

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**January 24, 2023**

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The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, January 24, 2023, at 9:00 a.m. in the Council Chambers, 313 Alberta Avenue, Worsley Alberta.

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<b>A) CALL TO ORDER</b>	
<b>B) AGENDA</b>	
A. <i>REGULAR MEETING of January 24, 2023</i> .....	1
<b>C) ADOPTION OF THE PREVIOUS MINUTES</b>	
A. <i>REGULAR MEETING of January 10, 2023</i> .....	2
<b>D) BUSINESS ARISING OUT OF THE MINUTES</b>	
<b>E) DELEGATION</b>	
<b>F) BY-LAW</b>	
<b>G) OLD BUSINESS</b>	
<b>H) NEW BUSINESS</b>	
A. <i>DEVELOPMENT PERMIT- J Wolfe</i> .....	4
B. <i>DEVELOPMENT PERMIT- DTBC</i> .....	16
<b>I) CORRESPONDENCE AND INFORMATION</b>	
<b>J) CONFIDENTIAL ITEMS</b>	
<b>K) ADJOURNMENT</b>	

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
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**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, JANUARY 10, 2023**

PRESENT	Danae Walmsley Abram Giesbrecht David Janzen	Chairperson Deputy Chairperson Member
ABSENT	Nathan Stevenson	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 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> <b>M01-23 (01-10-23)</b>	<b>RESOLUTION by Deputy Chairperson Giesbrecht to adopt the agenda governing the January 10, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.</b>	
Previous Regular Meeting Minutes <b>M02-23 (01-10-23)</b>	<b>RESOLUTION by Member Janzen to adopt the minutes of the December 13, 2022, Municipal Planning Commission Meeting, as presented. CARRIED.</b>	
<u>NEW BUSINESS</u> Subdivision Referral Abe Friesen	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.	
<b>M03-23 (01-10-23)</b>	Member Ruecker joined the meeting at 9:05 a.m. via GoTo audio. <b>RESOLUTION by Member Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the agricultural separation from Abe Friesen (SE-24-85-9-W6M), 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>	

NEW BUSINESS

Subdivision Referral  
Helena Peters

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

**M04-23 (01-10-23)**

**RESOLUTION by Deputy Chairperson Giesbrecht that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation from Helena Peters to accommodate separating the existing farmstead from the 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.
- CARRIED.**

ADJOURNMENT

Chairperson Walmsley adjourned the January 10, 2023, 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:	January 24, 2023
Originated By:	Shelby Giesbrecht
Title:	<b>DEVELOPMENT PERMIT APPLICATION – JACOB WOLFE</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W01-23 was received from Jacob Wolfe to set up a third dwelling and yardsite on SE-20-85-8-W6.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- The landowners have signed the Development Permit application.
- Section 8.7(3) –Third dwelling approval considerations: suitability, access, proper water/sewer, existing & future surrounding use, necessary for operation of existing farm, and human relationship such as a family member or relative. The dwelling is for a family member.
- The dwelling will be serviced with existing dugout and septic tank with open discharge.

### ATTACHMENTS:

1. Development Permit Application
2. Ariel photos

### OPTIONS:

- A. Deny the application for the following reasons...
- B. Approve the application with the conditions recommended
- C. Approve the application with different conditions.

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W01-23 from Jacob Wolfe to construct a third dwelling and yardsite on SE-20-85-8-W6, subject to the following conditions:

1. Prior to start of construction, any outstanding property taxes to be paid in full on the land(s) proposed for development.
2. Minimum setbacks from the property lines:
  - a. Front yard, 40.8m (134 feet)
  - b. Side yard, 15.2m (50 feet)
  - c. Rear yard, 15.2m (50 feet)
3. Minimum spacing from existing dwellings shall be not less than 4.5 meters (15 feet). Any additions or attachments shall be regarded as part of the residence for spacing purposes.

