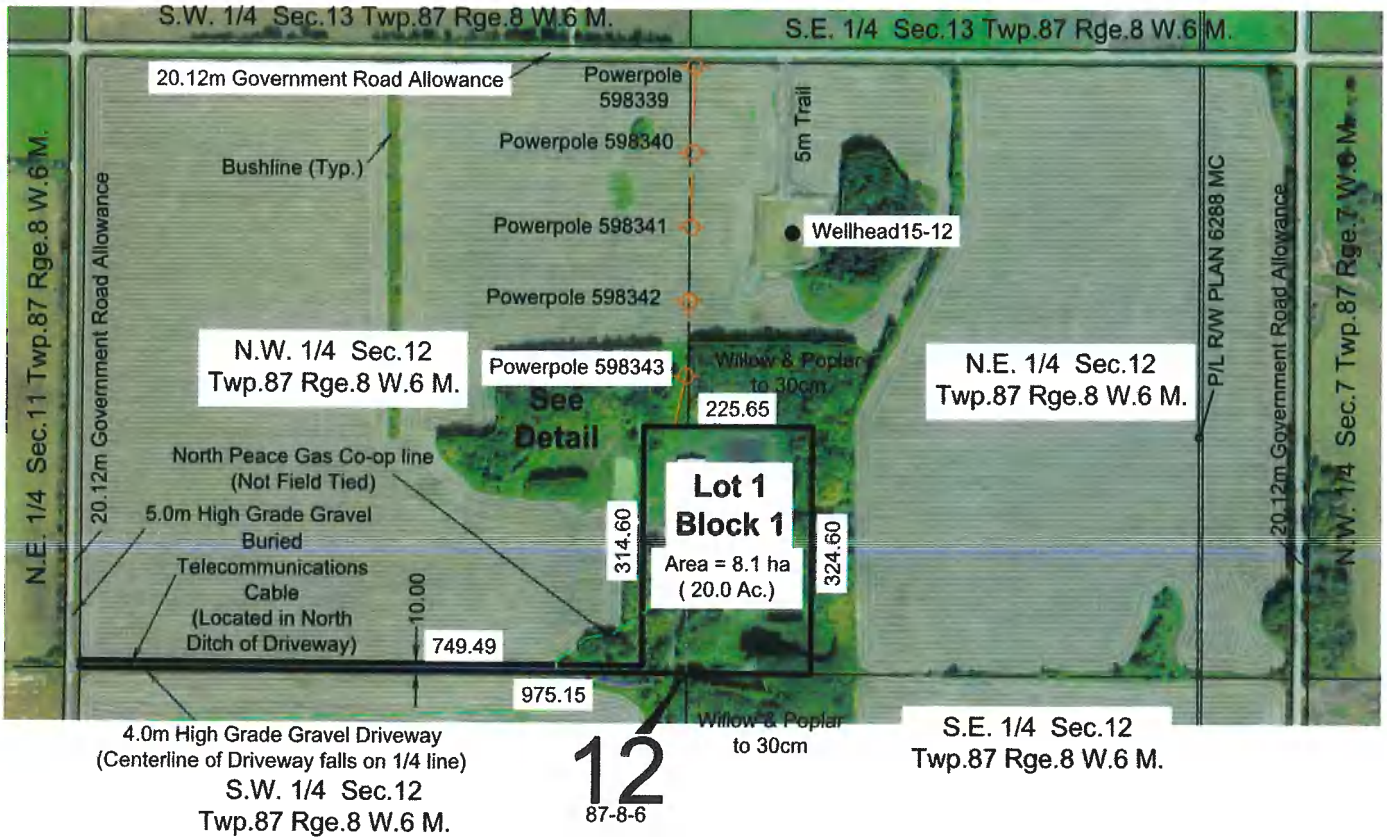
N.E. 1/4 Sec.12
Twp.87 Rge.8 W.6 M.

