

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
January 10, 2023

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, January 10, 2023, at 9:00 a.m. in the Council Chambers, 313 Alberta Avenue, Worsley Alberta.

A) CALL TO ORDER	
B) AGENDA	
<i>A. REGULAR MEETING of January 10, 2023</i>	1
C) ADOPTION OF THE PREVIOUS MINUTES	
<i>A. REGULAR MEETING of December 13, 2022</i>	2
D) BUSINESS ARISING OUT OF THE MINUTES	
E) DELEGATION	
F) BY-LAW	
G) OLD BUSINESS	
H) NEW BUSINESS	
<i>A. SUBDIVISION REFFERAL – Abe Friesen</i>	4
<i>B. SUBDIVISION REFFERAL – Helena Peters</i>	12
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, DECEMBER 13, 2022**

PRESENT	Danae Walmsley Abram Giesbrecht David Janzen	Chairperson Deputy Chairperson Member
ABSENT	Jason Ruecker Nathan Stevenson	Member Member
ATTENDING	Allan Rowe Audrey Bjorklund Shelby Giesbrecht Bonnie Morgan	Chief Administrative Officer (CAO) Community Development Manager (CDM) Corporate Services Clerk (CSC) Executive Assistant (EA)
CALL TO ORDER	Chairperson Walmsley called the meeting to order at 9:14 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M53-22 (12-13-22)	RESOLUTION by Deputy Chair Giesbrecht to adopt the agenda governing the December 13, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Organizational Meeting Minutes M54-22 (12-13-22)	RESOLUTION by Member Janzen to adopt the minutes of the November 22, 2022, Municipal Planning Commission Organizational Meeting, as presented. CARRIED.	
Previous Regular Meeting Minutes M55-22 (12-13-22)	RESOLUTION by Chairperson Walmsley to adopt the minutes of the November 22, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Subdivision Proposal Pieter & Nancy Van Herk	P & N Van Herk are seeking approval to subdivide 43.8 acres out of SE-21-85-5-W6M for agricultural use. The subdivision constitutes a physical severance of the parcel created by the Montagneuse River.	

M56-22 (12-13-22)

RESOLUTION by Member Janzen that the Municipal Planning Commission supports the landowners' proposal to subdivide 43.8 acres out of SE-21-85-5-W6M to follow the natural severance created from the Montagneuse River. CARRIED.

ADJOURNMENT

Chairperson Walmsley adjourned the December 13, 2022, Municipal Planning Commission Meeting at 9:19 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	January 10, 2023
Originated By:	Shelby Giesbrecht
Title:	SUBDIVISION REFERRAL –Abe Friesen.
File:	61-02-02

DESCRIPTION:

Subdivision referral 22MK038 was received from Mackenzie Municipal Services Agency regarding the application for subdividing 79.1 acres out of an unsubdivided quarter (SE-24-85-9-W6) for agricultural purposes.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Existing approach to the existing farmstead via township road 853A
 - Approach to proposed subdivision is yet to be determined
- Topography: flat
- The proposed subdivision is under cultivation with some treed area. The balance of the quarter has an existing farmstead.
- Parcel Size: Proposed parcel size may be 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 agricultural separation from Abe Friesen (SE-24-85-9-W6M), 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: December 8, 2022 File No.: 22MK038 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: Abe Friesen Address and phone number: Box 176, Cleardale, AB, T0H 3Y0
(Full Name in Block Capitals)

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 SE 1/4 Sec 24 TWP 85 Range 9 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 872 119 073
Area of the above parcel of land to be subdivided 32.0 hectares 79.1 (acres).
Municipal Address if applicable 90007 Twp. Rd. 853.5 (remaining Parcel)

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
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) Bush, Pasture
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.
N/A

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: 5

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY: Clear Hills County DATE RECEIVED: December 8, 2022
FILE: 22MK038 EXPIRY DATE: February 6, 2023
LEGAL: SE 24.85.9.W6M TIME EXTENSION: _____
APPLICANT/AGENT: Borderline Surveys Ltd.

PROPOSAL: The proposal is to subdivide 79.1 acres of an unsubdivided quarter section for agricultural purposes.

ACREAGE IN TITLE: 158 acres

RESERVE REQUIREMENT: Not required

PROXIMITY TO URBAN MUNIC: Approximately 7 miles east of Cleardale

PREVIOUS APPLICATIONS: N/A

SITE CHARACTERISTICS

C.L.I.: 60% 4s5w, 50% O

TOPOGRAPHY: The subject lands is described as flat.

EXISTING USE/DEVELOPMENT: The proposed subdivision is predominantly under cultivation while there are large treed areas closer to the centre of the quarter section. The balance of the quarter section has an existing farmstead which includes a house, machine shelter, workshop, barn, wood granaries, sheds, dilapidated garage, a dug-out and a sewage lagoon.

ROAD ACCESS: Access may be gained via Township Road 853A to the north of the proposed subdivision. The approach for the proposed subdivision will need to be determined, while there is an approach that provides access to the existing farmstead within the balance of the quarter section.

SERVICING: As this proposed subdivision will remain to be used for agricultural purposes, the current use does not need on-site servicing for water and sewage disposal. The existing farmstead within the balance of the quarter section uses municipal services for water supply and the sewage lagoon for sewage disposal system.

