

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**February 12, 2019**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, February 12, 2019, in the Council Chambers, Worsley, Alberta, at 9:00 a.m.

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- A) CALL TO ORDER**
- B) AGENDA**
  - A. REGULAR MEETING February 12, 2019 ..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING OF November 13, 2018 ..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. DEVELOPMENT PERMIT – Hines Creek Hutterian Brethern ..... 4*
  - B. DEVELOPMENT PERMIT – Tri-S Concrete ..... 9*
  - C. SUBDIVISION REFERRAL – Daniel & Norma Velichka ..... 14*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
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**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, November 13, 2018**

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**PRESENT**

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

**ATTENDING**

Allan Rowe	Chief Administrative Officer (CAO)
Dallas Logan	Development Officer
Bonnie Morgan	Executive Assistant (EA)

**CALL TO ORDER**

Chairperson Croy called the meeting to order at 9.00 a.m.

**ACCEPTANCE OF  
AGENDA**

**M032-18**

**RESOLUTION by Member Janzen to adopt the agenda governing the November 13, 2018, Municipal Planning Commission Meeting as presented. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular  
Meeting Minutes

**M033-18**

**RESOLUTION by Member Wetmore to adopt the minutes of the October 9, 2018 Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Development Permit  
Application –  
Hines Creek Hutterian  
Brethren

Development Permit Application W37-18 was received from the Hines Creek Hutterian Brethren to develop a new colony site including, 4 four-plex residences, 3 mobile homes, kitchen/church, and school at NE 4-85-5 W6M.

Amber Bean entered the meeting at 9:03 a.m.

**M034-18**

**RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W37-18 from the Hines Creek Hutterian Brethren to develop a new colony site including, 4 four-plex residences, 3 mobile home, kitchen/church, and school at NE 4-85-5 W6M, subject to the following conditions:**

1. **Prior to start of construction, any outstanding property taxes to be paid in full on the land(s) proposed for development.**
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 residence(s) shall not be less than 4.5m (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. **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 as required for this development. Copies of these permits must be forwarded to the County prior to construction commencement.**

**CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the November 13, 2018 Municipal Planning Commission Meeting at 9:07 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	February 12, 2019
Originated By:	Dallas Logan – Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Hines Creek Hutterian Brethern</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W01-19 was received from the Hines Creek Hutterian Brethern (also known as the Hines Creek Hutterite Colony) to develop Farm Buildings (Shop, Barn, Electrical Building & Pump House), at NE 4-85-5 W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- Section 42(3) –considerations: suitability, access, proper water/sewer, existing & future surrounding use, necessary for operation of existing farm, and human relationship such as a family member or relative.
- Application for the new colony site was approved on November 13, 2018.

### ATTACHMENTS:

1. Development Permit Application

### OPTIONS:

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

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W01-19 from the Hines Creek Hutterian Brethern (Hines Creek Hutterite Colony) to develop Farm Buildings (Shop, Barn, Electrical Building, & Pump House) NE 4-85-5 W6M, subject to the following conditions:

1. Prior to start of construction, any outstanding property taxes to be paid in full on the land(s) proposed for development.
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. 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.
4. All required Provincial/Federal Regulations to be adhered to.
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. Developer is responsible for obtaining all other permits such as building, plumbing, gas or electrical permits as required for this development. Copies of these permits must be forwarded to the County prior to construction commencement.

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.:	
DATE RECEIVED:	Jan 18-19
FEES PAID:	YES NO N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION				COMPLETE IF DIFFERENT FROM APPLICANT				
NAME OF APPLICANT <i>Hines Creek Muttoriah Brethren</i>				NAME OF REGISTERED LAND OWNER <i>1577912 Alberta Ltd.</i>				
ADDRESS <i>Box 389 Hines Creek AB.</i>				ADDRESS <i>Box 389 Hines Creek AB,</i>				
POSTAL CODE <i>T0H 2A0</i>	EMAIL <i>Rozy Gross 40@gmail.com</i>			POSTAL CODE <i>T0H 2A0</i>	EMAIL <i>Rozy Gross 40@gmail.com</i>			
CONTACT NUMBERS				CONTACT NUMBERS				
Home <i>780-833-6475</i>				Home <i>780-833-6475</i>				
Business				Business				
Cell <i>403-627-7444</i>				Cell <i>403-627-7444</i>				
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S. <i>NE</i>	SEC. <i>04</i>	TWP. <i>085</i>	RG. <i>05</i>	M. <i>W6</i>	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed development site:								
LENGTH	m	WIDTH	m	NUMBER OF HECTARES		OR ACRES <i>80</i>		
	ft		ft					
Lot type: INTERIOR      CORNER      THROUGH					LAND USE DISTRICT: <i>A</i>			
Describe the existing use of the land: <i>Farm Land</i>								