Initials show support - Reviewed by: Development Officer 

Manager: 

4. Water Supply Setbacks, Dugout:
  - a. Minimum distance from dwelling 45 m (150 ft) or dugout fence for safety.
5. Sewage Setbacks, Septic Tank and Discharge:
  - a. Minimum distance from dwelling 1.0 m (3.25 ft)
  - b. Minimum distance between dugout and septic tank 9.14 m (30 ft).
  - c. Minimum distance from discharge to any dwelling is 45.72 m (150 ft).
  - d. Minimum distance from discharge to dugout is 45.72 m (150 ft).
6. Sewage disposal system must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
7. 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.
8. All required Municipal Land Use Bylaw and Provincial/Federal Regulations to be adhered to.

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

**Manager:**





**CLEAR HILLS COUNTY**

Box 240  
 Worsley AB T0H 3W0  
 Telephone: 780-685-3925  
 Fax: 780-685-3960  
 Email: [info@clearhillscounty.ab.ca](mailto:info@clearhillscounty.ab.ca)

**APPLICATION FOR  
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W101-23		
DATE RECEIVED:	Jan 9, 2023		
FEE PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION				COMPLETE IF DIFFERENT FROM APPLICANT				
NAME OF APPLICANT <i>Jacob Wolfe</i>				NAME OF REGISTERED LAND OWNER				
ADDRESS <i>PO Box 606 Hines Creek</i>				ADDRESS				
POSTAL CODE <i>T0H 2A0</i>	EMAIL			POSTAL CODE	EMAIL			
CONTACT NUMBERS				CONTACT NUMBERS				
Home <i>685 2520</i>				Home				
Business				Business				
Cell <i>- 834 0460</i>				Cell				
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S. <i>SE</i>	SEC. <i>20</i>	TWP. <i>85</i>	RG. <i>8</i>	M. <i>W6</i>	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed development site:								
LENGTH		m	WIDTH		m	NUMBER OF HECTARES		OR ACRES
		ft			ft			
Lot type: INTERIOR      CORNER      THROUGH						LAND USE DISTRICT:		
Describe the existing use of the land: <i>Home site</i>								

# APPLICATION FOR DEVELOPMENT PERMIT

**DEVELOPMENT INFORMATION**

Describe the proposed use of the land:

Home site

Check (✓) any proposed use(s) not identified above:

Dwelling unit(s)

Accessory structure(s) / use(s)

Home Occupation(s)

Sign(s)

Commercial or industrial structure(s) / use(s)

Other (specify)

Indicate the **proposed** setback from the **property** line:

FRONT YARD	m	REAR YARD	m	SIDE YARD (1)	m	SIDE YARD (2)	m
50	ft		ft	100	ft	100	ft

Off street parking:      Size of space      Number of spaces

Off street loading:      Size of space      Number of spaces

Accessory use:

PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
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The land is adjacent to:

PRIMARY HIGHWAY

SECONDARY HIGHWAY

RURAL ROAD

Estimate the Project:

COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS
Aug 17 2021	Oct 29 2022	\$130,000

Attached is

(a) SITE PLAN	(Yes)	No	N/A	(b) FLOOR PLAN	Yes	(No)	N/A
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**DECLARATION**

I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

DATE: Jan 7 2023	SIGNATURE OF APPLICANT:
DATE: Jan 7 2023	SIGNATURE OF REGISTERED LAND OWNER:

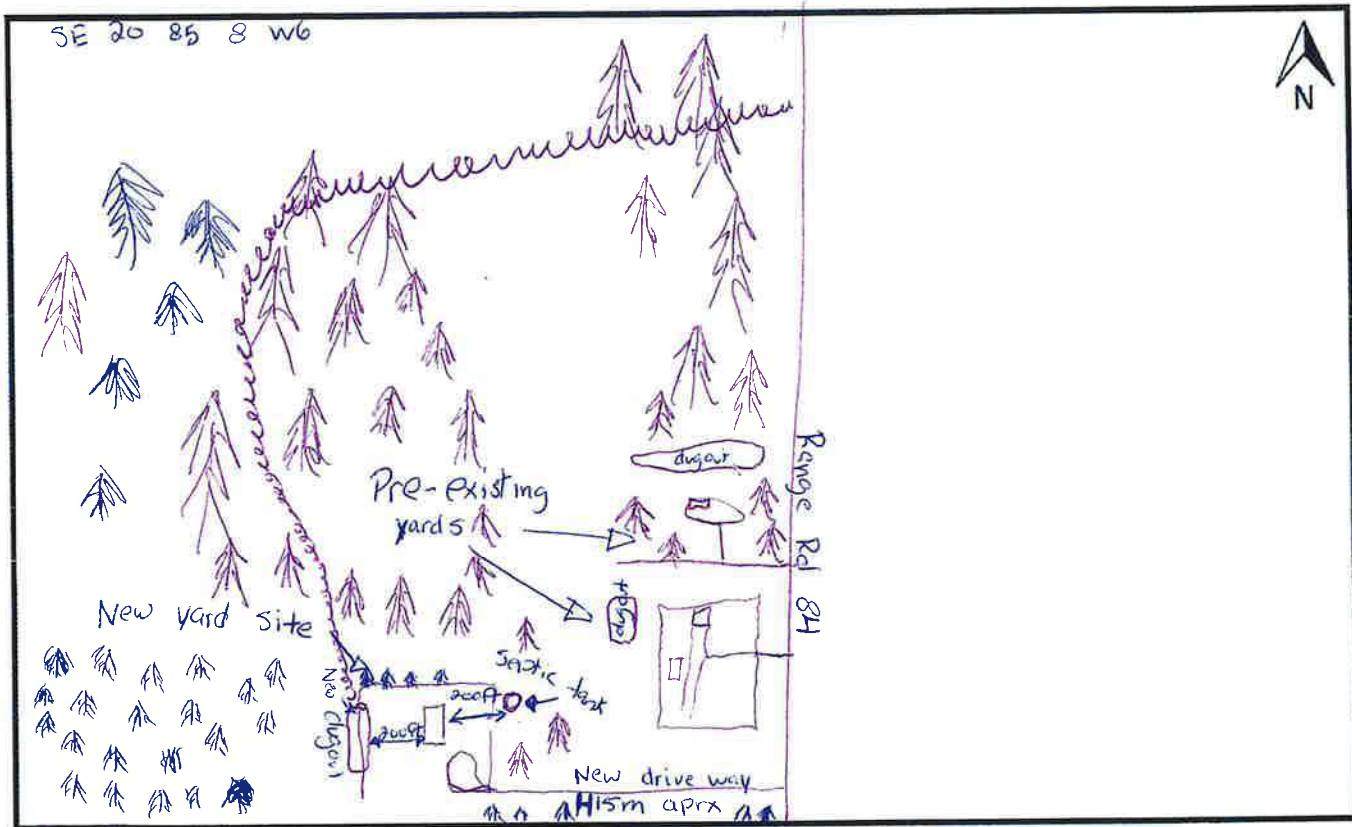
# APPLICATION FOR DEVELOPMENT PERMIT

## SITE MAP

LEGAL LAND DESCRIPTION: SE 20 85 8 W6

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

- Location of water source & distance from property line and sewer system 450 ft From Sewer System
- Location of sewer system & distance from water source and property line 300ft
- Access location(s)
- Location of existing or proposed buildings:
- Setbacks from the road allowance
- Location of roads in the area
- Location Shelterbelts
- Location of Treed Areas/ Sloughs/ Bush/ other vegetation those are trees
- Location of River/ Lakes/ other watercourses ~~well~~ this is ~~spring~~ Spring runoff



# APPLICATION FOR DEVELOPMENT PERMIT

## ADDITIONAL INFORMATION REQUIRED

### ABANDONED WELLS

If the building/addition is greater than 47m<sup>2</sup> (505.9 ft<sup>2</sup>) a map from the Alberta Energy Regulator (AER) identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m (82 ft) of the site boundary is to be included. Go to [www.geodiscover.alberta.ca](http://www.geodiscover.alberta.ca) for abandoned well location and status information.

