

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
July 11, 2023

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, July 11, 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 July 11, 2023..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of June 27, 2023..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL –H & G Mason 4*
 - B. SUBIVISION REFERRAL- M Hiebert..... 12*
 - C. DEVELOPMENT PERMIT-N & K Sizer..... 20*
- 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, JUNE 27, 2023**

PRESENT	David Janzen Danae Walmsley Abram Giesbrecht Nathan Stevenson Jason Ruecker	Member Chairperson Deputy Chairperson Member Member
ABSENT		
ATTENDING	Allan Rowe Bonnie Morgan Shelby Janzen	Chief Administrative Officer (CAO) Executive Assistant (EA) Corporate Services Clerk (CSC)
CALL TO ORDER	Deputy Chair Giesbrecht called the meeting to order at 9:00 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M28-23 (06-27-23)	RESOLUTION by Member Janzen to adopt the agenda governing the June 27, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M29-23 (06-27-23)	RESOLUTION by Chair Walmsley to adopt the minutes of the June 13, 2023, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Development Permit Application N & K Sizer	Development Permit Application W23-23 was received from Nick and Kimberly Sizer to set up a new ATB bank in Worsley (Plan 1444KS Block 4 Lot 4).	
M30-23 (06-27-23)	RESOLUTION by Chair Walmsley that the Municipal Planning Commission approves Development Permit Application W23-23, received from Nick & Kimberly Sizer to set up a new ATB bank on Plan 1444KS Block 4 Lot 4, 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. **CARRIED.**

ADJOURNMENT

Deputy Chair Giesbrecht adjourned the June 27, 2023, Municipal Planning Commission Meeting at 9:03 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 11, 2023
Originated By:	Shelby Janzen
Title:	SUBDIVISION REFERRAL – HJALMAR & GLORIA MASON
File:	61-02-02

DESCRIPTION:

Subdivision referral 23MK016 was received from Mackenzie Municipal Services Agency regarding the application for a farmstead separation, first parcel out subdivision from Hjalmar & Gloria Mason for SE 25-86-5-W6 (13.92 acres).

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Existing approaches to the proposed lot gained via TWP RD 864 and RGE RD 50. Existing approach to the balance of the quarter gained via RGE RD 50.
- Topography: flat
- Servicing: The proposed lot is serviced with a sewage lagoon that meets current regulations and a cistern and hauling for water supply.
- The manufactured home does not meet the required minimum front yard setback of 40.8m (134 ft) from the road right-of-way and may be accommodated through variance.
- 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.
- C. Approve the subdivision request with the following conditions and a front yard setback variance.

RECOMMENDED ACTION:

RESOLUTION BYthat the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation, first parcel out subdivision from Hjalmar & Gloria Mason for SE 25-86-5-W6 (13.92 acres) subject to the following conditions:

1. Any outstanding property taxes to be paid in full on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
2. All required County, Provincial and Federal Regulations to be adhered to.

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: June 15th, 2023
FILE NO.: 23MK016

MUNICIPALITY: Clear Hills County

LEGAL: SE.25.86.5.W6M

OWNER: Hjalmar & Gloria Mason

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.

