

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
April 26, 2022

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, April 26, 2022, at 9:00 a.m. in the Council Chambers, 313 Alberta Avenue, Worsley Alberta.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. *REGULAR MEETING of April 26, 2022* 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. *REGULAR MEETING of March 22, 2022* 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. *SUBDIVISION REFFERAL – A & S ZACHARIAS*..... 3
- 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 22, 2022**

PRESENT	David Janzen Jason Ruecker Danae Walmsley Abram Giesbrecht Nathan Stevenson	Chairperson Deputy Chairperson Member Member Member
ATTENDING	Allan Rowe Audrey Bjorklund Bonnie Morgan	Chief Administrative Officer (CAO) Community Development Manager (CDM) Executive Assistant (EA)
CALL TO ORDER	Chairperson Janzen called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M14-22 (03-22-22)	RESOLUTION by Member Giesbrecht to adopt the agenda governing the March 22, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M15-22 (03-22-22)	RESOLUTION by Chairperson Janzen to adopt the minutes of the March 8, 2022, Municipal Planning Commission Regular Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Development Permit Application: J. PETERS	Development Permit Application W7-22 was received from Julius Mark Peters to construct a new yardsite and 20' x 76' manufactured home (dwelling) at SE 15-85-8-W6M. The application is being considered by the Municipal Planning Commission because this application is for a fourth dwelling and third yardsite on this quarter section, so it is deemed a discretionary use.	
M16-22 (03-22-22)	RESOLUTION by Member Giesbrecht to not approve Development Permit W7-22 to construct a new yardsite and 20' x 76' manufactured home dwelling at SE 15-85-8-W6M. CARRIED.	
<u>ADJOURNMENT</u>	Chairperson Janzen adjourned the March 22, 2022, Municipal Planning Commission Meeting at 9:23 a.m.	

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 26, 2022
Originated By:	Audrey Bjorklund
Title:	SUBDIVISION REFERRAL – A. & S. ZACHARIAS
File:	61-02-02

DESCRIPTION:

Subdivision referral 22MK011 was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential, first parcel out subdivision from Abraham & Sarah Zacharias for SW 15-85-8-W6M (4.05 hectares – 10 acres).

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Proposed subdivision – access would be gained via Range Road 83
 - There is an existing approach off Highway 64 to the balance of the quarter.
- Topography: rolling
- Existing Use: agricultural cultivation, no buildings or site improvements within the proposed subdivision.
- Proposed Servicing: Water Supply – cistern,
Sewer – Septic with open discharge
- Parcel Size: Proposed parcel size is deemed appropriate for the intended use.

ATTACHMENTS:

- Subdivision application

OPTIONS:

- A. Deny the request
- B. 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 Country Residential , first parcel out subdivision from Abraham & Sarah Zacharias for SW 15-85-8-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: MAR. 30 2022 File No: 22 MK 011 Fee Submitted: \$725

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: Abraham & Sarah Zacharias Address and phone number: Box 82 Cleardale, AB, T0H 3Y0
(Full Name in Block Capitals) Applicant: Julius Peters 780-835-1867
2. Name of agent (person authorized to act on behalf of registered owner), if any: Borderline Surveys Ltd/Jason Coates Address and phone number: PO Box 43, Clairmont, AB T8X 0T8 (780)538-1955
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the SW $\frac{1}{4}$ Sec. 15 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 4.05 hectares 10 (acres).
Municipal Address if applicable Box 82, Cleardale, Alberta, T0H 3Y0

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 X No _____
If "yes", the Highway is No 64 the Secondary Road is No 852
- 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 Farm
- b. Proposed use of the land Country 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) Hay Field
- 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 N/A

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
Cistern & Hauling water / Open Discharge/Septic Tank

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
- I, Borderline Surveys Ltd/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: PO Box 43, Clairmont, AB T8X 0T8 Signature: Jason Coates

Phone No.: (780) 538-1955 / Cell (780) 330-9939 Date: March 30, 2022

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY:	<u>Clear Hills County</u>	DATE RECEIVED:	<u>March 30, 2022</u>
FILE:	<u>22MK011</u>	EXPIRY DATE:	<u>June 4, 2022</u>
LEGAL:	<u>SW 15.85.8.W6M</u>	TIME EXTENSION:	<u></u>
APPLICANT/AGENT:	<u>Borderline Surveys Ltd.</u>		

PROPOSAL: The subdivision proposal is to subdivide 10 acres from an unsubdivided quarter section for the purpose of a Country Residential development.