In order to use the existing driveway, mutual access for Lot 1 and S.W. 1/4 will be required by easement (Due to Existing Road Being Partly in S. 1/2)

**Detail
Scale 1:2000**

AREA SEGREGATION:

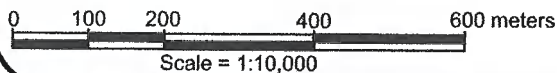
| | |
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Clear Hills County
Alberta



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Lois Moffatt

Subdivision Authority
Clear Hills County

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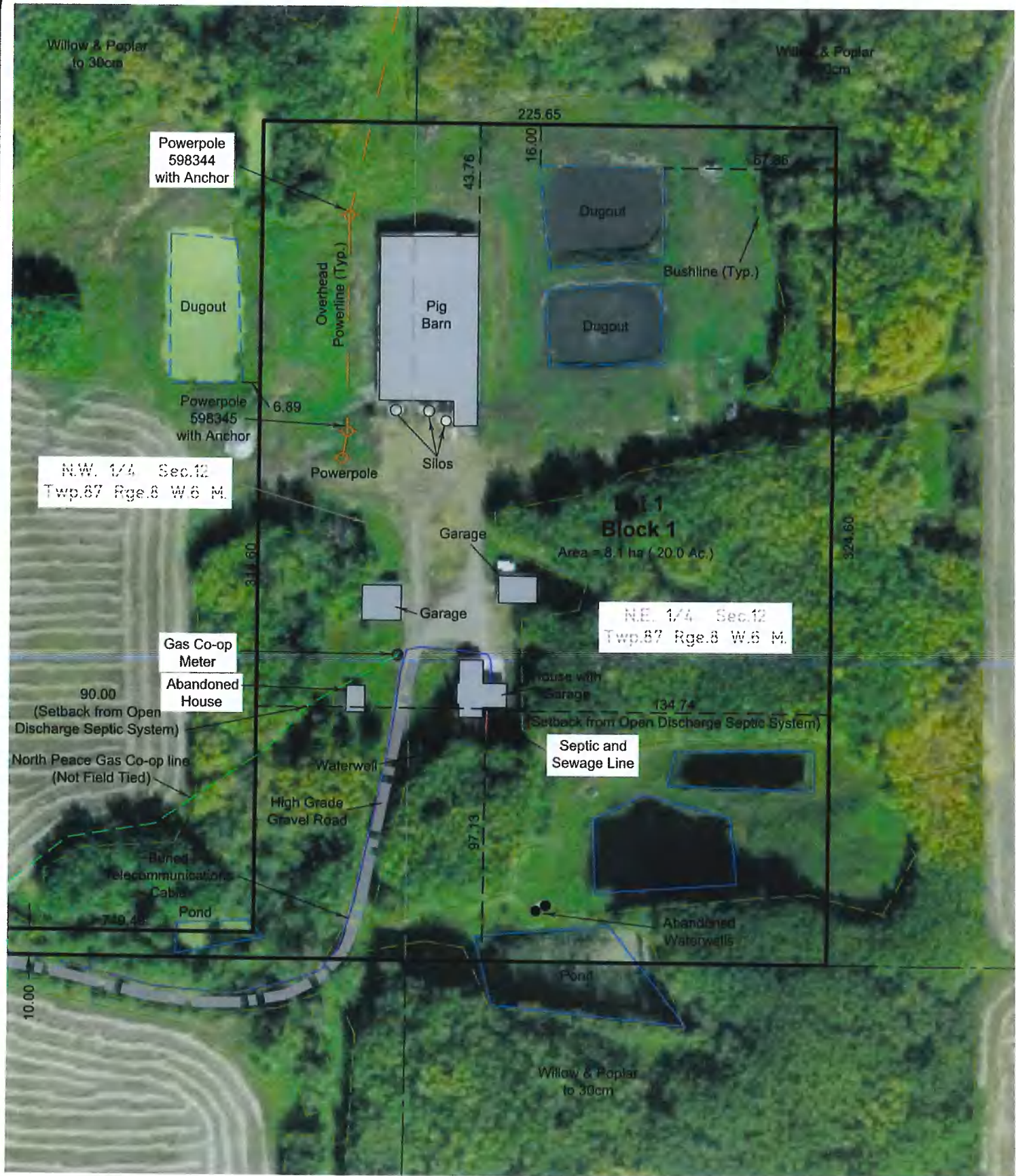
JOB No. 010056546

