

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
February 14, 2023

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, February 14, 2023, at 9:00 a.m. in the Council Chambers, 313 Alberta Avenue, Worsley Alberta.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. REGULAR MEETING of February 14, 2023 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of January 24, 2023 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. DEVELOPMENT PERMIT- C & A Wolfe, B & K Wolfe 5*
 - B. SUBDIVISION REFFERAL W & J 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, JANUARY 24, 2023**

PRESENT	David Janzen Jason Ruecker Danae Walmsley Abram Giesbrecht	Member Member Chairperson Deputy Chairperson
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> M05-23 (01-24-23)	RESOLUTION by Member Janzen to adopt the agenda governing the January 24, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M06-23 (01-24-23)	RESOLUTION by Deputy Chair Giesbrecht to adopt the minutes of the January 10, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Development Permit Application Jacob Wolfe	Development Permit Application W01-23 was received from Jacob Wolfe to set up a third dwelling yard site on SE-20-85-8-W6. Member Ruecker entered the meeting at 9:02 a.m.	
M07-23 (01-24-23)	RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W01-23 that was received from Jacob Wolfe to set up a Third Dwelling yard site on SE 20-85-8-W6M, 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.
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. **CARRIED.**

Development Permit
Application
David Thompson
Bible Camp

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.

M08-23 (01-24-23)

RESOLUTION by Chairperson Walmsley that the Municipal Planning Commission approves Development Permit Application W02-23 that was received 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:
 - a) Front yard, 40.8m (134 feet)
 - b) Side yard, 15.2m (50 feet)
 - c) Rear yard, 15.2m (50 feet)
 - d) Creek setbacks to be adhered to as per the 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.
 - 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).
4. **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).
5. **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).
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.** **CARRIED.**

ADJOURNMENT

Chairperson Walmsley adjourned the January 24, 2023, Municipal Planning Commission Meeting at 9:21 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	February 14, 2023
Originated By:	Shelby Giesbrecht
Title:	DEVELOPMENT PERMIT APPLICATION – CORNELIUS & ANNA WOLFE, BENJAMIN & KATHARINA WOLFE
File:	61-02-02

DESCRIPTION:

Development Permit Application W04-23 was received from Cornelius & Anna Wolfe and Benjamin & Katharina Wolfe to set up a first and second dwelling and yard sites on the 20 acre parcel (Lot 1 Block 1 Plan 2121608) in SE-20-85-7-W6.

BACKGROUND:

- The owners have already set up both dwellings and have filed this application after this was done.
- Zoning: Agricultural (AG1)
- Section 8.7(3) – Additional 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 dwellings are serviced with existing dugout and sewage lagoon.
- The landowners have signed the Development Permit application.

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 W04-23 from Cornelius & Anna Wolfe and Benjamin & Katharina Wolfe to construct a first and second dwelling and yard sites on Lot 1 Block 1 Plan 2121608 in SE-20-85-7-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 dwellings to the property lines:
 - a. Front yard, 40.8m (134 feet)
 - b. Side yard, 15.2m (50 feet)
 - c. Rear yard, 15.2m (50 feet)

Initials show support - Reviewed by: Development Officer: 

Manager: 

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.
4. Water Supply Setbacks, Dugout:
 - a. Minimum distance from dwelling 45 m (150 ft) or dugout fence for safety.
5. Sewage Setbacks, Sewage Lagoon:
 - a. Minimum distance from a dwelling 45 m (148 ft)
 - b. Minimum distance from water feature or source 90 m (295 ft).
 - c. Minimum distance from a property line 30.5 m (100 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: *SY* Manager: *ABJ*

