

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
April 23, 2024

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, April 23, 2024, at 9:00 a.m. in the Council Chambers, 313 Alberta Avenue, Worsley Alberta.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. *REGULAR MEETING of April 23, 2024* 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. *REGULAR MEETING of April 9, 2024* 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. *SUBDIVISION REFERRAL- Froese & Janzen*..... 5
 - B. *SUBDIVISION REFERRAL – J & M Fehr* 14
- 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, APRIL 9, 2024**

PRESENT

Abram Giesbrecht	Chairperson
Susan Hansen	Member
David Janzen	Member
Jason Ruecker	Member

ABSENT

Danae Walmsley	Deputy Chairperson
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ATTENDING

Allan Rowe	Chief Administrative Officer (CAO)
Bonnie Morgan	Executive Assistant (EA)
Shelby Janzen	Corporate Services Clerk (CSC)

CALL TO ORDER

Chair Giesbrecht called the meeting to order at 9:00 a.m.

**ACCEPTANCE OF
AGENDA**

M11-24 (04-09-24)

RESOLUTION by Member Ruecker to adopt the agenda governing the April 9, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular Meeting Minutes

M12-24 (04-09-24)

RESOLUTION by Member Janzen to adopt the minutes of the February 27, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Development Permit Application
Mighty Peace Drilling

Development Permit Application W04-24 was received from Mighty Peace Drilling Inc to run a commercial business on Plan 2322060 Block 1 Lot 2. Included will be a shop building that will aid in the maintenance of equipment.

M13-24 (04-09-24)

RESOLUTION by Member Janzen that the Municipal Planning Commission approves Development Permit Application W04-24 from Mighty Peace Drilling Inc. to construct a shop and run a commercial business on Lot 2 Block 1 Plan 2322060, subject to the following conditions:

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. Prior to construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
3. Minimum setbacks from property lines:
 - a. Front yard, 40.8 m (134 ft)
 - b. Side yard, 15.2 m (50 ft)
 - c. Rear yard, 15.2 m (50 ft)
4. Water supply setbacks:
 - a. Cistern
 - i. Minimum distance from road right-of-way (front yard) 40.8 m (134 ft)
 - ii. Minimum distance from other property lines (side and rear yards) 15.24 m (50 ft)
5. Sewage setbacks:
 - a. Septic tank
 - i. Minimum distance from dwelling 1 m (3.25 ft)
 - b. Effluent discharge
 - i. Minimum distance from property line 91.4 m (300 ft)
 - ii. Minimum distance from dwelling 45.72 m (150 ft)
 - iii. Minimum distance from a water source 45.72 m (150 ft)
6. All sewage disposal systems 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 and code standards as set by Human Resources and Alberta Safety Codes Council.
8. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to. **CARRIED.**

Development Permit
Application
Worsley Chamber
Of Commerce

Development Permit Application W05-24 was received from the Worsley Chamber of Commerce to construct a 13x13 ft grainery gazebo on Lot P Plan 802KS, which is owned by the County.

Member Hansen entered the meeting at 9:10 a.m.

M14-24 (04-09-24)

RESOLUTION by Member Ruecker that the Municipal Planning Commission approves Development Permit Application W05-24 from the Worsley Chamber of Commerce to construct a 13x13 ft grainery gazebo on Lot P Plan 802KS, subject to the following conditions:

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. Minimum setbacks from property lines:
 - a. Front yard, 7.6 m (25 ft)
 - b. Side yard (interior), 1.5 m (5 ft)

- c. Side yard (exterior-corner lots), 3 m (10 ft)
- d. Rear yard, 3 m (10 ft)
- 3. Before development can proceed, approval from Council must be obtained and the Worsley Chamber of Commerce must enter into a maintenance agreement with Council. **CARRIED.**

ADJOURNMENT

Chair Giesbrecht adjourned the April 9, 2024, 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:	April 23, 2024
Originated By:	Shelby Janzen, Corporate Services Clerk
Title:	SUBDIVISION REFERRAL – SIMON FROESE AND GERHARD & EVA JANZEN
File:	61-02-02

DESCRIPTION:

Subdivision referral 24MK009 was received from Mackenzie Municipal Services Agency regarding the new application for subdividing 9.76 acres (3.95 ha) from two unsubdivided quarter sections (NW & SW-20-85-8-W6M) as a farmstead separation.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - Existing approached to both balances via RGE RD 85 and TWP RD 854
 - Existing approach to proposed subdivision via RGE RD 85
- Topography: Flat
- The proposed lot has a developed farmstead comprised of an abandoned house, sheds, granaries, cabin skids, and other outbuildings. The SW quarter is largely cultivated, and the NW quarter contains a farmstead at the northwest corner.
- The NW quarter is subject to one registered utility right of way caveated by North Peace Gas Co-op and the SW quarter is not subject to any instrument.
- Servicing: The proposed lot is serviced with a dugout for water supply and a privy (outhouse) for sewage disposal, and both meet the current setback requirements.
- 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 from Simon Froese and Gerhard & Eva Janzen on NW & SW-20-85-8-W6M (9.76 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: April 09, 2024
FILE NO.: 24MK009

MUNICIPALITY: Clear Hills County
 Simon and Susie Froese - SW.20.85.8.W6M
OWNERS: Gerhard and Eva Janzen - NW.20.85.8.W6M
PROPOSED LAND USE: Farmstead Separation
DEVELOPER/AGENT/SURVEYOR: Borderline Surveys Ltd.

