

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

June 11, 2024

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, June 11, 2024, at 9:00 a.m. in the Council Chambers, 327 Alberta Avenue, Worsley Alberta.

- A) CALL TO ORDER**
- B) AGENDA**
 - A. *REGULAR MEETING of June 11, 2024*..... 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. *REGULAR MEETING of May 28, 2024*..... 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. *DEVELOPMENT PERMIT- S Zacharias* 4
 - B. *DEVELOPMENT PERMIT- C & S Klassen* 13
 - C. *DEVELOPMENT PERMIT- C & L Young*..... 22
- 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 28, 2024**

PRESENT

Susan Hansen	Member
Danae Walmsley	Deputy Chairperson
Abram Giesbrecht	Chairperson

ABSENT

David Janzen	Member
Jason Ruecker	Member

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

M22-24 (05-28-24)

RESOLUTION by Member Hansen to adopt the agenda governing the May 28, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.

APPROVAL OF
MINUTES

Previous Regular Meeting Minutes

M23-24 (05-28-24)

RESOLUTION by Chair Giesbrecht to adopt the minutes of the May 14, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Proposal
R & J Taylor

Mr. and Mrs. Taylor are seeking support in principle for subdividing land. The applicant's proposal is to subdivide 40 acres off SW-9-84-3-W6M for a farmstead and grazing area for livestock.

M24-24 (05-28-24)

RESOLUTION by Deputy Chair Walmsley to approve in principle the request from Mr. and Mrs. Taylor to subdivide 40 acres from SW-9-84-3-W6M for a farmstead and grazing area for livestock. CARRIED.

MUNICIPAL PLANNING COMMISSION
TUESDAY, MAY 28, 2024

ADJOURNMENT

Chair Giesbrecht adjourned the May 28, 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:	June 11, 2024
Originated By:	Shelby Janzen, Corporate Services Clerk
Title:	DEVELOPMENT PERMIT APPLICATION – SIMON ZACHARIAS
File:	61-02-02

DESCRIPTION:

Development Permit Application W11-24 was received from Simon Zacharias to develop a third yard site for a 20x76 mobile home on NW-16-85-9-W6M.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- The other two residences are brothers to the applicant, one being the owner of the quarter.
- Under the approach policy, the developers will be responsible for building an approach to the proposed development site.
- The developers are proposing to install a septic system and cistern for sewage and water supply.
- The yard site will be built in the bush on muskeg topography.

ATTACHMENTS:

1. Development Permit Application
2. Aerial of land proposed to be developed.
3. Location of the proposed development site with respect to the county.

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:

RESOLUTION by... That the Municipal Planning Commission approves Development Permit Application W11-24 received from Simon Zacharias to develop a third yard site for a 20x76 mobile home on NW-16-85-9-W6M, subject to the following conditions:

1. Prior to construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. Minimum setbacks from property lines:
 - a. Front yard, 40.8 m (134 ft)
 - b. Side yard, 15.2 m (50 ft)

Initials show support - Reviewed by: Development Officer:



Manager:



- c. Rear yard, 15.2 m (50 ft)
- 3. 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)
- 4. 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)
- 5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
- 6. 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.
- 7. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.

Initials show support - Reviewed by: Development Officer:	Manager:
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CLEAR HILLS COUNTY
 Box 240
 Worsley AB T0H 3W0
 Telephone: 780-685-3925
 Fax: 780-685-3960
 Email: info@clearhillscounty.ab.ca

**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W11-24		
DATE RECEIVED:	May 27/24		
FEE 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 <i>Simon J Zacharias</i>				NAME OF REGISTERED LAND OWNER <i>Martin Susanna Zacharias</i>			
ADDRESS <i>Box 31 Cleardale AB</i>				ADDRESS <i>Box 196 Cleardale AB</i>			
POSTAL CODE <i>T0H 3Y0</i>	EMAIL <i>Simon.Zacharias@Gmail.com</i>			POSTAL CODE <i>T0H 3Y0</i>	EMAIL		
CONTACT NUMBERS Home				CONTACT NUMBERS Home			
Business				Business			
Cell <i>780 834 8815</i>				Cell <i>780 834 8807</i>			
LAND INFORMATION							
Legal description of proposed development site							
QTR/L.S. <i>NW</i>	SEC. <i>16</i>	TWP. <i>85</i>	RG. <i>9</i>	M. <i>6</i>	OR	REGISTERED PLAN NO.	BLOCK LOT
Size of the proposed development site:							
LENGTH <i>645</i>	m <i>(ft)</i>	WIDTH <i>645</i>	m <i>(ft)</i>	NUMBER OF HECTARES		OR ACRES <i>9.5</i>	
Lot type: INTERIOR CORNER THROUGH				LAND USE DISTRICT:			
Describe the existing use of the land: <i>Bush + mus heg.</i>							

APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT INFORMATION

Describe the proposed use of the land:
Yard site

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
200	ft	2000	ft	1300 1500 B	ft	900	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
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Estimate the Project:

COMMENCEMENT DATE June 1 2024	COMPLETION DATE Oct 31 2024	CONSTRUCTION COSTS 175,000
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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: May 24/24	SIGNATURE OF APPLICANT:
DATE: May 24/24	SIGNATURE OF REGISTERED LAND OWNER:

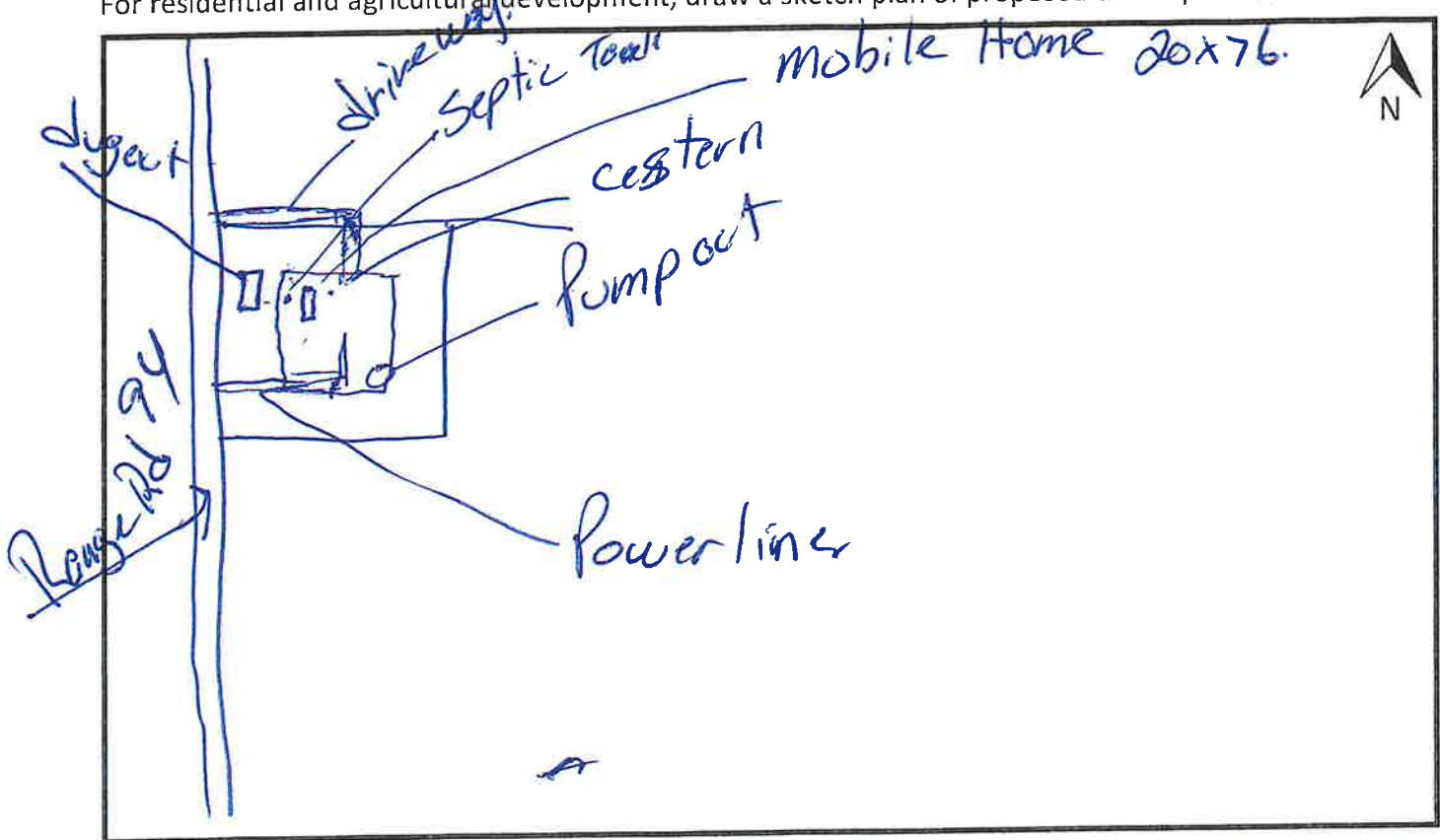
APPLICATION FOR
DEVELOPMENT PERMIT

SITE MAP

LEGAL LAND DESCRIPTION: NW 16 85 9 W 1/2

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

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

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
	<input checked="" type="checkbox"/>	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.

**APPLICATION FOR
DEVELOPMENT PERMIT**

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).

I, Simon Zaeharics, 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: NW16 85 9 W6

May 24/24
DATE:

[Signature]
SIGNATURE OF APPLICANT:

Clear Hills County Ownership

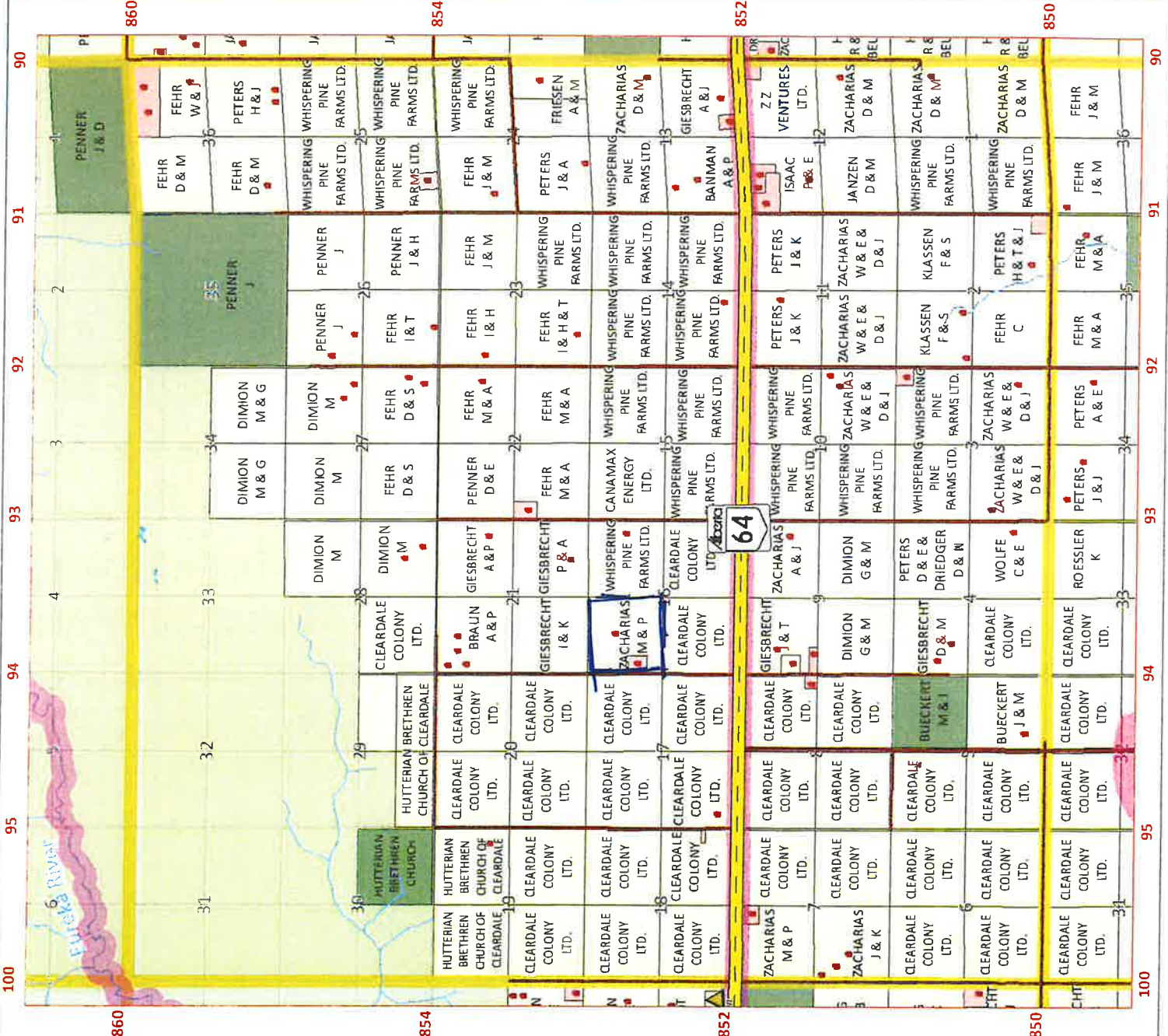
TWP 85 - RGE 09

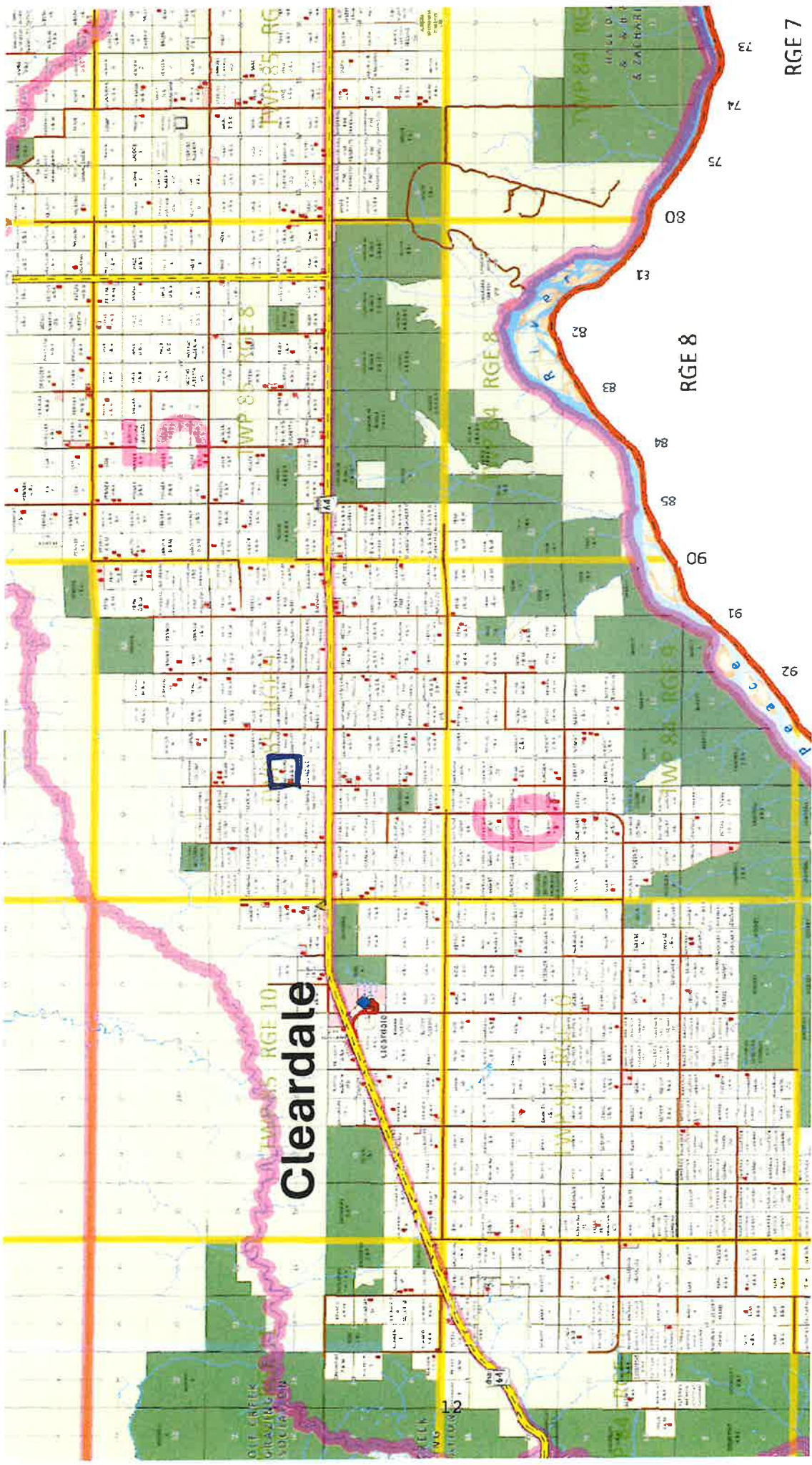


- Titled Land
- Small Holding
- Crown Land
- Village
- First Nation Reserve
- Waterbody
- Electoral District
- Township Boundary
- Provincial Road
- Municipal Road (Paved)
- Municipal Road (Gravel)
- Residential Location
- Gravel Pit
- Waste Transfer Facility
- Municipal Water Facility



Mackenzie Municipal Services Agency
5109 - 51st St., Box 450, Berwyn, AB T0H 0E0
Phone: 780-338-3822 Fax: 780-338-3811
www.mmsa.ca | email: info@mmsa.ca





Cleardale

RGE 7

RGE 8

RGE 9

TWP 85
TWP 84
TWP 83

144

144

144

144

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 11, 2024
Originated By:	Shelby Janzen, Corporate Services Clerk
Title:	DEVELOPMENT PERMIT APPLICATION - CORNELIUS & SARAH KLASSEN
File:	61-02-02

DESCRIPTION:

Development Permit Application W12-24 was received from Cornelius and Sarah Klassen to develop a 42x120 commercial shop on Plan 2420469 Block 1 Lot 1, which was recently subdivided off SW-28-84-9-W6M.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- The developers are planning to use an existing dugout for the water source and are proposing a septic system for sewage disposal.
- The shop will be used for a trucking business and for personal use.

ATTACHMENTS:

1. Development Permit Application
2. Aerial of land proposed to be developed.
3. Location of the proposed development site with respect to the county.

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:

RESOLUTION by... That the Municipal Planning Commission approves Development Permit Application W12-24 received from Cornelius and Sarah Klassen to develop a 42x120 commercial shop on Plan 2420469 Block 1 Lot 1, subject to the following conditions:

1. Prior to construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. 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)
3. 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).

Initials show support - Reviewed by: **Development Officer:**  **Manager:** 



