

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**September 13, 2016**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, September 13, 2016, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

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- A) CALL TO ORDER**
- B) AGENDA**
  - A. REGULAR MEETING September 13, 2016* ..... 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING OF August 17, 2016*..... 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. DEVELOPMENT PERMIT – Henry Zacharias* .....5
  - B. DEVELOPMENT PERMIT – George Fehr*.....10
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
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**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
AUGUST 17, 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)
David Janzen	Councillor

**CALL TO ORDER**

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

**ACCEPTANCE OF  
AGENDA**

**M31-16**

**RESOLUTION by Member Frixel to adopt the agenda governing the August 17, 2016, Municipal Planning Commission Meeting, as presented. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular Meeting Minutes

**M32-16**

**RESOLUTION by Member Frixel to adopt the minutes of the July 19, 2016 Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Subdivision Referral

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).

**M33-16**

**RESOLUTION by Chairperson Croy that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the subdivision application from James & Lois Moffatt for a Farmstead Separation on the 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.

**CARRIED.**

Member Svederus entered the meeting at 9:03 a.m.

Development Permit

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).

**M34-16**

**RESOLUTION by Member Svederus 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.**

**CARRIED.**

Development Permit

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

**M35-16**

**RESOLUTION by Member Svederus 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.**

**CARRIED.**

ADJOURNMENT

Chair Croy adjourned the Municipal Planning Commission Meeting on August 17, 2016 at 9:07 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 13, 2016
Originated By:	Dallas Logan – Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Henry Zacharias</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W33-16 was received from Henry Zacharias to replace a second Dwelling - Skid Shack and Addition at SW 7-85-9 W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- Skid shack and addition are 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 W33-16 from Henry Zacharias to develop replace a second Dwelling – Skid Shack and Addition at SW 7-85-9 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](mailto:info@clearhillscounty.ab.ca)

**APPLICATION FOR DEVELOPMENT PERMIT**

**RECEIVED**

**AUG 22 2016**

**CLEAR HILLS COUNTY**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W 33-16		
DATE RECEIVED:	Aug 22-16		
FEES 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 <i>Henry Zacharias</i>				NAME OF REGISTERED LAND OWNER <i>Jake + Katerina Zacharias</i>				
ADDRESS <i>Box 156 Clearlake</i>				ADDRESS <i>Box 90 Hines Creek</i>				
POSTAL CODE <i>T0H 3W0</i>	EMAIL			POSTAL CODE <i>T0H 2A0</i>	EMAIL			
CONTACT NUMBERS Home <i>780-834-0102</i>				CONTACT NUMBERS Home				
Business				Business				
Cell				Cell				
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S. <i>SW</i>	SEC. <i>7</i>	TWP. <i>85</i>	RG. <i>9</i>	M. <i>6.</i>	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed development site:								
LENGTH <i>55</i>	m <i>(ft)</i>	WIDTH <i>24</i>	m <i>(ft)</i>	NUMBER OF HECTARES		OR ACRES		
Lot type: INTERIOR      CORNER      THROUGH					LAND USE DISTRICT: <i>Agricultural - Ag1</i>			
Describe the existing use of the land: <i>yardsite - with mobile home + addition.</i>								

# APPLICATION FOR DEVELOPMENT PERMIT

**FORM A**

Page 2

**DEVELOPMENT INFORMATION**

Describe the proposed use of the land: *replace mobile home with yardsite - with camp shack + addition*

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	REAR YARD	m	SIDE YARD (1) <i>5</i>	m	SIDE YARD (2)	m
<i>90 x 120</i>	<i>(ft)</i>		<i>ft</i>	<i>N/A</i>	<i>ft</i>		<i>ft</i>

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:
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The land is adjacent to:

PRIMARY HIGHWAY
SECONDARY HIGHWAY
*Rge Rd 100*  
RURAL ROAD

Estimate the Project:

COMMENCEMENT DATE <i>Aug 1-16</i>	COMPLETION DATE	CONSTRUCTION COSTS <i>\$5,000</i>
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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