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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DEVELOPMENT INFORMATION			
Describe the proposed use of the land:		<i>electrical bldg. 60x60</i> <i>shop 310x100</i> <i>pumphouse 60x60</i> <i>barn 150x100</i>	
<i>Farm Yard</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	m	REAR YARD	m
<i>1800</i>	ft	<i>150</i>	ft
SIDE YARD (1)	m	SIDE YARD (2)	m
<i>1800</i>	ft	<i>150</i>	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 <i>64</i>	RURAL ROAD <i>53</i>
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
<i>May 15/2019</i>	<i>May 15/2020</i>	<i>\$ 500,000 <u>00</u></i>	
Attached is			
<i>Highlight Portions apply</i>			
(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: <i>Jan. 18/19</i>	SIGNATURE OF APPLICANT: <i>[Signature]</i>		
DATE:	SIGNATURE OF REGISTERED LAND OWNER:		

**APPLICATION FOR  
DEVELOPMENT PERMIT**

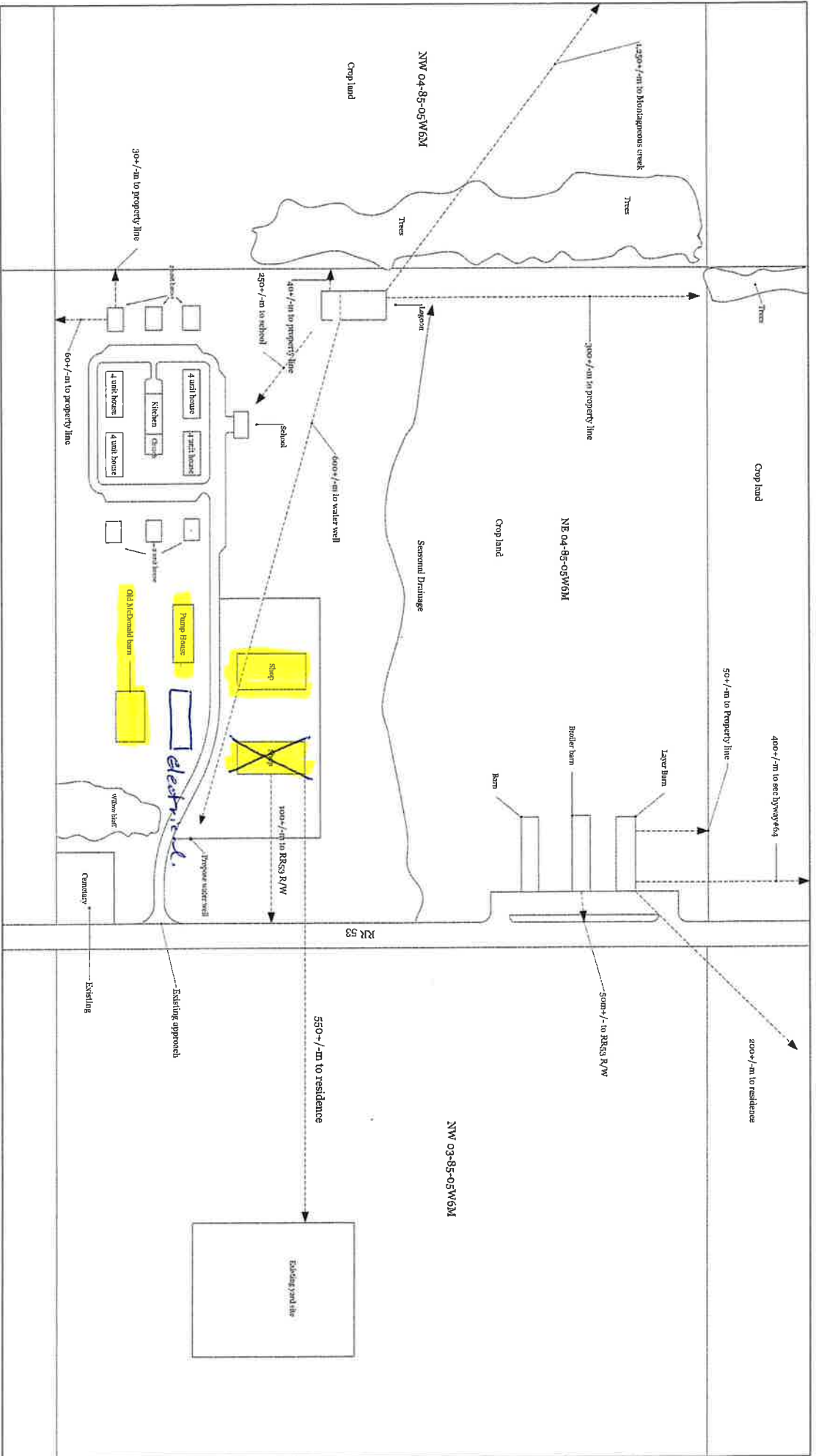
**ADDITIONAL INFORMATION REQUIRED**

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.