LEGAL: SW.20.85.8.W6M &
NW.20.85.8.W6M

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: William Badu
Telus: Grande Prairie
ATCO Electric: Attn. Rita Klasson, Land Administration, Edmonton
ATCO Pipeline: HP.Circulations.com
Gas Co-op: North Peace Gas Co-op Ltd.
Alberta Transportation and Economic Corridors: Peace Region
Municipality: Clear Hills County

PLANNING TODAY FOR YOUR COMMUNITY'S TOMORROW

FORM 1
APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY
Date of Receipt for Completed Form: April 4, 2024 File No.: 24MK009 Fee Submitted: \$725

THIS FORM IS TO BE COMPLETED IN FULL WHEREEVER 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: Simon Froese and Susie Froese (Deceased), Gerhard and Eva Janzen Address and phone number: Box 518, La Crete, AB, T0H 2H0

2. Name of agent (person authorized to act on behalf of registered owner), if any: Borderline Surveys Ltd / Jason Coates Address and phone number: Box 43, Clairmont, AB, T8X 0T8

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the W1/2 1/4 Sec 20 TWP 85 Range 8 West of 6 Meridian
Being all/parts of Lot _____ Block _____ Registered Plan No. _____ C.O.T. No. 102 141 898 and 202 142 901
Area of the above parcel of land to be subdivided 3.95 hectares 9.76 (acres).
Municipal Address if applicable 853039 RRD 85

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 _____

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
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) Trees,
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

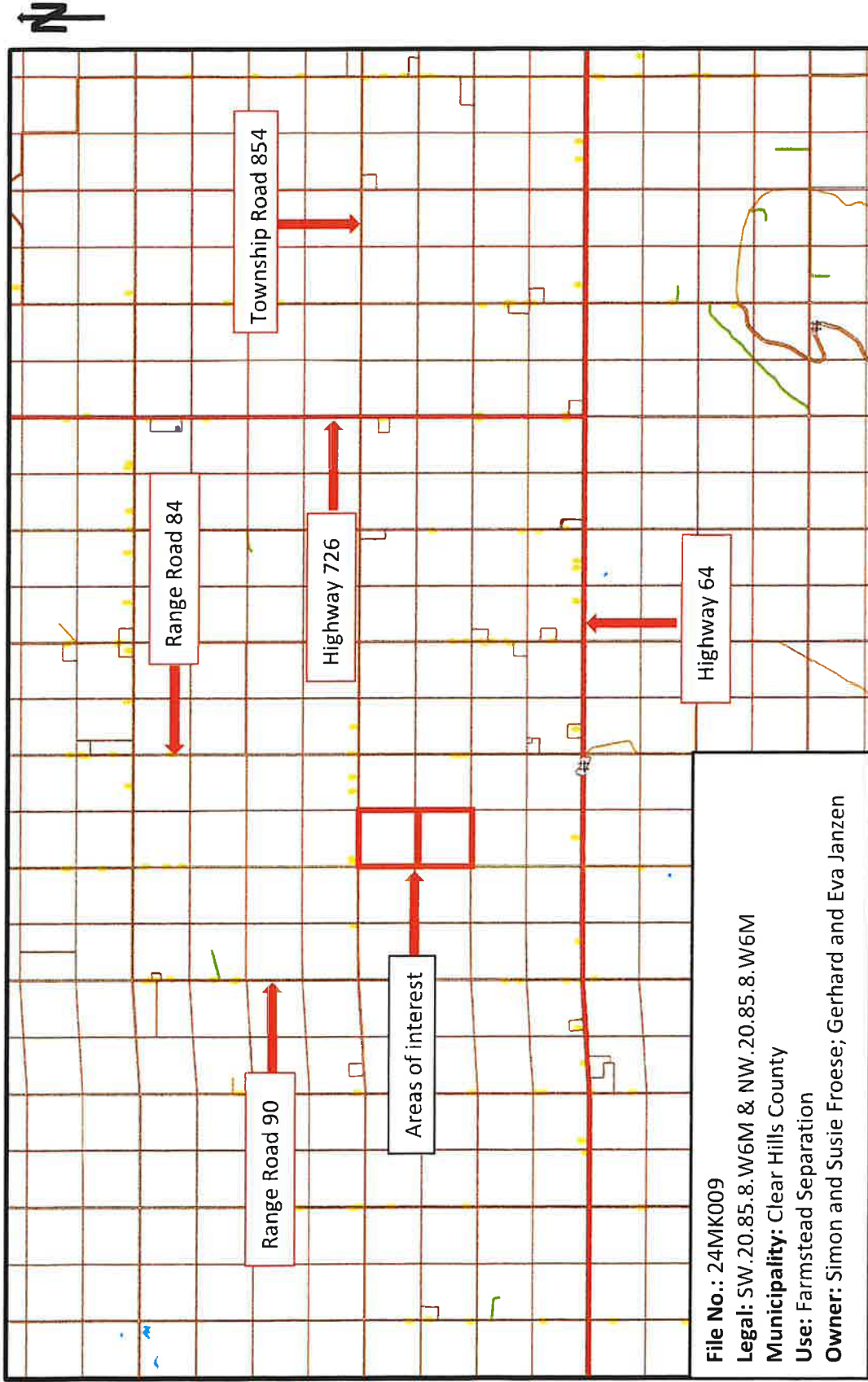
8. WATER AND SEWER SERVICES
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.
Cabin site is not serviced by water or septic system. Outhouse and water is bucket from dugout

