

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

December 10, 2019

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, December 10, 2019, in the Council Chambers, 313 Alberta Avenue, Worsley Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING December 10, 2019..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING OF November 26, 2019..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL – M & L Lubeck - 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, NOVEMBER 26, 2019**

PRESENT

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

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 9:06 a.m.

**ACCEPTANCE OF
AGENDA
M48-19**

RESOLUTION by Member Bean to adopt the agenda governing the November 26, 2019, Municipal Planning Commission Meeting as presented.

CARRIED.

**APPROVAL OF
MINUTES
Previous Regular
Meeting Minutes
M49-19**

RESOLUTION by Member Bean to adopt the minutes of the October 22, 2019 Municipal Planning Commission Meeting, as presented.

CARRIED.

**NEW BUSINESS
Subdivision Size
Inquiry – Dale Bickford
Farmstead Separation**

The owners of SW 34-83-12-W6M are seeking approval in principal to proceed with an oversized farmstead subdivision of 9.08 hectares (22.44 acres).

Member Janzen entered the meeting at 9:12 a.m.

M50-19

RESOLUTION by Deputy Chair Frixel that the Municipal Planning Commission support in principle the request from Dale Bickford to subdivide approximately 9.08 hectares (22.44 acres) from SW 34-83-12-W6M to accommodate a farmstead separation on the condition that the developer is responsible for providing access to the balance of the quarter in the form of an access road constructed in compliance with Clear Hills County Policy 3202, 2.2 Local Roads, Class 2 Farmland access specifications, and registered as a road plan.

CARRIED.

Subdivision Referral –
Melvin & Lisa Lubeck

Subdivision referral S07-19 (19MK023) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation from Melvin and Lisa Lubeck for NW 26-85-7-W6M (4.05 hectares – 10 acres).

M51-19

RESOLUTION by Member Wetmore that the Municipal Planning Commission table the Farmstead Separation subdivision from Melvin and Lisa Lubeck for NW 26-85-7-W6M (4.05 hectares – 10 acres) until the December 10, 2019 MPC meeting, due to the review of the Approach Construction Policy. CARRIED

ADJOURNMENT

Chairperson adjourned the November 26, 2019 Municipal Planning Commission Meeting at 9:28 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	December 10, 2019
Originated By:	Audrey Bjorklund, CLGM – Acting Development Officer
Title:	SUBDIVISION REFERRAL – Melvin & Lisa Lubeck
File:	61-02-02

DESCRIPTION:

This subdivision referral was tabled at the November 26, 2019 meeting.

BACKGROUND:

M51-19 RESOLUTION by Member Wetmore that the Municipal Planning Commission table the Farmstead Separation subdivision from Melvin and Lisa Lubeck for NW 26-85-7-W6M (4.05 hectares – 10 acres) until the December 10, 2019 MPC meeting, due to the review of the Approach Construction Policy. CARRIED

ATTACHMENTS:

- November 26, 2019 RFD with background

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 Melvin and Lisa Lubeck for NW 26-85-7-W6M (4.05 hectares – 10 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:

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	November 26, 2019
Originated By:	Audrey Bjorklund, CLGM – Acting Development Officer
Title:	SUBDIVISION REFERRAL – Melvin & Lisa Lubeck
File:	61-02-02

DESCRIPTION:

Subdivision referral S07-19 (19MK023) was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation subdivision from Melvin and Lisa Lubeck for NW 26-85-7-W6M (4.05 hectares – 10 acres).

BACKGROUND:

- Zoning: Agricultural (AG1)
- The proposal is to subdivide an existing farmstead from the quarter.
- The parcel size is in compliance with 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)
- This would be the first parcel out of the quarter.

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 Melvin and Lisa Lubeck for NW 26-85-7-W6M (4.05 hectares – 10 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: Oct 29/19 File No.: 19M023 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: MELVIN DWAYNE LUBECK - LISA ROSE LUBECK Address and phone number: Box 68 WORSLEY, 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
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
 All/part of the NN 1/4 Sec 26 TWP 85 Range 7 West of 6 Meridian
 Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 852081361
 Area of the above parcel of land to be subdivided 4.05 hectares 10.00 (acres).
 Municipal Address if applicable 854073 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) ROLLING PASTURE
 b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) BUSH
 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
House trailer to be moved offsite and replaced with another.

