

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 10, 2019
Originated By:	Dallas Logan – Development Officer
Title:	ADD-IN: SUBDIVISION REFERRAL– J & H Isaac
File:	61-02-02

DESCRIPTION:

Subdivision referral S05-19 (19MK017) was received from Mackenzie Municipal Services Agency regarding the application for an Intensive Agriculture subdivision from Jacob & Helena Isaac for the property their son David Isaac resides on, SE 27-85-7-W6M (15.69 hectares - 38.77 acres).

BACKGROUND:

M34-19 RESOLUTION by Chairman Croy that the Municipal Planning Commission approves in principal the request from David Isaac to subdivide approximately 16.19 hectares (40 acres) from SE 27-85-7 W6M to accommodate Intensive Agriculture. **CARRIED.**

- Zoning: Agricultural (AG1)
- There is a developed farmstead on the parcel being subdivided. The resident is David Isaac and the landowner is Jacob Isaac, David's father.
- The proposal is to subdivide from the quarter an existing farmstead for intensive agricultural use. The plan is to include a small sheep herd, u-pick strawberry business with the possibility of adding honey bees.
 - Municipal Development Plan – Intensive agricultural uses are promoted and in this event, better agricultural land is not being taken out of production.
- Application is being treated as first parcel out as the crown held back a 40 acres disposition when the land was granted for homesteading.

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 recommends Mackenzie Municipal Services Agency approve the Intensive Agriculture subdivision from Jacob and Helena Isaac for SE 27-85-7-W6M (15.69 hectares - 38.77 acres), subject to the following conditions:

1. Any outstanding property taxes to be paid in full on land proposed to be subdivided, or arrangement made which are satisfactory to the County.
2. All required County, Provincial and Federal Regulation to be adhered to.

Initials show support - Reviewed by: Development Officer: <i>Obj</i> Manager: <i>[Signature]</i>
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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: AUG 22/19 File No.: 19MMEA17 Fee Submitted: \$125.00

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: JACOB ISAAC AND HELENA ISAAC Address and phone number: BOX 738 MINES CREEK AB T0H 2A0
(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
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the SE 1/4 Sec 27 TWP 85 Range 7 West of W6 Meridian
Being all/part of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 022 097 516
Area of the above parcel of land to be subdivided 47.481 hectares 117.45 (acres).
Municipal Address if applicable: 4. 72010 RG RD 954

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 X
If "yes", the adjoining municipality is _____
c. Is the land situated within 1.6 kilometres (1.0 miles) of the right-of-way of a highway? Yes _____ No X
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 X If "yes", state its name: _____
e. Is the proposed parcel within 1.5 kilometres (0.932 miles) of a sewage facility? Yes _____ No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
Describe:
a. Existing use of the land FARMLAND
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) FLAT
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) BRUSH TREES
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 HOUSE, WOOD SHED, CABIN, ABANDONED TRAILER, COW SHELTER, CANVAS SHED, WOODEN SHED, OUTHOUSE

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.
LAGOON

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, TASON 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: Tason Coates
Phone No.: 780-535-4619 Date: JULY 26/19

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: August 22, 2019
 FILE: 19MK017 EXPIRY DATE: October 31, 2019
 LEGAL: SE 27.85.7.W5M TIME EXTENSION _____
 APPLICANT/AGENT: Jacob & Helena Isaac

PROPOSAL: The proposal is to subdivide from the quarter section, a 38.7 acre parcel for intensive agriculture use. The south west 40 acre parcel is crown land and not part of the balance of the quarter.

ACREAGE IN TITLE: 117.45 ac (see note above)

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 8 miles south east of Worsley.

SITE CHARACTERISTICS

C.L.I.: 100% 4st5w

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is a farmstead located within the proposed subdivision, including a residence, abandoned trailer, cabin, numerous outbuildings and associated servicing. The majority of the site is bush covered.

ROAD ACCESS: Access is gained via the local road to the south. There is also an approach to the balance of the quarter off of the local road to the east.

SERVICING: Existing development is serviced with a cistern for water supply and a lagoon for sewage disposal.

PARCEL SIZE: The parcel size is based on the requirement for a larger acreage to accommodate the proposed use. The applicant has indicated that the proposed intensive agricultural use includes raising sheep and a u-pick strawberry garden.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District-1 (AG-1). Intensive agricultural use is listed as Discretionary. Parcel size for this type of use is at the determination of the Dev. Authority.

