

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**July 12, 2022**

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, July 12, 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 July 12, 2022 ..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING of June 14, 2022 ..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. SUBDIVISION REFFERAL – J. & B. Hale ..... 5*
  - B. SUBDIVISION REFFERAL – G. & E. Zacharias ..... 13*
  - C. SUBDIVISION REFFERAL – J., M., & J. Braun ..... 21*
  - D. ....*
- 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, JUNE 14, 2022**

PRESENT	David Janzen Jason Ruecker Danae Walmsley Abram Giesbrecht	Chairperson Deputy Chairperson Member Member
	Nathan Stevenson	Member
ATTENDING	Allan Rowe Audrey Bjorklund Bonnie Morgan	Chief Administrative Officer (CAO) Community Development Manager (CDM) Executive Assistant (EA)
CALL TO ORDER	called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M21-22 (06-14-22)	<b>RESOLUTION by Member Giesbrecht to adopt the agenda governing the June 14, 2022, Municipal Planning Commission Meeting, as presented.</b> <b>CARRIED.</b>	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M22-22 (06-14-22)	<b>RESOLUTION by Deputy Chair Ruecker to adopt the minutes of the April 26, 2022, Municipal Planning Commission Regular Meeting, as presented.</b> <b>CARRIED.</b>	
<u>NEW BUSINESS</u> Subdivision Referral H & L Fehr	Subdivision referral 22MK015 was received from Mackenzie Municipal Services Agency regarding the application for a Farm Separation, first parcel out subdivision from Herman & Lisa Fehr for NW 9-85-7-W6M (4.05 hectares – 10 acres).	
M23-22 (06-14-22)	<b>RESOLUTION by Chairperson Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Farm Separation, first parcel out subdivision from Herman &amp; Lisa Fehr for NE 9-85-7-W6M (4.05 hectares – 10 acres), subject to the following conditions:</b>  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. <b>CARRIED.</b>	
Development Permit Application: F. Zacharias	Development Permit Application W19-22 was received from Frank Zacharias to construct a 42' x 40' addition to the Old Colony Mennonite Church school located on Plan 1420827 Block 1 Lot 1.	

**M24-22 (06-14-22)**

**RESOLUTION** by Member Giesbrecht to approve Development Permit W19-22 to construct a 42' x 40' addition to the Old Colony Mennonite Church school located on Plan 1420827 Block 1 Lot 1, subject to the following conditions:

1. Minimum building setbacks from the property lines:
  - a) Front yard (from the road right of way), 40.8 meters (134 feet)
  - c) Side yards, 15.2 meters (50 feet)
  - d) Rear yard, 15.2 meters (50 feet)
2. Minimum building setbacks from the septic holding tank:
  - a) 1 meter (2.35 feet)
3. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council. **CARRIED.**

Development Permit  
Application:  
C. Donnelly

Development Permit Application W20-22 was received from Craig Donnelly to keep poultry on Plan 0822355 Block 5 Lot 2 in the Hamlet of Worsley.

**M25-22 (06-14-22)**

**RESOLUTION** by Deputy Chair Ruecker to approve Development Permit W20-22 to keep poultry on Plan 0822355 Block 5 Lot 2 in the Hamlet of Worsley, subject to the following conditions:

1. The Developer will contact adjacent property owners by letter to inform of the intent to keep poultry.
2. The coop and outdoor enclosure must be located within the rear yard of the property:
3. Minimum setbacks for the coop and outdoor enclosure are:
  - a. Side and rear yard property lines 0.9 meters (3 feet)
  - b. Dwelling 1.8 meters (6 feet)
4. Maximum capacity is six (6) Hens.
5. No Roosters may be kept or raised.
6. Minimum coop and outdoor enclosure requirements:
  - a. Have an interior floor area of 0.37 m<sup>2</sup> (or 4 ft<sup>2</sup>) per hen.
  - b. Include at least one (1) nesting box and one (1) perch at least 15 cm (or 6 in.) long per hen.
  - c. Have an outdoor enclosure with an area of 0.92m<sup>2</sup> (or 10ft<sup>2</sup>) per hen.
  - d. Have feed and water containers, which are fully enclosed and airtight.
  - e. Have adequate ventilation.

- f. Be built to be weatherproof and predator proof.
  - g. Be kept in good and sanitary condition at all times.
  - 7. The coop and outdoor enclosure shall be cleaned at least once annually.
  - 8. Manure and bedding will be composted.
  - 9. The Hens will be secured with the coop and outdoor enclosure at all times.
  - 10. The keeping of Hens is for personal use only. Any sale of eggs, meat and manure from the poultry is prohibited.
  - 11. Disposal or slaughter of hens is prohibited within a residential property. Owners are required to deliver the poultry to a farm, abattoir or veterinary clinic for proper disposal or slaughter.
- CARRIED.

ADJOURNMENT

Chairperson Janzen adjourned the June 14, 2022, Municipal Planning Commission Meeting at 9:12 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 12, 2022
Originated By:	Audrey Bjorklund
Title:	<b>SUBDIVISION REFERRAL – J. &amp; B. Hale</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral 22MK021 was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation, first parcel out subdivision from Joseph & Brenda Hale for NW 35-85-8-W6M (3.56 hectares – 8.8 acres).

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
  - Proposed subdivision – access is gained via Twp Rd 860 to the north
  - There is no access to the balance of the quarter.
- Topography: flat
- Existing Use: agricultural cultivation, modular home, shed garage, shop within the proposed subdivision.
- Proposed Servicing: Water Supply – county water line
  - Existing dugout on south side of parcel to be filled in.Sewer – sewage lagoon
- 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 Farmstead Separation, first parcel out subdivision from Herman and Lisa Fehr for NW 9-85-7-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. Developer to provide an approach via Twp Rd 860 constructed to County standards to access the balance of the quarter section.
3. All required County, Provincial and Federal Regulations to be adhered to.

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

*ABj*

**Manager:**

*ABj*

FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY	Date of Receipt for Completed Form: <u>JUNE 21, 2022</u>	File No.: <u>22MKD21</u>	Fee Submitted: <u>\$ 725</u>
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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: Joseph & Brenda Hale  
(Full Name in Block Capitals) Address and phone number: Worsley, Alberta (780-835-9540)
2. Name of agent (person authorized to act on behalf of registered owner), if any: Borderline Surveys Ltd /Michelle Zacharias  
(Full Name in Block Capitals) Address and phone number: PO Box 43, Clairmont, AB T8X 0T8 (780)538-1955
3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
All/part of the NW 1/4 Sec 35 TWP 85 Range 8 West of 6 Meridian  
Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. 862 004 102  
Area of the above parcel of land to be subdivided 3.56 hectares 8.8 (acres).  
Municipal Address if applicable 81067 TWP RD 860
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 726 the Secondary Road is No 860
  - 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 / Residential
  - b. Proposed use of the land Residential
  - c. The designated use of the land as classified under a land use bylaw Agriculture / Residential
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) Brush, Shrubs
  - 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
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.  
Clear Hills Waterline / Septic Lagoon
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: \_\_\_\_\_

**MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS**

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MUNICIPALITY:	Clear Hills County	DATE RECEIVED:	June 21, 2022
FILE:	22MK021	EXPIRY DATE:	August 20, 2022
LEGAL:	NW.35.85.8 W6M	TIME EXTENSION:	
APPLICANT/AGENT:	Borderline Surveys Ltd.		

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PROPOSAL: The proposal is to subdivide a parcel of 8.8 acres from an unsubdivided quarter section to accommodate an existing farmstead.

ACREAGE IN TITLE: 159 acres

RESERVE REQUIREMENT: Not required.

PROXIMITY TO URBAN MUNIC: Approximately 5 miles south of Worsley

PREVIOUS APPLICATIONS: None

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**SITE CHARACTERISTICS**

C.L.I.: 100% 4s

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: The existing developments comprise of a modular home, shed, garage and a shop, with some treed areas. The balance of the quarter section is predominantly under cultivation with some treed areas. There is also a wellsite located within the balance of the quarter section, with its own separate access.

ROAD ACCESS: Access is gained, through an existing approach, via Township Road 860 to the north of the proposed subdivision. The access to the balance of the quarter section will need to be determined.

SERVICING: The proposal is to use municipal servicing for water supply and a septic lagoon for sewage disposal.

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

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**LEGISLATION**

LAND USE BYLAW: Located in the Located within the Agricultural Conservation District (AG-1). The minimum parcel size for a farmstead separation is 3 acres with a maximum parcel size of 10 acres as per section 10.4 3(a)(i)1.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: N/A

SUBDIVISION REGULATIONS: Sections 14 and section 15 applies. Application will be referred to Alberta Transportation for comments.

