

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**September 13, 2022**

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, September 13, 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 September 13, 2022..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**  
    *A. REGULAR MEETING of August 16, 2022 ..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**  
    *A. SUBDIVISION REFFERAL – D. & A. Driedger ..... 4*  
    *B. SUBDIVISION REFFERAL – A, M, K & M Driedger..... 11*
- 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, AUGUST 16, 2022**

PRESENT	David Janzen Jason Ruecker Danae Walmsley Abram Giesbrecht	Chairperson Deputy Chairperson Member Member
ABSENT	Nathan Stevenson	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> <b>M30-22 (08-16-22)</b>	<b>RESOLUTION by Member Walmsley to adopt the agenda governing the August 16, 2022, Municipal Planning Commission Meeting, as presented.</b> <b>CARRIED.</b>	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes <b>M31-22 (08-16-22)</b>	<b>RESOLUTION by Member Giesbrecht to adopt the minutes of the July 12, 2022, Municipal Planning Commission Meeting, as presented.</b> <b>CARRIED.</b>  Deputy Chairperson Ruecker entered the meeting at 9:02 a.m.	
<u>NEW BUSINESS</u> Subdivision Referral ZZ Ventures Ltd.	Subdivision referral 22MK024 was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential, first parcel out subdivision from ZZ Ventures Ltd. for NE 12-85-9-W6M (4.04 hectares – 10 acres).	
<b>M32-22 (08-16-22)</b>	<b>RESOLUTION by Member Giesbrecht that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the Country Residential, first parcel out subdivision from ZZ Ventures Ltd. for NE 12-85-9-W6M (4.04 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	Development Permit Application W27-22 was received from Bear Canyon Farms Holdings Ltd. to construct a 40 foot x 80 foot Kitchen/Dining addition,	

with the existing and new structures being joined by a 20 foot hallway, on SE 14-83-13-W6M.

**M33-22 (08-16-22)**

**RESOLUTION by Chairperson Janzen that the Municipal Planning Commission approves Development Permit Application W27-22 from Bear Canyon Farms Holdings Ltd. to construct a 40 foot x 80 foot Kitchen/Dining addition, with the existing and new structures being joined by a 20 foot hallway, on SE 14-83-13-W6M, subject to the following conditions.**

- 1. Developer to obtain a Roadside Development Permit from Alberta Transportation.**
- 2. Prior to start of construction, any outstanding property taxes to be paid in full on the land proposed for development.**
- 3. Minimum building setbacks from the property lines:**
  - a. Front yard, 40.8m (134 feet) from the road right of way**
  - b. Side yard, 15.2m (50 feet)**
  - c. Rear yard, 15.2m (50 feet)**
- 4. Minimum space from adjacent building(s) shall not be less than 4.5 meters (15 feet).**
- 5. 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.**
- 6. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.**

**CARRIED.**

**ADJOURNMENT**

Chairperson Janzen adjourned the August 16, 2022, Municipal Planning Commission Meeting at 9:08 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

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

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 13, 2022
Originated By:	Audrey Bjorklund
Title:	<b>SUBDIVISION REFERRAL –David &amp; Agnes Driedger.</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral 22MK026 was received from Mackenzie Municipal Services Agency regarding the application for a Country Residential, first parcel out subdivision from David & Agnes Driedger for SW 2-85-9-W6M (4.05 hectares – 10 acres).

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
  - Existing approach to the proposed lot via Rng Rd 92
  - Existing approach to the balance of the quarter via Twp Rd 850
- Topography: flat
- No existing developments on the proposed subdivision. Balance of the quarter is undercultivate with some treed area.
- The Pipeline right of way on the map is for a discontinued pipeline, so the edge of the right of way as a property boundary is suitable, and does not trigger any additional setback distances.
- 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 a Country Residential, first parcel out subdivision from David & Agnes Driedger for SW 2-85-9-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.

<b>Initials show support - Reviewed by: Development Officer:</b>
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<b>Manager:</b>
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**MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS**

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MUNICIPALITY:	Clear Hills County	DATE RECEIVED:	August 11, 2022
FILE:	22MK026	EXPIRY DATE:	October 10, 2022
LEGAL:	SW 2.85.9 W6M	TIME EXTENSION:	
APPLICANT/AGENT:	Borderline Surveys Ltd.		

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

ACREAGE IN TITLE: 160 ac

RESERVE REQUIREMENT: Not required

PROXIMITY TO URBAN MUNIC: Approximately 5 miles east of the Hamlet of Cleardale

PREVIOUS APPLICATIONS: None

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**SITE CHARACTERISTICS**

C.L.I.: 90% 2c,4w, 10% 7t,6t

TOPOGRAPHY: The subject is described as flat.

