

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
January 9, 2018

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, January 9, 2018, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING January 9, 2018..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF December 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. I. Peters – Farmstead Separation 6*
 - B. SUBDIVISION REFERRAL – R & F Mason – Farmstead Separation 10*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer:	Manager:
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**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, December 12, 2017**

PRESENT

Miron Croy	Chair
Peter Frixel	Member
David Janzen	Member
Raymond Wetmore	Member
Amber Bean	Deputy Chair

ABSENT

ATTENDING

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

CALL TO ORDER

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

**ACCEPTANCE OF
AGENDA**

M100-17

RESOLUTION by Member Janzen to adopt the agenda governing the December 12, 2017, Municipal Planning Commission Meeting as presented. **CARRIED.**

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M101-17

RESOLUTION by Member Bean to adopt the minutes of the November 28, 2017 Municipal Planning Commission Meeting, as presented. **CARRIED.**

M102-17

RESOLUTION by Member Wetmore to adopt the minutes of the November 28, 2017 Municipal Planning Commission Organizational Meeting, as presented. **CARRIED.**

NEW BUSINESS

Subdivision Referral
M. & L. Knor
Recreation
Separation

Subdivision referral S10-17 (17MK037) was received from Mackenzie Municipal Services Agency regarding the application for a Recreation Separation subdivision from Mary and Leo Knor for SW-22-83-1-W6M (4.05 hectares – 10.00 acres).

M103-17

RESOLUTION by Chairperson Croy that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Recreation Separation

subdivision from Mary & Leo Knor for SW-22-83-1-W6M (4.05 hectares – 10.00 acres) subject to the following conditions:

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

Information &
Correspondence

The Municipal Planning Commission is presented with correspondence for review.

1. Builder Licensing: Information for Municipalities – email, letter and PowerPoint – (61-02-02)

M104-17

RESOLUTION by Member Janzen that the Municipal Planning Commission receives the correspondence and information of December 12, 2017, as presented.

CARRIED.

ADJOURNMENT

Chairperson Croy adjourned the December 12, 2017 Municipal Planning Commission Meeting at 9:04 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	December 12, 2017
Originated By:	Audrey Bjorklund, Community Development Manager
Title:	SUBDIVISION REFERRAL – Erwin Ike Peters – Farmstead Separation
File:	61-02-02

DESCRIPTION:

Subdivision referral S11-17 (17MK040) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Erwin Ike Peters for E 2-87-8-W6M (8.093 hectares – 19.999 acres).

BACKGROUND:

- Located in the Agricultural District (AG-1).
- The proposal is to subdivide from the half section a 8.093 hectares (19.999 acre) parcel to accommodate an existing farmstead.
 - Land Use Bylaw Section 10.4(3)(a) regarding parcel size allows discretion based on existing development, etc.
- The land is rolling and the balance of the quarter is under cultivation with the exception of the westerly portion which is creek area and bush and possibly pasture.
- The proposed subdivision does not contain any cultivated lands.
- The proposed parcel has access via an existing approach onto Range Road 81 (Rural address 870034 Rge Rd 81)
- The proposed parcel size is based on the location of the existing development which straddles the quarter section line. The subdivision does not contain any cultivated lands.

ATTACHMENTS:

- Subdivision application

OPTIONS:

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

RECOMMENDED ACTION:

RESOLUTION BYThat the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision from Erwin Ike Peters for E 2-87-8-W6M (8.093 hectares – 19.999 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:
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FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY
Date of Receipt for Completed Form: Dec 7/17 File No.: 17mk040 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: ERWIN IKE PETERS Address and phone number: Box 280, Woisley AB, T0H 3W0
(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 - 780-330-993
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All part of the NE, SE 1/4 Sec 2 TWP 87 Range 8 West of 6 Meridian
Being all parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 882094548
Area of the above parcel of land to be subdivided 8.093 hectares 19.999 (acres).
Municipal Address if applicable # 870034, Rg. Rd. 81

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 AG - Farmsite

b. Proposed use of the land AG / Country Residential

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) Bentley Rolling

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Wooded FARMYARD.

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 Tank + Field and water from dugout.

