

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**

**July 18, 2017**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, July 18, 2017, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

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- A) CALL TO ORDER**
- B) AGENDA**
  - A. REGULAR MEETING July 18, 2017 ..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING OF June 13, 2017 ..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. SUBDIVISION SIZE INQUIREY – D&M Fehr..... 4*
  - B. SUBDIVISION REFERRAL – D & A Koop and Worsley Reinland Mennonite Church ..... 15*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

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

*Abj*

**Manager:**

*AD*

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, June 13, 2017**

**PRESENT**

Miron Croy	Chairperson
Jason Ruecker	Member
Peter Frixel	Member
David Janzen	Member
Lee Svederus	Member

**ABSENT**

**ATTENDING**

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

**CALL TO ORDER**

Chairperson Croy called the meeting to order at 9:01a.m.

**ACCEPTANCE OF  
AGENDA**

**M71-17**

**RESOLUTION by Member Svederus to adopt the agenda governing the June 13, 2017, Municipal Planning Commission Meeting, as presented. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular Meeting Minutes

**M72-17**

**RESOLUTION by Member Svederus to adopt the minutes of the April 25, 2017 Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Subdivision Referral

Subdivision referral S02-17 (17MK015) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Chris & Denise Wiseman, NE 22-85-6-W6M (7.61 hectares – 18.08 acres)..

**M73-17**

**RESOLUTION by Member Frixel that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision application from Chris & Denise Wiseman, NE 22-85-6-W6M (7.61 hectares – 18.08 acres) subject to the following conditions:**

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. Developer to fill in and plug drainage trench that extends west from the existing sewage lagoon.
4. Developer to provide proof that the existing sewage lagoon is in compliance with current standards or proof that a new sewage disposal system has been installed and the existing lagoon filled in.
5. All required Provincial/Federal Regulations to be adhered to.

**CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the June 13, 2017 Municipal Planning Commission Meeting 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:	July 18, 2017
Originated By:	Audrey Bjorklund – Community Development Manager
Title:	<b>SUBDIVISION SIZE INQUIRY – D &amp; M Fehr</b>
File:	61-02-02

### DESCRIPTION:

The Municipal Planning Commission tabled consideration of this proposed 24.88 ha (61.5 acre) farmstead separation subdivision from NE 36-85-9-W6M farmstead at the April 25, 2017 meeting to get further information on how sewage lagoons are reclaimed as well as the requirements for private airplane landing strips.

### BACKGROUND:

Zoning: Agricultural District (AG-1)

The owners of NE 36-85-9-W6M are seeking approval in principal to proceed with a large farmstead separation subdivision. The proposed subdivision would be 61.5 acres and would include area for an airstrip as well as all bush on the north portion of the quarter.

### Considerations:

1. Parcel size is considerably more than required to accommodate the existing farmstead., see attached Section 10.4 (3) (a) (1) (i) 3. Page 115 of Land Use Bylaw (LUB)
2. Sewage Lagoon 1 is too close to Mobile Home 1, see attached Sewage Setbacks
3. Sewage Lagoon 1 is too close to the dugout; see attached Sewage Setbacks.
4. Two dwellings on site, if the subdivision is approved limit is one dwelling per subdivided parcel, see attached Section 10.4 (3) (c) (i)&(iii) Page 116 of LUB and Section 8.7 page 85 of LUB.

### ATTACHMENTS:

1. MMSA Planning Report – Private Land Strips & Sewage Lagoon Reclamation.
2. Email and Tentative Plan
3. Section 10.4 of Land Use Bylaw Pages 114-115
4. Sewage & Dugout Setbacks
5. Section 8.7 of Land Use bylaw Page 85

### OPTIONS:

- A. Recommend Developer reduce the size of the proposed subdivision.
- B. Support in principal the 61.5 acre farmstead separation subdivision conditional on one of the dwellings being removed, and that Sewage Lagoon 1 be reclaimed.

### RECOMMENDED ACTION:

That the Municipal Planning Commission ...

<b>Initials show support - Reviewed by: Development Officer:</b>
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<b>Manager:</b>
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# Mackenzie Municipal Service Agency

Planning Report

**Subject:** Private Land Strips & Sewage Lagoon Reclamation

**Municipality:** Clear Hills County

**MMSA File No.:**

**Municipality File No.:**

## Issue No. 1

### Private Land Strips Regulations

The Government of Canada has exclusive jurisdiction over aeronautics and has a legal framework through the *Aeronautics Act* and *Canadian Aviation Regulations (CARs)*, which sets safety and security requirements for the civil aviation industry. This exclusive jurisdiction is established by the powers embodied in Section 91 of the *Constitution Act, 1867*. Section 91 states that the Federal government has the power to make laws "for the peace, order and good government of Canada" in relation to all matters "not assigned to the provincial legislatures" (SCC. Case – *Johannesson v. West St. Paul (Rural Municipality)*, 1952). This holds true even for purely intra-provincial aeronautics, such as a local landing strip, since aeronautics is by its inherent nature viewed as a matter of national concern (*Jorgenson v. North Vancouver Magistrates (1959)*, BCCA)

Under the *Aeronautics Act*, there are 2 terms (Aerodrome and Airport) that are commonly used to describe air transportation infrastructure. There are defined as followed.

Aerodrome means any area of land, water (including the frozen surface thereof) or other supporting surface used, designed, prepared, equipped or set apart for use either in whole or in part for the arrival, departure, movement or servicing of aircraft and includes any buildings, installations and equipment situated thereon or associated therewith; (This includes private landing strips)

Airport means aerodrome that is located within a City, or is used for regular passenger services or designated by the Minister of Transportation.

