

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
October 22, 2019

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, October 22, 2019, in the Council Chambers, 313 Alberta Avenue, Worsley Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING October 22, 2019..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF September 10, 2019..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL – Maverick Livestock - Farmstead Separation 4*
- 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, SEPTEMBER 10, 2019**

PRESENT

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

ATTENDING

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

ABSENT

CALL TO ORDER

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

**ACCEPTANCE OF
AGENDA
M35-19**

RESOLUTION by Deputy Chair Janzen to adopt the agenda governing the September 10, 2019, Municipal Planning Commission Meeting with the addition of H.c. Subdivision referral S04-19 (19MK014). CARRIED.

**APPROVAL OF
MINUTES
Previous Regular
Meeting Minutes
M36-19**

RESOLUTION by Member Frixel to adopt the minutes of the July 16, 2019 Municipal Planning Commission Meeting, as presented. CARRIED.

**NEW BUSINESS
Subdivision Referral
P & N Van Herk**

Subdivision referral S04-19 (19MK014) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Pieter & Nancy Van Herk for W ½ 33-85-5-W6M (17.343 hectares – 42.856 acres).

M37-19

RESOLUTION by Chairperson Croy that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation subdivision from Pieter & Nancy Van Herk for W ½ 33-85-5-W6M (17.343 hectares – 42.856 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. Existing abandoned sewage lagoon to be reclaimed.**
- 3. All required County, Provincial and Federal Regulations to be adhered to.**

CARRIED.

Subdivision Inquiry
Bruce & Jennifer
Jingling

The residents of SW 29-85-5-W6M are seeking approval in principal to proceed with an oversized farmstead subdivision of 10.42 hectares (25.5 acres)

M38-19

**RESOLUTION by Member Frixel that the Municipal Planning Commission approves in principal the request from Bruce and Jennifer Jingling to subdivide approximately 10.42 hectares (25.5 acres) from SW 29-85-5 W6M for a farmstead separation parcel.
CARRIED.**

ADD-IN:
Subdivision Referral
J & H Isaac

Subdivision referral S04-19 (19MK014) was received from Mackenzie Municipal Services Agency regarding the application for an Intensive Livestock subdivision from Jacob & Helena Isaac for SE 27-85-7-W6M (15.69 hectares – 38.77 acres), subject to the following conditions:

M39-19

RESOLUTION by Deputy Chair Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Intensive Agriculture subdivision from Jacob & 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 the land proposed to be subdivided or arrangements made which are satisfactory to the County.**
 - 2. All required County, Provincial and Federal Regulations to be adhered to.**
- CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the September 10, 2019 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:	September 10, 2019
Originated By:	Audrey Bjorklund, CLGM – Acting Development Officer
Title:	SUBDIVISION REFERRAL – MAVERICK LIVESTOCK
File:	61-02-02

DESCRIPTION:

Subdivision referral S06-19 (19MK014) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Maverick Livestock Company for SW 29-85-5-W6M (10.42hectares – 25.75 acres).

BACKGROUND:

- Zoning: Agricultural (AG1)
- The residents are Bruce & Jennifer Jingling and the landowner is Maverick Livestock Company Ltd.
- The proposal is to subdivide an existing farmstead from the quarter.
- Section 10.4 Land Use Bylaw: AG 1 Farmstead Separation –
AG 1 – Site Provisions, Residential Parcel size:
 - 3(a)(i)1. Farmstead Separation 1.2 ha (3 ac minimum) 4 ha (10 acre maximum)
 - 3(a)(i)3. 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 and existing services.
- This would be the first parcel out of the quarter.
- At the September 10, 2019 MPC meeting the Commission reviewed this oversize subdivision proposal and passed the following resolution:

M38-19 RESOLUTION by Member Frixel that the Municipal Planning Commission approves in principal the request from Bruce and Jennifer Jingling to subdivide approximately 10.42 hectares (25.5 acres) from SW 29-85-5 W6M for a farmstead separation parcel. CARRIED.