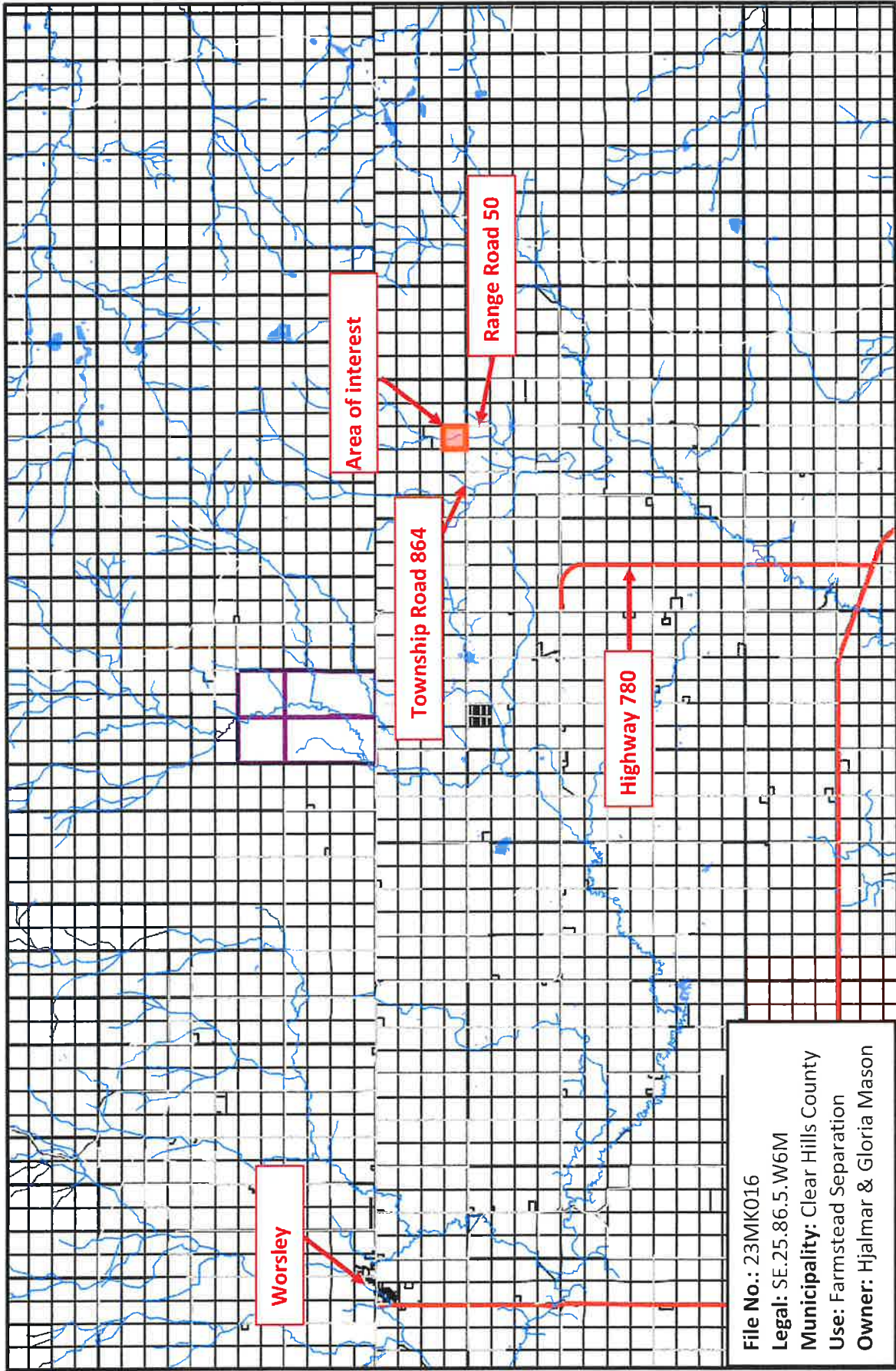
SIGNATURE: _____

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 Coop
Alberta Environment and Protected Areas
Municipality: Clear Hills County

LOCATION MAP

N



File No.: 23MK016
Legal: SE.25.86.5.W6M
Municipality: Clear Hills County
Use: Farmstead Separation
Owner: Hjalmar & Gloria Mason

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.E. $\frac{1}{4}$ Sec.25, Twp.86, Rge.5, W.6M.
(For Farmyard Separation)

Within
Clear Hills County, Alberta

Schedule of Area(s)

Contains 1 Lot
Containing 9.034 ha (13.92 Ac)

Registered Title Encumbrances (Affecting Extant of Title)

922 453 408 Utility Right of Way - North Peace Gas Co-op Ltd
232 109 205 Tax Notification - Clear Hills County

Notes

- Distances are in Metres and Decimals Thereof
- Plan measurements based from a field inspection conducted on May 2, 2023

Legend

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

Land Owner(s)

Hilary K Mason
Clear Hills County
C of T 142 387 246

Site Information

Address: 50008 Township Road 864

**BORDERLINE
SURVEYS**

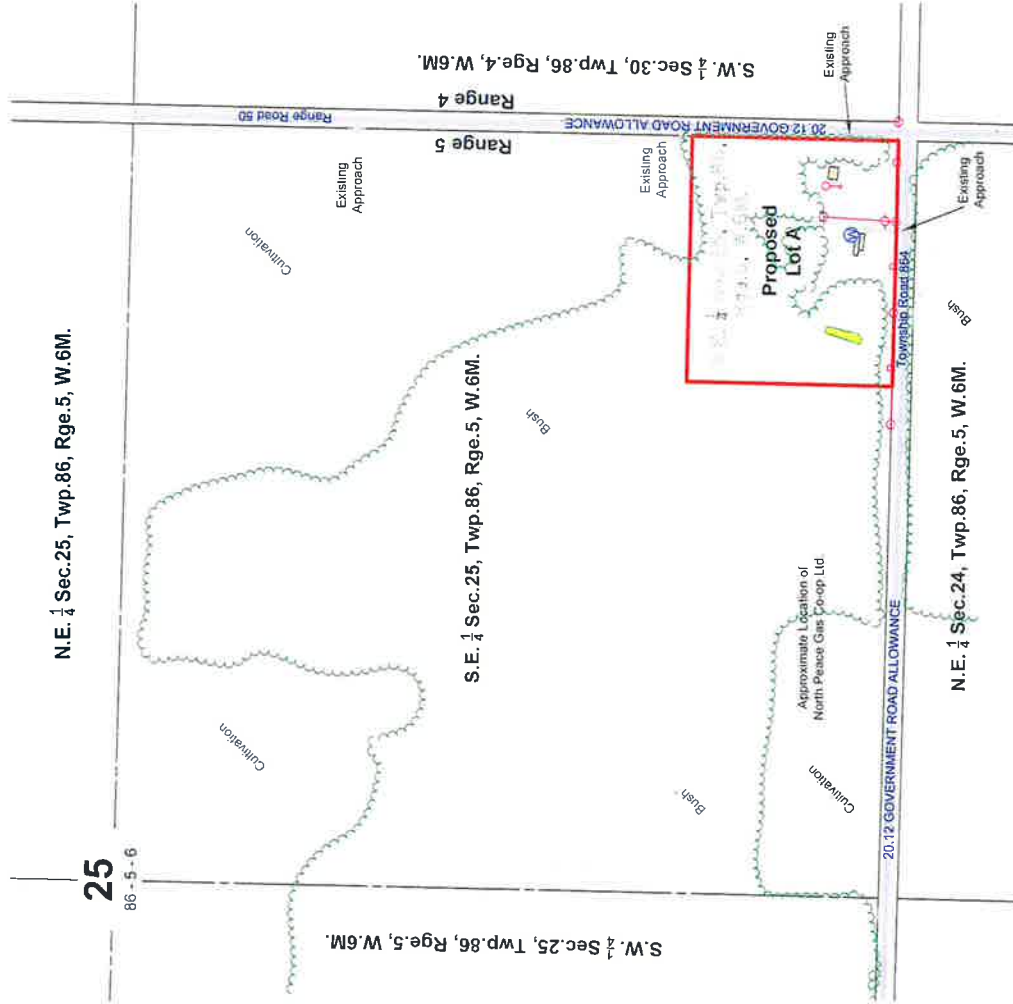
#103-2, 8301 99 Street
Clairmont, Alberta T8X 5B1
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com



PREPARED BY
Jason Coates, A.L.S.