There is no requirement for an aerodrome to be registered however for safety and liability reasons registration is recommended.

Transport Canada has established a document entitled "Aerodrome Standards and Recommended Practices" (TP312). These standards are mandatory for airports while only recommended for aerodromes. TP312 is designed to work into accordance with the *Aeronautics Act* and the *Canadian Aviation Regulations* which both airports and aerodromes must comply with.

#### Jurisdiction regarding aerodromes

Since the 1950's there have been a number of cases that have established what a municipality can and cannot regulate with regards to aerodromes. The following are issues that a municipality cannot regulate:

Alberta Environment does have some procedures and regulations for Municipal Sewage Lagoons or for lagoons that exceed 25 m<sup>3</sup> sewage volume. A reclamation plan is required to be created and submitted to the Province within 6 months after the wastewater system ceases operation. This plan outlines, at minimum:

1. The proposed management of wastewater discharge and sludge management
2. Proposed methods to address:
  - a. The final use of the reclaimed area
  - b. The proposed depth of topsoil to be replaced
  - c. The restoration of the original contours of the land
  - d. Erosion control
  - e. Weed control
  - f. Revegetation of the site.

In closing if Council requires any additional information on either of these issues, please do not hesitate to contact us.

## Audrey Bjorklund

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**From:** Karen.Diebert - MMSA <karen.diebert@mmsa.ca>  
**Sent:** April-18-17 1:23 PM  
**To:** Audrey Bjorklund  
**Subject:** FW: Proposed Subdivision of NE 36-85-9-w6  
**Attachments:** 170037 Tentative Final.pdf

Hi Audrey,

Can you call me to discuss once you have had a chance to review.

**Karen Diebert | Manager**

**Mackenzie Municipal Services Agency**

Box 450, 5109-51 St. Berwyn, AB T0H 0E0

P: 780.338.3862 F: 780.338.3811

[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Website](#)

**From:** Jason Coates [mailto:jwc.surveyor@gmail.com]  
**Sent:** April-17-17 12:56 PM  
**To:** Karen.Diebert - MMSA  
**Subject:** Proposed Subdivision of NE 36-85-9-w6

Hi Karen,

I am attaching a proposed subdivision where the client would like an unusually large subdivision. I am wondering what your thoughts are on this.

The yardsite is not currently occupied (neither the Atco trailer nor the mobile home) according to the landowner. There are 3 rural address signs. Both existing homes are setup with separate lagoons, but share a water source. I am not sure if the lagoons are up to code, as I am not well acquainted with that. Lagoon 1 is too close to the dugout water source and to the mobile home.

The client would actually prefer to split the 1/4 section (E/W) down the middle, but has apparently talked with yourself or the county last fall, and was told that this would not be allowed. So barring that, he would like to subdivide the attached shape- which is still very large.

His reasoning is:

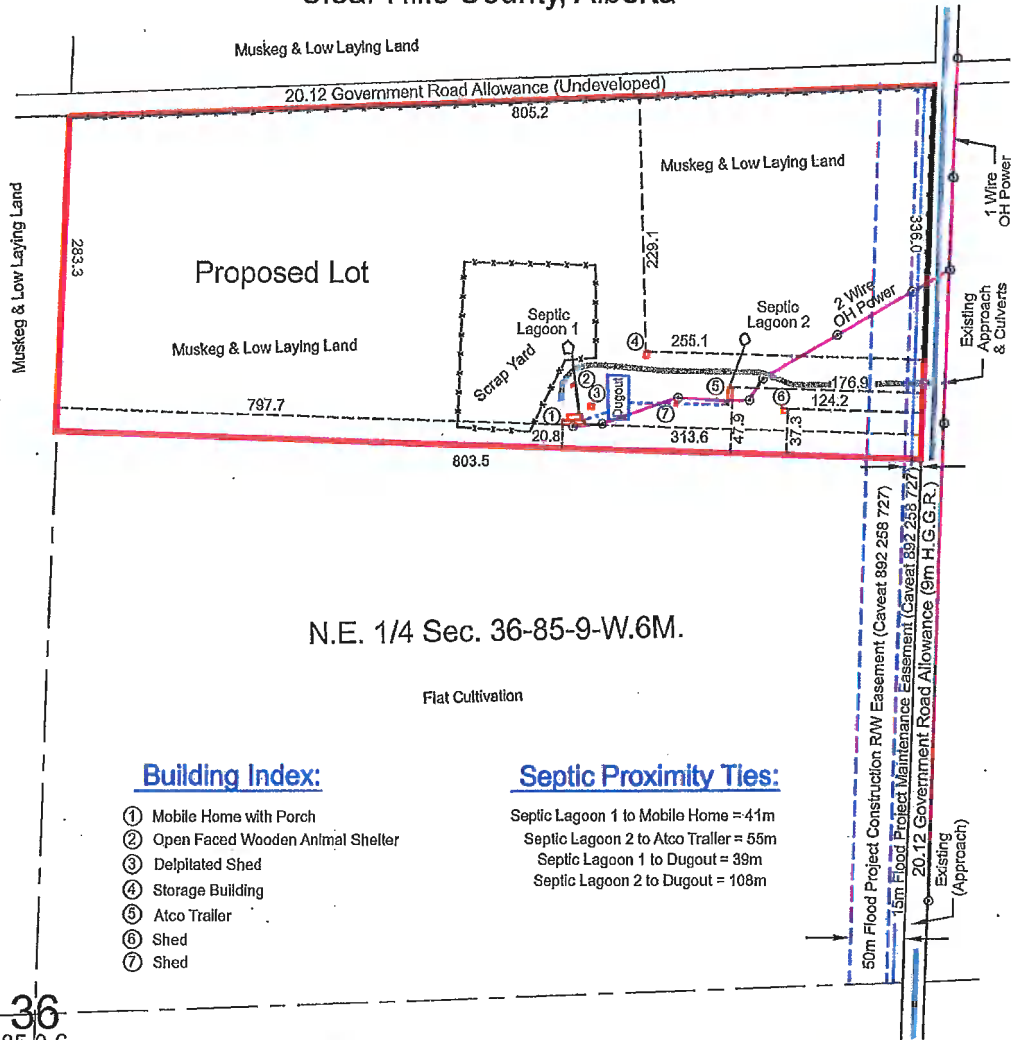
1. Spread out yardsite- which is somewhat valid, but he also wants the bushland west of the yard site as well. This bush land land is largely muskeg or poorly suited to agriculture.
2. He prefers the 1/2 mile length because his son is a commercial pilot, and would like to have the option of landing his plane down the edge of the land.