EXISTING USE/DEVELOPMENT: There are no existing developments within the proposed subdivision. The balance of the quarter section is under cultivation and has some treed areas in the northeast corner of the quarter section. There is an existing pipeline and pipeline right-of-way to the east of the proposed subdivision. Any proposed development within the subdivision will also need to adhere to any setback requirements by the Alberta Energy Regulator (AER), with respect to the pipeline and pipeline right-of-way.

ROAD ACCESS: There is an existing approach to the proposed lot via range road 92, and an existing approach to the balance of the quarter section directly from TWP 850.

SERVICING: The proposed subdivision will use a cistern for water supply and a septic field for sewage disposal. The septic field will need to meet the setback requirements to comply with the provincial regulations.

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

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**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: N/A

MUNICIPAL GOVERNMENT ACT: No conflicts.

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(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: Aug 11, 22

File No.: 22MK026

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

Address and phone number

David Wayne Driedger & Agnes Driedger

Box 165, Cleardale, Alberta, T0H 3Y0

(Full Name in Block Capitals)

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

Address and phone number

Borderline Surveys Ltd/Jason Coates/George Fehr

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

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

All/part of the SW 1/4 Sec. 2 TWP. 85 Range 9 West of 6 Meridian

Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_ C.O.T. No. 192 060 116

Area of the above parcel of land to be subdivided 4.05 hectares 10.0 (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 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 Agriculture / Residence

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.) Brush, trees, clearcut

c. Describe the kind of soil on the land (sandy, loam, clay, etc.) Clay

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

8. Describe any buildings and any structures on the land and whether they are to be demolished or moved See tentative plan

9. 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 field to be installed / Cistern

10. 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 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: August 5, 2022

## Audrey Bjorklund

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**From:** Jan <jan@mmsa.ca>  
**Sent:** August 25, 2022 11:45 AM  
**To:** Audrey Bjorklund  
**Subject:** RE: 22MK026

Hi Audrey,

I finally got confirmation from AER.

If it has been discontinued, based on the OneStop AER map viewer

(<https://extmapviewer.aer.ca/Onestop/Public/index.html>), the setback for a residence would be equal to the Pipeline R/W, not necessarily 100m setback from the pipeline. If the landowner proposes any developments, the distance of the setback is up to the pipeline Right-of-Way – meaning developments shall not cross the pipeline R/W.

Asset: Pipelines

### Description

Pipeline Licence Number: 37079  
Pipeline Segment Line Number: 1  
Current Licence Status: Issued  
Current Licensee Name: Blue Sky Resources Ltd.  
Substance Category 1: Natural Gas  
Substance Category 2:  
Substance Category 3:

### Hyperlinks

#### Asset Report

### Details

Pipeline Licence Number:  
37079

Current Status:  
Discontinued

Current Licence Status:  
Issued

Current Licensee Name:  
Blue Sky Resources Ltd.

