

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

June 22, 2021

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, June 22, 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 June 22, 2021..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of June 8, 2021..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL – Juan Weibe..... 4*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

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

**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, JUNE 8, 2021**

PRESENT

Miron Croy	Chairperson
Abe Giesbrecht	Member
Peter Frixel	Member
Raymond Wetmore	Member
David Janzen	Member

ABSENT

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 9:00 a.m.

**ACCEPTANCE OF
AGENDA**

M13-21(06/08/21)

RESOLUTION by Member Janzen to adopt the agenda governing the June 8, 2021, Municipal Planning Commission Meeting. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M17-21(06/08/21)

RESOLUTION by Member Wetmore to adopt the minutes of the April 27, 2021, Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Referral:
B. Carreau; P. Fiorini

Subdivision referral 21MK015 was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation, first parcel out subdivision from Brian David Carreau and Paula Fiorini for SW 10-83-1-W6M (7.55 hectares – 18.65 acres).

M18-21(06/08/21)

RESOLUTION by Chairperson Croy that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation, first parcel out subdivision Brian David Carreau and Paula Fiorini for SW 10-83-1-W6M (7.55 hectares – 18.65 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. **Developer is responsible for providing access to the balance of the quarter.**
3. **All required County, Provincial and Federal Regulations to be adhered to. CARRIED.**

ADJOURNMENT

Chairperson Croy adjourned the June 8, 2021 Municipal Planning Commission Meeting at 9:03 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 22, 2021
Originated By:	Audrey Bjorklund
Title:	SUBDIVISION REFERRAL – Juan Wiebe
File:	61-02-02

DESCRIPTION:

Subdivision referral 21MK019 was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation, first parcel out subdivision from Juan Weibe for SE 22-85-8-W6M (5.80 hectares – 14.33 acres).

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- The parcel size for a farmstead separation is a maximum of 10 acres. For parcels larger than permitted parcel size the approval is at the discretion of the development authority (Municipal Planning Commission)
- Road Access is gained via RR82. Both the subdivision and the abandoned well have existing approaches.
- Topography – flat and balance of the quarter is bush and muskeg
- Servicing – cistern for water supply and open discharge for sewage disposal . Proposal is to relocate the existing pump-out to meet setback requirements of current regulations.

ATTACHMENTS:

- Subdivision application

OPTIONS:

- A. Deny the request
- B. Recommend developer reduce the size of the request
- C. Approve the subdivision request with the conditions listed and, or the following conditions.

RECOMMENDED ACTION:

RESOLUTION BY ...that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farmstead Separation, first parcel out subdivision from Juan Weibe for SE 22-85-8-W6M (5.80 hectares – 14.33 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. Developer to relocate the existing sewage disposal pump out to meet the setback requirements of the current regulations.
3. Developer to construct an approach to County standards to access the balance of the quarter section.
4. 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 JUNE 15, 2021 File No. 21MK019 Fee Submitted \$725

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: JUAN WIEBE
(Full Name in Block Capitals)
Address and phone number
Box 5, Worsley, Alberta T0H 3W0
403-795-9049
Juanwiebe@hotmail.com

2. Name of agent (person authorized to act on behalf of registered owner), if any: JEFFREY ORACHESKI (EXPLORE INC.)
(Full Name in Block Capitals)
Address and phone number
Box 1987, St. Paul, Alberta T0A 3A0
780-645-3399
jeff.oracheski@exploreinc.ca

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the SE 1/4 Sec. 22 TWP. 85 Range 8 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No _____ C.O.T. No _____
Area of the above parcel of land to be subdivided 5.80 hectares 14.33 (acres)
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 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 _____ If "yes", state its name X
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 Recreational / Residence
b. Proposed use of the land Recreational / Residence
c. The designated use of the land as classified under a land use bylaw Agricultural District - 1 (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) Flat
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. - sloughs, creeks, etc) Some bush, Muskeg
c. Describe the kind of soil on the land (sandy, loam, clay, etc) Dark Gray Chernozemic & Dark Gray Luvisolic (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 & Shed, all buildings are to remain as is.

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
Existing Cistern & Existing Septic Pumpout (to be relocated north as of yard site.)

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, JEFFREY ORACHESKI (EXPLORE INC.) 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 1987, St. Paul, Alberta T0A 3A0 Signature Jeffrey Oracheski
Phone No. 780 645 3399 Date April 29, 2021

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY: <u>Clear Hills County</u>	DATE RECEIVED: <u>June 15, 2021</u>
FILE: <u>21MK019</u>	EXPIRY DATE: <u>August 14, 2021</u>
LEGAL: <u>SE 22.85.8.W6M</u>	TIME EXTENSION: _____
APPLICANT/AGENT: <u>Explore Surveys Inc.</u>	

PROPOSAL: The proposal is to subdivide 14.33 acres from a quarter section to accommodate an existing farmstead.

ACREAGE IN TITLE: 160 acres

RESERVE REQUIREMENT: Reserve is not required.

PROXIMITY TO URBAN MUNIC: Approximately 8 miles south of Worsley

PREVIOUS APPLICATIONS: None

SITE CHARACTERISTICS

C.L.I.: 70% O, 30% 4s,5w

TOPOGRAPHY: The subject lands is described to be flat.

EXISTING USE/DEVELOPMENT: The proposed subdivision has dwelling unit and a shed with the associated servicing.

ROAD ACCESS: Access is gained via Range Road 82 to the east. Both the proposed subdivision and the abandoned well have existing approaches. Access to the balance of the quarter section may be required.

SERVICING: The existing development is serviced with a cistern for water supply, and uses an open discharge for sewage disposal. The proposal is to relocate the existing pump-out to meet the setback requirements of the current regulations.