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, JASON COATES - BORDERLINE SURVEYS LTD. 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: Nov. 27/17

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: December 7, 2017

FILE: 17MK040 EXPIRY DATE: February 6, 2018

LEGAL: E ½ of 2.87.8.W6M TIME EXTENSION _____

APPLICANT/AGENT: E. Peters

PROPOSAL: The proposal is to subdivide from the ½ section, a 20 acre parcel to accommodate an existing farmstead.

ACREAGE IN TITLE: NE 1/4 - 161 ac; SE 1/4 - 150.69 ac

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 0.5 miles north west of Worsley.

PREVIOUS APPLICATIONS:

SITE CHARACTERISTICS

C.L.I.: SE: 25% 7t6t, 75% 3c, NE 75% 4c, 25% 3c

TOPOGRAPHY: The subject land is described as gently rolling.

EXISTING USE/DEVELOPMENT: There is a well developed farmstead located on site, including a residence, dugouts (2), shop, barn, numerous outbuildings and associated servicing. There is also a horse cemetery located in the north east corner which the applicant wants included within the subdivision. The balance of the quarter is under cultivation with the exception of the westerly portion which is creek area and bush and possibly pasture.

ROAD ACCESS: Access is gained via the local road to the east.

SERVICING: Existing development is serviced with dugout for water supply and a subsurface sewage disposal system. Required setbacks are met.

PARCEL SIZE: The parcel size is based on the location of existing development which straddles the quarter section line. It should be noted that the subdivision does not contain any cultivated lands.

LEGISLATION

LAND USE BYLAW: Located within the Agricultural District (AG-1). Refer to Section 10.4(3) (a) regarding parcel size which allows for discretion based on existing development etc.

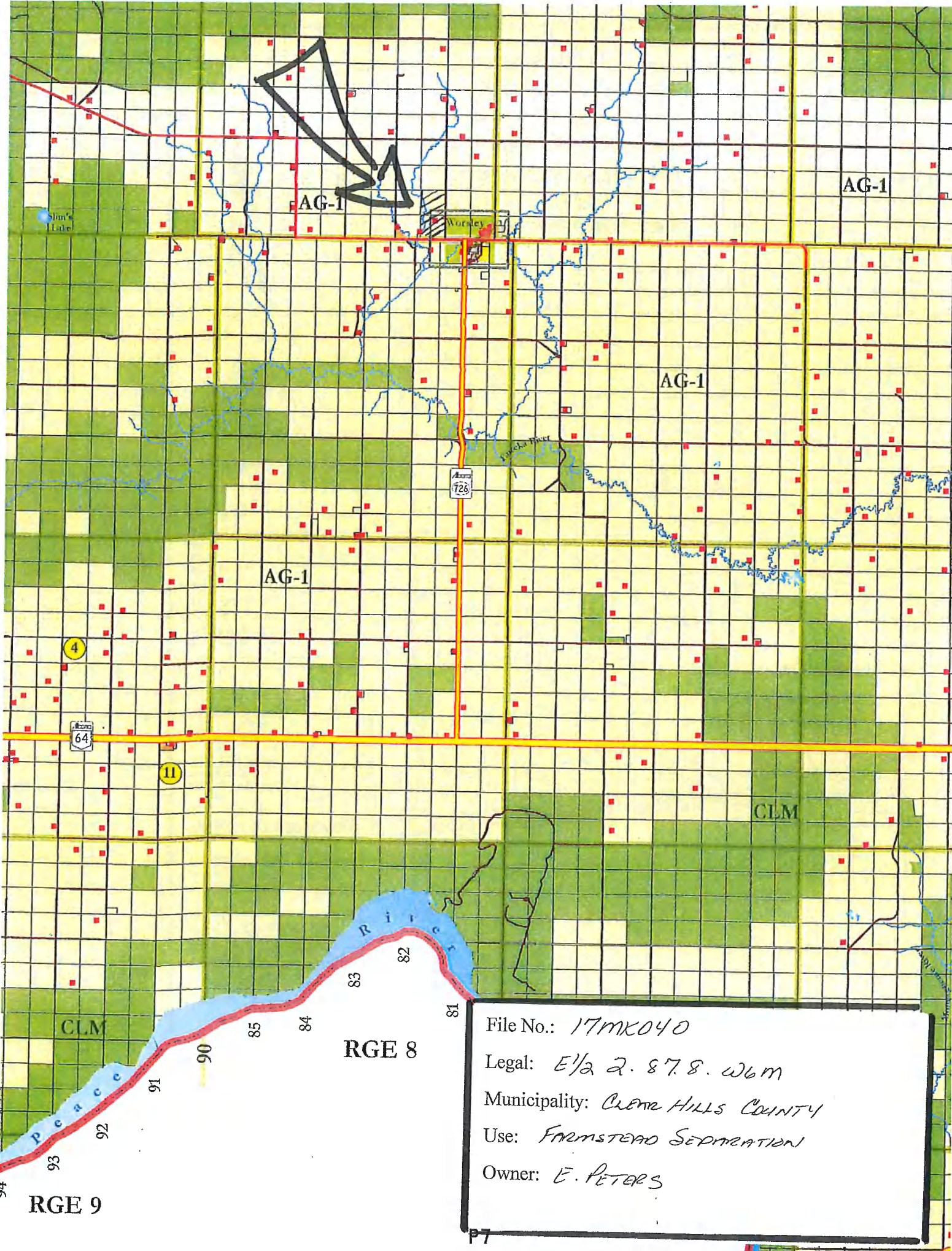
MUNICIPAL DEVELOPMENT PLAN: May be allowed