**DECLARATION**

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

DATE: <i>Aug 11/16</i>	X	SIGNATURE OF APPLICANT: <i>[Signature]</i>
DATE: <i>Aug 11/16</i>	X	SIGNATURE OF REGISTERED LAND OWNER: <i>Joke Zochani</i>

*Katherine Zochani*



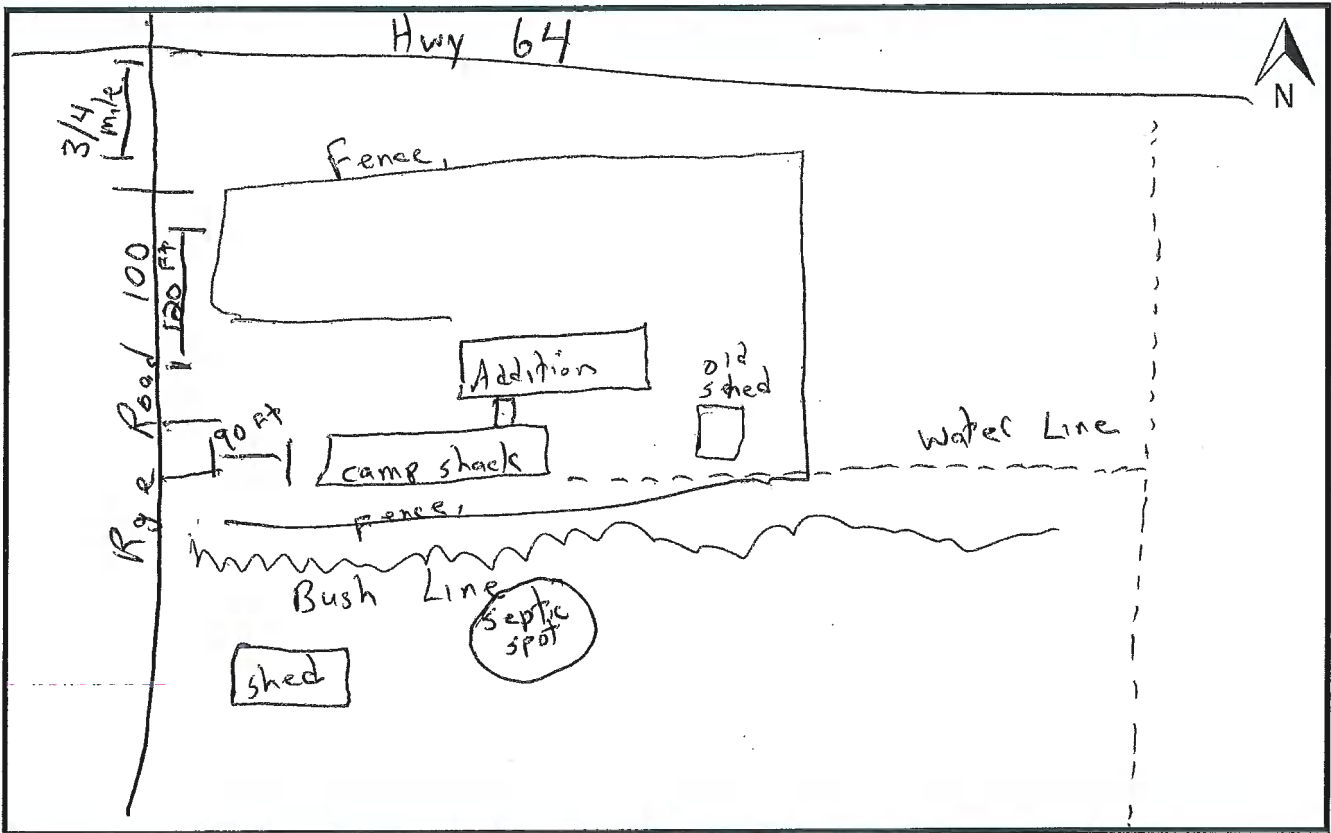
APPLICATION FOR  
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: SW 7 85 9 W6m

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**

**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](mailto:safety.services@gov.ab.ca)) OR A LICENSED PERMITTING AGENCY.

