

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

August 8, 2017

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, August 8, 2017, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

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<b>A) CALL TO ORDER</b>	
<b>B) AGENDA</b>	
<i>A. REGULAR MEETING August 8, 2017 .....</i>	<i>1</i>
<b>C) ADOPTION OF THE PREVIOUS MINUTES</b>	
<i>A. REGULAR MEETING OF July 18, 2017 .....</i>	<i>2</i>
<b>D) BUSINESS ARISING OUT OF THE MINUTES</b>	
<b>E) DELEGATION</b>	
<b>F) BY-LAW</b>	
<b>G) OLD BUSINESS</b>	
<b>H) NEW BUSINESS</b>	
<i>A. SUBDIVISION REFERRAL –H. Lubeck - Farmstead.....</i>	<i>5</i>
<i>B. SUBDIVISION REFERRAL –H. Lubeck – Country Residential. ....</i>	<i>11</i>
<i>C. SUBDIVISION REFERRAL – D&amp;M Fehr.....</i>	<i>17</i>
<i>D. DEVELOPMENT PERMIT – D.J. Friesen .....</i>	<i>23</i>
<i>E. DEVELOPMENT PERMIT – Bear Canyon Farms Holdings Ltd. ....</i>	<i>29</i>
<i>F. DEVELOPMENT PERMIT – Worsley Early Childhood Education Foundation .....</i>	<i>35</i>
<b>I) CORRESPONDENCE AND INFORMATION</b>	
<b>J) CONFIDENTIAL ITEMS</b>	
<b>K) ADJOURNMENT</b>	

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

**Manager:**

**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, July 18, 2017**

PRESENT	Miron Croy Peter Frixel David Janzen Lee Svederus	Chairperson Member Member Member
ABSENT	Jason Ruecker	Member
ATTENDING	Allan Rowe Audrey Bjorklund Sarah Hayward	Chief Administrative Officer (CAO) Community Development Officer (CDM) Community Development Clerk
CALL TO ORDER	Chairperson Croy called the meeting to order at 8:56 a.m.	
<u>ACCEPTANCE OF AGENDA</u>		
<b>M74-17</b>	<b>RESOLUTION by Member Svederus to adopt the agenda governing the July 18, 2017, Municipal Planning Commission Meeting, with the following addition:</b>	
	<b>h.c. ADD-IN Development Permit Application CARRIED.</b>	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes		
<b>M75-17</b>	<b>RESOLUTION by Member Janzen to adopt the minutes of the June 13, 2017 Municipal Planning Commission Meeting, as presented. CARRIED.</b>	
<u>NEW BUSINESS</u> Subdivision Size Inquiry – D&M Fehr	The Municipal Planning Commission tabled consideration of this proposed 24.88 ha (61.5 acre) farmstead separation subdivision from NE 36-85-9-W6M 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.	
<b>M76-17</b>	<b>RESOLUTION by Member Janzen that the Municipal Planning Commission support in principal the 24.88 hectare (61.5 acre) farmstead separation subdivision on NE 36-85-9-W6M subject to the following conditions:</b>	
	1. One of the dwellings being removed	

2. Sewage Lagoon, labelled number 1 on the drawing, be reclaimed.
3. Development of the private airplane landing strip be in compliance with the *Aeronautics Act*. **CARRIED.**

Subdivision Referral

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).

**W77-17**

**RESOLUTION** by Member Svederus that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve 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. **CARRIED.**

Development Permit Application

Development Permit Application 16-17 was received from Johan & Helena Peters to develop a third residence and yard site on SW 17-85-7-W6M.

**W78-17**

**RESOLUTION** by Member Janzen that the Municipal Planning Commission approves Development Permit Application W16-17 from Johan & Halena Peters to develop a third residence (Dwelling, Manufactured Home) and yard site on SW 17-85-7-W6M with 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.
5. The under-covering of the dwelling shall be completely screened from view by foundation or by skirting and shall be compatible in condition and aesthetic appearance with the dwelling.
6. Development approval from Alberta Transportation, if required. **CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the July 18, 2017 Municipal Planning Commission Meeting at 9:08 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	August 8, 2017
Originated By:	Audrey Bjorklund, Community Development Manager
Title:	<b>SUBDIVISION REFERRAL – H. Lubeck – Farmstead Separation</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral S05-17 (17MK022) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Hazel Lubeck for NE 3-86-7-W6M (5.087 hectares – 12.57 acres).

### BACKGROUND:

- Located in the Agricultural District (AG-1).
- The proposal is to subdivide from the quarter section a 5.087 hectare (12.57 acre) existing yardsite parcel.
- The subject land is gently rolling
- The proposed parcel has access via an existing approach onto Range Road 72.
- There is another existing approach on Range Road 72 that provide access to the balance of the quarter.
- The parcel size is deemed to be appropriate for the intended use.

### ATTACHMENTS:

- Subdivision application

### OPTIONS:

- A. Deny the request
- B. Approve the subdivision request with conditions listed, or other conditions

### RECOMMENDED ACTION:

RESOLUTION BY ....That the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision application from Hazel Lubeck NE 3-86-7-W6M (5.087hectares – 12.57 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.

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

**Manager:**



FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY

Date of Receipt for Completed Form: July 11, 2017 File No.: 17MK022 Fee Submitted: 725.00

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: HAZEL ENID LUBECK (agent is her son) (Full Name in Block Capitals) Address and phone number: (MEL) Box 2138, Fairview, AB, T0H 1L0  
780-835-2140

2. Name of agent (person authorized to act on behalf of registered owner), if any: JASON - Borderline Surveys (Full Name in Block Capitals) Address and phone number: Box 2661, Fairview, AB, T0H 1L0  
780-330-9939

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
All/part of the NE ¼ Sec 3 TWP 86 Range 7 West of 6 Meridian  
Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. 012409173  
Area of the above parcel of land to be subdivided 5.087 hectares 12.57 (acres).  
Municipal Address if applicable #860068, Rg. Rd. 72

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 FARM YARD.  
b. Proposed use of the land Residence  
c. The designated use of the land as classified under a land use bylaw AG

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)  
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Gently rolling  
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Yard, Grass, trees, shrubs  
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 SEE Tentative Plan