My thoughts would be that the lands forming the north, south, and east boundaries on this sketch look reasonable, but the western boundary could certainly be pulled closer to the development.

What do you think of this?

Thanks,

**Tentative Plan Showing  
Proposed Subdivision of  
NE. 1/4 Sec. 36, Twp. 85, Rge. 9, W.6M.  
(For Yard Site Separation)  
Within  
Clear Hills County, Alberta**



**Building Index:**

- ① Mobile Home with Porch
- ② Open Faced Wooden Animal Shelter
- ③ Delapidated Shed
- ④ Storage Building
- ⑤ Atco Traller
- ⑥ Shed
- ⑦ Shed

**Septic Proximity Ties:**

- Septic Lagoon 1 to Mobile Home = 41m
- Septic Lagoon 2 to Atco Traller = 55m
- Septic Lagoon 1 to Dugout = 39m
- Septic Lagoon 2 to Dugout = 108m

**36**  
85-9-6

**LANDOWNER:**

N.E. 36-85-9-W6:

David Loewen Fehr  
Margaretha Zacharias Fehr,  
C. of T. 002 129 799+1

**PROPOSED LOT AREA:**

Lot: 24.88 ha (61.48 Ac.)

**REGISTERED TITLE  
ENCUMBERANCES**

892 258 727 Caveat: Re Easement  
(Clear Hills County)

Scale: 1:5000



**LEGEND**

- Lands Dealt With
- Road
- x-x- Fence
- Overhead 2-Wire Power
- w— (Private) Water Line
- - - Easement
- Drainage Ditch
- ⊙ Power Pole

**BORDERLINE  
SURVEYS**

10111 - 110th Street, Box 2661  
Fairview, AB. T80 - 330 - 9939  
www.borderlinesurveys.com

Page: 1 of 2

Date: April 17th, 2017

Drawn by: JC

Job No.: 170037



**Tentative Plan Showing**  
 Proposed Subdivision of  
**NE. 1/4 Sec. 36, Twp. 85, Rge. 9, W.6M.**  
 (For Yard Site Separation)  
 Within  
 Clear Hills County, Alberta



85-9-6



Photo  
 Scale: 1:5000

**NOTE:**

1. Some Buildings have been removed since the date of the photo.
2. The Atco trailer and shed 6 have been moved onsite since the date of the photo.

Photo Date: 2012

<b>BORDERLINE          SURVEYS</b>  10111 - 110th Street, Box 2661 Fairview, AB. 780 - 330 - 9939 www.borderlinesurveys.com	Page: 2 of 2
	Date: April 17th, 2017
	Drawn by: JC
	Job No.: 170037



## 10.4 Agricultural District – 1 (AG-1)

(1) PURPOSE:

The purpose of this agricultural district is to regulate a wide range of agricultural land uses and discourage all land uses conflicting with the intent of conserving extensive areas of prime agricultural land, thus maintaining the agricultural integrity and the rural character of the 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:

In alphabetical order:

(a) Permitted Uses:	(b) Discretionary Uses:
- accessory building or structure	- abattoir
- dugout or water reservoir	- agricultural industry
- dwelling, manufactured home	- agricultural use, intensive
- dwelling, modular home	- airport
- dwelling, single-detached	- building or site storage facility
- farm building	- business, contractor's
- farmstead	- business, handicraft
- game farm	- business, tradesman's
- public use	- cemetery
- public utility	- communication tower with building
- sign	- community hall or clubhouse
	- dwelling, caretaker's
	- dwelling, secondary suite
	- equipment rental shop
	- farming operation
	- golf course
	- heliport
	- highway maintenance yard
	- home occupation
	- institutional building or use
	- kennel
	- manse
	- natural resource extraction or processing industry
	- place of worship
	- public building



(a) Permitted Uses:	(b) Discretionary Uses:
	- recreational facility and use, indoor
	- recreational use, extensive
	- recreational use, intensive
	- sawmill or planing mill
	- sea can
	- sewage treatment facility
	- store
	- vehicle weigh scale
	- veterinary clinic
	- waste transfer station
	- water treatment facility
	- welding shop
	- work camp

(3) SITE PROVISIONS:

In addition to the General Land Use Provisions and Special Land Use Provisions contained in Sections 8 and 9; the following regulations shall apply to every development in this district.

(a) Parcel Size:

(i) Residential uses:

1. Farmstead Separation: 1.2 ha (3 ac) minimum, 4 ha (10 ac) maximum.
2. Country Residential: 2 ha (5 ac) maximum. *4 ha 10 ac Bylaw 215-17 Apr 2017*
3. **in the case of parcels larger than the permitted parcel size, the approval is at the discretion of the Development Authority, based on the need to accommodate related farm buildings, improvements, and existing services.**

(ii) All other uses:

To be determined by the Development Authority, based on the use.

