

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

June 13, 2023

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, June 13, 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 June 13, 2023..... 1

C) ADOPTION OF THE PREVIOUS MINUTES

A. REGULAR MEETING of May 16, 2023..... 2

D) BUSINESS ARISING OUT OF THE MINUTES

E) DELEGATION

F) BY-LAW

G) OLD BUSINESS

H) NEW BUSINESS

A. SUBDIVISION REFERRAL –H & S Giesbrecht 4

B. SUBDIVISION REFERRAL- I, M, W & N Peters 13

C. DEVELOPMENT PERMIT- M Gross..... 23

D. DEVELOPMENT PERMIT- Evolve Surface. 31

I) CORRESPONDENCE AND INFORMATION

J) CONFIDENTIAL ITEMS

K) ADJOURNMENT

Initials show support - Reviewed by: Development Officer:



Manager:



**MINUTES OF CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION
COUNTY COUNCIL CHAMBERS
TUESDAY, MAY 16, 2023**

PRESENT	David Janzen Jason Ruecker Danae Walmsley Abram Giesbrecht	Member Member Chairperson Deputy Chairperson
ABSENT	Nathan Stevenson	Member
ATTENDING	Allan Rowe Bonnie Morgan	Chief Administrative Officer (CAO) Executive Assistant (EA)
CALL TO ORDER	Chair Walmsley called the meeting to order at 9:02 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M19-23 (05-16-23)	RESOLUTION by Member Janzen to adopt the agenda governing the May 16, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M20-23 (05-16-23)	RESOLUTION by Deputy Chair Giesbrecht to adopt the minutes of the April 25, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Development Application Worsley Baptist Church M21-23 (05-16-23)	Development Permit Application W18-23 was received from Worsley Baptist Church to replace the existing fellowship center with a fellowship hall/gymnasium 12 feet from the existing church. RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W18-23, received from Worsley Baptist Church to replace the existing fellowship center with a fellowship hall/gymnasium at Plan 113865 Block 5 Lot 2A, subject to the following conditions: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a) Front yard, 7.6m (25 feet) b) Side yard, 10% of the width of site c) Rear yard, 7.6m (25 feet) 	

3. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.

4. All required Municipal Land Use Bylaw and Provincial/Federal Regulations to be adhered to.

5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.

CARRIED.

ADJOURNMENT

Chair Walmsley adjourned the May 16, 2023, Municipal Planning Commission Meeting at 9:06 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 13, 2023
Originated By:	Shelby Janzen
Title:	SUBDIVISION REFERRAL – HERMAN & SARAH GIESBRECHT
File:	61-02-02

DESCRIPTION:

Subdivision referral 23MK013 was received from Mackenzie Municipal Services Agency regarding the application for a farmstead separation, first parcel out subdivision from Herman and Sarah Giesbrecht for SW-29-85-8-W6M (10.74acres).

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Existing approaches to the proposed lot and balance of the quarter gained via TWP RD 854
- Topography: flat
- Servicing: The proposed lot is serviced by cistern, hauling, and dugout for water supply, and an open discharge septic system for sewage disposal, which meets current regulations.
- 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, first parcel out subdivision from Herman and Sarah Giesbrecht for SW 29-85-8-W6M (10.74) 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:

89

Manager:

10



MACKENZIE MUNICIPAL SERVICES AGENCY

5109 – 51 Street P.O. Box 450

Berwyn, Alberta T0H 0E0

Phone: 780-338-3862

www.mmsa.ca

DATE: May 15, 2023

FILE NO.: 23MK013

MUNICIPALITY: Clear Hills County

LEGAL: SW.29.85.8.W6M

OWNERS: Herman and Sarah Giesbrecht

PROPOSED LAND USE: Farmstead Separation

DEVELOPER/AGENT/SURVEYOR: Borderline Surveys Ltd

MAY WE HAVE YOUR COMMENTS ASAP IN AS FAR AS YOUR AGENCY IS CONCERNED.
PLEASE ATTACH ANY ADDITIONAL COMMENTS.

SIGNATURE: _____

Comments received may be deemed public information.

Area Planner: Taofeek Oladipo

Telus: Grande Prairie

ATCO Electric: Attn. Rita Klasson, Land Administration, Edmonton

ATCO Pipeline: HP.Circulations.com

Gas Co-op: North Peace

Municipality: Clear Hills County

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY				
Date of Receipt for Completed Form:	May 15, 2023	File No.:	23MK013	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: Herman & Sarah Giesbrecht Address and phone number: PO Box 376, Worsley, AB, T0H 3W0
(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 SW $\frac{1}{4}$ Sec 29 TWP 85 Range 8 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 232 036 783
Area of the above parcel of land to be subdivided 4.35 hectares 10.74 (acres)
Municipal Address if applicable 84076 TWP 854

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 X No _____ If "yes", state its name: Dugout
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 Ag
b. Proposed use of the land Res/Ag
c. The designated use of the land as classified under a land use bylaw _____

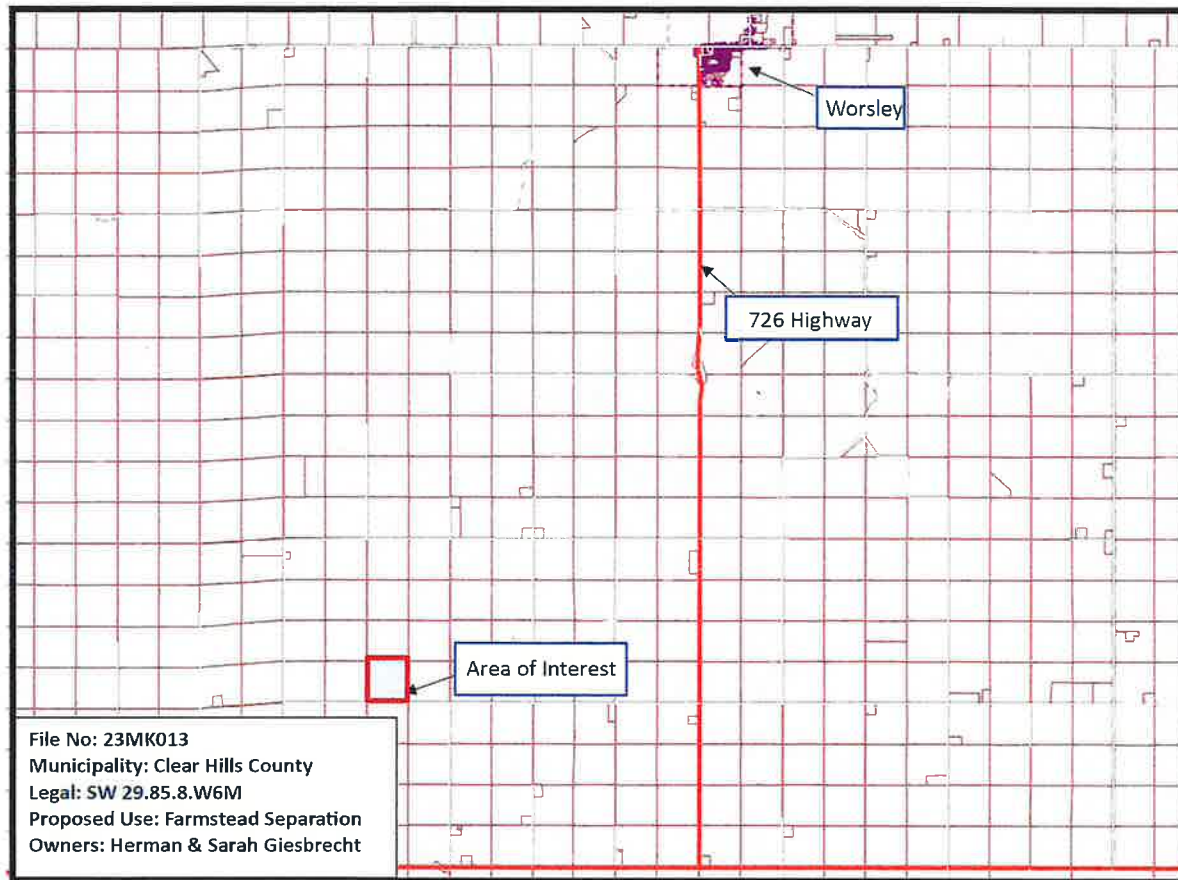
6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Brush, trees, yard site
c. Describe the kind of soil on the land (sandy, loam, clay, etc) Clay