### WATER AND SEWAGE

Indicate below the type of water supply and sewage disposal to be used by your development proposal and if it is existing or proposed.

Existing	Proposed	TYPE OF WATER SUPPLY
✓		DUGOUT
		WELL
		CISTERN & HAULING
		COUNTY SERVICE
		OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
✓		OPEN DISCHARGE/SEPTIC TANK
		SUB-SURFACE DISPOSAL/SEPTIC TANK
		ABOVE GROUND/SEPTIC TANK
		SEWAGE LAGOON
		OUTDOOR PRIVY
		COUNTY SERVICE
		OTHER (Please Specify)

FOR ADDITIONAL INFORMATION CONTACT ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS AT 1-866-421-6929 (EMAIL [safety.services@gov.ab.ca](mailto:safety.services@gov.ab.ca)) OR A LICENSED PERMITTING AGENCY.

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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## RURAL SEWAGE, WATER AND YARD SETBACKS

### SEWAGE SETBACKS

Following is a description of the setbacks required for different sewage disposal systems as found in the Alberta Private Sewage Treatment and Disposal Regulations:

- Mounds
  - 3.05 metres (10 ft.) from the property line
  - 9.14 metres (30 ft.) from a dwelling
  - 3.05 metres (10 ft.) from other buildings
  - 3.05 metres (10 ft.) from a septic tank
  - 15.24 metres (50 ft.) from a water course
  - 15.24 metres (50 ft.) from a water source
  
- Field
  - 1.5 metres (5 ft.) from a property line
  - 9.14 metres (30 ft.) from a dwelling
  - 1 metre (3.25 ft.) from other buildings
  - 1 metre (3.25 ft.) from a septic tank
  - 15.24 metres (50 ft.) from a water course
  - 15.24 metres (50 ft.) from a water source
  
- Lagoon
  - 30.5 metres (100 ft.) from a property line
  - 45.72 metres (150 ft.) from a dwelling
  - 91.4 metres (300 ft.) from a water course
  - 91.4 metres (300 ft.) from a water source
  
- Effluent Discharge
  - 91.4 metres (300 ft.) from a property line
  - 45.72 metres (150 ft.) from a dwelling
  - 45.72 metres (150 ft.) from a water course
  - 45.72 metres (150 ft.) from a water source
  
- Septic tanks
  - 1 metre (3.25 ft.) from a property line
  - 1 metre (3.25 ft.) from a dwelling
  - 9.14 metres (30 ft.) from a water course
  - 9.14 metres (30 ft.) from a water source

### DUGOUT SETBACKS

The setback for a dugout as set forth in the Provincial regulations is:

- Front Yard - 40.8 metres (134 feet) from the road right-of-way (developed or undeveloped)
- Interior Side Yard - 15.24 metres (50 feet) or as required by the Municipal Planning Commission
- Rear Yard - 15.24 metres (50 feet) or as required by the Municipal Planning Commission

### YARD SETBACKS

- **Front yard:** the development shall not be located within 40.8m (134 feet) of the property line of any public roadway:
- **Side Yard:** The development shall not be located within 15.24 metres (50 feet) of a property line:
- **Rear Yard:** The development shall not be located within 15.24 metres (50 feet) of a property line: The developer is responsible for waste disposal, and the construction of access roads and approaches. This Development Permit does not guarantee, imply or suggest that Clear Hills County will undertake any road improvements at or near the subject property to improve the applicant's accessibility to his or her property.