PARCEL SIZE: The parcel size may be deemed appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District – 1 (AG-1). No conflicts. Section 10.4 (3) (a) (ii) provides that the parcel size is to be determined by the Development Authority, based on the use.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

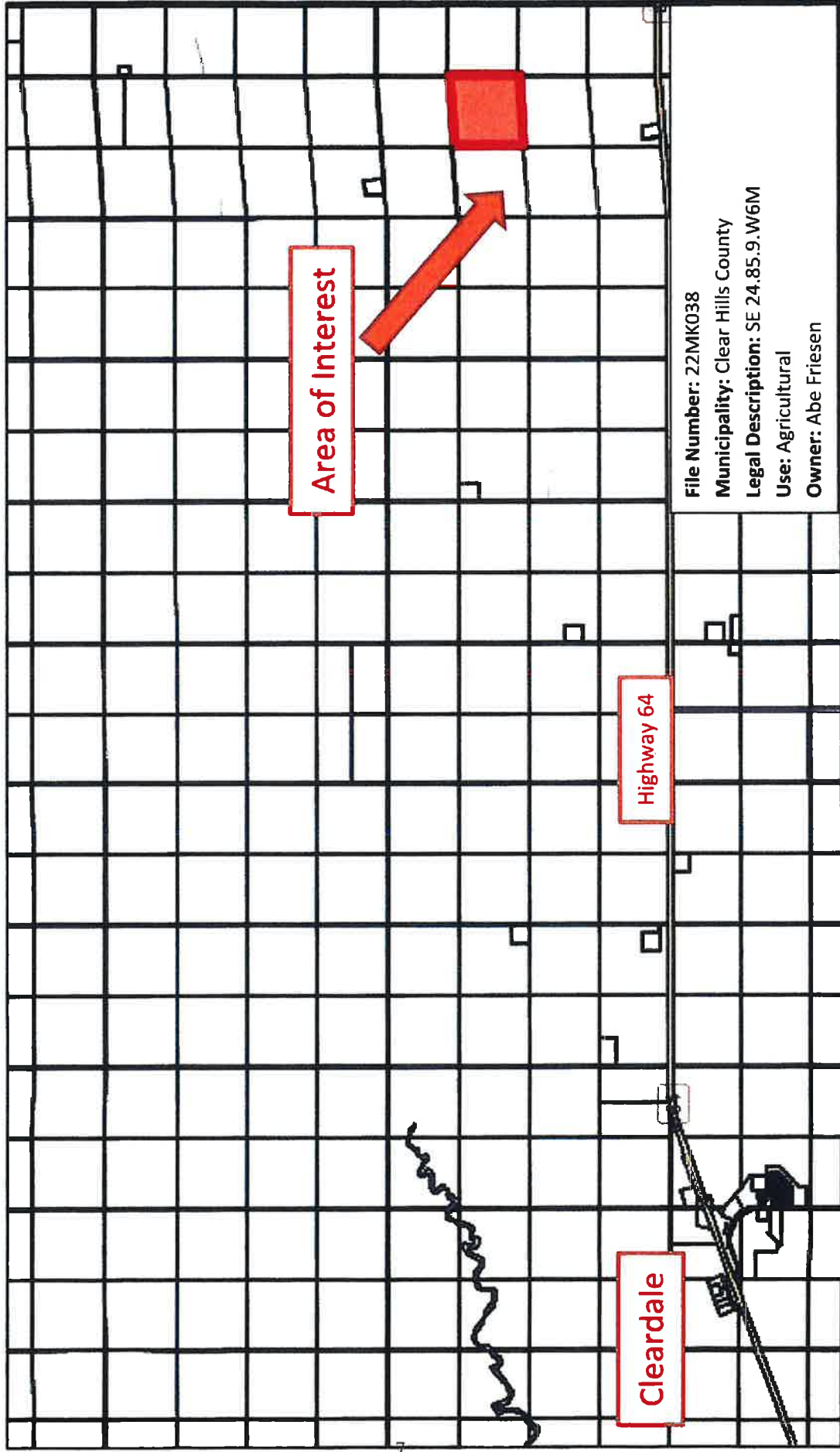
INTER MUNICIPAL DEV. PLAN: N/A

MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION: Sections 7(6)(d) may apply. 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 S.E. 1/4 Sec. 24, Twp. 85, Rge. 9, W. 6M.
 (For Farmyard Separation)
 Within
 Clear Hills County, Alberta

Schedule of Areas

Contains 1 Lot,
 Containing 32.0 ha (79.1 Ac.)

Registered Title Encumbrances (Showing Effect of This Plan)

922 117 870 Utility Right of Way - North Peace Gas Co-op Ltd

Notes

- Dimensions are in Metres and Owners' Names of
- Plan measurements are from a field inspection conducted on October 24, 2022.
- There are no existing buildings within the new proposed Lot.

Legend

- Area Affected by This Plan as Outlined Thus.....
- Roads Shown Thus.....
- Fence Shown Thus.....
- Gas Co-op Right of Way Shown Thus.....
- Overhead Power Shown Thus.....
- Power Pole Shown Thus.....
- Light Pole Shown Thus.....
- Water Valve Shown Thus.....