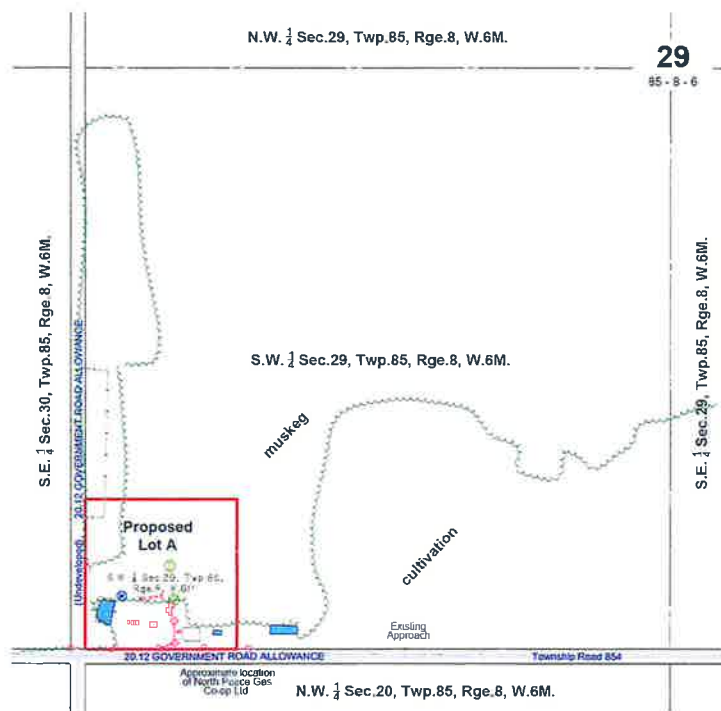
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
Describe any buildings and any structures on the land and whether they are to be demolished or moved See Tentative Plan

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 tank and discharge, Water cistern

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, Borderline Surveys Ltd/Jason Coates hereby certify that
(Full Name in Block Capitals)
☐ I am the registered owner, or
☒ I am the agent authorized to act on behalf of the registered owner
and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.
Address: PO Box 43, Clairmont, AB T8X 0T8 Signature: Jason Coates
Phone No.: (780) 538-1955 / Cell (780) 330-9939 6 Date: May 3-2023

LOCATION MAP





0 50 100 200 300 400 500 m
SCALE 1:5000



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
S.W. $\frac{1}{4}$ Sec. 29, Twp. 85, Rge. 8, W. 6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta

Schedule of Area(s)

Contains 1 Lot,
Containing 4.35 ha (10.71 Ac.)

Registered Title Encumbrances (Affecting Extent of Title)

922 123 741 Unity Right of Way - North Peace Gas Co-op Ltd

Notes

- Distances are in Metres and Electronically Derived
- Plan measurements based from a field inspection conducted on April 14, 2023

Legend

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

Land Owner(s)

Helmus J. Giesbrecht
Sarah P. Giesbrecht
C of T 232 036 763

Site Information

Address: 84076 Township Road 854

**BORDERLINE
SURVEYS**

#103-2, 8301 99 Street
Clairmont, Alberta T8X 5B1
Phone: (780) 538-1955
E-mail: jvc.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	April 20, 2023
Client File No. N/A					
File No. 2300071	Job No. 230007	Sheet	1 of 4	Revision	0



Photo is current Bing Imagery



SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.W. 1/4 Sec.29, Twp.85, Rge.8, W.6M.

(For Farmyard Separation)

Within

Clear Hills County, Alberta



**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	April 20, 2023
Client File No: N/A					
File No: 2300671	Job No: 230067	Sheet	3 of 4	0	Revision



Photo is current Bing Imagery



SCALE 1:2000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.W. 1/4 Sec.29, Twp.85, Rge.8, W.6M.

(For Farmyard Separation)

Within

Clear Hills County, Alberta



**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	April 20, 2023
Client File No: N/A					
File No: 23000/71 Job No: 230007 Sheet: 4 of 4					
					0 Revisions

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY:	Clear Hills County	DATE RECEIVED:	May 4, 2023
FILE:	23MK013	DEEMED COMPLETE ON:	5/15/2023
LEGAL:	SW29.85.8.W6M	EXPIRY DATE:	July 14, 2023
APPLICANT/AGENT:	Borderline Surveys Ltd/Jason Coates		

PROPOSAL: The proposal is to subdivide 10.74 acres from an unsubdivided quarter section to accommodate a farmstead separation.

ACREAGE IN TITLE: 160

RESERVE REQUIREMENT: N/A

PROXIMITY TO URBAN MUNIC: Approximately 7.85miles Southeast of Worsley

PREVIOUS APPLICATIONS: N/A

SITE CHARACTERISTICS

C.L.I.: 60% 0 and 40% 4s

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: There is a developed farmstead on the proposed lot, comprising of a house, garage, dugout, sheds and several outbuildings, with associated servicing. The remainder of the lot is largely covered by trees and brush. The balance of the quarter section is largely covered by muskeg and partly cultivated. The quarter section is subject two registered instruments, including a utility right of way belonging to North East Gas Co-op.

ROAD ACCESS: Access to the proposed lot is gained via an existing approach linked to Township Road 854 to the south. The balance of the quarter also contains an existing approach via Township Road 854 to the south.

SERVICING: The subject lot is serviced by cistern, hauling and dugout for water supply, and an open discharge septic system for sewage disposal, which meets current regulations, as shown on the tentative plan.

PARCEL SIZE: The proposed parcel size, due to the location of the existing development and the existing access, is deemed appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: Located in the Agricultural District – 1 (AG-1). The parcel size for a farmstead separation is a minimum of 3 acres and a maximum of 10 acres, for the AG-1 District. 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 (see section 10.4 (3)(a)(3)). The proposed parcel size of 10.74 acres is marginally bigger than 10 acres, and can therefore be approved. The existing house appears to meet the front yard setbacks requirements, however, the accessory buildings in front of the house may not meet the front yard setback requirements, and may either be approved subject to variance pursuant to section 3.9 of the Land Use Bylaw or be required to be relocated to meet the setback requirements, as a condition of approval.

MUNICIPAL DEVELOPMENT PLAN: May be approved.

INTER MUNICIPAL DEV. PLAN: N/A

MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION: Section 7(6)(c) applies. Application will be referred to the appropriate utility agencies for comments.

MUNICIPAL GOVERNMENT ACT: No conflicts

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

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 13, 2023
Originated By:	Shelby Janzen
Title:	SUBDIVISION REFERRAL – ISAAC, MARTHA, WILHELM, & NETTIE PETERS
File:	61-02-02

DESCRIPTION:

Subdivision referral 23MK015 was received from Mackenzie Municipal Services Agency regarding the application for a farmstead separation, first parcel out subdivision from Isaac, Martha, Wilhelm, and Nettie Peters for NW-18-84-5-W6M (17.89 acres).

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Existing approach to the west of the proposed lot vie RGE RD 60. The balance of the quarter may require a separate approach.
- Topography: flat
- Servicing: The proposed lot is serviced by a dugout for water supply, and an open discharge septic system for sewage disposal. The septic system does not meet current regulations and is proposed to be relocated within the lot to comply with current regulations as shown on the tentative plan.
- 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 the farmstead separation, first parcel out subdivision from Herman and Sarah Giesbrecht for SW 29-85-8-W6M (10.74) 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:





MACKENZIE MUNICIPAL SERVICES AGENCY

5109 – 51 Street P.O. Box 450

Berwyn, Alberta T0H 0E0

Phone: 780-338-3862

www.mmsa.ca

DATE: May 16th, 2023

FILE NO.: 23MK015

MUNICIPALITY: Clear Hills County

LEGAL: NW.18.84.5.W6M

OWNER: Isaac, Martha, Wilhelm & Nettie Peters

PROPOSED LAND USE: Farmstead Separation

DEVELOPER/AGENT/SURVEYOR: Borderline Surveys Ltd

MAY WE HAVE YOUR COMMENTS ASAP IN AS FAR AS YOUR AGENCY IS CONCERNED.
PLEASE ATTACH ANY ADDITIONAL COMMENTS.

SIGNATURE: _____

Comments received may be deemed public information.