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 Maverick Livestock Company for SW 29-85-5-W6M (10.42hectares – 25.75 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 County, Provincial and 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: 2020 27/19 File No.: 1902021 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: MAVERICK LIVESTOCK COMPANY Address and phone number: Box 111 HINES 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 - JASON COATES Address and phone number: Box 2661 11028 102ND AVE FAIRVIEW AB T0H 1L0 780-835-4618
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
 All/part of the SW 1/4 Sec 29 TWP 85 Range 5 West of 6 Meridian
 Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 172 017 106
 Area of the above parcel of land to be subdivided 10.42 hectares 25.75 (acres).
 Municipal Address if applicable 860068 Rg Rd 72.

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 sour gas facility? Yes _____ No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
 Describe:

a. Existing use of the land AGRICULTURAL

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

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

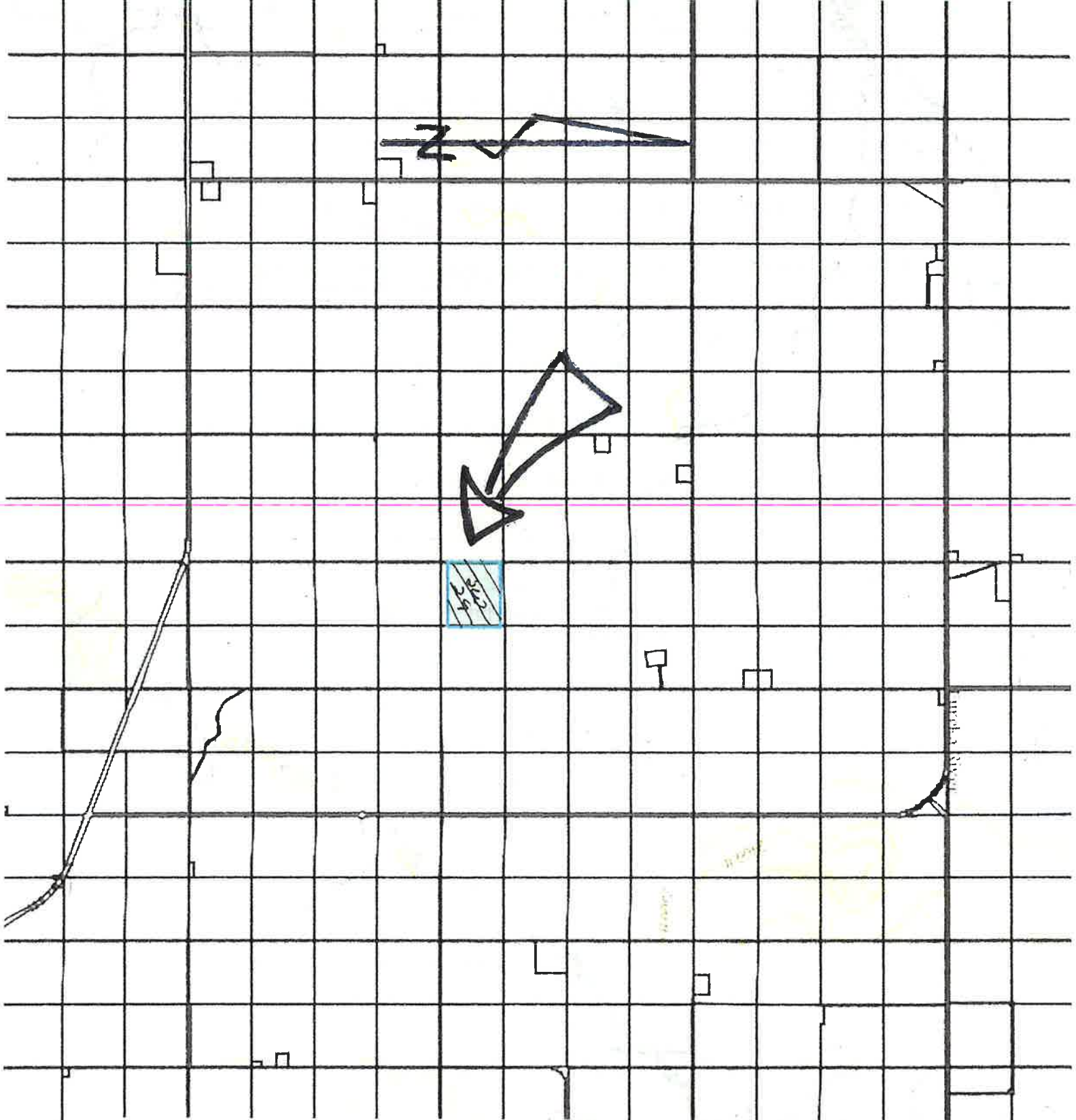
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
 Describe any buildings and any structures on the land and whether they are to be demolished or moved SEE TENTATIVE PLAN