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 13, 2016
Originated By:	Dallas Logan – Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Elias George Fehr</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W35-16 was received from Elias George Fehr to develop a Commercial/Trades Building – Tire/Mechanic Shop on Plan 1623058 Block 1 Lot 1 (SW 13-85-8 W6M).

### BACKGROUND:

- Zoning: Agricultural (AG1)

### ATTACHMENTS:

1. Development Permit Application
2. Approved Alberta Transportation Development Permit No. 2016-13-054

### 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 W35-16 from Elias George Fehr to develop a, Commercial/Trades Building – Tire/Mechanic Shop on Plan 1623058 Block 1 Lot 1 (SW 13-85-8 W6M), subject to the following conditions:

1. Minimum setbacks from the property lines:
  - a) Front yard (from Hwy 64), 145m (476 feet)
  - b) Front yard (from Hwy 726), 175m (574 feet)
  - c) Side yard, 15.2m (50 feet)
  - d) Rear yard, 15.2m (50 feet)
2. All structures moved in and/or constructed on site shall conform to all building code standards.
3. All required conditions as stated in the Roadside Development Permit N. 2016-13-054 from Alberta Transportation **must** be adhered to.
4. All additional required Provincial/Federal Regulations/Conditions to be adhered to.
4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
5. All further development/signage will require additional development permits issued from (but not limited to) Clear Hills County and Alberta Transportation.

Initials show support - Reviewed by: Development Officer:

*DL*

Manager:

*abj*

AUG 12 2015

# DEVELOPMENT PERMIT APPLICATION

CLEAR HILLS COUNTY

CLEAR HILLS COUNTY

FOR ADMINISTRATIVE USE

APPLICATION NO. W35-16

DATE RECEIVED Aug 12-16

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>ELIAS GEORGE FEHR</u>			NAME OF REGISTERED LAND OWNER <u>ABRAHAM ISAAC</u>		
ADDRESS <u>Box 58 CLEARDALE AB</u>			ADDRESS <u>Box 278 WORSLEY AB</u>		
POSTAL CODE <u>704-340</u>	TELEPHONE (Res.) <u>780-834-8711</u>	(Bus.) <u>780-834-8725</u>	POSTAL CODE <u>704-360</u>	TELEPHONE (Res.) <u>780-835-8890</u>	(Bus.) <u>Same</u>

**LAND INFORMATION**

Legal description of proposed development site:

QTR./L.S. <u>SW</u>	SEC. <u>13</u>	TWP. <u>85</u>	RG. <u>8</u>	M. <u>6</u>	OR	REGISTERED PLAN NO.	BLOCK	LOT
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Size of the proposed development site:

LENGTH 201 ft      WIDTH 200 ft      Number of:      ACRES 10      OR      HECTARES 4.03

Describe the existing use of the land: YARD SITE

**DEVELOPMENT INFORMATION**

Describe the proposed use of the land: BUILD SHOP COMMERCIAL/PERSONAL

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 type="checkbox"/> Accessory structure(s) / use(s)	<input type="checkbox"/> Other (specify)
<input type="checkbox"/> Home Occupation(s)	<input checked="" type="checkbox"/> Commercial or industrial structure(s) / use(s)	

Indicate the proposed setback from the property line:

FRONT YARD 40.8 ft      REAR YARD 15.24 ft      SIDE YARD (1) 15.24 ft      SIDE YARD (2) 40.80 ft

The land is adjacent to:  A Primary Highway       A Secondary Highway       A County Road

Estimate the Project:

A. COMMENCEMENT DATE ASAP      B. COMPLETION DATE August 2017      C. CONSTRUCTION COSTS \$ 250,000

Attached is: (a) Site Plan:  Yes       No       N/A;      (b) Floor Plan:  Yes       No       N/A

**DEVELOPMENT INFORMATION**

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.

