

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
March 10, 2020

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, March 10, 2020, in the Council Chambers, 313 Alberta Avenue, Worsley Alberta, at 9:00 a.m.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING of March 10, 2020 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of February 25, 2020 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION APPLICATION – I & E ZACHARIAS 4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer: <i>ABJ</i> Manager: <i>ES</i>

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, FEBRUARY 25, 2020**

PRESENT

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

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
M07-20**

RESOLUTION by Member Bean to adopt the agenda governing the February 25, 2020, Municipal Planning Commission Meeting as presented. CARRIED.

**APPROVAL OF
MINUTES
Previous Regular
Meeting Minutes
M08-20**

RESOLUTION by Member Wetmore to adopt the minutes of the February 11, 2020 Municipal Planning Commission Meeting, as presented. CARRIED.

**NEW BUSINESS
Development Permit
Application –
Clear Hills County**

Development Permit Application W05-20 was received from Clear Hills County to construct a 24x50 Garage for Fire Fighting Unit on Plan 07265595 Block 1 Lot 84 within the Hamlet of Cleardale.

M09-20

RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W05-20 from Clear Hills County to construct a 24x50 Garage for storage of fire fighting unit on Plan 0726595 Block 1 Lot 84 within the Hamlet of Cleardale subject to the following conditions:

1. **Minimum setbacks from the property lines:**
 - a) **North side (front yard) 24m (79ft)**
 - b) **South side (rear yard) 8.5m (28ft)**
 - c) **West side (side yard) 5m (17ft)**
 - d) **East side (side yard) 2.2m (7ft)**

2. All structures moved in and/or out constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Council.
3. All structures move in/or constructed on site shall be compatible in condition and aesthetic appearance with the existing commercial building(s).
4. All required Municipal Land Use Bylaw and Provincial/Federal Regulations to be adhered to. **CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the February 25, 2020 Municipal Planning Commission Meeting at 9:05 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	March 10, 2020
Originated By:	Audrey Bjorklund, CLGM – Acting Development Officer
Title:	SUBDIVISION REFERRAL – Isaac & Elizabeth Zacharias
File:	61-02-02

DESCRIPTION:

Subdivision referral S02-20 (20-1MK004) was received from Mackenzie Municipal Services Agency regarding the application for a first parcel out, country residential subdivision from Isaac & Elisabeth Zacharias for NW 7-85-11-W6M (4.05 hectares – 10 acres).

BACKGROUND:

- Zoning: Agricultural (AG1)
- The proposal is to subdivide a 10 acre parcel for a family member to construct a yardsite.
- Land-Use-Bylaw-Section-10.4-AG-1 – Site Provisions, Residential-Parcel-size:
 - 3(a)(i)2. Country Residential: 4.05 ha (10 ac) maximum
- This would be the first parcel out of the quarter.
- Proposed site is under cultivation (pasture) with no existing development
- Services:
 - Power has been installed to the potential building site/subdivision.
 - Water supply is a proposed water well
 - Sewage disposal is a proposed septic field
- Approaches:
 - There is are existing approaches to access both the proposed subdivision and the balance of the quarter

ATTACHMENTS:

- Subdivision application

OPTIONS:

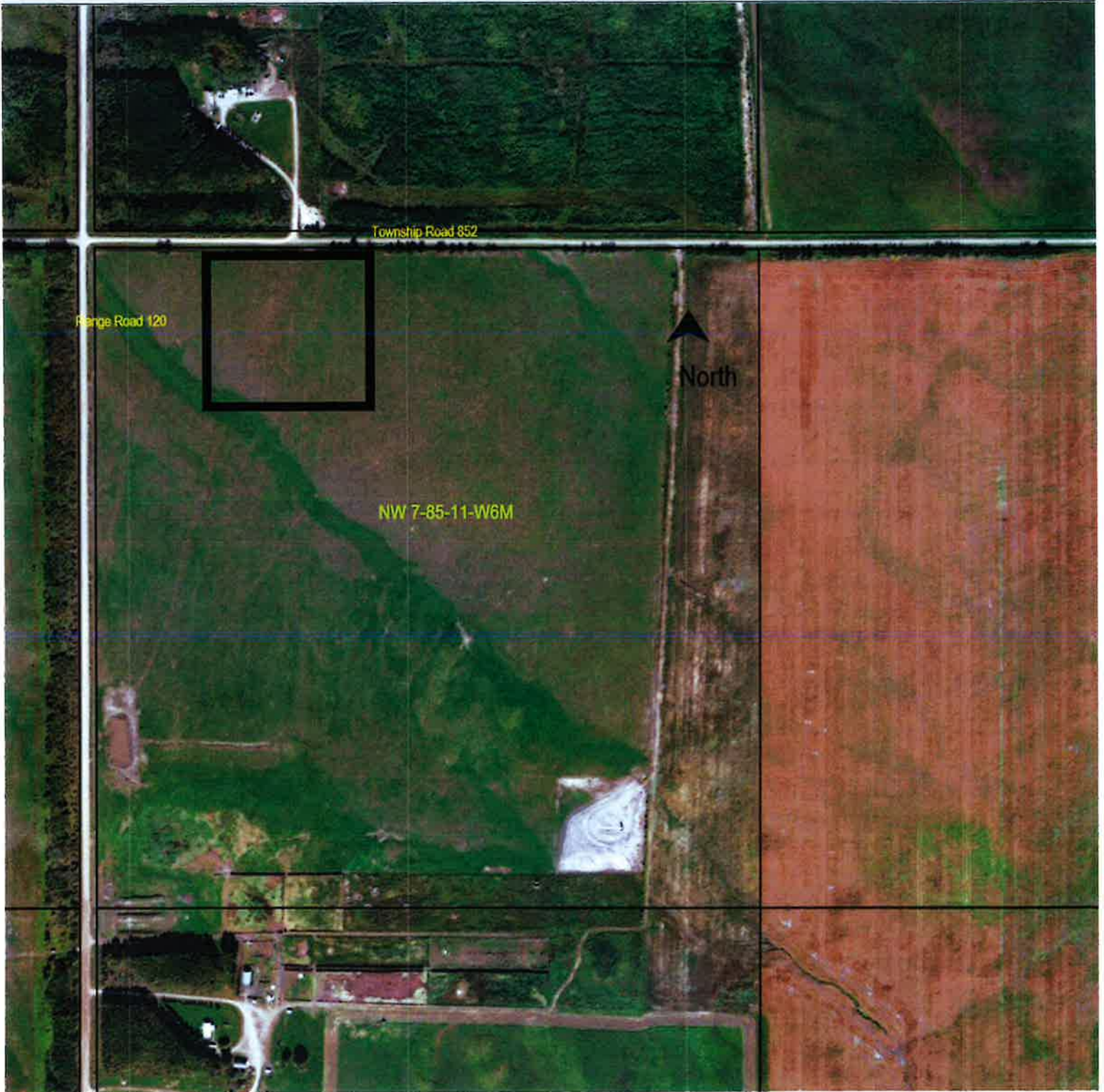
- A. Deny the request
- B. Approve the subdivision request with conditions listed, or other conditions

RECOMMENDED ACTION:

RESOLUTION BYThat the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the first parcel out, country residential subdivision from Isaac & Elisabeth Zacharias for NW 7-85-11-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:
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FORM 1
 APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY
 Date of Receipt for Completed Form: Feb 21/20 File No: 20-101004 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: Isaac & Elizabeth Zacharias Address and phone number: P.O Box 52, Cleardale AB, T0H3Y0
(Full Name in Block Capitals)

2. Name of agent (person authorized to act on behalf of registered owner), if any: Velocity Geomatics - Will Shadid Address and phone number: 104 - 11302 98 Ave Grande Prairie, Alberta T8V 8H4 - 587.578.2713
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
 All/part of the NW 1/4 Sec 7 TWP 85 Range 11 West of 6 Meridian
 Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 142 166 944
 Area of the above parcel of land to be subdivided 65.2 hectares 161 (acres). 4.05 ha (10 acres to be subdivided)
 Municipal Address if applicable _____

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 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 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 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 NO

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
 Describe:
 a. Existing use of the land Agricultural
 b. Proposed use of the land Agricultural COUNTRY RESIDENTIAL (AG-10.5)
 c. The designated use of the land as classified under a land use bylaw AG-1

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)
 a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) clear vacant land sloping towards the SE
 b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Cultivated field - farmed
 c. Describe the kind of soil on the land (sandy, loam, clay, etc) Loam and 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 vacant land no structures