DWG.NO. 010056546-SDTN01-R00

Ck'd By: EK

Dwn: LN

A.L.S.: Roger C. Ross



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Detail
Scale 1:2000

Clear Hills County

Request For Decision (RFD)

| | |
|----------------|--|
| Meeting: | Municipal Planning Commission Meeting |
| Meeting Date: | August 16, 2016 |
| Originated By: | Dallas Logan – Development Officer |
| Title: | DEVELOPMENT PERMIT APPLICATION – Ann Skerratt |
| File: | 61-02-02 |

DESCRIPTION:

Development Permit Application W30-16 was received from Ann Skerratt to develop a second Dwelling, Mobile Home at Plan 1524420 Block 1 Lot 1 (NW 33-86-6 W6M).

BACKGROUND:

- Zoning: Agricultural (AG1)
- Parcel is 4.37 hectares (10.8 acres)
- Section 42(3) –considerations: suitability, access, proper water/sewer, existing & future surrounding use, necessary for operation of existing farm, and human relationship such as a family member or relative.

ATTACHMENTS:

1. Development Permit Application

OPTIONS:

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

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W30-16 from Ann Skerratt to develop a second Dwelling – Mobile Home at Plan 1524420 Block 1 Lot 1 (NW 33-86-6 W6M), subject to the following conditions:

1. Minimum setbacks from the property lines:
 - a) Front yard, 40.8m (134 feet)
 - b) Side yard, 15.2m (50 feet)
 - c) Rear yard, 15.2m (50 feet)
2. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.
3. All required Provincial/Federal Regulations to be adhered to.
4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

Initials show support - Reviewed by: Development Officer:

D

Manager:

AS



CLEAR HILLS COUNTY
 Box 240
 Worsley AB T0H 3W0
 Telephone: 780-685-3925
 Fax: 780-685-3960
 Email: info@clearhillscounty.ab.ca

**APPLICATION FOR
 DEVELOPMENT PERMIT**

RECEIVED

JUL 29 2016

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE ONLY

| | | | |
|------------------|------------|----|-----|
| APPLICATION NO.: | W30-16 | | |
| DATE RECEIVED: | July 29-16 | | |
| FEE PAID: | YES | NO | N/A |

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming 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 details for 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 ANN Skerratt | | | | NAME OF REGISTERED LAND OWNER ANN Skerratt | | | | |
| ADDRESS Box # 381 Worsley AB | | | | ADDRESS Box # 381 Worsley AB. | | | | |
| POSTAL CODE T0H 3W0 | EMAIL None | | | POSTAL CODE T0H 3W0 | EMAIL None | | | |
| CONTACT NUMBERS Home | | | | CONTACT NUMBERS Home | | | | |
| Business | | | | Business | | | | |
| Cell 780 - 835 - 1838 | | | | Cell | | | | |
| LAND INFORMATION | | | | | | | | |
| Legal description of proposed development site | | | | | | | | |
| QTR./L.S. NW | SEC. 33 | TWP. 86 | RG. 6 | M. 6 | OR | REGISTERED PLAN NO. 1524420 | BLOCK 1 | LOT 1 |
| Size of the proposed development site: | | | | | | | | |
| LENGTH 550 ft | | WIDTH 550 ft | | NUMBER OF HECTARES 5.0 Acres YARD site | | OR ACRES Total 149.01 | | |
| Lot type: INTERIOR <input checked="" type="checkbox"/> CORNER THROUGH | | | | | LAND USE DISTRICT: | | | |
| Describe the existing use of the land: CROP and Residential 1 5ACRE YARD site WITH 65 ACRES CROP BALANCE BUSH. | | | | | | | | |