Land Owner(s)

Abe Patena Friesen
 Mary Friesen
 C.o.F. 872 119 873

Site Information

Address 90007 Twp. Rd. 853.5 (Remaining Parcel)



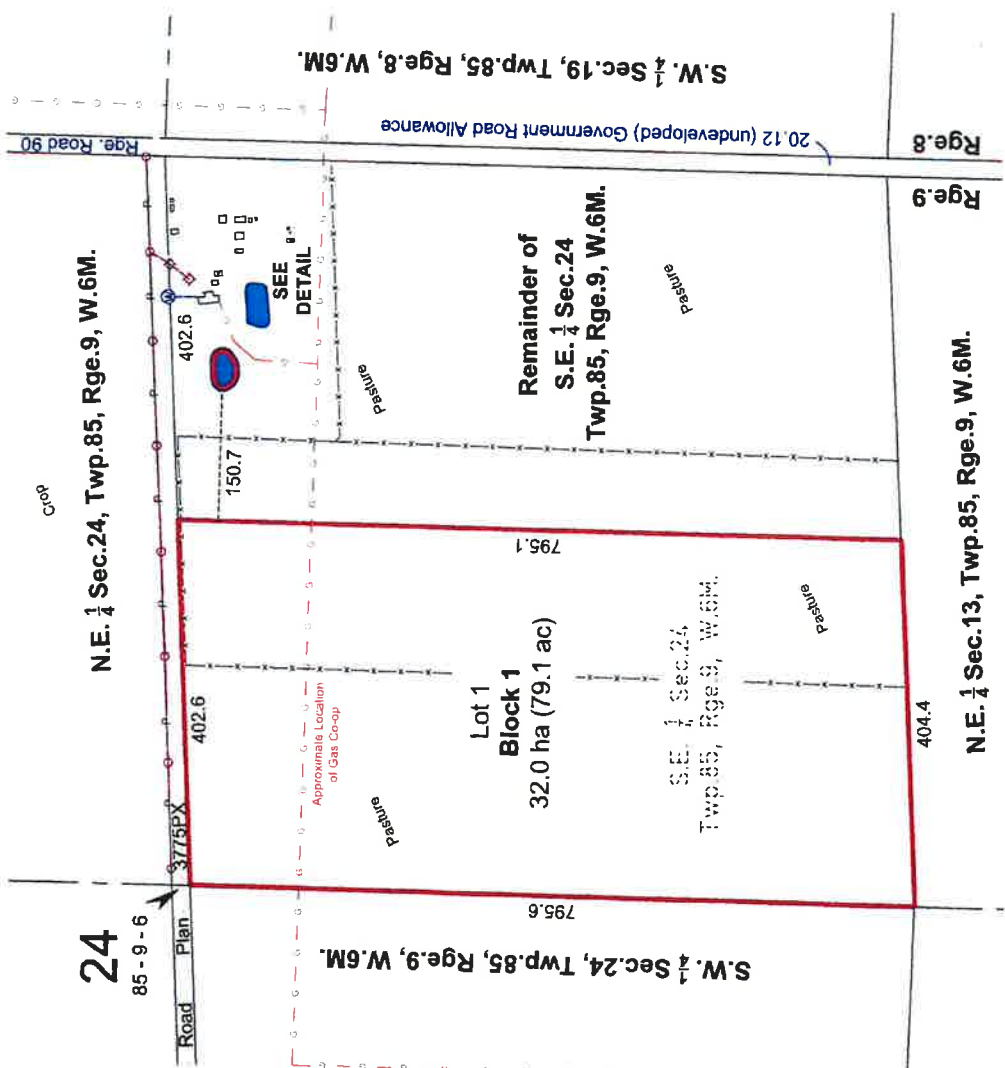
BORDERLINE SURVEYS

#103-2, 8301 99 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.	Revision Type	Drafted	Chkd	Surveyed	Date
0	Original	LB	JC	JC	Oct 25, 2022
1	Revised Proposed Lot	LB	JC	JC	Nov 24, 2022
Client File No. N/A					
File No.: 220196T					
Job No.: 220196T					
Sheet: 1 of 4					
Revision 1					



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

Part of S.E. $\frac{1}{4}$ Sec. 24, Twp. 85, Rge. 9, W. 6M.
(For Farmyard Separation)

Within
Clear Hills County, Alberta



Notes

- * There are no existing buildings within the new proposed Lot.

BORDERLINE SURVEYS

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



PREPARED BY
Jason Coates, A.L.S.

Revision Table		Revision Type	Entered	CHK'd	Surveyed	Date
0	Original	LB	JC	JC	JC	Oct. 25, 2022
1	Revised Proposed Lot	LB	JC	JC	JC	Nov. 24, 2022
Client File No: N/A						
File No. 210166T						Job No. 220166
Sheet						2 of 4
Revision						1



Photo is current Bing Imagery



SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
 Part of S.E. 1/4 Sec.24, Twp.85, Rge.9, W.6M.
 (For Farmyard Separation)
 Within
 Clear Hills County, Alberta