**CLEAR HILLS COUNTY**

Box 240

Worsley AB T0H 3W0

Telephone: 780-685-3925

Fax: 780-685-3960

Email: info@clearhillscounty.ab.ca**FORM A**

Page 1

**APPLICATION FOR
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W4-23		
DATE RECEIVED:	Jan 26/23		
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					NAME OF REGISTERED LAND OWNER				
Cornelius & Anna Benjamin & Katharina					Cornelius & Anna Benjamin & Katharina				
ADDRESS Cleardale, AB					ADDRESS Wolfe.				
Box 207 Box 111									
POSTAL CODE		EMAIL			POSTAL CODE		EMAIL		
TOH-340									
CONTACT NUMBERS					CONTACT NUMBERS				
Home					Home				
Business					Business				
Cell 780-834-6918 780-834-6475					Cell				
LAND INFORMATION									
Legal description of proposed development site									
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT	
SE	20	85	7	W6		2121608	1	1	
Size of the proposed development site:									
LENGTH 400		m	WIDTH 204		m	NUMBER OF HECTARES		OR ACRES	
		ft			ft			20	
Lot type:						LAND USE DISTRICT:			
INTERIOR CORNER THROUGH									
Describe the existing use of the land: Yardsite									

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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DEVELOPMENT INFORMATION					
Describe the proposed use of the land: <div style="font-size: 1.2em; font-family: cursive;">Farm First & Second dwelling</div>					
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
	ft		ft		ft
SIDE YARD (2)				m	
				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:	
The land is adjacent to:					
PRIMARY HIGHWAY		SECONDARY HIGHWAY		RURAL ROAD	
Estimate the Project:					
COMMENCEMENT DATE		COMPLETION DATE		CONSTRUCTION COSTS	
Attached is					
(a) SITE PLAN		(b) FLOOR PLAN			
Yes No N/A		Yes No N/A			

DECLARATION	
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.	
DATE: Jan. 26 23	SIGNATURE OF APPLICANT: Benjamin & Wolfe
DATE: Jan 26 23	SIGNATURE OF REGISTERED LAND OWNER: Benjamin & Wolfe

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

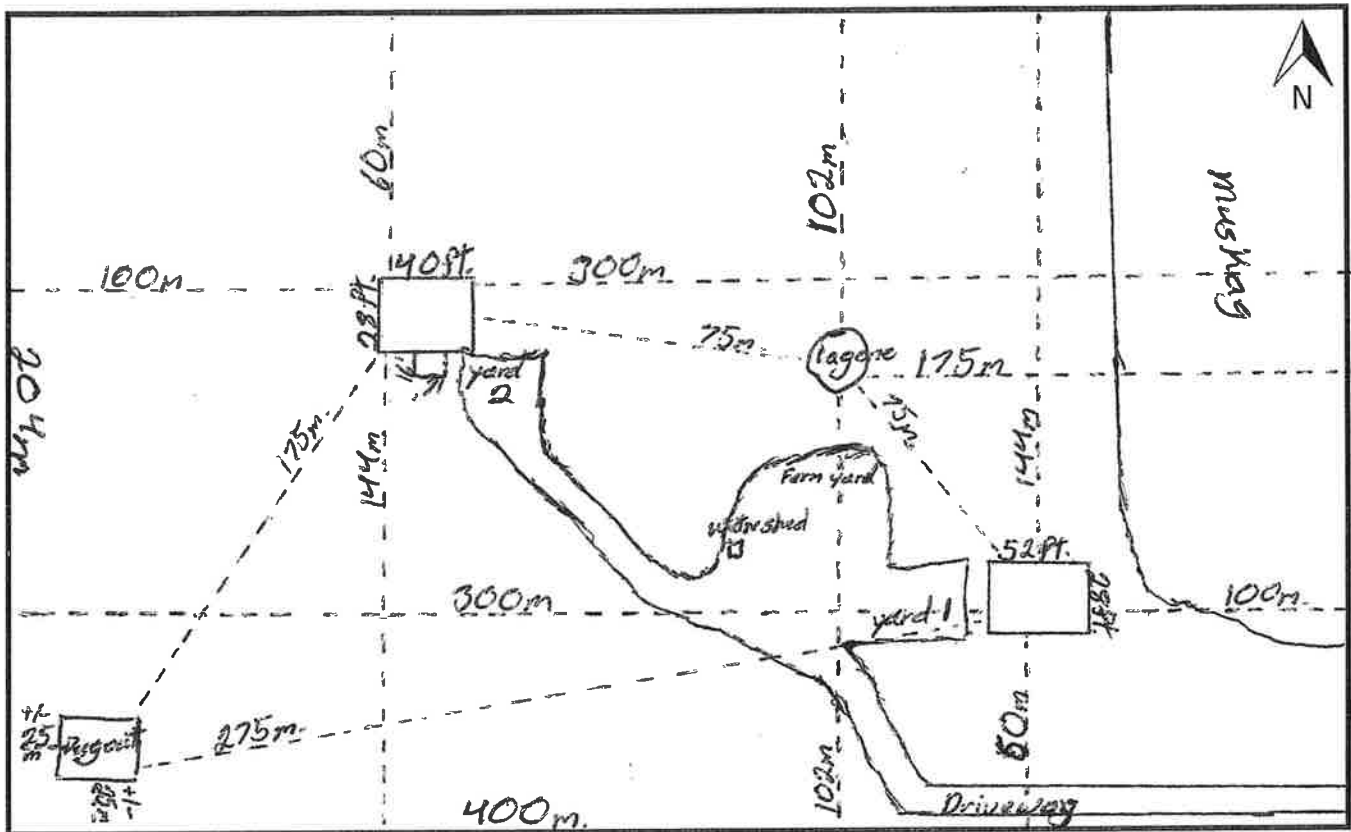
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SITE MAP

