

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
September 26, 2023

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, September 26, 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 September 26, 2023..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of September 12, 2023..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL- T & C Morin..... 4*
 - B. SUBDIVISION REFERRAL- J & A Bergen..... 13*
- 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, SEPTEMBER 12, 2023**

PRESENT

David Janzen	Member
Danae Walmsley	Chairperson
Jason Ruecker	Member

ABSENT

Abram Giesbrecht	Deputy Chairperson
Nathan Stevenson	Member

ATTENDING

Bonnie Morgan	Executive Assistant (EA)
Lori Jobson	Corporate Services Manager (CSM)

CALL TO ORDER

Chair Walmsley called the meeting to order at 9:11 a.m.

**ACCEPTANCE OF
AGENDA**

M39-23 (09-12-23)

RESOLUTION by Member Janzen to adopt the agenda governing the September 12, 2023, Municipal Planning Commission Meeting, as presented. **CARRIED.**

**APPROVAL OF
MINUTES**

Previous Regular
Meeting Minutes

M40-23 (09-12-23)

RESOLUTION by Member Ruecker to adopt the minutes of the August 15, 2023, Municipal Planning Commission Meeting, as presented. **CARRIED.**

NEW BUSINESS

Development Permit
Application
D & J Zacharias

Development Permit Application W31-23 was received from Joseph and Daniel Zacharias to construct a third dwelling and yard site on SE-10-85-9-W6.

M41-23 (09-12-23)

RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W31-23 received from Joseph and Daniel Zacharias to construct a third dwelling and yard site on SE-10-85-9-W6, subject to the following conditions:

1. Prior to start of construction, any outstanding property taxes to be paid in full on the land(s) proposed for development.
2. Minimum setbacks from the property lines:
 - a. Front yard, 40.8m (134 feet)
 - b. Side yard, 15.2m (50 feet)
 - c. Rear yard, 15.2m (50 feet)

3. Minimum spacing from existing dwellings shall be not less than 4.5 meters (15 feet). Any additions or attachments shall be regarded as part of the residence for spacing purposes.
4. Water Supply Setbacks:
 - a. Dugout
 - i. Minimum distance from dwelling 45m (150 feet) or dugout fenced for safety.
 - ii. Minimum distance from road right-of-way (front yard) 40.8m (134 feet).
 - iii. Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).
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.

ADJOURNMENT

Chair Walmsley adjourned the September 12, 2023, Municipal Planning Commission Meeting at 9:16 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 26, 2023
Originated By:	Shelby Janzen
Title:	SUBDIVISION REFERRAL – TERENCE & CYNTHIA MORIN
File:	61-02-02

DESCRIPTION:

Subdivision referral 23MK022 was received from Mackenzie Municipal Services Agency regarding the application for subdividing 10 acres (4.05 ha) from an unsubdivided quarter section (SW-13-84-6-W6M) for a country residential use.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Two existing approaches to the balance of the quarter via RGE RD 61
 - Existing approach to proposed subdivision via TWP RD 842
- Topography: mixed
- There is no existing development on the proposed lot; the land is partly treed and partly cleared. The balance of the quarter is largely cultivated, with some bush.
- The quarter is subject to one registered utility right of way caveated by North Peace Gas Co-op.
- Servicing: The proposed lot has no existing servicing. Future servicing would have to comply with provincial standards.
- 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 BY ...that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the country residential separation from Terence and Cynthia Morin on SW-13-84-6-W6M (10 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: September 7, 2023

FILE NO.: 23MK022

MUNICIPALITY: Clear Hills County

LEGAL: SW 13.84.96W6M

OWNER: Terence and Cynthia Morin

PROPOSED LAND USE: Country Residential

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

North Peace Gas Co-op

Municipality: Clear Hills County

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY

Date of Receipt for Completed Form

September 5, 2023

File No.

22MK022

Fee Submitted

\$725.00

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:

Terence and Cynthia Morin

(Full Name in Block Capitals)

Address and phone number:

Box 413, Hines Creek, AB, T0H 2A0

2. Name of agent (person authorized to act on behalf of registered owner), if any:

Borderline Surveys / Jason Coates

(Full Name in Block Capitals)

Address and phone number:

Box 43, Clairmont, AB, T8X 0T8

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:

All/part of the SW 1/4 Sec 13 TWP 84 Range 6 West of 6 Meridian

Being all/parts of Lot Block Registered Plan No C.O.T. No

Area of the above parcel of land to be subdivided 4.05 hectares 10.0 (acres)

Municipal Address if applicable N/A

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 1.5 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 Agricultural

b. Proposed use of the land Agricultural

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, cleared

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.

