

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**August 18, 2015**

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, August 18, 2015, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

- A. CALL TO ORDER**
- B. AGENDA**
  - A. REGULAR MEETING August 18, 2015..... 1*
- C. ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING OF July 21, 2015 ..... 2*
- D. BUSINESS ARISING OUT OF THE MINUTES**
- E. DELEGATION**
- F. BY-LAW**
- G. OLD BUSINESS**
- H. NEW BUSINESS**
  - A. Development Permit Application – Cleardale Community Enhancement Society.... 4*
  - B. Development Permit Application – Canfor..... 8*
- I. CORRESPONDENCE AND INFORMATION**
- J. CONFIDENTIAL ITEMS**
- K. ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:

Manager: *ABj*

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
July 21, 2015**

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**PRESENT**

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

**ATTENDING**

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

**CALL TO ORDER**

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

**ACCEPTANCE OF  
AGENDA**

**M45-15**

**RESOLUTION** by Deputy Chairperson Klassen to adopt the agenda governing the July 21, 2015, Municipal Planning Commission Meeting with the following additions:  
H. B. Subdivision Referral K&G Berg,  
H.C. Subdivision Referral R & S Fleming. **CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular  
Meeting Minutes

**M46-15**

**RESOLUTION** by Member Johnson to adopt the minutes of the June 23, 2015 Municipal Planning Commission Meeting, as presented. **CARRIED.**

**NEW BUSINESS**

Development Permit  
Application W33-15

Development Permit Application W33-15 was received from Clear Hills County for a non-potable water facility and truck fill on NW12-86-6-W6M, to be known as the Eureka River truck fill.

**M47-15**

**RESOLUTION** by Chairperson Croy that the Municipal Planning Commission approves Development Permit Application W33-15 from Clear Hills County for a non-potable water facility and truck fill on NW12-86-6-W6M subject to the following conditions:

1. Minimum setbacks 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. All required Provincial/Federal Regulations to be adhered to.
4. Developer is responsible for obtaining all other permits such as building, plumbing, and electrical permits as required for this development. **CARRIED.**

Subdivision Referral  
S10-15

Subdivision referral S10-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Ken & Gwen Berg for the public use subdivision to accommodate the Clear Hills County water supply truck fill on NW 12-86-6-W6M (1.96 hectares – 4.84 acres).

**M48-15**

**RESOLUTION by Member Svederus that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from Ken & Gwen Berg for the public use subdivision to accommodate the Clear Hills County water supply truck fill on NW 12-86-6-W6M (1.96 hectares – 4.84 acres), subject to the following conditions:**

1. All required Provincial/Federal Regulations to be adhered to. **CARRIED.**

Subdivision Referral  
S11-15

Subdivision referral S11-15 was received from Mackenzie Municipal Services Agency regarding the application for subdivision from Russel & Susan Fleming for a Country Residential Subdivision NW 18-85-11-W6M (4.05 hectares – 10 acres).

**M49-15**

**RESOLUTION by Deputy Chairperson Klassen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from Russel & Susan Fleming for a Country Residential Subdivision NW 18-85-11-W6M (4.05 hectares – 10 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 July 21, 2015 at 9:06 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	August 18, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Cleardale Community Enhancement Society</b>
File:	61-02-02

### DESCRIPTION:

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

### BACKGROUND

- Zoning – Hamlet Public/Institutional (H-P)
- Council has waived development permit fees for this project
- 2 accessory storage buildings are proposed
  - 1 – 18x30 – built on site on skids
  - 2 – 12x24 – built and delivered to the site.