# Hines Creek Colony Yard Layout

Murk Construction Services  
 Design, Survey, Construct  
 Hines Creek Colony

NO.	DATE	DESCRIPTION
1	11/07/18	Yard site location change. Not to scale. Distances are estimated.
2		
3		
4		
5		
6		
7		
8		
9		
10		



# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	February 12, 2019
Originated By:	Dallas Logan – Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – Tri-S Concrete</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W02-19 was received from Tri-S Concrete to develop and expand an existing Gravel Pit located at SW 7-83-1 W6M.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- Application for the existing Gravel Pit was approved in May 1995. The application approval was issued to that current developer only and all other developers would require a new approval.

### ATTACHMENTS:

1. Development Permit Application

### OPTIONS:

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

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W02-19 from Tri-S Concrete to develop and expand an existing Gravel Pit located at SW 7-83-1 W6M, subject to the following conditions:

1. This development permit to be issued to current developer only.
2. Minimum setbacks from the property lines: 3 meters (10 feet) on all sides.
3. Approval of this development in no way obligates Clear Hills County to upgrade or provide access to the development.
4. The pit size is to be no larger than 9.013 hectares (22.50 acres). The pit size includes all excavation areas where aggregate is being removed, areas where reclamation material has been salvaged and stock piled, and areas determined to be infrastructure (e.g., access, stockpiles, processing equipment, weigh scales).
5. Developer will be required to enter into a Master Road Use Agreement with Clear Hills County. Contact the Public Works Manager regarding the agreement.
6. Prior to development, the site must be approved by Alberta Environment and a copy of the approval forwarded to the County office.
7. Site to be operated in compliance with Occupational Health and Safety Regulations.
8. Top soil to be stock piled and conserved for site reclamation purposes.
9. Pit to be bermed to prevent surface water from accumulating in pit.
10. Site must be signed and fenced for safety.
11. 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. A separate development permit may be required for these structures. Contact the Development Officer for clarification.
12. Developer is responsible for weed control on site.

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.:	W02-19		
DATE RECEIVED:	Jan 23-19		
FEES PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION				COMPLETE IF DIFFERENT FROM APPLICANT			
NAME OF APPLICANT TRI-S Concrete				NAME OF REGISTERED LAND OWNER (1211639 Alberta Ltd)			
ADDRESS Box 1115 Fairview Ab.				ADDRESS Box 1115 Fairview Ab.			
POSTAL CODE T0H-1L0	EMAIL tri-s@telesplanet.net	POSTAL CODE T0H1L0	EMAIL tri-s@telesplanet.net				
CONTACT NUMBERS				CONTACT NUMBERS			
Home				Home			
Business 780-835-2050				Business 780-835-2050			
Cell 780 835-8884				Cell 780 834-8884			
LAND INFORMATION							
Legal description of proposed development site							
QTR/L.S. SW	SEC. 7	TWP. 83	RG. 01	M. W6	OR	REGISTERED PLAN NO.	BLOCK LOT
Size of the proposed development site:							
LENGTH	m	WIDTH	m	NUMBER OF HECTARES	OR ACRES		
	ft		ft	10			
Lot type: INTERIOR      CORNER      THROUGH					LAND USE DISTRICT:		
Describe the existing use of the land: Gravel pit & bush							