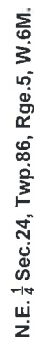
Revision Table

No.	Original	Revision Type	Drafted	Chk'd	Surveyed	Date
0			MM	MM	JC	May 10, 2023
Client File No: N/A						
File No: 230085T						
Job No: 230085						
Sheet: 1 of 4						
Revision: 0						



SCALE 1:5000

PROPOSED SUBDIVISION OF
S.E. ¼ Sec. 25, Twp. 86, Rge. 5, W. 6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta



SCALE 1:2000



- * The house is served by a septic lagoon
- * Water source is a cistern

Some buildings may have been erected and others moved since the date of this photo



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



PREPARED BY
Jason Coates, A.L.S.

Revision Table				Date	
No.	Revision Type	Drafted	Checked	Surveyed	Date
0.	Original	MM	MM	JC	May 10, 2023
Client File No: N/A					
Elinx No.: 2500827		Elinx No.: 2500828		Elinx No.: 2500829	
Elinx No.: 2500830		Elinx No.: 2500831		Elinx No.: 2500832	
Elinx No.: 2500833		Elinx No.: 2500834		Elinx No.: 2500835	
Elinx No.: 2500836		Elinx No.: 2500837		Elinx No.: 2500838	
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Elinx No.: 2500848		Elinx No.: 2500849		Elinx No.: 2500850	
Elinx No.: 2500851		Elinx No.: 2500852		Elinx No.: 2500853	
Elinx No.: 2500854		Elinx No.: 2500855		Elinx No.: 2500856	
Elinx No.: 2500857		Elinx No.: 2500858		Elinx No.: 2500859	
Elinx No.: 2500860		Elinx No.: 2500861		Elinx No.: 2500862	
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Elinx No.: 2500875		Elinx No.: 2500876		Elinx No.: 2500877	
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Elinx No.: 2500902		Elinx No.: 2500903		Elinx No.: 2500904	
Elinx No.: 2500905		Elinx No.: 2500906		Elinx No.: 2500907	
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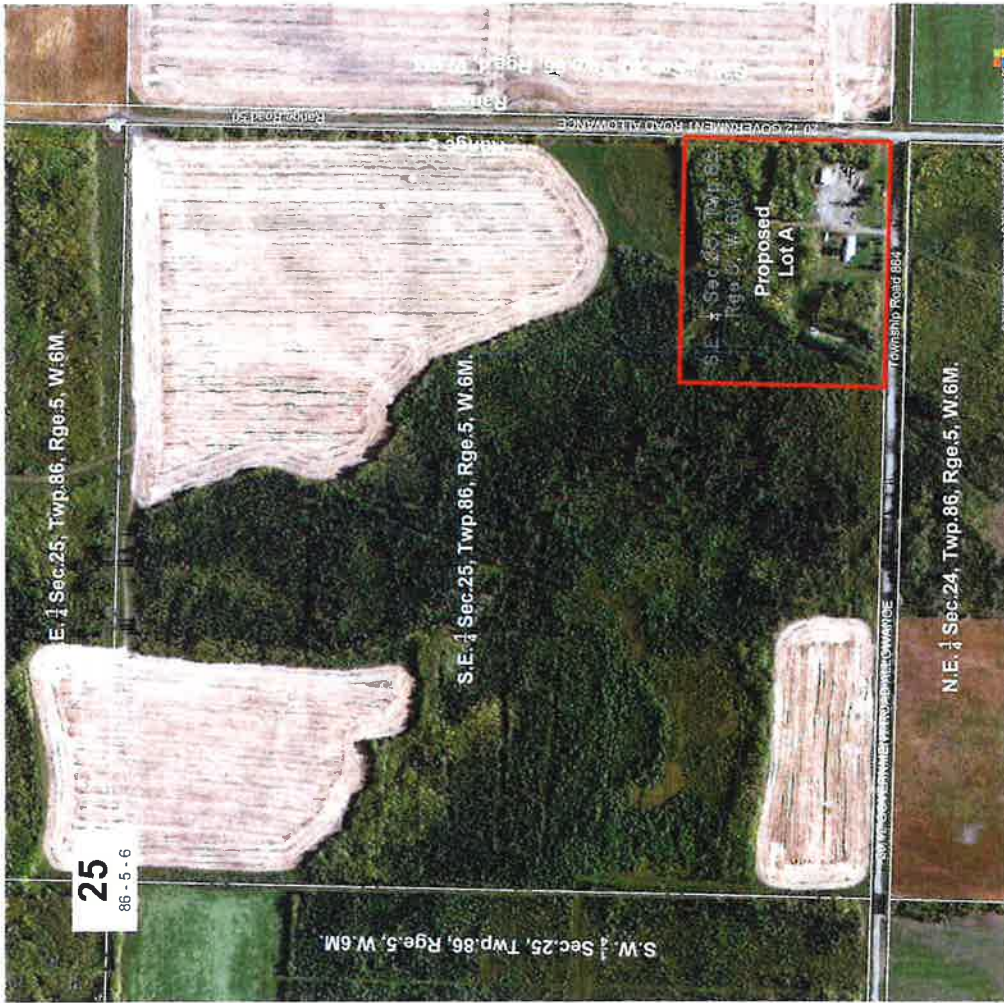
TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.E. $\frac{1}{4}$ Sec.25, Twp.86, Rge.5, W.6M.
(For Farmyard Separation)