Licence Issue Date:  
Sep 4, 2001 12:00 AM

Pipeline Segment Line Number:  
1

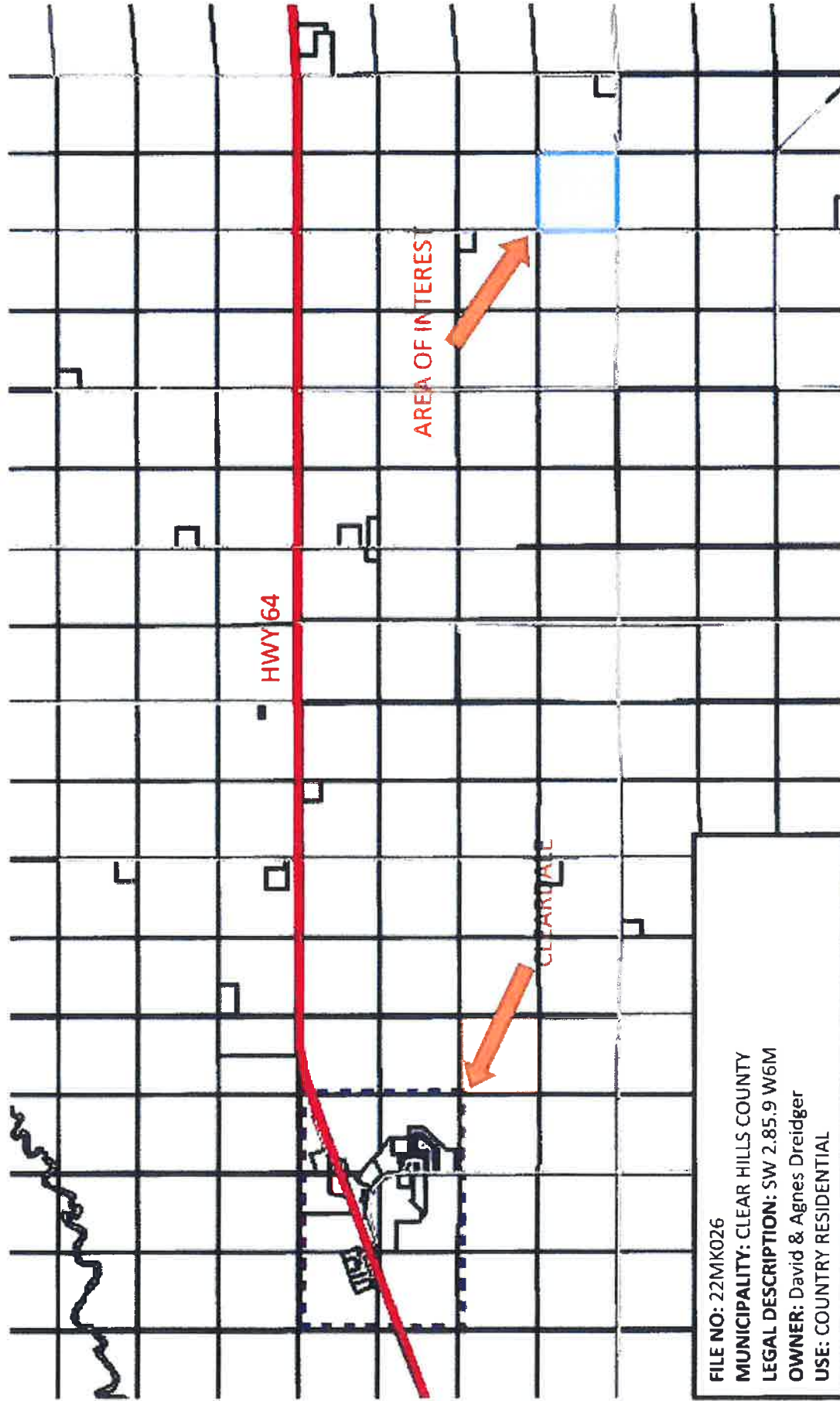
Substance Category 1:  
Natural Gas

Substance Category 2:  
N/A

Substance Category 3:  
N/A

Based on AER map viewer (see above screenshot), the pipeline has been discontinued, and therefore would follow the setback distance to the pipeline R/W.