(b) Parcel Density Per Quarter Section (maximum):

- (i) One (1) parcel, being the quarter section.
- (ii) In the case of a farmstead or a country residential use, the maximum parcel density per quarter section shall be increased to two (2) parcels with the balance of the quarter being one of the parcels.
- (iii) For uses other than residential: Maximum parcel density at the discretion of the Development Authority.
- (iv) Notwithstanding the above, the parcel density may be increased to accommodate a fragmented parcel and/or a public utility lot.



- 
- (c) Dwelling Density Per Parcel (maximum):
- (i) On a parcel of less than 32.4 ha (80 ac), a maximum of one (1) dwelling unit shall be permitted.
  - (ii) On a parcel of 32.4 ha (80 ac) or more, a maximum of two (2) dwelling units shall be permitted.
  - (iii) Additional residential development in this land use district is subject to Section 8.7, Dwelling Units Per Parcel.
- (d) Setback Requirements (minimum):
- (i) Front Yard: 40.8 m (134 ft) from road right-of-way.
  - (ii) Interior Side Yard: 15.2 m (50 ft) or as required by the Development Authority.
  - (iii) Rear Yard: 15.2 m (50 ft) or as required by the Development Authority.

## DEVELOPMENT PERMIT SEWAGE & DUGOUT SETBACKS

### SEWAGE SETBACKS

Following is a description of the setbacks required for different sewage disposal systems as found in the Alberta Private Sewage Treatment and Disposal Regulations:

- **Mounds**
  - 3 meters (10 ft.) from the property line
  - 9 meters (30 ft.) from a dwelling
  - 3 meters (10 ft.) from other buildings
  - 3 meters (10 ft.) from a septic tank
  - 15 meters (50 ft.) from a water course
  - 15 meters (50 ft.) from a water source
  
- **Field**
  - 1.5 meters (5 ft.) from a property line
  - 9 meters (30 ft.) from a dwelling
  - 1 meter (3.25 ft.) from other buildings
  - 1 meter (3.25 ft.) from a septic tank
  - 15 meters (50 ft.) from a water course
  - 15 meters (50 ft.) from a water source
  
- **Lagoon**
  - 30 meters (100 ft.) from a property line
  - 45 meters (150 ft.) from a dwelling
  - 90 meters (300 ft.) from a water course
  - 90 meters (300 ft.) from a water source
  
- **Effluent Discharge**
  - 90 meters (300 ft.) from a property line
  - 45 meters (150 ft.) from a dwelling
  - 45 meters (150 ft.) from a water course
  - 45 meters (150 ft.) from a water source
  
- **Septic tanks**
  - 1 meter (3.25 ft.) from a property line
  - 1 meter (3.25 ft.) from a dwelling
  - 9 meters (30 ft.) from a water course
  - 9 meters (30 ft.) from a water source

### DUGOUT SETBACKS

The setback for a dugout as set forth in the Provincial regulations is:

- **Front Yard** 134 feet from the road right-of-way (developed or undeveloped)
- **Interior Side Yard** 50 feet or as required by the Municipal Planning Commission
- **Rear Yard** 50 feet or as required by the Municipal Planning Commission

*CISTERNS - same as Septic Tanks, above.*

## NOTICE

### Compliance Monitoring

Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance  
Monitoring in Non-Accredited Municipalities

Agency name	Phone	Fax	Building Permits	Electrical Permits	Gas Permits	Plumbing Permits
Superior Safety Codes Inc.	1-866-999-4777	1-877-882-8775	Yes	Yes	Yes	Yes
Canadian Safety Consulting Services	780-897-1998 1-877-780-7233	780-539-7185 1-888-780-7232	Yes	Yes	Yes	Yes



### **8.7 Dwelling Units per Parcel**

- (1) Where this Bylaw limits the number of dwellings that may be erected or placed on a parcel of land, the Development Authority may grant an exemption to allow additional dwellings on the subject parcel.
- (2) A development permit shall be required for the second or any additional dwellings on a parcel of land.
- (3) When determining an exemption to the number of dwellings on a parcel, the Development Authority shall consider the following:
  - (a) The suitability of the site for the proposed development;
  - (b) Access to and from the site;
  - (c) On-site water and sewer servicing;
  - (d) Existing and future surrounding land uses;
  - (e) Whether the additional dwelling is related to or necessary for the operation of an existing farm located on the parcel; and
  - (f) Human relationships including a family member or relative occupying the dwelling.

### **8.8 Lands Susceptible to Flooding, Slumping or Soil Erosion**

- (1) Development shall be discouraged on land subject to slumping or within the 1:100 year floodplain as determined by Alberta Environment and Parks. See Figure 23 (1 in 100 Year Flood Zone) for the explanation note.
- (2) In reviewing a development permit application for a development on a site which Clear Hills County determines may be subject to flooding or is located in a designated floodplain, the Development Authority shall consider flood damage reduction measures and may approve the proposed development subject to any or all of the following:
  - (a) The usage of fill, piles, posts or piers to raise the development above the 1:100 year flood level;
  - (b) "Wet flood proofing" standards which allow basements to be flooded without significant damage to the structure;
  - (c) Other flood reduction measures as approved by Canadian Mortgage and Housing Corporation;
  - (d) Diking of the water feature;
  - (e) Increased development setbacks from the water feature;
  - (f) Site specific location and orientation of proposed development;

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 18, 2017
Originated By:	Audrey Bjorklund, Community Development Manager
Title:	<b>SUBDIVISION REFERRAL – D &amp; A Koop and Worsley Reinland Mennonite Church</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral S04-17 (17MK019) was received from Mackenzie Municipal Services Agency regarding the application for increasing the size of the existing Church subdivision from Darcy & Angela Koop and the Worsley Reinland Mennonite Church, SW 14-85-9-W6M by an additional 2.416 hectares ( 5.97 acres); for a total area of 4.03 hectares (9.96 acres).