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

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**RELOCATED BUILDINGS**

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

- a) Colour photographs of the building(s)
- b) Canadian Safety Association Identification Number (CSA) \_\_\_\_\_
- c) Present location of the building

Already moved to proposed development site

- d) Proposed relocation route was moved Sept 28 2022

start location 3-15-78-23-W5 Destination 1-20-85-8-W6

Route: 1km E on TWP RD 792, 3.2km S on RGE RD 232, 21km E on HYW 49, 54km N on HYW 2, 23km NE and N on HYW 688, 37km W on HYW 986, 6.5km S on HYW 35, 23.8km W and S on HYW 737, 30.7km W on HYW 685, 14.8km N and W on HYW 685, 45km NW and W along HYW 64, 1.6km N on RGE Rd 84.

**Please note:**

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

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**RIGHT OF ENTRY FORM**

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.


Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, Jacob Wolfe, do grant consent for an authorized  
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: SE 20 85 8 W6

Jan 07 2023  
DATE:

  
SIGNATURE OF APPLICANT:



32 x 50'



Proposed development site (already developed)

Jacob Wolfe

SE-20-85-8-W6

N



# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	January 24, 2023
Originated By:	Shelby Giesbrecht
Title:	<b>DEVELOPMENT PERMIT APPLICATION – DAVID THOMPSON BIBLE CAMP</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W02-23 was received from David Thompson Bible Camp to build a new dining room and kitchen facility on or close to present site of dining room and kitchen facility, within plan 1320248 block 1 lot 1.

### BACKGROUND:

- Zoning: Agricultural (AG1)
- The landowners have signed the Development Permit application.
- The dwelling will be serviced with existing dugout and septic tank with open discharge.
- Development approval from Alberta Transportation is required as this within half mile of a provincial highway.

### ATTACHMENTS:

1. Development Permit Application

### OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended
- C. Approve the application with different conditions.

### RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W02-23 from David Thompson Bible Camp to build a new dining room and kitchen facility on plan 1320248 block 1 lot 1, subject to the following conditions:

1. Prior to start of construction, any outstanding property taxes to be paid in full on the land(s) proposed for development.
2. Minimum setbacks from the property lines:
  - d. Front yard, 40.8m (134 feet)
  - e. Side yard, 15.2m (50 feet)
  - f. Rear yard, 15.2m (50 feet)
  - g. Creek setbacks to be adhered to as per Land Use Bylaw
3. Minimum spacing from existing buildings shall be not less than 4.5 meters (15 feet). Any additions or attachments shall be regarded as part of the residence for spacing purposes.
4. Water Supply Setbacks, Dugout:
  - a. Minimum distance from building 45 m (150 ft) or dugout fence for safety.

Initials show support - Reviewed by: Development Officer 

Manager: 



- b. Minimum distance from road right of way (front yard) 40.8 m (134 ft).
  - c. Minimum distance from other property lines (side & rear yards) 15.24 m (50 ft).
5. Water Supply Setbacks, Cistern
- a. Minimum distance from road right of way (Front yard) 40.8 m (134 ft).
  - b. Minimum distance from other property lines (side & rear yards) 15.24 m (50 ft).
6. Sewage Setbacks, Septic Tank and Discharge:
- a. Minimum distance from building 1.0 m (3.25 ft)
  - b. Minimum distance between dugout and septic tank 9.14 m (30 ft).
  - c. Minimum distance from discharge to any building is 45.72 m (150 ft).
  - d. Minimum distance from discharge to dugout is 45.72 m (150 ft).
7. Sewage disposal system must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
8. 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.
9. All required Municipal Land Use Bylaw and Provincial/Federal Regulations to be adhered to.