Both units will be moved to the rear of the lot once the dirt work is complete

### ATTACHMENTS

- Application
- Hamlet Public/Institutional District

### OPTIONS:

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

### RECOMMENDED ACTIONS:

RESOLUTION by \_\_\_\_\_ that the Municipal Planning Commission approves Development Permit application W38-15 from Cleardale Community Enhancement Society for two storage buildings on Plan 1220558 Block 4 Lot 3, subject to the following Conditions:

1. Minimum setbacks from the property lines:
  - a. Front yard, 7.6 meters (25 feet)
  - b. Side yard, 12.6 meters (41 feet) (10% of width of site)
  - c. Rear Yard, 7.6 meters (25 feet)
2. Height of the storage buildings shall not exceed the height of the primary building.
3. Exterior of storage buildings to be finished with wood, metal or similar siding, brick or stucco so that the design and construction complement the primary building.
4. 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.
5. All required Provincial/Federal regulations to be adhered to.
6. Storage buildings to be moved behind the primary building once necessary dirt work has been completed, and before October 31, 2015.

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

**Manager:**

*ABj*

# DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO. <u>W38-15</u>
DATE RECEIVED <u>July 29/15</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>Cleardale Community Enhancement Society</u>		NAME OF REGISTERED LAND OWNER <u>Same</u>	
ADDRESS <u>Box 137</u>		ADDRESS	
<u>Cleardale, AB T6H-3Y0</u>			
POSTAL CODE	TELEPHONE (Res.) (Bus.) <u>835-0658</u>	POSTAL CODE	TELEPHONE (Res.) (Bus.)

LAND INFORMATION			
Legal description of proposed development site:			
QTR./L.S.	SEC.	TWP.	RG. M.
OR		REGISTERED PLAN NO. <u>1220558</u>	BLOCK LOT <u>4 3</u>
Size of the proposed development site:			
LENGTH <u>    </u> ft <u>    </u> m	WIDTH <u>    </u> ft <u>    </u> m	Number of: ACRES OR HECTARES	
Describe the existing use of the land: <u>Senior's Lodge</u>			

DEVELOPMENT INFORMATION	
Describe the proposed use of the land: <u>Cold storage, will be moved to back area landscaping done Adding 1 built on site &amp; 1 moved in</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)
Public use(s) / Utilities Other (specify)	
Indicate the proposed setback from the property line:	
FRONT YARD <u>    </u> ft <u>    </u> m	REAR YARD <u>    </u> ft <u>    </u> m
SIDE YARD (1) <u>    </u> ft <u>    </u> m	SIDE YARD (2) <u>    </u> ft <u>    </u> m
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input type="checkbox"/> A Secondary Highway <input type="checkbox"/> A County Road	
Estimate the Project: A. COMMENCEMENT DATE B. COMPLETION DATE C. CONSTRUCTION COSTS \$ <u>18,000</u>	
Attached is: (a) Site Plan: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

DEVELOPMENT INFORMATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.	
DATE <u>July 29/15</u>	SIGNATURE OF APPLICANT <u>Same</u>
DATE	SIGNATURE OF REGISTERED LAND OWNER <u>Don [Signature]</u>

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

**SECTION 78 HAMLET PUBLIC/INSTITUTIONAL DISTRICT (H-P)****(1) PURPOSE**

The general purpose of this District is to permit the development of land for uses of either a public or private nature providing services to the community.

**(2) USES**

(1) Permitted Uses: None

(2) Discretionary Uses:

- ◆ Church
- ◆ Community club or organization
- ◆ Fire hall
- ◆ Post office
- ◆ School
- ◆ Sign - a curling rink
- ◆ Public utility building or use to serve this district
- ◆ Public or quasi-public use
- ◆ Teacherage
- ◆ Other similar uses deemed appropriate by the development authority.

**(3) SITE PROVISIONS**

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

- (1) Parcel Size (minimum): As required by the Development Authority
- (2) Setback Requirements (minimum):
  - (i) Front Yard: 25 feet (7.6 m) or as required by the Development Authority.

- (ii) Side Yard: 10% of the width of site or as required by the Development Authority.
- (iii) Rear Yard: 25 feet (7.6 m) or as required by the Development Authority.
- (3) Total Floor Area: As required by the Development Authority.

**(4) DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS**

All Development shall be of new construction only. Exterior finish to be wood, metal or similar siding, brick or stucco and built to the standards and satisfaction of the Development Authority.

**(5) OFF-STREET PARKING**

As required by the Development Authority.