Note: ADD on's to
 Application # W47-15

APPLICATION FOR DEVELOPMENT PERMIT

RECEIVED
JUL 29 2016
CLEAR HILLS COUNTY

DEVELOPMENT INFORMATION

Describe the proposed use of the land:

CROP and Residential

Check (✓) any proposed use(s) not identified above:

Dwelling unit(s)

Accessory structure(s) / use(s)

Home Occupation(s)

Sign(s)

Commercial or industrial structure(s) / use(s)

Other (specify) *SHOP*

Indicate the proposed setback from the property line:

| | | | | | | | |
|-------------|----|-------------|----|----------------------------|----|---------------|----|
| FRONT YARD | m | REAR YARD | m | SIDE YARD (1) | m | SIDE YARD (2) | m |
| <i>1250</i> | ft | <i>1400</i> | ft | 3500 <i>350</i> | ft | <i>1500</i> | ft |

Off street parking: Size of space Number of spaces

Off street loading: Size of space Number of spaces

Accessory use:

| | | | |
|-----------------------------|---------------------------|-----------------------------|-----------------------------|
| PERCENTAGE OF LOT OCCUPIED: | HEIGHT OF ACCESSORY BLDG: | SETBACK FROM SIDE LOT LINE: | SETBACK FROM REAR LOT LINE: |
| <i>5%</i> | <i>20 feet max</i> | <i>250 feet</i> | <i>250 feet</i> |

The land is adjacent to:

PRIMARY HIGHWAY

SECONDARY HIGHWAY

RURAL ROAD

Estimate the Project:

| | | |
|-------------------|-----------------|--------------------|
| COMMENCEMENT DATE | COMPLETION DATE | CONSTRUCTION COSTS |
| <i>AUG 2016</i> | <i>NOV 2017</i> | <i>20,000.00</i> |

Attached is

| | |
|--|---|
| (a) SITE PLAN Yes <input checked="" type="checkbox"/> No N/A | (b) FLOOR PLAN Yes No <input checked="" type="checkbox"/> N/A |
|--|---|

DECLARATION

I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

| | |
|---------------------------|---|
| DATE: <i>July 29 2016</i> | SIGNATURE OF APPLICANT: <i>Ann Sperratt</i> |
| DATE: <i>July 29 2016</i> | SIGNATURE OF REGISTERED LAND OWNER: <i>Ann Sperratt</i> |