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, Borderline Surveys Ltd / 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 Signature: Jason Coates
Phone No.: 780-538-1955 Date: March 13-2024

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

LOCATION MAP



File No.: 24MK009
Legal: SW.20.85.8.W6M & NW.20.85.8.W6M
Municipality: Clear Hills County
Use: Farmstead Separation
Owner: Simon and Susie Froese; Gerhard and Eva Janzen

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
W. 1/2 Sec.20, Twp.85, Rge.8, W.6M.
 (For Yardsite Separation)
 Within
 Clear Hills County, Alberta

Schedule of Areas

Contains 1 Lot
 Containing 3.95 ha (9.76 ac.)

922 115 95D URW North Peace Gas Co-op (NW 20)

Notes

- Distances are in Metres and Decimals Thereof.
- Plan measurements based from a field inspection conducted on February 14, 2024

Legend

- Area Affected by This Plan is Outlined Thus
- Roads Shown Thus
- Overhead Power Shown Thus
- Fence Shown Thus
- Gate Post Shown Thus
- Power Pole & Anchor Shown Thus
- Water Well/Cistern Shown Thus
- Septic Tank Shown Thus
- Septic Discharge Shown Thus
- Well Center Shown Thus

Land Owner(s)

Simon Fresse
 Susie Fresse (Deceased)
 C. of T. 102 141 889 (SW 20)

Site Information

Address: 853039 RRD 85



#103-2, 8901 98 Street
 Clairmont, Alberta T8X 5B1
 Phone: (780) 538-1955
 E-mail: jwc.surveyor@gmail.com

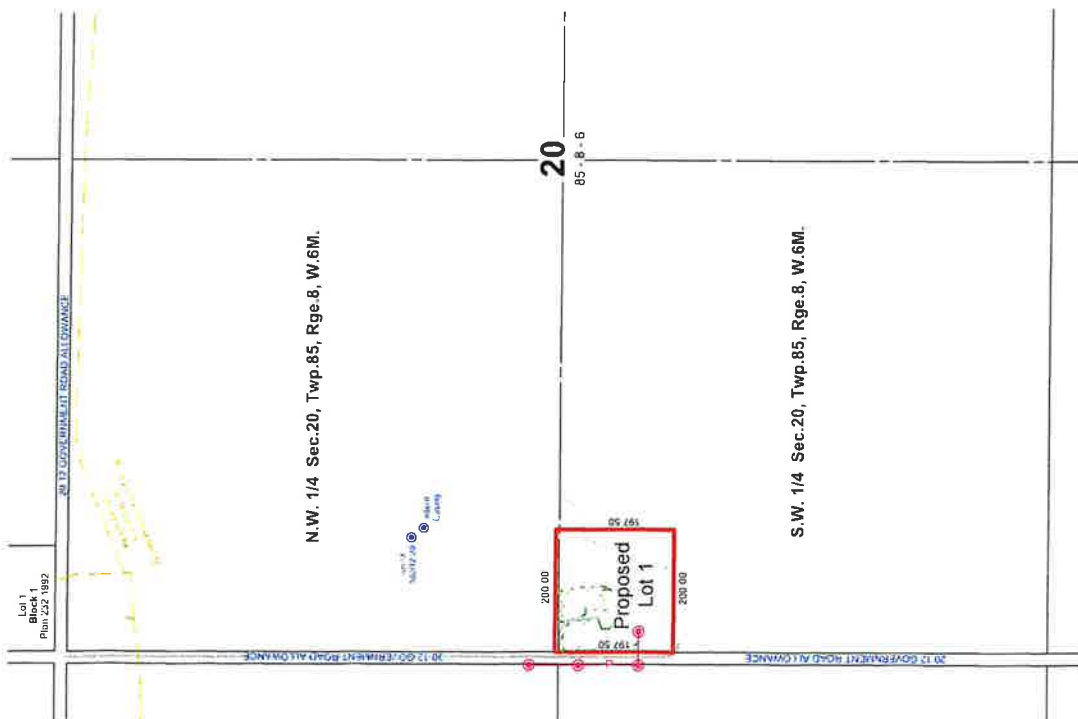


PREPARED BY
 Jason Coates, A.L.S.