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).



AG-1

AG-1

AG-1

AG-1

CLM

4

64

11

728

81

82

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85

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91

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RGE 8

RGE 9

File No.: 17MK040
 Legal: E 1/2 2. 87.8. W6M
 Municipality: CLERMONT HILLS COUNTY
 Use: FARMSTEAD SEPARATION
 Owner: E. PETERS

Tentative Plan Showing
Proposed Subdivision of
N.E. 1/4 Sec. 2, Twp. 87, Rge. 8, W.6M.
S.E. 1/4 Sec. 2, Twp. 87, Rge. 8, W.6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta



Scale: 1:5000



LEGEND

- Lands Dealt With
- Road
- x-x- Fence
- Top of Valley
- Creek
- o-o- Overhead Power
- Natural Gas Line
- o Power Pole
- o Septic Tank

LANDOWNER:

N.E. 1/4 2-87-8-W.6:
 Erwin Ike Peters
 C. of T. 882 094 548

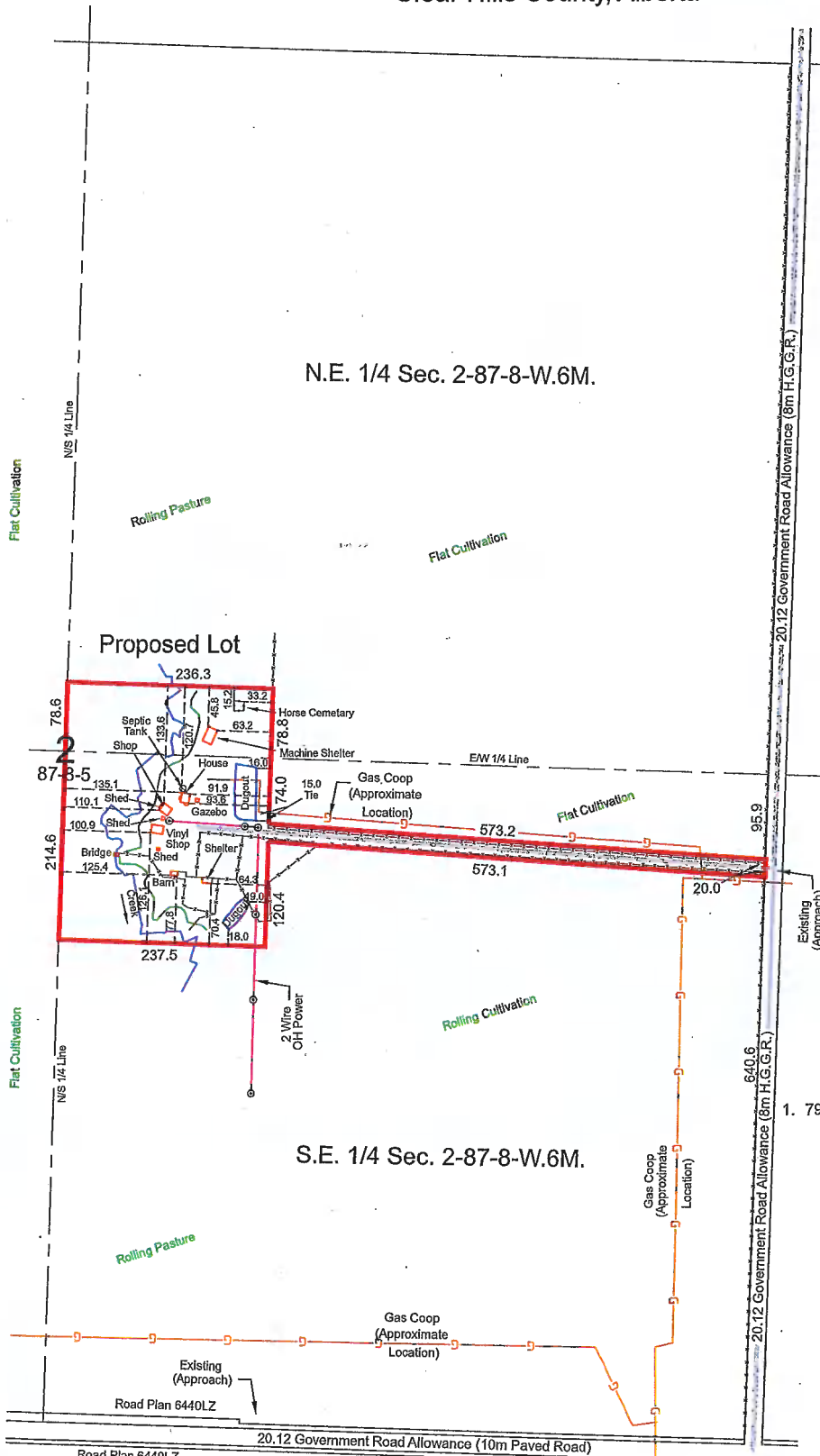
S.E. 1/4 2-87-8-W.6:
 Erwin Ike Peters
 C. of T. 882 094 548

PROPOSED LOT AREA:

N.E. 1/4: 1.861 ha (4.599 Ac.)
 S.E. 1/4: 6.232 ha (15.400 Ac.)
 Total: 8.093 ha (19.999 Ac.)

REGISTERED TITLE ENCUMBERANCES (Affecting Extent Of Title)