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	August 18, 2015
Originated By:	Audrey Bjorklund, Acting Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Canadian Forest Products Ltd.</b>
File:	61-02-02

### DESCRIPTION:

Development Permit W39-15 was received from Canadian Forest Products Ltd. for an individual campsite at NW-7-88-3-W6M & SW-18-88-3-W6M.

### BACKGROUND:

- Zoning: Crown Land Management – Forest District (F)
- Applicant has applied for a Surface Disposition from Public Lands for this campsite.

### ATTACHEMENTS:

- Application
- Crown Land Management – Forestry District

### OPTIONS:

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

### RECOMMENDED ACTION:

RESOLUTION by \_\_\_\_\_ that the Municipal Planning Commission approves Development Permit Application W39-15 from Canadian Forest Products Ltd. for an individual campsite on NW-7-88-3-W6M & SW-18-88-3-W6M, subject to the following conditions:

1. Minimum setbacks from the property lines:
  - a. Front yard, 40.8 meters (134 feet)
  - b. Side yard, 15.2 meters (50 feet)
  - c. Rear yard, 15.2 meters (50 feet)
2. Approval of this development permit in no way obligates Clear Hills County to upgrade or provide road access to the development.
3. Site must be approved by Alberta Environment Protection Board and operated to their standards.
4. All required Provincial/Federal Regulations to be adhered to.
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. 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.
7. Developer is responsible for weed control on the site for as long a period as any weed infestation, attributable to the operator, remains uncontrolled.

Initials show support - Reviewed by: Development Officer:

Manager: *RBj*



# DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE	
APPLICATION NO. <u>W39-15</u>	
DATE RECEIVED <u>July 29/15</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 Canadian Forest Products Ltd.		NAME OF REGISTERED LAND OWNER	
ADDRESS PO Bag 100 Grande Prairie, AB		ADDRESS	
POSTAL CODE T8V 3A3	TELEPHONE (Res.) 780.897.3416	(Bus.) POSTAL CODE	(Bus.) TELEPHONE (Res.)

LAND INFORMATION									
Legal description of proposed development site:									
QTR./L.S.	SEC.	TWP.	R.G.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT	
NW 7	SW 18	88	3	6					
Size of the proposed development site:									
LENGTH <u>214m</u> <small>ft</small> <u>214m</u> <small>m</small>		WIDTH <u>164m</u> <small>ft</small> <u>164m</u> <small>m</small>		Number of:		ACRES OR HECTARES <u>3.51ha</u>			
Describe the existing use of the land: <u>The site is within forested land, adjacent to an industrial road. The site has previously been cleared under a Temporary Field Authorization for the purpose of a campsite.</u>									

DEVELOPMENT INFORMATION									
Describe the proposed use of the land: <u>Industrial Campsite.</u>									
Check (✓) any proposed use(s) not identified above:									
<input type="checkbox"/> Sign(s)	<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Home Occupation(s)	<input type="checkbox"/> Culvert(s) / Road access point(s)	<input type="checkbox"/> Accessory structure(s) / use(s)	<input checked="" 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>    </u> <small>ft</small> <u>    </u> <small>m</small>		REAR YARD <u>    </u> <small>ft</small> <u>    </u> <small>m</small>		SIDE YARD (1) <u>    </u> <small>ft</small> <u>    </u> <small>m</small>		SIDE YARD (2) <u>    </u> <small>ft</small> <u>    </u> <small>m</small>			
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input type="checkbox"/> A Secondary Highway <input type="checkbox"/> A County Road <u>LOC820721</u>									
Estimate the Project:									
A. COMMENCEMENT DATE <u>July 2015</u>			B. COMPLETION DATE <u>July 2025</u>			C. CONSTRUCTION COSTS <u>\$ \$50,000</u>			
Attached is: (a) Site Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A									

GENERAL INFORMATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.	
<u>July 21/15</u> DATE	<u>Andrew Allison</u> SIGNATURE OF APPLICANT
_____ DATE	_____ SIGNATURE OF REGISTERED LAND OWNER