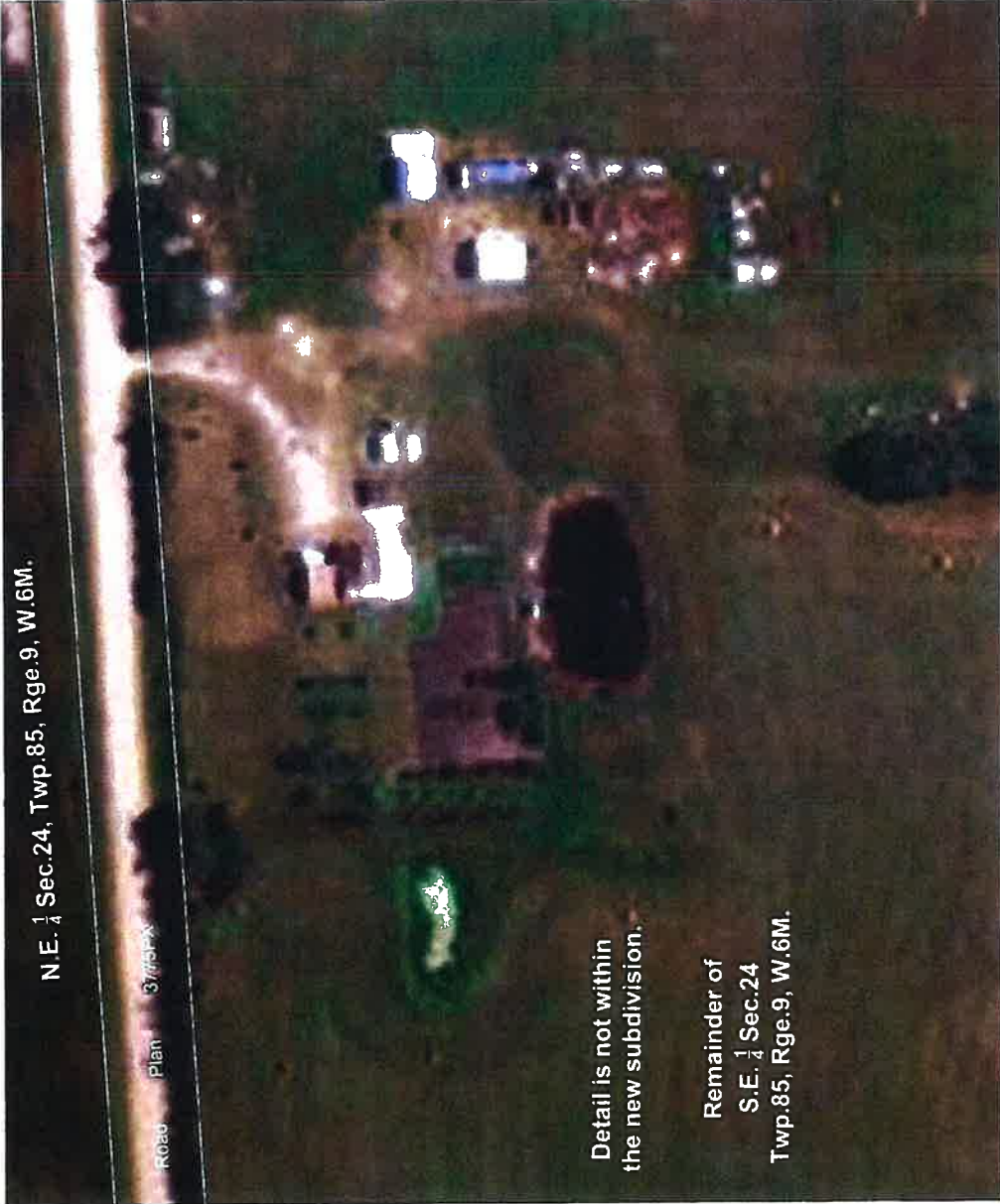


PREPARED BY
 Jason Guleser, A.L.S.

BORDERLINE SURVEYS

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

Revision Table					
No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	LB	JC	JC	Oct.25, 2022
1	Revised Proposed Lot	LB	JC	JC	Nov.24, 2022
Client File No: N/A					
File No: 220166T					
Job No: 220166					
Sheet: 4 of 4					
Revision A					



N.E. 1/4 Sec.24, Twp.85, Rge.9, W.6M.

Road Plan 37751-X

Detail is not within
 the new subdivision.

Remainder of
 S.E. 1/4 Sec.24
 Twp.85, Rge.9, W.6M.