1. 792 212 416: U.R.W., North Peace Gas Co-op
2. 052 374 864: Caveat; ATCO Electric Ltd.



BORDERLINE SURVEYS

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

Date: Nov. 27th, 2017

Drawn by: JC

Job No.: 170115

Page: 1 of 2

Tentative Plan Showing
 Proposed Subdivision of
N.E. 1/4 Sec. 2, Twp. 87, Rge. 8, W.6M.
S.E. 1/4 Sec. 2, Twp. 87, Rge. 8, W.6M.
 (For Farmyard Separation)
 Within
 Clear Hills County, Alberta



NOTE:

1. Site is served by a septic field.
2. Water Source is the Northeast Dugout
3. Creek is (dry) intermittent with 1m channel and 1m depth.



Photo
Scale: 1:5000

**BORDERLINE
SURVEYS**

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

Date: Nov. 27th, 2017

Drawn by: JC

Job No.: 170115

Page: 2 of 2

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	December 12, 2017
Originated By:	Audrey Bjorklund, Community Development Manager
Title:	SUBDIVISION REFERRAL – Ronald & Frank Mason – Farmstead Separation
File:	61-02-02

DESCRIPTION:

Subdivision referral S12-17 (17MK041) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Ron Mason & Frank Masons for NE 12-86-5-W6M (3.237 hectares – 7.99 acres).