Area Planner: Hannah Lorna Bevins

Telus: Grande Prairie

ATCO Electric: Attn. Rita Klasson, Land Administration, Edmonton

ATCO Pipeline: HP.Circulations.com

North Peace Gas Co-op

Municipality: Clear Hills County

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY	May 16th, 2023	File No. 23MK015	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: Sean Rieger (Land transfer in process at LTO) Address and phone number: 723025 Rq 53, Grande Prairie, T8X 4J5 780-518-5997
(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 NW $\frac{1}{4}$ Sec. 18 TWP. 84 Range 5 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 182 298 458
Area of the above parcel of land to be subdivided 7.24 hectares 17.89 (acres).
Municipal Address if applicable 842069 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 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 _____

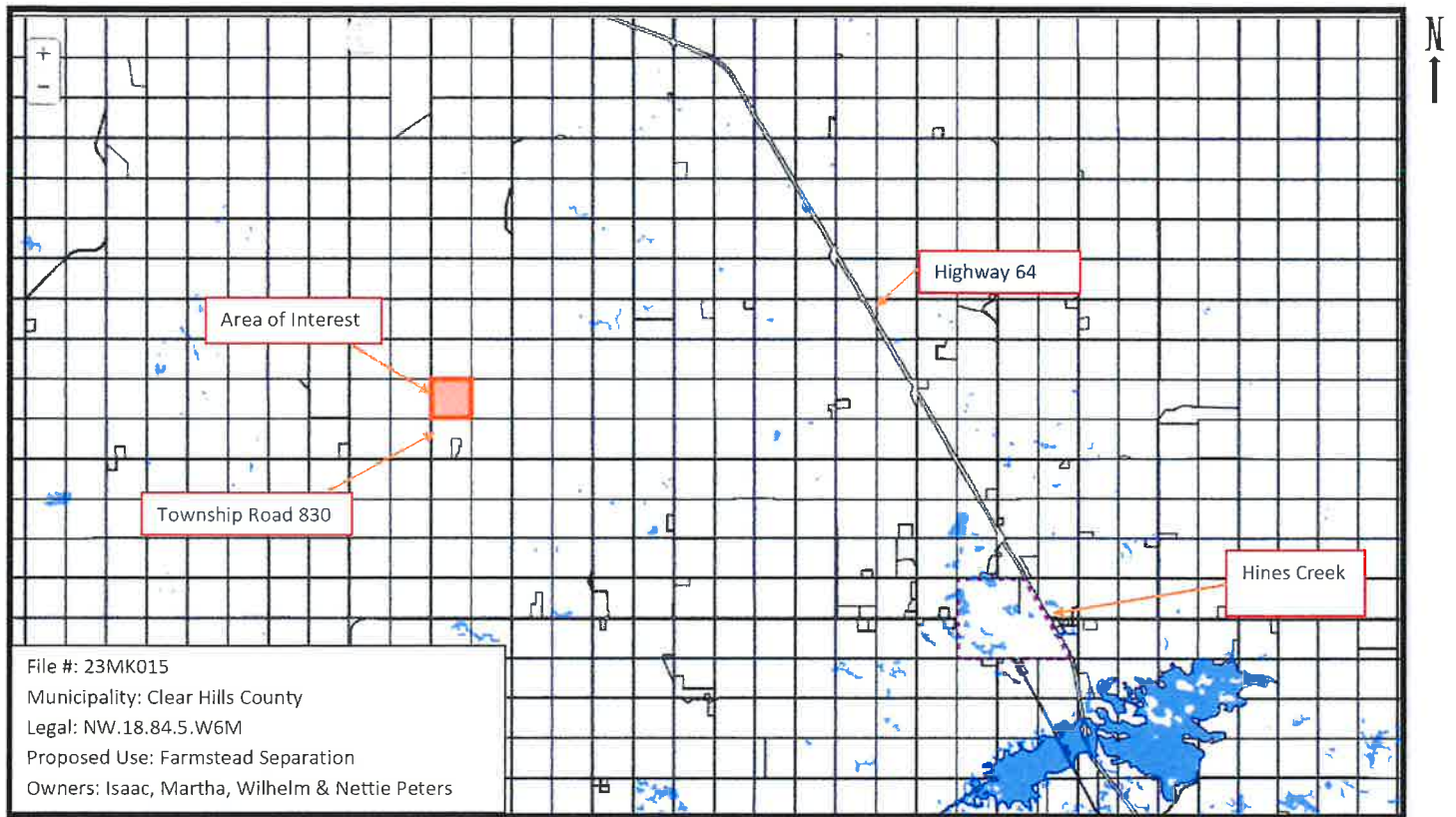
6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Mixed
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc) Trees brush Dugout
c. Describe the kind of soil on the land (sandy, loam, clay, etc) Clay

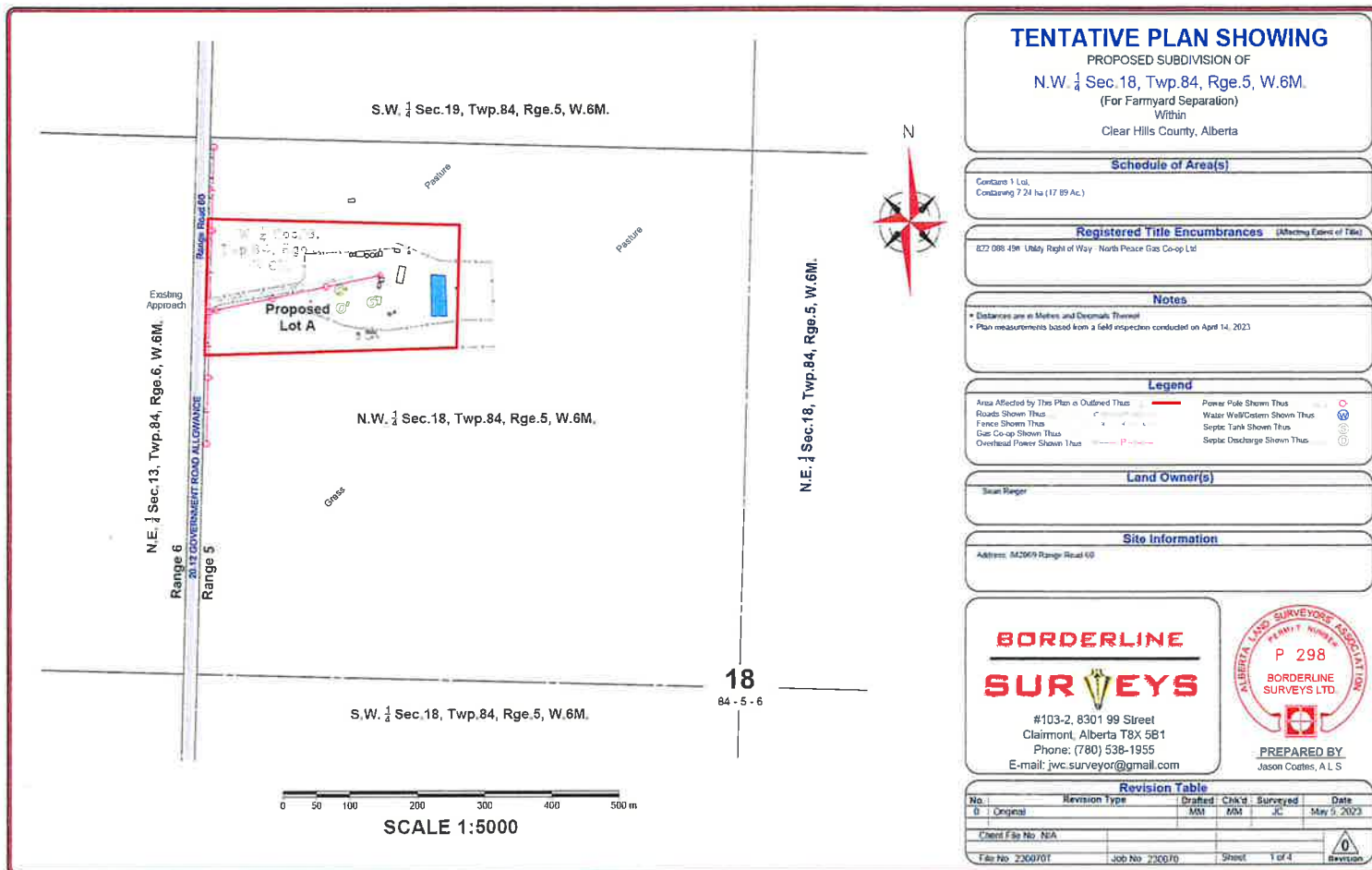
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
Describe any buildings and any structures on the land and whether they are to be demolished or moved See Tentative Plan

8. WATER AND SEWER SERVICES
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.
Water Dugout, Septic Discharge to be relocated.