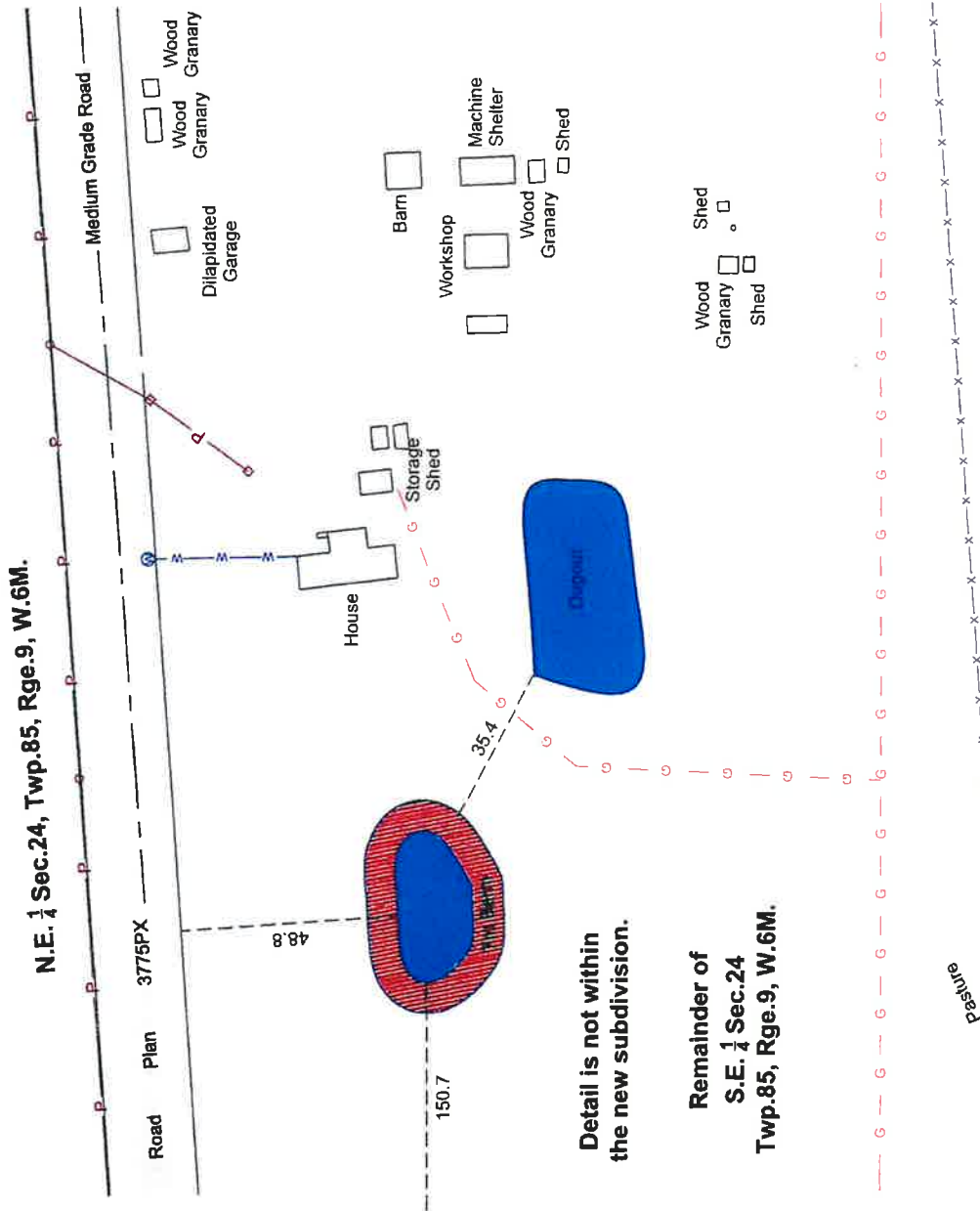
Photo is current Bing Imagery



SCALE 1:1000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
 Part of S.E. 1/4 Sec. 24, Twp. 85, Rge. 9, W. 6M.
 (For Farmyard Separation)
 Within
 Clear Hills County, Alberta



Detail is not within
the new subdivision.

Remainder of
S.E. 1/4 Sec. 24
Twp. 85, Rge. 9, W. 6M.

Pasture



SCALE 1:1000

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



PREPARED BY
 Jason Coates, A.L.S.

No.	Revision Type	Revision Table		Date
		Drafted	Chk'd / Surveyed	
0	Original	LB	JC	Oct 25, 2022
1	Revised Proposed Lot	LB	JC	Nov 24, 2022
Client File No: N/A				
File No: 220166T				Job No: 220166
Sheet: 3 of 4				Revision: 1

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	January 10, 2023
Originated By:	Shelby Giesbrecht
Title:	SUBDIVISION REFERRAL –Helena Peters
File:	61-02-02

DESCRIPTION:

Subdivision referral 22MK39 was received from Mackenzie Municipal Services Agency regarding the application for a Farmstead Separation to subdivide 16.1 acres from an unsubdivided quarter (NE-13-84-6-W6M) to accommodate an existing farmstead.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Existing approach to the proposed lot via Range Road 60
 - Existing approach to the balance of the quarter via Range Road 60
- Topography: flat
- 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 BYthat the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation from an unsubdivided quarter (NE-13-84-6-W6M), 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: 12/08/22 File No.: 22MK039 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: Helena Peters Address and phone number: Box 144, Fairview, AB, T0H 1L0
(Full Name in Block Capitals)

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 NE 1/4 Sec. 13 TWP. 84 Range 6 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 192 080 305
Area of the above parcel of land to be subdivided 4.09 hectares 16.1 (acres).
Municipal Address if applicable 842048 Range road 60

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 _____

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 / 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, 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 Tanks / Discharge, Water Cistern

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
Borderline Surveys Ltd/Jason Coates hereby certify that
 I am the registered owner, or
 I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.
Address: PO Box 43, Clairmont, AB T8X 0T8 Signature: Jason Coates
Phone No.: (780) 538-1955 / Cell (780) 330-9939 Date: December 7, 2022

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY: Clear Hills County DATE RECEIVED: December 8, 2022
FILE: 22MK039 EXPIRY DATE: February 6, 2023
LEGAL: NE 13.84.6.W6M TIME EXTENSION: _____
APPLICANT/AGENT: Borderline Surveys Ltd.

PROPOSAL: The proposal is to subdivide 16.1 acres from an unsubdivided quarter to accommodate an existing farmstead.

ACREAGE IN TITLE: 160 ac

RESERVE REQUIREMENT: Not required

PROXIMITY TO URBAN MUNIC: Approximately 7 miles northwest of Hines Creek

PREVIOUS APPLICATIONS: None

SITE CHARACTERISTICS

C.L.I.: 100% 3c

TOPOGRAPHY: The subject lands is described as flat.

EXISTING USE/DEVELOPMENT: The proposed lot site is open agricultural land with woodland to the south and Range Road 60 to the east. The remainder of the quarter section is open agricultural land with woodland to the south and a potential dugout/pond to the east.

ROAD ACCESS: Existing Road approach to the balance of the quarter section from Range Road 60. The proposed lot also includes an existing road approach from Range Road 60 to the east.

SERVICING: There is a gas co-op pipeline through the proposed lot North to South, Power Pole lines access the proposed lot from Range Road 60 to the east. There is a water well/ Cistern for water supply and open discharge for sewage disposal on the proposed lot.