No services

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

I, Borderline Surveys / Jason Coates

hereby certify that

☐ I am the registered owner, or

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

and that the information given on this form is full and complete as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Address: Box 43, Clairmont, AB, T8X 0T8

Signature:

Jason Coates

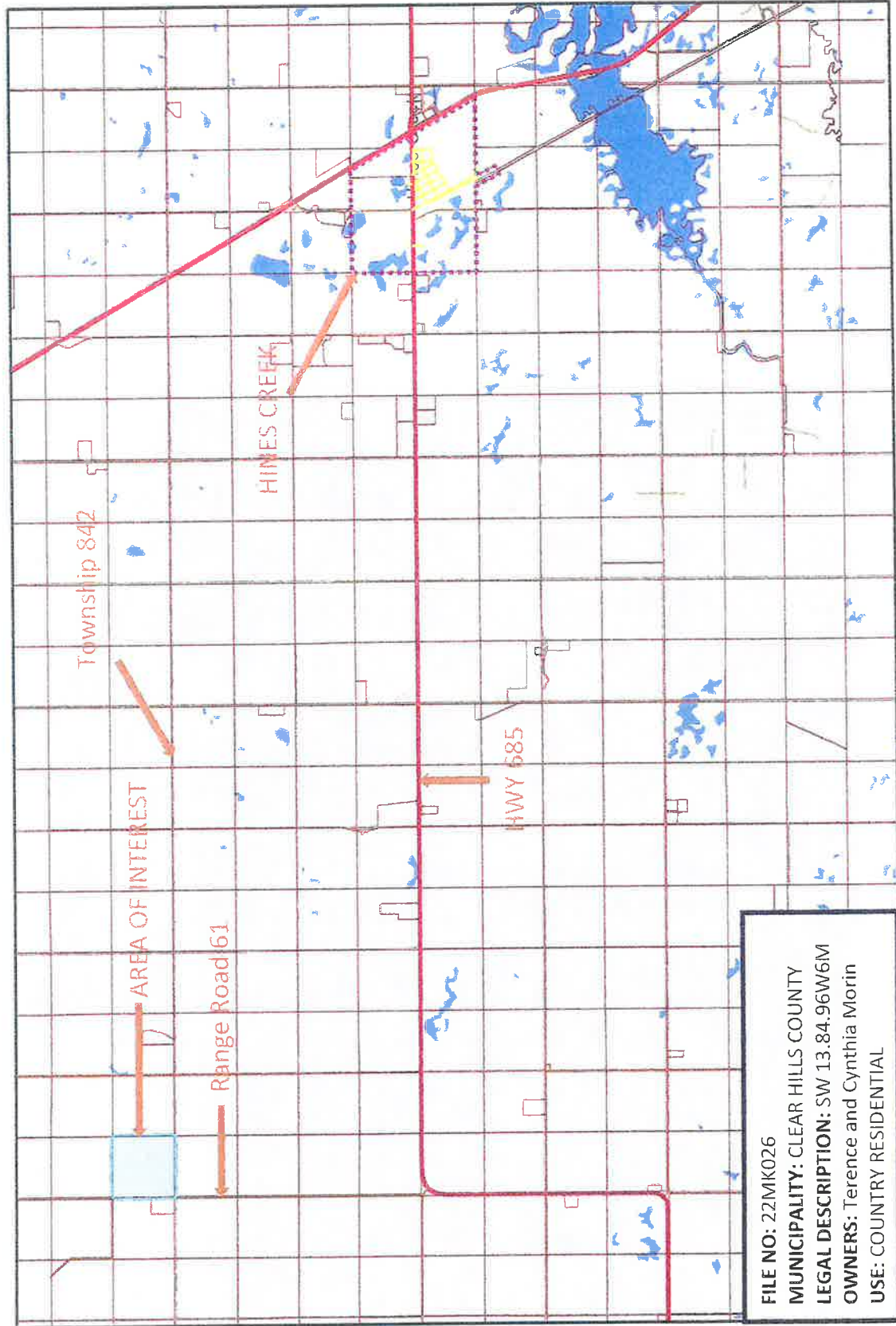
Phone No.: 780-538-1955

Date:

August 15-2023

FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE REVERSE SIDE OF THIS FORM

LOCATION MAP



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.W. 1/4 Sec.13, Twp.84, Rge.6, W.6M.
(For New Parcel)

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	Aug 1st, 2023
Client File No: N/A						
File No: 230151T						
Job No: 230151						
Sheet: 4 of 4						
Revision: 0						

Photo is current Bing Imagery



SCALE 1:2000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

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

(For New Parcel)

Within

Clear Hills County, Alberta



PREPARED BY
Jason Coates, A.L.S.

**BORDERLINE
SURVEYS**

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

Revision Table

No.	Revision	Type	Chk'd	Surveyed	Date
0	Original		JC	JC	Aug 1st, 2023
Client File No: N/A					
File No: 230151T					
Job No: 230151					
Sheet 3 of 4					
Revision 0					



Photo is current Bing Imagery



SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
S.W. 1/4 Sec. 13, Twp. 84, Rge. 6, W. 6M.
(For New Parcel)

Within
Clear Hills County, Alberta

Schedule of Area(s)

Containing 1 Lot,
Containing 4.05 Hectares (10.0 Ac.)