### BACKGROUND:

- Located in the Agricultural District (AG-1).
- The proposal is to subdivide an additional 2.416 hectare (5.97 acre) from the quarter to increase the size of the existing Church subdivision to 4.03 hectares (9.96 acres).
- The proposed increase in area is to allow for expansion of the church and installation of a sewage disposal field.
- The subject land is flat with a parking lot and grassy field to the south of the Church building.
- There is an existing approach to the proposed parcel on RR82 and no approach to the balance of the quarter. (Policy 3203-the County will provide 1 approach per half mile for field access).

### 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 the application for increasing the size of the existing Church subdivision from Darcy & Angela Koop and the Worsley Reinland Mennonite Church, SW 14-85-9-W6M by an additional 2.416 hectares ( 5.97 acres); for a total area of 4.03 hectares (9.96 acres), subject to the following conditions:

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.

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
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FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY  
Date of Receipt for Completed Form: June 27, 2017 File No.: 17MK019 Fee Submitted: 625.00

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: Worsley Reinland Mennonite Church  
(Full Name in Block Capitals) Darcy and Angela Koop  
Address and phone number: Box 438, Worsley, AB, T0H 3W0 780-835 8528 (Frank)  
Box 255, Worsley, AB, T0H 3W0
2. Name of agent (person authorized to act on behalf of registered owner), if any: Explore Surveys Inc. (Tricia Forsyth)  
(Full Name in Block Capitals)  
Address and phone number: 18941-111 Ave NW, Edmonton, AB, T5S 2X4 780-455-5598

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
All/part of the SW  $\frac{1}{4}$  Sec. 14 TWP. 85 Range 8 West of 6 Meridian  
Being allparts of Lot 1 Block 1 Registered Plan No. 042 5515 C.O.T. No. 052 323 350 (lot 1)  
Area of the above parcel of land to be subdivided 2.416 hectares 5.97 (acres). 042 432 540+1 (SW)  
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 X  
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 X No \_\_\_\_\_  
If "yes", the Highway is No 64 the Secondary Road is No. \_\_\_\_\_
- d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal?  
Yes \_\_\_\_\_ No X If "yes", state its name: \_\_\_\_\_
- e. Is the proposed parcel within 1.5 kilometres (0.932 miles) of a sour gas facility? Yes \_\_\_\_\_ No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED  
Describe:
- a. Existing use of the land Country Residential CHURCH
- b. Proposed use of the land Country Residential CHURCH
- c. The designated use of the land as classified under a land use bylaw Ag-1(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) Parking lot with grassy field to the S.
- c. Describe the kind of soil on the land (sandy, loam, clay, etc) \_\_\_\_\_

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 \_\_\_\_\_  
Buildings and structures are to remain as is.

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.  
Septic Tank (might be changed to septic field which will be put north of church) and water well will remain as is.

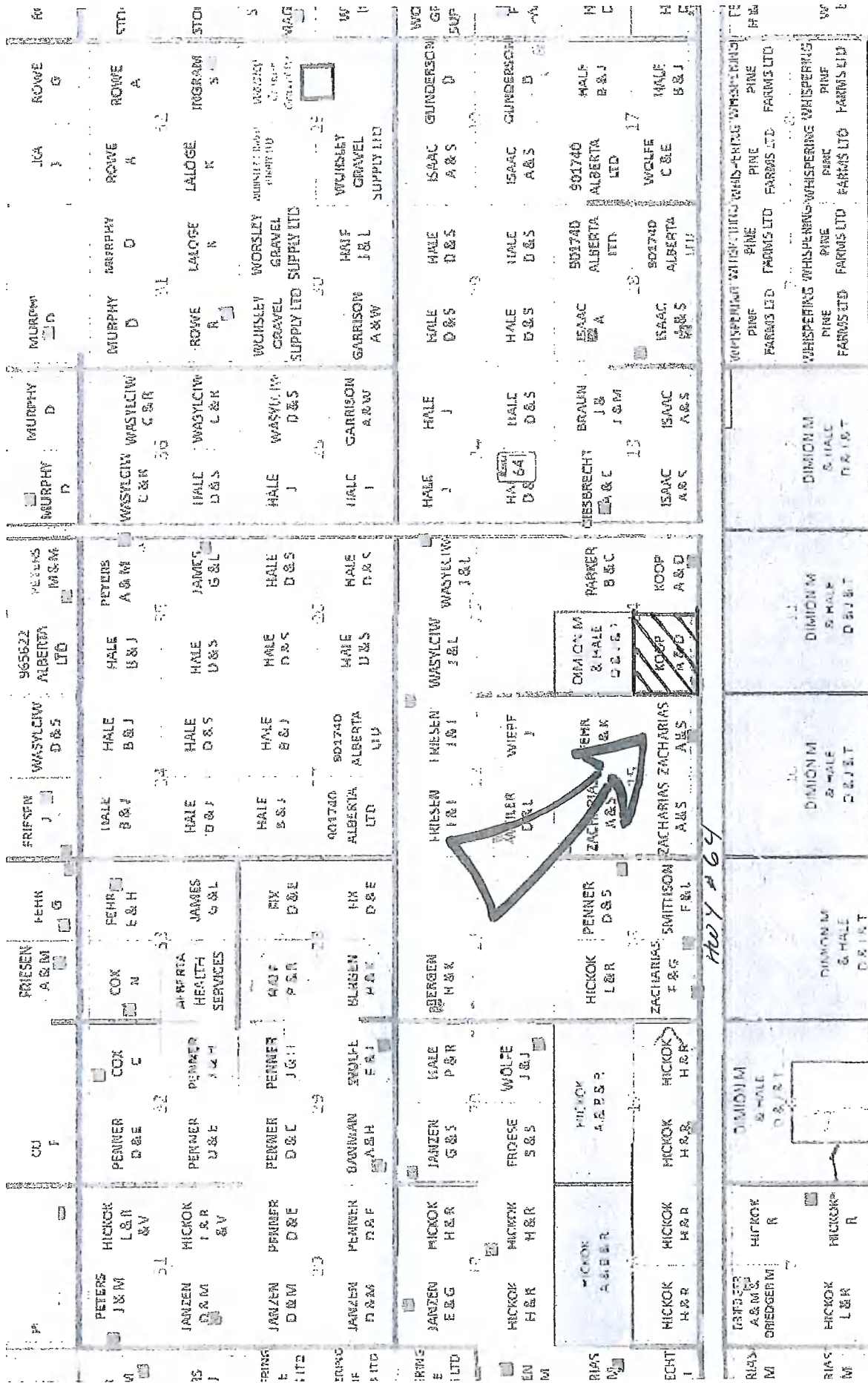
9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
Explore Surveys Inc. (Tricia Forsyth) hereby certify that  
(Full Name in Block Capitals)  
 I am the registered owner, or  
 I am the agent authorized to act on behalf of the registered owner