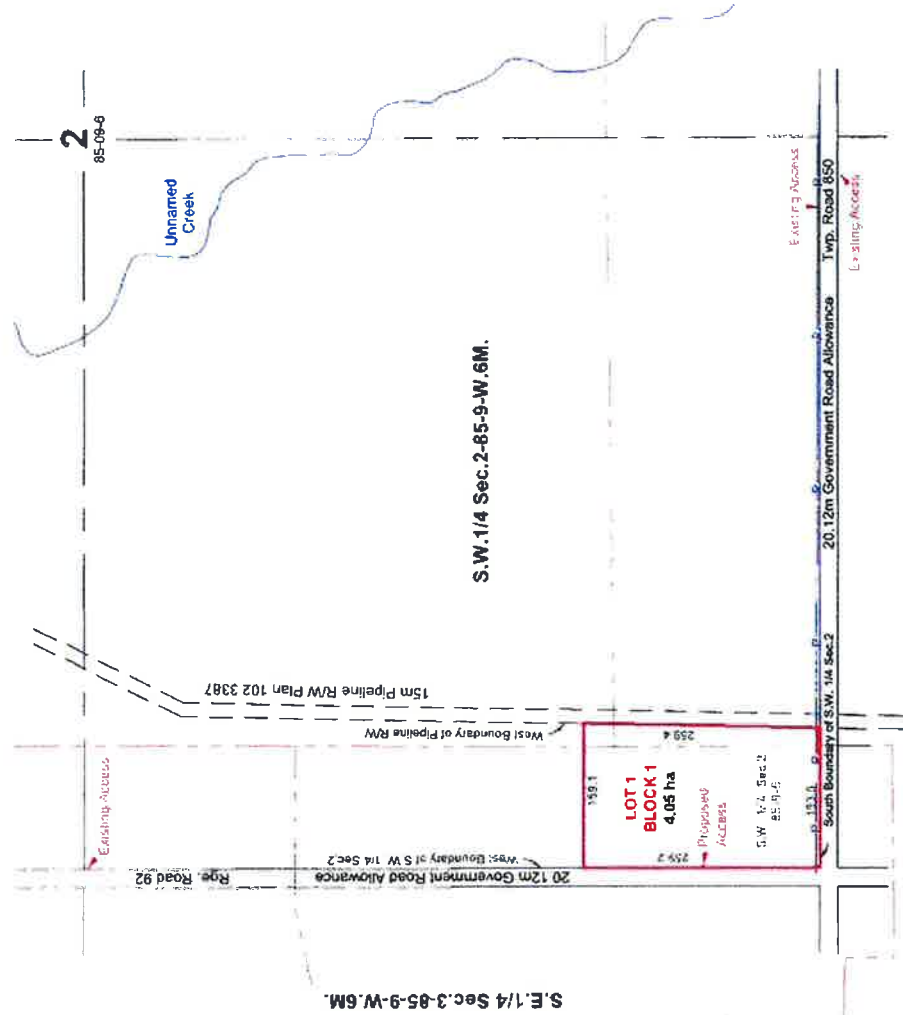
# "LOCATION" MAP





# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION  
OF PART OF  
S.W. 1/4 Sec 2 Twp 85 Rge 9 W6M.  
(Fo Country Residential  
Within  
Clear Hills County, Alberta



**Registered Title Encumbrances** (Attaching Exhibit A if Title)

C of T: 185 060 116  
922 127 007 Utility Right of Way - North Peace Gas Corp. Ltd  
012 290 205 Right of Way Agreement - Blue Sky Resources Ltd

## Schedule of Area(s)

Lot 1 - 4.05 ha - 10.0 Ac.

## Notes

- Outcrops are in Metres and Decimals Thereof
- According to AER there are no Abandoned wells located within S.W. 1/4 Twp 85-W6M.
- There are no existing buildings with the proposed and remaining parcel
- No field inspection was performed on site
- Subject to revision by final survey
- Site to be served by Septic field and outfall

## Legend

Area Affected by Title Plan is Outlined Thru.....  
Roads Shown Thru.....  
Gas Conduits Shown Thru.....  
Over Head Power Line Shown Thru.....

## Land Owner(s)

S.W. 1/4 Sec 2 Twp 85 Rge 9 W6M  
C of T: 192-598-116  
- David Wayne Dwyer and Agnes Dwyer

## Site Information

None

**BORDERLINE  
SURVEYS**

#103-2 8301 - 98 Street  
Calmar, Alberta  
Phone: (780) 536-1955  
E-mail: jwc@surveyor@gmail.com

P 298  
BORDERLINE  
SURVEYS LTD.

Revision Table			
No.	Revision Type	Drafted	Checked
0	Original	LB	JC
Client File No. N/A			
File No. Z2011B			
Job No. Z2011B			
Sheet 1 of 2			
Revision			

# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

Within Part of

S.W. 1/4 Sec.2, Twp.85, Rge.9, W.6M.

Country Residential

Clear Hills County, Alberta



SCALE 1:5000

**BORDERLINE SURVEYS**

#102-2 8301 - 99 Street  
 Clearmont, Alberta  
 Phone (780) 538-1855  
 E-mail: pec.surveys@gmail.com



PREPARED BY  
 Jason Coates A.L.S.

## Revision Table

No.	Revision Type	Drafted	Chkd	Surveyed	Date
0	Original	UB	JC		Aug. 1, 2022
Client File No. N/A					
File No. 220116					
Job No. 220116					
Sheet 2 of 2					
Revisions					

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 13, 2022
Originated By:	Audrey Bjorklund
Title:	<b>SUBDIVISION REFERRAL –Amos, Maria, Klaus &amp; Maria Driedger</b>
File:	61-02-02

### DESCRIPTION:

Subdivision referral 22MK029 was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation, first parcel out subdivision from Amos, Maria, Klaus & Maria Driedger for NW 7-85-8-W6M (4.0 hectares – 10.1 acres).

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
  - Existing approach to the existing farmstead via Rng Rd 90
  - Existing approach to a second existing farmstead and the balance of the quarter via Hwy 64
- Topography: flat
- 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 Farmstead Separation, first parcel out subdivision from Amos, Maria, Klaus & Maria Driedger for NW 7-85-8-W6M (4.0 hectares – 10.1 acres), subject to the following conditions:

3. 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.
4. All required County, Provincial and Federal Regulations to be adhered to.

