

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
March 23, 2021

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, March 23, 2021, 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 23, 2021 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of March 9, 2021 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL – Erik Lovmo 4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

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

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, March 9, 2021**

PRESENT	Miron Croy David Janzen Raymond Wetmore Abe Giesbrecht Peter Frixel	Chairperson Deputy Chairperson Member Member Member
ABSENT		
ATTENDING	Allan Rowe Audrey Bjorklund Bonnie Morgan	Chief Administrative Officer (CAO) Community Development Manager (CDM) Executive Assistant (EA)
ABSENT		
CALL TO ORDER	Chairperson Croy called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M01-21(03/09/21)	RESOLUTION by Member Giesbrecht to adopt the agenda governing the March 9, 2021, Municipal Planning Commission Meeting as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M02-21(03/09/21)	RESOLUTION by Member Wetmore to adopt the minutes of the November 10, 2020 Municipal Planning Commission Organizational Meeting, as presented. CARRIED.	
M03-21(03/09/21)	RESOLUTION by Chairperson Croy to adopt the minutes of the November 10, 2020 Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Subdivision Proposal B. Isaac	Benjamin Isaac is seeking support in principle for a 8.10 ha (20 acre) country residential subdivision out of SE 20-85-7-W6M.	
M04-20(03/09/21)	RESOLUTION by Member Frixel that the Municipal Planning Commission support in principle a 8.10 ha (20 acre) country residential subdivision out of SE 20-85-7-W6M. CARRIED.	
Subdivision Proposal E. J. & G. Lund	Edwin, Jeanette and Geoff Lund are seeking seeking support in principle for a 12.37 hectare (30.56 acre) country residential subdivision out of the N ½ 16-87-10-W6M	

M05-20(03/09/21)

RESOLUTION by Chairperson Croy that the Municipal Planning Commission support in principle a 12.37-hectare (30.56 acre) country residential subdivision out of the N ½ 16-87-10-W6M. CARRIED.

ADJOURNMENT

Chairperson Croy adjourned the March 9, 2021 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:	March 23, 2021
Originated By:	Audrey Bjorklund
Title:	SUBDIVISION REFERRAL – ERIK LOVMO
File:	61-02-02

DESCRIPTION:

DESCRIPTION:

Subdivision referral 21MK006 was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead separation, first parcel out subdivision from Erik Lovmo for SW 27-83-6-W6M (7.04 hectares -17.4 acres).

BACKGROUND:

- Zoning: Agricultural (AG1)
- The proposal is to subdivide a 17.4 acre farmstead separation parcel from the quarter.
- Land Use Bylaw parcel size for a farmstead separation is a minimum of 3 ac and a maximum of 10 ac. For parcels larger than permitted parcel sizes, the approval is at the discretion of the MPC, based on the need to accomodate related farm buildings, improvements and existing services.
 - The proposed parcel is deemed appropriate for the intended proposed use and is based on the location of existing development and required setbacks.
- This would be the first parcel out of the quarter.
- There is an existing approach to access 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 Farmstead separation, first parcel out subdivision from Erik Lovmo for SW 27-83-6-W6M (7.04 hectares -17.4 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:



**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY:	Clear Hills County	DATE RECEIVED:	March 9, 2021
FILE:	21MK006	EXPIRY DATE:	May 8, 2021
LEGAL:	SW 27.83.6.W6M	TIME EXTENSION:	
APPLICANT/AGENT:	Borderline Surveys Ltd.		

PROPOSAL: The proposal is to subdivide from the quarter section, a 17.4 ac parcel to accommodate an existing farmstead.

ACREAGE IN TITLE: 160.14

RESERVE REQUIREMENT: N/A

PROXIMITY TO URBAN MUNIC: Approximately 9.3 miles southwest of Hines Creek

PREVIOUS APPLICATIONS: None

SITE CHARACTERISTICS

C.L.I.: 90% 3t, 10% O

TOPOGRAPHY: The subject land is described as rolling.

EXISTING USE/DEVELOPMENT: There is an existing farmstead on site including a residence, green house, wood granaries, numerous sheds, and associated servicing. The balance of the quarter is predominantly treed areas, with areas under cultivation.

ROAD ACCESS: Access is gained via Range Road 63 to the west. There appears to be an access from Highway 729 to the balance of the quarter. Alberta Transportation will be asked to comment on highway requirements/concerns.