<b>Initials show support - Reviewed by: Development Officer:</b>	<b>Manager:</b>
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**CLEAR HILLS COUNTY**  
 Box 240  
 Worsley AB T0H 3W0  
 Telephone: 780-685-3925  
 Fax: 780-685-3960  
 Email: [info@clearhillscounty.ab.ca](mailto:info@clearhillscounty.ab.ca)

**APPLICATION FOR  
 DEVELOPMENT PERMIT**

**RECEIVED**

**JAN 18 2023**

**CLEAR HILLS COUNTY**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W02-23		
DATE RECEIVED:	Jan 18, 2023		
FEES PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.  
 I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

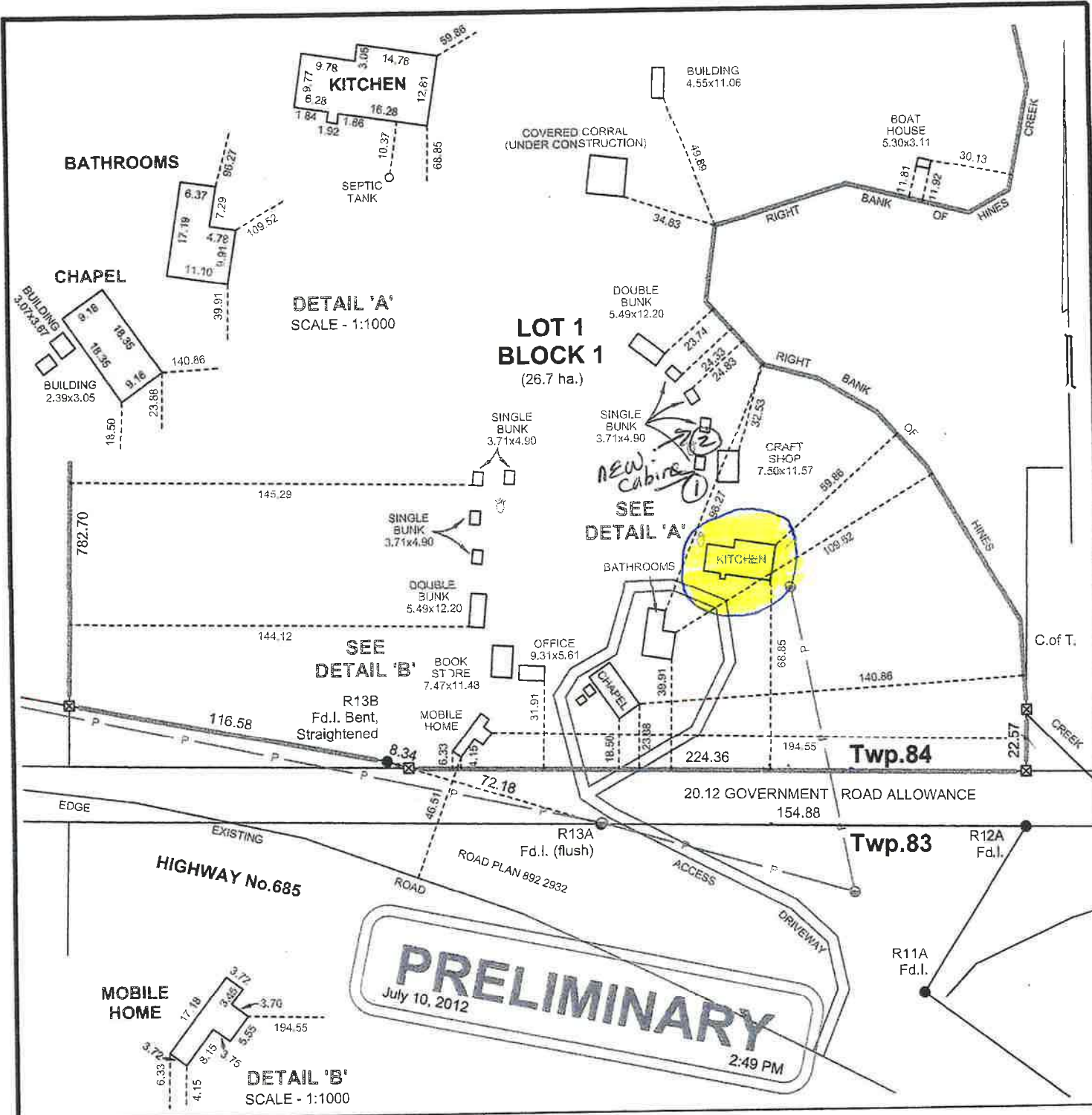
APPLICANT INFORMATION				COMPLETE IF DIFFERENT FROM APPLICANT					
NAME OF APPLICANT DAVID THOMPSON BIBLE CAMP				NAME OF REGISTERED LAND OWNER DAVID THOMPSON BIBLE CAMP ONE HOPE CANADA					
ADDRESS Box 1736 FAIRVIEW, AB T0H-1L0				ADDRESS Box 2455 FAIRVIEW, AB.					
POSTAL CODE T0H-1L0	EMAIL gssmpr@telusplanet.net	POSTAL CODE T0H-1L0	EMAIL						
CONTACT NUMBERS Home 780-835-5419 Business 780-835-4198 Cell 780-834-8208				CONTACT NUMBERS Home 780-835-5419 Business 780-835-6945 Cell 780-834-8208					
<b>LAND INFORMATION</b>									
Legal description of proposed development site									
QTR/L.S. SE	SEC. 4	TWP. 84	RG. 3	M. W6M	OR	REGISTERED PLAN NO. 1320248	BLOCK 1	LOT 1	
Size of the proposed development site:									
LENGTH 75	approximate	WIDTH 50	m	NUMBER OF HECTARES	OR ACRES				
Lot type: INTERIOR      CORNER      THROUGH					LAND USE DISTRICT:				
Describe the existing use of the land: Used for DAVID THOMPSON BIBLE CAMP 8-10 weeks of active camps during the summer and some fall activities before winter sets in.									