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

FOR OFFICE USE ONLY Date of Receipt for Completed Form: <u>AUG. 30, 2022</u> File No.: <u>22MK029</u> Fee Submitted: <u>\$725</u>
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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: Almos Jacob & Maria Janzen Driedger  
Klaus Peter & Maria Zacharias Driedger  
Address and phone number: Box 50, Cleardale, Alberta, 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 NW  $\frac{1}{4}$  Sec 7 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 4.07 hectares 10.1 (acres).  
Municipal Address if applicable \_\_\_\_\_

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 1.5 kilometres (1.0 miles) of the right-of-way of a highway? Yes X No \_\_\_\_\_  
If "yes", the Highway is No. Hyw 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 Residential / Agriculture  
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) Brush, tree  
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 pumpout, Summer, Water Dugout, Winter, Shed with Tank

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
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: August 22-2022

**MACKENZIE MUNICIPAL SERVICES AGENCY  
SUBDIVISION COMMENTS**

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MUNICIPALITY:	Clear Hills County	DATE RECEIVED:	August 30, 2022
FILE:	22MK029	EXPIRY DATE:	October 29, 2022
LEGAL:	NW 7.85.8 W6M	TIME EXTENSION:	
APPLICANT/AGENT:	Borderline Surveys Ltd.		

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PROPOSAL: The subdivision proposal is to subdivide 10.1 acres from an unsubdivided quarter section to accommodate an existing farmstead.

ACREAGE IN TITLE: 155.95 ac

RESERVE REQUIREMENT: Not required.

PROXIMITY TO URBAN MUNIC: Approximately 7 miles east of Cleardale

PREVIOUS APPLICATIONS: None.

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**SITE CHARACTERISTICS**

C.L.I.: 100% 2c 4w

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: Within the proposed parcel, there is an existing mobile home, and multiple sheds. A dugout (water source) is located on the north edge of the proposed parcel. The balance of the quarter section is cultivated, with treed areas and bush throughout the quarter section.

ROAD ACCESS: There is an existing approach via range road 90 to the west of the proposed subdivision. There is another existing approach via Highway 64 which provides access to an existing farmstead. Access to the balance of the quarter section will need to be determined.

SERVICING: The dugout is used as the water source in summer months, and a water shed with a tank is used as the water source in winter months. There is an existing open discharge which is proposed to be relocated to meet current regulations.

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

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**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 acres and a maximum of 10 acres, for the AG-1 District.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: N/A

MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATIONS: Application will be referred to Alberta Transportation for their comments.