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
i. Borderline Surveys Ltd/Jason Coates hereby certify that
(Full Name in Block Capitals)
☐ I am the registered owner, or
☒ I am the agent authorized to act on behalf of the registered owner
and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.
Address PO Box 43, Clairmont, AB T8X 0T8 Signature: Jason Coates
Phone No.: (780) 538-1955 / Cell (780) 330-9939 Date: May 11-2023

LOCATION MAP







0 50 100 200 300 400 500 m

SCALE 1:5000

Photo is current Bing Imagery

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

N.W. 1/4 Sec. 18, Twp. 84, Rge. 5, W. 6M.

(For Farmyard Separation)

Within

Clear Hills County, Alberta



**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	MM	JC	May 5, 2023
Client File No. N/A					
File No. 2300701 Job No. 230070 Sheet 3 of 4					
					0 Revisions



SCALE 1:2000

Photo is current Bing Imagery

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.W. 1/4 Sec. 18, Twp. 84, Rge. 5, W. 6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta



**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
1	Original	MM	MM	JC	May 5, 2023
Client File No. N/A					
File No. 2300701	Job No. 230070	Sheet	4 of 4	Revision	

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY:	<u>Clear Hills County</u>	DATE RECEIVED:	<u>May 12, 2023</u>
FILE:	<u>23MK015</u>	DEEMED COMPLETE ON:	<u>May 16, 2023</u>
LEGAL:	<u>NW.18.84.5.W6M</u>	EXPIRY DATE:	<u>July 15, 2023</u>
APPLICANT/AGENT:	<u>Borderline Surveys Ltd</u>		

PROPOSAL: The proposal is to subdivide 17.89 acres from an unsubdivided quarter section to accommodate a farmstead separation.

ACREAGE IN TITLE: 160

RESERVE REQUIREMENT: N/A

PROXIMITY TO URBAN MUNIC: Approximately 12.07km northwest of Hines Creek.

PREVIOUS APPLICATIONS: N/A

SITE CHARACTERISTICS

C.L.I.: 100% 3c

TOPOGRAPHY: The existing topography is described as mixed.

EXISTING USE/DEVELOPMENT: There is a developed farmstead on the proposed lot, comprised of a dwelling unit, graineries, dugout and several outbuildings, with associated servicing. The remainder of the proposed lot is partly treed and partly grassed. The balance of the quarter section contains pasture and a shelter located north of the proposed lot. The parcel is subject to two registered instruments, including a utility right of way.

ROAD ACCESS: There is an existing approach to the west of the proposed lot via Range Road 60. The balance of the quarter section may require a separate approach.

SERVICING: The proposed lot is being serviced with an existing open discharge septic system for onsite sewage disposal, and a dugout for water supply. The discharge point of the septic system does not meet current regulations, and is proposed to be relocated within the lot to comply with current regulations, as shown on the tentative plan.

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

LEGISLATION

LAND USE BYLAW: Located in the Agriculture District (AG-1). LUB indicates a maximum parcel size of 10 acres for farmstead separation. However, 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 (refer to section 10.4 (a)). The proposed parcel size of 17.89 acres may be allowed considering the nature of the developments onsite, and the need the need to comply with current regulations for the existing open discharge septic system. The existing developments on the lot meets the setback requirements of the Land Use Bylaw, except the shed located east of the dugout, which may either remain or required to be relocated at the discretion of the Development Authority (see section 10.4 (d)(iii)).

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: N/A

MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION: Section 7(6)(c) applies. Application will be referred to the appropriate utility agencies for comments.

MUNICIPAL GOVERNMENT ACT: No conflicts.

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



Tools

Select

Pan

Measure

Zoom In

Zoom Out

Zoom To

Find Nearest

Get Directions

Road Map

Print Coords

Location Select

Risk Analysis

Objects

Custom Lists

Buffer

Drawing

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 13, 2023
Originated By:	Shelby Janzen
Title:	DEVELOPMENT PERMIT APPLICATION – MIKE GROSS
File:	61-02-02

DESCRIPTION:

Development Permit Application W20-23 was received from Mike Gross (1577912 Alta Ltd) to build 2 new mobile homes on NW 3 85 5 W6.

BACKGROUND:

- 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 dwellings are serviced with existing well and sub-surface disposal septic system.
- The landowner has signed the application.

ATTACHMENTS:

1. Development Permit Application
2. Aerial of existing use

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 W20-23 from Mike Gross (1577912 Alta Ltd) to construct two mobile homes on NW 3 85 5 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)
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:

87

Manager:

ME

4. Water Supply Setbacks, Well:
Minimum distance from dwelling 3.25 m (10.7 ft)
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.
9. Developer to obtain a Roadside Development Permit from Alberta Transportation.
10. The under-covering of the manufactured home shall be completely screened from view by foundation or skirting and shall be compatible in condition and aesthetic appearance with the dwelling.

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**FORM A**

Page 1

**APPLICATION FOR
DEVELOPMENT PERMIT****RECEIVED****MAY 26 2023****Clear Hills County**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.: W20-23

DATE RECEIVED:

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 <u>Mike Gross</u>					NAME OF REGISTERED LAND OWNER <u>1577912 Alta Ltd</u>				
ADDRESS <u>Hines Creek Alta Box 389</u>					ADDRESS <u>Box 389 Hines Creek Alta.</u>				
POSTAL CODE <u>Box 389</u>		EMAIL			POSTAL CODE <u>T0H 2A0</u>		EMAIL		
CONTACT NUMBERS					CONTACT NUMBERS				
Home <u>780-747-8276</u>					Home <u>780-747-8276</u>				
Business					Business				
Cell <u>403-627-7444</u>					Cell <u>403-627-7444</u>				
LAND INFORMATION									
Legal description of proposed development site									
QTR/L.S. <u>N.W</u>	SEC. <u>3</u>	TWP. <u>85</u>	RG. <u>5</u>	M. <u>W6</u>	OR	REGISTERED PLAN NO.	BLOCK	LOT	
Size of the proposed development site:									
LENGTH <u>250</u>		m ft	WIDTH <u>100</u>		m ft	NUMBER OF HECTARES	OR ACRES		
Lot type: INTERIOR CORNER THROUGH						LAND USE DISTRICT:			
Describe the existing use of the land:									

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

DEVELOPMENT INFORMATION			
Describe the proposed use of the land:			
<i>For 2 House Trailers</i>			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s) <input checked="" type="checkbox"/>	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
<i>50</i>	ft	<i>20</i>	ft
SIDE YARD (1)	m	SIDE YARD (2)	m
<i>50</i>	ft	<i>50</i>	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:
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	
		RURAL ROAD	
Estimate the Project: <i>R.R. 53</i>			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
	<i>Oct 30 2023</i>	<i>150,000.00</i>	
Attached is			
(a) SITE PLAN		(b) FLOOR PLAN	
Yes	No	Yes	No
N/A		N/A	

DECLARATION	
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.	
DATE: <i>May 26 - 2023</i>	SIGNATURE OF APPLICANT: <i>Mike Gross</i>
DATE: <i>May 26 - 2023</i>	SIGNATURE OF REGISTERED LAND OWNER: <i>Mike Gross</i>