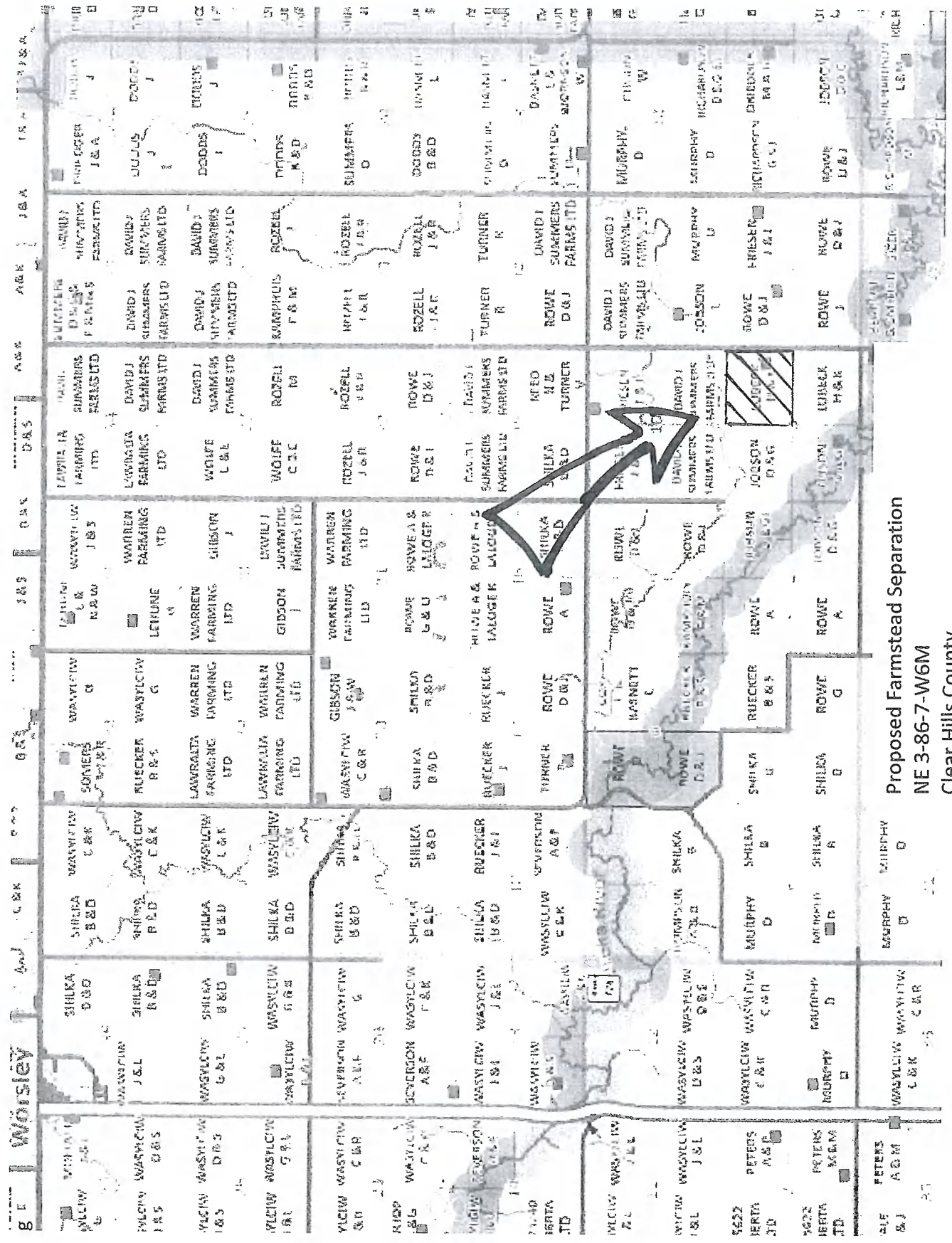
8. WATER AND SEWER SERVICES  
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.  
EXISTING SEPTIC TANK / discharge to be relocated? + Degout water.

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

and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.  
Address: Box 2661, Fairview, AB T0H 1L0 Signature: JASON COATES  
Phone No.: 780-330-9939 Date: Jun. 22/17

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

"LOCATION PLAN"



Proposed Farmstead Separation  
 NE 3-86-7-W6M  
 Clear Hills County  
 17MK022

MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: July 11, 2017

FILE: 17MK022 EXPIRY DATE: September 11, 2017

LEGAL: NE 3-86-7-W6M TIME EXTENSION \_\_\_\_\_

APPLICANT/AGENT: H. Lubeck

PROPOSAL: The proposal is to subdivide from the quarter section, a 12.57 acre parcel to accommodate an existing farmstead.

ACREAGE IN TITLE; 311.64 acres

RESERVE REQUIREMENTS: Municipal Reserves not required.

PROXIMITY TO URBAN MUNIC: Approximately 6 miles South East of Worsley

SITE CHARACTERISTICS

C.L.I.: 75% 3c, 20% 5w, 5% 2c

TOPOGRAPHY: The subject land is described as gently rolling.

EXISTING USE/DEVELOPMENT: There is an existing farmstead located on site, including a house, numerous farm buildings and associated servicing. The balance of the quarter section is primarily under cultivation.

ROAD ACCESS: The proposed parcel has access via an existing approach onto Range Road 72. There is currently an approach onto Range Road 72 that provides access to the balance of the quarter

SERVICING: The existing house is serviced by a dugout for water supply and by an open discharge for septic servicing. The current open discharge will need to be moved so that it complies with Provincial Standards

PARCEL SIZE: The parcel size is based on the location of existing development and required setbacks. The size is deemed to be appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District - 1 (AG-1). Parcel size may be allowed under Section 10.4(3)(a)(i)(3).

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).



**Tentative Plan Showing  
Proposed Subdivision of  
NE. 1/4 Sec. 3, Twp. 86, Rge. 7, W.6M.  
(For Farmyard Separation)  
Within  
Clear Hills County, Alberta**

**Building Index:**

- ① Open Faced Wooden Animal Shelter
- ② Open Faced Wooden Animal Shelter
- ③ Shed
- ④ Shed (Portable)
- ⑤ Garden Shed (Portable)
- ⑥ Shed
- ⑦ Wooden Granary
- ⑧ Wooden Granary
- ⑨ Wooden Granary
- ⑩ Wooden Granary
- ⑪ House- Single storey

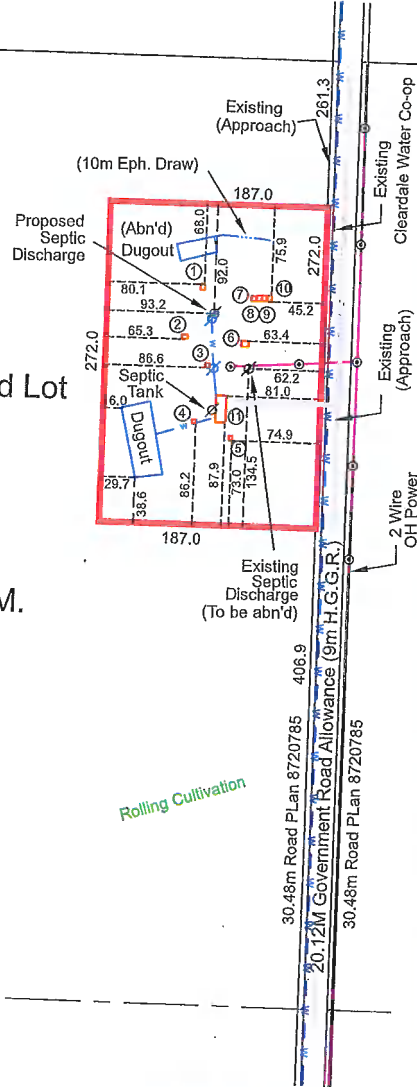
*Rolling Cultivation*

Proposed Lot

N.E. 1/4 Sec. 3-86-7-W.6M.

**Septic Proximity Ties:**

- Existing Septic Discharge to House = 30.2m
- Existing Septic Tank to House = 2.7m
- Proposed Septic Discharge to House = 69.2m
- Proposed Septic Discharge to Abn'd Dugout = 50.0m
- Proposed Septic Discharge to Eph. Draw = 66.0m
- Proposed Septic Discharge to Water Hydrant = 5.0m



3  
86-7-W5

Scale: 1:5000

**LEGEND**

- Lands Dealt With
- Road
- x—x— Fence
- Overhead 2-Wire Power
- w — (Private) Water Line
- Gas Co-op Line
- ⊙ Power Pole
- ⊘ Septic Discharge/Field
- ⊙ Water Hydrant

**LANDOWNER:**

N.E. 3-86-7-W6:

Hazel Enid Lubeck  
Kenneth Melvin Lubeck (deceased)  
C. of T. 012 409 173

**PROPOSED LOT AREA:**

Lot: 5.087 ha (12.57 Ac.)