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.
SEWAGE LAGOON DUGOUT WATER

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
BORDERLINE SURVEYS / JASON COATES 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 T0H 1L0 Signature: Jason Coates
 Phone No.: 780-835-4618 Date: Oct 11/19

FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE REVERSE SIDE OF THIS FORM

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills Cnty. DATE RECEIVED: October 29, 2019
FILE: 19MK023 EXPIRY DATE: December 28, 2019
LEGAL: NW 26.85.7.W6M TIME EXTENSION _____
APPLICANT/AGENT: M & L Lubeck

PROPOSAL: The proposal is to subdivide from the quarter section, a 10 acre parcel to accommodate an existing farmstead.

ACREAGE IN TITLE: 157.46 acres

RESERVE REQUIREMENTS: Reserve is not required.

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

PREVIOUS APPLICATIONS:

SITE CHARACTERISTICS

C.L.I.: 100% 4t,5w

TOPOGRAPHY: The subject land is described as rolling pasture.

EXISTING USE/DEVELOPMENT: There is an existing farmstead location on site including a residence, greenhouse, several bins and sheds and associated servicing. The existing mobile home is to be removed and replaced with another one. The balance of the quarter is primarily bush and pasture.

ROAD ACCESS: Assess is currently gained via the local road to the west.

SERVICING: The existing development is serviced with a dugout for water supply and a lagoon for sewage disposal. The setback requirements conform to the current regulations.

PARCEL SIZE: The parcel size is deemed to be appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District (AG-1) No conflicts

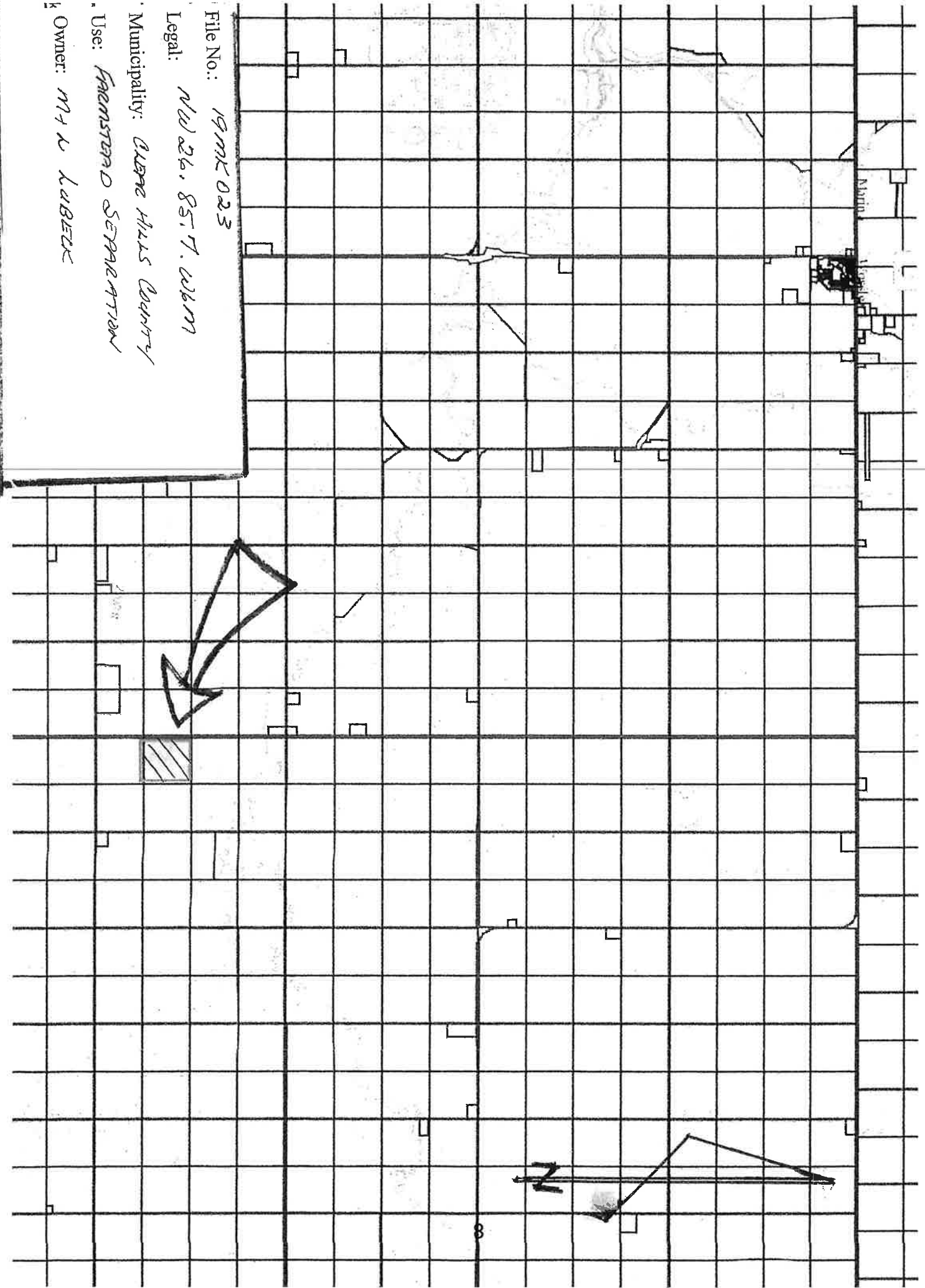
MUNICIPAL DEVELOPMENT PLAN: May be allowed