# APPLICATION FOR DEVELOPMENT PERMIT

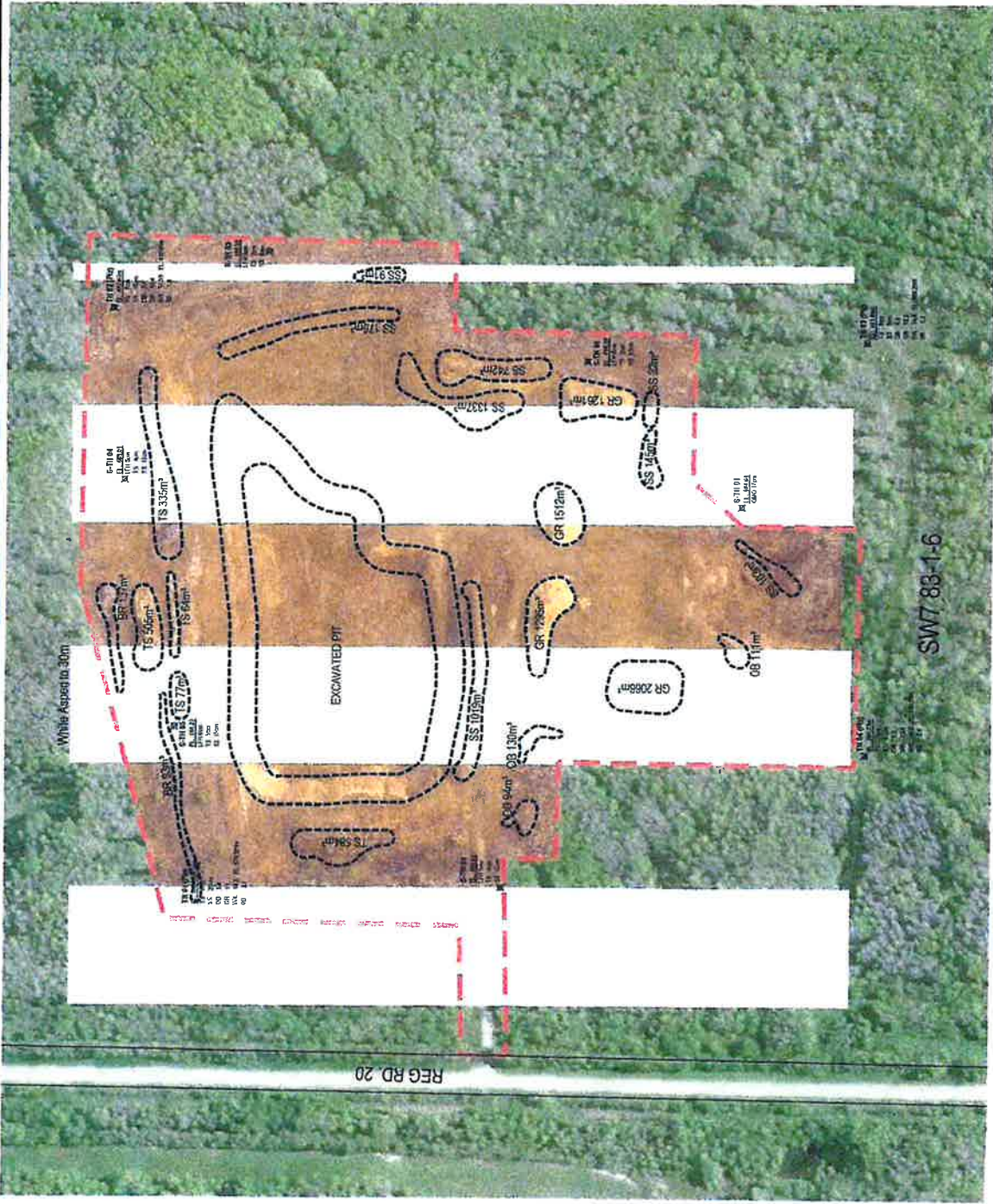
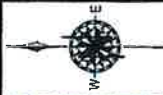
**FORM A**

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DEVELOPMENT INFORMATION			
Describe the proposed use of the land:  <div style="font-size: 1.2em; font-family: cursive;">Gravel Pit</div>			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	m	REAR YARD	m
	ft		ft
SIDE YARD (1)	m	SIDE YARD (2)	m
	ft		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	
RURAL ROAD			
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
Undetermined	Undetermined		
Attached is			
(a) SITE PLAN	<input checked="" type="radio"/> Yes	No	N/A
(b) FLOOR PLAN	Yes	<input checked="" type="radio"/> No	N/A

DECLARATION	
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.	
DATE: <i>Nov 5/18</i>	SIGNATURE OF APPLICANT:
DATE: <i>Nov 5/18</i>	SIGNATURE OF REGISTERED LAND OWNER:

1211639 Alberta Ltd (Partner)



**KEY PLAN**



**LEGEND**

- PROCESSED PIT SANDS (1:1.25) (H)
- UNTERMINATED PIT SANDS (1:1.25) (H)
- CONTROLLED PIT SANDS (1:1.25) (H)
- TEST HOLE (1:1.25) (H)

**INVENTORY OF STOCKPILES MATERIALS**

- TS - TOPSOIL 150m<sup>2</sup>
- SS - SUBSOIL 345m<sup>2</sup>
- GR - GRAVEL 150m<sup>2</sup>
- BR - BRICK 150m<sup>2</sup>

**TEST HOLE ABBREVIATIONS**

- H1 Test Hole
- H2 Test Hole
- H3 Test Hole
- H4 Test Hole
- H5 Test Hole
- H6 Test Hole
- H7 Test Hole
- H8 Test Hole
- H9 Test Hole
- H10 Test Hole
- H11 Test Hole
- H12 Test Hole
- H13 Test Hole
- H14 Test Hole
- H15 Test Hole
- H16 Test Hole
- H17 Test Hole
- H18 Test Hole
- H19 Test Hole
- H20 Test Hole

**Note**

The information presented on this drawing was prepared from field data collected by the following personnel:  
 Tri-S Concrete (1996) Ltd. - Test 1000 Data  
 Samco Inc. - Control Data / Plant List  
 Samco Inc. - Control Data / Plant List  
 Samco Inc. - Control Data / Plant List  
 Samco Inc. - Control Data / Plant List  
 Samco Inc. - Control Data / Plant List

**leng inc.**  
 ater | better world  
 1000 West 10th Street, Suite 1000  
 Vancouver, BC V6H 2B6  
 Phone: (604) 681-1111  
 Fax: (604) 681-1112  
 Email: info@lenginc.com