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



# Application for Surface Dispositions

Confirmation Number: 2015011603

First Nations Consultation Number: FNC201503756-001

Submission Date: 2015-05-27

Department File Number

**DML150273**

EFR attached?  Yes  No  
 If No, Reason:

Water Act Approval Number

Type of Application: Miscellaneous Lease

Applicant: CANADIAN FOREST PRODUCTS LTD. Client ID: 0018718001

Address: ALBERTA OPERATIONS PO BAG 100 9401 108 ST SUITE 100 Tel: (780)897-3416

City/Town: GRANDE PRAIRIE Province: Alberta Postal Code: T8V 3A3 Fax:

Applicant File Number: Applicant Email: Andrew.Allison@canfor.com

Program/Project Name: Hunt Road Camp

Contact/Agent: Gorman, Emery File Number: Hunt Road Camp

Organization: FRONTIER RESOURCE SERVICES LTD.

Address: 8715 109 ST SUITE 103 Tel: (780)539-7592

City/Town: GRANDE PRAIRIE Province: Alberta Postal Code: T8V 8H7 Fax: (780)539-7792

Email: emery@frs.ab.ca Contact Alternate Email: emery@frs.ab.ca

Purpose: Work Camp - Industrial

Occupant's Consent  Attached  Not Required

Is there any Existing Development?  Yes  No If Yes, include details in the EFR.

Are you a Canadian citizen?	Have you attained the age of 18 years?	Are you an employee of the Government of Alberta or member of the Legislative Assembly?
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes (Dept/Agency/Board) <input type="checkbox"/> No

Lands being applied:

Subdivision					Subdivision					Subdivision				
Plan	Blk	Lot			Plan	Blk	Lot			Plan	Blk	Lot		

Attachments: Consent - N; EFR - Y; Code of Practice - N; Application Supplement - N; Mitigation Document - N; LAT Report - N; Site Plan - N;

Remarks:

**For Internal Use Only**  
 Authorization is hereby granted to enter upon and immediately occupy public land as described on this application and in accordance with the plan/sketch submitted to the issuing regulatory body subject to conditions specified in schedule "A":

Date \_\_\_\_\_ Authorizer, Public Lands Act \_\_\_\_\_

Personal information required for this form is collected in accordance with Section 33(a)(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and Section 8 of the Public Lands Act and Section 6 of the Public Lands Administration Regulation. The personal information collected will be used to correspond with the applicant regarding their application. Should you require further information about the collection or use of your personal information, contact Environment and Sustainable Resource Development at 780-427-3570.

Documents or information provided to Environment and Sustainable Resource Development pursuant to Section 15(1)(a) of the Water (Ministerial) Regulation are public records which are accessible by the public.

The Crown claims ownership of the bed and shore of all permanent and naturally occurring bodies under Section 3(1) of the Public Lands Act. A License of Occupation under the Public Lands Act is required for permanent occupation of public land.

**SURFACE RIGHTS INFORMATION**  
 This plan is subject to the provisions of the Surface Rights Act, R.S.O. 1990, c. S. 26, and the regulations made thereunder. The surface rights are shown on this plan as being held by the Crown in Right of Ontario. The surface rights are shown on this plan as being held by the Crown in Right of Ontario. The surface rights are shown on this plan as being held by the Crown in Right of Ontario.

**FORESTRY MANAGEMENT INFORMATION**  
 This plan is subject to the provisions of the Forestry Management Act, R.S.O. 1990, c. F. 15, and the regulations made thereunder. The forestry management is shown on this plan as being held by the Crown in Right of Ontario. The forestry management is shown on this plan as being held by the Crown in Right of Ontario.