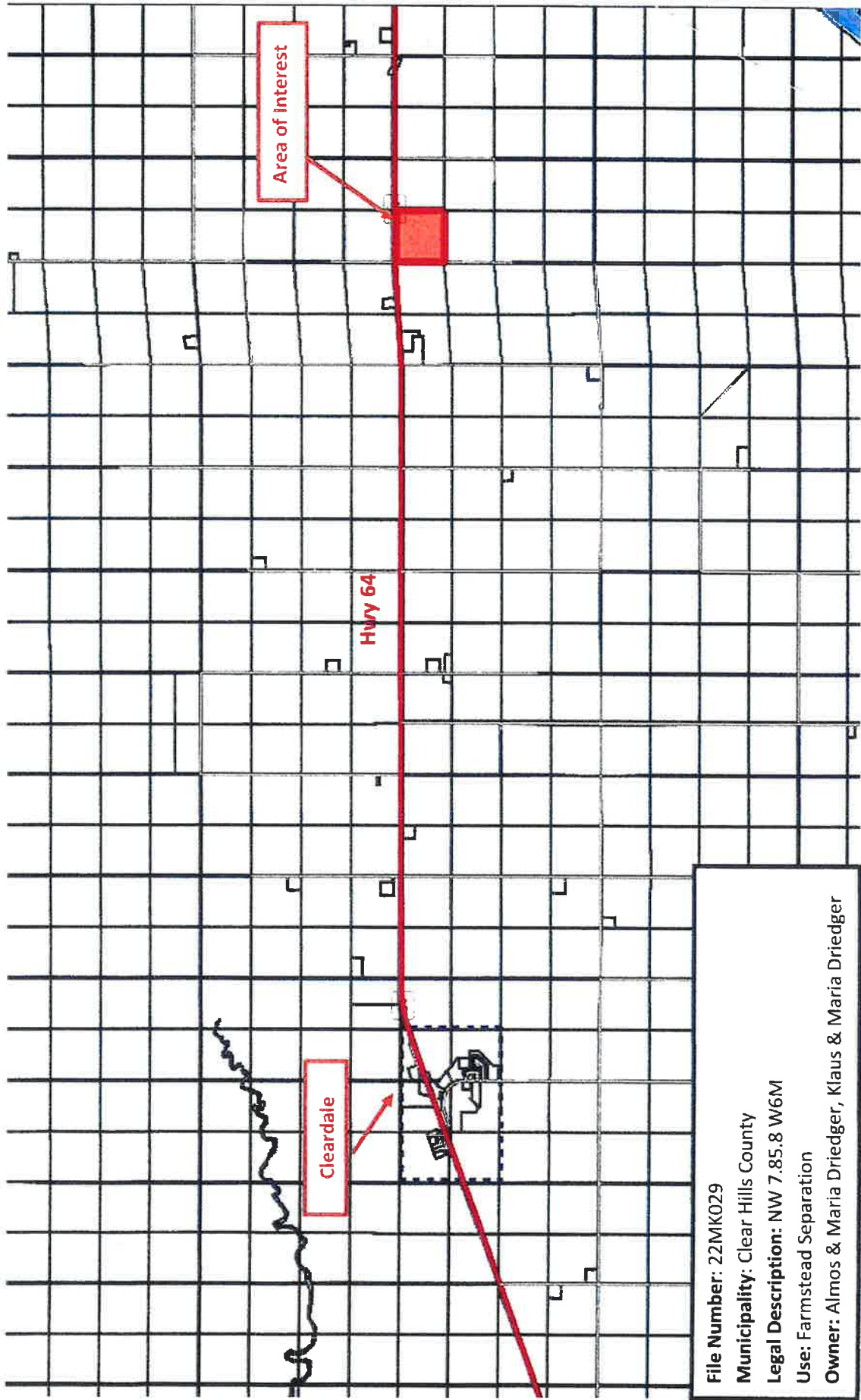
MUNICIPAL GOVERNMENT ACT: No conflicts.