LEGAL LAND DESCRIPTION: SE 20 85 7 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
- ☐ 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**

FORM A

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ADDITIONAL INFORMATION REQUIRED

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DUGOUT
<input type="checkbox"/>	<input type="checkbox"/>	WELL
<input type="checkbox"/>	<input type="checkbox"/>	CISTERN & HAULING
<input type="checkbox"/>	<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	<input type="checkbox"/>	OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
<input type="checkbox"/>	<input type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input type="checkbox"/>	<input type="checkbox"/>	SUB-SURFACE DISPOSAL/SEPTIC TANK
<input type="checkbox"/>	<input type="checkbox"/>	ABOVE GROUND/SEPTIC TANK
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEWAGE LAGOON
<input type="checkbox"/>	<input type="checkbox"/>	OUTDOOR PRIVY
<input type="checkbox"/>	<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	<input type="checkbox"/>	OTHER (Please Specify)

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

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	February 14, 2023
Originated By:	Shelby Giesbrecht
Title:	SUBDIVISION REFERRAL –WILLIAM & JUSTINA DRIEDGER.
File:	61-02-02

DESCRIPTION:

Subdivision referral 23MK002 was received from Mackenzie Municipal Services Agency regarding the application for subdividing 10 acres from the existing parcel (Lot 1 Block 1 Plan 0928286) for country residential use.

BACKGROUND:

- Zoning: Country Residential District-1 (CR-1)
- Road Access:
 - Existing approach to the balance via Highway 64
 - Approach to proposed subdivision via existing approach to RGE RD 103
- Topography: flat
- The proposed subdivision is largely cultivated with some treed area along the southern boundary. The remainder of the lot contains a farmstead.
- Parcel Size: Proposed parcel size may be deemed appropriate for the intended use.
- The quarter section is severed by Highway 64 and the proposed lot has just been rezoned as Country Residential.

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 country residential separation from William & Justina Driedger (Lot 1 Block 1 Plan 0928286), 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:

SG

Manager:

ABJ

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY:	Clear Hills County	DATE RECEIVED:	February 3, 2023
FILE:	23MK002	EXPIRY DATE:	April 7, 2023
LEGAL:	LOT 1 BLOCK 1 PLAN 0928286	TIME EXTENSION:	
APPLICANT/AGENT:	Borderline Surveys Ltd		

PROPOSAL: The proposal is to subdivide 10 acres from the existing parcel for a country residential use.