<b>Tri-S Concrete (1996) Ltd.</b>	
<b>Project</b>	<b>Tri-S Pit #2</b> SWT-83-1-106M
<b>Title</b>	EXISTING FEATURES
<b>Scale</b>	AS SHOWN
<b>Sheet</b>	2-1

# APPLICATION FOR DEVELOPMENT PERMIT

**FORM A**

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## ADDITIONAL INFORMATION REQUIRED

### ABANDONED WELLS

If the building/addition is greater than 47m<sup>2</sup> (505.9 ft<sup>2</sup>) a map from the Alberta Energy Regulator (AER) identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m (82 ft) of the site boundary is to be included. Go to [www.geodiscover.alberta.ca](http://www.geodiscover.alberta.ca) for abandoned well location and status information.

### WATER AND SEWAGE

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:	February 12, 2019
Originated By:	Dallas Logan – Development Officer
Title:	<b>SUBDIVISION REFERRAL – Daniel &amp; Norma Velichka</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral S01-19 (19MK002) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Daniel & Norma Velichka for SE 3-86-6 W6M (7.956hectares – 19.66 acres).

### BACKGROUND:

- Located in the Agricultural District (AG-1). Parcel size may be allowed in accordance with Section 10.4(3)(1) "in the case of parcels larger than the permitted parcel size, the approval is at the discretion of the Development Authority based on the need to accommodate related farm buildings, improvements, existing services". Also proposed servicing and site characteristics may be taken into consideration.
- The quarter section has mixed topography – mainly gently rolling.
- There is a farmstead located on site which includes a house residence, a mobile home, greenhouse, several outbuildings in dilapidated condition, 2 dugouts, and associated servicing. The balance is primarily under cultivation with some minor scattered bush areas.
- Access is gained via the local road to the south. Access may be required to the balance of the quarter.
- The existing development is serviced with the dugout for water supply and an open discharge sewage disposal system. The pumpout location is proposed to be moved and is situated such based on topography of the site.
- The parcel size is based on the location of the existing development and the setbacks required for the relocation of the sewage disposal pumpout. The pumpout location is based on the topography of the site in order that the discharge does not run downhill into the north dugout.
- The second dwelling is allowed as a development permit was issued under Section 8.7 of 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 Farmstead Separation subdivision from Daniel & Norma Velichka for SE 3-86-6 W6M (7.956 hectares – 19.66 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.

Initials show support - Reviewed by: Development Officer:



Manager: RJ



FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY  
Date of Receipt for Completed Form: Jan 27/19 File No.: 19MK 002 Fee Submitted: \$ 725.00

THIS FORM IS TO BE COMPLETED IN FULL WHEREEVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNERS BEHALF.

1. Name of registered owner of land to be subdivided: DANIEL AFRED VELICHKA and NORMA GLEE VELICHKA Address and phone number: BOX 97 HINES CREEK, AB T0H 2A0 780-772-2059  
(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 780-330-9939  
(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 6 West of 6 Meridian  
Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. 842 004 112  
Area of the above parcel of land to be subdivided 7.956 hectares 19.66 (acres).  
Municipal Address if applicable # 62040A TWP Road 860  
# 62040B TWP Road 860

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 / FARM YARD  
b. Proposed use of the land AG / FARM YARD  
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 sloped  
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Farmyard surrounded by woodland  
c. Describe the kind of soil on the land (sandy, loam, clay, etc) clay