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

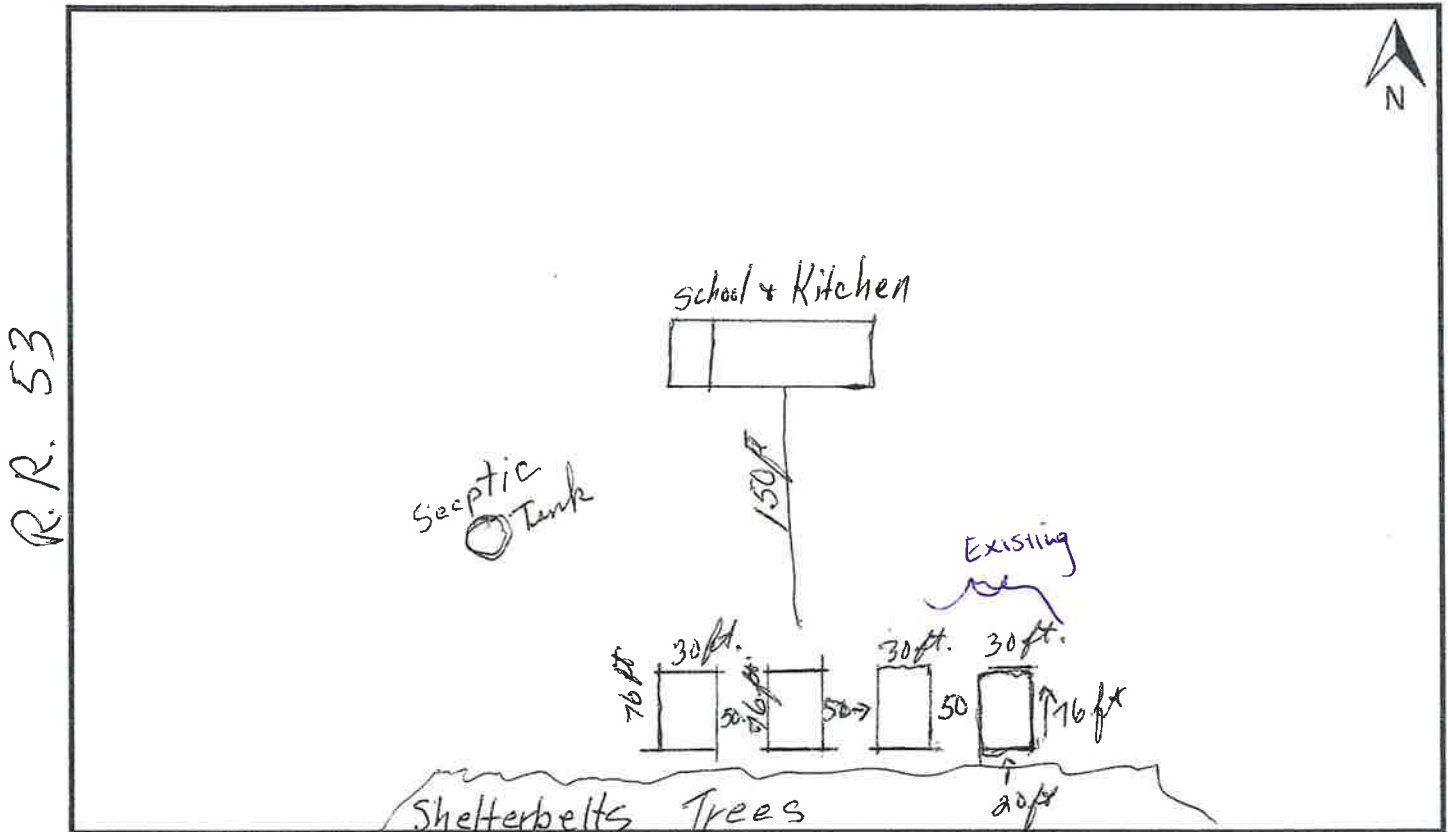
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: N.W. 1/4 S. 3 T85 R. 5 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

Page 4

ADDITIONAL INFORMATION REQUIRED

ABANDONED WELLS

If the building/addition is greater than 47m² (505.9 ft²) 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 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
<i>Existing</i>		<u>WELL</u>
		CISTERN & HAULING
		COUNTY SERVICE
		OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
		OPEN DISCHARGE/SEPTIC TANK
<i>✓</i>		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) OR A LICENSED PERMITTING AGENCY.

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).

Hines Creek Farms
I, 1577912 Alta LTD., 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: NW S 3 T 85 R. 5 W 6

May 26 - 2023
DATE:

[Signature]
SIGNATURE OF APPLICANT:

N



NW 3 85 5 W6



Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 13, 2023
Originated By:	Shelby Janzen
Title:	DEVELOPMENT PERMIT APPLICATION – EVOLVE SURFACE STRATEGIES INC.
File:	61-02-02

DESCRIPTION:

Development Permit Application W22-23 was received from Evolve Surface Strategies Inc. (for Rogers Communications Inc.) to construct a telecommunications tower and associated equipment shelter on Plan 4281KS Block A.

BACKGROUND:

- Zoning: Agricultural (AG-2)
- Proposed development is on land owned by Glen and Vicki Zavisha.
- The applicants have an approach approval requiring a development permit to begin.
-

ATTACHMENTS:

1. Development Permit Application
2. Aerial of existing use

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 W22-23 from Evolve Surface Strategies Inc. (for Rogers Communications Inc.) to construct a telecommunications tower and equipment shelter on Plan 4281KS Block 1, subject to the following conditions:

1. Minimum setback from the property lines is the height of the tower plus 5 meters.
2. The base of the tower to be fenced and signed for safety.
3. The site is to be kept weed free.
4. Fee to be paid prior to any development.
5. Site to be operated in compliance with Occupational Health and Safety Regulations.
6. All 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

FORM A

Page 1

**APPLICATION FOR
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W12-23		
DATE RECEIVED:	June 6/23		
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:

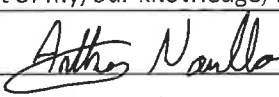
- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION					COMPLETE IF DIFFERENT FROM APPLICANT			
NAME OF APPLICANT Rogers Communications Inc. C/O Evolve Surface Strategies Inc.					NAME OF REGISTERED LAND OWNER Glen Zavisha AND Vicki Zavisha			
ADDRESS 58 Gateway Drive, Suite 105, Airdrie, AB					ADDRESS Box 571, Hines Creek, AB			
POSTAL CODE T4B 0J6		EMAIL anthony.novello@evolvesurface.com			POSTAL CODE T0H 2A0		EMAIL zavco25@gmail.com	
CONTACT NUMBERS Home					CONTACT NUMBERS Home Glen Zavisha; (780) 835-7997			
Business 403-912-2600					Business			
Cell					Cell			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO. 4281 KS	BLOCK A	LOT -
Size of the proposed development site:								
LENGTH 20 m		m		WIDTH 20 m		m		NUMBER OF HECTARES OR ACRES 0.0988 acres
ft		ft						
Lot type: <input checked="" type="checkbox"/> INTERIOR <input type="checkbox"/> CORNER <input type="checkbox"/> THROUGH					LAND USE DISTRICT: Agriculture (AG2)			
Describe the existing use of the land: Residence, Farm operations, and open space								

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: Existing will remain. Are has been leased for a telecommunications tower and associated equipment shelter. Compound is to be fenced using chain-link topped with barbed wire and will consist of a locking, swing gate.			
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)		
<div style="border: 1px solid black; padding: 2px; display: inline-block;">Other (specify)</div> - Erection and maintenance of a 50m Self-Support style telecommunications tower			
Indicate the proposed setback from the property line:			
FRONT YARD ± 75 m	m ft	REAR YARD ± 210 m	m ft
		SIDE YARD (1) ± 37 m	m ft
		SIDE YARD (2) ± 107 m	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:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	<div style="border: 1px solid black; padding: 2px; display: inline-block;">RURAL ROAD</div>
Estimate the Project:			
COMMENCEMENT DATE TBD	COMPLETION DATE 4-6 weeks after the start of construction	CONSTRUCTION COSTS \$ 500,000.00	
Attached is			
(a) SITE PLAN <div style="border: 1px solid black; padding: 2px; display: inline-block;">Yes</div> No N/A		(b) FLOOR PLAN Yes No <div style="border: 1px solid black; padding: 2px; display: inline-block;">N/A</div>	
DECLARATION			
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.			
DATE: June 6, 2023	SIGNATURE OF APPLICANT: 		
DATE: June 6, 2023	SIGNATURE OF REGISTERED LAND OWNER: Please see attached LOA		



LETTER OF AUTHORIZATION

Date: February 27, 2023

To: WHOM IT MAY CONCERN

Legal Description: **Plan 4281KS; Block A
Ptn. SE 31-83-4 W6M**

I/We, **Glen Zavisha and Vicki Zavisha**, as owner(s) of the above-mentioned property, hereby give Rogers Communications Inc. and its agents permission to act as my/our agent to acquire the necessary permits, drawings and/or buildings structural blueprints, hydro information from the public utility and information from the municipality or other authorities concerned, needed to approve the construction of the telecommunications site at the address indicated above.