ACREAGE IN TITLE: 65.01 acres

RESERVE REQUIREMENT: Reserve may be required, subject to the reserve policies of the County's MDP.

PROXIMITY TO URBAN MUNIC: Approximately 1.75 km west of Cleardale

PREVIOUS APPLICATIONS: N/A

SITE CHARACTERISTICS

C.L.I.: 75% 4t 25% 0

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: The proposed lot is largely cultivated with no development, except an existing dilapidated corral located on the southwest portion. There is a treed area along the southern boundary of the proposed lot. The remainder of the lot contains a farmstead and some treed areas. The quarter section is severed by Highway 46, which abuts the southern boundary of the existing parcel. The parcel is subject to three registered instruments, including two utility right of ways.

ROAD ACCESS: Access to the proposed lot is gained via an existing approach linked to Range Road 103 at the east. The balance contains an existing approach via Highway 46 to the south.

SERVICING: There is currently no servicing onsite. The lot is proposed to be serviced with cistern and haulage for water supply and an open discharge septic tank for the sewage disposal system. The proposed sewage disposal system will need to comply with current regulations at the time of development.

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

LEGISLATION

LAND USE BYLAW: The proposed lot has been redistricted from Agricultural - 1 (AG-1) District to Country Residential District-1 (CR-1), to allow for additional residential subdivision on the quarter section, which is not allowed under the AG-1 District due to the parcel density regulations. The maximum parcel size for country residential lots with onsite servicing in the CR-1 District is 5 acres. However, parcels larger than the permitted size may be approved at the discretion of the Development Authority (see section 10.6(3)).

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: N/A

MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION: Sections 7(6)(d) applies. Application will be referred to Alberta Transportation and Economic Corridors for comments.

MUNICIPAL GOVERNMENT ACT: No conflicts.

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

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY	February 3rd, 2023	File No: 23MK002	Fee Submitted: \$725
Date of Receipt for Completed Form:			

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:
Box 211, Cleardale, AB, T0H 3Y0 780-834-8301
(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 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 1/4 Sec. 1 TWP. 1 Range 1 West of 1 Meridian
Being all/parts of Lot 1 Block 1 Registered Plan No. 092 8286 C.O.T. No. 102 244 889
Area of the above parcel of land to be subdivided 4.06 hectares 10.0 (acres).
Municipal Address if applicable 103024 Highway 64

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 Agricultural
b. Proposed use of the land
c. The designated use of the land as classified under a land use bylaw

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) Farm land
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
Proposed Septic and water

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)