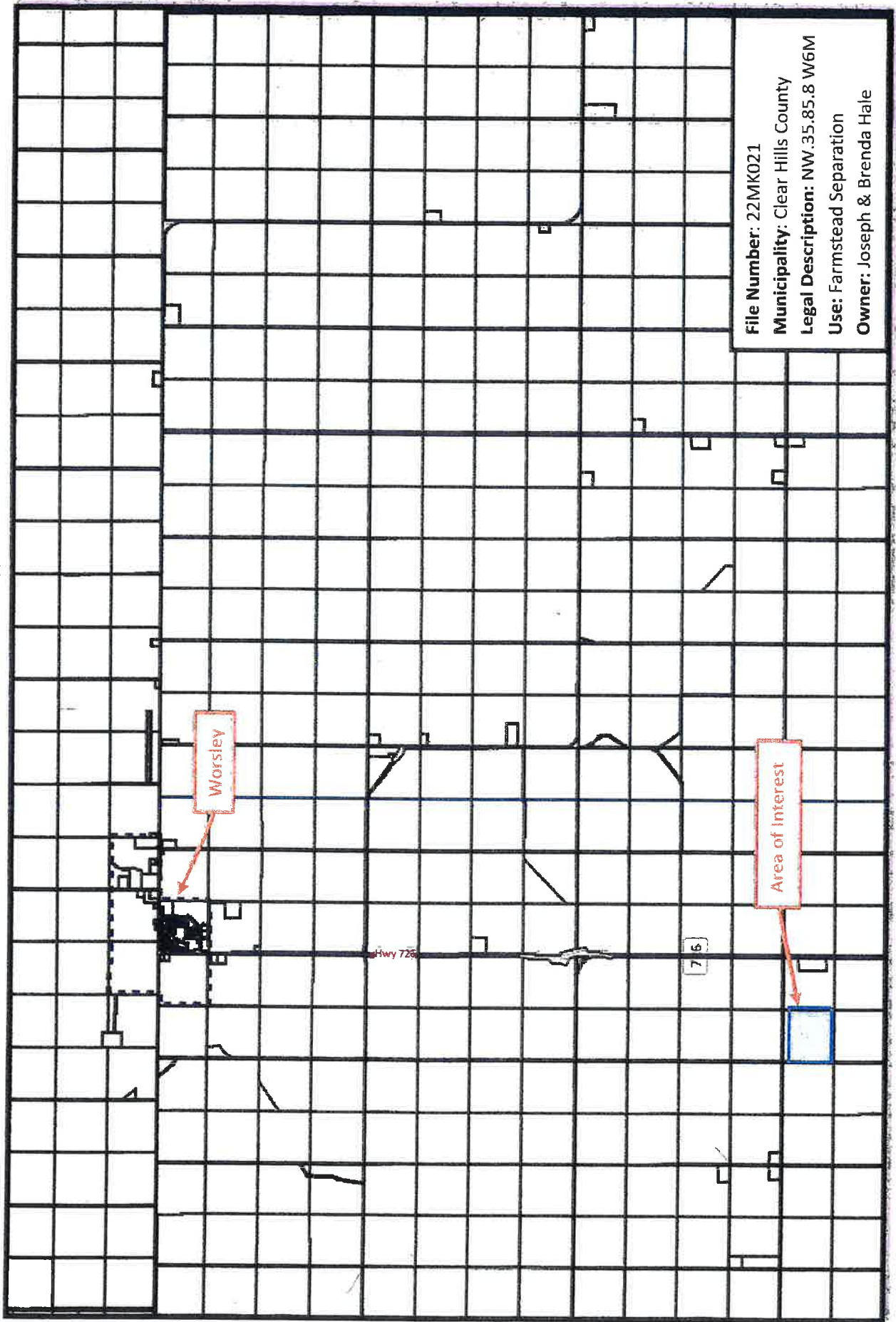
MUNICIPAL GOVERNMENT ACT: No conflicts.

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



# LOCATION MAP





# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF  
N.W. 1/4 Sec. 35, Twp. 85, Rge. 8, W. 6M.  
(For Farmyard Separation)

Clear Hills County, Alberta  
Within

## Schedule of Area(s)

Contains 1 Lot,  
Containing 3.58 ha (8.8 Ac.)

## Registered Title Encumbrances (Showing Existence of Title)

872 145 784 Caves - Rm. Surface Lease - Glenfield Energy Inc.  
982 659 125 Caves - Rm. Right of Way Agreement - Glenfield Energy Inc.  
012 408 301 Caves - Rm. Offer to Purchase - 901740 Alberta Ltd.  
122 223 773 Utility Right of Way - North Peace Gas Co-operative Ltd.

## Notes

- Distances are in Metres and Decimals Thereof.
- Plan measurements based from a field inspection conducted on June 10th, 2022.
- Both dugouts are to be filled in.

## Legend

Area Affected by This Plan is Outlined Thus: ———  
Roads Shown Thus: ———  
Overhead Power Shown Thus: ———  
Gas Co-op Shown Thus: ———  
Fences Line Shown Thus: ———  
Power Pole Shown Thus: ———  
Static Lagoon Shown Thus: ———  
Waterline Shown Thus: ———  
Fence Line Shown Thus: ———

## Land Owner(s)

JOSEPH EDWARD MALE  
BRENDA SHARON HALE  
C of T 852 004 102

## Site Information

81087 Twp. Rd. 850

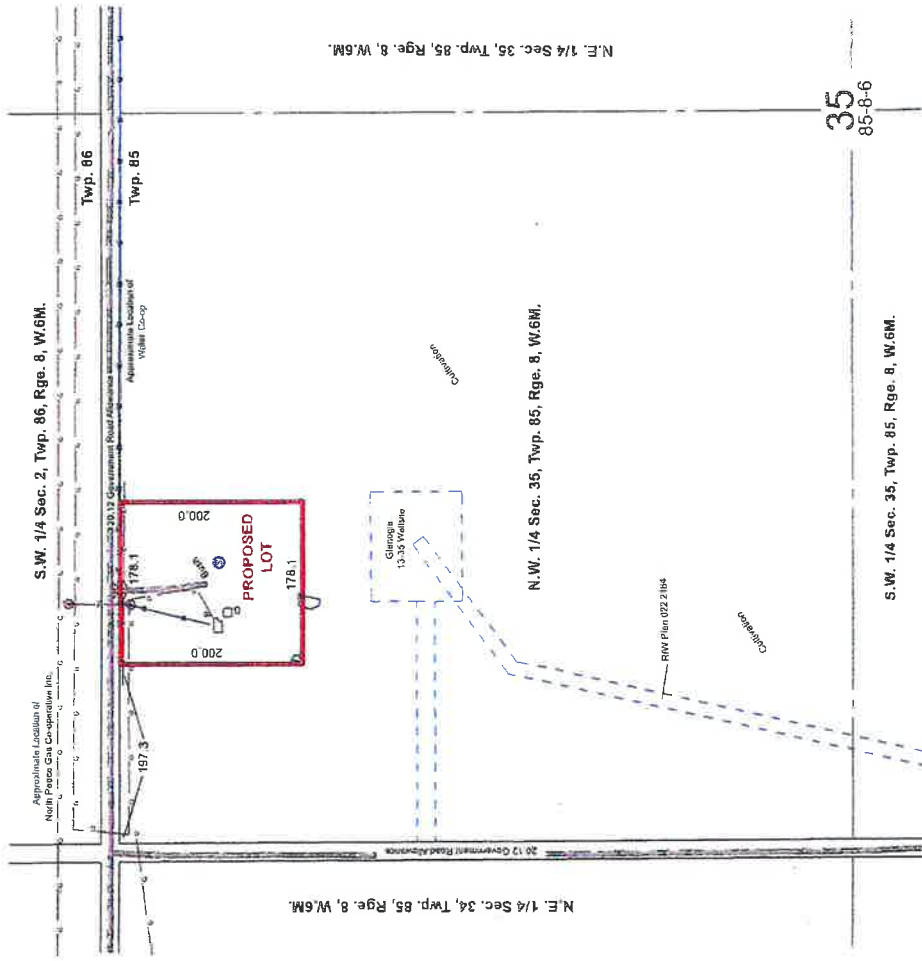
**BORDERLINE  
SURVEYS**

#103-2, 99 Street  
Clairmont, Alberta T8X 3B1  
Phone (780) 538-1955  
E-mail: jwc.surveyor@gmail.com

PREPARED BY  
Jason Coates, A.L.S.

## Revision Table

No.	Revision	Type	Drawn	Checked	Surveyed	Date
0	Original		TB	JC	AC	June 16, 2022
Client File No. N/A						
File No. 2200082T						
Job No. 2200082						
Sheet T of 4						
Revision 0						



Scale 1:5000  
0 100 200



# **TENTATIVE PLAN SHOWING**

PROPOSED SUBDIVISION OF  
**N.W. 1/4 Sec. 35, Twp. 85, Rge. 8, W.6M.**  
 (For Farmyard Separation)  
 Within  
 Clear Hills County, Alberta



Photo  
 Aug. 2010 - Sep. 2016  
 Detail  
 Scale 1:2000 0 20 40 80

**BORDERLINE  
SURVEYS**

#103-2, 99 Street  
 Clairmont, Alberta T8X 6S1  
 Phone (780) 536-1955  
 E-mail: jwc.surveyor@gmail.com



PREPARED BY  
 Jason Coates, A.L.S.