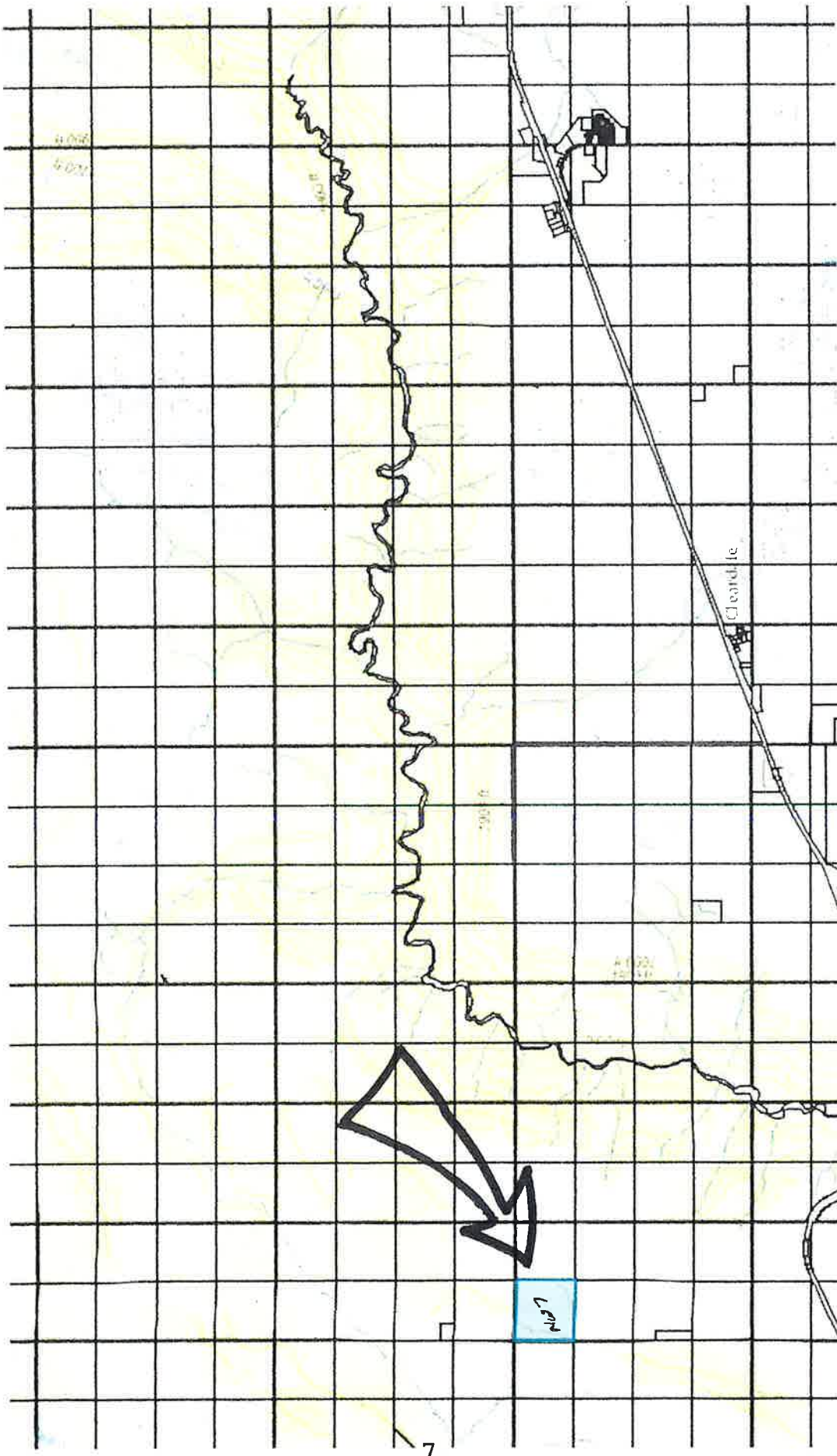
8. WATER AND SEWER SERVICES
 If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.
Water well to be installed and septic field to be built

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
 I, Will Shadid 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: 104 - 11302 98th Ave Grande Prairie T8V-8H4 Signature: [Signature]
 Phone No.: 587-578-2713 Date: JAN 30th 2019

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

"LOCATION PLAN"



PROPOSED: COUNTRY RESIDENTIAL
NW 7.85.11.066M
CLEAR HILLS COUNTY
FILE NO: 20-1MK004

MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS

MUNICIPALITY: Clear Hills County DATE RECEIVED: February 21, 2020
FILE: 20-1MK004 EXPIRY DATE: April 20, 2020
LEGAL: NW 7.85.11.W6M TIME EXTENSION _____
APPLICANT/AGENT: Isaac & Elizabeth Zacharias (Velocity Geomatics)

PROPOSAL: The proposal is to subdivide from the quarter section for a 10 acre country residential lot.