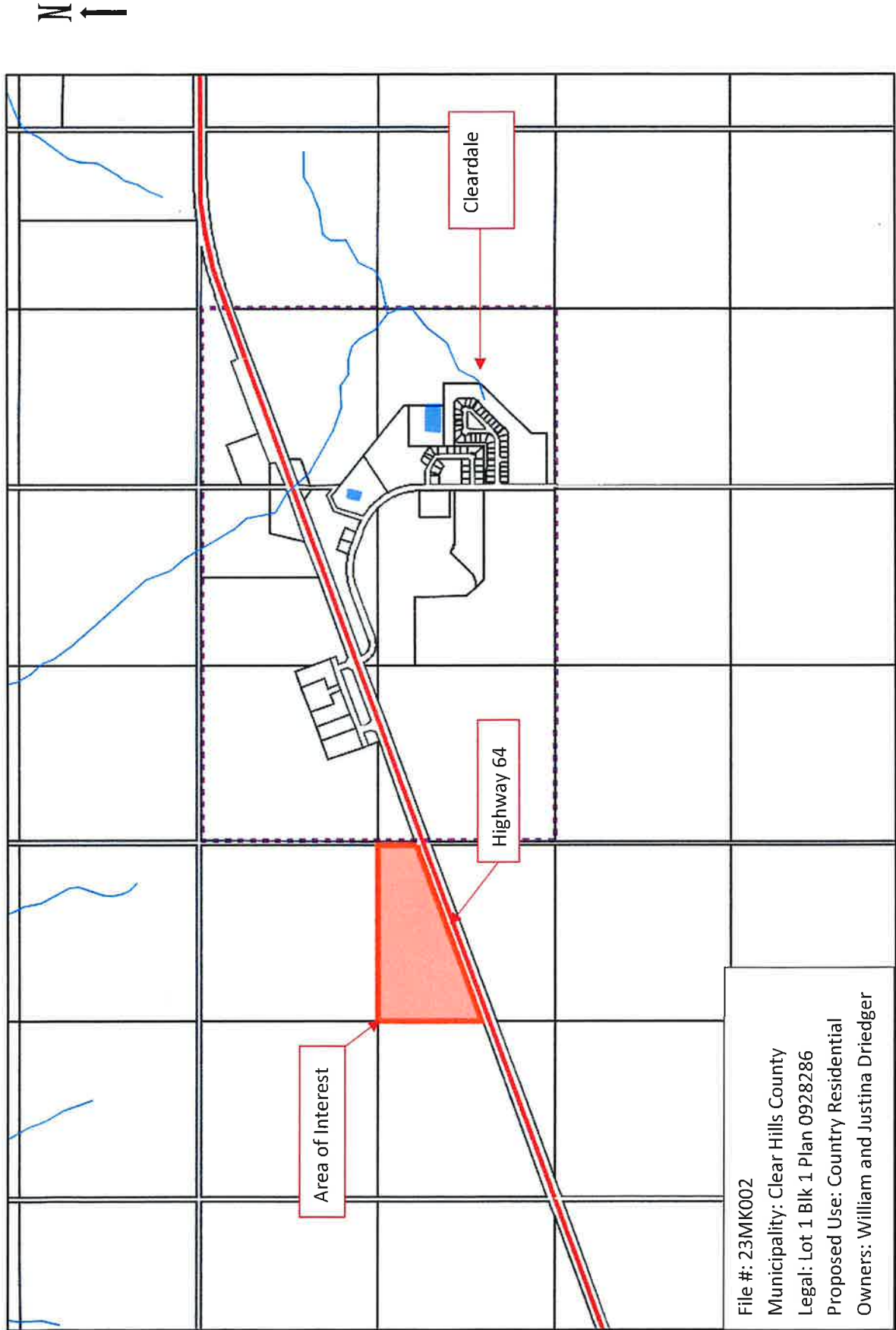
☐ I am the registered owner, or
☒ I am the agent authorized to act on behalf of the registered owner

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 13 Date: Nov 9-2022

LOCATION MAP



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

Plan 092 8286, Block 1, Lot 1

Within

S.E. $\frac{1}{4}$ Sec.9, Twp.85, Rge.10, W.6M.