Revision Table				
No.	Revision Type	Drafted	Checked	Date
0	Original	JB	AC	June 15, 2012
Client File No: N/A				
File No: 2200821				
Job No: 220082				
Sheet: 4 of 4				
Revision: 0				

# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF  
**N.W. 1/4 Sec. 35, Twp. 85, Rge. 8, W. 6M.**  
 (For Farmyard Separation)  
 Within  
 Clear Hills County, Alberta



Photo  
 Aug. 2010 - Sep. 2018  
 Detail  
 Scale 1:50000  
 0 100 200

Water source is a Clear Hills County Wellpoint  
 All is surveyed by a single station  
 Some buildings may have been created and others moved since the date of the imagery

**BORDERLINE  
 SURVEYS**

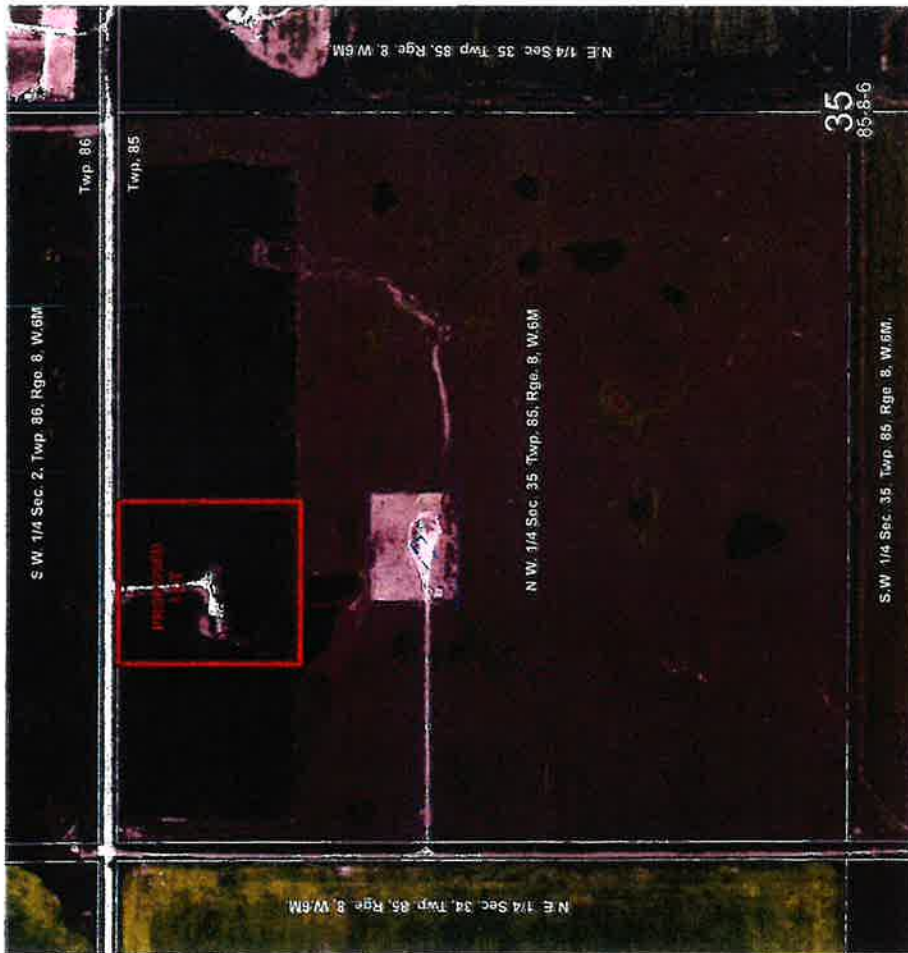
#105-2, 99 Street  
 Claiborne, Alberta T8X 5E1  
 Phone: (780) 538-1955  
 E-mail: jwc.surveyor@gmail.com



PREPARED BY  
 Jason Coates, A.L.S.

## Revision Table

No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original		JC	AC	June 16, 2022
Client File No: N/A					
File No: 220082T					
Job No: 220082					
Sheet: 2 of 4					
Revision: 0					





Within  
Clear Hills County, Alberta



**Detail**  
**Scale 1:2000**



**PREPARED BY**  
Jason Coates, A.L.S.

Revision Table						
No.	Revision Type	Drawn	Checked	Approved	Date	
0	Original	TB	JC	AC	June 16, 2022	
Client File No: N/A						
File No: 22005827						
Job No: 2200682						
Sheet: 3 of 4						

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 12, 2022
Originated By:	Audrey Bjorklund
Title:	<b>SUBDIVISION REFERRAL – G. &amp; E. ZACHARIAS</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral 22MK022 was received from Mackenzie Municipal Services Agency regarding the application for a Cemetery, first parcel out subdivision from George & Eva Zacharias for part of NE 11-85-6-W6M (0.972 hectares – 2.4 acres).

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Acreage in title: 37.97 acres
- This is considered a first parcel out because the parcel is a Certificate of Title separation and not a subdivision separation, therefore no Municipal Reserve is required to be set aside.
- Road Access:
  - Developer to register a 15 meter access easement using the same main driveway as balance of the subdivision (Church) to the proposed subdivided parcel.
- Topography: flat
- Existing Use: Church
- Parcel Size: Proposed parcel size is deemed appropriate for the intended use.

### ATTACHMENTS:

- Subdivision application

### OPTIONS:

- C. Deny the request
- D. 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 application for a Cemetery, second parcel out subdivision from George & Eva Zacharias for part of NE 11-85-6-W6M (0.972 hectares – 2.4 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. Developer to register a 15 meter access easement to the cemetery subdivision.
3. All required County, Provincial and Federal Regulations to be adhered to.

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
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FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY

Date of Receipt for Completed Form:

JUNE 21, 2022

File No.:

02mk022

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:

George & Eva Zacharias

(Full Name in Block Capitals)

Address and phone number:

3480 Wildwood Dr, Burns Lake BC, V0J 1E1 / 780-835-8540

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

Borderline Surveys Ltd / Luke Peifer

(Full Name in Block Capitals)

Address and phone number:

PO Box 43, Clairmont, AB T8X 0T8 (780)538-1955

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

All/part of the NE 1/4 Sec 11 TWP 85 Range 6 West of 6 Meridian

Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. 182181957+2

Area of the above parcel of land to be subdivided 0.972 hectares 2.4 (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 X No \_\_\_\_\_

If "yes", the Highway is No 64 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 Agriculture

b. Proposed use of the land Church & Cemetery

c. The designated use of the land as classified under a land use bylaw Agriculture

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) Trees

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

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.  
Septic Lagoon and Dugout Water Source (non potable)

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

I, Borderline Surveys Ltd/Jason Coates

(Full Name in Block Capitals)

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.

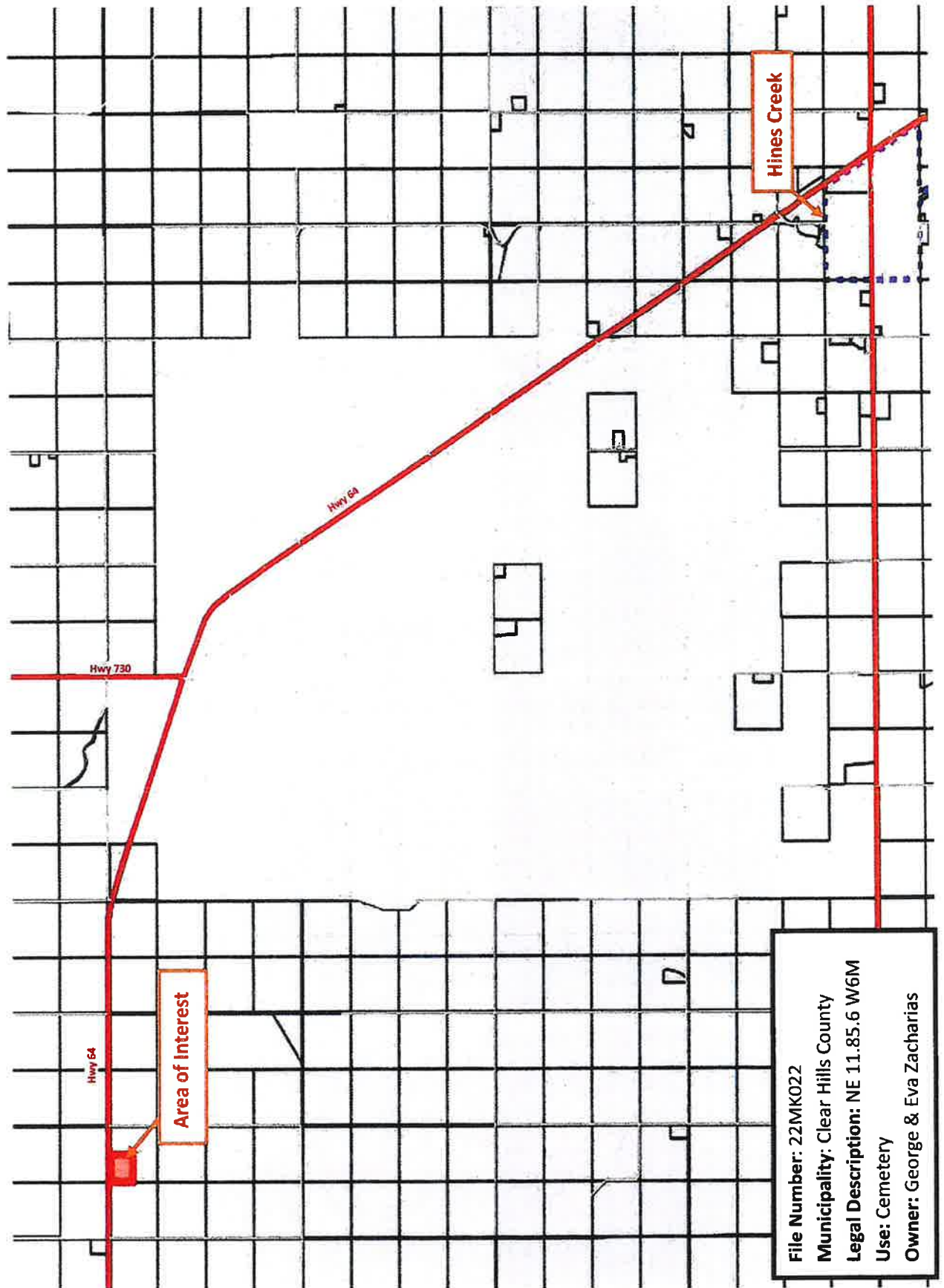
Address: PO Box 43, Clairmont, AB T8X 0T8