LAND DESCRIPTION	AREA REQUIRED IN LOT 1, BLOCK 1
S.W. 1/4 Sec.20, Twp.85, Rge.8, W.6M. (C of T 102 141 889)	3.83 ha
N.W. 1/4 Sec.20, Twp.85, Rge.8, W.6M. (C of T 202 142 901)	0.12 ha
Total	3.95 ha

No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	KLM	JC	JC	Feb. 26, 2024

Client File No: N/A
 File No: 240024T
 Job No: 240024
 Sheet: 1 of 4



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
 W. 1/2 Sec.20, Twp.85, Rge.8, W.6M.
 (For Yardsite Separation)
 Within
 Clear Hills County, Alberta



N.W. 1/4 Sec.20, Twp.85, Rge.8, W.6M.

S.W. 1/4 Sec.20, Twp.85, Rge.8, W.6M.



Notes

- The cabin is not serviced by water or septic system.
- Some buildings may have been erected and others moved since the date of this photo.
- The site is served by an outhouse and water is hauled by bucket from the dugout.

BORDERLINE SURVEYS

#103-2, 8301 99 Street
 Clairmont, Alberta T8X 5S1
 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	KLM	JC	JC	Feb. 26, 2024
Client File No: N/A					
File No: 240024T					
Job No: 240024					
Sheet: 2 of 4					Revision: 0



SCALE 1:2000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
 W. 1/2 Sec.20, Twp.85, Rge.8, W.6M.
 (For Yardsite Separation)
 Within
 Clear Hills County, Alberta



Photo is Bing Imagery dated April 13, 2010 to Sept. 21, 2016



SCALE 1:10,000



PREPARED BY
 Jason Coates, A.L.S.

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

Revision Table

No.	Revision Type	Drafted	Chkd	Surveyed	Date
0	Original	KLM	JC	JC	Feb 26, 2024
Client File No. N/A		Job No. 240024T		Sheet: 3 of 4	
File No. 240024T		Revision		0	

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
 W. 1/2 Sec.20, Twp.85, Rge.8, W.6M.
 (For Yardsite Separation)
 Within
 Clear Hills County, Alberta



Photo is Bing Imagery dated April 13, 2010 to Sept. 21, 2016



SCALE 1:2000



PREPARED BY
 Jason Coales, 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	Drafted	Chk'd	Surveyed	Date
0	Original	KLM	JC	JC	Feb. 26, 2024
Client File No: N/A					
File No: 240024T					
Job No: 240024					Sheet: 4 of 4
					Revision: 0

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY: Clear Hills County DATE RECEIVED: March 14, 2024
FILE: 24MK009 DEEMED COMPLETE ON: April 4, 2024
LEGAL: SW.20.85.8.W6M & NW.20.85.8.W6M EXPIRY DATE: June 3, 2024
APPLICANT/AGENT: Borderline Surveys Ltd

PROPOSAL: The proposal is to subdivide 9.76 acres from two unsubdivided quarter sections to accommodate a farmstead separation.

ACREAGE IN TITLE: SW.20.85.8.W6M = 160 acres; NW.20.85.8.W6M = 160 acres

RESERVE REQUIREMENT: N/A

PROXIMITY TO URBAN MUNIC: Approximately 8.31 miles southwest of Worsley

PREVIOUS APPLICATIONS: N/A

SITE CHARACTERISTICS

C.L.I.: 60% 4s5w, 40% 0

TOPOGRAPHY: The existing topography is described as flat.

EXISTING USE/DEVELOPMENT: Majority of the proposed subdivision is located within SW.20.85.8.W6M, with a minor portion proposed to be added from NW.20.85.8.W6M. There is a developed farmstead on the proposed lot, comprised of an abandoned house, cabin skids, granaries and several outbuildings, with associated servicing. The remainder of the lot is covered by trees and fields. The balance of SW.20.85.8.W6M is largely cultivated, while the balance of NW.20.85.8.W6M also contains a farmstead at the northwest corner, with the remainder of the parcel largely cultivated. NW.20.85.8.W6M is subject to a utility right of way, caveated by North Peace Gas Co-op Ltd, while SW.20.85.8.W6M is not subject to any instrument.

ROAD ACCESS: There is an existing approach to the proposed lot via Range Road 85 to the west. There is another existing approach to the balance of SW.20.85.8.W6M via Range Road 85 to the west. Access to NW.20.85.8.W6M is gained via an existing approach linked to Township Road 854 to the north.

SERVICING: The proposed lot is serviced with a dugout for water supply and a privy (outhouse) for sewage disposal, both of which meet current setback requirements.

PARCEL SIZE: The proposed parcel size of 9.76 acres may be deemed appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: The proposed subdivision is located within the Agriculture District-1 (AG-1). The Land Use Bylaw indicates a minimum parcel size of 3 acres and a maximum of 10 acres for farmstead separation. The proposed parcel size of 9.76 acres, therefore, meets the parcel size requirements of the Land Use Bylaw. Some of the existing developments on the lot meet the setback requirements of the Land Use Bylaw, while others do not. Those developments that do not meet the setback requirements include the shed and potentially the cabin skids at the front in relation to the road right of way setback of 40.8m, as well as the granaries and corral, which do not meet the interior side yard setback of 15.2m. However, the Development Authority has discretion over the interior side yard setback, which may be applied to accommodate those structures (see section 9.3(3)(3)(d)(ii)) or required to be relocated to meet the required setback. The front yard setback deficiencies may also be accommodated through variance, pursuant to section 2.4 of the Land Use Bylaw, or required to be remedied.