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: 18941-111 Ave NW | Edmonton, AB | T5S 2X4 Signature: [Signature]  
Phone No.: 780-455-5598 Date: June 13, 2017

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



"LOCATION PLAN"



Proposed Boundary Adjustment  
 SW 14-85-8-W6M  
 Clear Hills County  
 17MK019

MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: June 27, 2017  
FILE: 17MK019 EXPIRY DATE: August 27, 2017  
LEGAL: SW 14-85-8-W6M TIME EXTENSION \_\_\_\_\_  
APPLICANT/AGENT: D. & A. Koop and Worsley Mennonite Church

PROPOSAL: The proposal is to adjust the north boundary of the existing 5.96 acre parcel by moving it north 127.5 meters thus increasing the parcel to 9.96 acres

ACREAGE IN TITLE; 149.98 acres and 5.96 acres

RESERVE REQUIREMENTS: Municipal Reserves not required.

PROXIMITY TO URBAN MUNIC: Approximately 9 miles South West of Worsley

PREVIOUS APPLICATIONS: Existing parcel was created in 2004.

SITE CHARACTERISTICS

C.L.I.: 80% 2c 20% 4w

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: The existing parcel is currently used for a church site. All structures on the existing parcel will remain The balance of the quarter section is primarily under cultivation.

ROAD ACCESS: The existing parcel has access via an existing approach on to Range Road 82. Access to the balance of the quarter will be required, which can be made available via Range Road 82. Highway 64 border the quarter section to the South. The boundary adjustment should have no effect on the highway however Alberta Transportation will be asked for comments.

SERVICING: The existing church is serviced by the well for drinking water and a septic tank for sewage servicing. A new sub-surface sewage disposal system will be installed north of the church.

PARCEL SIZE: The parcel size is to be increase to allow for expansion of the church and to install a sewage disposal field.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District (AG-1). Parcel size to be determined by the Development Authority based on the use.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

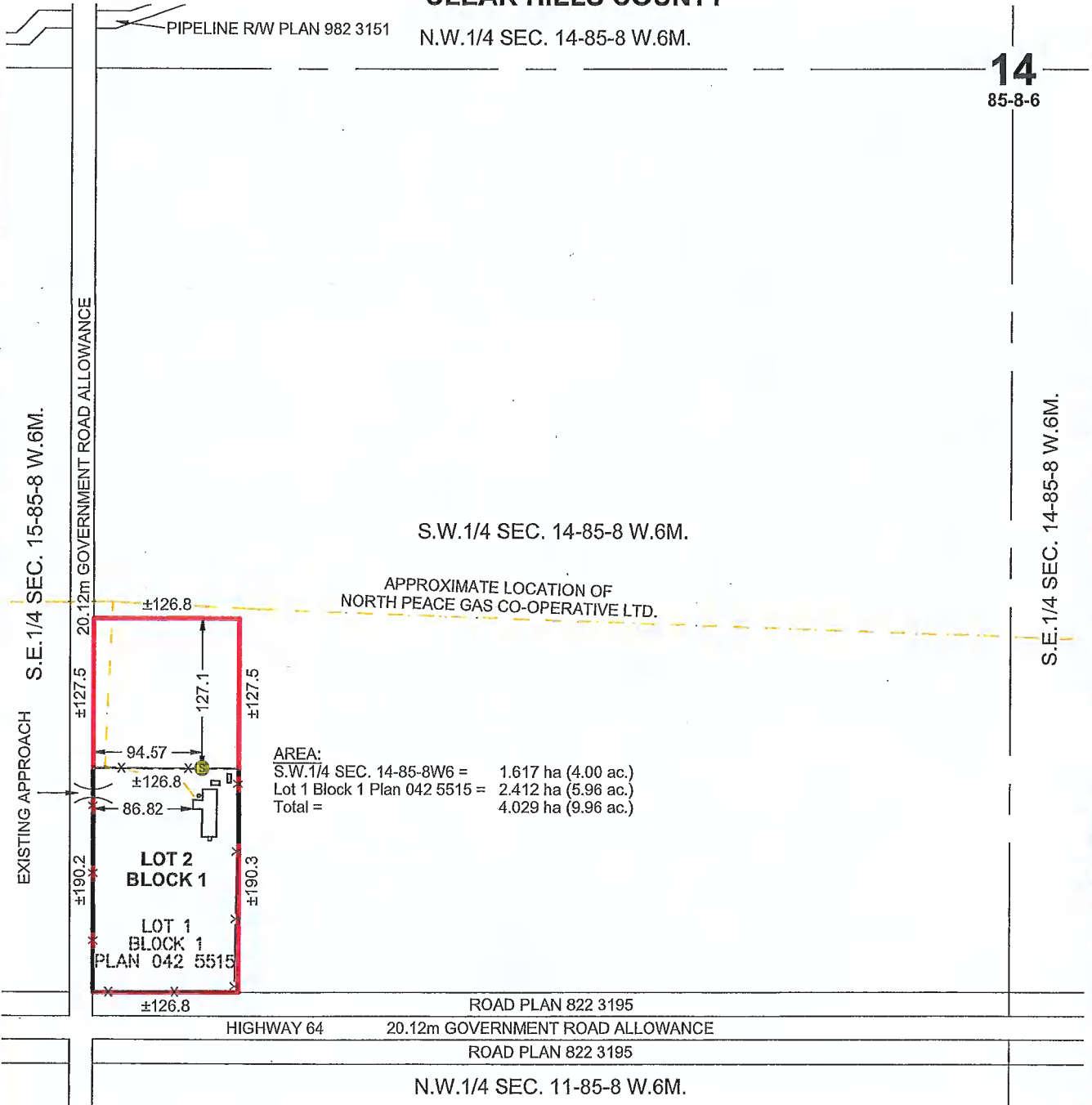
SUBDIVISION REGULATIONS: Sections 14 and 15 - Highway vicinity and service road requirement.