Registered Title Encumbrances (Affecting Entirety of Title)

822 156 431 Utility Right of Way - North Peace Gas Co-op Ltd.

Notes

- Distances are in Metres and Decimals Thereof
- No field inspection conducted

Legend

Area Affected by This Plan is Outlined Thus
Fence Shown Thus
Gas Corp Shown Thus
Overhead Power Shown Thus
Power Pole Shown Thus
Water Well/Cistern Shown Thus
Septic Tank Shown Thus
Septic Discharge Shown Thus

Land Owner(s)

Terence Michael Mann
C of T 952 076 542

Site Information

Address Not Applicable

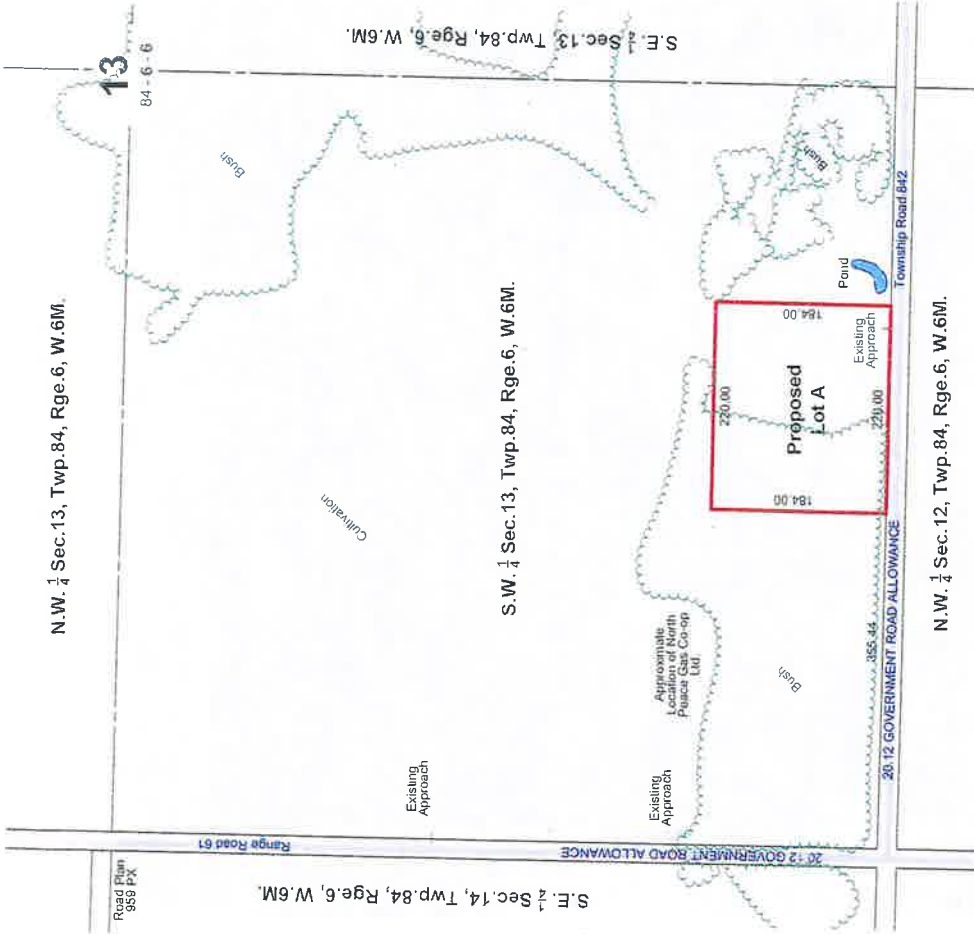
BORDERLINE SURVEYS
#103-2, 8301 99 Street
Clairmont, Alberta T8X 5B1
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com



PREPARED BY
Jason Coates, A.L.S.

Revision Table

No.	Revision Type	Drafted	Chkd	Surveyed	Date
0	Original	NM	JC	JC	Aug 18, 2023
Client File No: N/A					
File No: 230151T					
Job No: 230151					
Sheet 1 of 4					
Revision 0					



SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.W. $\frac{1}{4}$ Sec.13, Twp.84, Rge.6, W.6M.
(For New Parcel)

Within
Clear Hills County, Alberta

S.W. $\frac{1}{4}$ Sec.13, Twp.84, Rge.6, W.6M.



N.W. $\frac{1}{4}$ Sec.12, Twp.84, Rge.6, W.6M.



SCALE 1:2000



Notes

- No Existing Services
- Some buildings may have been erected and others moved since the date of this photo
- Lot is vacant, unimproved land

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

Revision Table						
No.	Revision	Type	Drawn	Chk'd	Surveyed	Date
0	Original		MM	JC	JC	Aug 1st, 2023
Client File No. N/A						
File No. 230151			Job No. 230151		Sheet	2 of 4
						Revision
						0

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY:	<u>Clear Hills County</u>	DATE RECEIVED:	<u>August 16, 2023</u>
FILE:	<u>23MK022</u>	DEEMED COMPLETE ON:	<u>September 5, 2023</u>
LEGAL:	<u>SW.13.84.6.W6M</u>	EXPIRY DATE:	<u>November 4, 2023</u>
APPLICANT/AGENT:	<u>Borderline Surveys Ltd</u>		

PROPOSAL: The proposal is to subdivide 10 acres from an unsubdivided quarter section for a county residential use.