Signature: Jason Coates

Phone No.: (780) 538-1955 / Cell (780) 330-9939

Date: June 20, 2022

# LOCATION MAP





# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF  
C. of T. 182 181 957 +2 (L.S. 15)

Within  
N.E. 1/4 Sec. 11, Twp. 85, Rge. 6, W. 6M.  
(For Cancellation)

Within  
Clear Hills County, Alberta

## Schedule of Area(s)

Contains 1 Lot  
Containing 0.872 ha (2.40 Ac.)

## Registered Title Encumbrances (Affecting Event of Title)

962 058 310, Utility Right of Way - North Peace Gas Co-op Ltd.  
962 058 263, Utility Right of Way - Alberta Power Limited.

## Notes

- Distances are in Metres and Decimals Thereof.
- Plan measurements based from a field inspection conducted on May 31, 2022.
- Site to be served by access Easement.

## Legend

- Area Affected by This Plan is Outlined Thus
- Roads Shown Thus
- Fence Shown Thus
- Gas Co-op Shown Thus
- Overhead Power Shown Thus
- Access Easement Shown Thus
- Power Pole Shown Thus
- Water Well/Cistern Shown Thus
- Septic Tank Shown Thus
- Septic Lagoon Shown Thus

## Land Owner(s)

George Eva Zacharias  
Eva Zacharias  
C. of T. 182 181 957 +2

## Site Information

Address Not Available



**BORDERLINE  
SURVEYS**

#103-2, 8301 99 Street  
Calmar, Alberta T8X 5B1  
Phone: (780) 538-1955  
E-mail: jwc.surveyor@gmail.com

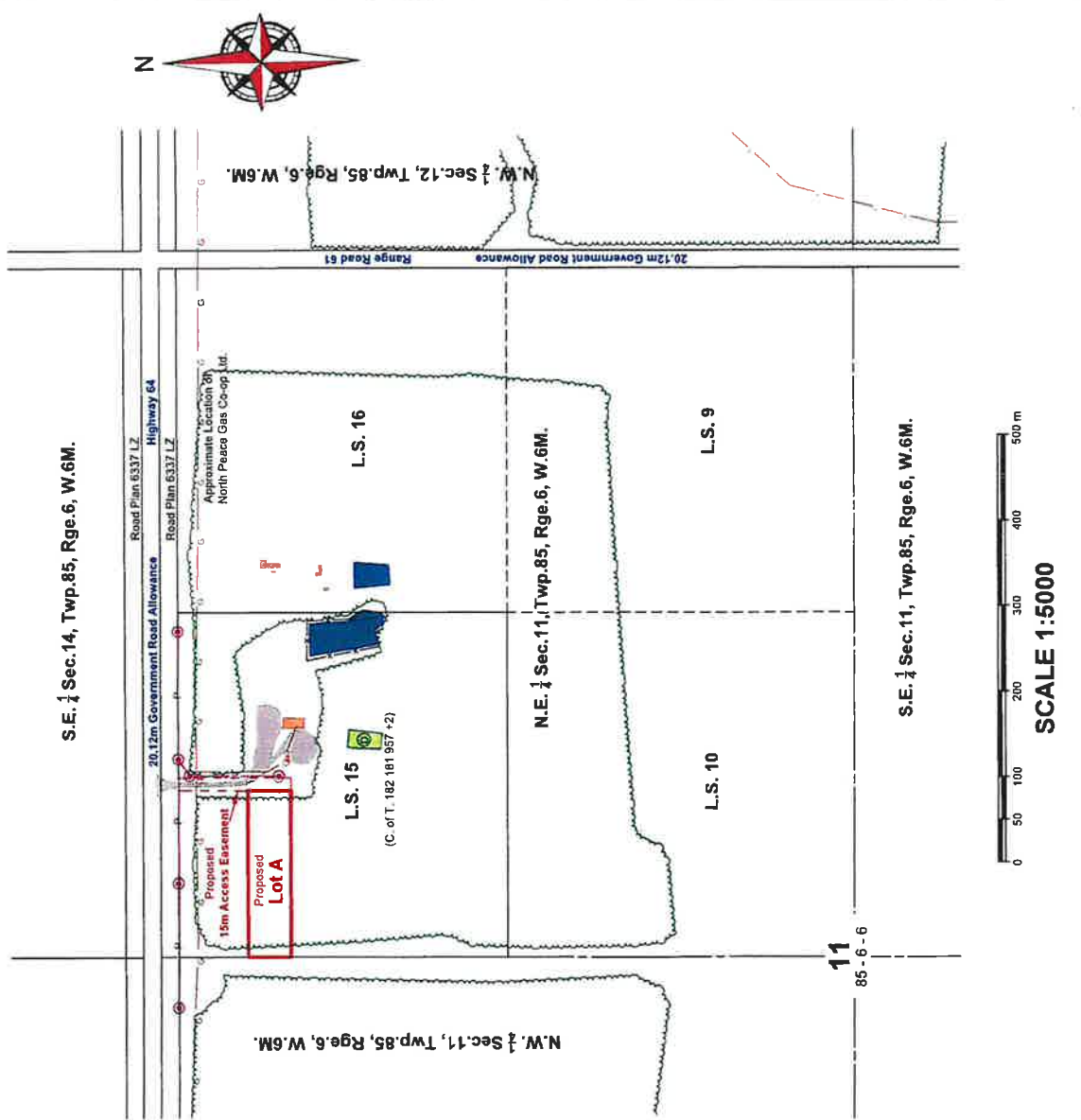


P 298  
BORDERLINE  
SURVEYS LTD.

PREPARED BY  
Jason Coates, A.L.S.

## Revision Table

No.	Revision Type	Drafted	Chkd	Surveyed	Date
0	Original	MM	TB	AC	May 19, 2022
Client File No. N/A					
File No. 220049T					
Job No. 220049					
Sheet: 1 of 4					
Revision					



# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF  
C. of T. 182 181 957 +2 (L.S. 15)  
Within  
N.E. 1/4 Sec. 11, Twp. 85, Rge. 6, W. 6M.  
(For Cemetery)  
Within  
Clear Hills County, Alberta



## Notes

- This Church is served by a septic lagoon.
- Other features in a dashed line are shown for reference only.
- Some buildings may have been erected and others moved since the date of the photo.