Sincerely,

Per: 
Name: **Glen Zavisha**

Per: 
Name: **Glen Zavisha**
Executor for Vicki Zavisha

Site: **Hines Creek**
Rogers' File: **W6352**



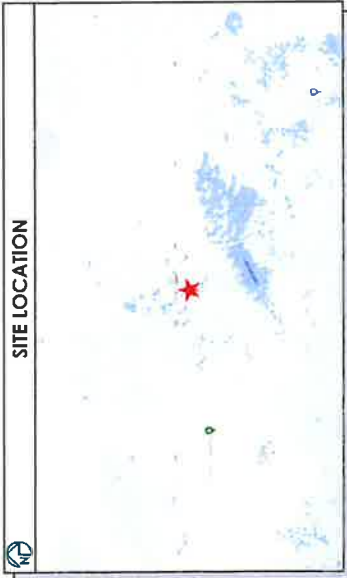
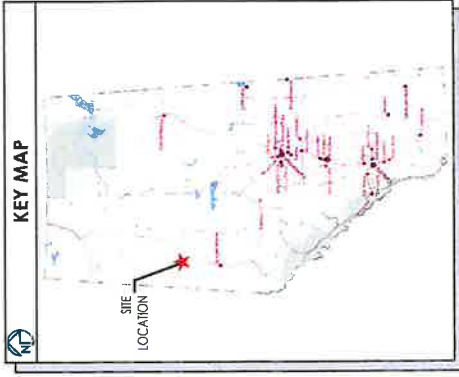
ROGERSTM

CLIENT SITE ID: **W6352**

ADDRESS: CLEARHILLS COUNTY
ALBERTA

LEGAL DESCRIPTION:
S.E. 1/4, SEC. 31, TWP. 83, RGE. 04, W. 6M,
BLOCK A - PLAN 4281 KS

SITE NAME: **HINES CREEK**
COORDINATES: LAT: 56° 14' 20.60" N
LONG: -118° 36' 30.10" W
SITE TYPE: 50M SELF SUPPORT TOWER
SITE CONFIG: WALK-IN CABINET



SITE LOCATION



SATELLITE IMAGE

DRAWING LIST		
DWG.	REV.	DESCRIPTION
GENERAL DRAWINGS		
GEN-000	B	COVER PAGE
GEN-001	A	ANTENNA CHART
ARCHITECTURAL DRAWINGS		
ARC-001	B	SITE PLAN
ARC-002	B	COMPOUND PLAN
ARC-003	B	COMPOUND TOWER ELEVATIONS
ARC-004	B	3D ISOMETRIC VIEW
ELECTRICAL DRAWINGS		
STRUCTURAL DRAWINGS		
REFERENCE DRAWINGS		
ROGERS WALK-IN CABINET		
8' x 6' WALK-IN CABINET - (1 PAGE)		
SURVEY (VELOCITY GEOMATICS INC.)		
SURVEY - (6 PAGES) - REV2		

DRAWINGS PREPARED BY:		HEARTLAND TELECOM		EVOVE TELECOMMUNICATIONS	
HEARTLAND CONTACTS		PROJECT MANAGER:		BLAINE ARVIDSON	
DOUG YOCHIM		STRUCTURAL ENGINEER:		ALLEN YOUNG P. ENG.	
1143, 201 Kaskas Road,		Stemwood Park, AB, T8A 2J6		780-309-4700	
www.heartlandtelecom.ca		www.evoventelecom.ca		403-818-4288	
HEARTLAND PROJECT NO.		23101		23101-GEN-000	
B		RE-ISSUED FOR REVIEW		2023-04-07	
A		ISSUED FOR REVIEW		2023-03-28	
REV		DESCRIPTION		DATE	
REV		REVISION HISTORY		DATE	
DRAWING NUMBER		23101-GEN-000		REV. NO.	
B					

DRAWINGS PREPARED BY:



REVISION HISTORY			
REV.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	2023-03-28	JRA
B	RESUBMITTED FOR REVIEW	2023-04-07	JRA

DISCLAIMER:

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF HEARTLAND TELECOM AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. IF THERE ARE ANY DISCREPANCIES BETWEEN WHAT IS DEPICTED ON THIS DRAWING AND ACTUAL SITE CONDITIONS, HEARTLAND TELECOM SHOULD BE CONTACTED IMMEDIATELY.

SEAL:

HEARTLAND PROJECT NO.	23101
DRAWN BY	JOSEPH ALICANTARA
CHECKED BY	DOUG TOCHINA
APPROVED BY	ALBERTYONG
DRAWING CREATED	2023-03-27

CLIENT:



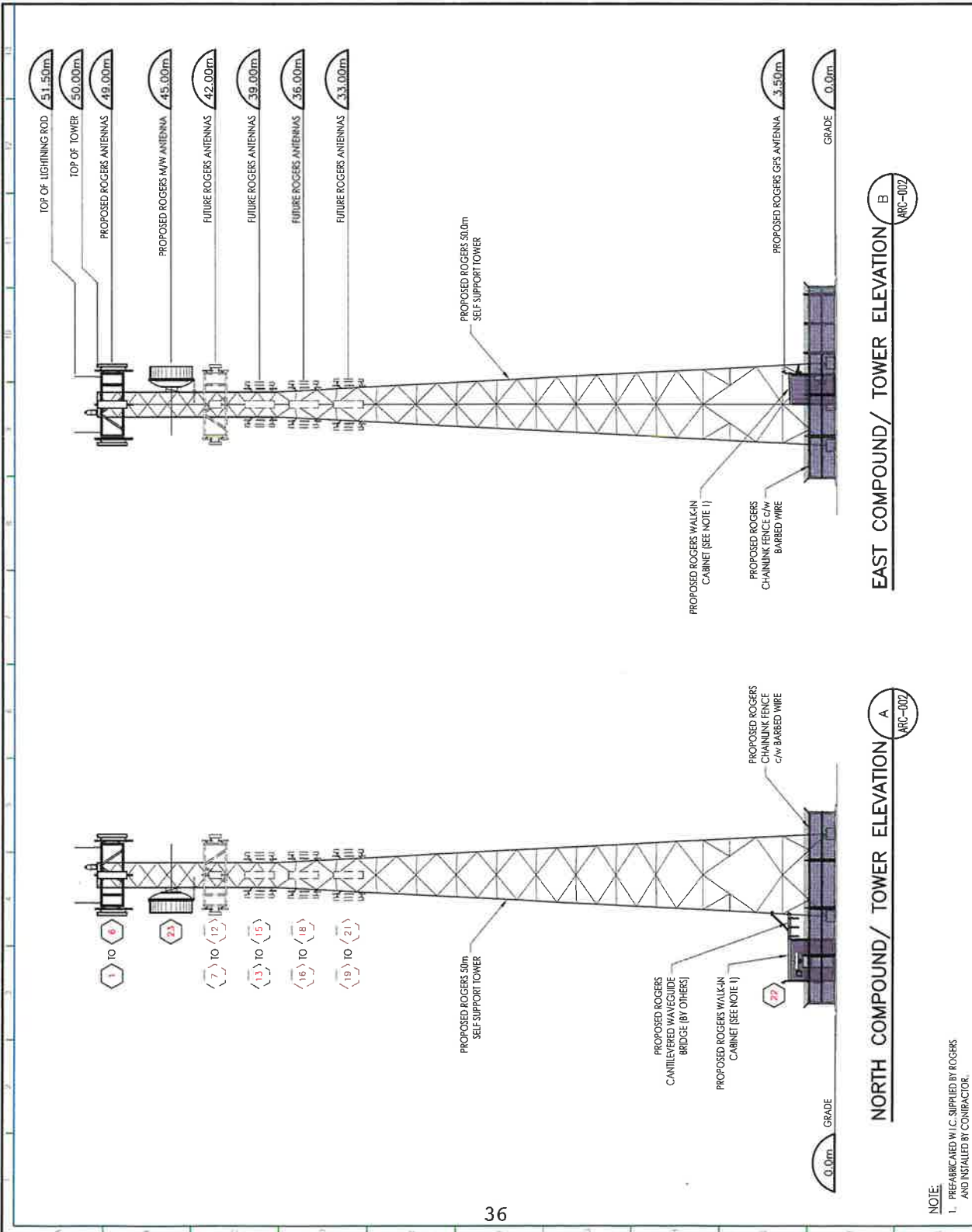
SITE INFORMATION

CLIENT SITE ID	W6352
SITE NAME	HINES CREEK
ADDRESS	CLEARHILLS COUNTY ALBERTA
COCORDINATES	LAT: 56° 14' 20.60" N LONG: -118° 36' 30.10" W
LEGAL DESCRIPTION	S.E. 1/4 SEC. 31, TWP. 83, RGE. 04, W. 6M.
BLOCK A - PLAN 4281 K3	