10 AUG 2016      [Signature]  
DATE      SIGNATURE OF APPLICANT

10 AUG 2016      [Signature]  
DATE      SIGNATURE OF REGISTERED LAND OWNER

FOR ADMINISTRATIVE USE ONLY

LAND USE CLASSIFICATION:

FEE ENCLOSED:  Yes       No      AMOUNT: \$ \_\_\_\_\_

RECEIPT No. \_\_\_\_\_



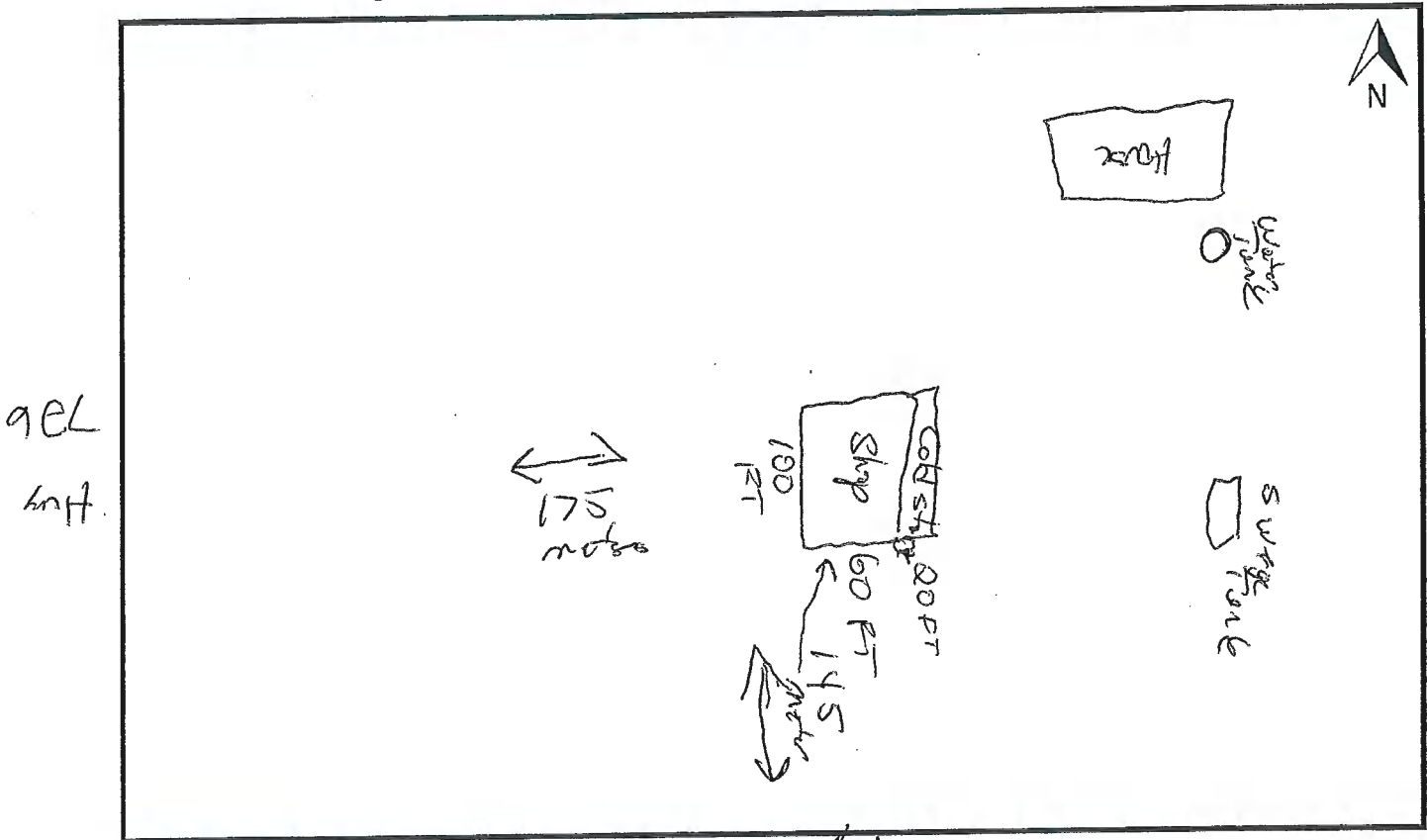
# APPLICATION FOR DEVELOPMENT PERMIT

## SITE MAP

LEGAL LAND DESCRIPTION: \_\_\_\_\_

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

Elias George Fehr  
Box 58  
Cleardale, Alberta T0H 3Y0

August 25, 2016  
Our File: SW 13-85-8-W6-HWY726/02

**RE: ROADSIDE DEVELOPMENT PERMIT NO. 2016-13-054  
COMMERCIAL SHOP AND RELATED SERVICES  
PROPOSED LOT 1, PART OF THE SW 13-85-8-W6M  
HIGHWAY 726**

Dear Elias,

The attached Roadside Development Permit No. 2016-13-054 has been issued under the Highways Development and Protection Regulation authorizing the above noted development. This permit is subject to the conditions shown and should be carefully reviewed.

Issuance of this permit does not excuse violation of any regulation, bylaw or act which may affect the proposed project. You are requested to address any concerns with the permit conditions with the undersigned at 780 538-5310.

Yours truly,



David Richards  
Development and Planning Technologist

DR/dr

Att.

cc: Clear Hills County – Dallas Logan  
Ken Szmata, Maintenance Contract Inspector – Fairview

## ROADSIDE DEVELOPMENT APPLICATION APPROVAL FOR DEVELOPMENT NEAR A PRIMARY HIGHWAY

**PERMIT CONDITIONS:** (Note: This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act, Chapter H-8.5 2004, amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto).

**A. ACCESS CONDITIONS:** (Note: All highway accesses are to be considered temporary. No compensation shall be payable to the applicant or his assigns or successors when the Department removes or relocates the temporary access or if highway access is removed and access provided via service road).

1. Existing access to Highway 726 must be upgraded to the attached Alberta Transportation Standards.