SERVICING: The existing development uses a dug-out for water supply and an open discharge for sewage disposal system.

PARCEL SIZE: The proposed parcel size may be deemed appropriate for the intended proposed use and is based on the location of existing development and required setbacks.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District – 1 (AG-1). No conflicts. The parcel size for a farmstead separation is a minimum of 3 ac and a maximum of 10 ac. For parcels larger than permitted parcel sizes, the approval is at discretion of the Development Authority, based on the need to accommodate related farm buildings, improvements, and existing services.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: N/A

SUBDIVISION REGULATIONS: Referred to AB Transportation as per section 5 (5)(d). Section 14 & 15 applicable.

MUNICIPAL GOVERNMENT ACT: No conflicts.

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

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY

Date of Receipt for Completed Form:

more 9/21

File No.:

21mk006

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:

ERIK MATTHEW LOVMO
(Full Name in Block Capitals)

Address and phone number:

544 Greville Place Nanaimo, BC V9R 0H8

2. Name of agent (person authorized to act on behalf of registered owner), if any:

Borderline Surveys Ltd./Jason Coates
(Full Name in Block Capitals)

Address and phone number:

Box 2661, Fairview, AB T0H 1L0 780-835-4618

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:

All/part of the SW 1/4 Sec 27 TWP 83 Range 6 West of 6 Meridian
Being all/part of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 122071317 -
Area of the above parcel of land to be subdivided 7.04 hectares 17.4 (acres).
Municipal Address if applicable #834019, Rg Rd 66

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 ☒
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 _____
If "yes", the Highway is No 729 the Secondary Road is No 834
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 ☒ If "yes", state its name: _____
e. Is the proposed parcel within 1.5 kilometres (0.932 miles) of a sour gas facility? Yes _____ No ☒

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land Farm yard
b. Proposed use of the land Residence
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
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) see Tentative Plan.
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 / none

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 source: dugout and septic discharge / Tank is septic system

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

1. Borderline Surveys Ltd./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

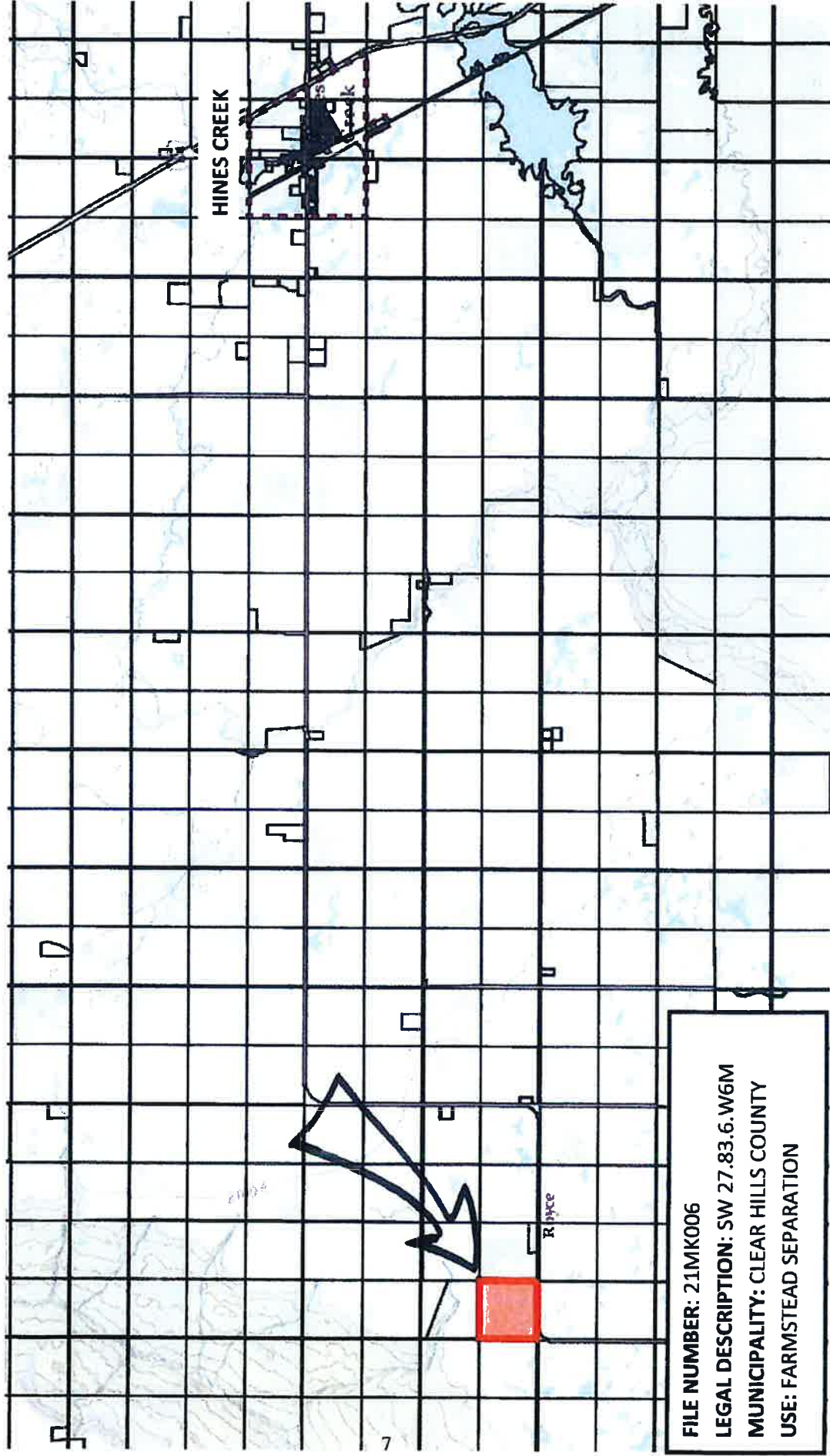
Phone No.: 780-835-4618/cell 780-330-9939