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



# LOCATION MAP

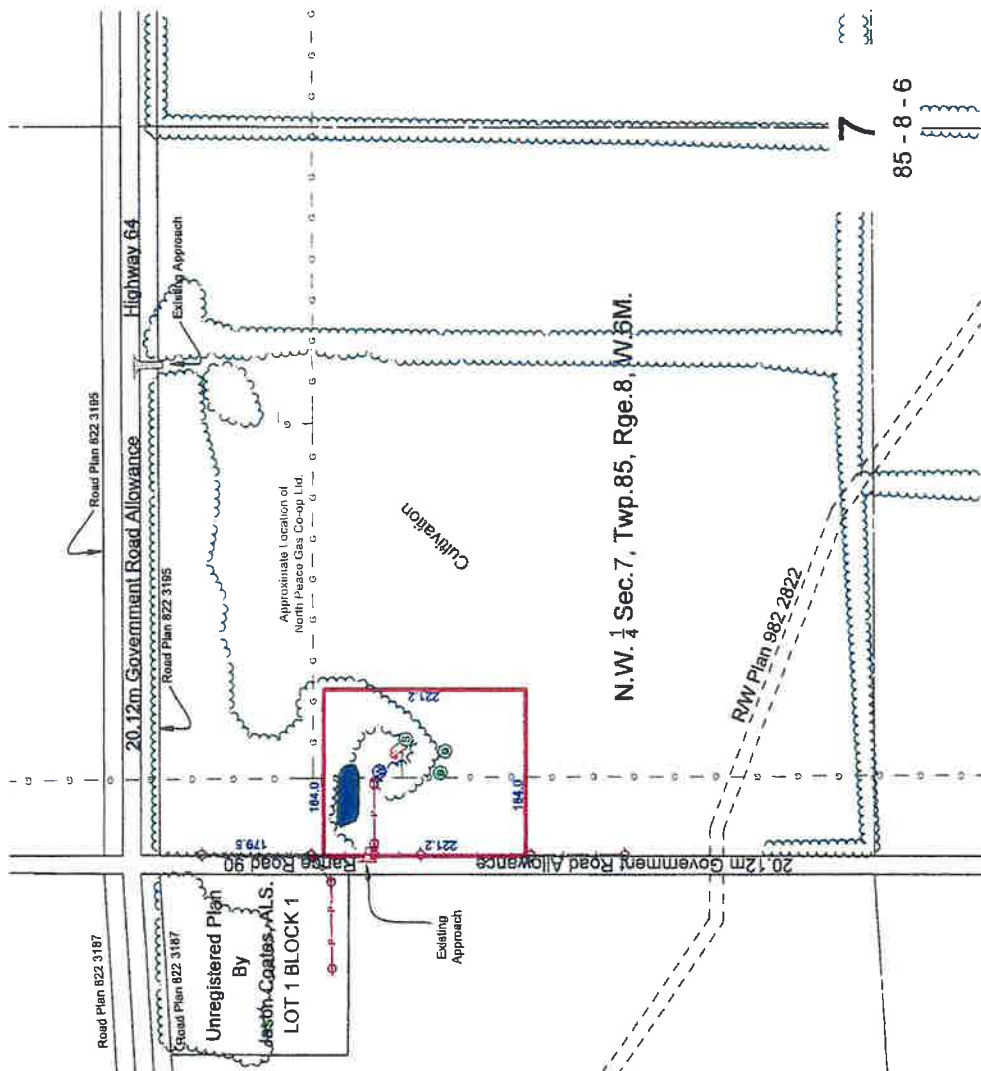


**File Number:** 22MK029  
**Municipality:** Clear Hills County  
**Legal Description:** NW 7.85.8 W6M  
**Use:** Farmstead Separation  
**Owner:** Almos & Maria Driedger, Klaus & Maria Driedger

# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF  
N.W. 1/4 Sec. 7, Twp. 85, Rge. 8, W. 6M.  
(For Farmyard Separation)

Within  
Clear Hills County, Alberta



## Schedule of Area(s)

Contains 1 Lot  
Containing 4.07 ha (10.1 Ac.)

## Registered Title Encumbrances (Affecting Extent of Title)

822 114 687: 100% Right of Way - North Peace Gas Co-op Ltd.  
822 594 825: 100% Right of Way - Peace North Ltd.  
822 594 825: 100% Right of Way - Peace North Ltd.  
122 237 200: 100% Right of Way - Peace North Ltd.  
122 237 200: 100% Right of Way - Peace North Ltd.  
122 237 200: 100% Right of Way - Peace North Ltd.

## Notes

\* Distances are in Metres and Decimals Thereof.  
\* Plan measurements based from a field inspection conducted on July 30, 2022.

## Legend

Area Affected by This Plan is Outlined Thus: .....  
Roads Shown Thus: .....  
Power Pole Shown Thus: .....  
Water Tank in Shaded Shown Thus: .....  
Septic Tank Shown Thus: .....  
Overhead Power Shown Thus: .....  
Vegetation Shown Thus: .....

## Land Owner(s)

Anna Jacob Designer  
North Peace Gas Co-op Ltd.  
C. of T. 152 358 853

## Site Information

Address: 851009 Rge. Rd. 90



**BORDERLINE  
SURVEYS**

#103-2, 8301 99 Street  
Calmar, Alberta T0X 5B1  
Phone: (780) 538-1955  
E-mail: jvc.surveyor@gmail.com