Within

Clear Hills County, Alberta



SCALE 1:5000

Photo is current Bing Imagery



PREPARED BY
Jason Coates, A.L.S.

**BORDERLINE
SURVEYS**

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

Revision Table

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0	Original	MM	MM	JC	May 10, 2023
Client File No. N/A				Sheet	3 of 4
File No. 230085T		Job No. 230085		Revision	
				0	

TENTATIVE PLAN SHOWING

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S.E. 1/4 Sec. 25, Twp. 86, Rge. 5, W. 6M.
(For Farmyard Separation)

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Client File No. N/A		Job No. 230085T		Sheet: 4 of 4		Revision: 0
File No. 230085T						

Photo is current Bing Imagery



SCALE 1:2000

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY:	<u>Clear Hills County</u>	DATE RECEIVED:	<u>May 29, 2023</u>
FILE:	<u>23MK016</u>	DEEMED COMPLETE ON:	<u>June 15, 2023</u>
LEGAL:	<u>SE.25.86.5.W6M</u>	EXPIRY DATE:	<u>August 14, 2023</u>
APPLICANT/AGENT:	<u>Borderline Surveys Ltd</u>		

PROPOSAL: The proposal is to subdivide 13.92 acres from an unsubdivided quarter section to accommodate a farmstead separation.

ACREAGE IN TITLE: 159 acres

RESERVE REQUIREMENT: N/A

PROXIMITY TO URBAN MUNIC: Approximately 18 miles southeast of Worsley.

PREVIOUS APPLICATIONS: N/A

SITE CHARACTERISTICS

C.L.I.: 100% 3s

TOPOGRAPHY: The topography of the land is described as flat.

EXISTING USE/DEVELOPMENT: There is an existing development on the proposed lot, comprised of a manufactured home with a covered porch and shop, as well as associated servicing. The remainder of the proposed lot is mostly treed. The balance of the quarter section is partly treed and partly cultivated. There is a watercourse running through the quarter section in a north-south direction, with an east-west tributary at the south. The parcel is subject to two registered instruments, including a utility right of way.

ROAD ACCESS: Access to the proposed lot is gained via two existing approaches: one to the south via Township Road 864 and the other to east via Range Road 50. The balance of the quarter section also has an existing approach via Range Road 50 to the east.

SERVICING: The proposed lot is being serviced with a sewage lagoon for onsite sewage disposal, which meets current regulations, and cistern and hauling for water supply.

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 13.92 acres may be allowed considering the nature of the developments onsite. The existing manufactured home does not meet the required minimum front yard setback of 40.8 m (134 ft) from the road right-of-way, and may be accommodated through variance, pursuant to section 3.9 of the Land Use Bylaw. The existing shed on the other hand meets the setback requirements of the Land Use Bylaw.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: N/A

MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION: Section 7(6)(c) and (e) apply. Application will be referred to the appropriate utility agencies, and Alberta Environment and Protected Areas, 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:	July 11, 2023
Originated By:	Shelby Janzen
Title:	SUBDIVISION REFERRAL – MARIA HIEBERT
File:	61-02-02

DESCRIPTION:

Subdivision referral 23MK017 was received from Mackenzie Municipal Services Agency regarding the application for a farmstead separation, first parcel out subdivision from Maria Hiebert for NE 21-84-9-W6 (19.8 acres).

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Existing approaches to the proposed lot gained via RGE RD 93. Existing approach to the balance of the quarter also gained via RGE RD 93.
- Topography: Mixed
- Servicing: The proposed lot is serviced with an existing open discharge septic system. The septic system was burned during the wildfires and is required to be rebuilt to comply with current regulations. Water is supplied by two dugouts.
- Parcel Size: Proposed parcel size may be deemed appropriate for the intended use.

ATTACHMENTS:

- Subdivision application

OPTIONS:

- D. Deny the request
- E. 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 Maria Hiebert for NE-21-84-9-W6 (19.8 acres) subject to the following conditions:

3. Any outstanding property taxes to be paid in full on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
4. All required County, Provincial and Federal Regulations to be adhered to.