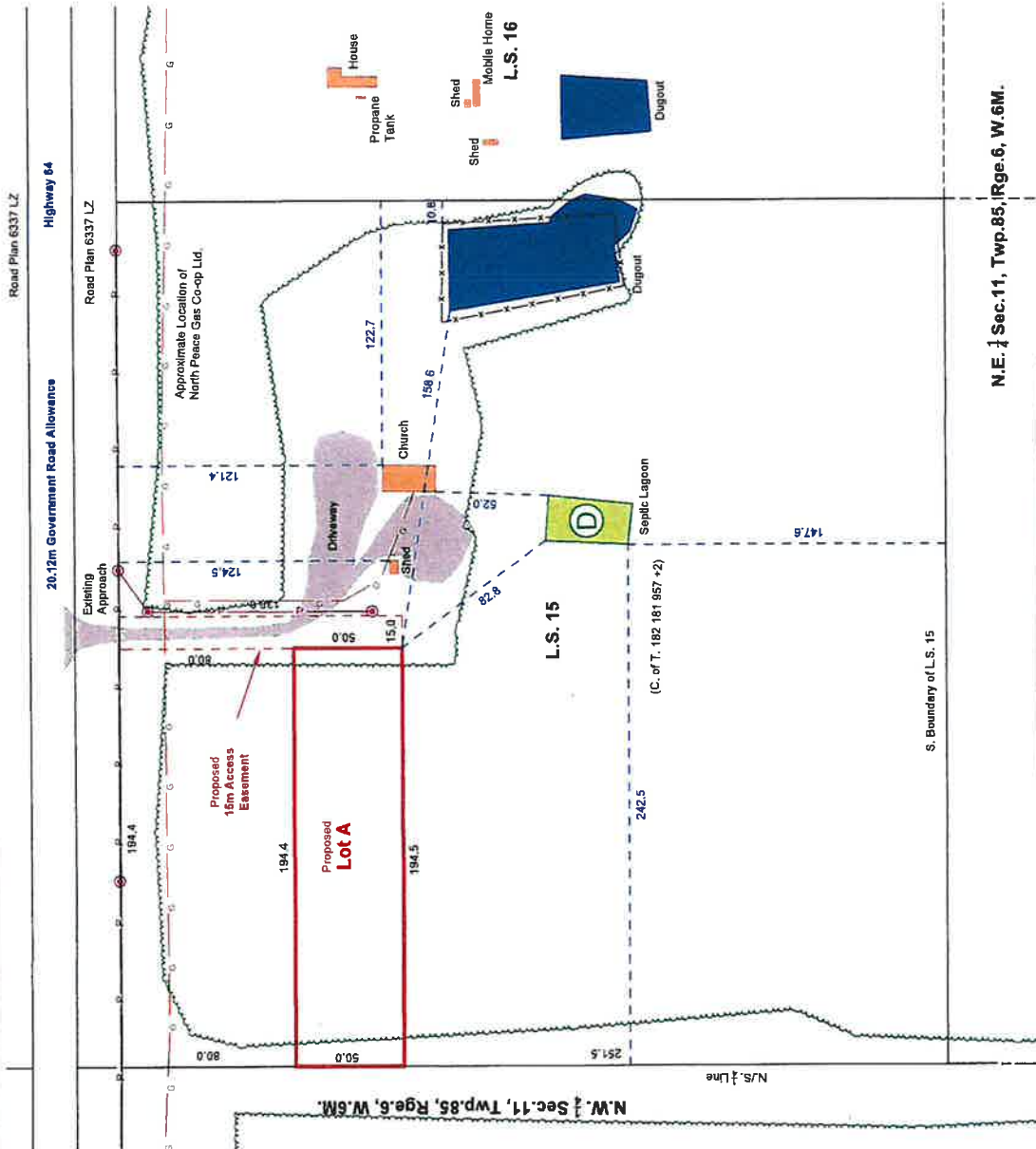
PREPARED BY  
Jason Coates, A.L.S.

**BORDERLINE  
SURVEYS**

#103-2, 8301 99 Street  
Calmar, Alberta T8X 5B1  
Phone: (780) 538-1955  
E-mail: jwc.surveyor@gmail.com

## Revision Table

No.	Revision Type	Drawn	Checked	Surveyed	Date
0	Original	MM	TS	AC	May 19, 2022
Client File No: N/A					
File No: 220049T					
Job No: 220049					
Sheet: 2 of 4					
Revision					



N.E. 1/4 Sec. 11, Twp. 85, Rge. 6, W. 6M.



SCALE 1:2000

# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF  
C. of T. 182 181 957 +2 (L.S. 15)

Within  
N.E. ¼ Sec. 11, Twp. 85, Rge. 6, W. 6M.  
(For Cemetery)

Within  
Clear Hills County, Alberta



**BORDERLINE  
SURVEYS**

#103-2, 8301 98 Street  
Clairmont, Alberta T8X 5B1  
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E-mail: jwc.surveyor@gmail.com



PREPARED BY  
Jason Coates, A.L.S.

Revision Table			
No.	Revision Type	Drawn	Date
0	Original	MM	May 19, 2022
Client File No: N/A			
File No: 220049T			
Job No: 220049			
Sheet: 4 of 4			
Revision			



Photo is current Aerial Imagery



SCALE 1:2000



# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF  
C. of T. 182 181 957 +2 (L.S. 15)  
Within  
N.E. 1/4 Sec. 11, Twp. 85, Rge. 6, W. 6M.  
(For Cemetery)  
Within  
Clear Hills County, Alberta



PREPARED BY  
Jason Coates, A.L.S.

**BORDERLINE  
SURVEYS**

#103-2, 8301 99 Street  
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## Revision Table

No.	Revision Type	Drafted	Chkd	Surveyed	Date
0	Original	MM	TB	AC	May 19, 2022
Client File No: N/A					
File No: 220049T					
Job No: 220049					
Sheet: 3 of 4					
Revision: 0					

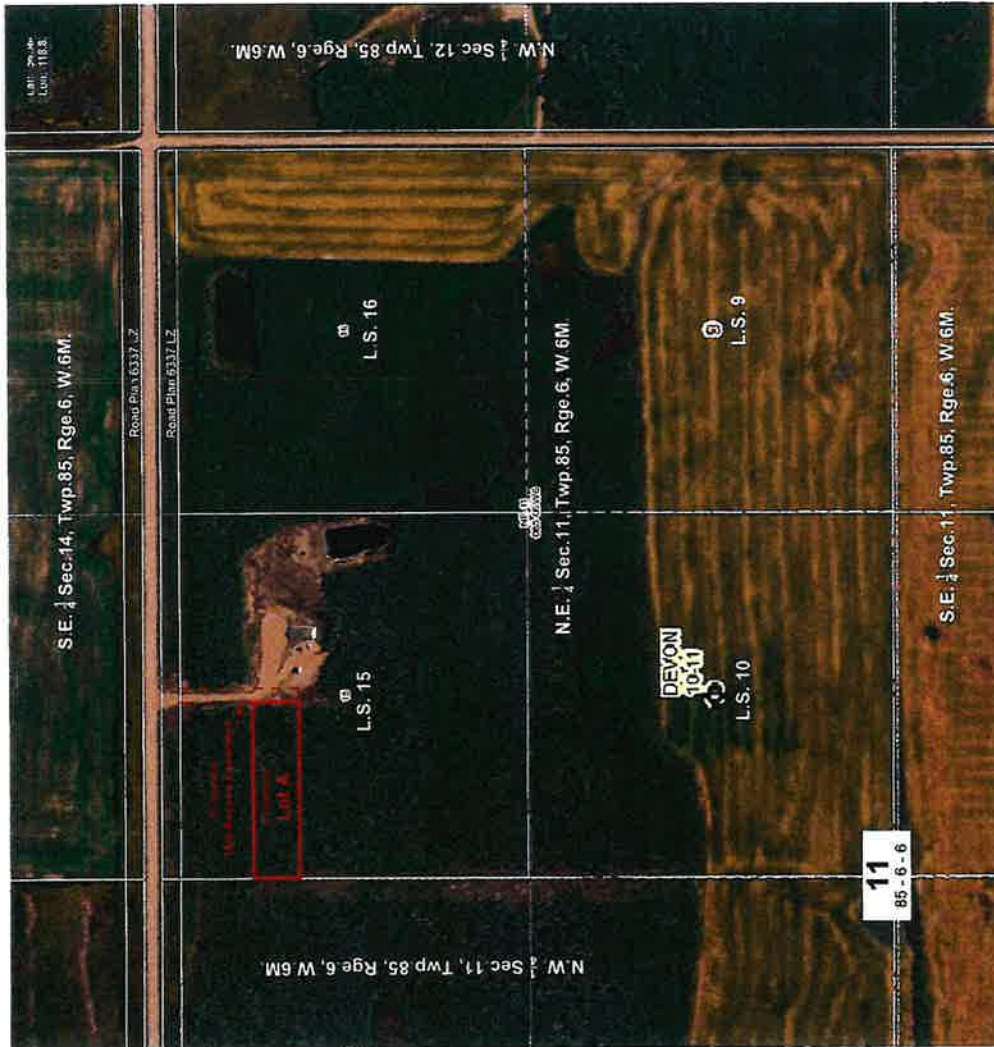


Photo is current AxaData Imagery



SCALE 1:5000

**MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS**

---

MUNICIPALITY: Clear Hills County DATE RECEIVED: June 21<sup>st</sup> 2022  
FILE: 22MK022 EXPIRY DATE: August 20<sup>th</sup> 2022  
LEGAL: NE 11.85.6. W6M TIME EXTENSION: \_\_\_\_\_  
APPLICANT/AGENT: Borderline Surveys Ltd.

---

PROPOSAL: The proposal is to subdivide the 2.4 acres from a previously subdivided quarter section for a cemetery.

ACREAGE IN TITLE: 37.97 acres

RESERVE REQUIREMENT: Not required.

PROXIMITY TO URBAN MUNIC: Approximately 10.8 miles north west of Hines Creek

PREVIOUS APPLICATIONS: Yes, no further details

---

**SITE CHARACTERISTICS**

C.L.I.: 100% 5 8st, 02

TOPOGRAPHY: The subject land is described as flat

EXISTING USE/DEVELOPMENT: The proposed lot is heavily treed. The balance of the quarter section has a church, shed, septic lagoon, a dugout and is predominantly treed. Some of the quarter section is under cultivation. There is an existing mobile home, house and multiple sheds on the balance of the quarter section

ROAD ACCESS: Proposed access is via highway 64 north of the proposed lot. There will be a 15m access easement for the cemetery

SERVICING: The church and cemetery will be serviced with septic lagoon for sewage disposal and non potable dugout as water source

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

---

**LEGISLATION**

LAND USE BYLAW: Located within the Agricultural District (AG-1). No conflicts. Parcel size and density per quarter section for uses other than residential is determined by the Development Authority.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: N/A

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

MUNICIPAL GOVERNMENT ACT: No conflicts.

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 12, 2022
Originated By:	Audrey Bjorklund
Title:	<b>SUBDIVISION REFERRAL – J., M., and J. Braun</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral 22MK019 was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead separation, first parcel out subdivision from John Braun, Marie Braun and Jeffrey Braun for NE 13-85-8-W6M (4.2 hectares – 10.4 acres).

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
  - Proposed subdivision – access is gained via 2 approaches from RR80.
  - There is no access to the balance of the quarter.
- Topography: flat
- Existing Use: house, quonset, sheds, dugout, chicken coop within the proposed subdivision.
- Existing Servicing: Water Supply – cistern  
Sewer – sewage lagoon
- Parcel Size: Proposed parcel size is deemed appropriate for the intended use.

### ATTACHMENTS:

- Subdivision application

### OPTIONS:

- E. Deny the request
- F. 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 application for a Farmstead separation, first parcel out subdivision from John Braun, Marie Braun and Jeffrey Braun for NE 13-85-8-W6M (4.2 hectares – 10.4 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. Developer to provide an approach via Rge Road 80, constructed to County standards, to access the balance of the quarter section.
3. All required County, Provincial and Federal Regulations to be adhered to

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

FORM 1  
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY

Date of Receipt for Completed Form: JUNE 9, 2022

File No.: 22mk019

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: John Braun and Marie Braun and Jeffrey Braun  
(Full Name in Block Capitals)  
Address and phone number: Box 175, Cleardale, AB T0H 3Y0
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: PO Box 43, Clairmont, AB T8X 0T8 (780) 538-1955
3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:  
All/part of the NE 1/4 Sec 13 TWP 85 Range 8 West of 6 Meridian  
Being all/part of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. 102 103 003  
Area of the above parcel of land to be subdivided 4.2 hectares 10.4 (acres).  
Municipal Address if applicable N/A
4. LOCATION OF LAND TO BE SUBDIVIDED:  
a. The land is situated in the municipality of Clear Hills  
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 \_\_\_\_\_  
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 and Residential  
b. Proposed use of the land Residential  
c. The designated use of the land as classified under a land use bylaw Residential
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) Trees, brush, dugout  
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
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 and Septic Lagoon
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: June 2, 2022



**MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS**

---

MUNICIPALITY:	Clear Hills County	DATE RECEIVED:	June 3, 2022
FILE:	22MK019	EXPIRY DATE:	August 8, 2022
LEGAL:	NE.13.85.8 W6M	TIME EXTENSION:	
APPLICANT/AGENT:	Borderline Surveys Ltd.		

---

PROPOSAL: The proposal is to subdivide a parcel of 10.4 acres from an unsubdivided quarter section to accommodate an existing farmstead.

ACREAGE IN TITLE: 159 acres

RESERVE REQUIREMENT: Not required.

PROXIMITY TO URBAN MUNIC: Approximately 8 miles south of Worsley

PREVIOUS APPLICATIONS: None

---

**SITE CHARACTERISTICS**

C.L.I.: 100% 4

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is a house, a quonset, sheds, a dug-out and a chicken coop within the proposed lot. The balance of the quarter is predominantly under cultivation, with some treed areas in the southwest and northeast portions of the quarter section.

ROAD ACCESS: Access is gained via Range Road 80 to the east of the proposed lot. The proposed lot has two existing approaches via Range Road 80. Access will need to be determined for the balance of the quarter section.

SERVICING: The proposed lot currently uses a cistern for water supply and a septic lagoon for sewage disposal.

PARCEL SIZE: The parcel size of the proposed lot is deemed appropriate for the use and associated servicing.

---

**LEGISLATION**

LAND USE BYLAW: Located in the Located within the Agricultural Conservation District (AG-1). No conflicts. The Minimum parcel size for a residential use is 10 acres with a maximum parcel size of 13 acres as per section 9.5(a)(i).

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: N/A

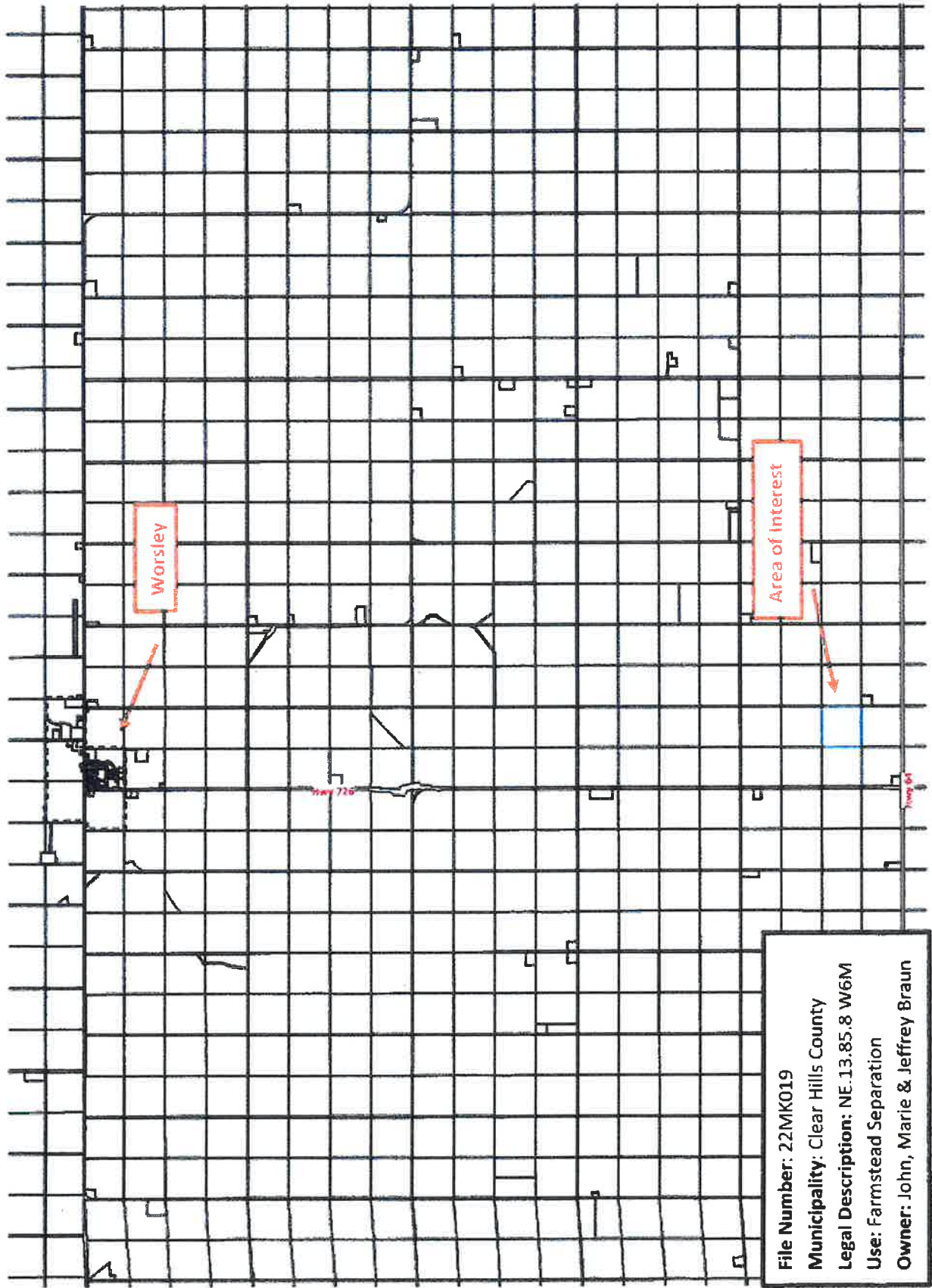
SUBDIVISION REGULATIONS: Sections 14 and section 15 applies. Application will be referred to Alberta Transportation for comments.