ACREAGE IN TITLE: 155.95 acres

RESERVE REQUIREMENT: Not required

PROXIMITY TO URBAN MUNIC: Approximately 10 miles east of the Hamlet of Cleardale

PREVIOUS APPLICATIONS: None

SITE CHARACTERISTICS

C.L.I.: 60% O; 40% 2c4w

TOPOGRAPHY: The subject is described as rolling.

EXISTING USE/DEVELOPMENT: There are no buildings or site improvements existing within the proposed subdivision. The proposed lot and the balance of the quarter section are currently under cultivation. East of the quarter section has existing developments.

ROAD ACCESS: Access can be gained via ^{Range} Township Road 83. There is an existing approach to the north Highway 64/Township Road 852 that serves an access to the balance of the quarter section.

SERVICING: The proposal is to use a cistern for water supply and an open discharge system for sewage disposal.

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

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District – 1 (AG-1). No conflicts. Section 10.4 allows for a maximum of 10 ac for a Country Residential development.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

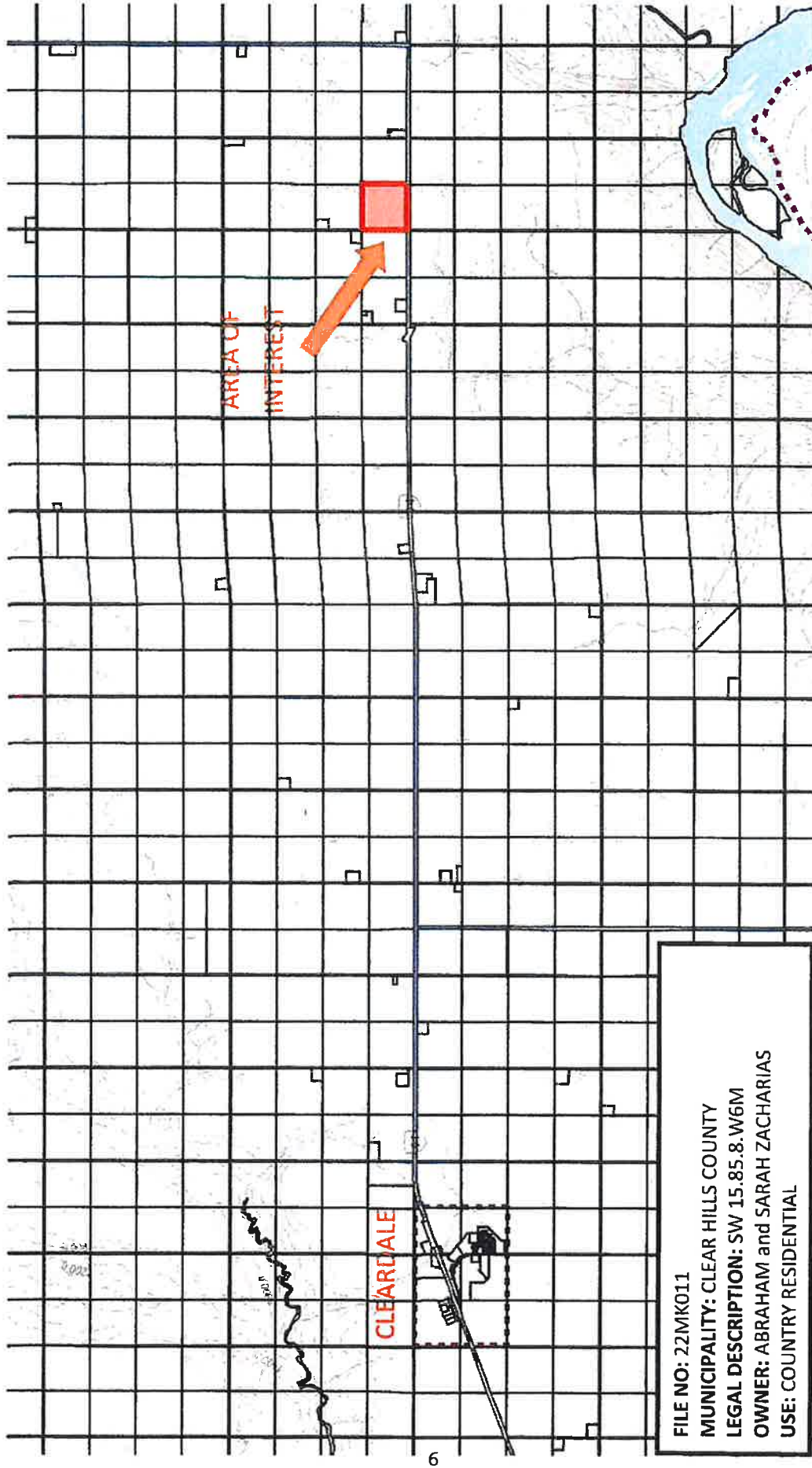
INTER MUNICIPAL DEV. PLAN: N/A

SUBDIVISION REGULATIONS: Sections 14 and 15 apply. Referral to the AB Transportation for comments.

MUNICIPAL GOVERNMENT ACT: No conflicts.

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

"LOCATION" MAP



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.W. 1/4 Sec. 15, Twp. 85, Rge. 8, W. 6M.

(For New Yard Site)

Within

Clear Hills County, Alberta

Schedule of Area(s)

Contains 1 LK,
Containing 4.05 ha (10.00 AC.)

Registered Title Encumbrances (According to Latest of Title)

922 113 877 - Utility Right Of Way - North Peace Gas Co-op Ltd
 982 342 740 - Utility Right Of Way - Canadian Natural Resources Ltd.
 152 130 574 - Caveat - Utility Right Of Way - Alca Electric Ltd.

Notes

- Distances are in Metres and Decimals Thereof.
- Some buildings may have been erected and others moved since the date of photo.
- Air Photo Date: July 30, 2020
- No field visit was completed for this tentative plan as no improvements exist.