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: July 4th, 2023

FILE NO.: 23MK017

MUNICIPALITY: Clear Hills County

LEGAL: NE.21.84.9.W6M

OWNER: Maria Hiebert

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: _____

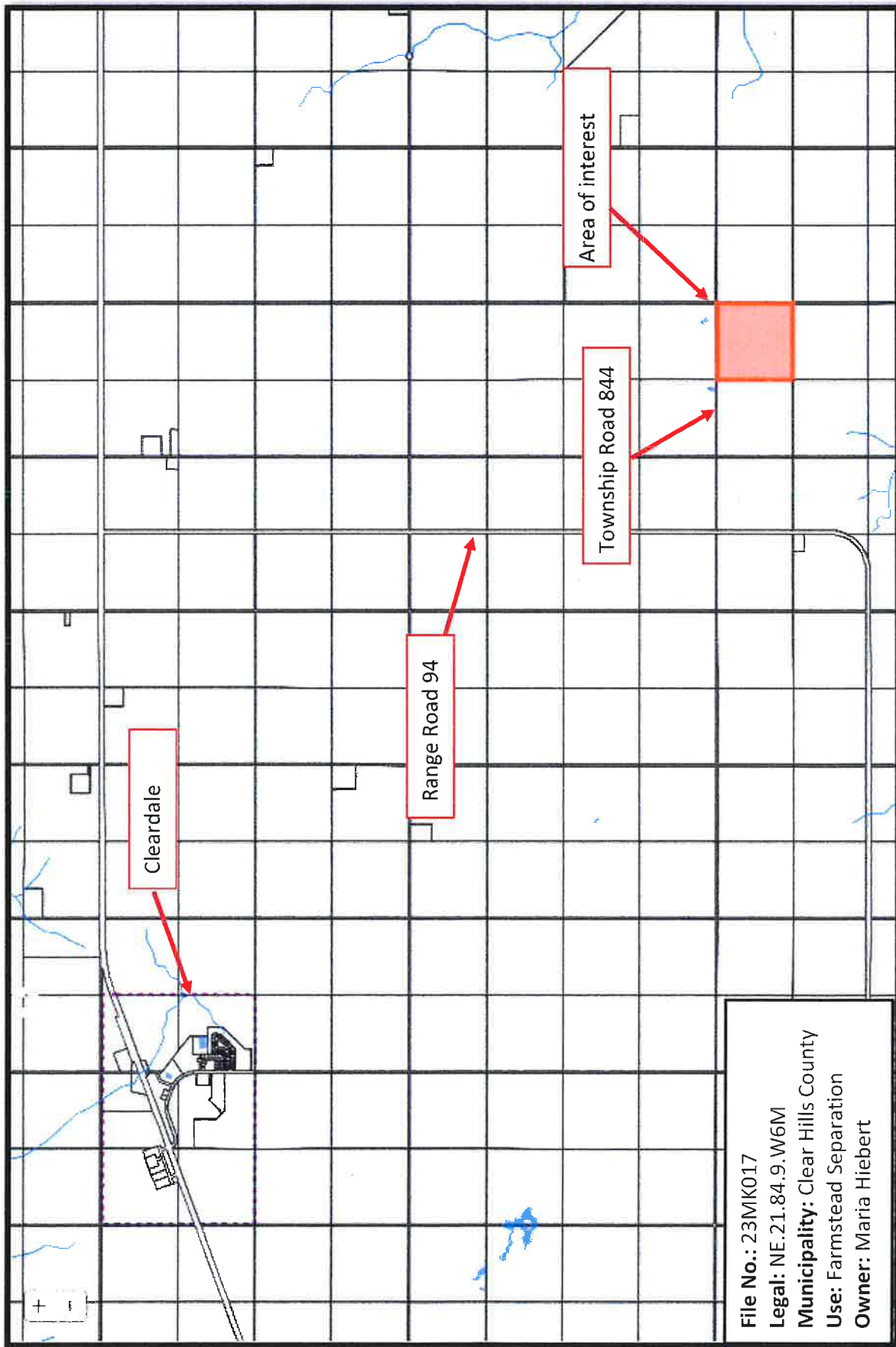
Comments received may be deemed public information.

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
Tourmaline Oil Corp
Municipality: Clear Hills County

PLANNING TODAY FOR YOUR COMMUNITY'S TOMORROW

LOCATION MAP

N



File No.: 23MK017
 Legal: NE.21.84.9.W6M
 Municipality: Clear Hills County
 Use: Farmstead Separation
 Owner: Maria Hiebert

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.E. $\frac{1}{4}$ Sec. 21, Twp. 84, Rge. 9, W. 6M.
(For Farmyard Separation)

Within
Clear Hills County, Alberta

Schedule of Areas(s)

Condaiva 1 Lot
Containing 19.80 (48.0 Ac.)

Registered Title Encumbrances (Affecting Extent of Title)

122 339 709 Cavalier - Surface Lease - Tourmaline Oil Corp

Notes

- Distances are in Metres and Decimals Thereof
- Plan measurements based from a field inspection conducted on Jan. 17, 2023
- The house is served by a septic discharge tank
- Water source is a cistern
- Some buildings may have been erected and others moved since the date of this photo

Legend

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

Land Owner(s)