**REGISTERED TITLE ENCUMBRANCES  
(Affecting Extent Of Title)**

None



**BORDERLINE  
SURVEYS**

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

Page: 1 of 2

Date: June 21st, 2017

Drawn by: JC

Job No.: 170057

**Tentative Plan Showing**  
**Proposed Subdivision of**  
**SE. 1/4 Sec. 3, Twp. 86, Rge. 7, W.6M.**  
 (For New Parcel)  
 Within  
 Clear Hills County, Alberta



Photo  
 Scale: 1:5000

NOTE:

1. Low area west of site is not wet, and doesn't contain grassy areas.
2. Low area east of site is seasonally wet with willows and open grassy patches.
3. Low area east of site was wet at the time of survey, and drains north.



Photo Date: 2012

**BORDERLINE**  
**SURVEYS**

10111 - 110th Street, Box 2661  
 Fairview, AB. 780 - 330 - 9939  
 www.borderlinesurveys.com

Page: 2 of 2
Date: June 21st, 2017
Drawn by: JC
Job No.: 170058

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	August 8, 2017
Originated By:	Audrey Bjorklund, Community Development Manager
Title:	<b>SUBDIVISION REFERRAL – H. Lubeck – Country Residential</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral S06-17 (17MK023) was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential subdivision from Hazel Lubeck for SE 3-86-7-W6M (4.048 hectares – 10 acres).

### BACKGROUND:

- Located in the Agricultural District (AG-1).
- The proposal is to subdivide from the quarter section a 4.048 hectare (10 acre) parcel for residential use.
- The land is gently rolling with bush and agricultural cultivation.
- The proposed parcel has access via an existing approach onto Township Road 860.
- There is another existing approach on Range Road 72 that provide access to the balance of the quarter.
- The parcel size is deemed to be appropriate for the intended use.
- The subdivision out of the South East corner for the Power substation does not affect the density clause under the Land Use bylaw.

### ATTACHMENTS:

- Subdivision application

### OPTIONS:

- A. Deny the request
- B. Approve the subdivision request with conditions listed, or other conditions

### RECOMMENDED ACTION:

RESOLUTION BY ....That the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Country Residential subdivision application from Hazel Lubeck for SE 3-86-7-W6M (4.048 hectares – 10 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.

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

**Manager:** 

FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY  
Date of Receipt for Completed Form: July 12, 2017 File No.: 17MK023 Fee Submitted: 725.00

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: (Son Melis) HAZEL ENID LUBECK Acting as agent Address and phone number: (Mel) Box 2138, Fairview AB, T0H 1L0  
(Full Name in Block Capitals)

2. Name of agent (person authorized to act on behalf of registered owner), if any: Borderline Surveys - JASON COATES Address and phone number: Box 2661, Fairview, AB, T0H 1L0  
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
All/part of the SE 1/4 Sec 3 TWP 86 Range 7 West of 6 Meridian  
Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. 012409173  
Area of the above parcel of land to be subdivided 4.048 hectares 10.00 (acres).  
Municipal Address if applicable NIA

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

EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED  
Describe:  
a. Existing use of the land AGriculture and Bush  
b. Proposed use of the land Residential  
c. The designated use of the land as classified under a land use bylaw AG

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

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED  
Describe any buildings and any structures on the land and whether they are to be demolished or moved NO

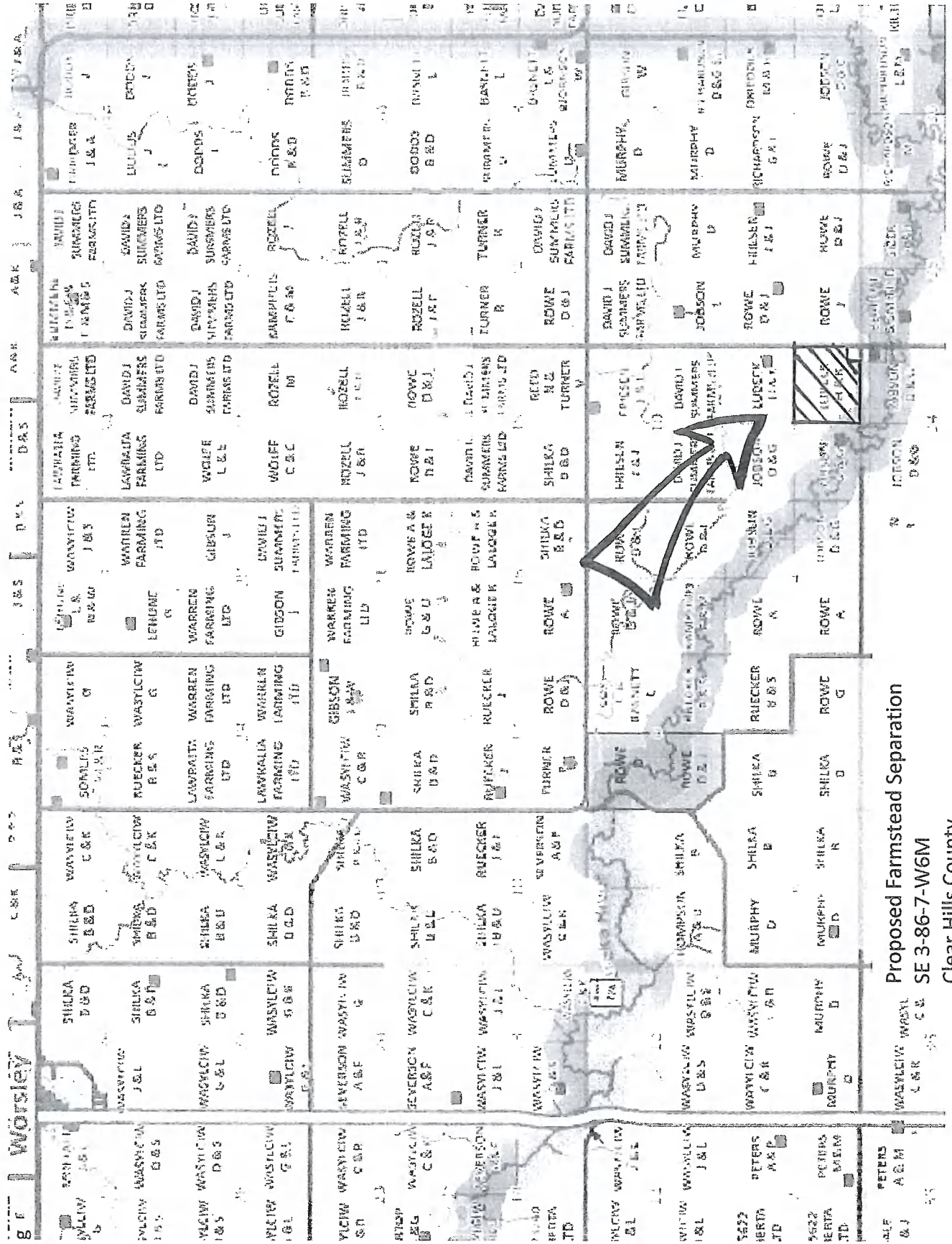
8. WATER AND SEWER SERVICES  
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.  
NONE

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
I, Borderline Surveys - JASON COATES 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: Box 2661, Fairview, AB, T0H 1L0 Signature: JASON COATES  
Phone No.: 780.330.9939 Date: JUN. 22/17

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

"LOCATION PLAN"



Proposed Farmstead Separation

SE 3-86-7-W6M

Clear Hills County

17MK023

MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: July 12, 2017

FILE: 17MK023 EXPIRY DATE: September 12, 2017

LEGAL: SE 3-86-7-W6M TIME EXTENSION \_\_\_\_\_

APPLICANT/AGENT: H. Lubeck

PROPOSAL: The proposal is to subdivide from the quarter section, a 10 acre parcel for country residential use.