2. Alberta Transportation will continue to monitor the impact of traffic associated with the approved development and if deemed necessary the developer or his successors will have a Traffic Impact Assessment prepared by a qualified engineering company.
3. Additional improvements to the intersection onto Highway 726 required to accommodate traffic associated with the development are the sole responsibility of the developer or his successors.
4. No additional access to the provincial highway network will be permitted.


**B SET BACK CONDITIONS:**

1. The proposed **100' x 80' shop and related services** are to be set back a minimum 175 metres from the highway (Hwy 726) right-of-way limit.
2. The department accepts no responsibility for noise impact of highway traffic upon any development or occupant thereof.
3. The department accepts no responsibility for the impact of highway maintenance activities upon any development or occupant thereof.

**C OTHER CONDITIONS:**

1. This permit is issued subject to the approval of the: Clear Hills County  
(County, MD, ID, Special Area, Town Village)
2. This permit approves only the development contained herein, and a further application is required for any changes or additions.
3. The Department is under no obligation to reissue a permit if the development is not completed before this permit expires.
4. David Richards or Gerry Benoit shall be notified before construction commencement.  
(Development & Planning Technologists) Phone No. 780) 538-5310
5. The applicant **shall not** place any signs contrary to Alberta Regulation 326/2009. The separate "SIGN APPLICATION" form shall be submitted for any proposed sign.
6. No erosion or drainage control devices can be disturbed and drainage within the highway right-of-way cannot be negatively impacted.
7. **This permit is subject to any additional conditions as may be imposed by the local municipality and other government agencies.**

Permission is hereby granted to Elias George Fehr to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown above. This permit is valid until August 25, 2017.