MUNICIPAL GOVERNMENT ACT: No conflicts.

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

# TENTATIVE PLAN

## SHOWING PROPOSED SUBDIVISION WITHIN DESCRIPTIVE PLAN 042 5515 & S.W.1/4 Sec.14 Twp.85 Rge.8 W.6M. CLEAR HILLS COUNTY



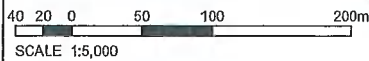
Distances are in metres and decimals thereof.

**LEGEND:**

Proposed Parcel shown as: .....   
Septic Tank location shown as: ..... S



Plan Prepared by:  
Explore Surveys Inc.  
Edmonton, Alberta  
Toll Free 1-866-936-1805  
Fax No. 780-800-1927



REV. NO.	DESCRIPTION	DATE
0	PLAN ISSUED	JUNE 6, 2017

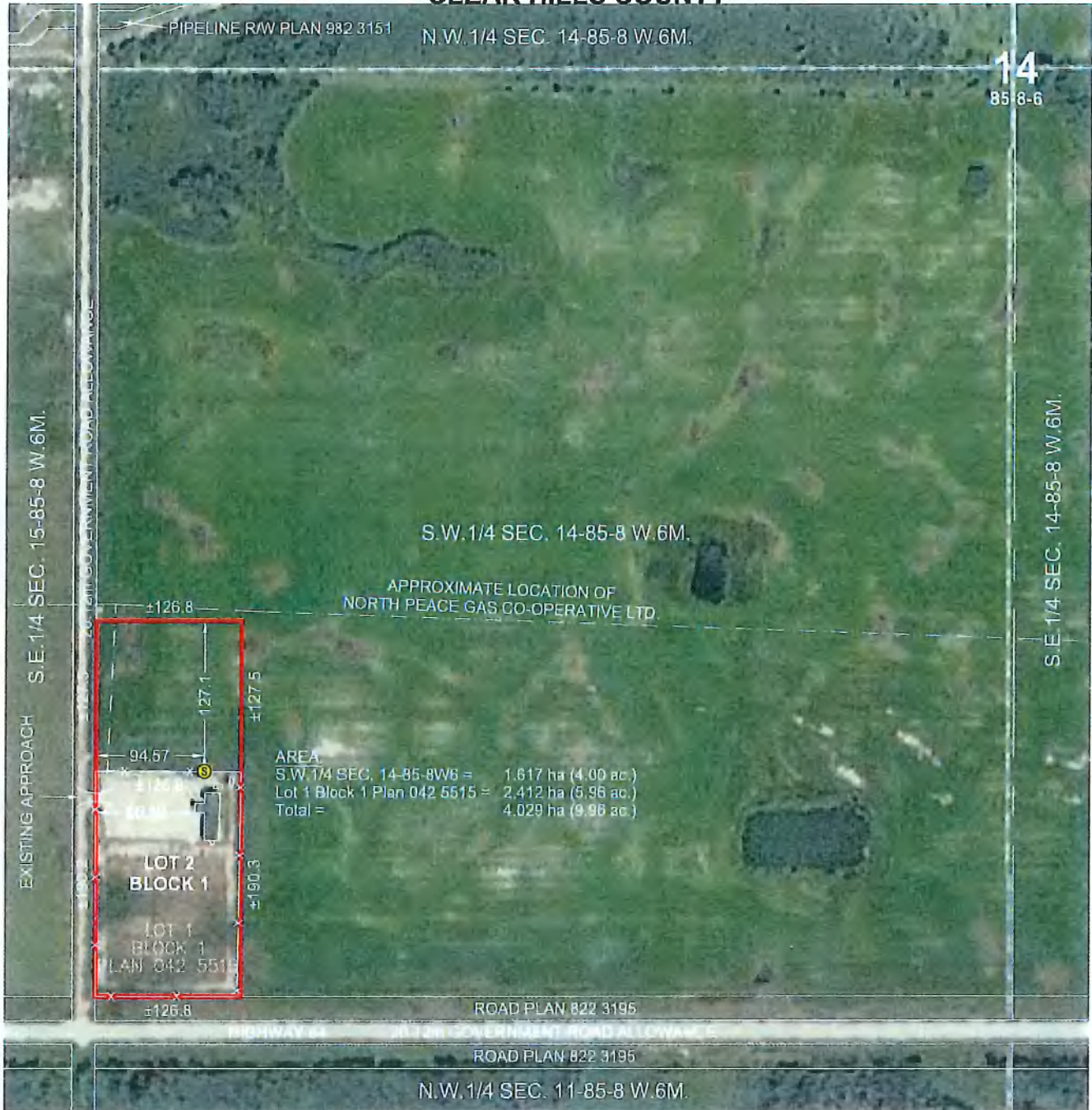
Job X044217

Rev. 0