ACREAGE IN TITLE: 159.88 acres

RESERVE REQUIREMENT: Not Required

PROXIMITY TO URBAN MUNIC: Approximately 7.30 miles northwest of Hines Creek.

PREVIOUS APPLICATIONS: N/A

SITE CHARACTERISTICS

C.L.I.: 100% 5w

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

EXISTING USE/DEVELOPMENT: There is no existing development on the proposed lot. The land is partly treed and partly cleared. The balance of the quarter section is largely cultivated, with some bushes at the southern and eastern portions. There is also an existing pond at the south, located east of the proposed subdivision on the balance. The quarter section is subject to one (1) registered instrument, being a utility right of way caveated by North Peace Gas Co-op.

ROAD ACCESS: Access to the proposed lot is gained through an existing approach via Township Road 842 to the south. The balance of the quarter section also has two existing approaches via Range Road 61 to the west.

SERVICING: The proposed lot has no existing servicing. Future servicing would have to comply with provincial standards.

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

LEGISLATION

LAND USE BYLAW: The proposed subdivision is located within the Agriculture District (AG-1). Section 10.4(3)(a) of the LUB indicates a maximum parcel size of 10 acres for country residential uses. The proposed subdivision, thus, meets the parcel size regulations. Future development would have to comply with the setbacks and other applicable requirements of the LUB.

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 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:	September 26, 2023
Originated By:	Shelby Janzen
Title:	SUBDIVISION REFERRAL – JACOB & AGANETHA BERGEN
File:	61-02-02

DESCRIPTION:

Subdivision referral 23MK026 was received from Mackenzie Municipal Services Agency regarding the application for a 12.87 acre (5.21 ha) farmstead separation, first parcel out subdivision from Jacob and Aganetha Bergen for SE-34-84-10-W6M.

BACKGROUND:

- Land transfer is currently in process from Jacob and Aganetha Bergen to Corny Giesbrecht.
- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Existing approach to the proposed lot via RGE RD 102.
 - Existing approach to the balance of the quarter also via RGE RD 102.
- Topography: Mixed
- There is a developed farmstead on the proposed lot. The balance of the quarter is cultivated.
- The parcel is subject to a utility right of way caveated by North Peace Gas Co-op.
- Servicing: The proposed lot is serviced with an existing open discharge septic system. Water is supplied by a dugout.
- Parcel Size: Proposed parcel size may be deemed appropriate for the intended use.
- Legislation: The dugout, canvas shop, and a shed do not meet the required front yard setback in the Agricultural District. The dugout is 13.7 m instead of the minimum 40.8 m. These may either be accommodated through variance or required to be relocated to comply with the front yard setback requirements.

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 conditions listed and a front yard setback variance.

RECOMMENDED ACTION:

RESOLUTION BY ...that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation, first parcel out subdivision from Jacob and Aganetha Bergen for SE-34-84-10-W6M (12.87 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: September 20, 2023

FILE NO.: 23MK026

MUNICIPALITY: Clear Hills County

LEGAL: SE.34.84.10.W6M

OWNER: Jacob and Aganetha Bergen

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

North Peace Gas Co-op

Municipality: Clear Hills County

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY Date of Receipt for Completed Form	SEPTEMBER 20, 2023	File No.	23MK026	Fee Submitted	\$725
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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: Corny Giesbrecht (Land transfer in process from Jacob Bergen) Address and phone number: Box 141, Cleardale, AB, T0H 3Y0
(Full Name in Block Capitals)
2. Name of agent (person authorized to act on behalf of registered owner), if any: Borderline Surveys Ltd/Jason Coates Address and phone number: PO Box 43, Clairmont, AB T8X 0T8 (780)538-1955
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the SE $\frac{1}{4}$ Sec. 34 TWP. 84 Range 10 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. _____
Area of the above parcel of land to be subdivided 5.21 hectares 12.87 (acres)
Municipal Address if applicable #845014 Rge. Road 102

4. LOCATION OF LAND TO BE SUBDIVIDED:
a. The land is situated in the municipality of Clear Hills County
b. Is the land situated immediately adjacent to the municipal boundary? Yes _____ No X
If "yes", the adjoining municipality is _____
c. Is the land situated within 1.6 kilometres (1.0 miles) of the right-of-way of a highway? Yes _____ No X
If "yes", the Highway is No _____ the Secondary Road is No _____
d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal?
Yes _____ No X If "yes", state its name: _____
e. Is the proposed parcel within 1.5 kilometres (0.932 miles) of a sour gas facility? Yes _____ No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
Describe:
a. Existing use of the land agriculture
b. Proposed use of the land agriculture/residential
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, bush
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 is a dugout, Served by a septic tank and discharge