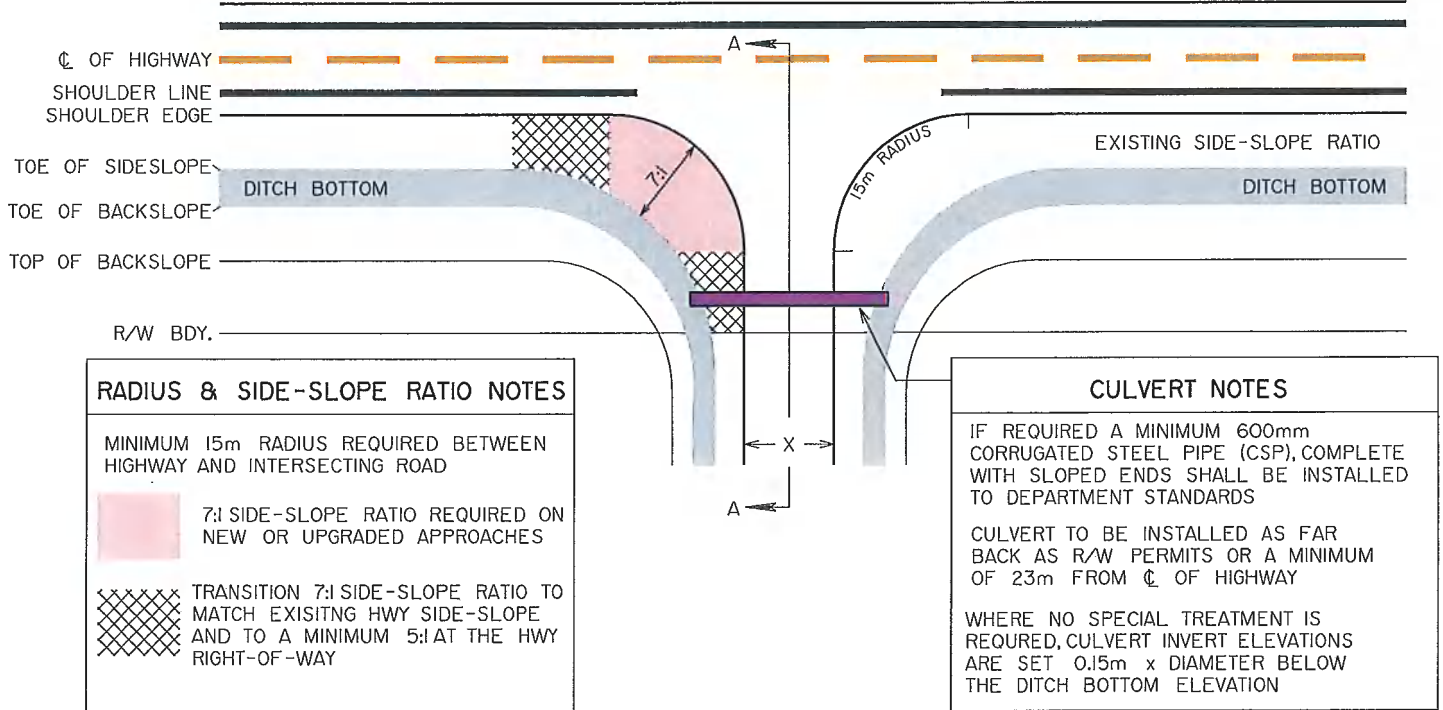
SIGNED		PERMIT No.	<u>2016-13-054</u>
TITLE	Development and Planning Technologist For: OPERATIONS MANAGER	File No.	<u>SW13-85-8-W6-HWY726/02</u>
		DATE	<u>August 25, 2016</u>