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>Build new diningroom &amp; Kitchen facility, on site or close to the site of present diningroom/kitchen facility.</i>			
Check (✓) any proposed use(s) not identified above:			
<input checked="" type="checkbox"/> Dwelling unit(s)	<input checked="" type="checkbox"/> Accessory structure(s) / use(s)	<input checked="" type="checkbox"/> Home Occupation(s)	
<input checked="" type="checkbox"/> Sign(s)	Commercial or industrial structure(s) / use(s)		
<input checked="" type="checkbox"/> Other (specify)			
Indicate the <b>proposed</b> setback from the <b>property</b> line:			
FRONT YARD <i>refer to map</i>	m ft	REAR YARD <i>60 meters</i>	m ft
SIDE YARD (1) <i>68 meters</i>	m ft	SIDE YARD (2) <i>refer to map</i>	m ft
Off street parking:      Size of space <i>not applicable?</i> Number of spaces			
Off street loading:      Size of space      Number of spaces			
Accessory use:			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:      PRIMARY HIGHWAY <i> Hwy #685 ✓</i> SECONDARY HIGHWAY      RURAL ROAD			
Estimate the Project:			
COMMENCEMENT DATE <i>tentative</i> <i>May 2024</i>	COMPLETION DATE <i>tentative</i> <i>May 2025</i>	CONSTRUCTION COSTS <i>Approximate</i> <i>\$300,000.00</i>	
Attached is			
<i>attached</i>		<i>unavailable at present</i>	
(a) SITE PLAN      Yes      No      N/A	(b) FLOOR PLAN      Yes <u>No</u> N/A		
<b>DECLARATION</b>			
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.			
DATE: <i>January 18/2023</i>	SIGNATURE OF APPLICANT: <i>Wave Bisbin</i>		
DATE:	SIGNATURE OF REGISTERED LAND OWNER:		