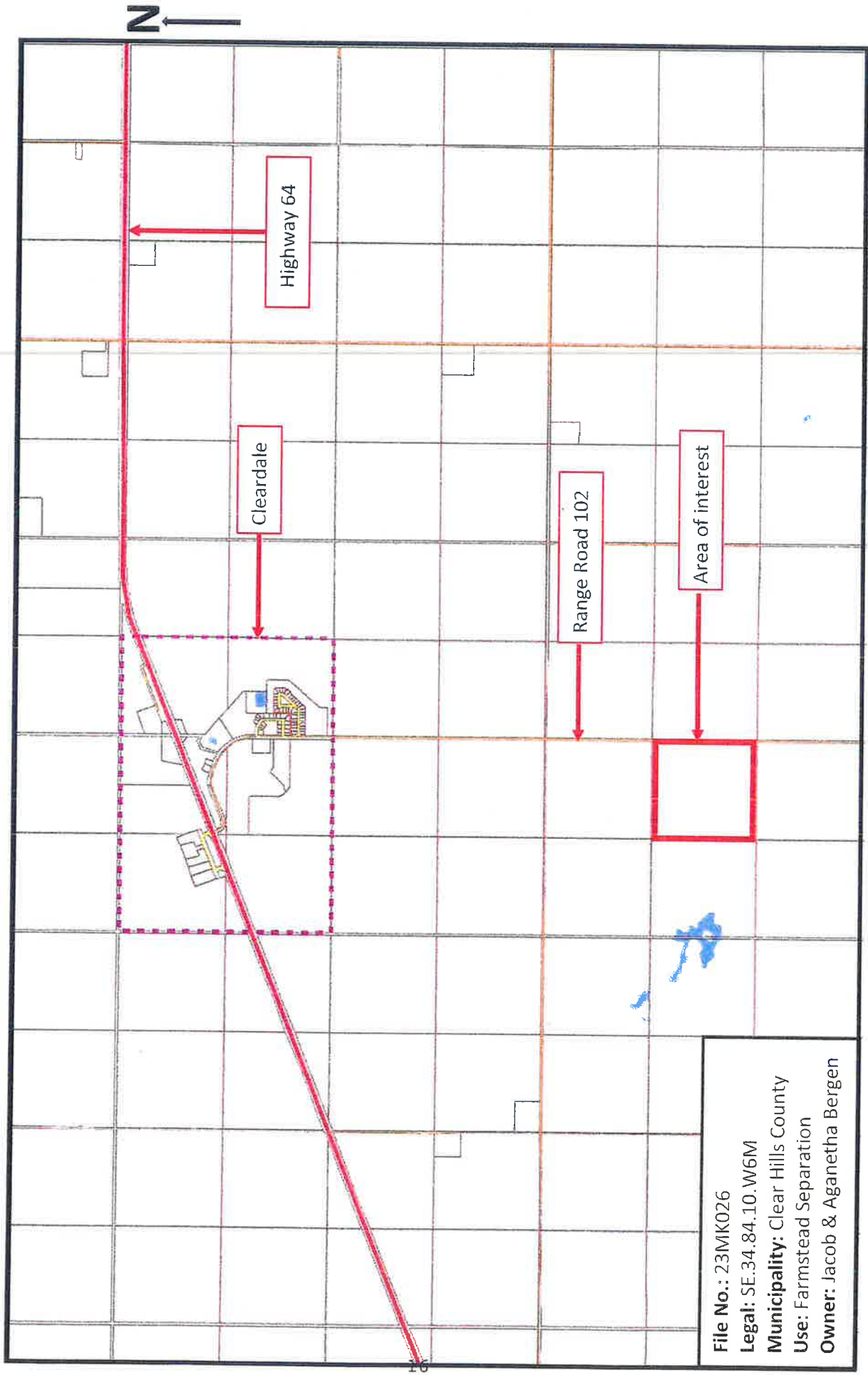
9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, Borderline Surveys Ltd/Jason Coates hereby certify that
(Full Name in Block Capitals)
☐ I am the registered owner, or
☒ I am the agent authorized to act on behalf of the registered owner

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: Sept 6-2023

LOCATION MAP



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
S.E. 1/4 Sec.34, Twp.84, Rge.10, W.6M.
(For Farmyard Separation)
Within
Clear Hills County, Alberta