APPLICATION FOR
DEVELOPMENT PERMIT

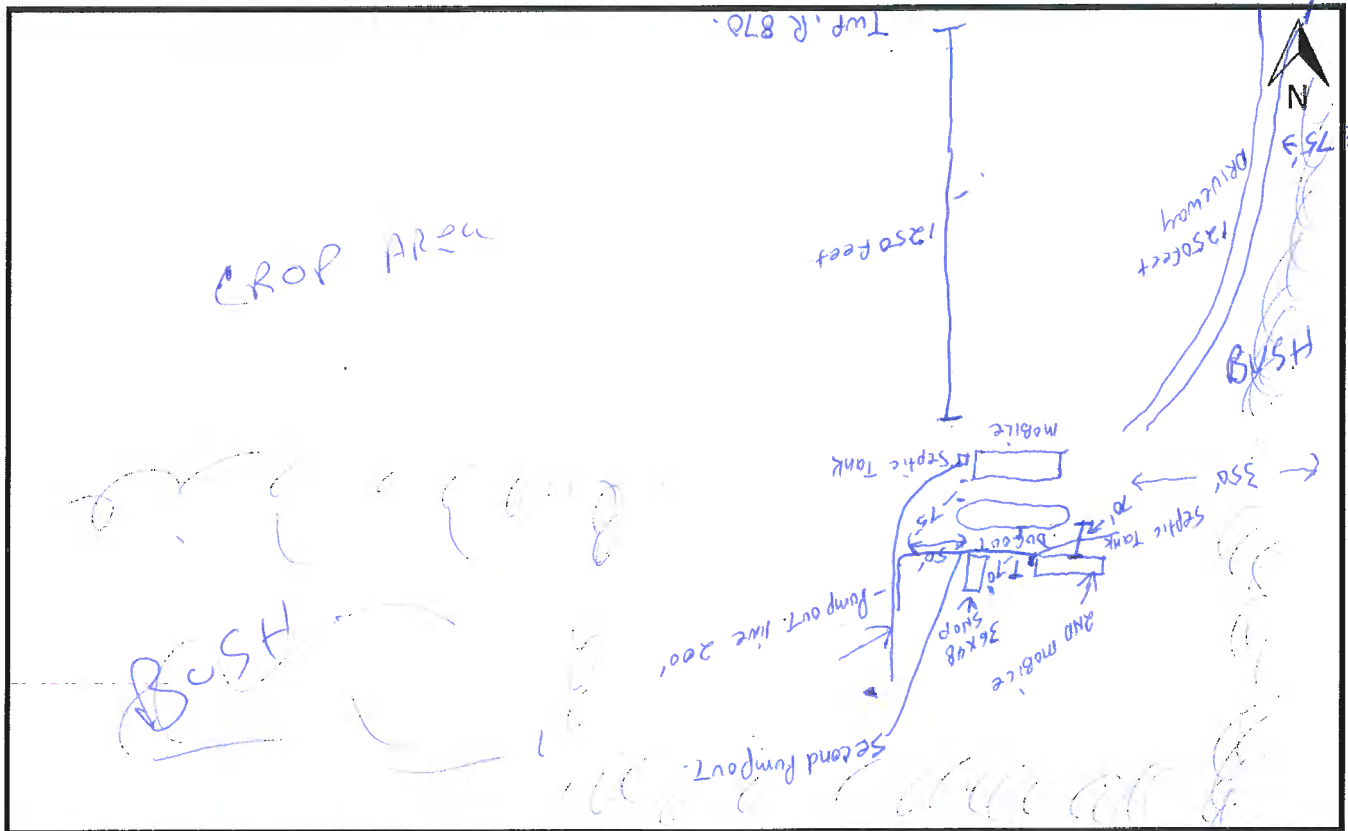
SITE MAP

RECEIVED
JUL 29 2016
CLEAR CREEK COUNTY

LEGAL LAND DESCRIPTION: NW 33-86-6-46

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

For residential and agricultural development, draw a sketch plan of proposed development.



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

- Location of water source & distance from property line and sewer system *350' PROPERTY LINE / 75' FROM SEWER TANK. 200' P/O*
- Location of sewer system & distance from water source and property line
- Access location(s)
- Location of existing or proposed buildings:
- Setbacks from the road allowance
- Location of roads in the area
- Location Shelterbelts
- Location of Tread Areas/ Sloughs/ Bush/ other vegetation
- Location of River/ Lakes/ other watercourses

2ND mobile New
SHOP New

**APPLICATION FOR
DEVELOPMENT PERMIT**

RECEIVED FORM A
JUL 29 2016
CLEAR HILLS COUNTY
Page 4

ADDITIONAL INFORMATION REQUIRED

Indicate below the type of water supply and sewage disposal to be used by your development proposal and if it is existing or proposed.