Legend

- Area Affected by This Plan as Outlined Thus
- Zoning - Industrial
- Road Shown Thus
- Zone - Residential
- Overhead Power Shown Thus
- Power Pole Shown Thus
- Fence Show Thus
- Septic Tank/Discharge Shown Thus
- Casem/Well Water Shown Thus
- Zoning Boundary Shown Thus

Land Owner(s)

ADRIANNA ZACHARIAS
 SARAH ZACHARIAS
 C of T 122 427 301

Site Information

N/A



#103 8501 99 Street
 Claiborn, Alberta T0H 0M0
 Phone (780) 330-9938
 E-mail: jvc.surveyor@gmail.com



PREPARED BY
 Jason Coates, A.L.S.



No.	Revision Type	Revised	Checked	Surveyed	Date
0	Original	MM	JC		Mar 29, 2022

Client File No.	N/A
File No.	220029T
Job No.	220029
Sheet	1 of 2
Revision	0



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.W. 1/4 Sec. 15, Twp. 85, Rge. 8, W. 6M.

(For New Yard Site)

Within

Clear Hills County, Alberta

Schedule of Areas(e)

Contains 1 Lot,
Containing 4.05 ha (10.00 Ac.)

Registered Title Encumbrances

925 113 977 - Utility Right Of Way - North Prince Gas Co-op Ltd.
982 342 740 - Utility Right Of Way - Canadian Natural Resources Ltd.
152 130 574 - Crossover - Utility Right Of Way - Alco Electric Ltd.

Notes

- Distances are in Metres and Decimals Thereof.
- Some buildings may have been excised and others moved since the date of photo.
- Air Photo Date: July 30, 2020
- No field visit was completed for this tentative plan as no improvements exist!

Legend

- Area Affected by This Plan as Outlined Thus
- Road Shown Thus
- Outstanding Power Shown Thus
- Gas Co-op Show Thus
- Police Show Thus
- Zoning Boundary Shown Thus
- Zoning - Industrial
- Zoning - Residential
- Power Pole Shown Thus
- Septic Tank/Drainage Shown Thus
- Chain/Water Well Shown Thus

Land Owner(s)

ABRAHAM ZACHARIAS
BOBBI ZACHARIAS
C of 1124 423 361

Site Information

N/A



4103 8301 96 Street
Calmar, Alberta T0P 0W0
Phone: (780) 330-9588
E-mail: jw.surveys@gmail.com



PREPARED BY
Jason Coates, A.L.S.

Revision Table

No.	Revised	Revision Type	Checked	Surveyed	Date
0	Original	MM	JC		Mar. 29, 2022
Client File No. N/A					
File No. 2200291					
Job No. 220029					
Sheet					2 of 2
Revision					0