For New Parcel Within

Clear Hills County, Alberta

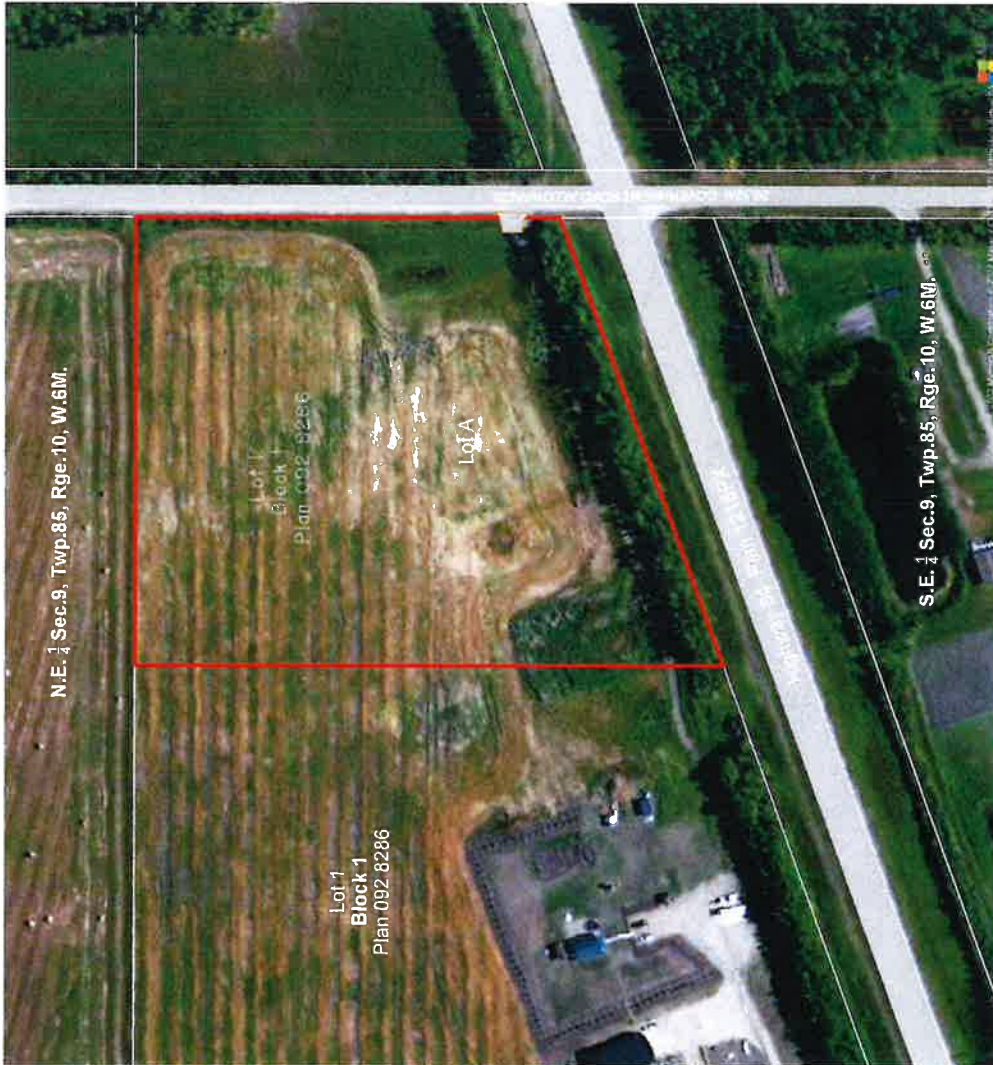


Photo is current Bing Imagery



SCALE 1:2000



**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	CHK'd	Surveyed	Date
0	Original		MM	JC	JC	Nov. 8, 2022
Client File No: N/A						
File No: 220179T						
Job No: 220179						
Sheet: 4 of 4						
Revision						

0

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

Plan 092 8286, Block 1, Lot 1

Within

S.E. 1/4 Sec.9, Twp.85, Rge.10, W.6M.

For New Parcel Within

Clear Hills County, Alberta

Schedule of Area(s)

Contains 1 Lot,
Containing 4.06 ha (10.0 Ac.)

Registered Title Encumbrances

922 113 675 Utility Right of Way - North Peace Gas Co-op Ltd.
022 371 888 Caveat - Right of Way Agreement - ATCO Electric

Notes

- Distances are in Metres and Decimals Thereof.
- No field inspection conducted. Site is not improved upon.
- Neighboring house (located West) is served by a septic lagoon which is located >30m from the proposed West boundary of the new parcel.