MUNICIPAL DEVELOPMENT PLAN: May be allowed.

INTER MUNICIPAL DEV. PLAN: N/A

MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION: Section 7(6)(c) and (d) apply. Application will be referred to Alberta Transportation and Economic Corridors, and the appropriate utility companies, for comments.

MUNICIPAL GOVERNMENT ACT: No conflicts.

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 23, 2024
Originated By:	Shelby Janzen, Corporate Services Clerk
Title:	SUBDIVISION REFERRAL – JACOB & MARTHA FEHR
File:	61-02-02

DESCRIPTION:

Subdivision referral 24MK011 was received from Mackenzie Municipal Services Agency regarding the new application for subdividing 8.05 acres (3.26 ha) from an unsubdivided quarter section (NW -24-85-9-W6M) as a farmstead separation.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - No access to the balance of the quarter-will have to apply for a field approach.
 - Existing approach to proposed subdivision via RGE RD 91
- Topography: Flat
- The proposed lot has a developed farmstead comprised of a house, sheds, granary, and dugout. The balance of the quarter is fully cultivated.
- The balance is subject to several registered instruments, including a utility right of way and erosion control easements.
- Servicing: The proposed lot is serviced with a dugout for water supply and a lagoon for sewage disposal, and neither meet the appropriate current setback regulations.
- 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 conditions listed and a setback variance for the dugout.

RECOMMENDED ACTION:

RESOLUTION BY ...that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve the farmstead separation, with the dugout setback variance, from Jacob & Martha Fehr on NW-24-85-9-W6M (8.05 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.
3. Applicants must apply to the Province of Alberta for a sewage lagoon variance or remedy the requirement by moving the lagoon to the satisfaction of the proper authorities.

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: April 17, 2024
FILE NO.: 24MK011

MUNICIPALITY: Clear Hills County

LEGAL: NW.24.85.9.W6M

OWNER: Jacob & Martha Fehr

PROPOSED LAND USE: Farmstead Separation

DEVELOPER/AGENT/SURVEYOR: Beirsto & Associates

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: William Badu
Telus: Peace River Region
ATCO Electric: Attn. Rita Klasson, Land Administration, Edmonton
ATCO Pipeline: HP.Circulations.com
Gas Co-op: North East Gas Co-op Ltd.
Municipality: Clear Hills County

FORM 1
 APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY Date of Receipt for Completed Form: <u>April 12, 2024</u>	File No.: <u>24MK011</u>	Fee Submitted: <u>\$725</u>
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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: JACOB & MARTHA FEHR (Put Name in Block Capitals)
 Address and phone number: P.O. Box 51 Cleardale AB T0H 3Y0 780-835-9432

2. Name of agent (person authorized to act on behalf of registered owner) if any: CODY BEAIRSTO - Beiristo & Associates (Put Name in Block Capitals)
 Address and phone number: 10940 92 Ave Grande Prairie 780-532-4919

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 All part of the NW 1/4 Sec 24 TWP 85 Range 9 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 3.26 hectares 8.05 (acres)
 Municipal Address if applicable _____

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 X No _____

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
 Describe:
 a. Existing use of the land AG
 b. Proposed use of the land AG
 c. The designated use of the land as classified under a land use bylaw AG

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) Existing home site
 c. Describe the kind of soil on the land (sandy, loam, clay, etc) loam & 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 As per 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 As per attached forms