POINT NUMBER	EASTING (M)	NORTHING (M)	POINT DESCRIPTION
1	427803.74	495823.74	DALY CORNER
2	427803.74	495823.74	DALY CORNER
3	427803.74	495823.74	DALY CORNER
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6	427803.74	495823.74	DALY CORNER
7	427803.74	495823.74	DALY CORNER
8	427803.74	495823.74	DALY CORNER
9	427803.74	495823.74	DALY CORNER
10	427803.74	495823.74	DALY CORNER
11	427803.74	495823.74	DALY CORNER
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40	427803.74	495823.74	DALY CORNER
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44	427803.74	495823.74	DALY CORNER
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46	427803.74	495823.74	DALY CORNER
47	427803.74	495823.74	DALY CORNER
48	427803.74	495823.74	DALY CORNER
49	427803.74	495823.74	DALY CORNER
50	427803.74	495823.74	DALY CORNER

**CANADIAN FOREST PRODUCTS LTD.**  
 HYBRID CAGASTRE PLAN-KINGING  
 DML: HUNT ROAD CAMP  
 WITHIN THEORETICAL  
 N.W.1/4 Sec. 7 and S.W.1/4 Sec. 18  
 Twp. 88 Rge. 3 W. 6M.  
 and through adjoining theoretical government road allowances  
 HYBRID CAGASTRE FLDT PROJECT  
 THE PLAN CONTAINS GOVERNING COORDINATES  
 CLEAR HILLS COUNTY