BACKGROUND:

- This is the second parcel out of this quarter section, the first subdivision out is a cemetery.
 - LUB Section 1.4(3)(b)(ii) limits parcel density in to two parcels with the balance of the quarter being one of the parcels. However, if the MPC sees merit in this application and based on the fact that a cemetery is considered to be a public use, the density provision in this case should not be applicable. The Subdivision Authority can approve the application under Section 654(2) of the Municipal Government Act without going through rezoning. Reference to the MGA section needs to be included in the motion.
- Located in the Agricultural District (AG-1).
- The proposal is to subdivide from the quarter section a 3.237 hectare (7.99 acre) parcel to accommodate an existing farmstead.
- The land is rolling and the balance of the quarter is under cultivation with the exception of the cemetery on the previously subdivided parcel to the south of the proposed subdivision.
- The proposed parcel has access via an existing approach onto Range Road 50 (Rural address 861054 Rge Rd 50)
- The proposed parcel size is based on the location of the existing development, specifically to accommodate the existing access road and to minimize loss of agricultural land.

ATTACHMENTS:

- Subdivision application

OPTIONS:

- C. Deny the request
- D. Approve the subdivision request with conditions listed, or other conditions

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

Manager:

RECOMMENDED ACTION:

RESOLUTION BY ...that the Municipal Planning Commission recognizes that because of the existing cemetery subdivision, this subdivision application does not meet the Land Use Bylaw parcel density of two parcels with the balance of the quarter being one of the parcels and recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision from Ron Mason & Frank Masons for NE 12-86-5-W6M (3.237 hectares – 7.99 acres) under Section 654(2) of the Municipal Government Act based on the fact that a cemetery is a public use. The subdivision approval is 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: Dec. 14, 2017 File No.: 17MK041 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: Ronald + Frank Mason
(Full Name in Block Capitals) Address and phone number: Box 702 Hines Creek, AB T0H 2A0
780-835-8101

2. Name of agent (person authorized to act on behalf of registered owner), if any: Borderline Surveys Ltd.
(Full Name in Block Capitals) Address and phone number: Po Box 2661 Fairview AB T0H1L0
780-330-9939

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the NE 1/4 Sec 12 TWP 86 Range 5 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 3.237 hectares 7.99 (acres).
Municipal Address if applicable # 061054 Rg. Rd. 50

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 Agric. Home + Farmyard
b. Proposed use of the land Farmyard
c. The designated use of the land as classified under a land use bylaw Yardsite

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) cultivation
c. Describe the kind of soil on the land (sandy, loam, clay, etc) clay / sandy

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

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 + System

REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, BORDERLINE SURVEYS (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 T0H1L0 Signature: Jason Coates
Phone No.: 780-330-9939 Date: Oct. 17 / 2017

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: Dec. 14, 2017

FILE: 17MK041

EXPIRY DATE: Feb. 14, 2018

LEGAL: NE 12-86-5-W6M

TIME EXTENSION:

APPLICANT/AGENT: Borderline Surveys Ltd.

PROPOSAL: The proposal is to subdivide a 7.99 acre parcel from the quarter section for a farmstead separation.

ACREAGE IN TITLE: 156.72

RESERVE REQUIREMENTS: Municipal reserve may be required as this proposal does not meet the criteria to be exempt from municipal reserve requirements. Council may waive the reserve requirement as the first parcel out is considered to be a public use.

PROXIMITY TO URBAN MUNIC: 13.5 miles north from the Village of Hines Creek

PREVIOUS APPLICATIONS: 10MK032 (2011, Cemetery Extension – 1.28 acres)

SITE CHARACTERISTICS:

C.L.I.: 50% 4c, 50% 5s

TOPOGRAPHY: The subject land is described as rolling cultivation.

EXISTING USE/DEVELOPMENT: The proposed parcel is currently developed with a house, a shop, chicken coop, two barns and two additional accessory buildings. Additionally, there is an existing cistern on site. The balance of the quarter is under cultivation not including the cemetery on the previously subdivided parcel.

ROAD ACCESS: The proposed parcel has an existing approach onto Range Road 50 (Road Plan 1065PX). There is an existing approach to the balance of the quarter.

SERVICING: Proposed servicing is via an existing cistern and a septic field/septic tank for sewage disposal. A septic discharge is currently on site but is to be replaced with the septic field.

PARCEL SIZE: The proposed parcel size is based on the location of the existing development, specifically to accommodate the existing access road and to minimize the loss of agricultural land.

OTHER COMMENTS: This is the second parcel out from this quarter section.