ACREAGE IN TITLE; 311.64 acres

RESERVE REQUIREMENTS: Municipal Reserves not required.

PROXIMITY TO URBAN MUNIC: Approximately 6.5 miles South East of Worsley

SITE CHARACTERISTICS

C.L.I.: 60% 3c, 40 7t6t

TOPOGRAPHY: The subject land is described as gently rolling.

EXISTING USE/DEVELOPMENT: There are currently no structures on site. The balance of the quarter is currently used for agricultural operations

ROAD ACCESS: The proposed parcel has access via an existing approach onto Township Road 860. There is currently an approach onto Range Road 72 that provides access to the balance of the quarter

SERVICING: Proposed servicing is via a cistern for water supply and an open discharge for sewage disposal.

PARCEL SIZE: The parcel size is deemed to be appropriate for the intended use.

OTHER COMMENTS: Subdivision out of the South East corner for a Power Substation does not effect the density clause under the Land Use Bylaw

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District (AG-1). Parcel size may be allowed under Section 3.9(1).

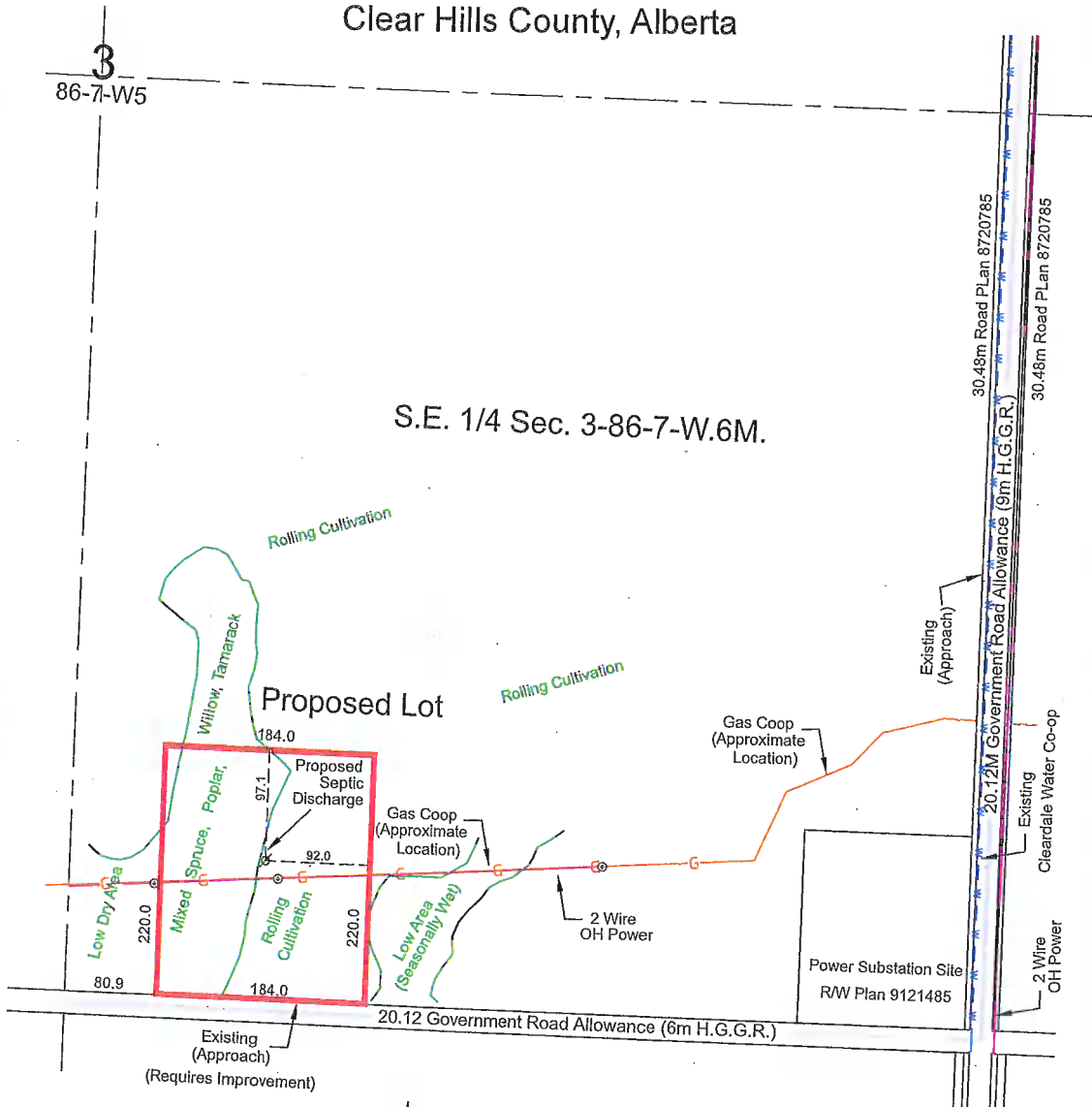
MUNICIPAL DEVELOPMENT PLAN: May be allowed.

SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts.

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

**Tentative Plan Showing  
Proposed Subdivision of  
SE. 1/4 Sec. 3, Twp. 86, Rge. 7, W.6M.  
(For New Parcel)  
Within  
Clear Hills County, Alberta**



Scale: 1:5000

**LANDOWNER:**

S.E. 3-86-7-W.6:  
Hazel Enid Lubeck  
Kenneth Melvin Lubeck (deceased)  
C. of T. 012 409 173

**PROPOSED LOT AREA:**

Lot: 4.048 ha (10.00 Ac.)

**REGISTERED TITLE  
ENCUMBRANCES  
(Affecting Extent Of Title)**

152 150 622: U.R.W.: North Peace Gas Co-op



**LEGEND**

- Lands Dealt With
- Road
- x-x- Fence
- Overhead 2-Wire Power
- w — (Private) Water Line
- Gas Co-op Line
- ⊙ Power Pole
- ⊘ Septic Discharge/Field

**BORDERLINE  
SURVEYS**

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www.borderlinesurveys.com

Page: 1 of 2
Date: June 21st, 2017
Drawn by: JC
Job No.: 170058

**Tentative Plan Showing**  
**Proposed Subdivision of**  
**NE. 1/4 Sec. 3, Twp. 86, Rge. 7, W.6M.**  
 (For Farmyard Separation)  
 Within  
 Clear Hills County, Alberta



Photo  
Scale: 1:5000

**NOTE:**

1. Some fencing, buildings, and shelter have been removed since the date of the photo.



Photo Date: 2012

**BORDERLINE**  
**SURVEYS**

10111 - 110th Street, Box 2661  
 Fairview, AB. 780 - 330 - 9939  
 www.borderlinesurveys.com

Page: 2 of 2

Date: June 21st, 2017

Drawn by: JC

Job No.: 170057



# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	August 8, 2017
Originated By:	Audrey Bjorklund – Community Development Manager
Title:	<b>SUBDIVISION REFERRAL – D &amp; M Fehr</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral S057-17 (17MK025) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from David & Margaretha Fehr for NE 3-86-9- 7-W6M (24.88hectares – 61.5 acres).