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

Part of

N.E. 1/4 Sec. 13, Twp. 85, Rge. 8, W. 6M.  
(For Farmyard Separation)

Within

Clear Hills County, Alberta

## Schedule of Area(s)

Contains 1 Lot  
Containing 4.20 ha (10.4 AC.)

## Registered Title Encumbrances

922 (14516) Unity Right of Way - North Peace Gas Co-op Ltd.

## Notes

- Owners are in Merce and Doreen's Thicket.
- Plus measurements based from a field inspection conducted on May 20, 2022.

## Legend

- Area Affected by This Plan is Outlined Thus:
- Roads Shown Thus:
- Fences Shown Thus:
- Gas Co-op Shown Thus:
- Outlined Power Shown Thus:
- Roads Not Shown Thus:
- Water Well/Cut-off Shown Thus:
- Survey Lagoon Shown Thus:

## Land Owner(s)

John T. Brown  
Maree Brown  
Maree Brown  
C of T 102 103 603

## Site Information

Address: 652056 - Range Road 90

**BORDERLINE SURVEYS**

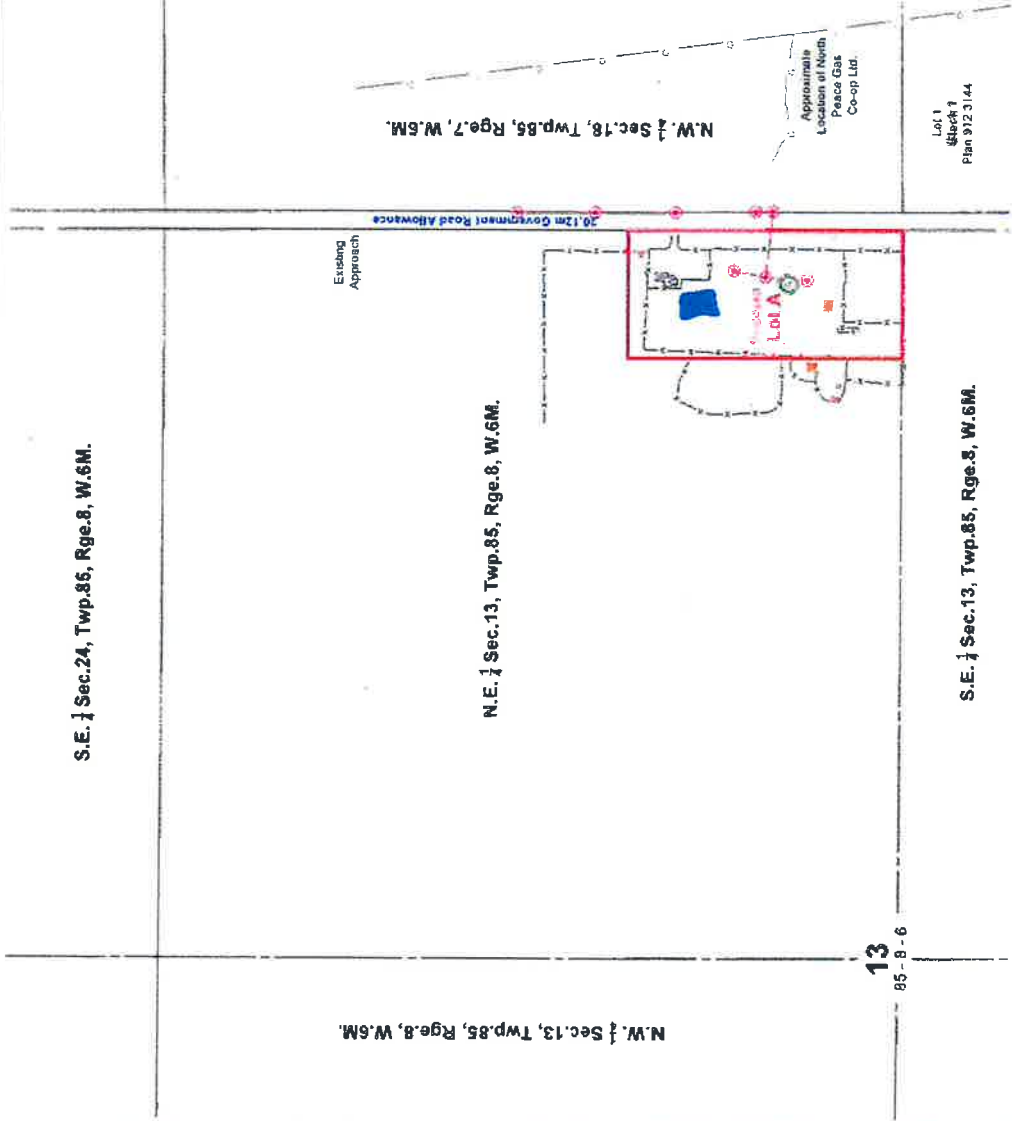
#103-2, 8301 99 Street  
Calmar, Alberta T8X 5B1  
Phone: (780) 538-1855  
E-mail: jwc.surveyor@gmail.com



PREPARED BY  
Jason Creates, A.L.S.

## Revision Table

No.	Revision	Type	Drafted	Checked	Surveyed	Date
0	Original		MM	TB	AC	May 25 <sup>th</sup> 2022
Client File No. N/A						
File No. 220003T						
Job No. 220003						
Sheet 1 of 4						
Revision						



SCALE 1:5000

# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

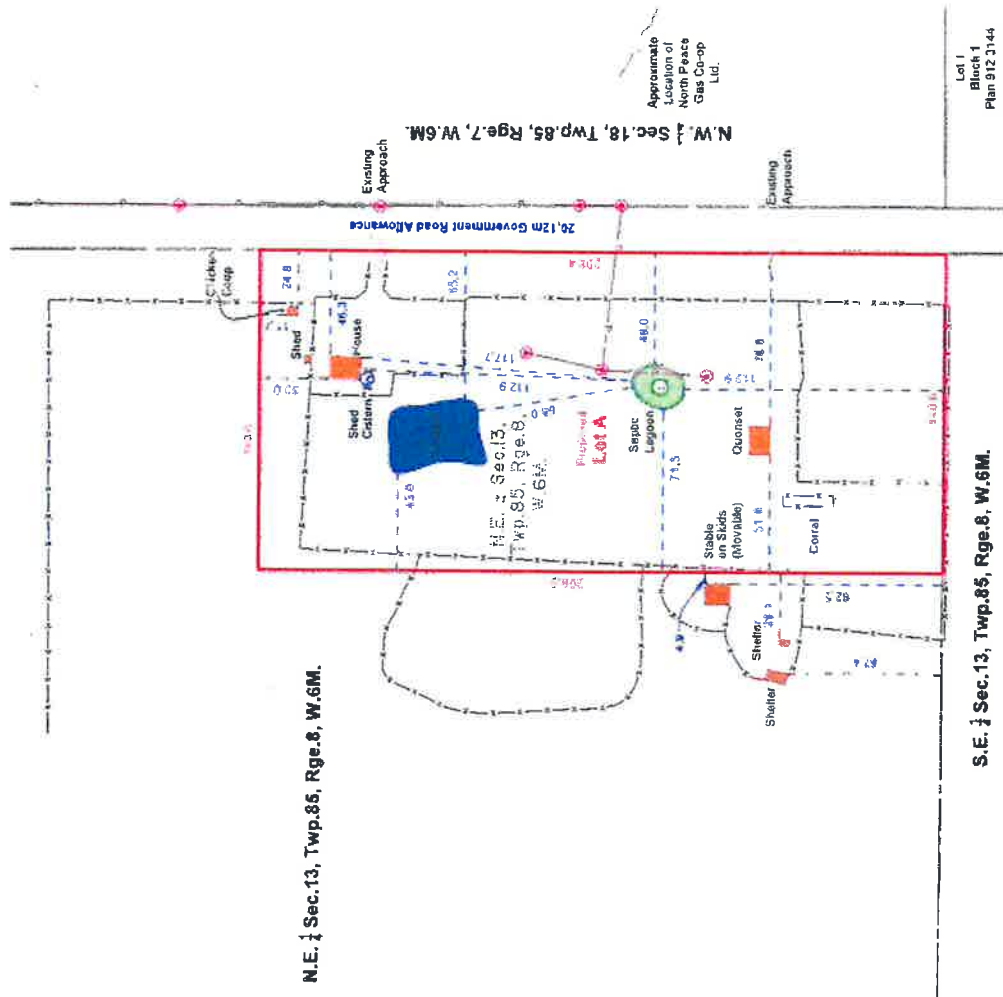
Part of

N.E. 1/4 Sec. 13, Twp. 85, Rge. 8, W. 6M.  
(For Farmyard Separation)

Within

Clear Hills County, Alberta

N.E. 1/4 Sec. 13, Twp. 85, Rge. 8, W. 6M.