Date:

Feb. 12/21

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

"LOCATION" PLAN



Tentative Plan Showing

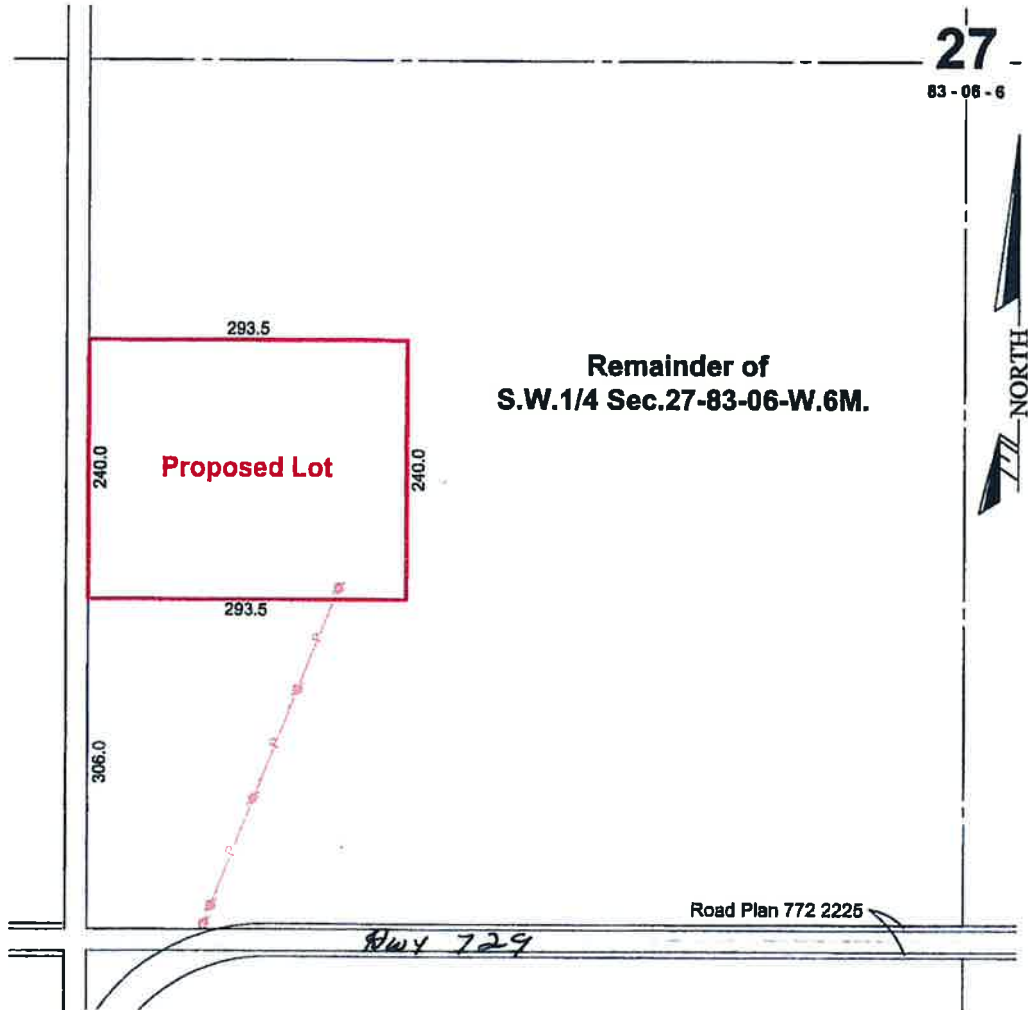
Proposed Subdivision of Part of

**S.W. 1/4 Sec. 27,
Twp. 83, Rge. 6, W.6M.**

(Farm Yard Separation)

within

Clear Hills County, Alberta



SCALE: 1:5,000

LANDOWNER(S):

S.W. 27-83-6-W6
Erik Matthew Lovmo
C. of T. 122 071 317

AREA:

New Lot: 7.04 ha (17.4 ac)

REGISTERED TITLE ENCUMBERANCES (Affecting Extent of Title)

C. of T. 122 071 317 (S.W. 27)