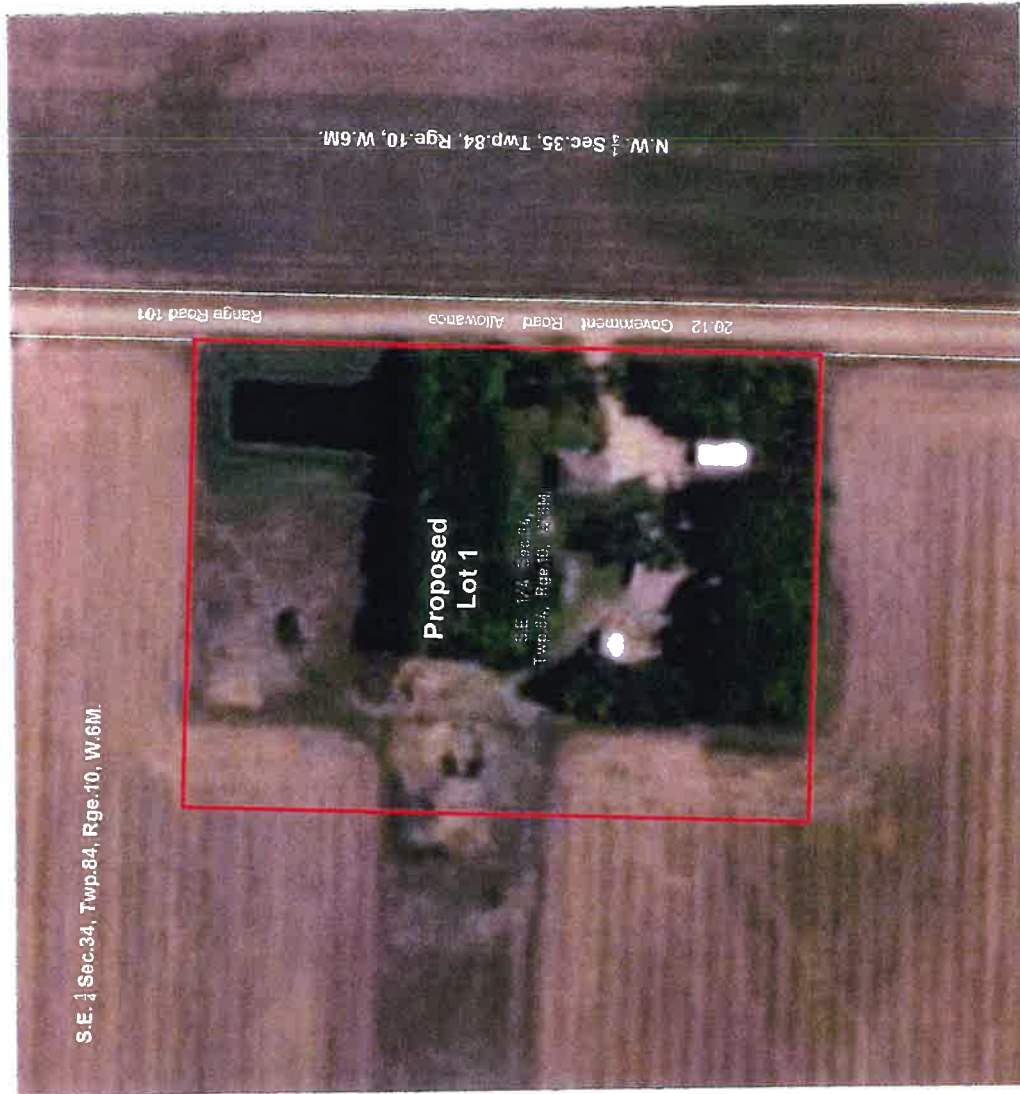


Photo is currenti AbsData image dated June 2021



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	LB	JC	JC	July 6, 2023
Client File No: N/A					
File No: 230121T			Sheet		4 of 4
			Revision		
			0		

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.E. $\frac{1}{4}$ Sec. 34, Twp. 84, Rge. 10, W. 6M.
(For Farmyard Separation)
Within

Clear Hills County, Alberta



Notes

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

**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	Chk'd	Drafted	Surveyed	Date
0	Original	J.C.	LB	J.C.	July 6, 2023
Client File No: N/A					
File No: 2301217					
Job No: 230121					
Sheet: 2 of 4					
Revision: 0					



Photo is current Aerial Data Image dated June 2021



SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.E. $\frac{1}{4}$ Sec.34, Twp.84, Rge.10, W.6M.

(For Farmyard Separation)