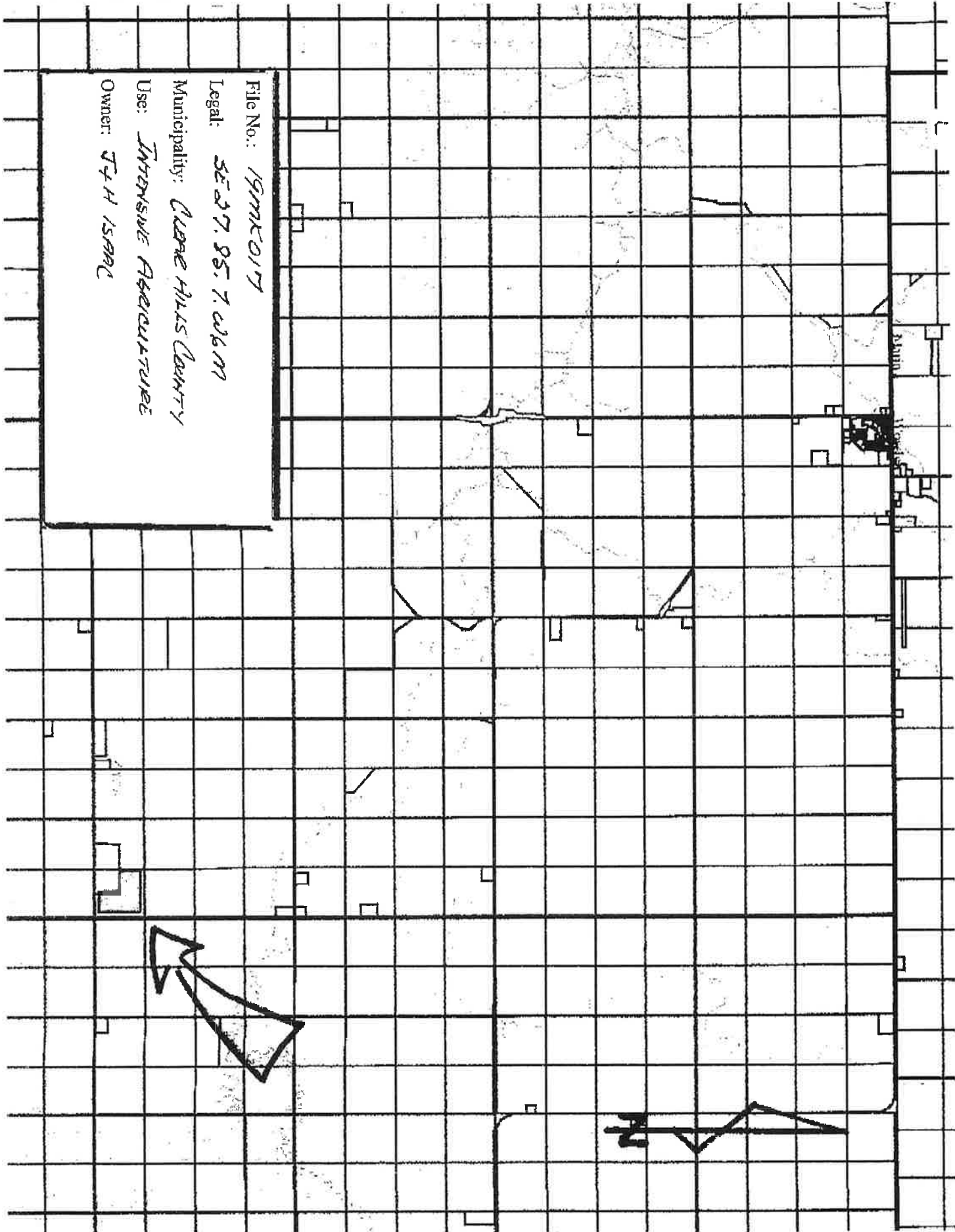
MUNICIPAL DEVELOPMENT PLAN: May be allowed. Intensive agricultural uses are promoted and in this event, better agricultural land is not being taken out of production.