LEGISLATION:

LAND USE BYLAW: The subject land is located in the Agriculture 1 (AG-1) District. The proposed parcel size is within what the Land Use Bylaw allows under Section 10.4(3)(a)(i)(1) of the AG-1 Site Provisions. Section 10.4(3)(b)(ii) limits parcel density in regards to residential uses to two parcels with the balance of the quarter being one of the parcels. However, if Council sees merit in the application and based on the fact that a cemetery is considered to be a public use, the density provision in this case should not be applicable. The Subdivision Authority can approve the application under Section 654(2) of the Act without going through a rezoning.

MUNICIPAL DEVELOPMENT PLAN: No conflicts.

SUBDIVISION REGULATIONS: No conflicts.

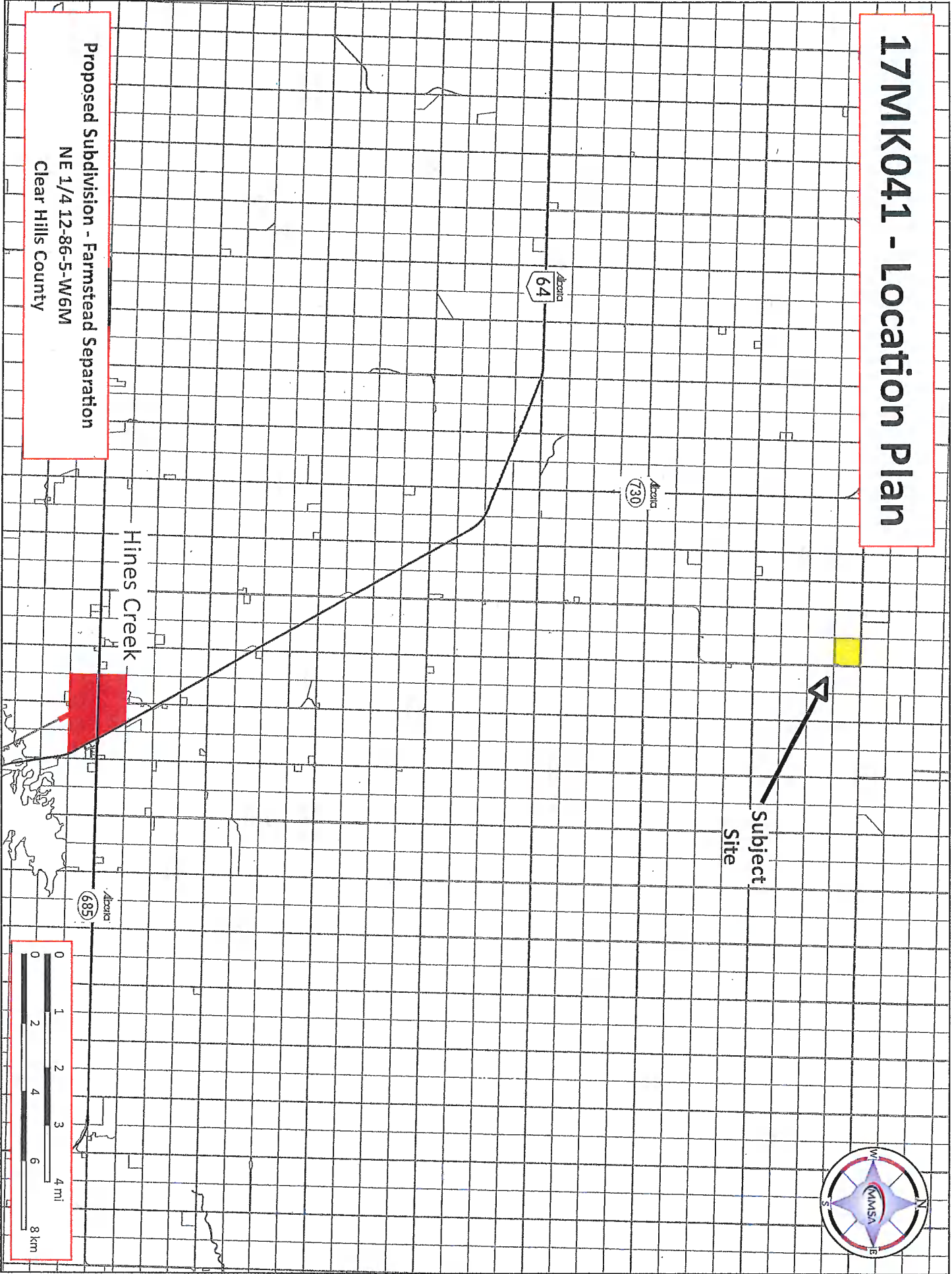
MUNICIPAL GOVERNMENT ACT: Section 654(2) allows the subdivision authority to approve a subdivision that does not meet the Land Use Bylaw requirements if the proposed subdivision would not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