**BATHROOMS**

**KITCHEN**

**CHAPEL**

**DETAIL 'A'**  
SCALE - 1:1000

**LOT 1  
BLOCK 1**  
(26.7 ha.)

**SEE  
DETAIL 'B'**

**SEE  
DETAIL 'A'**

**DETAIL 'B'**  
SCALE - 1:1000

**PRELIMINARY**  
July 10, 2012  
2:49 PM

**DETAIL PLAN SHOWING  
PROPOSED SUBDIVISION  
OF PART OF  
S.E. 1/4 Sec.4 Twp.84 Rge.3 W.6M.**



**LEGEND:**

Measurements are in metres and decimals thereof.  
 Proposed subdivision shown bounded thus   
 Containing: 26.7 ha. (66.0 ac.)  
 Overhead powerlines and poles shown thus   
 Statutory iron post found shown thus   
 Calculated point shown thus   
 N., S., E., W. .. North, South, East and West  
 ha. .... Hectare  
 ac. .... Acre  
 Sec. .... Section  
 Twp. .... Township  
 Rge. .... Range  
 M. .... Mound or Meridian

Light post shown thus .....

Fd. .... Found  
 I. .... Statutory Iron Post  
 P/L .... Pipeline  
 R/W .... Right of Way  
 C.of T. .... Certificate of Title



PEACE RIVER, AB  
780-624-1800

No.	DATE	REVISION / ISSUED
0	JULY 10, 2012	- PLAN ISSUED
SURVEYED BY: BDC		CALC'D BY: IDC
CHECKED BY: IDC		PAGE: 3 of 4
		DRAWN BY: TDG
		DWG: PW-0101-12-TSB

APPLICATION FOR  
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: SE 4-84-3 W6 M


For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.

Highlighted on map. Kitchen/diningroom Building.

Existing water and sewer on property.

How far from creek banks/breaks  
can we put the new kitchen/diningroom  
building?



Please indicate the following if they apply to your proposed development:

- Location of water source & distance from property line and sewer system
- Location of sewer system & distance from water source and property line
- Access location(s)
- Location of existing or proposed buildings:
- Setbacks from the road allowance
- Location of roads in the area
- Location Shelterbelts
- Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- Location of River/ Lakes/ other watercourses

# APPLICATION FOR DEVELOPMENT PERMIT

## ADDITIONAL INFORMATION REQUIRED

### ABANDONED WELLS

If the building/addition is greater than 47m<sup>2</sup> (505.9 ft<sup>2</sup>) a map from the Alberta Energy Regulator (AER) identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m (82 ft) of the site boundary is to be included. Go to [www.geodiscover.alberta.ca](http://www.geodiscover.alberta.ca) for abandoned well location and status information.

### WATER AND SEWAGE

Indicate below the type of water supply and sewage disposal to be used by your development proposal and if it is existing or proposed.

Existing	Proposed	TYPE OF WATER SUPPLY
✓		DUGOUT
		WELL
✓		CISTERN & HAULING
		COUNTY SERVICE
		OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
✓		OPEN DISCHARGE/SEPTIC TANK
		SUB-SURFACE DISPOSAL/SEPTIC TANK
		ABOVE GROUND/SEPTIC TANK
		SEWAGE LAGOON
		OUTDOOR PRIVY
		COUNTY SERVICE
		OTHER (Please Specify)

FOR ADDITIONAL INFORMATION CONTACT ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS AT 1-866-421-6929 (EMAIL [safety.services@gov.ab.ca](mailto:safety.services@gov.ab.ca)) OR A LICENSED PERMITTING AGENCY.

APPLICATION FOR  
DEVELOPMENT PERMIT

RIGHT OF ENTRY FORM

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.

Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, DAVID THOMPSON BIBLE CAMP, do grant consent for an authorized  
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: SE<sup>1</sup>/<sub>4</sub> - 84 - 3 - W6m

JAN. 17 / 2023  
DATE:

David Binben  
SIGNATURE OF APPLICANT:  
R. Bruce Hibb