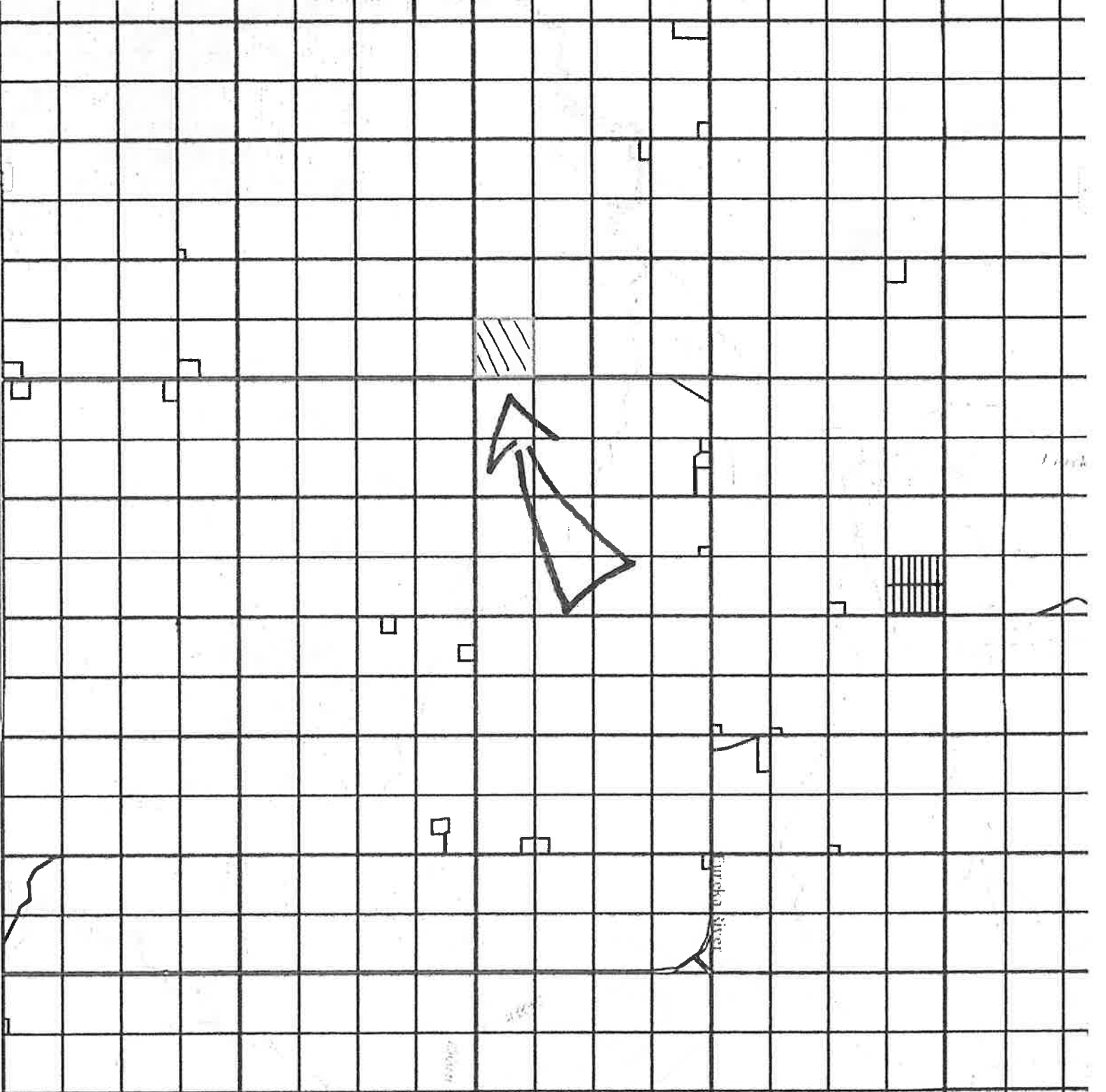
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED  
Describe any buildings and any structures on the land and whether they are to be demolished or moved SEE Tentative plan

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 Tanks, single (joined) discharge, combined dugout water source.

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 Signature: Jason Coates  
Phone No.: 780 330 9939 Date: November 20/18



File No.: 19MK002

Legal: SE 3, 86.6. W6M

Municipality: CLEAR HILLS COUNTY

Use: FARMSTEAD SEPARATION

Owner: VELICHKA





MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS

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MUNICIPALITY: Clear Hills County DATE RECEIVED: January 27, 2019

FILE: 19MK002 EXPIRY DATE: March 27, 2019

LEGAL: SE 3.86.6.W6M TIME EXTENSION \_\_\_\_\_

APPLICANT/AGENT: Daniel & Norma Velichka

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PROPOSAL: The proposal is to subdivide from the quarter section, a 19.66 acre parcel to accommodate an existing farmstead.

ACREAGE IN TITLE: 157.94 acres

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 11.5 miles south east of Worsley

PREVIOUS APPLICATIONS:

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SITE CHARACTERISTICS

C.L.I.: 100% 4t5w

TOPOGRAPHY: The quarter section has mixed topography - mainly gently rolling.

EXISTING USE/DEVELOPMENT: There is a farmstead located on site which includes a house residence, a mobile home, greenhouse, several outbuildings in delapidated condition, 2 dugouts, and associated servicing. The balance of the quarter is primarily under cultivation with some minor scattered bush areas.

ROAD ACCESS: Access is gained via the local road to the south. Access may be required to the balance of the quarter.

SERVICING: The existing development is serviced with the dugout for water supply and an open discharge sewage disposal system. The pumpout location is proposed to be moved and is situated such based on topography of the site.

PARCEL SIZE: The parcel size is based on the location of the existing development and the setbacks required for the relocation of the sewage disposal pumpout. The pumpout location is based on the topography of the site in order that the discharge does not run downhill into the north dugout.

OTHER COMMENTS: The second dwelling is allowed as a development permit was issued under Section 8.7 of the LUB.