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.
SEE TENTATIVE PLAN

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
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 11028 102ND AVE FAIRVIEW AB T0H 1L0 Signature: Jason Coates
 Phone No.: 780-835-4618 Date: SEPT 24/19



File No.: 19MK021

Legal: SW 29. 85.5. W6M

Municipality: CLEAR HILLS CNTY

Use: FARMSTEAD SEPARATION

Owner: MAVERICK LIVESTOCK CO.

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills Cnty DATE RECEIVED: September 27, 2019
FILE: 19MK021 EXPIRY DATE: November 26, 2019
LEGAL: SW 29.85.5.W6M TIME EXTENSION _____
APPLICANT/AGENT: Maverick Livestock Co.

PROPOSAL: The proposal is to subdivide from the quarter section, a 25.75 acre parcel to accommodate an existing farmstead.

ACREAGE IN TITLE: 160 acres

RESERVE REQUIREMENTS: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 3.5 miles south west of Eureka River.

SITE CHARACTERISTICS

C.L.I.: 75% 3c, 25% 0

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is a well developed farmstead located on site including a trailer used for a residence, an abandoned trailer, a cabin which is used for storage, numerous types of outbuildings and associated servicing. The area to west of the built up farmstead area is bush covered as the a great deal of the balance of the quarter with some small pockets of crop land.

ROAD ACCESS: The existing development gains access from the road allowance to the south which is developed only so far as to provide access to the farmstead.

SERVICING: The existing development is serviced with a dugout for water supply and a open discharge sewage disposal system.

PARCEL SIZE: The parcel size exceeds what is allowed under the land use bylaw, however, Council did provide a preliminary approval regarding parcel size. The parcel does contain some crop land, however, the majority of the site is to accommodate the developed farmsite and the bush area to the west. If a reduction was considered, a triangular portion in the north east corner would reduce the cultivated acreage from the subdivision.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District-1 (AG-1). Refer to Section 10.4(3)(a) regarding parcel size.