PARCEL SIZE: Parcel size is deemed appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District – 1 (AG-1). The minimum and maximum parcel sizes for a farmstead separation are 3 acres and 10 acres, respectively. In the case of parcels larger than the permitted parcel size, the approval is at the discretion of the Development Authority, based on the need to accommodate related farm buildings, improvements, existing and proposed services and site characteristics.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

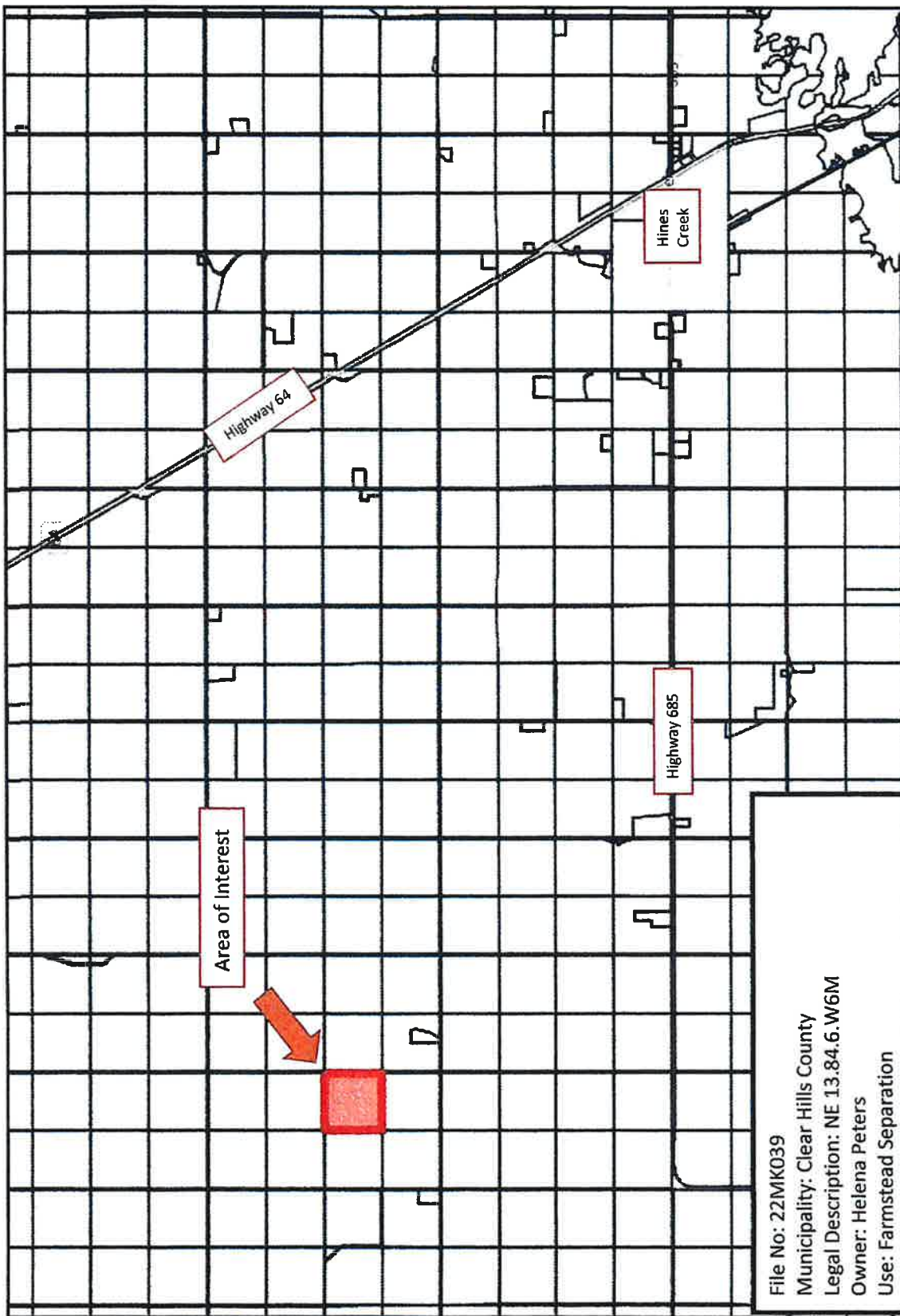
INTER MUNICIPAL DEV. PLAN: N/A

MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION: N/A

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

N.E. 1/4 Sec. 13, Twp. 84, Rge. 6, W. 6M.
(For Farmyard Separation)

Within

Clear Hills County, Alberta



Notes

- The house is served by a septic tank / discharge.
- Water source is a cistern.
- Some buildings may have been moved and others moved since the date of the photo.