Marya Hebert
C of T. 172 247 357

Site Information

Address: 843040 Rge Rd. 93

BORDERLINE SURVEYS

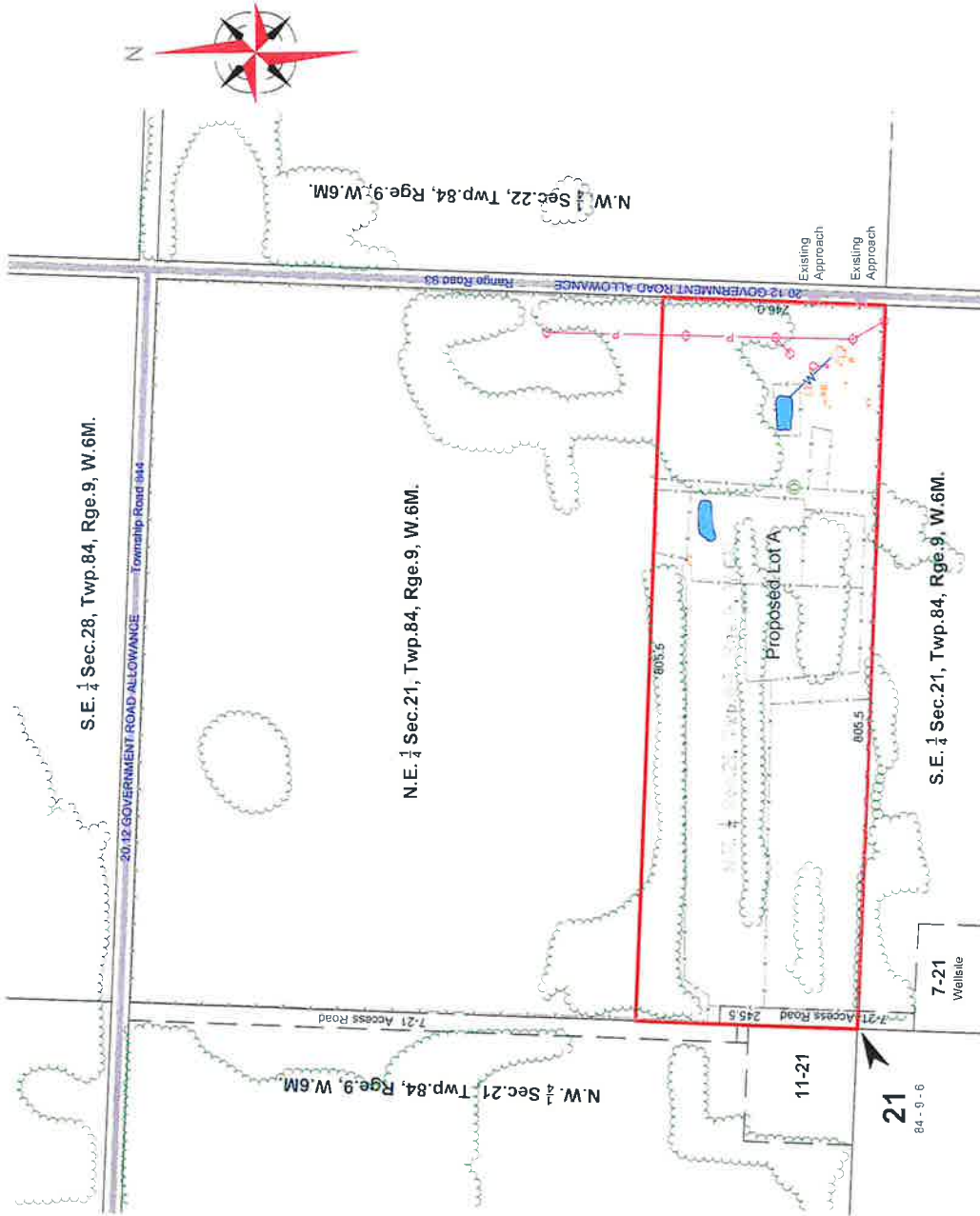
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PREPARED BY
Jason Coates A.L.S.



Revision Table

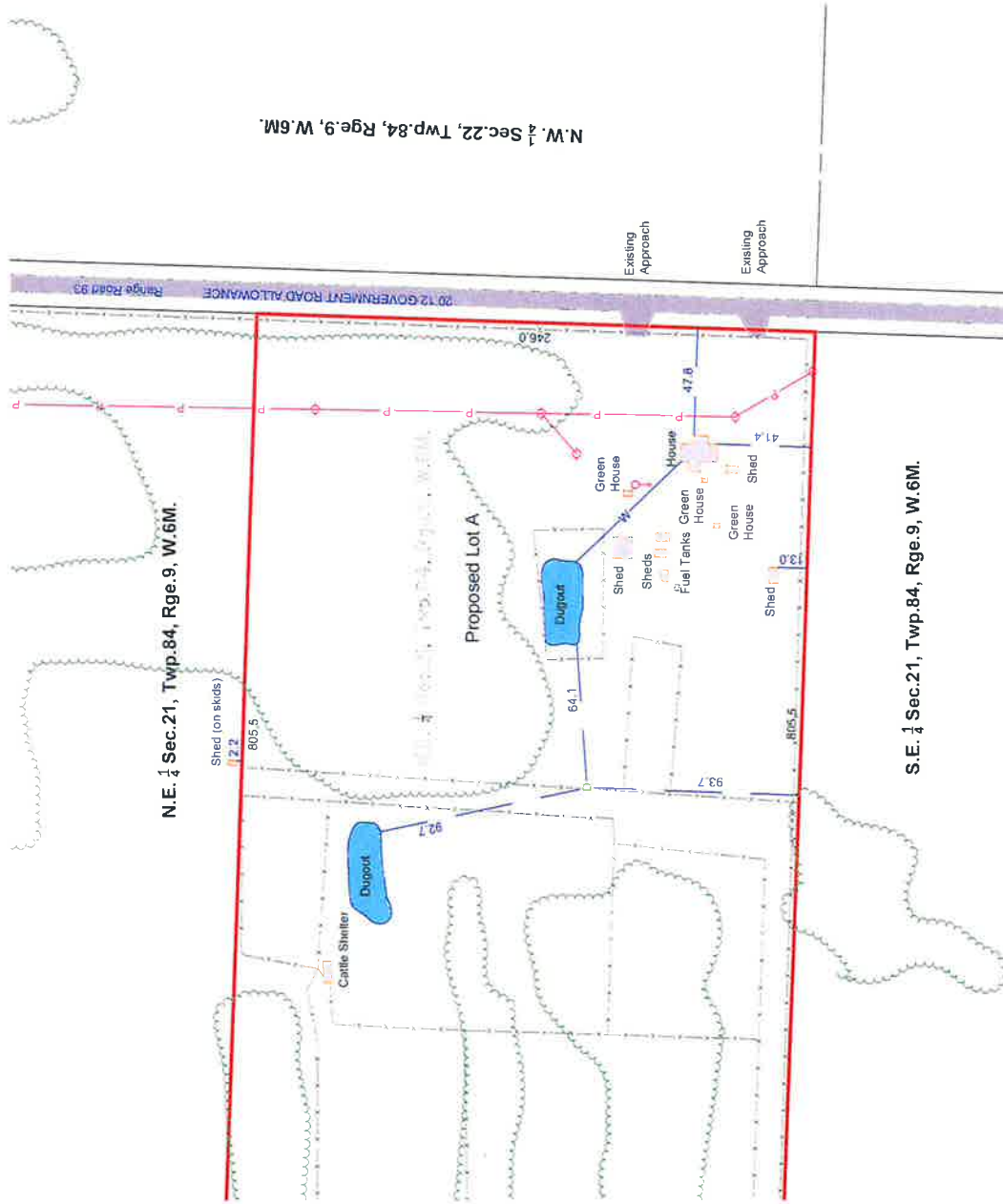
No.	Revision Type	Revised	Checked	Surveyed	Date
0	Original		JC	JC	Jun. 18, 2023
Client File No: N/A					
Job No. 230004T					
Sheet 1 of 4					
Revision					



SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.E. 1/4 Sec. 21, Twp. 84, Rge. 9, W. 6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta



SCALE 1:2000

Notes

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

**BORDERLINE
SURVEYS**

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Clairmont, Alberta T8X 5B1
Phone: (780) 538-1955
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Jason Coates, A.L.S.

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0	Original	N/A	JC	JC	Jan 18, 2023
Client File No. N/A		Job No: 230004T		Sheet	2 of 4
File No: 230004T		Job No: 230004T		Sheet	2 of 4
				Revision	0

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

N.E. 1/4 Sec.21, Twp.84, Rge.9, W.6M.
(For Farmyard Separation)

Within

Clear Hills County, Alberta



**BORDERLINE
SURVEYS**

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Job No. 230004					
Sheet 3 of 4					
Revision 0					



Photo is current Bing Imagery

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SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

N.E. $\frac{1}{4}$ Sec. 21, Twp. 84, Rge. 9, W. 6M.

(For Farmyard Separation)

Within

Clear Hills County, Alberta



Photo is current Bing Imagery



SCALE 1:2000

BORDERLINE
SURVEYS

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Sheet 4 of 4						
Revision 0						

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY:	<u>Clear Hills County</u>	DATE RECEIVED:	<u>June 15, 2023</u>
FILE:	<u>23MK017</u>	DEEMED COMPLETE ON:	<u>June 15, 2023</u>
LEGAL:	<u>NE.21.84.9.W6M</u>	EXPIRY DATE:	<u>August 14, 2023</u>
APPLICANT/AGENT:	<u>Borderline Surveys Ltd</u>		

PROPOSAL: The proposal is to subdivide 19.8 acres from an unsubdivided quarter section to accommodate a farmstead separation.

ACREAGE IN TITLE: 160

RESERVE REQUIREMENT: N/A

PROXIMITY TO URBAN MUNIC: Approximately 9.81km southeast of Cleardale.

PREVIOUS APPLICATIONS: N/A

SITE CHARACTERISTICS

C.L.I.: 50%5w 50%2c

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, sheds, green houses and 2 dugouts. The remainder of the proposed lot is partly treed and partly grassed. The balance of the quarter section contains a dwelling and several sheds located north of the proposed lot. The parcel is not subject to any registered instruments or utility rights of way.

ROAD ACCESS: There are two existing approaches to the east of the proposed lot via Range Road 93. The balance of the quarter section has an existing approach to the east from Range Road 93.

SERVICING: The proposed lot is being serviced with an existing open discharge septic system for onsite sewage disposal (however this was burned during the wildfires and will subsequently be rebuilt), and two dugouts for water supply. The discharge point of the septic system is required to be rebuilt within the lot to comply with current regulations.

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)& (c)). The proposed parcel size of 19.8 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 near the southern boundary, which may either remain or required to be relocated at the discretion of the Development Authority (see section 10.4 (d)(i)).

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).

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 11, 2023
Originated By:	Shelby Janzen
Title:	DEVELOPMENT PERMIT APPLICATION – NICK & KIMBERLY SIZER
File:	61-02-02

DESCRIPTION:

Development Permit Application W26-23 was received from Nick and Kimberly Sizer to set up a new ATB bank in Worsley (Plan 1444KS Block 4 Lot 3).

BACKGROUND:

- Zoning: Hamlet General
- The landowner has signed letter instead of the location on the application and is included in the application package.
- Nick and Kimberly decided not to move forward with the previous location and instead relocate the office building onto lot 3.