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FORM A
 Page 1

**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W12-24		
DATE RECEIVED:	May 29/24		
FEE 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 Cornelius + Sarah Klassen					NAME OF REGISTERED LAND OWNER Cornelius + Sarah Klassen			
ADDRESS Box 85					ADDRESS			
POSTAL CODE T0H 3W0	EMAIL				POSTAL CODE	EMAIL		
CONTACT NUMBERS Home 780 685 7285					CONTACT NUMBERS Home			
Business					Business			
Cell 780 835 6910					Cell			
LAND INFORMATION								
Legal description of proposed development site								
QTR./L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO. 2420469	BLOCK 1	LOT 1
Size of the proposed development site:								
LENGTH	m	WIDTH	m	NUMBER OF HECTARES		OR ACRES 20.31		
Lot type: INTERIOR CORNER THROUGH					LAND USE DISTRICT: Residential			
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>Build 42'x120' Shop for personal use + for Trucking Business</i>			
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
	ft		ft
SIDE YARD (1)		m	SIDE YARD (2)
		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:
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	
		<u>RURAL ROAD</u>	
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
<i>June 2024</i>	<i>End of Year</i>	<i>450,000.00</i>	
Attached is			
(a) SITE PLAN	<input checked="" type="radio"/> Yes	No	N/A
(b) FLOOR PLAN	Yes	No	N/A
DECLARATION			
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.			
DATE: <i>May 27/24</i>	SIGNATURE OF APPLICANT: <i>[Signature]</i>		
DATE: <i>May 27/24</i>	SIGNATURE OF REGISTERED LAND OWNER: <i>[Signature]</i>		

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
 S.W. 1/4 Sec.28, Twp.84, Rge.9, W.6M.
 (For Farmyard Separation)
 Within
 Clear Hills County, Alberta



- Notes**
- The house is served by a septic discharge.
 - Water source is a dugout.
 - Some buildings may have been assessed and others missed since the date of this plan.
 - Yertule was burned in fire (2021) so aerial imagery is not reflective of current quarter section.