INTER MUNICIPAL DEV. PLAN:

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.: 19MK 023

Legal: N4126.857.026M

Municipality: ALBANY HILLS COUNTY

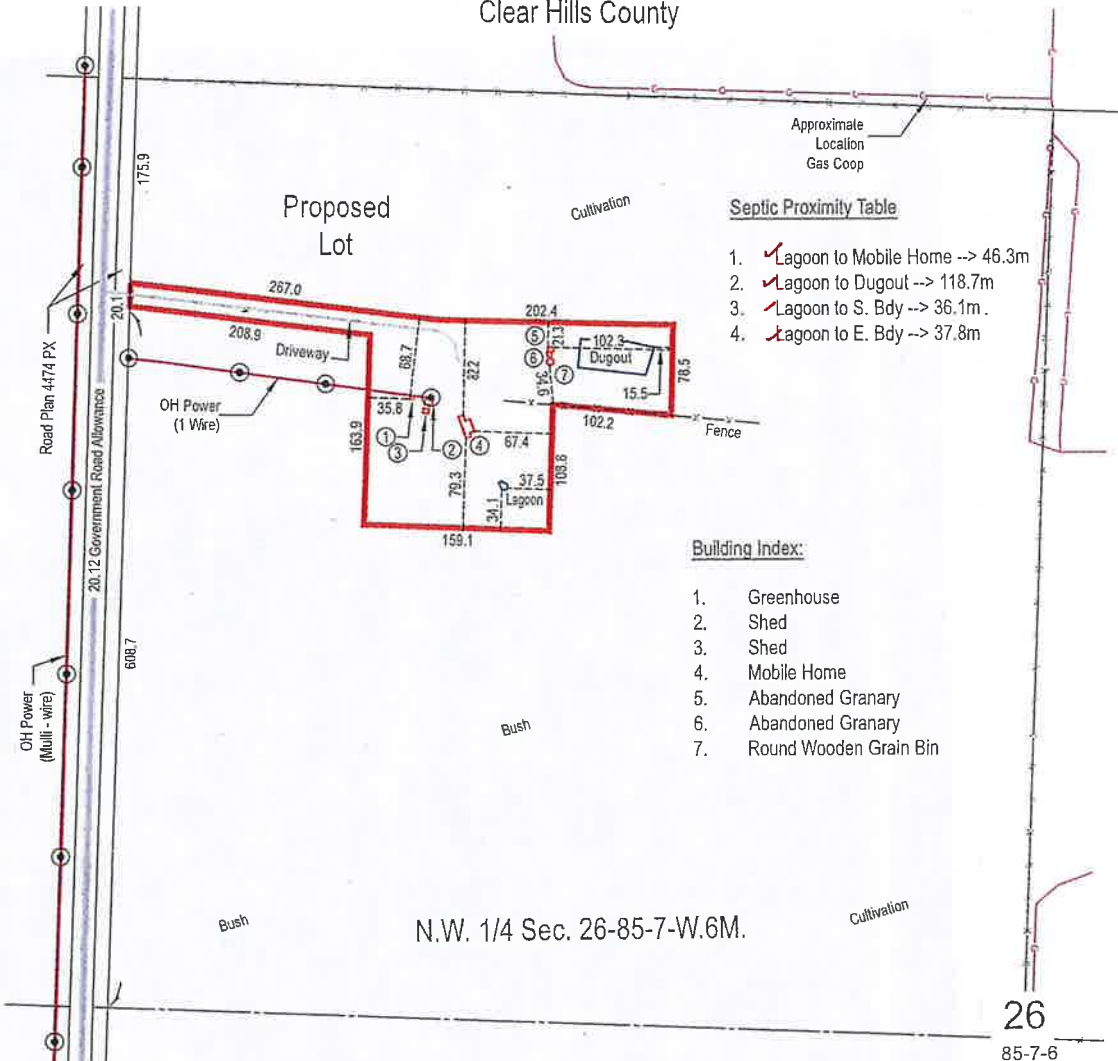
Use: FARMSTEAD SEPARATION

Owner: M + K KUBICK

Albany

Albany

Tentative Plan Showing
 Proposed Subdivision of
N.W. 1/4 Sec. 26, Twp. 85, Rge. 7, W.6M.
 (Farmyard Separation and New Lot)
 Within
 Clear Hills County



Septic Proximity Table

1. ✓ Lagoon to Mobile Home --> 46.3m
2. ✓ Lagoon to Dugout --> 118.7m
3. ✓ Lagoon to S. Bdy --> 36.1m.
4. ✓ Lagoon to E. Bdy --> 37.8m

Building Index:

1. Greenhouse
2. Shed
3. Shed
4. Mobile Home
5. Abandoned Granary
6. Abandoned Granary
7. Round Wooden Grain Bin

Scale: 1:5000

PROPOSED LOT AREAS:

Lot: 4.05 ha (10.00 Ac.)

LANDOWNER(S):

S.W. 26-85-7-W6M:

Melvin Dwayne Lubeck
 Lisa Rose Lubeck

C. of T. 852 081 361

REGISTERED TITLE ENCUMBERANCES

1. 912 352 121:
 Caveat (Easement) - Atco Electric Ltd.

2. 962 271 219:
 Caveat(R/W) - Alberta Power Limited

3. 112 250 075:
 Caveat (R/W) - Atco Electric Ltd.

LEGEND

- Lands Dealt With
- Road
- x-x- Fence
- Overhead
- o— Gas Co-op Line
- ⊙ Power Pole



<p>BORDERLINE SURVEYS</p> <p>11026 102th Ave, Box 2661 Fairview, AB. T80-835-4618 www.borderlinesurveys.com</p>	<p>Page: 1 of 2</p> <p>September 17th, 2019</p> <p>Drawn by: SW</p> <p>Job No. 190129 R1</p>
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Tentative Plan Showing
 Proposed Subdivision of
 N.W. 1/4 Sec. 26, Twp. 85, Rge. 7, W.6M.
 (Farmyard Separation and New Lot)
 Within
 Clear Hills County



Photo Date: 2017

Scale: 1:5000

BORDERLINE
SURVEYS

11028 102th Ave, Box 2661
 Fairview, AB, T80-636-4618
 www.borderlinesurveys.com

Page: 2 of 2
September 17th, 2019
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