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LEGISLATION

LAND USE BYLAW: Located in the Agricultural District - 1 (AG-1). Parcel size may be allowed in accordance with Section 10.4(3)(I) "in the case of parcels larger than the permitted parcel size, the approval is at the discretion of the Dev. Authority based on the need to accommodate related farm buildings, improvements, existing services" Also proposed servicing and site characteristics may be taken into consideration.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

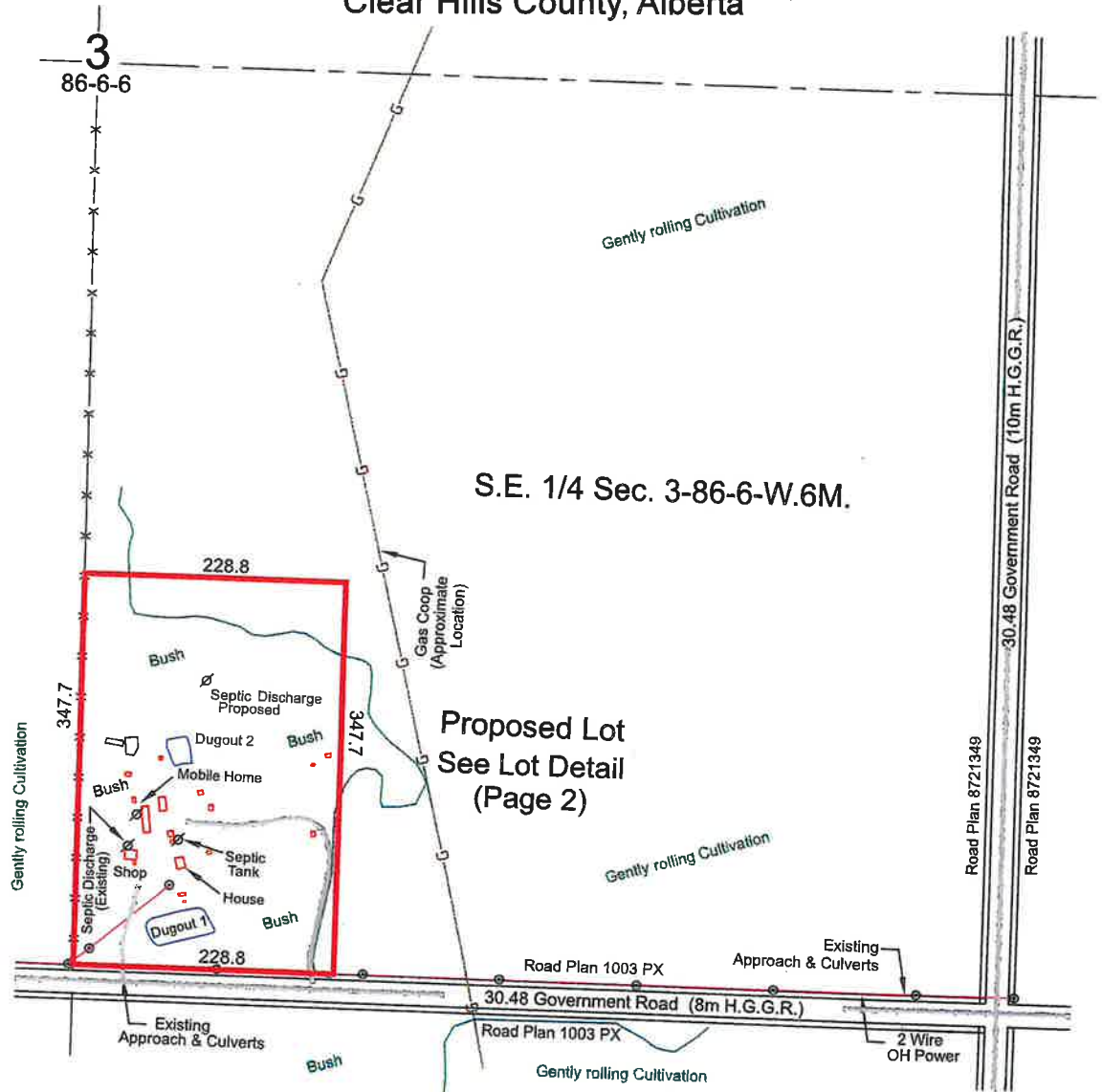
SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts

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(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. 6, W.6M.  
(For Farmyard Separation)  
Within  
Clear Hills County, Alberta**



S.E. 1/4 Sec. 3-86-6-W.6M.  
**Proposed Lot**  
See Lot Detail  
(Page 2)

Scale: 1:5000

**LANDOWNER:**

S.E. 3-86-6-W6:

Daniel Alfred Velichka  
Norma Glee Velichka  
C. of T. 842 004 112

**PROPOSED LOT AREA:**

Lot: 7.956 ha (19.66 Ac.)