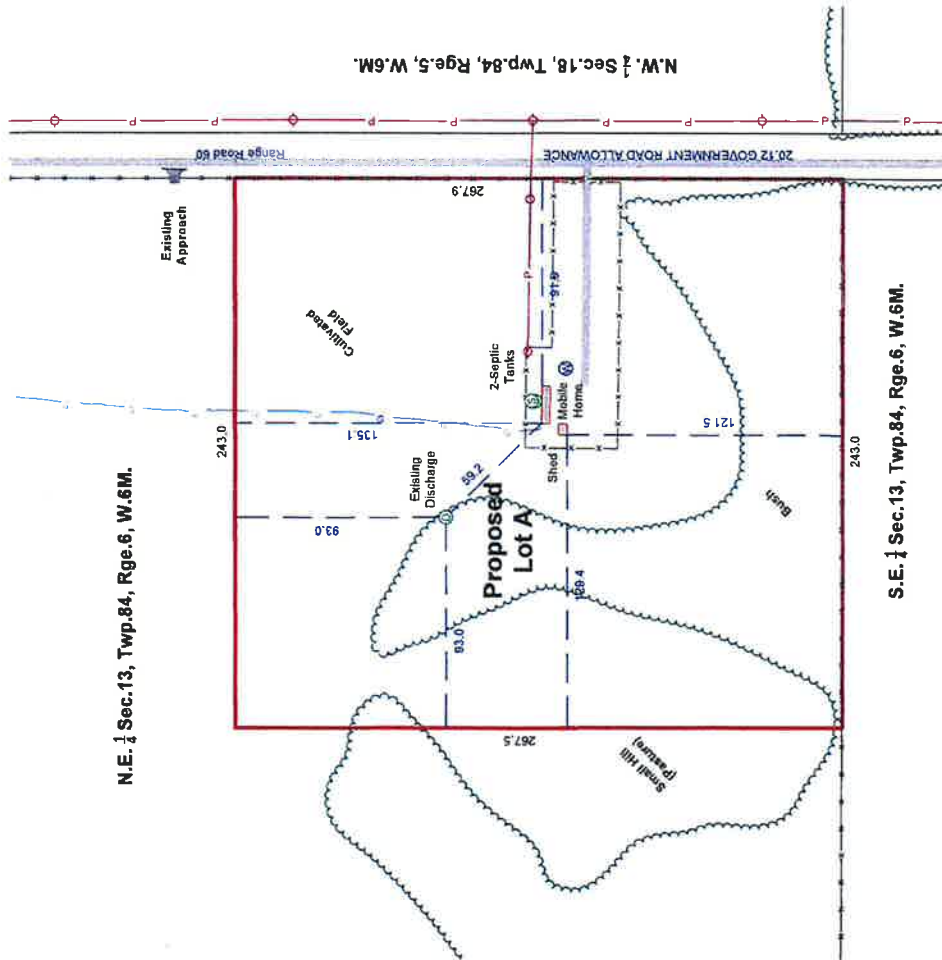


#103-2, 8301 99 Street
Clairmont, Alberta T8X 5B1
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com



PREPARED BY
Jason Coates, A.L.S.

Revision Table			
No.	Revision Type	Drafted	Chk'd / Surveyed
0	Original	JC	JC
		MM	JC
Client File No: N/A			
File No: 220182T		Job No: 220182	
Sheet: 2 of 4			Revision: 0



N.E. 1/4 Sec. 13, Twp. 84, Rge. 6, W. 6M.

S.E. 1/4 Sec. 13, Twp. 84, Rge. 6, W. 6M.



SCALE 1:2000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.E. 1/4 Sec. 13, Twp. 84, Rge. 6, W. 6M.
 (For Farmyard Separation)

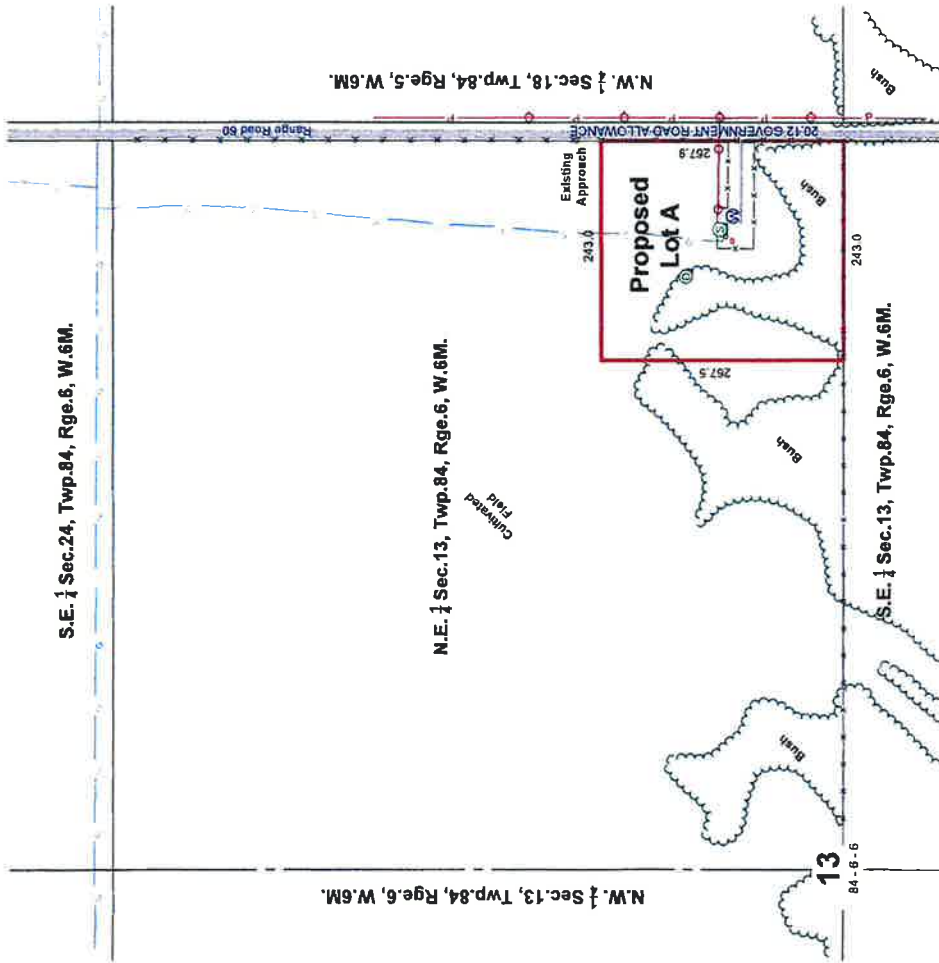
Within
 Clear Hills County, Alberta



S.E. 1/4 Sec. 24, Twp. 84, Rge. 6, W. 6M.