| Existing | Proposed | TYPE OF WATER SUPPLY |
|-------------------------------------|--------------------------|------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | DUGOUT |
| <input type="checkbox"/> | <input type="checkbox"/> | WELL |
| <input type="checkbox"/> | <input type="checkbox"/> | CISTERN & HAULING |
| <input type="checkbox"/> | <input type="checkbox"/> | COUNTY SERVICE |
| <input type="checkbox"/> | <input type="checkbox"/> | OTHER (Please specify) |

| Existing | Proposed | TYPE OF SEWAGE DISPOSAL |
|--------------------------|-------------------------------------|----------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | OPEN DISCHARGE/SEPTIC TANK |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | SUB-SURFACE DISPOSAL/SEPTIC TANK |
| <input type="checkbox"/> | <input type="checkbox"/> | ABOVE GROUND/SEPTIC TANK |
| <input type="checkbox"/> | <input type="checkbox"/> | SEWAGE LAGOON |
| <input type="checkbox"/> | <input type="checkbox"/> | OUTDOOR PRIVY |
| <input type="checkbox"/> | <input type="checkbox"/> | COUNTY SERVICE |
| <input type="checkbox"/> | <input type="checkbox"/> | OTHER (Please Specify) |

FOR ADDITIONAL INFORMATION CONTACT ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS AT 1-866-421-6929 (EMAIL safety.services@gov.ab.ca) OR A LICENSED PERMITTING AGENCY.

APPLICATION FOR
DEVELOPMENT PERMIT
RELOCATED BUILDINGS

RECEIVED
JUL 29 2016
CLEAR OFFICE HOURS

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

a) Colour photographs of the building(s)

b) Canadian Safety Association Identification Number (CSA) ser 56123 + (202778) CSA

c) Present location of the building

North EAST YARD SITE

LOT/Block 111524420

d) Proposed relocation route

Relocate TO EAST YARD SITE

NW 33 86 6 W6

Please note:

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.



Clear Hills County

Request For Decision (RFD)

| | |
|----------------|--|
| Meeting: | Municipal Planning Commission Meeting |
| Meeting Date: | August 16, 2016 |
| Originated By: | Dallas Logan – Development Officer |
| Title: | DEVELOPMENT PERMIT APPLICATION – Michael Dimion |
| File: | 61-02-02 |

DESCRIPTION:

Development Permit Application W31-16 was received from Michael Dimion to develop a second Dwelling, Mobile Home at NE 27-85-9 W6M.

BACKGROUND:

- Zoning: Agricultural (AG1)
- Mobile home is already setup on location.
- Section 42(3) –considerations: suitability, access, proper water/sewer, existing & future surrounding use, necessary for operation of existing farm, and human relationship such as a family member or relative.

ATTACHMENTS:

1. Development Permit Application

OPTIONS:

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

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W31-16 from Michael Dimion to develop a second Dwelling – Mobile Home at NE 27-85-9 W6M, subject to the following conditions:

1. Minimum setbacks from the property lines:
 - a) Front yard, 40.8m (134 feet)
 - b) Side yard, 15.2m (50 feet)
 - c) Rear yard, 15.2m (50 feet)
2. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.
3. All required Provincial/Federal Regulations to be adhered to.
4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

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



CLEAR HILLS COUNTY
 Box 240
 Worsley AB T0H 3W0
 Telephone: 780-685-3925
 Fax: 780-685-3960
 Email: info@clearhillscounty.ab.ca

**APPLICATION FOR
 DEVELOPMENT PERMIT**

FORM A
 RECEIVED Page 1
 AUG 04 2016

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE ONLY

| | | | |
|------------------|----------|----|-------|
| APPLICATION NO.: | W31-16 | | |
| DATE RECEIVED: | Aug 4-16 | | |
| FEE PAID: | YES | NO | (N/A) |