SUBDIVISION REGULATIONS: No conflicts

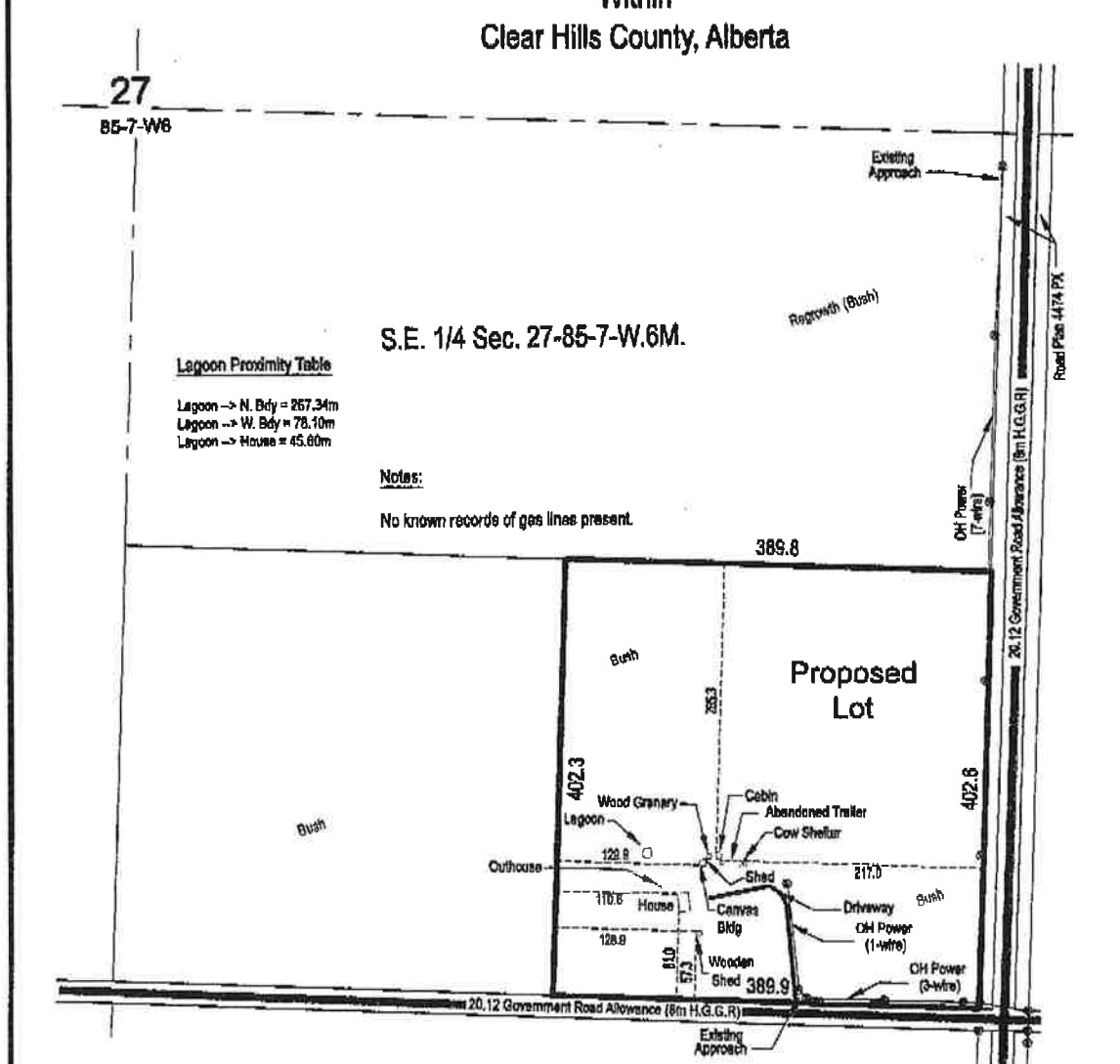
MUNICIPAL GOVERNMENT ACT: No conflicts

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

File No.: 19MK017
 Legal: SE 27. 85. 7. 016M
 Municipality: CLEAR HILLS COUNTY
 Use: Intensive Agriculture
 Owner: J & H ISRAEL



Tentative Plan Showing
Proposed Subdivision of Part of
S.E. 1/4 Sec. 27, Twp. 85, Rge. 7, W.6M.
(For Farnyard Separation)
Within
Clear Hills County, Alberta



Lagoon Proximity Table

Lagoon -> N. Bdy = 267.34m
Lagoon -> W. Bdy = 78.10m
Lagoon -> House = 45.60m

Notes:

No known records of gas lines present.

LANDOWNER(S):

S.E. 27-85-7-W6M:

Jacob Isaac and Helena Isaac
C. of T. 022 097 816

**NO REGISTERED TITLE
ENCUMBRANCES**

None.

PROPOSED LOT AREAS:

Lot: 15.69 ha (38.77 Ac.)



Scale: 1:5000

- Lands Deal; With
- Road
- Overhead
- Power Poles

BORDERLINE SURVEYS 1102B 102th Ave, Box 2681 Fairview, AB. T80 - 330 - 9399 www.borderlinesurveys.com	Page: 1 of 2
	July 22nd 2019
	Drawn by: SW
	Job No. 190106