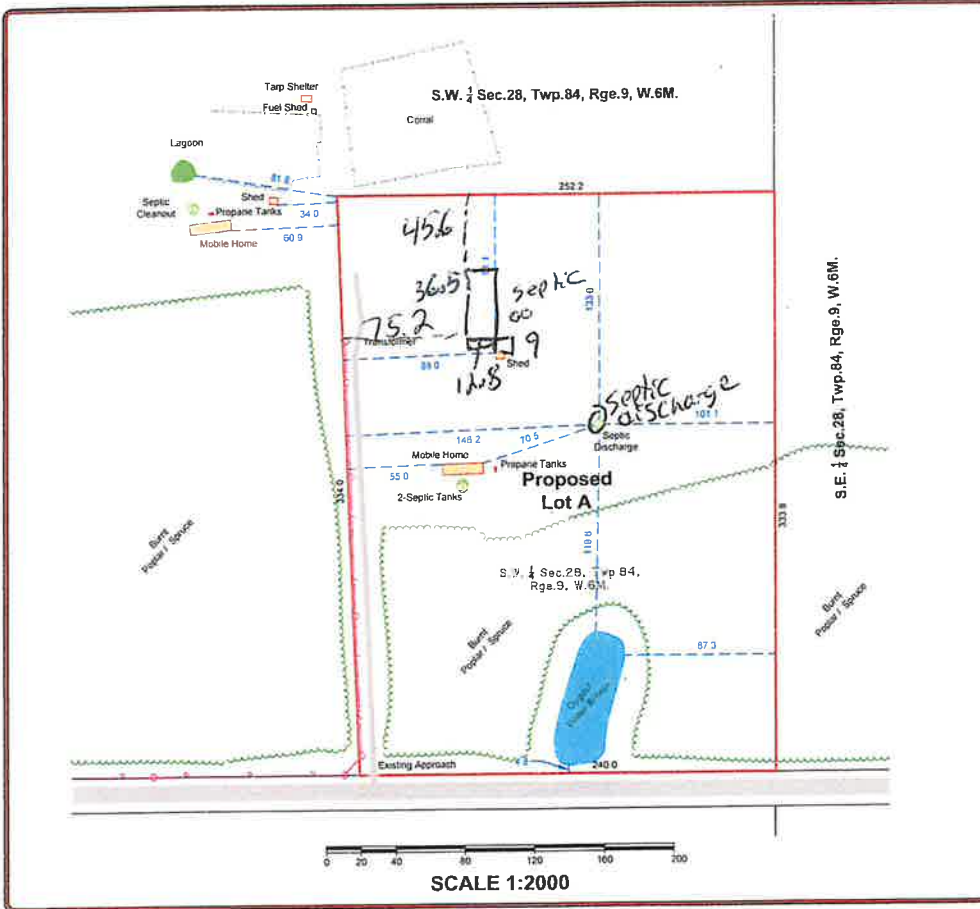
BORDERLINE SURVEYS

#103-2, 8301 99 Street
 Clairmont, Alberta T8X 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	Chk'd	Surveyed	Date
0	Original	MM	JC	JC	Oct 30, 2023
Client File No: N/A					
File No: 230195F		Job No: 230195		Sheet: 2 of 4	



APPLICATION FOR DEVELOPMENT PERMIT

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
X		DUGOUT
		WELL
		CISTERN & HAULING
		COUNTY SERVICE
		OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
	X	OPEN DISCHARGE/SEPTIC TANK
		SUB-SURFACE DISPOSAL/SEPTIC TANK
		ABOVE GROUND/SEPTIC TANK
		SEWAGE LAGOON
		OUTDOOR PRIVY
		COUNTY SERVICE
		OTHER (Please Specify)

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**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A
Page 7

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).

I, Cornelius Klassen, 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: Descriptive Plan 2420469
Block 1 Lot 1

May 27 2024
DATE:

[Signature]
SIGNATURE OF APPLICANT:



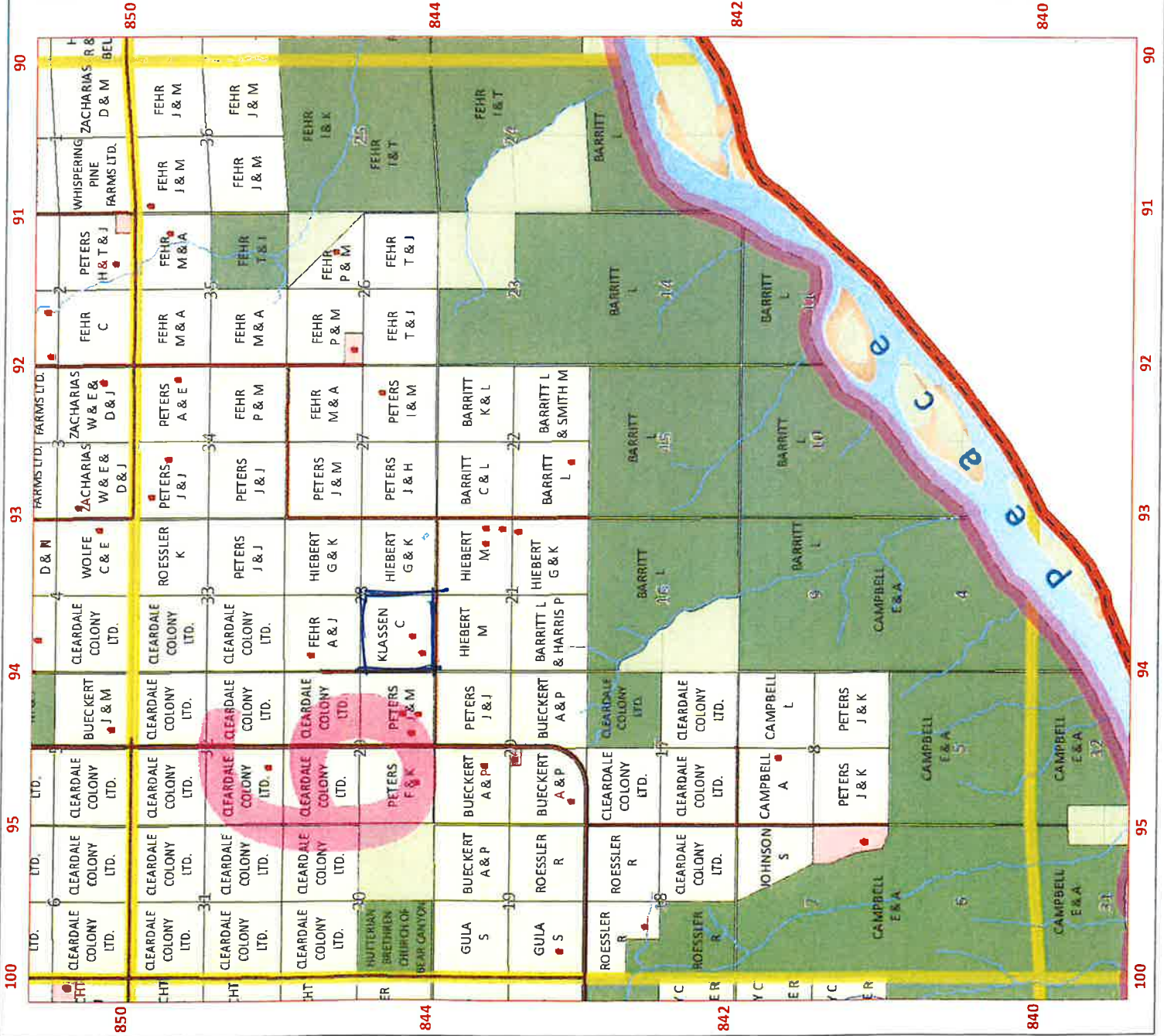
Clear Hills County Ownership

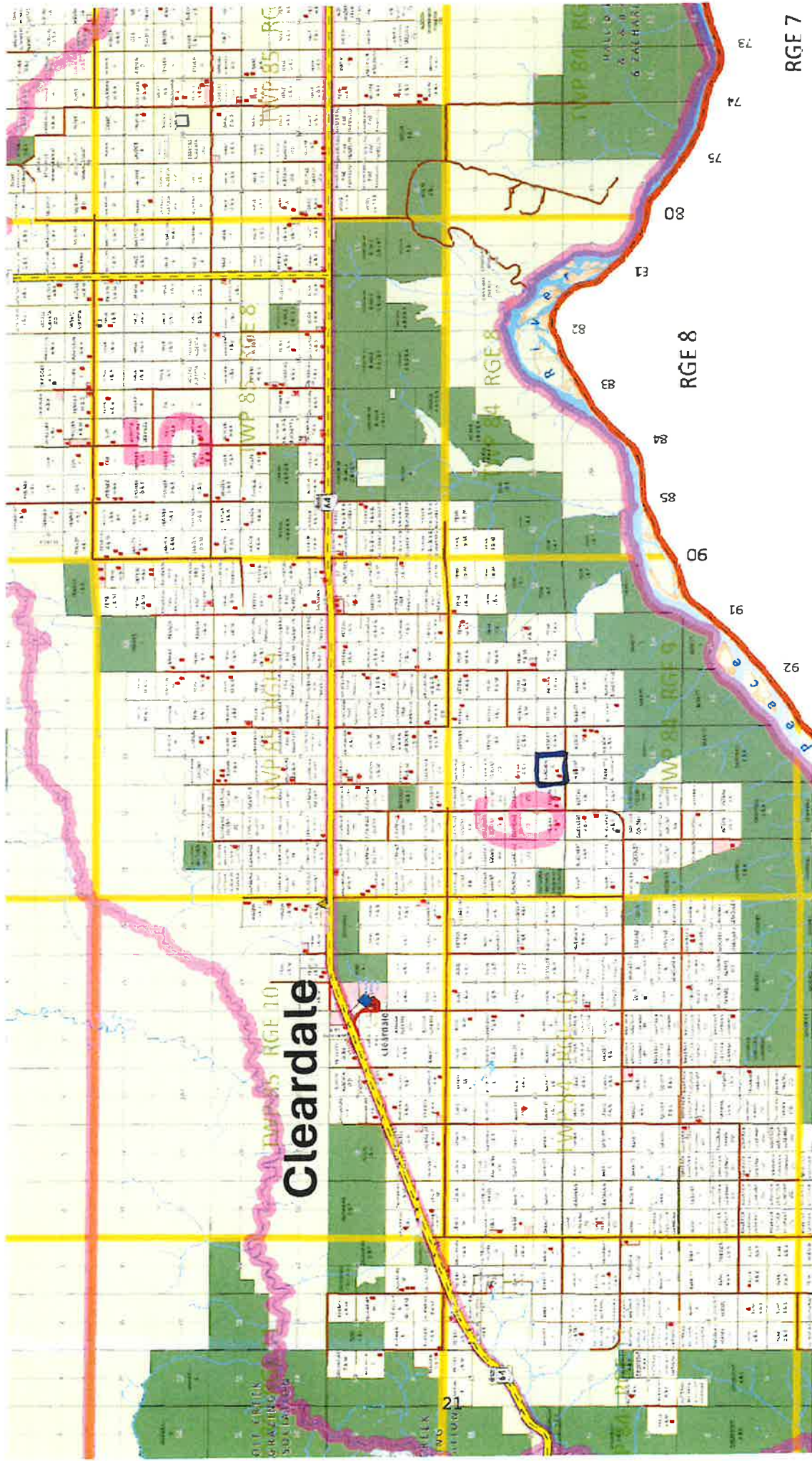
TWP 84 - RGE 09

- Titled Land
- Small Holding
- Crown Land
- Village
- First Nation Reserve
- Waterbody
- Electoral District
- Township Boundary
- Provincial Road
- Municipal Road (Paved)
- Municipal Road (Gravel)
- Residential Location
- Gravel Pit
- Waste Transfer Facility
- Municipal Water Facility



Mackenzie Municipal Services Agency
 5109 - 51st St., Box 450, Berwyn, AB T0H 0E0
 Phone: 780-398-8662 Fax: 780-338-3811
 www.mmsa.ca | email: info@mmsa.ca





Cleardale

8155 RGE 10

8155 RGE 8

8155 RGE 7

RGE 7

RGE 8

RGE 9

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Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 11, 2024
Originated By:	Shelby Janzen, Corporate Services Clerk
Title:	DEVELOPMENT PERMIT APPLICATION – COLIN & LORI YOUNG
File:	61-02-02

DESCRIPTION:

Development Permit Application W13-24 was received from Colin and Lori Young to move a 12x36 lofted cabin onto SE-9-84-2-W6 for residential use.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- A cabin is a discretionary use.
- The developers are proposing to install a septic system and cistern for sewage and water supply.

ATTACHMENTS:

1. Development Permit Application
2. Aerial of land proposed to be developed.
3. Location of the proposed development site with respect to the county.

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:

RESOLUTION by... That the Municipal Planning Commission approves Development Permit Application W13-24 received from Colin and Lori Young to move a cabin onto SE-9-84-2-W6 for residential use, subject to the following conditions:

1. Prior to construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. 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)
3. 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)
4. Sewage setbacks:

Initials show support - Reviewed by: Development Officer: 	Manager: 
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- a. Septic tank
 - i. Minimum distance form 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)
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
 6. 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.
 7. All required County Land Use Bylaw and Provincial/Federal Regulations 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

**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	K13-24		
DATE RECEIVED:	06/04/24		
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 Colin & Lori Young.					NAME OF REGISTERED LAND OWNER				
ADDRESS Box 2274 Fairview					ADDRESS				
POSTAL CODE T0H-1L0	EMAIL colinayoung7@gmail.com				POSTAL CODE	EMAIL			
CONTACT NUMBERS					CONTACT NUMBERS				
Home 780-596-2810					Home				
Business					Business				
Cell 780-834-7235					Cell				
LAND INFORMATION									
Legal description of proposed development site									
QTR/L.S. SE	SEC. 9	TWP. 84	RG. 2	M. 6	OR	REGISTERED PLAN NO.	BLOCK	LOT	
Size of the proposed development site:									
LENGTH	m	WIDTH	m	NUMBER OF HECTARES		OR ACRES 5			
ft		ft							
Lot type: INTERIOR CORNER THROUGH					LAND USE DISTRICT:				
Describe the existing use of the land: Hay Land.									