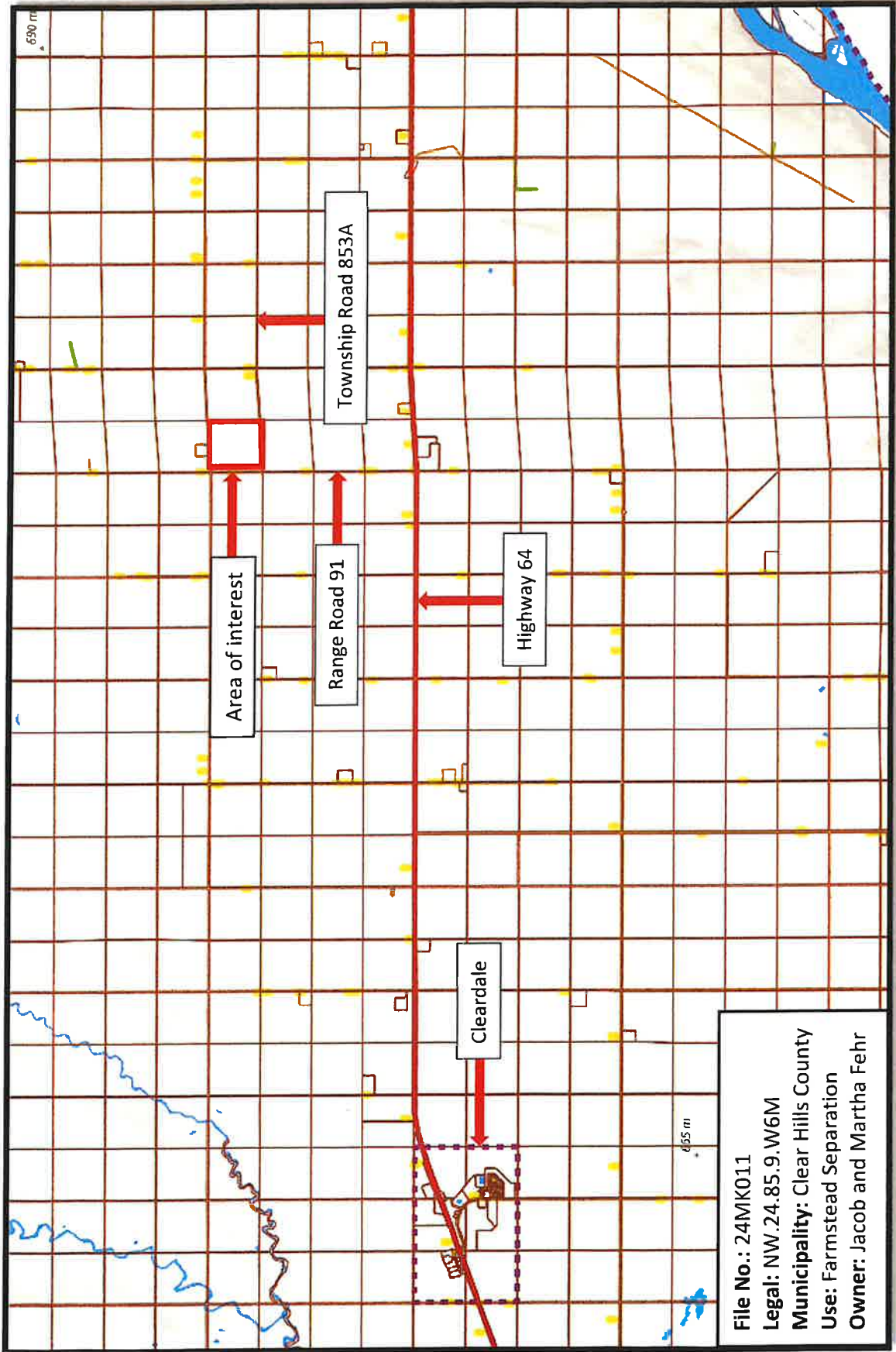
9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
CODY BEAIRSTO of Beiristo & Associates hereby certify that

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: 10940 92 Ave Grande Prairie Signature: [Signature]
 Phone No: 780-532-4919 Date: March 5 2024