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming 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 details for 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 Michael Dimion | | | | NAME OF REGISTERED LAND OWNER Michael Dimion | | | | |
| ADDRESS Box 60 Cleardale AB | | | | ADDRESS | | | | |
| POSTAL CODE T0H 3Y0 | EMAIL | | | POSTAL CODE | EMAIL | | | |
| CONTACT NUMBERS Home 780-685-2458 | | | | CONTACT NUMBERS Home | | | | |
| Business | | | | Business | | | | |
| Cell 780-834-0540 | | | | Cell | | | | |
| LAND INFORMATION | | | | | | | | |
| Legal description of proposed development site | | | | | | | | |
| QTR./L.S. NE | SEC. 27 | TWP. 85 | RG. 9 | M. W6 | OR | REGISTERED PLAN NO. | BLOCK | LOT |
| Size of the proposed development site: | | | | | | | | |
| LENGTH 60 | m (ft) | WIDTH 30 | m (ft) | NUMBER OF HECTARES | | OR ACRES | | |
| Lot type: INTERIOR CORNER THROUGH | | | | LAND USE DISTRICT: | | | | |
| Describe the existing use of the land: Home site. | | | | | | | | |

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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| DEVELOPMENT INFORMATION | | | |
|--|---|---|-----------------------------|
| Describe the proposed use of the land: Home site | | | |
| Check (✓) any proposed use(s) not identified above: | | | |
| Dwelling unit(s) | Accessory structure(s) / use(s) | Home Occupation(s) | |
| Sign(s) | Commercial or industrial structure(s) / use(s) | | |
| Other (specify) | | | |
| Indicate the proposed setback from the property line: | | | |
| FRONT YARD | m ft | REAR YARD 16 | SIDE YARD (1) m ft |
| | | m ft | SIDE YARD (2) m ft |
| Off street parking: Size of space Number of spaces | | | |
| Off street loading: Size of space Number of spaces | | | |
| Accessory use: | | | |
| PERCENTAGE OF LOT OCCUPIED: | HEIGHT OF ACCESSORY BLDG: | SETBACK FROM SIDE LOT LINE: | SETBACK FROM REAR LOT LINE: |
| The land is adjacent to: | | | |
| PRIMARY HIGHWAY | | SECONDARY HIGHWAY | |
| RURAL ROAD | | | |
| Estimate the Project: | | | |
| COMMENCEMENT DATE | COMPLETION DATE March. 2015 | CONSTRUCTION COSTS Trailer plus materials \$17,000.00 | |
| Attached is | | | |
| (a) SITE PLAN | Yes | No | N/A |
| (b) FLOOR PLAN | Yes | No | N/A |
| DECLARATION | | | |
| I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct. | | | |
| DATE: Aug. 2, 2016 | SIGNATURE OF APPLICANT: Michael Dineen | | |
| DATE: Aug. 2, 2016 | SIGNATURE OF REGISTERED LAND OWNER: Michael Dineen | | |

