

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	May 14, 2019
Originated By:	Dallas Logan – Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – Elias George Fehr (Fehr Tirecraft Ltd.)
File:	61-02-02

DESCRIPTION:

Development Permit Application W15-19 was received from Elias George Fehr (Fehr Tirecraft Ltd.) to construct a Commercial Trades Building Addition at Plan 1623058, Block 1 Lot 1 (SW 13-85-8 W6M).

BACKGROUND:

- Zoning: Agricultural (AG1)
- Development permit for existing building was approved on September 14, 2016. This application is for an addition to that structure.
- Addition to house office, storage and shop area.

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 W15-19 from Elias George Fehr (Fehr Tirecraft Ltd.) to construct a Commercial Trades Building Addition at Plan 1623058, Block 1, Lot 1 (SW 13-85-8 W6M, subject to the following conditions:

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. Prior to start of construction, any outstanding property taxes to be paid in full on the land(s) proposed for development.
3. 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)
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 Municipal Land Use Bylaw and Provincial/Federal Regulations to be adhered to.
6. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

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

4

APPLICATION FOR
DEVELOPMENT PERMIT

CLEAR HILLS COUNTY
Box 240
Worsley AB TOH 3W0
Telephone: 780-685-3925
Fax: 780-685-3960
Email: info@clearhillscounty.ab.ca



FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W15-19
DATE RECEIVED:	May 10 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	Elias, George Fehr	NAME OF REGISTERED LAND OWNER	Elias, George Fehr
ADDRESS	Box 58 Cleardale	ADDRESS	
POSTAL CODE	T0H 3J0	POSTAL CODE	
EMAIL	fehr-hire@yahoo.ca	EMAIL	
CONTACT NUMBERS		CONTACT NUMBERS	
Home	780 834 8705	Home	
Business	780 834 0275	Business	
Cell		Cell	
LAND INFORMATION			
Legal description of proposed development site			
QTR/L.S.	SEC.	TWP.	RG.
SE 13	05	8	Wb
M.		OR	
REGISTERED PLAN NO.		BLOCK	LOT
1620358		1	1
Size of the proposed development site:			
LENGTH	WIDTH	NUMBER OF HECTARES	OR ACRES
200	200		10
Lot type: INTERIOR CORNER THROUGH			
LAND USE DISTRICT			
Residential			
Describe the existing use of the land:			
Residential / Commercial Shop.			

(in 500 13-85-8-2600)

28 x 100 lots to addition to existing shop

Heated office space with same water/sewer power plus storage/shop space.

5

APPLICATION FOR
DEVELOPMENT PERMIT

DEVELOPMENT INFORMATION
Describe the proposed use of the land:

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: 145 m REAR YARD: 16.7 m SIDE YARD (1): 16.7 m SIDE YARD (2):
 ft ft ft ft
 from Hwy 64 from SH 726.
 Number of spaces

Off street parking: Size of space
 Off street loading: Size of space
 Number of spaces

Accessory use:
 PERCENTAGE OF LOT OCCUPIED: HEIGHT OF ACCESSORY BLDG: SETBACK FROM SIDE LOT SETBACK FROM REAR LOT LINE:
 The land is adjacent to: PRIMARY HIGHWAY 64 SECONDARY HIGHWAY 726 RURAL ROAD

Estimate the Project:
 COMPLETION DATE SEPT 2019. CONSTRUCTION COSTS \$60,000
 COMPLETION DATE N/A CONSTRUCTION COSTS \$60,000

Attached is

(a) SITE PLAN	Yes	No	(b) FLOOR PLAN	Yes	No	N/A
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all will be owned personal but be renting out to business / commercial.

* expansion on shop, (lean-to).

DECLARATION
 I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

DATE: Apr 24, 19 SIGNATURE OF APPLICANT: [Signature]
 DATE: Apr 24, 19 SIGNATURE OF REGISTERED LAND OWNER: [Signature]

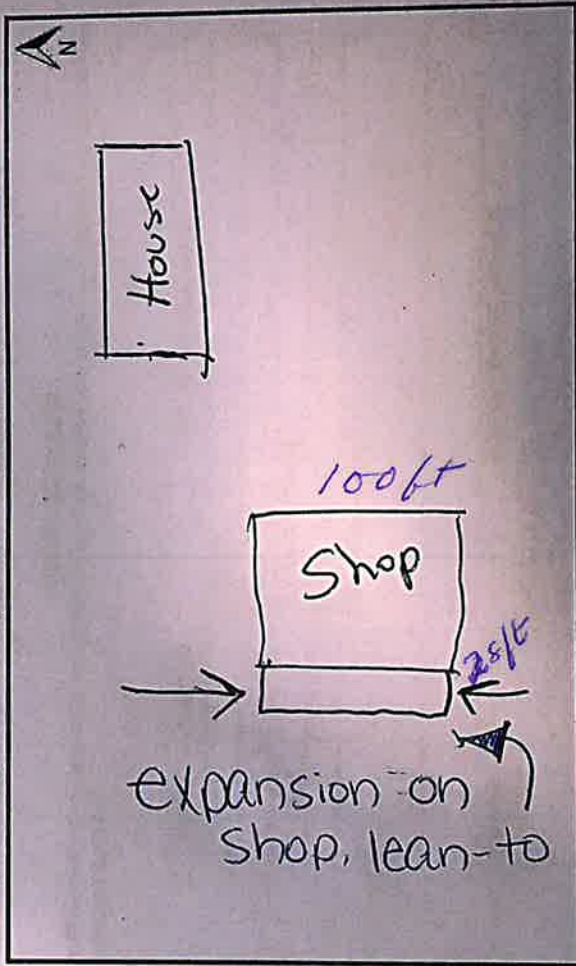


APPLICATION FOR
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: SE 13 85 8 Wb.

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 Trees/ Areas/ Sloughs/ Bush/ other vegetation
- Location of River/ Lakes/ other watercourses

7

APPLICATION FOR
DEVELOPMENT PERMIT

ADDITIONAL INFORMATION REQUIRED

ABANDONED WELLS

If the building/addition is greater than 47m² (505.9 ft²) 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 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) Holding Tank.

**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A
Page 7

RIGHT OF ENTRY FORM

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.

Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, ELIAS GEORGE FEHR do grant consent for an authorized
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: SE 13 85 8 1/4

April 24/19
DATE: [Signature]
SIGNATURE OF APPLICANT: