

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

October 13, 2017

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Friday, October 13, 2017, in the Firehall Community Room, Worsley, Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING October 13, 2017 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF September 12, 2017 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL –E, M & B Kobbert – Farmstead Separation 4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:

Manager:

ABJ

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 12, 2017**

PRESENT	Miron Croy Peter Frixel David Janzen Lee Svederus Jason Ruecker	Chairperson Member Member Member Member
ATTENDING	Allan Rowe Audrey Bjorklund Bonnie Morgan	Chief Administrative Officer (CAO) Community Development Officer (CDM) Executive Assistant (EA)
CALL TO ORDER	Chairperson Croy called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u>		
M87-17	RESOLUTION by Member Svederus to adopt the agenda governing the September 12, 2017, Municipal Planning Commission Meeting as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes		
M88-17	RESOLUTION by Member Ruecker to adopt the minutes of the August 8, 2017 Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Subdivision Referral J. & R. Hale, Country Residential	Subdivision referral S08-17 (17MK028) was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential subdivision from Jerry & Rosie Hale for SE 2-85-9-W6M (4.04 hectares – 9.99 acres).	
W82-17	RESOLUTION by Member Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Country Residential subdivision application from Jerry & Rosie Hale for SE 2-85-9-W6M (4.04 hectares – 9.99 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.**

ADJOURNMENT

Chairperson Croy adjourned the September 12, 2017 Municipal Planning Commission Meeting at 9:02 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 12, 2017
Originated By:	Audrey Bjorklund, Community Development Manager
Title:	SUBDIVISION REFERRAL – E, M & B Kobbert – Farmstead Separation
File:	61-02-02

DESCRIPTION:

Subdivision referral S09-17 (17MK030) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Ernie, Mildred & Brent Kobbert for SE 36-83-6-W6M (5.894 hectares – 14.56 acres).

BACKGROUND:

- Located in the Agricultural District (AG-1).
- The proposal is to subdivide from the quarter section a 5.894 hectares (14.56 acre) existing yardsite parcel.
- The land is rolling and the balance of the quarter is under cultivation.
- The proposed parcel has access via an existing approach onto Township Road 835.
- Access to the balance of the quarter may be required.
- The proposed parcel size is based on the existing development. There is minimal agricultural land within the proposed subdivision; therefore 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 from Ernie, Mildred & Brent Kobbert for SE 36-83-6-W6M (5.894 hectares – 14.56 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:

ABj



RECEIVED

SEP 29 2017

CLEAR HILLS COUNTY

MACKENZIE MUNICIPAL SERVICES AGENCY

5109 - 51 Street P.O. Box 450

Berwyn, Alberta T0H 0E0

Phone: (780) 338.3862 Fax: (780) 338.3811

www.mmsa.ca

DATE: September 22, 2017

FILE: 17MK030

MUNICIPALITY: Clear Hills County

LEGAL: SE ¼ 36-83-6-W6M

OWNER: E, M & B Kobbert

PROPOSED LAND USE: Farmstead Separation

DEVELOPER/AGENT/SURVEYOR: Borderline Survey Ltd.

MAY WE HAVE YOUR COMMENTS ASAP IN AS FAR AS YOUR AGENCY IS CONCERNED
PLEASE ATTACH ANY ADDITIONAL COMMENTS.

SIGNATURE: _____

Comments received may be deemed public information.

- Subdivision Planner: Thomas Deming
- TELUS: Edmonton
- Atco Electric: Attn. Rita Klasson, Land Administration, Edmonton
- Atco Pipelines: Attn. Isabel Solis, Edmonton
- Gas Co op: North Peace
- Municipality: Clear Hills County

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY
Date of Receipt for Completed Form: _____ File No.: _____ Fee Submitted: _____

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: ERNEST + MILDRED + BRENT KORBERT Address and phone number: Box 444 Hines Creek, AB T0H 2H0
(Full Name in Block Capitals)

2. Name of agent (person authorized to act on behalf of registered owner), if any: BORDERLINE SURVEYS 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 ¼ Sec 36 TWP 83 Range 6 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. _____
Area of the above parcel of land to be subdivided 5.894 hectares 14.56 (acres).
Municipal Address if applicable 60028 Twp RD 835

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. Twp Rd 835
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 Agriculture + Yard Site
b. Proposed use of the land Yard Site
c. The designated use of the land as classified under a land use bylaw Agriculture

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 Cultivation
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Cultivation
c. Describe the kind of soil on the land (sandy, loam, clay, etc) clay