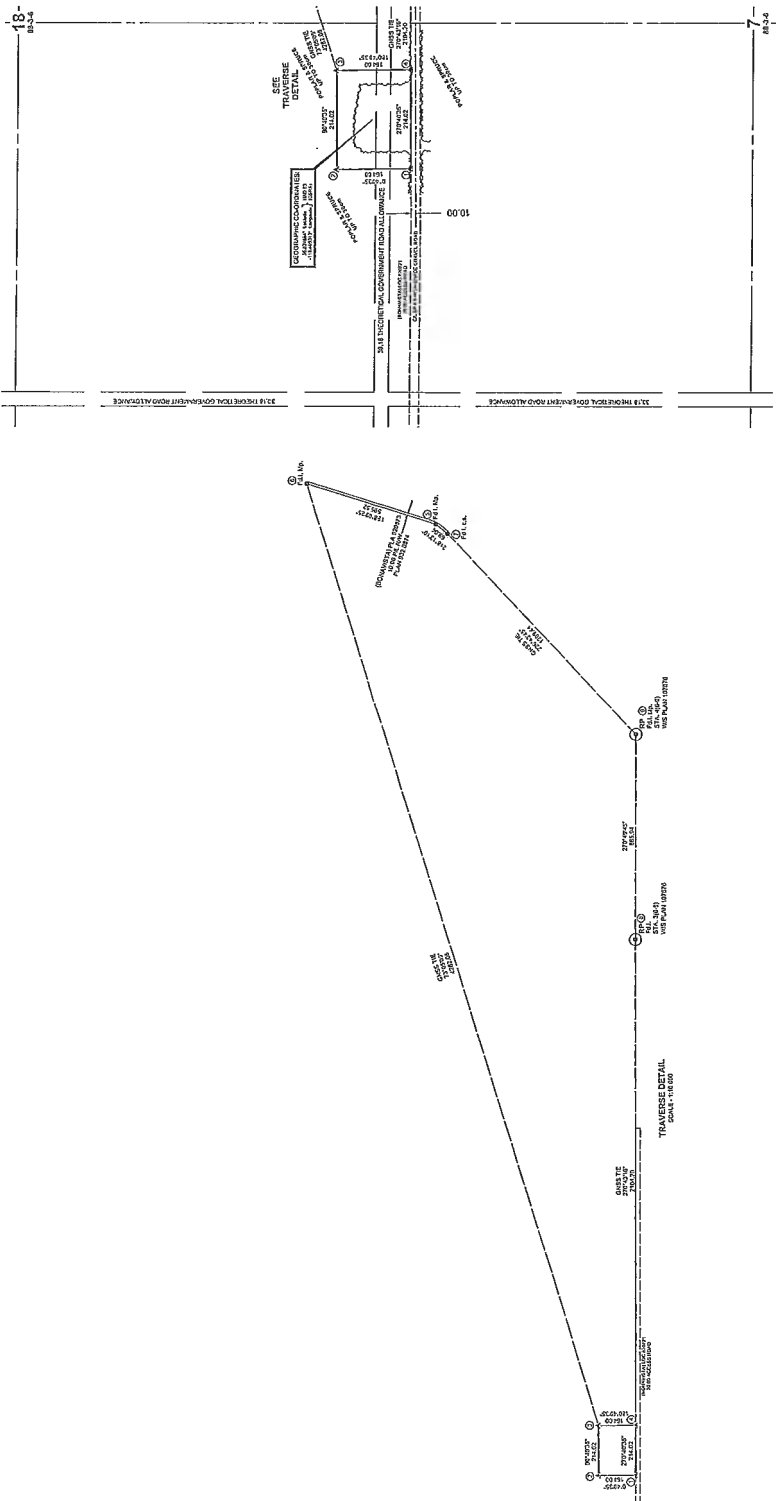
**AREAS:** 1:50,000  
 DUL: 1:50,000

**LEGEND:**  
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

Canadian Forest Products Ltd. (CFP) is a registered company under the Companies Act (R.S.O. 1990, c. C. 48) and is a subsidiary of the Canadian Forest Products Limited (CFPL) which is a public company listed on the Toronto Stock Exchange (TSX:CFP).

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**SCALE 1:50,000**  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**SECTION 63 CROWN LAND MANAGEMENT – FORESTRY DISTRICT  
(F)****(1) PURPOSE:**

The general purpose of this District is to regulate land use on Crown Land within the Clear Hills County.

**(2) USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

**(a) Permitted Uses**

- ◆ An accessory building or structure
- ◆ Communication tower with building
- ◆ Public use
- ◆ Public utilities
- ◆ Signage
- ◆ Trappers Cabin

**(b) Discretionary Uses**

- ◆ Accessory building or structure
- ◆ Caretaker's residence
- ◆ Cemetery
- ◆ Church
- ◆ Commercial forest operation
- ◆ Community pasture
- ◆ Country store
- ◆ CFO
- ◆ Extensive agriculture use
- ◆ Extensive recreational use
- ◆ Farm building
- ◆ Fire suppression building
- ◆ Forestry building
- ◆ Historic site
- ◆ Home occupation
- ◆ Industrial camp
- ◆ Intensive livestock operation

- ◆ Intensive recreational use
- ◆ Landfill
- ◆ Market garden use
- ◆ Natural resource extraction industry
- ◆ Oil and gas servicing
- ◆ Park
- ◆ Public campsite
- ◆ Sawmill and/or planer mill
- ◆ Small woodlot management
- ◆ Sand and Gravel stockpiling and processing
- ◆ Water reservoir
- ◆ Water treatment facility
- ◆ Other similar uses deemed appropriate by the Development Authority.

### **(3) SITE PROVISIONS**

In addition to the General and Special Land Use Provisions contained in PART 6, the following regulations shall apply to every development in this district.

a. Minimum Lot Areas:

As Required by the Development Authority based on the nature of the proposed use, servicing requirements, and impacts on surrounding land uses and the environment.

### **(4) LANDSCAPING**

In addition to other provisions of this Bylaw, the Development Authority may require any use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature satisfactory to the Development Authority.

### **(5) ADDITIONAL REQUIREMENTS**

- (a) A Development Permit may be issued for development on Crown Land subject to a disposition (lease, license, disposition leading to a patent, etc.) being obtained from the Public Lands Division of either Alberta Agriculture, Food and Rural Development for lands located in the White Area, or Alberta Environmental Protection for lands in the Green

Area.

- (b) The Site Provisions and General Requirements that apply to a development in any District may be referred to in evaluating a development in the Crown Land Management District.
- (c) Any Crown Land sold or otherwise disposed of to private ownership shall, immediately upon transfer from the Crown, be designated as a land use district that, in the opinion of the Development Authority, is compatible with surrounding land uses.
- (d) Applications submitted for Confined Feeding Operations must satisfy all of the requirements listed under supplementary regulations Part 6, Section 61 for Confined Feeding Operations.
- (e) A caretaker's residence associated with the operation of a CFO and situated on the same property may be considered by the Approval Authority within a setback from the CFO.