LOCATION MAP



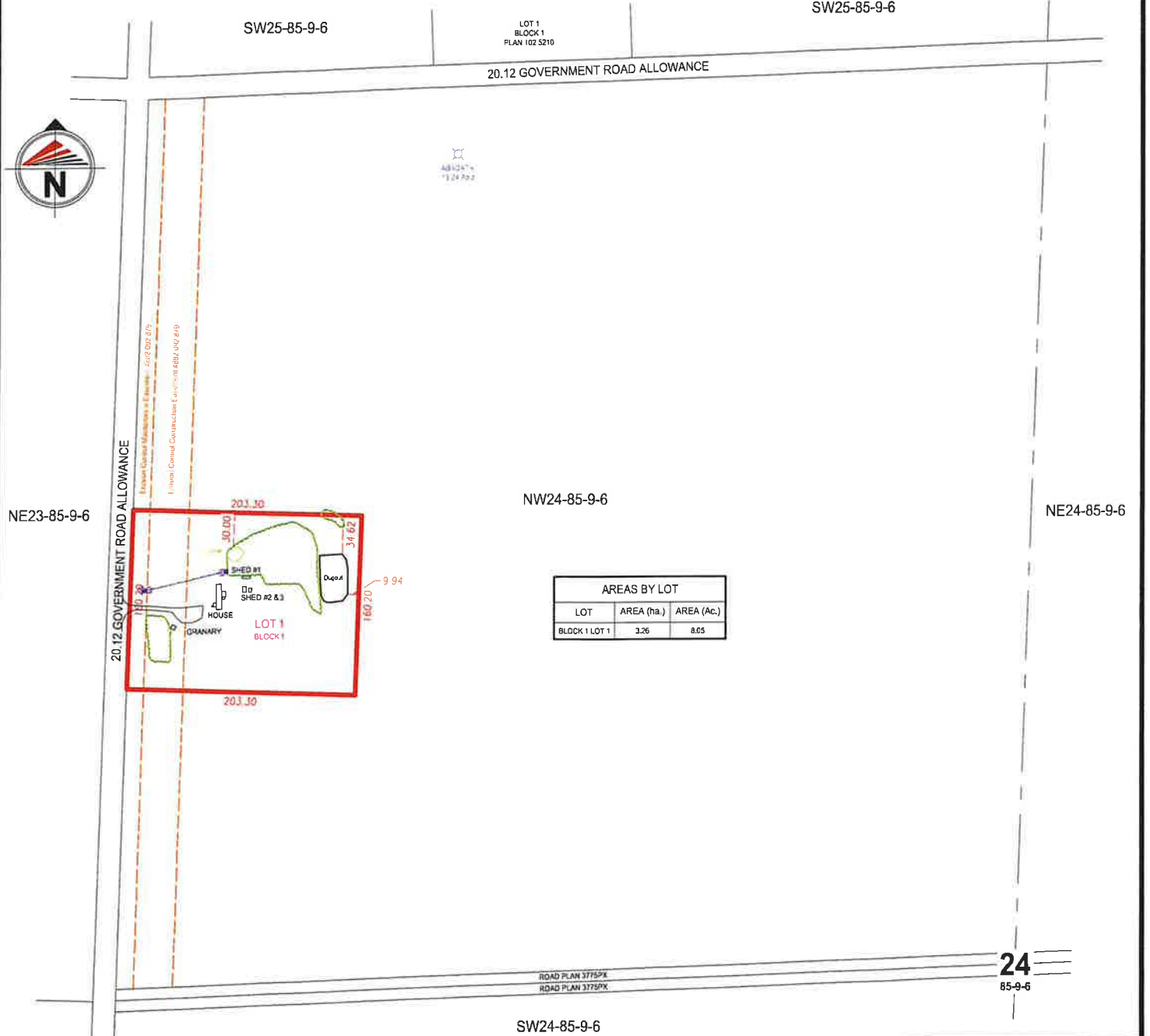


*NO FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN
 *CONTAINS INFORMATION LICENSED UNDER THE
 'OPEN GOVERNMENT LICENSE' - CLEAR HILLS COUNTY

- BURIED PIPE CONTAINING VARIOUS SUBSTANCE: ---
- SOUR SUBSTANCE: ---
- ABANDONED: ---
- DISCONTINUED: ---
- ⊗ Power Pole
- Anchor
- Light
- ▲ Pedestal
- Water Course

PROJECT DETAILS		REVISIONS	
SURVEYOR:	BRUCE C. E. TATTRIE, A.L.S.	1	JL - 02/13/24
PROJECT:	JAKE & MARTHA FEHR	2	BR - 02/27/24
DRAFTED BY:	BLAKE ROSSOL	3	ADDED FIELD LOCATES
CHECKED BY:	DARRIN TRYDAL	4	
DATE:	JANUARY 18, 2024	5	
SCALE:	1:5000	6	

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AREAS BY LOT		
LOT	AREA (ha.)	AREA (Ac.)
BLOCK 1 LOT 1	3.26	8.05

CLEAR HILLS COUNTY
TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 PART OF THE
 N.W. 1/4 SEC. 24, TWP. 85, RGE. 9, W.6M.

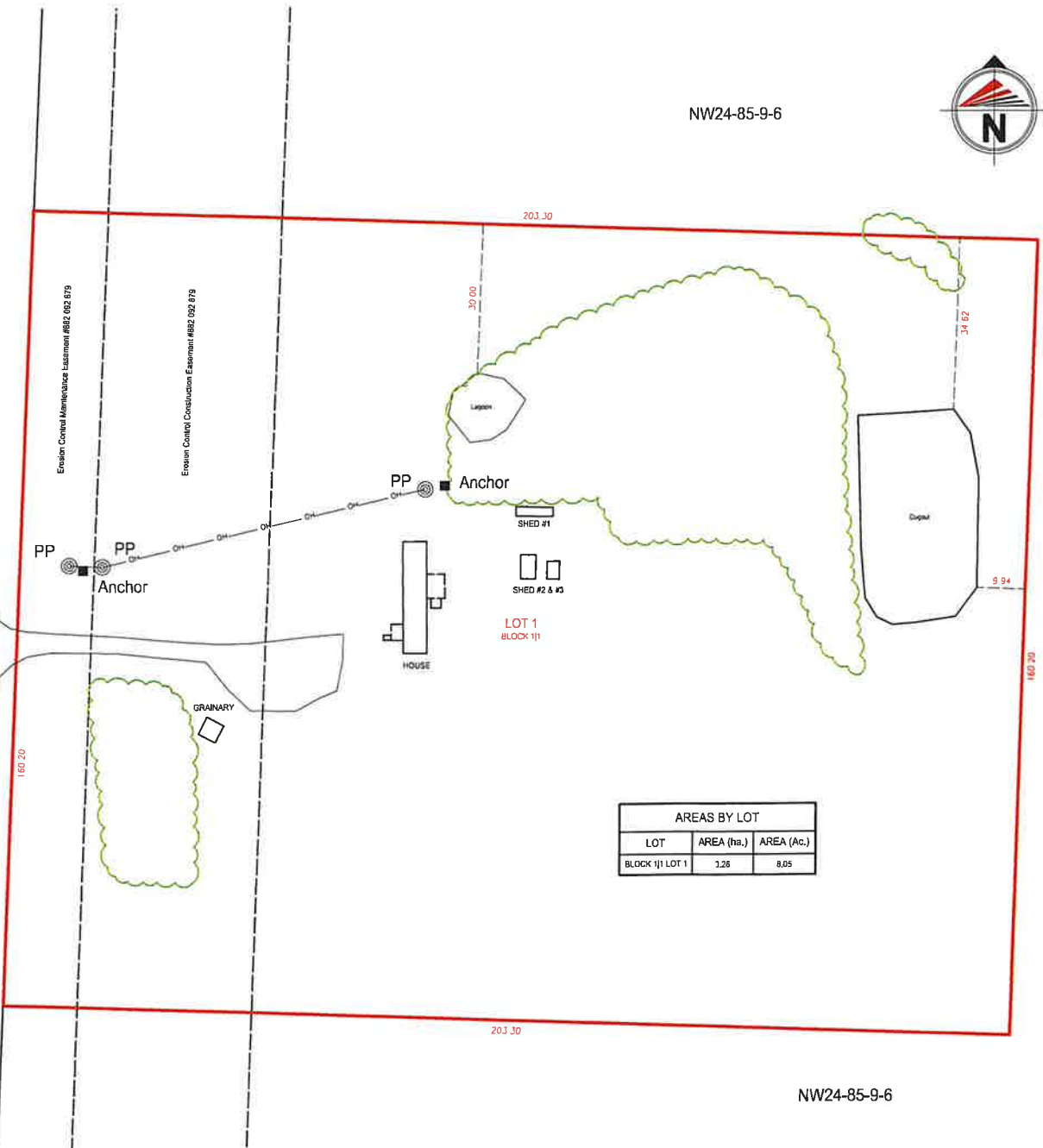
 LAND DEALT WITH BY THIS
 PLAN IS SHOWN OUTLINED THUS: —————
 AND CONTAINS: 3.26 HECTARES (8.05 ACRES)