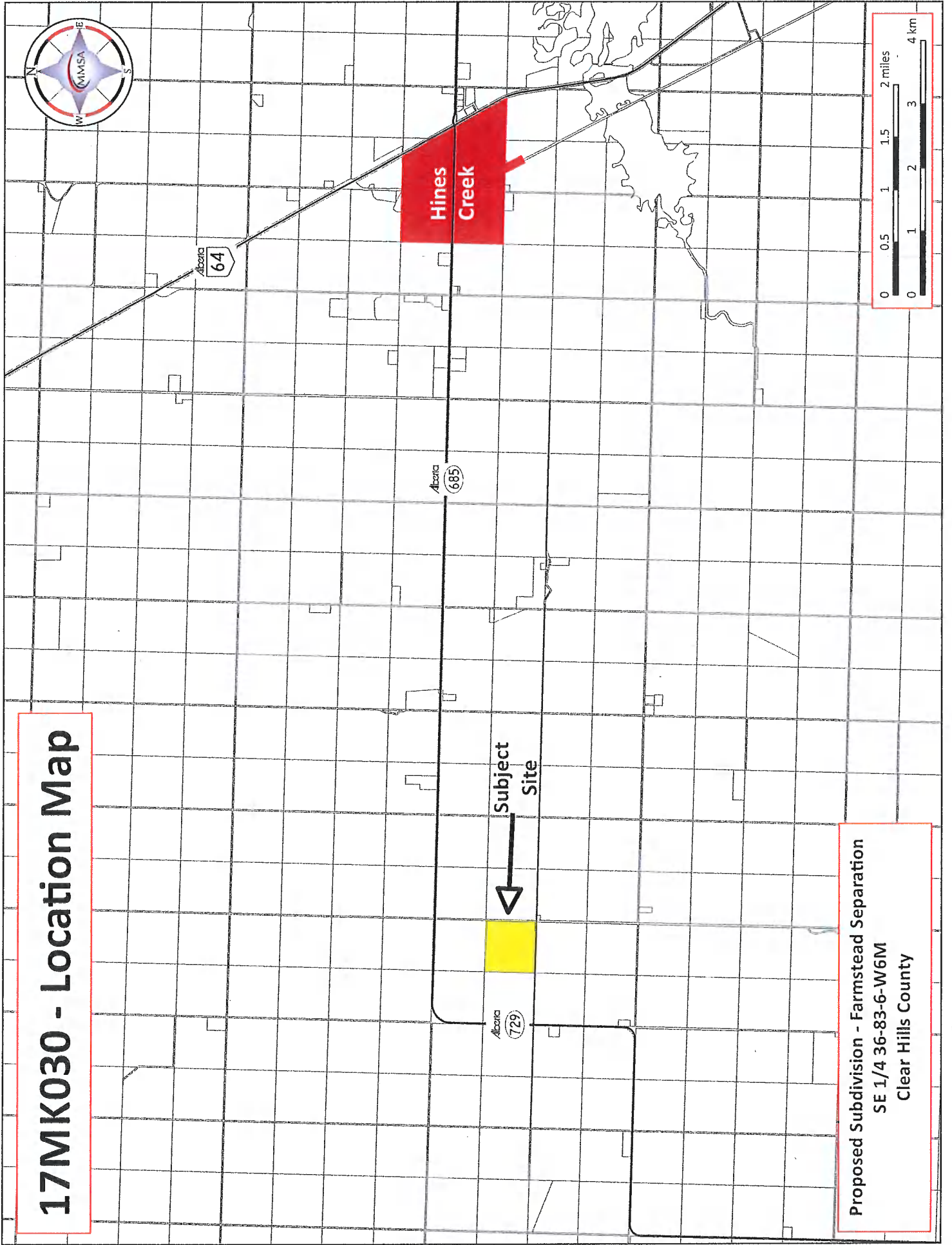
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
Describe any buildings and any structures on the land and whether they are to be demolished or moved see tentative plan

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.
Septic discharge tank + cistern for water

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, JASON COATES OF BORDERLINE SURVEYS 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: September 11, 2017

17MK030 - Location Map



Proposed Subdivision - Farmstead Separation
SE 1/4 36-83-6-W6M
Clear Hills County

**Tentative Plan Showing
Proposed Subdivision of
SE. 1/4 Sec. 36, Twp. 83, Rge. 6, W.6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta**