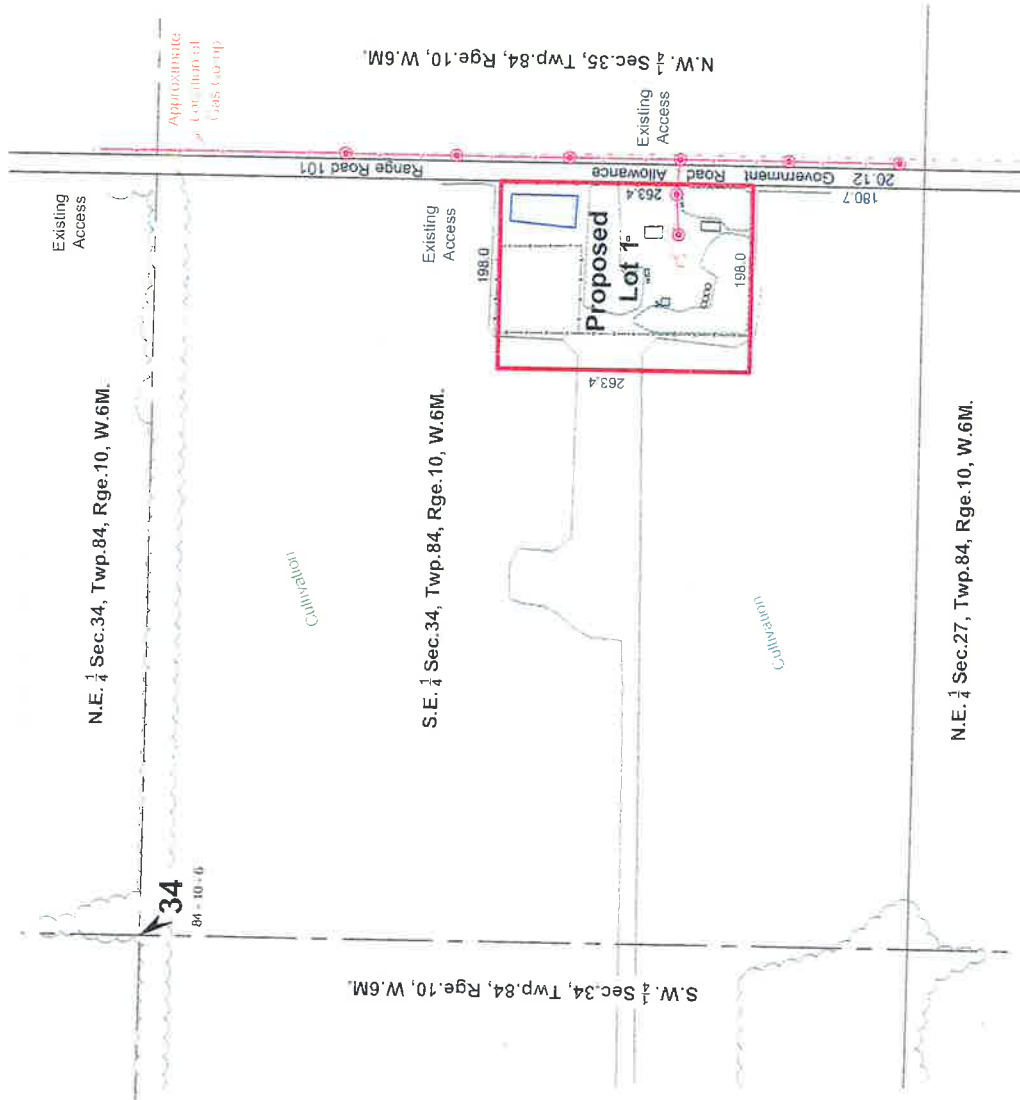
Within

Clear Hills County, Alberta

N.E. $\frac{1}{4}$ Sec.34, Twp.84, Rge.10, W.6M.

S.E. $\frac{1}{4}$ Sec.34, Twp.84, Rge.10, W.6M.

N.E. $\frac{1}{4}$ Sec.27, Twp.84, Rge.10, W.6M.



SCALE 1:5000

Schedule of Areas(s)

Contains 1 Lot
Containing 5.21 ha (12.87 ac)

Registered Title Encumbrances (Affecting Extent of Title)

522 130 489 - UTILITY RIGHT OF WAY GRANTEE - NORTH PEACE GAS CO-OP LTD

Notes

- Distances are in Metres and Decimals Thereof
- Plan measurements based from a field inspection conducted on June 29, 2023

Legend

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

Land Owner(s)

Jacob Bergen
Aganetha Bergen
C. of 1 072 626 393 +1
Land Transfer Pending to
Corny Giesbrecht

Site Information

Address 8845014 Rge Road 102

**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	Chk'd	Surveyed	Date
0	Original	J.C.	J.C.	July 6, 2023
Client File No. N/A				
File No. 230121T				
Job No. 230121				
Sheet 1 of 4				
Revision 0				

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.E. $\frac{1}{4}$ Sec. 34, Twp. 84, Rge. 10, W. 6M.

(For Farmyard Separation)

Within

Clear Hills County, Alberta



BORDERLINE

SURVEYS

#103-2, 8301 99 Street
 Clairmont, Alberta T6X 5B1
 Phone: (780) 538-1955
 E-mail: jwc.surveyor@gmail.com