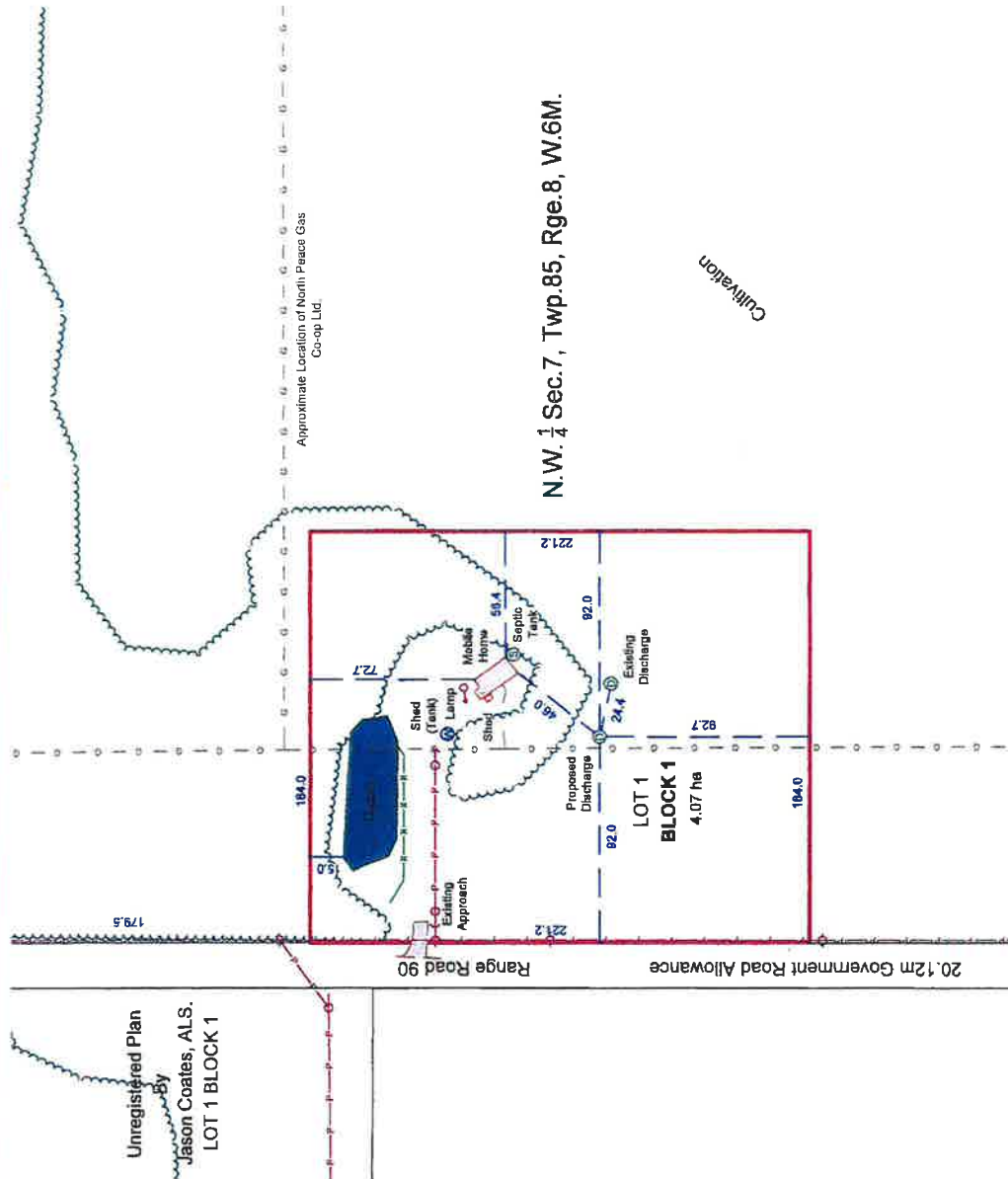
PREPARED BY  
Jason Coates, A.L.S.

## Revision Table

No.	Original	Revision Type	Dated	CHK'd	Surveyed	Date
0				JC	JC	Aug 18, 2022
Client File No: N/A						
File No: 220110						
Job No: 220110						
Sheet: 1 of 4						
Revision: 0						

# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF  
**N.W. ¼ Sec. 7, Twp. 85, Rge. 8, W. 6M.**  
 (For Farmyard Separation)  
 Within  
 Clear Hills County, Alberta



N.W. ¼ Sec. 7, Twp. 85, Rge. 8, W. 6M.

## Notes

- \* The house is served by a septic pumpout that is to be relocated.
- \* Some buildings may have been erected and others moved since the date of this photo.
- \* Summer water source is the dugout and winter water source is the shed with a tank.

**BORDERLINE SURVEYS**

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 Jason Coates, A.L.S.

## Revision Table

No.	Revision	Type	Drawn	Checked	Surveyed	Date
0	Original		MM	JC	JC	Aug. 18, 2022
Client File No: N/A						
File No: 220110						
Job No: 220110						
Sheet: 2 of 4						
Revision						



SCALE 1:2000



# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF  
**N.W. 1/4 Sec. 7, Twp. 85, Rge. 8, W. 6M.**  
 (For Farmyard Separation)  
 Within  
 Clear Hills County, Alberta



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**BORDERLINE  
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## Revision Table

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Client File No.: N/A					
File No.: 220110					
Job No.: 220110					
Sheet: 3 of 4					
Revision: 0					



Photo is current Bing Imagery



SCALE 1:5000

7  
 85 - 8 - 6

# TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

N.W. ¼ Sec. 7, Twp. 85, Rge. 8, W. 6M.

(For Farmyard Separation)

Within

Clear Hills County, Alberta

Unregistered Plan  
By  
Jason Coates, A.L.S.  
LOT 1 BLOCK 1



**BORDERLINE  
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Revision Table				Date	
No.	Revision Type	Drafted	Chkd	Surveyed	Date
0	Original		JC	JC	Aug. 19, 2022
Client File No: N/A				Job No: 220110	
File No: 220110				Sheet: 4 of 4	
					Revision
					0