PARCEL SIZE: The parcel size is deemed to be appropriate for the intended use, and is based on the required setbacks.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District -1 (AG-1). For farmstead separation, the minimum parcel size is 3 acres and a maximum of 10 acres. Parcel sizes larger than the permitted parcel sizes is at the discretion of the Development Authority to accommodate related existing improvements, and services.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: N/A

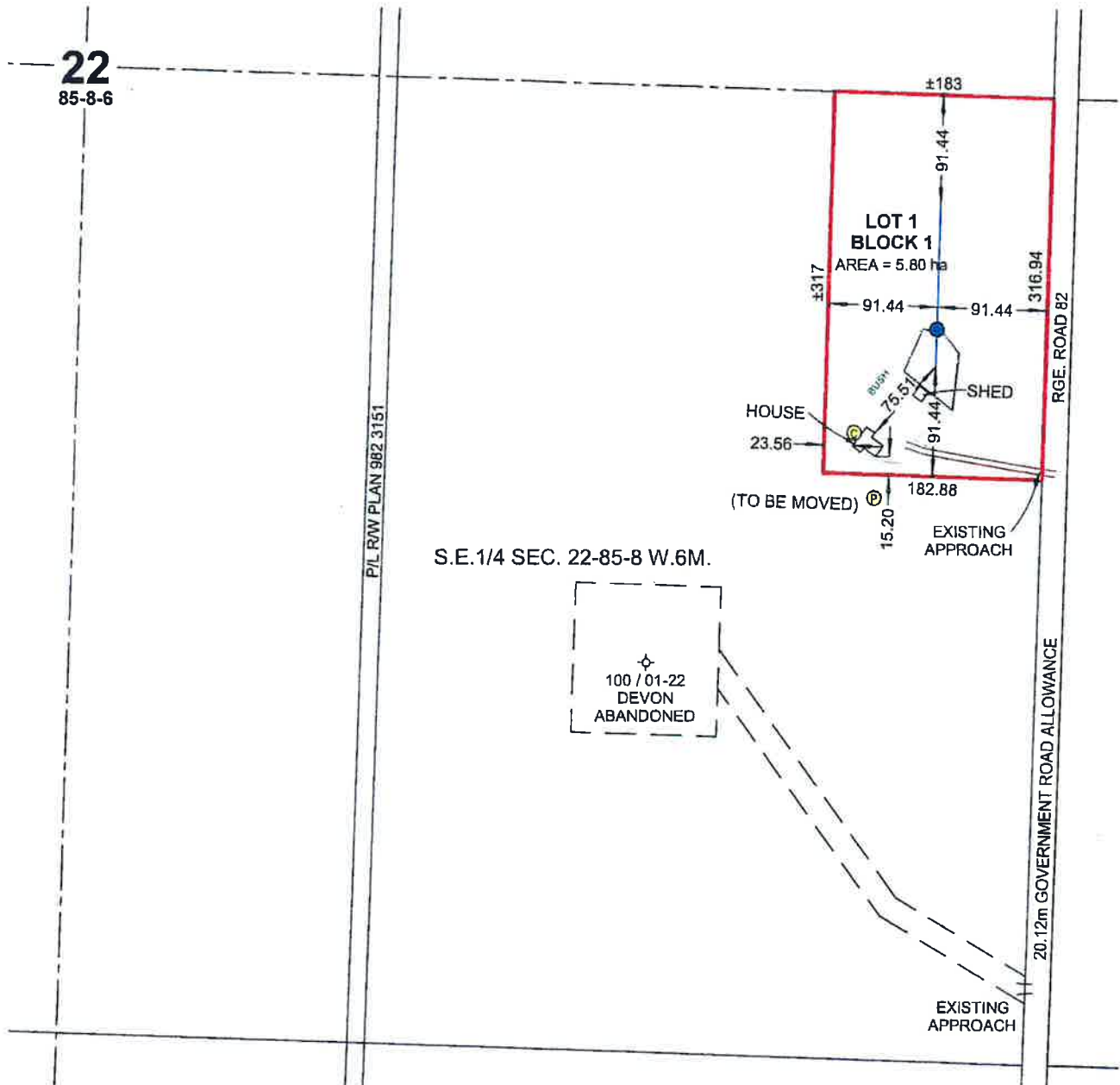
SUBDIVISION REGULATIONS: No conflicts

MUNICIPAL GOVERNMENT ACT: No conflicts.

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

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN S.E.1/4 Sec.22 Twp.85 Rge.8 W.6M. CLEAR HILLS COUNTY



LEGEND:
 Proposed Parcel shown as:
 Pumpout location shown as: (P)
 Cistern location shown as: (C)
 Proposed Pumpout location shown as: (P)

Distances are in metres and decimals thereof.



Plan Prepared by:
 Explore Geomatics Inc.
 Edmonton, Alberta
 Toll Free 1-866-936-1805
 Fax No. 780-800-1927



REV. NO.	DESCRIPTION	DATE
1	PLAN ISSUED	APRIL 26, 2021

Job X045421

Rev. 0

SURVEYED BY: J.C. CALC'D BY: J.O. DRAWN BY: J.O.

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN S.E. 1/4 Sec. 22 Twp. 85 Rge. 8 W. 6M. CLEAR HILLS COUNTY



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Distances are in metres and decimals thereof.

LEGEND:

- Proposed Parcel shown as: ———
- Pumpout location shown as: P
- Cistern location shown as: C
- Proposed Pumpout location shown as: ●



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REV. NO.	DESCRIPTION	DATE
1	PLAN ISSUED	APRIL 26, 2021

Job X045421

Rev. 0

SURVEYED BY: J.C.

CALC'D BY: J.O.

DRAWN BY: J.O.

"LOCATION" MAP