ALBERTA LAND SURVEYORS' ASSOCIATION

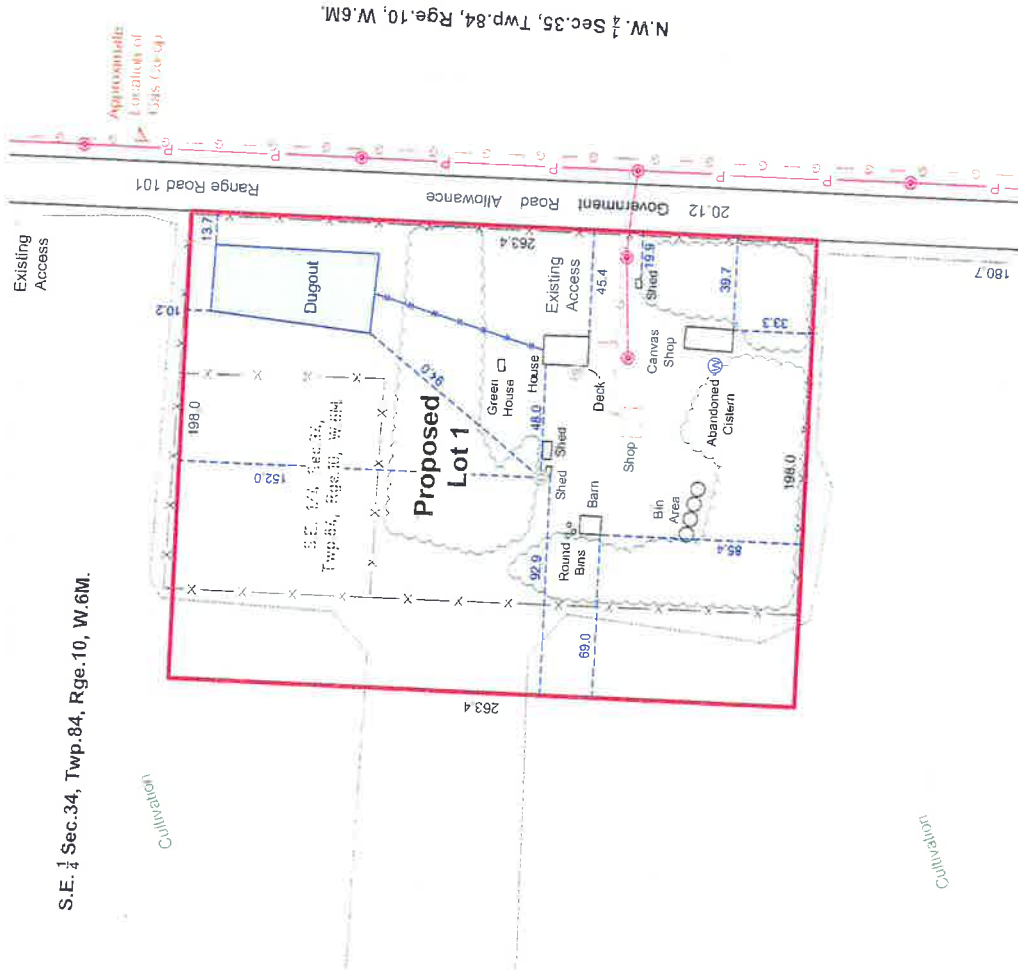
P 298

BORDERLINE SURVEYS LTD.

PREPARED BY

Jason Coates, A.L.S.

Revision Table			
No.	Revision Type	Drafted	Surveyed
0	Original	LB	JC
Client File No. N/A		Date	
File No. 230121T		Job No. 230121	
		Sheet 3 of 4	
		Revision 0	



SCALE 1:2000

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY:	Clear Hills County	DATE RECEIVED:	September 7, 2023
FILE:	23MK026	DEEMED COMPLETE ON:	September 20, 2023
LEGAL:	SE.34.84.10.W6M	EXPIRY DATE:	November 19, 2023
APPLICANT/AGENT:	Borderline Surveys Ltd		

PROPOSAL: The proposal is to subdivide 12.87 acres from an unsubdivided quarter section to accommodate a farmstead separation.

ACREAGE IN TITLE: 160

RESERVE REQUIREMENT: N/A

PROXIMITY TO URBAN MUNIC: Approximately 1.50 miles south of Cleardale.

PREVIOUS APPLICATIONS: N/A

SITE CHARACTERISTICS

C.L.I.: 95% 4s5w, 5% 7t6t

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, barn, bins, shops, green house and dugout, with associated servicing. The remainder of the proposed lot is partly treed and partly bushy. The balance of the quarter section is cultivated. The parcel is subject to a utility right of way caveated by North Peace Gas Co-op.

ROAD ACCESS: There is an existing approach to the east of the proposed lot via Range Road 102. The balance of the quarter section also has an existing approach via Range Road 102 to the east, north of the proposed lot.

SERVICING: The proposed lot is serviced with an existing open discharge septic system for onsite sewage treatment and disposal, which meets current regulations, and the dugout for water supply.

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

LEGISLATION

LAND USE BYLAW: The proposed subdivision is located within the Agriculture District (AG-1). The Land Use Bylaw indicates a minimum parcel size of 3 acres and a maximum 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 (3)(a)(i)). The proposed parcel size of 12.87 acres may be allowed, considering the nature of the developments onsite. Majority of the existing developments on the lot meet the setback requirements of the Land Use Bylaw, except the dugout, canvas shop and shed at the front, which do not meet the required front yard setback in the Agriculture District (AG-1). These may either be accommodated through variance or required to be relocated to comply with the front yard setback requirements, at the discretion of the Development Authority.

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).