ATTACHMENTS:

1. Development Permit Application
2. Ariel of Lot

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 W26-23, received from Nick & Kimberly Sizer to set up a new ATB bank on Plan 1444KS Block 4 Lot 3, 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, 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.

Initials show support - Reviewed by: Development Officer:

Manager:





Fax: 780-685-3960

Email: info@clearhillscounty.ab.ca

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	X126-23		
DATE RECEIVED:	July 5/23		
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 Nick & Kimberly Sizer.					NAME OF REGISTERED LAND OWNER David Dnelder.				
ADDRESS Box 54. Worsley AB.					ADDRESS Box 165 Cleardale AB.				
POSTAL CODE T0H 3W0		EMAIL kimberly.sizer@gmail.com			POSTAL CODE T0H 2Y0		EMAIL daviddnelder@me.com		
CONTACT NUMBERS Home 780 835 0448					CONTACT NUMBERS Home 780-772-9474				
Business					Business				
Cell					Cell				
LAND INFORMATION									
Legal description of proposed development site									
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT	
						1444K5	4	3	
Size of the proposed development site:									
LENGTH 120		m ft		WIDTH 80		m ft		NUMBER OF HECTARES —	OR ACRES —
Lot type: <u>INTERIOR</u> CORNER THROUGH						LAND USE DISTRICT:			
Describe the existing use of the land: Bare lot.									

DEVELOPMENT INFORMATION

Describe the proposed use of the land:

Setup ATB Workshop

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
	ft		ft		ft		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 July 14	COMPLETION DATE Aug 1	CONSTRUCTION COSTS \$40,000.00
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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:

SIGNATURE OF APPLICANT:

DATE:

SIGNATURE OF REGISTERED LAND OWNER:

July 5, 2023

Clear Hills County

Box 240

Worsley, AB

T0H 3W0

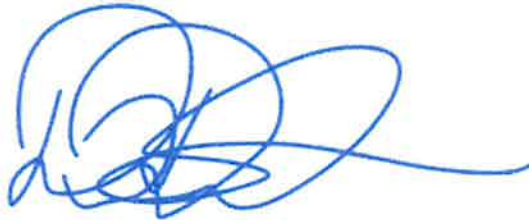
Dear Sirs:

RE: Lot 3, Block 4, Plan 1444KS

457 Jubilee Street, Worsley AB T0H 3W0

I confirm I am granting the proposed buyers, Nick and Kimberly sizer the authority to take a development permit out on the intended lot with no development to occur before the closing date.

Yours truly,

A handwritten signature in blue ink, consisting of a large, stylized 'D' followed by a horizontal line extending to the right.

**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

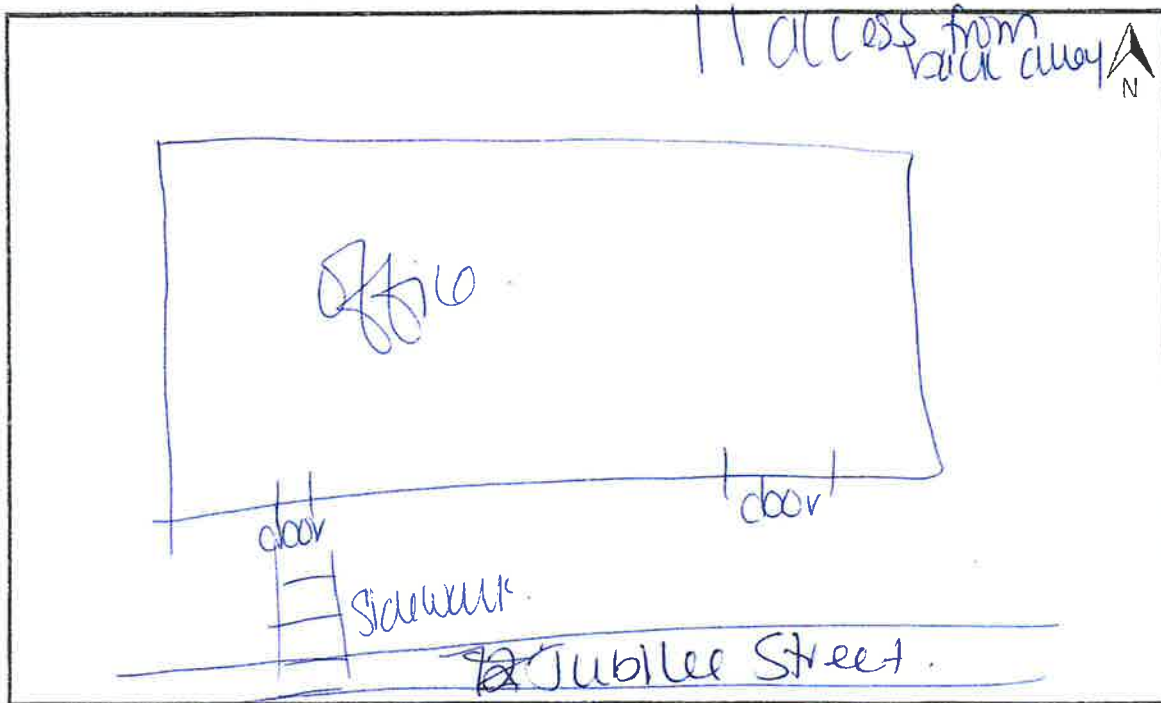
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: Plan 1444KS, Lot 3, Block 4.

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

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
		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) OR A LICENSED PERMITTING AGENCY.

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Plan 1444KS Block 4 Lot 3