S.E. 1/4 Sec. 13, Twp. 85, Rge. 8, W. 6M.



SCALE 1:2000



## Notes

- The house is shown by a septic lagoon.
- Water structures are shown.
- Some buildings may have been erected and shown moved within the date of this plan.
- Quonset is for agriculture purposes only.
- Variance for Dupont to Septic Lagoon to be requested.

**BORDERLINE  
SURVEYS**

#103-2, 8301 98 Street  
Clairmont, Alberta T8X 5B1  
Phone: (780) 538-1955  
E-mail: jwc.surveyor@gmail.com



PREPARED BY  
Jason Coates A.L.S.

## Revision Table

No.	Original	Revision Type	Revised	Checked	Surveyed	Date
0		NA	NA	NA	NA	May 25, 2022
Client File No. N/A						
File No. 2200537						
Job No. 220053						
Sheet 2 of 4						
Revision 0						



# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

Part of

N.E.  $\frac{1}{4}$  Sec. 13, Twp. 85, Rge. 8, W. 6M.  
(For Farmyard Separation)

Within

Clear Hills County, Alberta

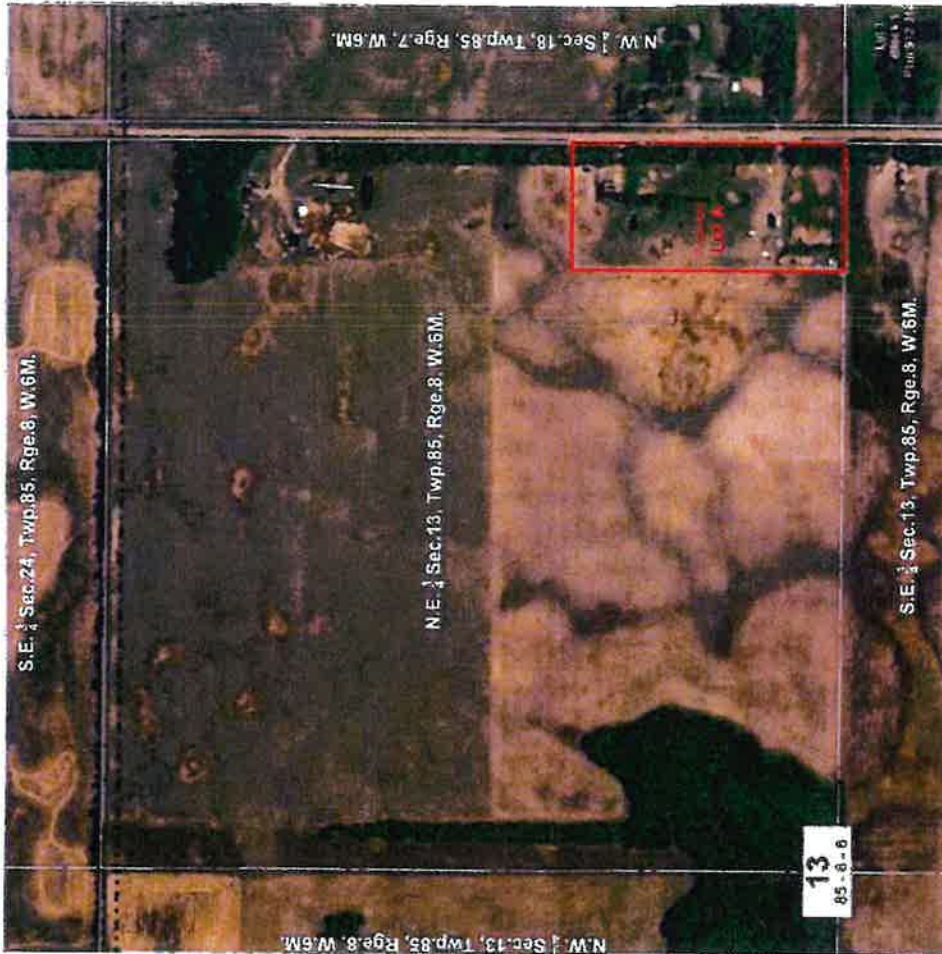


Photo is current Bing Imagery



SCALE 1:5000



PREPARED BY  
Jaime Coates, A.L.S.

**BORDERLINE  
SURVEYS**

#103-2, 8301 99 Street  
Calmar, Alberta T8X 5B1  
Phone: (780) 538-1955  
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Revision Table			
No.	Revision	Type	Date
0	Original	AK	May 25, 2022
Client File No. N/A			
Job No. 2200037			
Sheet 3 of 4			
Revision 0			

# TENTATIVE PLAN SHOWING

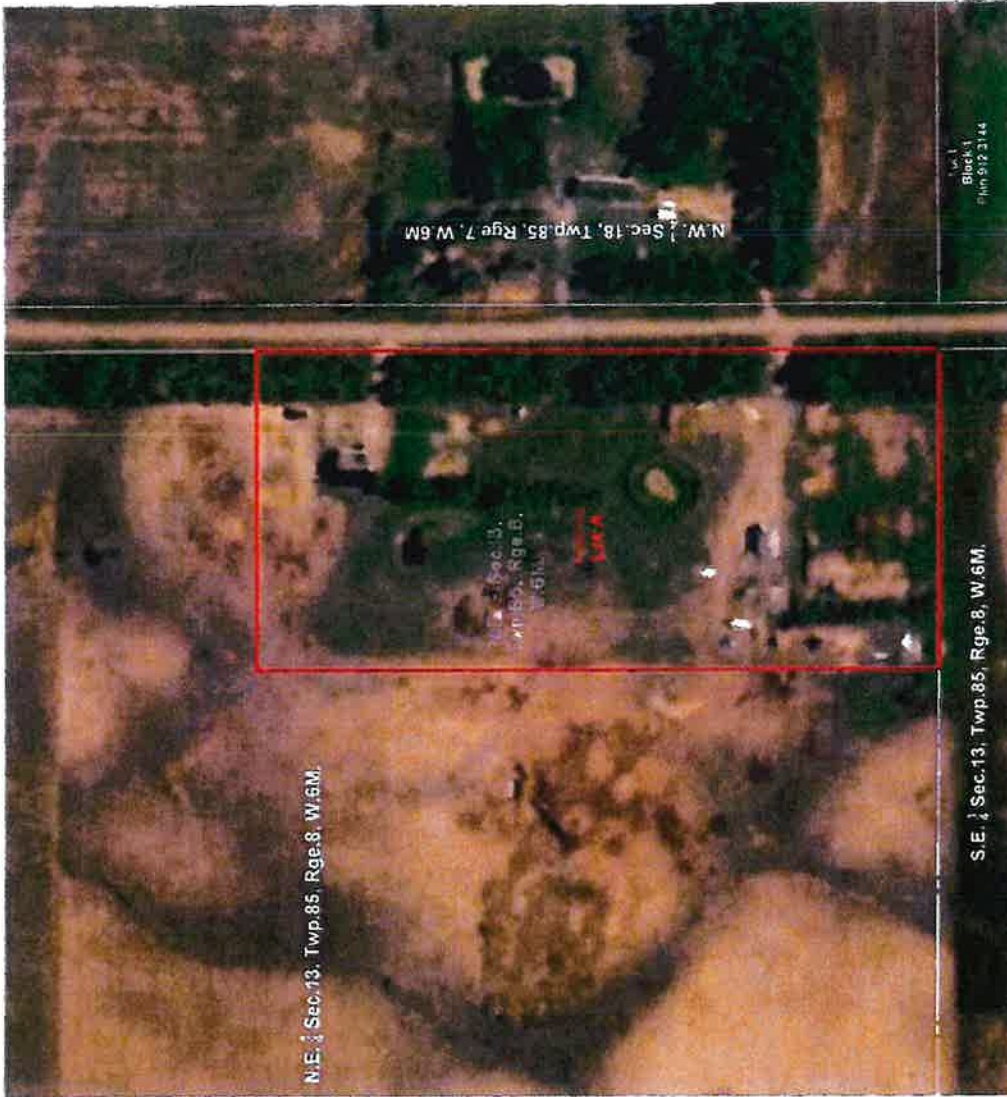
PROPOSED SUBDIVISION OF  
Part of

N.E. 1/4 Sec. 13, Twp. 85, Rge. 8, W. 6M.  
(For Farmyard Separation)

Within

Clear Hills County, Alberta

N.E. 1/4 Sec. 13, Twp. 85, Rge. 8, W. 6M.



S.E. 1/4 Sec. 13, Twp. 85, Rge. 8, W. 6M.

Photo is current Bing Imagery



SCALE 1:2000



**BORDERLINE  
SURVEYS**

#103-2, 8301 99 Street  
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PREPARED BY  
Jason Coates, A.L.S.

## Revision Table

No.	Revision Type	Drafted	Chk'd	Surveyed	Data
0	Original	MM	TB	AC	May 28, 2022
Client File No: N/A					
File No: 220063T					
Job No: 220063					
Sheet: 4 of 4					
Revision					0