DRAWING DESCRIPTION:

NORTH & EAST COMPOUND/
TOWER ELEVATIONS

DRAWING NUMBER	23101-ARC-003	SCALE	1:250	REV. NO.	B
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NOTE:

1. PREFABRICATED W.I.C. SUPPLIED BY ROGERS AND INSTALLED BY CONTRACTOR.

REVISION HISTORY			
REV.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	2023-03-28	JRA
B	RE-ISSUED FOR REVIEW	2023-04-07	JRA

DISCLAIMER:

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF HEARTLAND TELECOM AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. IF THERE ARE ANY DISCREPANCIES BETWEEN WHAT IS DEPICTED ON THIS DRAWING AND ACTUAL SITE CONDITIONS, HEARTLAND TELECOM SHOULD BE CONTACTED IMMEDIATELY.

SEAL:

23101	REARLAND PROJECTING	DRAWN BY	JOSEPH ALCANTARA
		CHECKED BY	DOUG YOCUM
		APPROVED BY	ALLEN YOUNG
		DRAWING CREATED	2023-03-22

CLIENT:



SITE INFORMATION

CLIENT SITE ID: **W6352**

SITE NAME HINES CREEK

ADDRESS CLEARHILLS COUNTY

ALBERTA

COORDINATES
LAT: 56° 14' 20.60" N
LONG: -118° 36' 30.10" W

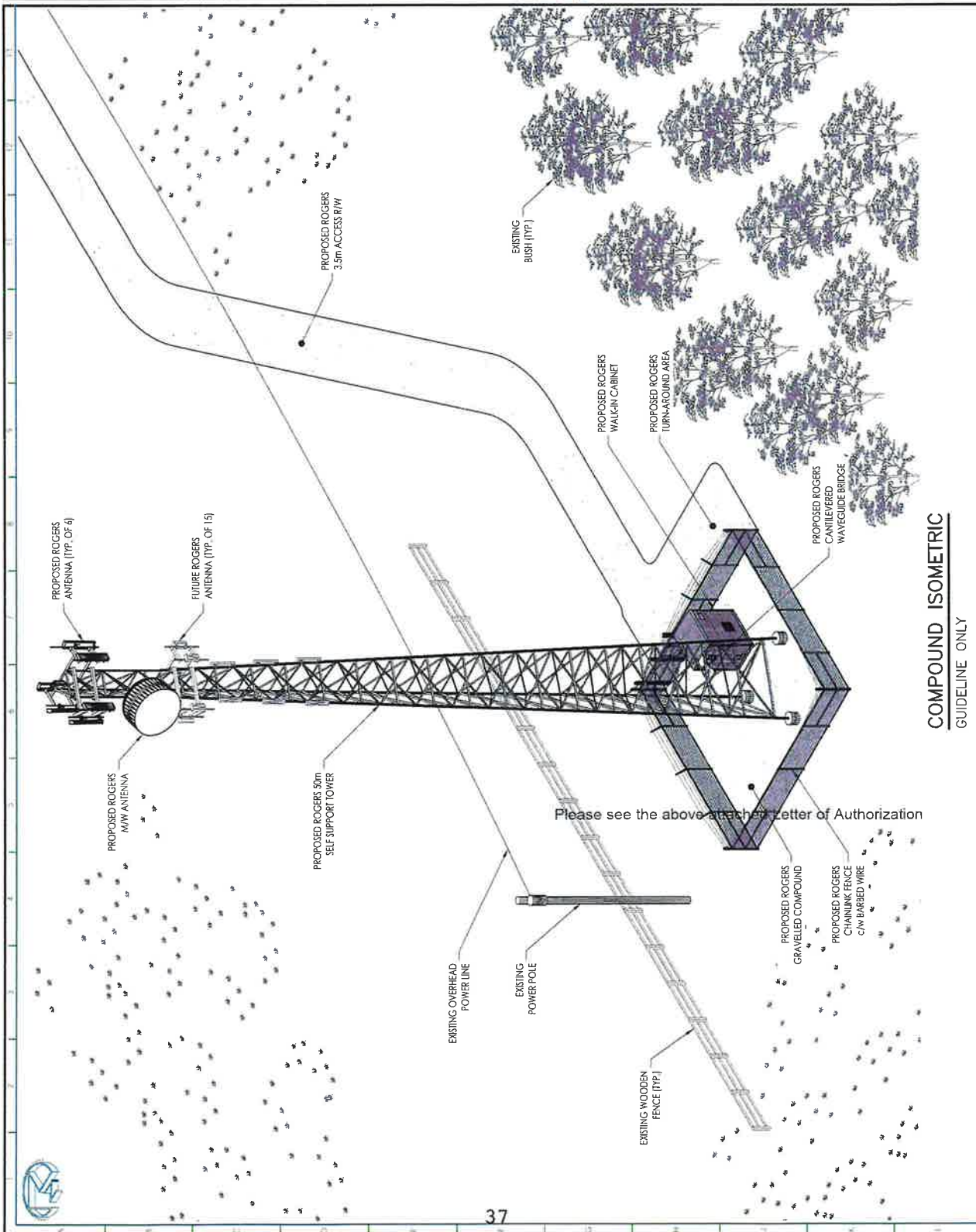
DATE	TIME	LOCATION	LEGAL DESCRIPTION

S.E. 1/4, SEC. 31, TWP. 83, RGE. 04, W. 6M.
BLOCK A - PLAN 4281 YS

BLOCK A - PLANNING: DESCRIBING THE...

3D ISOMETRIC VIEW

DRAWING NUMBER	SCALE	REV NO
23101-ARC-004	N.T.S.	B



COMPOUND ISOMETRIC

GUIDELINE ONLY

DRAWINGS PREPARED BY:



REV.	DESCRIPTION	DATE	BY

DISCLAIMER:

THE DESIGNS ARE THE EXCLUSIVE PROPERTY OF HEARTLAND TELECOM AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. IF THERE ARE ANY DISCREPANCIES BETWEEN WHAT IS DEPICTED ON THIS DRAWING AND ACTUAL SITE CONDITIONS HEARTLAND TELECOM SHOULD BE CONTACTED IMMEDIATELY.

SEAL:

HEADLINE PROJECT AND	JOSEPH ALCAZAR
DRAWN BY	DOUG TOCHRI
CHECKED BY	APPROVED BY
DRAWING CREATED	ALLEN YOUNG

CLIENT:



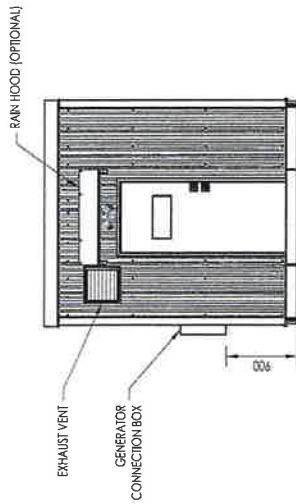
SITE INFORMATION

CLIENT REF ID	
SITE NAME	
ADDRESS	
COORDINATES	
LEGAL DESCRIPTION	

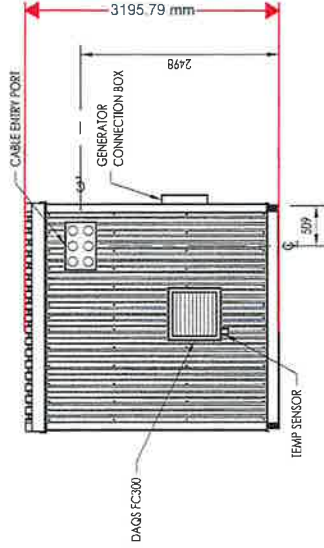
DRAWING DESCRIPTION

WALK-IN CABINET DETAILS

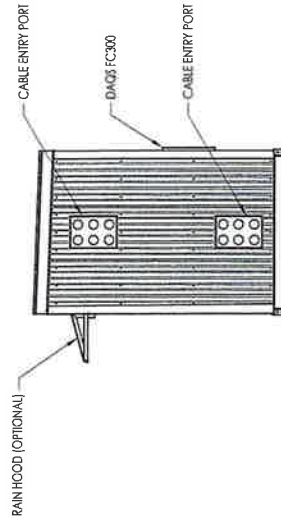
DRAWING NUMBER	REF-001	SCALE	N.T.S.
REV NO			