### BACKGROUND:

- Zoning: Agricultural District (AG-1)
- The MPC previously gave support in principal to this oversize subdivision proposal: M76-17 RESOLUTION by Member Janzen that the Municipal Planning Commission support in principal the 24.88 hectare (61.5 acre) farmstead separation subdivision on NE 36-85-9-W6M subject to the following conditions:
  1. One of the dwellings being removed
  2. Sewage Lagoon, labelled number 1 on the drawing, be reclaimed.
  3. Development of the private airplane landing strip be in compliance with the *Aeronautics Act*. *CARRIED.*
- There is an existing access to the proposed parcel onto Range Road 90.
- There is an existing approach to the balance of the quarter onto Range Road 90.

### ATTACHMENTS:

1. Subdivision Application

### OPTIONS:

- A. Deny the request
- B. Approve the subdivision request with conditions listed, or other conditions

### RECOMMENDED ACTION:

RESOLUTION BY ...That the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision from David & Margaretha Fehr for NE 3-86-7-W6M (24.88hectares – 61.5 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 provide confirmation that one of the dwellings has been removed.
4. Developer to provide confirmation that the sewage lagoon (Septic Lagoon 1 on the Tentative Plan prepared by Borderline Surveys) has been reclaimed.
5. Development of the private airplane landing strip be in compliance with the *Aeronautics Act*.
6. All other required Provincial/Federal Regulations to be adhered to.

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

**Manager:**



MACKENZIE MUNICIPAL SERVICES AGENCY  
Box 450 Berwyn AB T0H 0E0 - Phone: 780-338-3862 Fax: 780-338-3811 Email: info@mmsa.ca

FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY  
Date of Receipt for Completed Form: July 26/17 File No.: 17Mko25 Fee Submitted: 725.00

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: DAVID & Margaretha Fehr. Address and phone number: Box B, Cleardale AB, T0H 1L0 780.685.2425  
(Full Name in Block Capitals)

2. Name of agent (person authorized to act on behalf of registered owner), if any: BORDERLINE SURVEYS LTD. Address and phone number: Box 2661, Fairview AB, T0H 1L0 780-330-9939  
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
Allpart of the NE 1/4 Sec. 36 TWP 05 Range 9 West of 6 Meridian  
Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. \_\_\_\_\_  
Area of this above parcel of land to be subdivided \_\_\_\_\_ hectares 6.45 (acres).  
Municipal Address if applicable: #855070A,B,C Rg. Rd. 90 {unoccupied?}

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: CLEARDALE EAST FLOOD CONTROL PROJECT  
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 YARDSITE  
b. Proposed use of the land YARD/Residence.  
c. The designated use of the land as classified under a land use bylaw AG-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) Muskeg, Brush  
c. Describe the kind of soil on the land (sandy, loam, clay, etc) clay loam

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 SEE TENTATIVE Plan

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 - Dugout, Septic (Lagoon 2). Lagoon 1 to be filled in.

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
1. JASON DATES - BORDERLINE SURVEYS hereby certify that  
 I am the registered owner, or  
 I am the agent authorized to act on behalf of the registered owner

And that the information given on this form is full and complete as to, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.  
Address: Box 2661, Fairview AB, T0H 1L0 Signature: Jason Dates  
Phone No.: 780-330-9939 Date: April 17/17

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



MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: July 26, 2017

FILE: 17MK025 EXPIRY DATE: September 26, 2017

LEGAL: NE 36-85-9-W6M TIME EXTENSION \_\_\_\_\_

APPLICANT/AGENT: D. & M. Margaretha Fehr

PROPOSAL: The proposal is to subdivide from the quarter section, a 61.48 acre parcel to accommodate an existing farmstead.

ACREAGE IN TITLE: 160 acres

RESERVE REQUIREMENTS: Municipal Reserves not required.

PROXIMITY TO URBAN MUNIC: Approximately 7.5 miles South West of Worsley.

SITE CHARACTERISTICS

C.L.I.: 60% 4s5w 40% 0

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is an existing farmstead located on site, including a mobile home and an atco trailer and numerous out buildings. The two residences share the same dugout water supply but have separate sewage lagoons. Only one residence will be allowed to remain onsite. The balance of the quarter section is primarily under cultivation.

ROAD ACCESS: The proposed parcel has access via an existing approach onto Range Road 90. There is currently an approach onto Range Road 90 that provides access to the balance of the quarter.

SERVICING: The mobile home and atco trailer are jointly serviced by a dugout for water supply and by individual sewage lagoons for septic servicing. The sewage lagoon servicing the Mobile Home (Lagoon 1) will need to be reclaimed as it does not comply with Provincial Standards.

PARCEL SIZE: The parcel size is based on the location of existing development, required setbacks and a future private aerodrome.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District - 1 (AG-1). Parcel size may be allowed under Section 10.4(3)(a)(i)(3). Only one residence will be allowed to remain onsite in accordance with Section 10.4(3)(c)(i).

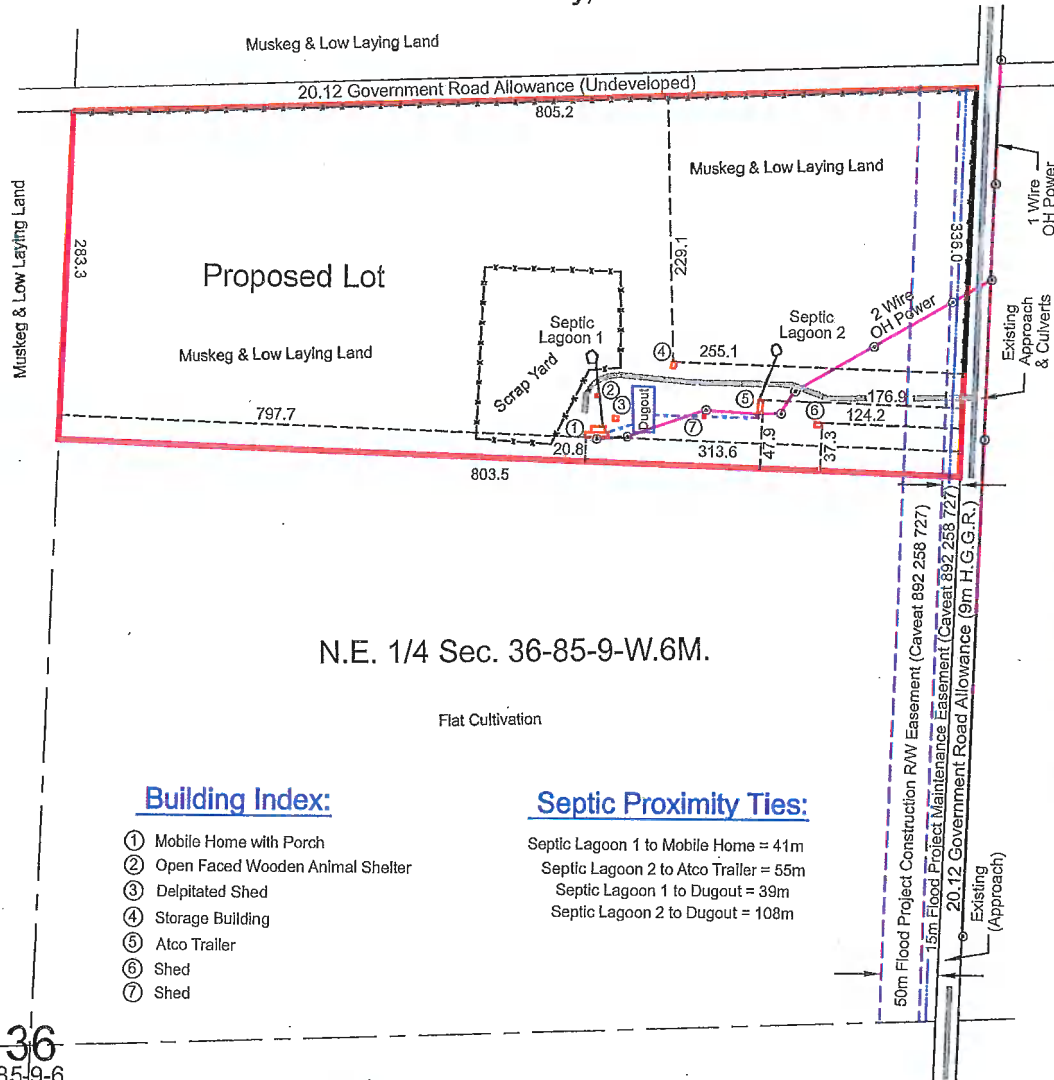
MUNICIPAL DEVELOPMENT PLAN: May be allowed.

SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts.

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

**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 Trailer
- ⑥ Shed
- ⑦ Shed

**Septic Proximity Ties:**

- Septic Lagoon 1 to Mobile Home = 41m
- Septic Lagoon 2 to Atco Trailer = 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
- 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



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

**BORDERLINE  
SURVEYS**

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	August 8, 2017
Originated By:	Audrey Bjorklund – Community Development Manager
Title:	<b>DEVELOPMENT PERMIT APPLICATION – D. J. Friesen</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W17-17 was received from David James Friesen to develop a second residence on NE 2-86-7-W6M

### BACKGROUND:

Zoning: Agricultural District (AG-1)

- Applicant's yard site will be located adjacent to RR71 on the west side of the quarter and south of the dugout.

### ATTACHMENTS:

- 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 W17-17 from Abraham Zacharias to develop a second residence (Dwelling, Manufactured Home) and yard site on SE 15-85-8-W6M with 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. The exterior walls of the dwelling (manufactured home) shall be finished with vinyl, metal or similar siding.
5. The under-covering of the dwelling (manufactured home) shall be completely screened from view by foundation or by skirting and shall be compatible in condition and aesthetic appearance with the dwelling.
6. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
7. Developer is responsible for obtaining all other permits such as building, plumbing, gas or electrical permits required for this development.

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**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W17-17.		
DATE RECEIVED:	July 24/17.		
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 <i>David James Friesen</i>				NAME OF REGISTERED LAND OWNER <i>John + Justina Friesen</i>			
ADDRESS <i>Box 324 Hines Creek</i>				ADDRESS <i>Box 324 Hines Creek</i>			
POSTAL CODE <i>T0H-2A0</i>	EMAIL			POSTAL CODE <i>T0H-2A0</i>	EMAIL		
CONTACT NUMBERS Home				CONTACT NUMBERS Home <i>780-685-2408</i>			
Business				Business			
Cell <i>780-834-7912</i>				Cell			
LAND INFORMATION							
Legal description of proposed development site							
QTR/L.S. <i>NE</i>	SEC. <i>2</i>	TWP. <i>86</i>	RG. <i>7</i>	M. <i>6</i>	OR	REGISTERED PLAN NO.	BLOCK LOT
Size of the proposed development site:							
LENGTH m ft	WIDTH m ft		NUMBER OF HECTARES		OR ACRES		
Lot type: INTERIOR      CORNER      THROUGH					LAND USE DISTRICT: <i>Ag1</i>		
Describe the existing use of the land: <i>existing yard site</i>							
<i>Range Road 71</i>							