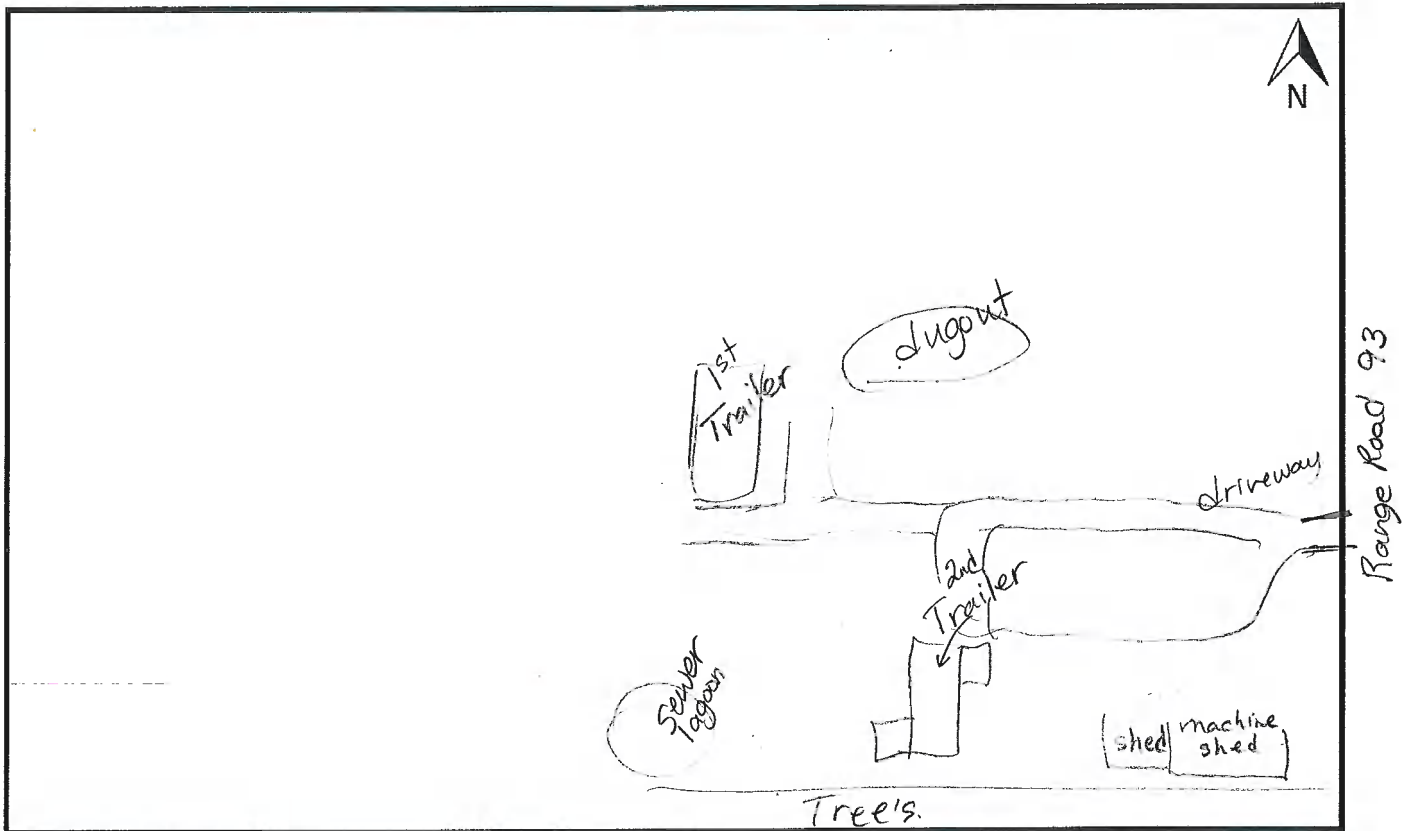
APPLICATION FOR
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: NE 27 85 9 W6

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

For residential and agricultural development, draw a sketch plan of proposed development.



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

- Location of water source & distance from property line and sewer system
- Location of sewer system & distance from water source and property line
- Access location(s)
- Location of existing or proposed buildings:
- Setbacks from the road allowance
- Location of roads in the area
- Location Shelterbelts
- Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- Location of River/ Lakes/ other watercourses

**APPLICATION FOR
DEVELOPMENT PERMIT**

RELOCATED BUILDINGS

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

a) Colour photographs of the building(s)

b) Canadian Safety Association Identification Number (CSA)

405623

c) Present location of the building

Moved from - SE 24 85 10 W6

d) Proposed relocation route

NE 27-85-9-W6

Please note:

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.



APPLICATION FOR DEVELOPMENT PERMIT

ADDITIONAL INFORMATION REQUIRED

Indicate below the type of water supply and sewage disposal to be used by your development proposal and if it is existing or proposed.

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

| Existing | Proposed | 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) |

FOR ADDITIONAL INFORMATION CONTACT ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS AT 1-866-421-6929 (EMAIL safety.services@gov.ab.ca) OR A LICENSED PERMITTING AGENCY.