1. 132 412 026: Caveat (Re: Utility Right of Way)
ATCO Electric LTD.
2. 142 260 974: Utility Right of Way (Grantee)
North Peace Gas Co-Operative LTD.



LEGEND

- Lands Dealt With
- Power Poles and Power lines

**BORDERLINE
SURVEYS**

11028 - 102 Avenue, Box 2661
Fairview, AB. T8O - 330 - 9939
www.borderlinesurveys.com

Page: 1 of 4

Date: February 8, 2021

Initials: LB / TB

Job Number: 210004

Tentative Plan Showing

Proposed Subdivision of Part of

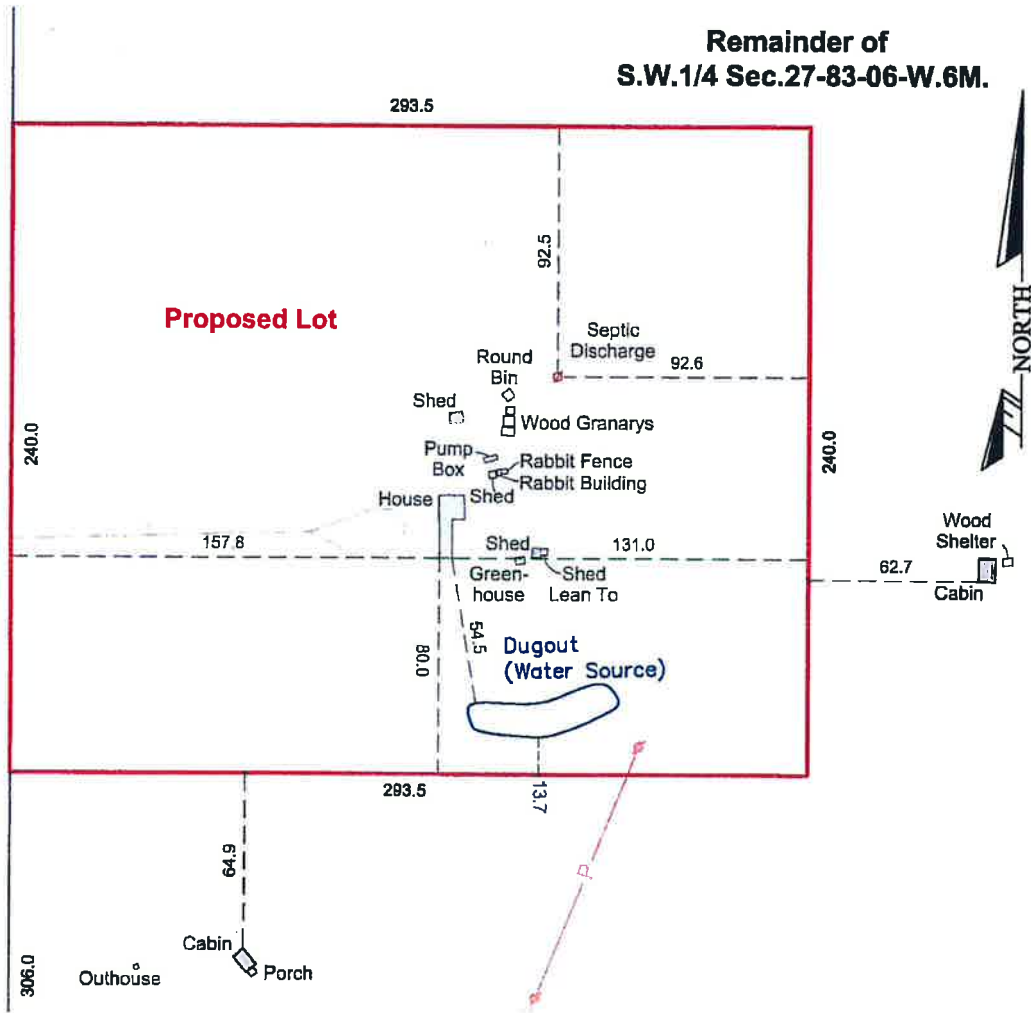
S.W. 1/4 Sec. 27,
Twp. 83, Rge. 6, W.6M.