# APPLICATION FOR DEVELOPMENT PERMIT

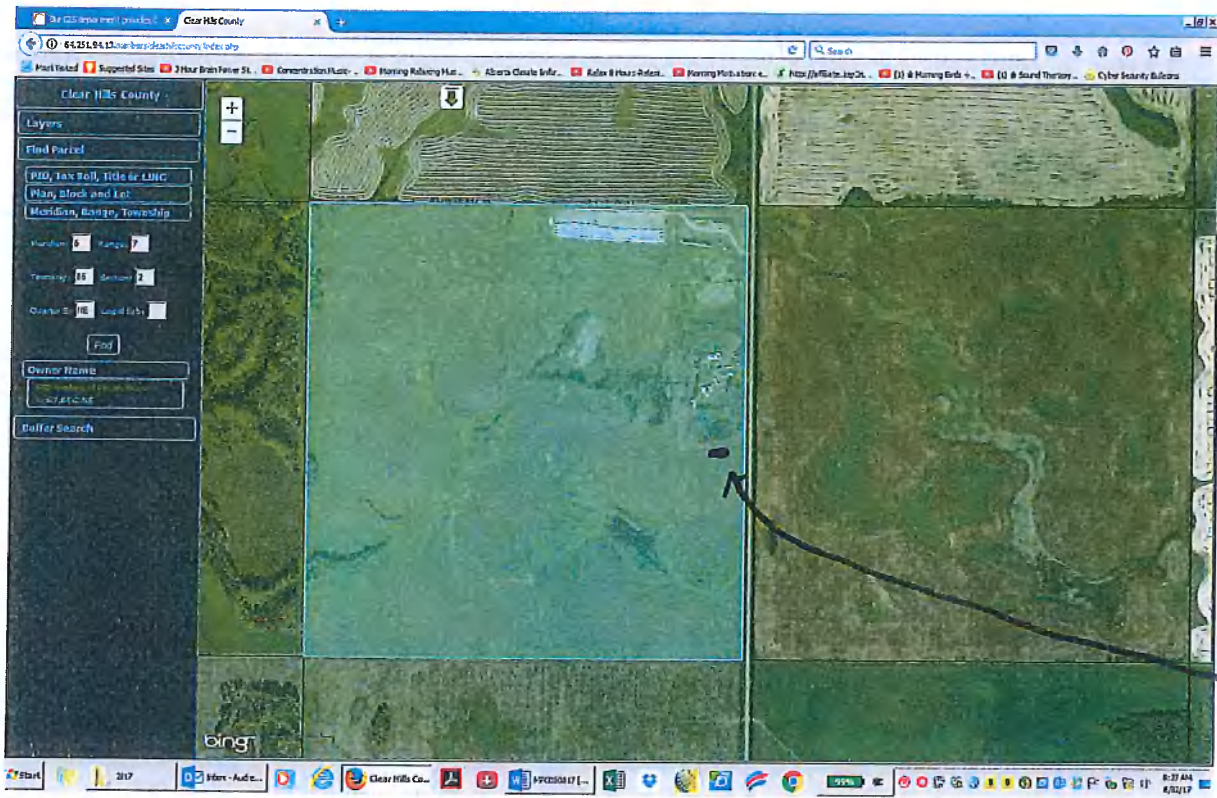
**FORM A**

Page 2

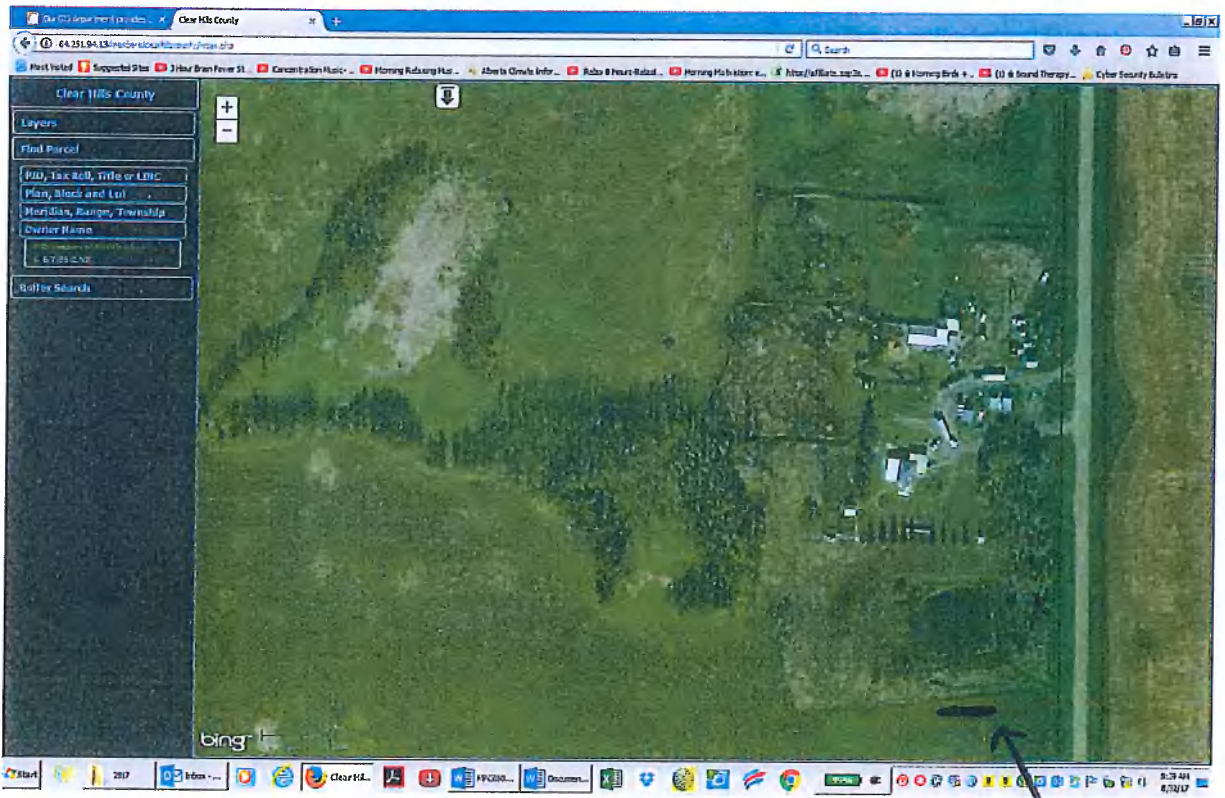
DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <p style="text-align: center; font-size: 1.2em; color: blue;"><i>2nd residence moved in mobile (used)</i></p>			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD <span style="font-size: 1.5em; color: blue;"><i>1000</i></span>	m ft	REAR YARD	m ft
SIDE YARD (1)	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	
		<span style="color: blue;"><i>RR 71</i></span> RURAL ROAD	
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE <span style="color: blue;"><i>before winter</i></span>	CONSTRUCTION COSTS <span style="color: blue;"><i>given trailer less than 10K</i></span>	
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: <span style="color: blue;"><i>July 24/17</i></span>	SIGNATURE OF APPLICANT: <span style="color: blue;"><i>Dad ✓</i></span>
DATE: <span style="color: blue;"><i>July 24/17</i></span>	SIGNATURE OF REGISTERED LAND OWNER: <span style="color: blue;"><i>Justin Iron</i></span>

X  
X



proposed  
2nd  
dwelling



proposed  
second dwelling



# 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:	August 8, 2017
Originated By:	Audrey Bjorklund – Community Development Manager
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Bear Canyon Farms Holdings Ltd.</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W18-17 was received from Bear Canyon Farms Holdings Ltd. to replace an older house with a new manufactured home on SE 14-83-13-W6M..

### BACKGROUND:

Zoning: Agricultural District (AG-1)

- The manufactured home dwelling will be a new manufactured home from Samlan Homes, similar in appearance to the other manufactured homes on the site.
- Replacement is required due to black mold in the older house.

### ATTACHMENTS:

- Development Permit Application

### OPTIONS:

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

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W18-17 from Bear Canyon Farms Holdings Ltd. to replace an older house with a new manufactured home on SE 14-83-13-W6M.. subject to the following conditions.

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. 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)
3. Minimum spacing from adjacent dwelling(s) shall not be less than 4.5 meters (15 feet). Any additions or attachments shall be regarded as part of the residence for spacing purposes.
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. The under-covering of the dwelling (manufactured home) shall be completely screened from view by foundation or by skirting and shall be compatible in condition and aesthetic appearance with the dwelling.
7. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
8. Developer is responsible for obtaining all other permits such as building, plumbing, gas or electrical permits required for this development.

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**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W18-17.		
DATE RECEIVED:	July 24/17.		
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 <i>Bear Canyon Farms Holdings Ltd.</i>				NAME OF REGISTERED LAND OWNER			
ADDRESS <i>Box 33 Cherry Point</i>				ADDRESS			
POSTAL CODE <i>AB.</i>	EMAIL <i>T0H-0T0.</i>			POSTAL CODE	EMAIL		
CONTACT NUMBERS Home <i>780-864-8723 (JOE)</i>				CONTACT NUMBERS Home			
Business				Business			
Cell				Cell			
LAND INFORMATION							
Legal description of proposed development site							
QTR/L.S. <i>SE</i>	SEC. <i>14.</i>	TWP. <i>83</i>	RG. <i>13</i>	M. <i>6.</i>	OR	REGISTERED PLAN NO.	BLOCK LOT
Size of the proposed development site:							
LENGTH		m	WIDTH		m	NUMBER OF HECTARES	OR ACRES
		ft			ft		
Lot type: INTERIOR CORNER THROUGH					LAND USE DISTRICT:		
Describe the existing use of the land: <i>colony site</i>							

# APPLICATION FOR DEVELOPMENT PERMIT

**FORM A**

Page 2

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>replace existing house with mobile home.</i>			
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 <i>41</i> ✓ m ft	REAR YARD m ft	SIDE YARD (1) 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		<i>717</i> SECONDARY HIGHWAY	RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE <i>asap.</i>	COMPLETION DATE	CONSTRUCTION COSTS <i>100,000.</i>	
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:	SIGNATURE OF APPLICANT: <i>Joe m Luter</i>		
DATE:	SIGNATURE OF REGISTERED LAND OWNER:		

**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.



**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) \_\_\_\_\_

c) Present location of the building

\_\_\_\_\_ *50x30. New. Samolan* \_\_\_\_\_

\_\_\_\_\_

d) Proposed relocation route

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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