ACREAGE IN TITLE: 161 acres

RESERVE REQUIREMENTS: Municipal reserve is not required.

PROXIMITY TO URBAN MUNIC: Approx. 9.5 miles west of Cleardale.

SITE CHARACTERISTICS

C.L.I.: 50% 4s5s, 50% 3c

TOPOGRAPHY: Described as sloping towards the south east.

EXISTING USE/DEVELOPMENT: The subject land is currently under cultivation with no existing development. There is power installed to the site. The balance of the quarter is also under cultivation.

ROAD ACCESS: Access to the parcel is to be gained via the local road to the north. There is an approach to the proposed parcel as well as to the balance of the quarter.

SERVICING: Water supply is proposed via well and sewage disposal via a septic field. This will have to be installed in accordance with 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 -1 (AG-1). Refer to Section 10.4(3)(a)(2)(3) indicates a maximum parcel size of 5 acres. If Council sees merit in the application as applied for, a variance may be applied to allow for 10 acres. (If variance applied, please provide reasoning for allowing the variance)

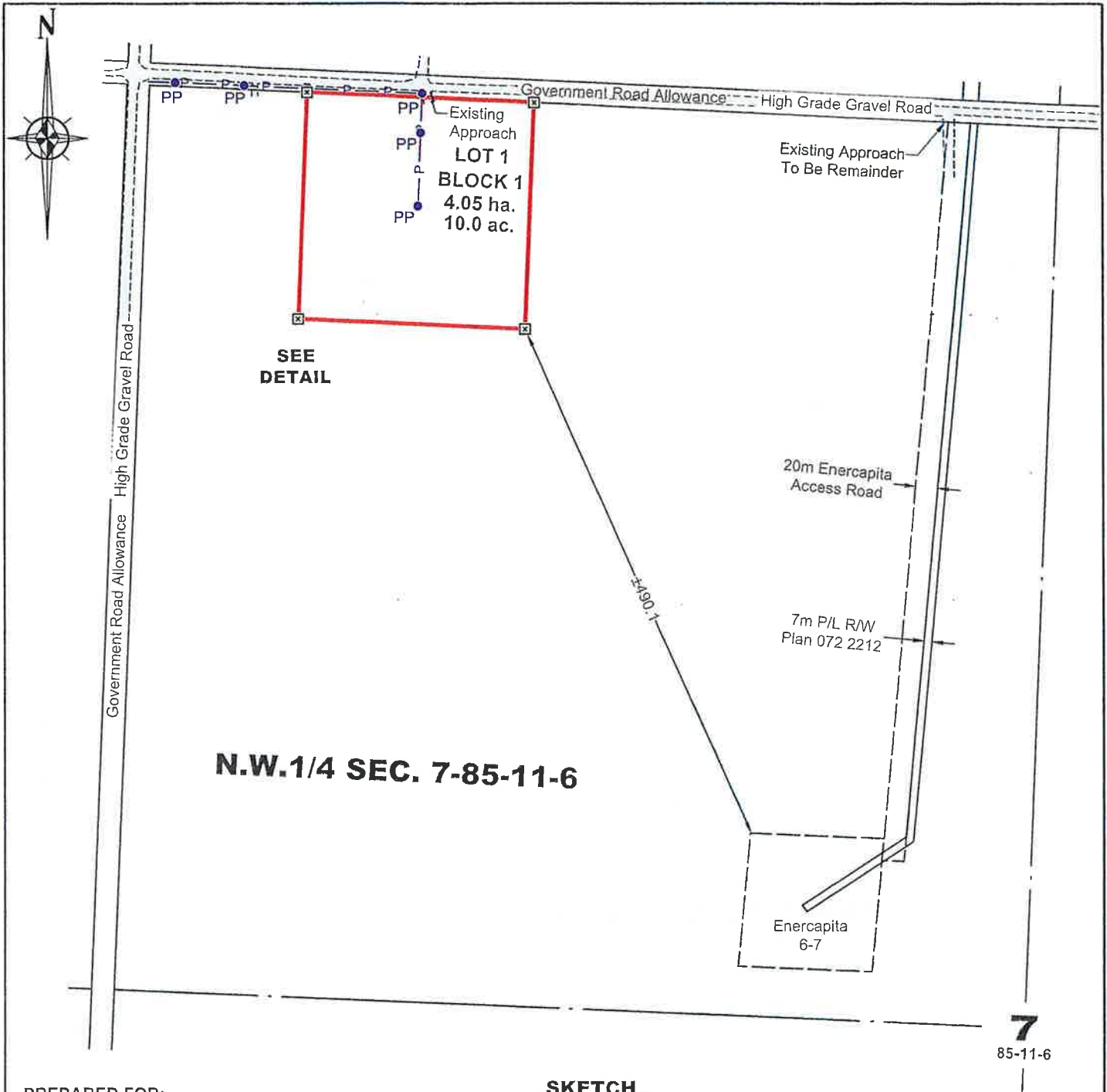
MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: n/a

SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts

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



PREPARED FOR:

Isaac Zacharias & Elizabeth Zacharias (C.of T. 142 166 944)

NOTES:

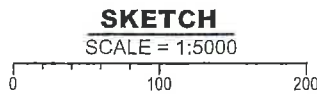
No field inspection was carried out and boundaries have not been established on the ground.

LEGEND:

- Area to be subdivided shown thus: -----
- Statutory Iron Posts found shown thus: -----
- Corners of Subdivision positions shown thus: -----
- Proposed Power Pole shown thus: -----
- Proposed Overhead Power Lines shown thus: -----
- Total area to be subdivided = 4.05 Hectares (10.0 Acres),

NOTES:

Aerial Image 2017 (Abacus)



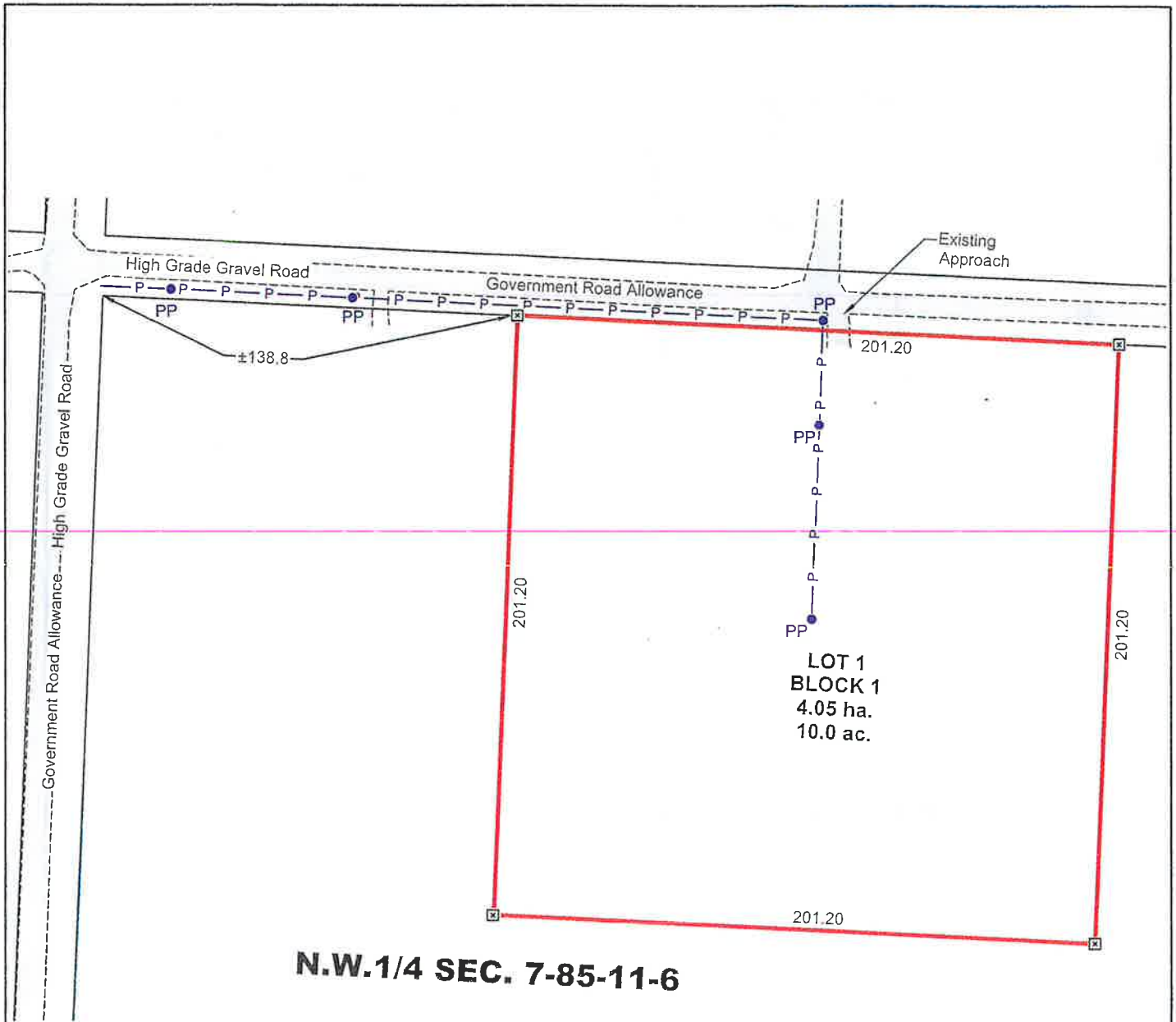
SKETCH

SHOWING PROPOSED SUBDIVISION within

N.W.1/4 SEC. 7 TWP. 85 RGE. 11 W.6M.

CLEAR HILLS COUNTY - ALBERTA

0	Plan Issued	Jan. 31, 2020	TTS-WS
REV.	REVISION	DATE	INITIALS
		Job No. : 190372	
		CAD File: 190372_TE	
		PAGE 1 of 4	



N.W.1/4 SEC. 7-85-11-6

DETAIL
SCALE = 1:2000



PREPARED FOR:

Isaac Zacharias & Elizabeth Zacharias (C.of T. 142 166 944)

NOTES:

No field inspection was carried out and boundaries have not been established on the ground.

LEGEND:

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- Statutory Iron Posts found shown thus:----- ●
- Corners of Subdivision positions shown thus:----- ☒
- Proposed Power Pole shown thus:----- ● PP
- Proposed Overhead Power Lines shown thus:----- - P - P - P -
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NOTES:

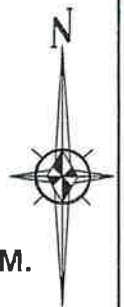
Aerial Image 2017 (Abacus)

SKETCH

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within

N.W.1/4 SEC. 7 TWP. 85 RGE. 11 W.6M.

CLEAR HILLS COUNTY - ALBERTA



REV.	REVISION	DATE	INITIALS
0	Plan Issued	Jan. 31, 2020	TTS-WS
		Job No. : 190372	
VELOCITY GROUP Surveying & Engineering <small>Unit 104, 11202 - 98th Avenue, Grande Prairie, AB T8V 3N1, Ph. 557-500-6100</small>		CAD File: 190372_TE	
PAGE 4 of 4			



N.W.1/4 SEC. 7-85-11-6

DETAIL
SCALE = 1:2000



PREPARED FOR:

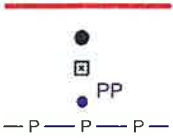
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N.W.1/4 SEC. 7 TWP. 85 RGE. 11 W.6M.

CLEAR HILLS COUNTY - ALBERTA

REV.	REVISION	DATE	INITIALS
0	Plan Issued	Jan. 31, 2020	TTS-WS
		Job No. : 190372	
Velocity Group Surveying & Engineering <small>Unit 194, 11022 - 98th Avenue, Grande Prairie, AB T8V 3H4 Ph: 367-25-8866</small>		CAD File: 190372_TE	
PAGE 3 of 4			

NOTES:

Aerial Image 2017 (Abacus)



7
85-11-6

PREPARED FOR:

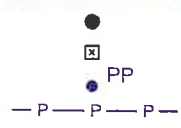
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NOTES:

Aerial Image 2017 (Abacus)

SKETCH

SCALE = 1:5000



SKETCH

SHOWING PROPOSED SUBDIVISION within

N.W.1/4 SEC. 7 TWP. 85 RGE. 11 W.6M.

CLEAR HILLS COUNTY - ALBERTA

0	Plan Issued	Jan. 31, 2020	TTS-WS
REV.	REVISION	DATE	INITIALS
		Job No. : 190372	
VELOCITY GROUP Surveying & Engineering <small>Unit 804 11022-88th Avenue Grande Prairie AB T8E 3E4 Ph: 597-059-1168</small>		CAD File: 190372_TE	
PAGE 2 of 4			