MUNICIPAL DEVELOPMENT PLAN: May be allowed

SUBDIVISION REGULATIONS: No conflicts

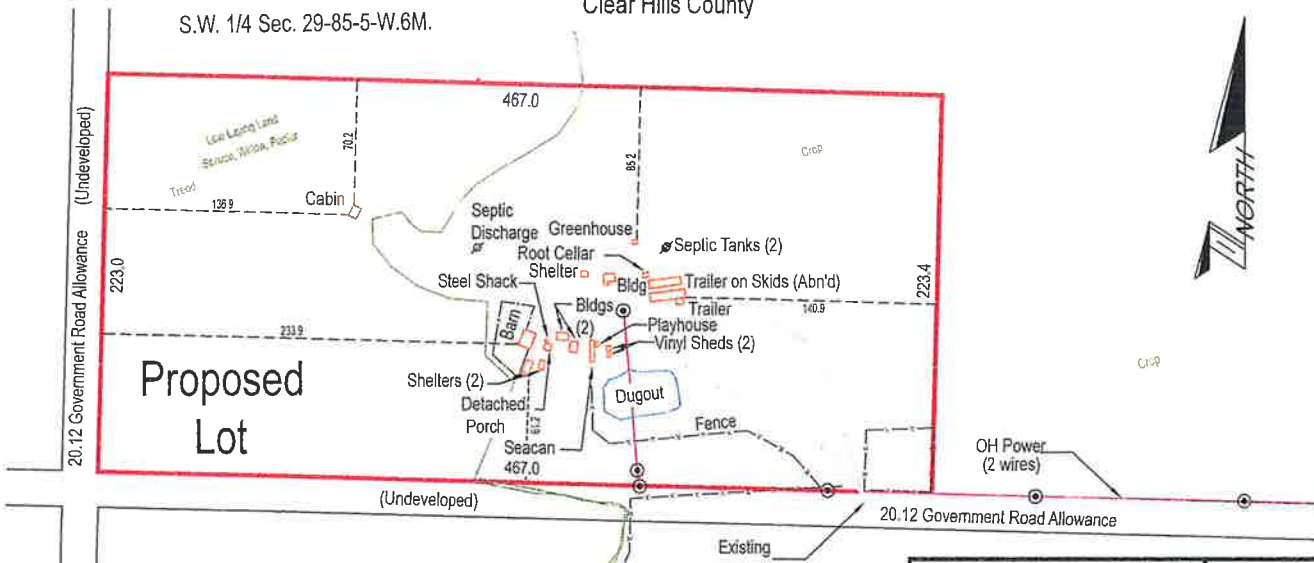
MUNICIPAL GOVERNMENT ACT: No conflicts

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

Tentative Plan Showing
 Proposed Subdivision of
S.W. 1/4 Sec. 29, Twp. 85, Rge. 5, W.6M.
 (For Farmyard Separation)

Within
 Clear Hills County

S.W. 1/4 Sec. 29-85-5-W.6M.