**REGISTERED TITLE  
ENCUMBERANCES**

1. 792 299 719 U.R.W.: North Peace Gas Coop
2. 122 070 186: Notice of Security Interest;CIBC



**LEGEND**

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



11028 102nd Ave., Box 2661  
Fairview, AB. 780 - 330 - 9939  
www.borderlinesurveys.com

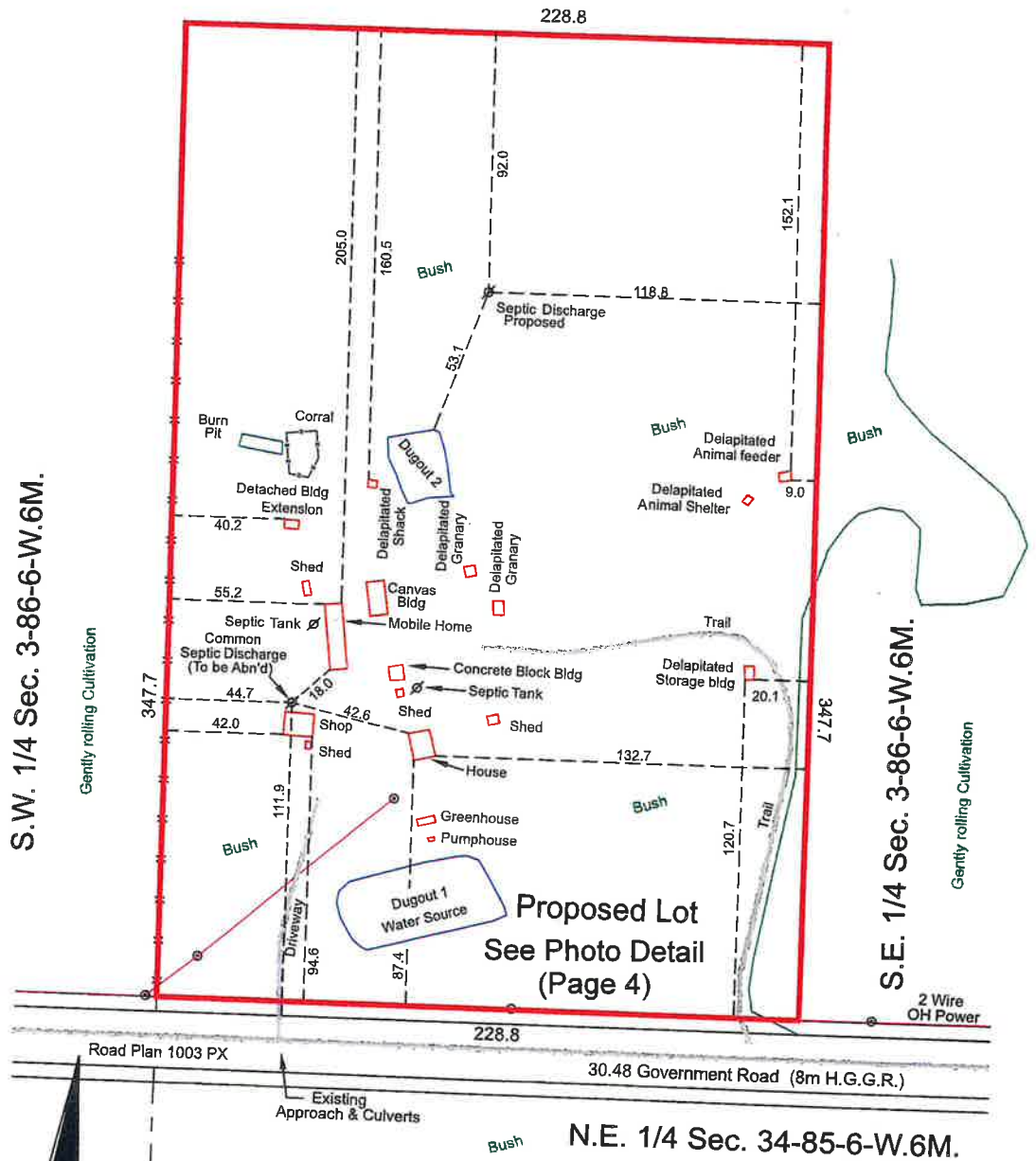
Page: 1 of 4

Date: Nov. 20th, 2018

Drawn by: JC

Job No.: 180118

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



S.W. 1/4 Sec. 3-86-6-W.6M.

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

**Proposed Lot  
See Photo Detail  
(Page 4)**



Lot Detail  
Scale: 1:2000

**BORDERLINE  
SURVEYS**

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Page: 2 of 4
Date: Nov. 20th, 2018
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Tentative Plan Showing  
Proposed Subdivision of  
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Photo  
Scale: 1:5000

Photo Date: 2012

**BORDERLINE  
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Page: 3 of 4

Date: Nov. 20th, 2018

Drawn by: JC

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



NOTE:

1. Some ancillary buildings, fencing and animal shelters have been moved since the date of the photo.

Lot Photo Detail  
Scale: 1:2000

**BORDERLINE  
SURVEYS**

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Page: 4 of 4

Date: Nov. 20th, 2018

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