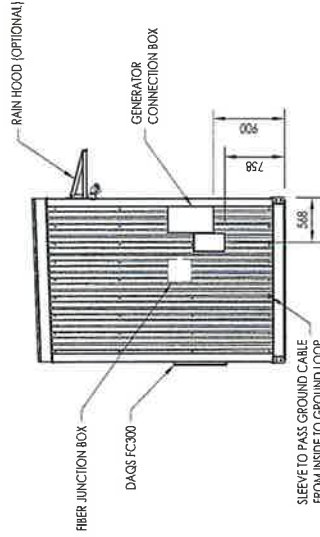
WALK-IN CABINET FRONT ELEVATION



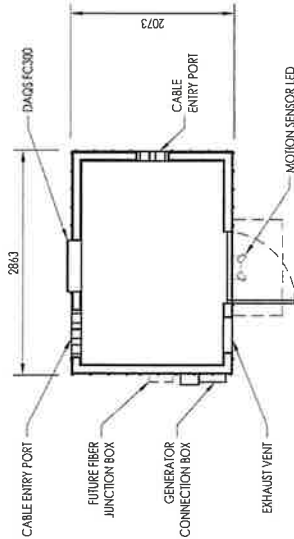
WALK-IN CABINET REAR ELEVATION



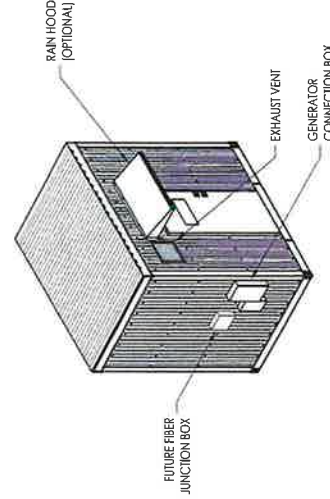
WALK-IN CABINET LEFT ELEVATION



WALK-IN CABINET RIGHT ELEVATION



WALK-IN CABINET ISOMETRIC



WALK-IN CABINET ISOMETRIC

SCHEDULE 'B'

PLAN SHOWING SURVEY OF TOWER SITE W6352 - HINES CREEK

INCLUDING UTILITY AND ACCESS RIGHT OF WAYS
within

BLOCK A - PLAN 4281 KS
CLEAR HILLS COUNTY - ALBERTA

LICENCE INFORMATION:












THE PROPOSED SITE:

1. Is free of conflict with any encumbrances or interest of a surface physical nature. ☒ YES ☐ NO
2. Is at least 1.6km. from the end of any Registered Airstrip. ☒ YES ☐ NO
3. Is at least 1.6km. from the corporate limits of any City, Town, Village or Hamlet. ☐ YES ☒ NO
4. Is at least 30m. from any water body. ☒ YES ☐ NO
5. Is outside any National / Provincial Park or other Military Facilities. ☒ YES ☐ NO
6. Is outside any Historical Resource Sensitivity Zone. ☒ YES ☐ NO

SITE INFORMATION:

- BURIED FACILITY CROSSINGS: ☒ YES ☐ NO
APPROACH REQUIRED: ☒ YES ☐ NO
ACCESS ROAD CROSSINGS: ☒ YES ☐ NO
TREE REMOVAL REQUIRED: ☐ YES ☒ NO

LEGEND:

- Geo-Reference Point shown thus: 
- Statutory Iron Posts found shown thus: 
- Calculated positions shown thus: 
- Existing Power Poles shown thus: 
- Existing Overhead Power Line shown thus: 
- Existing Buried Gas Co-op Line shown thus: 
- Existing Fence Line shown thus: 
- Elevations are Geodetic and shown thus: 
- Portions referred to outlined thus: 
- Major Contour (1.0m Interval) shown thus: 
- Minor Contour (0.2m Interval) shown thus: 
- Distances are in metres.

NOTE:

- Unless indicated otherwise, Bearings and Coordinates are based on the NAD 83 (CSRS) Grid projection referred to the Central Meridian 111° W. and were derived by G.N.S.S.
- Combined Scale factor used = 0.999621
- Elevations are geodetic and are derived from Precise Point Positioning (CSRS), (CGVD 2013) RP Elevation 659.19.

DISCLAIMER:

- This plan represents the best information available at the time of the survey. Velocity Group and its employees take no responsibility for the location of any underground pipes, conduits or facilities, whether shown on or omitted from this plan. An additional search for specific buried facilities utilizing all resources must be performed prior to construction.

ALBERTA ONE - CALL : 1-800-242-3447

FOR:
ROGERS COMMUNICATIONS INC.

VELOCITY GROUP
Surveying & Engineering
Toll Free Phone # 1-877-283-3016
Grande Prairie
Peace River
Beaumont

OWNER(S) INFORMATION:

LOCATION: BLOCK A PLAN 4281 KS

CERTIFICATE OF TITLE No.: 012 160 772

OWNER(S): GLEN ZAVISHA
VICKI ZAVISHA

LANDOWNER AGREEMENT:

I/We, the Landowner(s) and/or Occupant(s), consent to the location of the tower premises / access and utility area as shown, and have no objections to the issuing of permits as required.
Dated the _____ day of _____, _____.

Signature

Date

Signature

Date

Geo-Reference point:

UTM NAD83 (CSRS) } 6233855.55 N.
derived using PPP. } 400393.34 E.

AREAS

Tower Site	=	0.040 ha	0.10 Ac
Utility R/W	=	0.003 ha	0.01 Ac
Access R/W	=	0.037 ha	0.09 Ac
Total	=	0.080 ha	0.20 Ac

TOTAL LENGTH OF ACCESS ROAD = 0.06 km.

PROPOSED COORDINATES (SITE CENTRE)

NAD 83					
Geographic Coordinates (Decimal Degrees)		Geographic Coordinates (Degree Minutes Seconds)		UTM NAD 83 (Metres)	
Latitude	Longitude	Latitude	Longitude	North	East
56 239061	-118 608360	56°14'20.6"	-118°36'30.1"	6233850.23	400315.19

OTHER SURFACE IMPACT CONSIDERATIONS

No.	Type	Geographic Coordinates		Location
		Latitude	Longitude	
C1				

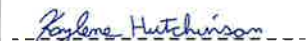
CROSSING TABLE

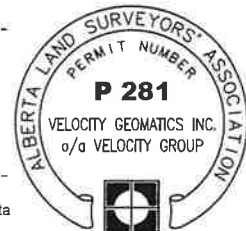
X1	O/H Power Line	Road Allowance
X2	O/H Power Line	Block A
X3	Buried Gas Co-op Line	Block A

I, Jennifer Rosenkranz, Alberta Land Surveyor, of Lloydminster, Alberta, certify that the field survey represented by this plan is true and correct to the best of my knowledge, was carried out in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice, and was performed between the dates of 2nd day of March, 2023 and 5th day of March, 2023.


Alberta Land Surveyor

Declared before me at the Town of
Bonnyville in the Province of Alberta
this 22nd day of March, 2023.


Kaylene Hutchinson
A Commissioner for Oaths in and for Alberta
Commission expires 11/29/2025



2	Updated Plan	Mar. 22, 2023	TTS - JR
1	Revised Proposed Coordinate Table	Mar. 21, 2023	TTS - JR
0	Issued	Mar. 20, 2023	TJ - TJC - JR
REV.	REVISION	DATE	INITIALS
2	CAD FILE: 230146_TS-R2	JOB No.: 230146	PAGE 1 of 5

SITE ID.: W6352



AERIAL PHOTO
Scale 1 : 2500



AERIAL PHOTO
Scale 1 : 100,000

N



Plan 4281KS Block A