SURVEYED BY: P.M.    CALC'D BY: K.H.    DRAWN BY: K.R.

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AREA  
 S.W.1/4 SEC. 14-85-8W6 = 1.617 ha (4.00 ac.)  
 Lot 1 Block 1 Plan 042 5515 = 2.412 ha (5.96 ac.)  
 Total = 4.029 ha (9.96 ac.)

Imagery: © 2017 Abacus Datagraphics Ltd., all rights reserved.  
 Date of Photography: June 26, 2016  
 Distances are in metres and decimals thereof.

**LEGEND:**  
 Proposed Parcel shown as: .....  
 Septic Tank location shown as: ..... (S)



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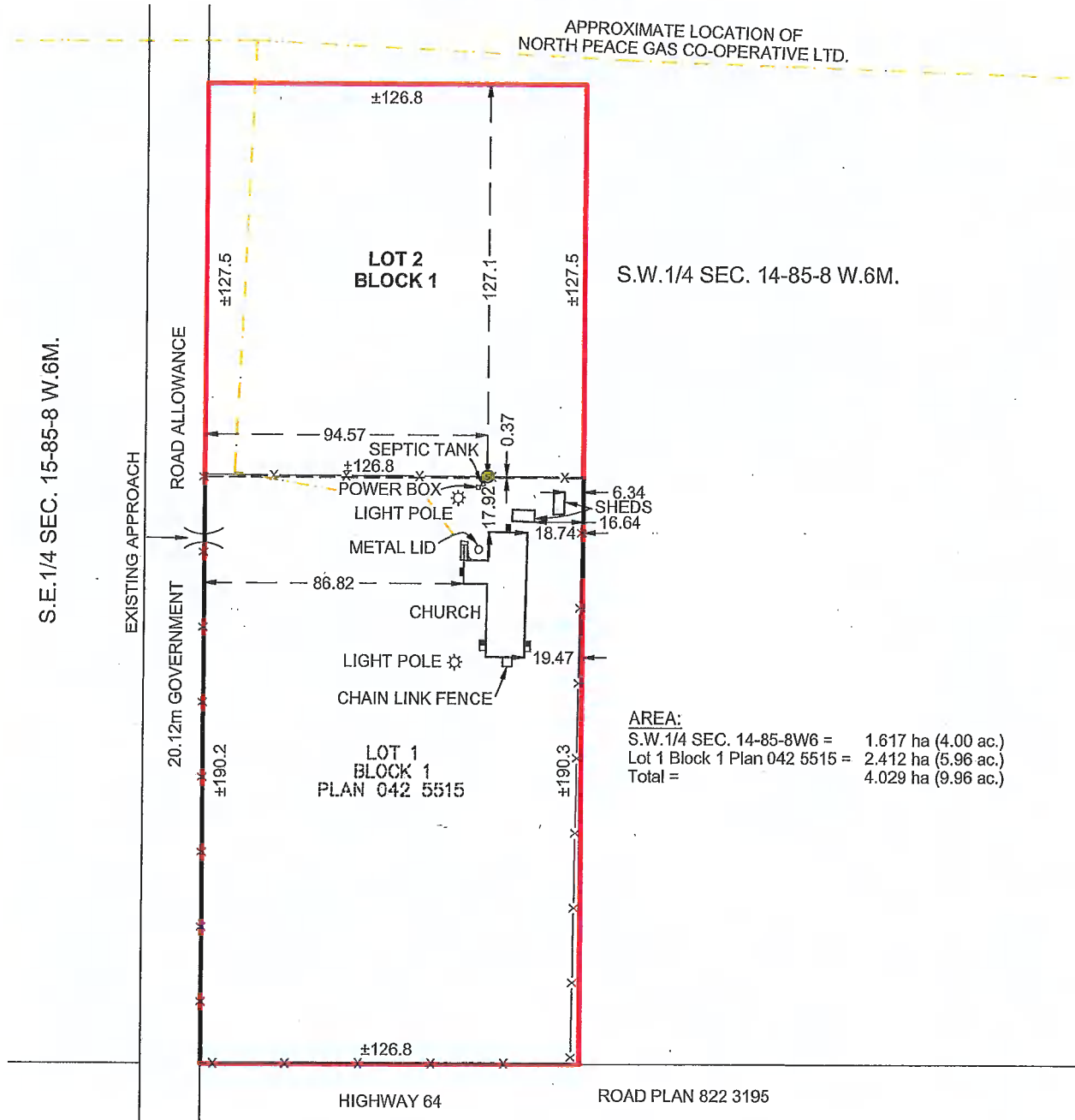


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