Legend

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

Land Owner(s)

William Dredger
Janelle Dredger
C of T. 102 244 889

Site Information

Address: N/A



**BORDERLINE
SURVEYS**

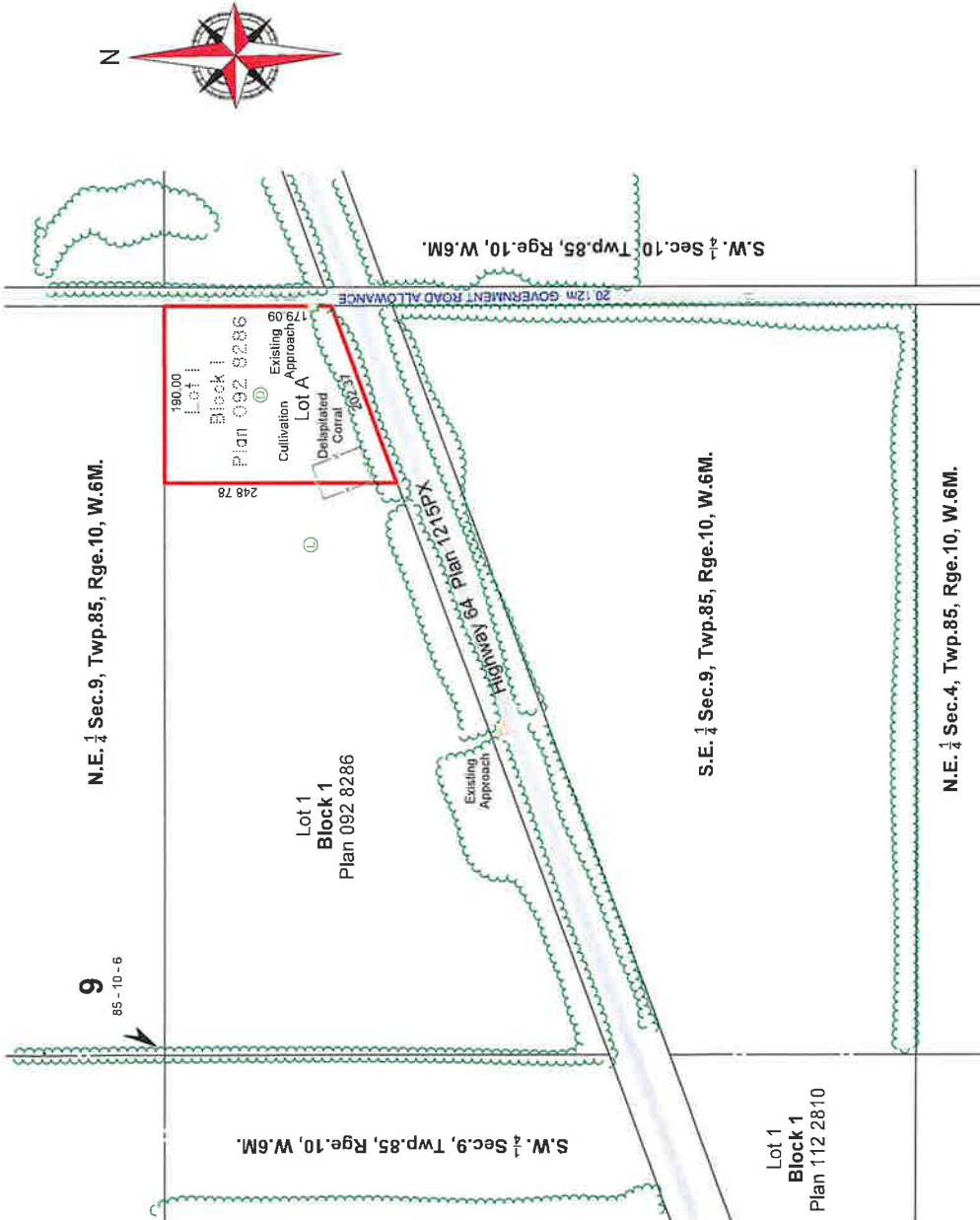
#103-2, 8301 99 Street
Clairmont, Alberta T8X 5B1
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com



PREPARED BY
Jason Coates, A.L.S.

Revision Table

No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	MM	JC	JC	Nov. 6, 2022
Client File No: N/A					
File No: 2201791					
Job No: 220179					
Sheet: 1 of 4					
Revision					



SCALE 1:5000