FORM A

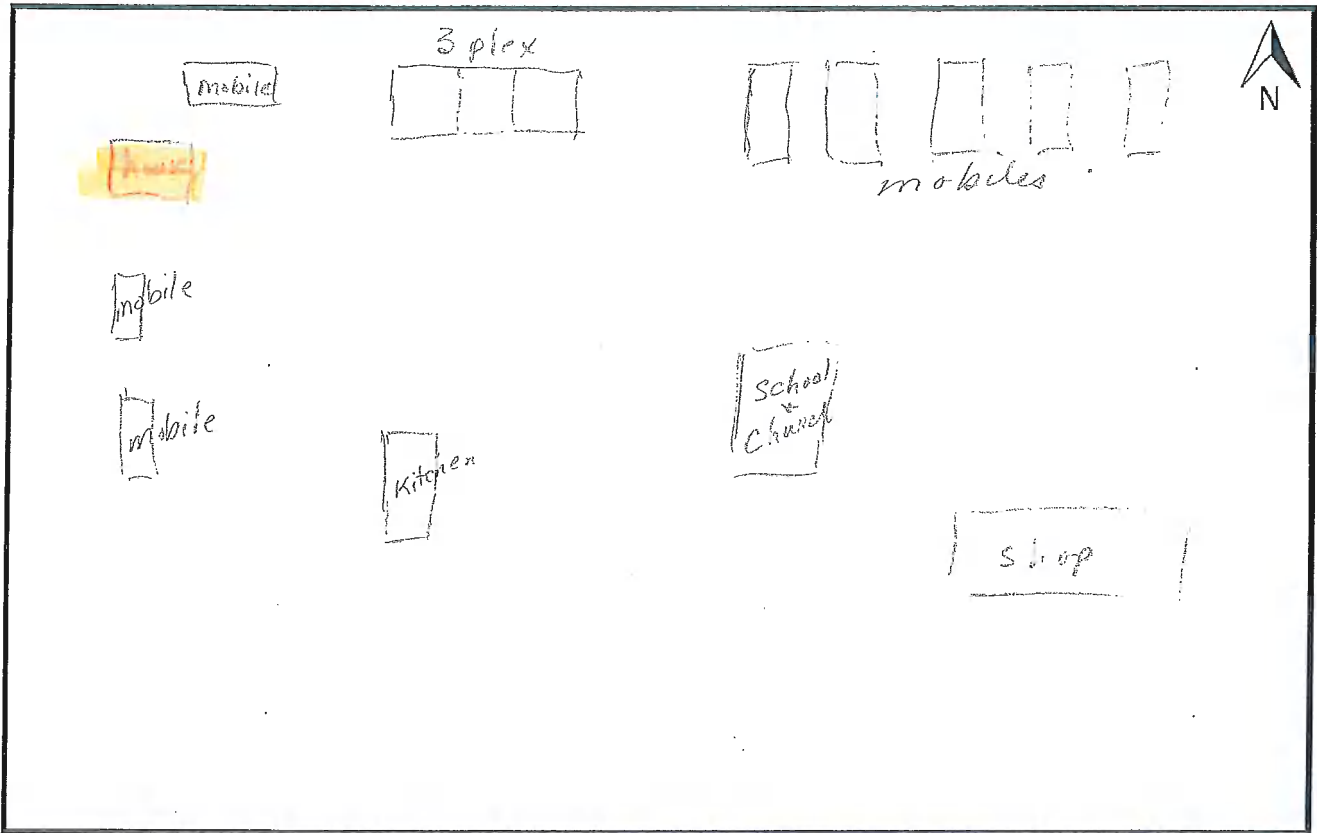
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: SE 14-83-13-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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	August 8, 2017
Originated By:	Audrey Bjorklund – Community Development Manager
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Worsley Early Childhood Education Foundation</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W19-17 was received from the Worsley Early Childhood Education Foundation for an accessory building (storage shed) on Plan 112 3865 Block 5 Lot 2A, Worsley Baptist Church lot.

### BACKGROUND:

Zoning: Hamlet Public/Institutional (HP)

Council approved a capital grant for this storage shed at the July 18, 2017 Council meeting.

### ATTACHMENTS:

- Development Permit Application

### OPTIONS:

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

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W19-17 from Worsley Early Childhood Education Foundation for an accessory building (storage shed) on the Worsley Baptist Church lot in Worsley Plan 112 3865 Block 5 Lot 2A, subject to the following conditions:

1. Minimum setbacks from the property lines:
  - d) Front yard, 7.6 m (25 feet)
  - a) Side yards, 7.6 m (25 feet)
  - b) Rear yard, 7.6 m (25 feet)
2. The accessory building (storage shed) is to be located a minimum of 1.8 m (6 ft from the principal buildings (Church and Fellowship Centre).
3. Height of the accessory building (storage shed) shall be no more than 6.1 m (20 ft in height, and shall not exceed the height of the principal buildings (Church and Fellowship Centre).
4. The exterior walls of the accessory building (storage shed) shall be finished with vinyl, metal or similar siding in keeping with the aesthetics of the principal buildings (Church and Fellowship Centre) to provide a consistent appearance on the lot.
5. 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.
6. All required Provincial/Federal Regulations to be adhered to.

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**

FOR ADMINISTRATIVE USE ONLY

**RECEIVED**

**JUL 28 2017**

APPLICATION NO.:	W19-17		
DATE RECEIVED:	July 28/17		
FEES PAID:	YES	NO	N/A

**CLEAR HILLS COUNTY**

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 Worsley Early Childhood Education Foundation					NAME OF REGISTERED LAND OWNER Worsley Baptist Church			
ADDRESS Box 287 Worsley, AB					ADDRESS Box 233 Worsley, AB			
POSTAL CODE T0H 3W0	EMAIL jkkkingose@gmail.com				POSTAL CODE T0H 3W0	EMAIL		
CONTACT NUMBERS Home Brittany King					CONTACT NUMBERS Home Dick Hale			
Business					Business			
Cell 780-835-1277					Cell 780-835-0724			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
						Plan 112 3865	5	2A
Size of the proposed development site:								
LENGTH		m	WIDTH		m	NUMBER OF HECTARES		OR ACRES
24		ft	12		ft			
Lot type:						LAND USE DISTRICT:		
INTERIOR <u>CORNER</u> THROUGH						HP Hamlet Public		
Describe the existing use of the land: Lawn space								

# APPLICATION FOR DEVELOPMENT PERMIT

**FORM A**

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<b>DEVELOPMENT INFORMATION</b>			
Describe the proposed use of the land:  <p style="font-size: 1.2em; text-align: center;">Place a non-fixed storage shed on land</p>			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	✓ Accessory structure(s) / use(s) <i>storage shed</i>	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD  <i>147 ft</i>	m	REAR YARD  <i>327 ft</i>	m
SIDE YARD (1)  <i>366 ft</i>		m	
SIDE YARD (2)  <i>250 ft</i>		m	
Off street parking:      Size of space      Number of spaces			
Off street loading:      Size of space      Number of spaces			
Accessory use: <i>building/storage shed 24 x 12 x 8 feet</i>			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:  <i>8 feet</i>	SETBACK FROM SIDE LOT LINE:  <i>366 ft</i>	SETBACK FROM REAR LOT LINE:  <i>327 ft</i>
The land is adjacent to:			
<u>PRIMARY HIGHWAY</u>		SECONDARY HIGHWAY	RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE <i>August 1, 2017</i>	COMPLETION DATE <i>September 1, 2017</i>	CONSTRUCTION COSTS <i>\$7035.00</i>	
Attached is			
(a) SITE PLAN <u>Yes</u> No      N/A		(b) FLOOR PLAN      Yes      No <u>N/A</u>	

<b>DECLARATION</b>	
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.	
DATE: <i>July 24/17</i>	SIGNATURE OF APPLICANT: <i>Brittany King</i>
DATE: <i>July 24/17</i>	SIGNATURE OF REGISTERED LAND OWNER: <i>Steve Hale</i>

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

Page 3

**SITE MAP**

LEGAL LAND DESCRIPTION: Plan 112 3865 block 5 lot 2A

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