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

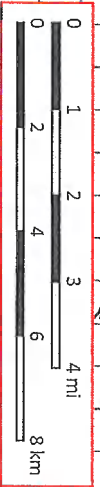
17MK041 - Location Plan



Subject Site



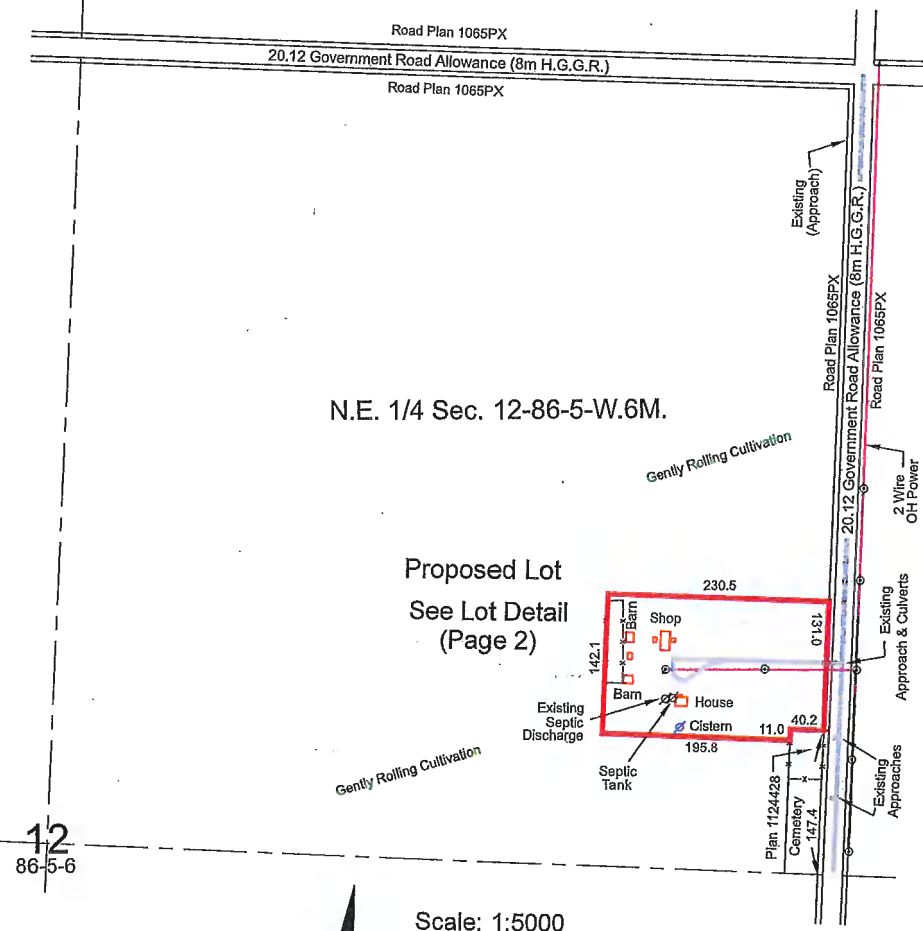
Proposed Subdivision - Farmstead Separation
NE 1/4 12-86-5-W6M
Clear Hills County



**Tentative Plan Showing
Proposed Subdivision of
NE. 1/4 Sec. 12, Twp. 86, Rge. 5, W.6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta**

N.E. 1/4 Sec. 12-86-5-W.6M.

Proposed Lot
See Lot Detail
(Page 2)



12
86-5-6

Scale: 1:5000

LANDOWNER:

N.E. 12-86-5-W6:

Ronald Guy Mason
Frank Louis Mason
C. of T. 162 132 769

PROPOSED LOT AREA:

Lot: 3.237 ha (7.99 Ac.)