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)	
Reg. No.	Name
882 092 879	Caveat: Easement - The Municipal District of Clear Hills No. 21
972 327 490	Utility R/W - North East Gas Co-op Ltd.

DIMENSIONS	
Shed #1	1.9 x 7.5m
Shed #2	3.1 x 4.9m
Shed #3	2.4 x 3.6m
House	4.8 x 22.6m

DISTANCES	
Lagoon - Dugout	67.2m
Lagoon - House	21.8m
Dugout - House	87.6m

20.12 GOVERNMENT ROAD ALLOWANCE



AREAS BY LOT		
LOT	AREA (ha.)	AREA (Ac.)
BLOCK 1J1 LOT 1	1.26	8.05

CLEAR HILLS COUNTY
 SCHEDULE 'A'
 SHOWING PROPOSED SETBACKS WITHIN
 PART OF THE
 N.W. 1/4 SEC. 24, TWP. 85, RGE. 9, W.6M.

LAND DEALT WITH BY THIS
 PLAN IS SHOWN OUTLINED THUS: ———
 AND CONTAINS: 0.149 HECTARES (0.37 ACRES)

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

MUNICIPALITY: Clear Hills County DATE RECEIVED: March 25, 2024
FILE: 24MK011 DEEMED COMPLETE ON: April 12, 2024
LEGAL: NW.24.85.9.W6M EXPIRY DATE: June 11, 2024
APPLICANT/AGENT: Beairsto & Associates

PROPOSAL: The proposal is to subdivide 8.05 acres from an unsubdivided quarter section to accommodate a farmstead separation.

ACREAGE IN TITLE: 158 acres

RESERVE REQUIREMENT: N/A

PROXIMITY TO URBAN MUNIC: Approximately 6.6 miles northeast of Cleardale.

PREVIOUS APPLICATIONS: N/A

SITE CHARACTERISTICS

C.L.I.: 90% 4s5w, 10% 0

TOPOGRAPHY: The existing topography is described as flat.

EXISTING USE/DEVELOPMENT: The proposed lot contains a developed farmstead, comprised of a house, sheds, granary and dugout, with associated servicing. There are some treed areas and an overhead powerline located on the remainder of the lot. The balance of the quarter section is fully cultivated. The quarter section is subject to several registered instruments, including a utility right of way and erosion control easements.

ROAD ACCESS: There is an existing approach to the proposed lot via Range Road 91 to the west. Access to the balance of the quarter section would have to be determined.

SERVICING: The proposed lot is serviced with a dugout for water supply, which does not meet current municipal setback regulations. There is also an existing lagoon for sewage disposal, which does not meet current provincial setback regulations.

PARCEL SIZE: The proposed parcel size of 8.05 acres may be deemed appropriate for the intended use.

LEGISLATION

LAND USE BYLAW: The proposed subdivision is located within the Agriculture District-1 (AG-1). The Land Use Bylaw indicates a minimum parcel size of 3 acres and a maximum parcel size of 10 acres for farmstead separation. The proposed parcel size of 8.05 acres, therefore, meets the parcel size requirements of the Land Use Bylaw. All the existing developments on the proposed lot meet the setback requirements of the Land Use Bylaw, except the dugout, which does not meet the required setback of 15.2 m from the rear property line. The setback deficit may either be accommodated through variance from the County or required to be remedied. The existing sewer lagoon also does not meet the required setback of 45 metres from the dwelling. This would have to be remedied, unless a variance is granted by the Province. Both concerns or issues must be addressed as part of the approval conditions.

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 agencies for comments.

MUNICIPAL GOVERNMENT ACT: No conflicts.

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