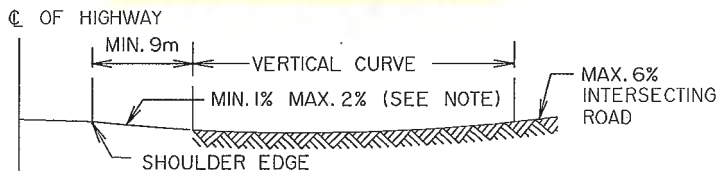
NOVEMBER 2006

### TYPICAL TREATMENT FOR A MINOR APPROACH INTERSECTING HIGHWAY

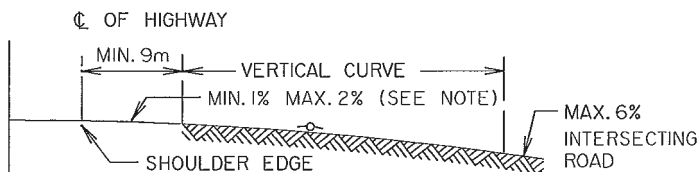
NOTE: ACCESS TO BE PROVIDED ONLY WHEN ANGLE OF INTERSECTION IN RANGE OF 80 TO 90 DEGREES



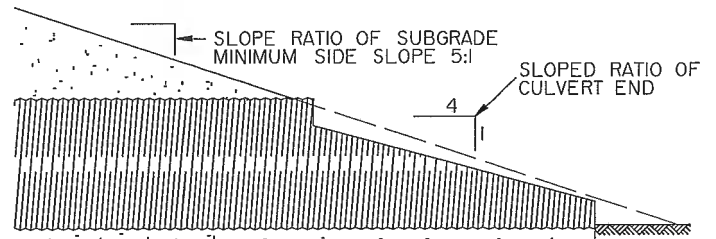
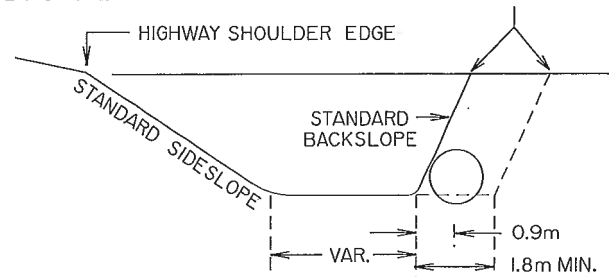
#### SECTION A-A INTERSECTING ROAD IN CUT



#### SECTION A-A INTERSECTING ROAD IN FILL



WIDEN DITCHES ONLY WHERE CULVERTS ARE TO BE INSTALLED.



#### DETAILS CULVERT LOCATION AND SLOPED END TREATMENT

**NOTE:**

DESIRABLE MINIMUM 1% IS TO PREVENT PONDING AND SUBSEQUENT ICING AT THE INTERSECTION.

DESIRABLE MAXIMUM 2% IS FOR EASE OF OPERATION IN ALL WEATHER CONDITIONS.

DESIRABLE APPROACH GRADES ARE BETWEEN 0.5% AND 3%. ABSOLUTE MAXIMUM 6%.

USE	ROADWAY WIDTH W*(m)		RADIUS OF INTERSECTION EDGE OF SHOULDER (R)
	SINGLE	JOINT	SINGLE OR JOINT ACCESS
RESIDENTIAL	8	10	10
AGRICULTURAL	10	10.5	15
UTILITY MAINTENANCE	8		15
RESOURCE	10		15
PUBLIC ROAD ALLOWANCE	8		15

\* ENGINEERING DISCRETION SHALL BE USED IN SELECTING A ROADWAY WIDTH TO SUIT THE NEEDS OF THE ACCESS.

RECEIVED  
AUG 12 2016

Government  
of Alberta  
Transportation

ROADSIDE DEVELOPMENT APPLICATION FOR  
DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

(print please)

Alberta Transportation Permit # 2016-13-054

Applicant's Name Elias George Tehr

Mailing Address Box 58

City Clearlake Province AB Postal Code T0H 3Y0

Phone # 780-834-8711 Fax # \_\_\_\_\_ e-mail \_\_\_\_\_

Landowner's Name (if different from above) Abraham Isaac

Mailing Address Box 278

City Worsley Province AB Postal Code T0H 3W0

Phone # 780-835-8888 Fax # \_\_\_\_\_ e-mail \_\_\_\_\_

APPLICATION IS HEREBY MADE TO: (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a detailed report if necessary.)