Proposed Lot

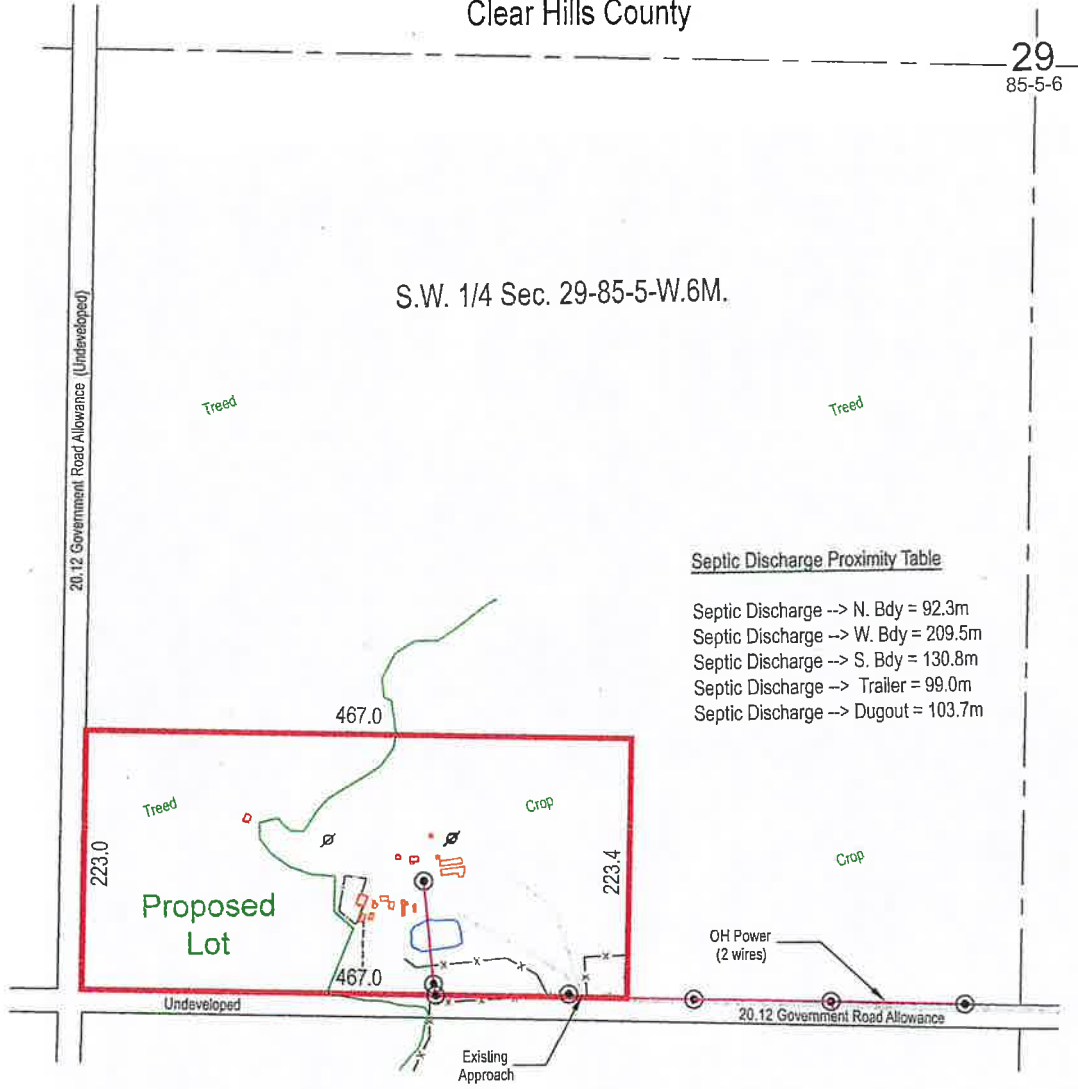
Lot Detail
 Scale: 1:2500

BORDERLINE SURVEYS

11028 102th Ave, Box 2561
 Fairview, AB, T8B 6S5 - 4B18
 www.borderlinesurveys.com

Page: 2 of 4
August 23rd 2019
Drawn by: SW
Job No. 190046 R1

Tentative Plan Showing
Proposed Subdivision of
S.W. 1/4 Sec. 29, Twp. 85, Rge. 5, W.6M.
(For Farmyard Separation)
Within
Clear Hills County



Septic Discharge Proximity Table

Septic Discharge -> N. Bdy = 92.3m
 Septic Discharge -> W. Bdy = 209.5m
 Septic Discharge -> S. Bdy = 130.8m
 Septic Discharge -> Trailer = 99.0m
 Septic Discharge -> Dugout = 103.7m

Legend:

- Lands Dealt with
- Road
- Fence
- Overhead Power
- Power Pole
- Septic discharge/Tank

LANDOWNER(S):

S.W. 29-85-5-W6M:
 Maverick Livestock Company Ltd.
 C. of T. 172 017 106

PROPOSED LOT AREAS:

Lot: 10.42 ha (25.75 Ac.)

REGISTERED TITLE ENCUMBERANCES

No registered title encumbrances.

Scale: 1:5000



<p>BORDERLINE SURVEYS</p> <p>11028 102th Ave, Box 2661 Fairview, AB, T80 - 835 - 4618 www.borderlinesurveys.com</p>	<p>Page: 1 of 4</p> <p>August 23rd 2019</p> <p>Drawn by: SW</p> <p>Job No. : 190046 R1</p>
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Tentative Plan Showing
Proposed Subdivision of
S.W. 1/4 Sec. 29, Twp. 85, Rge. 5, W.6M.
(For Farmyard Separation)
Within
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- Note: (1) Lagoon was reclaimed earlier this year.
(2) Some buildings have been removed since the date of this photo.

Scale: 1:5000

Photo Date: 2012



BORDERLINE
SURVEYS

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Page: 3 of 4

August 23rd 2019

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Page: 4 of 4

August 23rd 2019

Drawn by: SW

Job No. 190046 R1

Photo Lot Detail

Scale: 1:2500