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

None

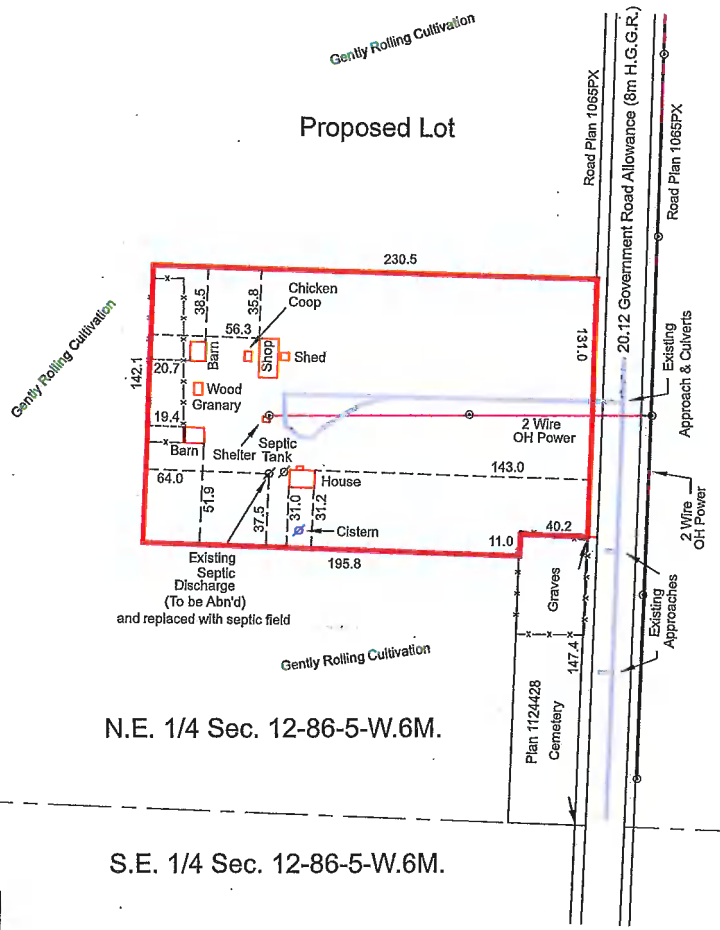


LEGEND

- Lands Dealt With
- Road
- x-x- Fence
- Overhead 2-Wire Power
- ⊙ Power Pole
- ⊗ Septic Discharge/Field Cistern

<p>BORDERLINE SURVEYS</p> <p>10111 - 110th Street, Box 2661 Fairview, AB, 780 - 330 - 9939 www.borderlinesurveys.com</p>	<p>Page: 1 of 4</p> <p>Date: Dec. 8th, 2017</p> <p>Drawn by: JC</p> <p>Job No.: 170097</p>
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**Tentative Plan Showing
Proposed Subdivision of
NE. 1/4 Sec. 12, Twp. 86, Rge. 5, W.6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta**



Lot Detail
Scale: 1:2500



<p style="font-size: small;">10111 - 110th Street, Box 2661 Fairview, AB. 760 - 330 - 9939 www.borderlinesurveys.com</p>	Page: 2 of 4
	Date: Dec. 8th, 2017
	Drawn by: JC
	Job No.: 170097

Tentative Plan Showing
Proposed Subdivision of
NE. 1/4 Sec. 12, Twp. 86, Rge. 5, W.6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta



Photo
Scale: 1:5000

NOTE:

1. Some buildings, fencing and structure have been removed since the date of the photo.
2. Brush has been cleared from the quarter section since the date of the photo.



Photo Date: 2012

BORDERLINE SURVEYS	Page: 3 of 4
10111 - 110th Street, Box 2661 Fairview, AB, T80 - 330 - 9939 www.borderlinesurveys.com	Date: Dec. 8th, 2017
	Drawn by: JC
	Job No.: 170097

Tentative Plan Showing
Proposed Subdivision of
NE. 1/4 Sec. 12, Twp. 86, Rge. 5, W.6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta



Lot Photo Detail
 Scale: 1:2500



BORDERLINE SURVEYS <small>10111 - 110th Street, Box 2661 Fairview, AB, T80 - 330 - 9939 www.borderlinesurveys.com</small>	Page: 4 of 4
	Date: Dec. 8th, 2017
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