Detached residence with septic tank and pumpout.

Long term plan to develop commercial fire shop.

Also attach a plan showing in detail the location of all existing and proposed development and access.

Property Information

SW 13 85 8 W6m  
(NE, NW, SE, SW) 1/4 Section Township Range West of Meridian

Lot Block Plan Number Parcel size (acres or hectares)

644786 200m 16km south of Worsley

Highway No. Distance of the proposed development to the highway right of way boundary. General property location in relation to an urban municipality or other highway. (e.g. 2 km east of ...)

Clear Hills County Yardsite \$850,000.00  
Name of Municipality Existing / Proposed Land Use Estimated cost of proposed development

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation.

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

The issuance of a permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw or act which may affect this project.

I Abraham Isaac hereby certify that  
(print full name)

I am the registered owner  
 I am authorized to act on the owner's behalf  
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for roadside development.

(Signed) Ab I

(Date) 11 AUG 2016

RECEIVED

AUG 12 2016

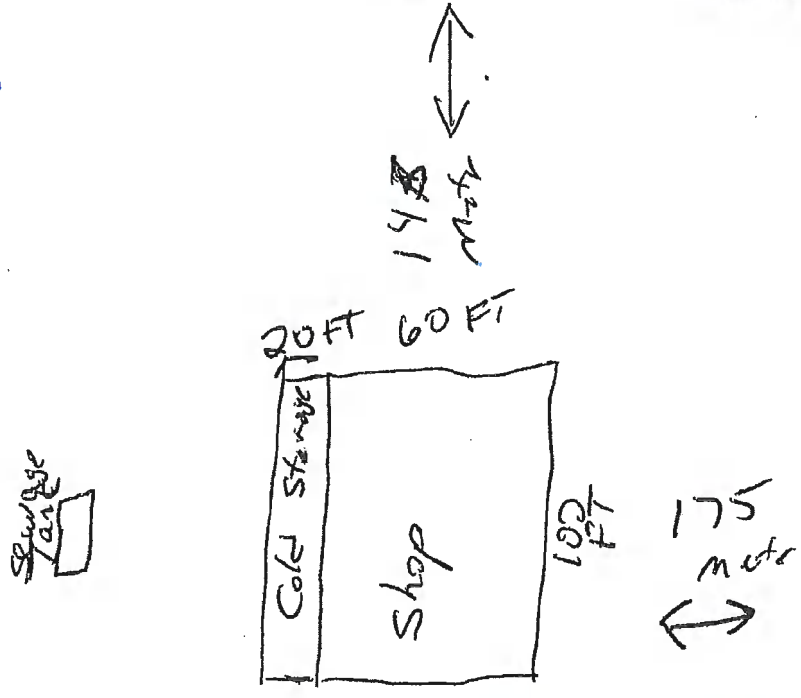
Government of Alberta  
Transportation

# ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

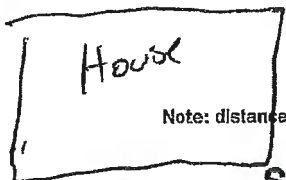
Hy 64

Alberta Transportation Permit # 2016-13-054

↑  
South



Water Tank



Note: distances may be shown in metres or feet

## SITE PLAN

Government of Alberta  
Transportation

- APPROVED -

*David Archambault*  
DEVELOPMENT & PLANNING TECH

APPROVAL SUBJECT TO  
CONDITIONS STATED ON

PERMIT No: 2016-13-054

Signature of Registered Owner or Authorized Agent

786



SW 13-85-8-W6M



Government of Alberta  
Transportation

- APPROVED -  
*Paul Richards*  
DEVELOPMENT & PLANNING TECH

APPROVAL SUBJECT TO  
CONDITIONS STATED ON

PERMIT No: 2016-13-054