36
83-6-6

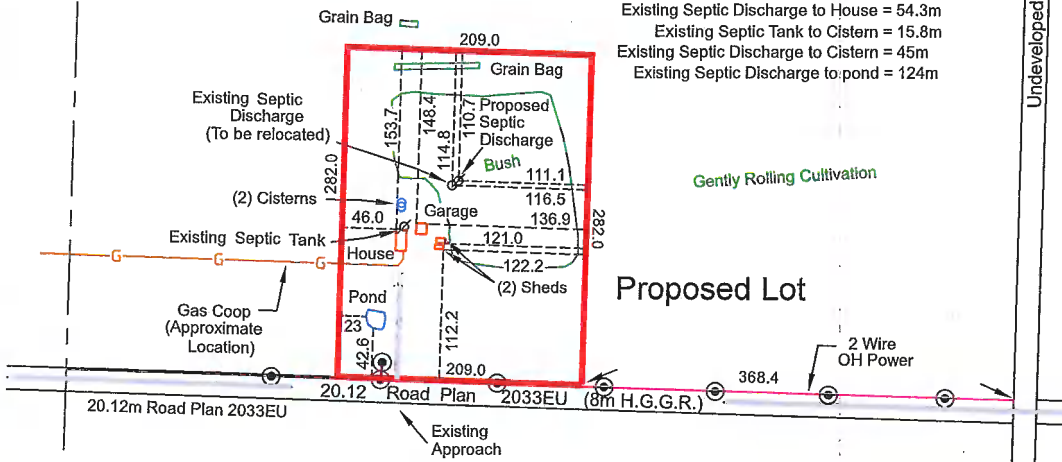
S.E. 1/4 Sec. 36-83-6-W.6M.

Proposed Septic Proximity Ties:

Proposed Septic Discharge to House = 61m
Proposed Septic Discharge to Cistern = 51.3m

Existing Septic Proximity Ties:

Existing Septic Tank to House = 2.5m
Existing Septic Discharge to House = 54.3m
Existing Septic Tank to Cistern = 15.8m
Existing Septic Discharge to Cistern = 45m
Existing Septic Discharge to pond = 124m



Undeveloped Government Road Allowance

LANDOWNER:

S.E. 1/4 36-83-6-W6:

Ernest Bruno Kobbert
Mildred June Kobbert
Brent Eric Kobbert
C. of T. 102238292

PROPOSED LOT AREA:

Lot: 5.894 ha (14.56 Ac.)

Scale: 1:5000

LEGEND

- Lands Dealt With
- Road
- Overhead 2-Wire Power
- Gas Co-op Line
- Power Pole
- ⊗ Septic Discharge/Tank
- Cistern



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

082 369 352: U.R.W.: North Peace Gas Coop

**BORDERLINE
SURVEYS**

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

Page: 1 of 2

Date: Sept. 11th, 2017

Drawn by: JC

Job No.: 170087

Tentative Plan Showing
Proposed Subdivision of
SE. 1/4 Sec. 36, Twp. 83, Rge. 6, W.6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta



Photo
Scale: 1:5000



Photo Date: 2012

BORDERLINE
SURVEYS

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

Page: 2 of 2

Date: Sept. 11th, 2017

Drawn by: JC

Job No.: 170087

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County

DATE RECEIVED: September 18th 2017

FILE: 17MK030

EXPIRY DATE: November 17th 2017

LEGAL: SE ¼ 36-83-6-W6M

TIME EXTENSION:

APPLICANT/AGENT: Borderline Surveys

PROPOSAL: The proposal is to subdivide from the quarter section, a 14.56 acre parcel for a farmstead separation.

ACREAGE IN TITLE: 158.99 acres

RESERVE REQUIREMENTS: Municipal reserve not required

PROXIMITY TO URBAN MUNIC: Approximately 6.5 miles west from Hines Creek

SITE CHARACTERISTICS

C.L.I.: 100% 3c

TOPOGRAPHY: The subject land is described as rolling cultivation.

EXISTING USE/DEVELOPMENT: The proposed parcel is currently developed with a house, garage, sheds and associated servicing. Additionally, there is a pond and a small grove of trees that cover a portion of the site. The balance of the quarter is under cultivation.

ROAD ACCESS: The proposed parcel has an existing approach onto Township Road 835 (Road Plan 2033EU). Access to the balance of the quarter may be required.

SERVICING: Proposed servicing is via cistern and hauling for water supply and an open discharge/septic tank for sewage disposal. The proposed septic discharge will be moved from the existing location to meet required setbacks from cisterns.

PARCEL SIZE: The proposed parcel size is based on the location of the existing development. There is minimal agricultural land within the proposed subdivision; therefore the parcel size is deemed to be appropriate for the intended use.

OTHER COMMENTS:

LEGISLATION

LAND USE BYLAW: The subject land is located in the Agriculture 1 (AG-1) District. The proposed parcel size is larger than the Land Use Bylaw allows under Section 10.4(3)(a)(i)(1) of the AG-1 Site Provisions, however, Section 3.9(1) allows the Development Authority to recommend a variance to lot size.

MUNICIPAL DEVELOPMENT PLAN: May be allowed (Section 2.5.1(a)).

INTER MUNICIPAL DEV. PLAN: N/A

SUBDIVISION REGULATIONS: No conflicts.

MUNICIPAL GOVERNMENT ACT: No conflicts.

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