N.E. 1/4 Sec. 13, Twp. 84, Rge. 6, W. 6M.

S.E. 1/4 Sec. 13, Twp. 84, Rge. 6, W. 6M.



SCALE 1:5000

Schedule of Areas

Contains 1 Lot
 Containing 4.09 ha (10.1 Ac.)

Registered Title Encumbrances (Affecting Subject of Title)

202 179 101 Utility Right of Way - North Peace Gas Co-op Ltd.

Notes

- Distances are in Metres and Decimals Thereof.
- Plan measurements based from a field inspection conducted on Nov. 29th, 2022.

Legend

- Area Allotted by This Plan is Outlined Thus
- Roads Shown Thus
- Water Well/Stream Shown Thus
- Gas Co-op Shown Thus
- Overhead Power Shown Thus
- Power Pole Shown Thus
- Water Well/stream Shown Thus
- Septic Tank Shown Thus
- Septic Discharge Shown Thus

Land Owners

Helena Paine
 C of T: 192 280 905

Site Information

Address: R4205H RGE RD 60



#103-2, 8301 99 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.	Revision Type	Checked	Date
0	Original	JWC	DEC. 2, 2022

Client File No: N/A
 Job No: 220182T
 Sheet: 1 of 4
 Revision: 0

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

N.E. $\frac{1}{4}$ Sec. 13, Twp. 84, Rge. 6, W. 6M.
(For Farmyard Separation)
Within

Clear Hills County, Alberta



PREPARED BY
Jason Coates, A.L.S.

BORDERLINE SURVEYS

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

Revision Table			
No.	Revision Type	Drafted	Date
0	Original	JC	Dec. 2, 2022
		MM	
		JC	
Client File No: N/A		Job No: 220182T	
File No: 220182T		Sheet:	3 of 4
			Revision: 0



Photo is current Bing Imagery



SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

N.E. ¼ Sec. 13, Twp. 84, Rge. 6, W. 6M.
(For Farmyard Separation)

Within
Clear Hills County, Alberta

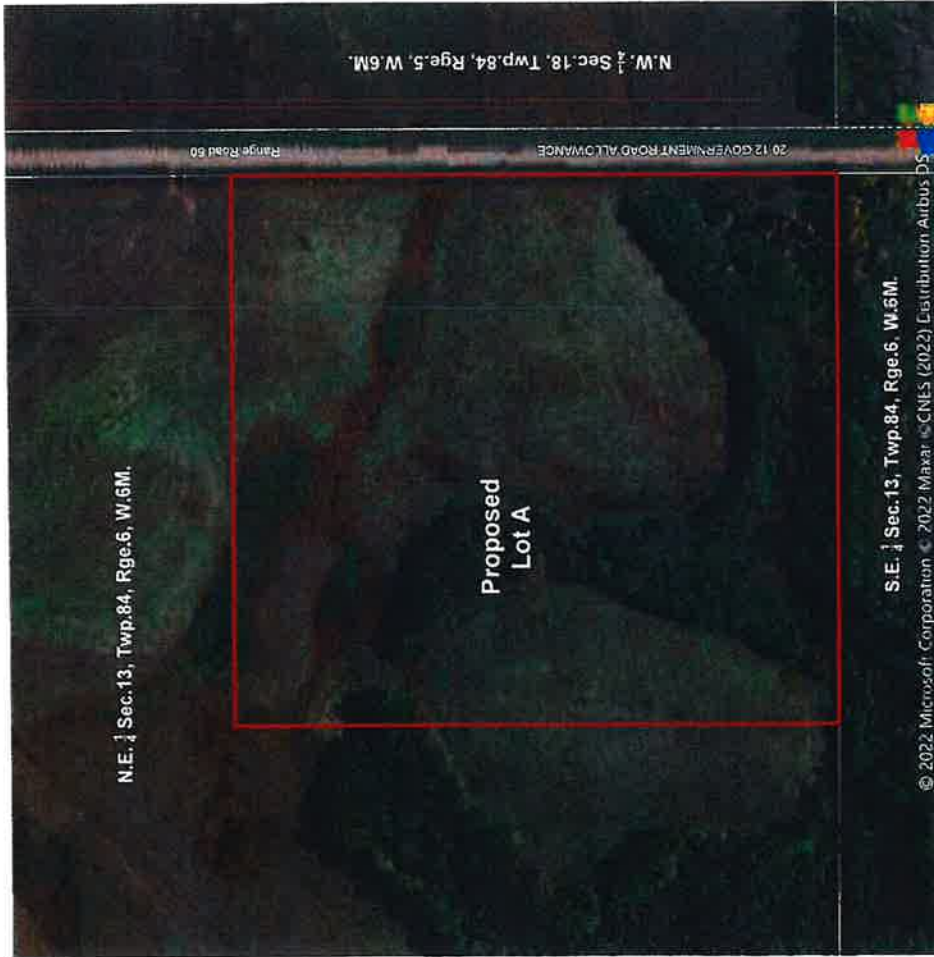


Photo is current Bing Imagery



SCALE 1:2000

BORDERLINE SURVEYS

#103-2, 8301 99 Street
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