(Farm Yard Separation)

within

Clear Hills County, Alberta

Remainder of
S.W.1/4 Sec.27-83-06-W.6M.



SCALE: 1:2,000

NOTE:

1. Field inspection completed January 25th, 2021.
2. According to AER there are no Abandoned wells located within S.W. 1/4 27-83-06-W.6M.
3. Subject to revision by final survey.

SEPTIC PROXIMITY INDEX:

Septic discharge to House = 55.7m
Septic discharge to Dugout = 114.8m

LEGEND

- Lands Dealt With
- Road / Driveway
- Power Poles and Power Lines
- Existing Buildings

**BORDERLINE
SURVEYS**

11026 - 102 Avenue, Box 2861
Fairview, AB. T8G 3G0 - 9939
www.borderlinesurveys.com

Page: 2 of 4

Date: February 8, 2021

Initials: LB / TB

Job Number: 210004

Tentative Plan Showing

Proposed Subdivision of Part of

**S.W. 1/4 Sec. 27,
Twp. 83, Rge. 6, W.6M.**

(Farm Yard Separation)

within

Clear Hills County, Alberta



NOTE:

1. Field inspection completed January 25th, 2021.
2. According to AER there are no Abandoned wells located within S.W. 1/4 27-83-06-W.6M.
3. Some facilities shown on Air Photo have been removed at the time of the field inspection.
4. Subject to revision by final survey.

Lot Photo Detail

Scale: 1:2,000

**Photo : Microsoft Bing Maps
Aerial Imagery**

Date: 13 April 2010 - 21 Sep 2016

**BORDERLINE
SURVEYS**

11028 - 102 Avenue, Box 2661
Fairview, AB. T8B 0A6
www.borderlinesurveys.com

Page: 3 of 4

Date: February 8, 2021

Initials: LB / TB

Job Number: 210004

Tentative Plan Showing

Proposed Subdivision of Part of

**S.W. 1/4 Sec. 27,
Twp. 83, Rge. 6, W.6M.**

(Farm Yard Separation)

within

Clear Hills County, Alberta



1. Field inspection completed January 25th, 2021.
2. According to AER there are no Abandoned wells located within S.W. 1/4 27-83-06-W.6M.
3. Some facilities shown on Air Photo have been removed at the time of the field inspection.
4. Subject to revision by final survey.

Lot Photo Detail

Scale: 1:5,000

Photo : Microsoft Bing Maps

Aerial Imagery

Date: 13 April 2010 - 21 Sep 2016

**BORDERLINE
SURVEYS**

11028 - 102 Avenue, Box 2661
Fairview, AB. T8B - 3B0 - 9B39
www.borderlinesurveys.com

Page: 4 of 4

Date: February 8, 2021

Initials: LB / TB

Job Number: 210004