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <p style="font-size: 1.2em; text-align: center;">12 x 36 lofted Cabin</p>			
Check (✓) any proposed use(s) not identified above:			
<input checked="" type="checkbox"/> Dwelling unit(s) <i>Cabin</i>	<input type="checkbox"/> Accessory structure(s) / use(s)	<input type="checkbox"/> Home Occupation(s)	
<input type="checkbox"/> Sign(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)		
<input type="checkbox"/> Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	m	REAR YARD	m
ft		SIDE YARD (1)	m
		ft	SIDE YARD (2)
			m
			ft
Off street parking:		Size of space	Number of spaces
Off street loading:		Size of space	Number of spaces
Accessory use:			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
<input type="checkbox"/> PRIMARY HIGHWAY		<input checked="" type="checkbox"/> SECONDARY HIGHWAY	
<input type="checkbox"/> RURAL ROAD			
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
<i>July 1st / 2024</i>	<i>Nov 30 / 2024</i>	<i>50,000</i>	
Attached is			
(a) SITE PLAN	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
(b) FLOOR PLAN	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A

DECLARATION	
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.	
DATE: <i>June 03/24</i>	SIGNATURE OF APPLICANT: <i>[Signature]</i>
DATE: <i>June 03/24</i>	SIGNATURE OF REGISTERED LAND OWNER: <i>[Signature]</i>

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

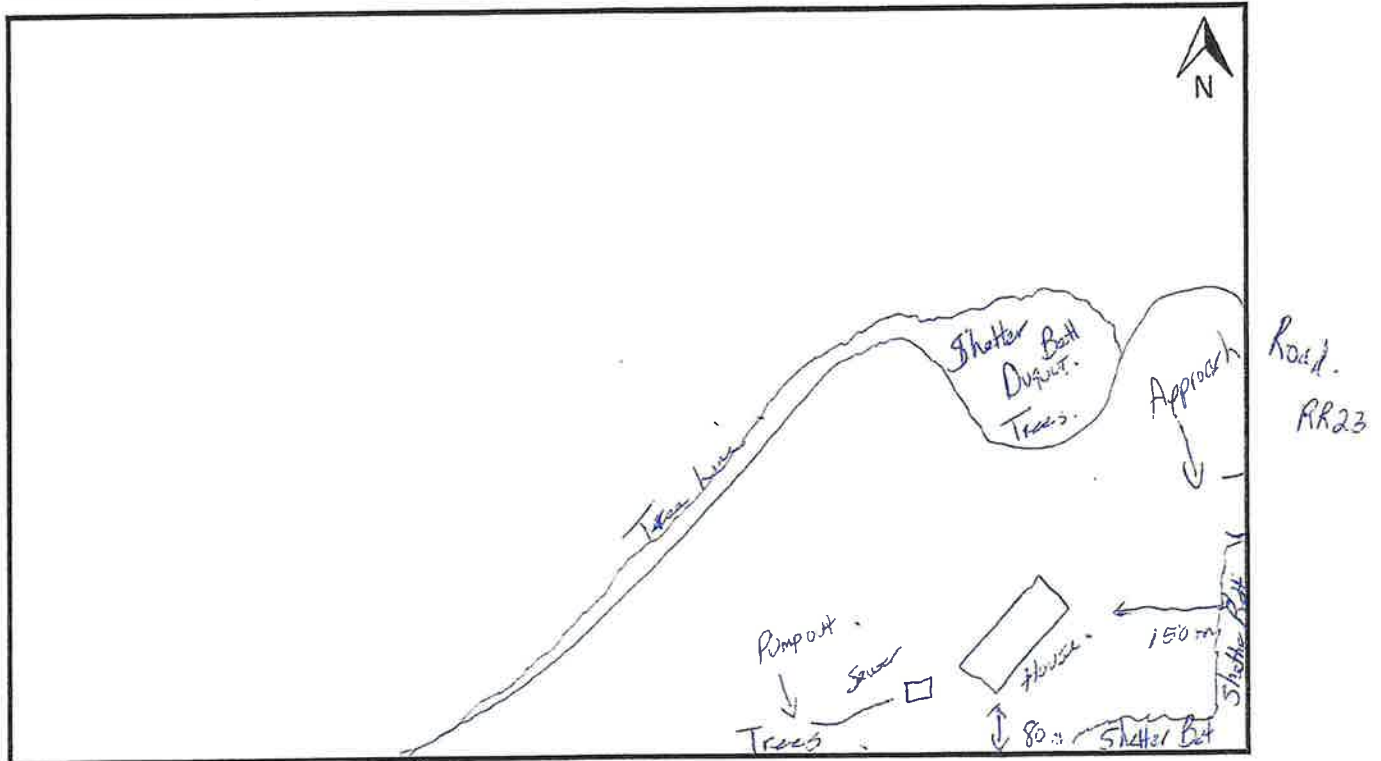
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: SE-9-84-2-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

● Cistern

**APPLICATION FOR
DEVELOPMENT PERMIT**

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.

**APPLICATION FOR
DEVELOPMENT PERMIT**

RELOCATED BUILDINGS

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

- a) Colour photographs of the building(s)
- b) Canadian Safety Association Identification Number (CSA) _____

c) Present location of the building
Premier Portable Buildings Alberta
Rimbey, AB

d) Proposed relocation route
Route from Rimbey, AB to Deerhill, AB,
SE 9 84 2 W6.

Please note:

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.

**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

Page 7

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).

I, COLIN YOUNG, do grant consent for an authorized
(Name in block letters)

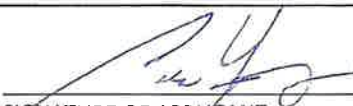
person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description:

SE-9-84-2-W6

Jan 03/24

DATE:

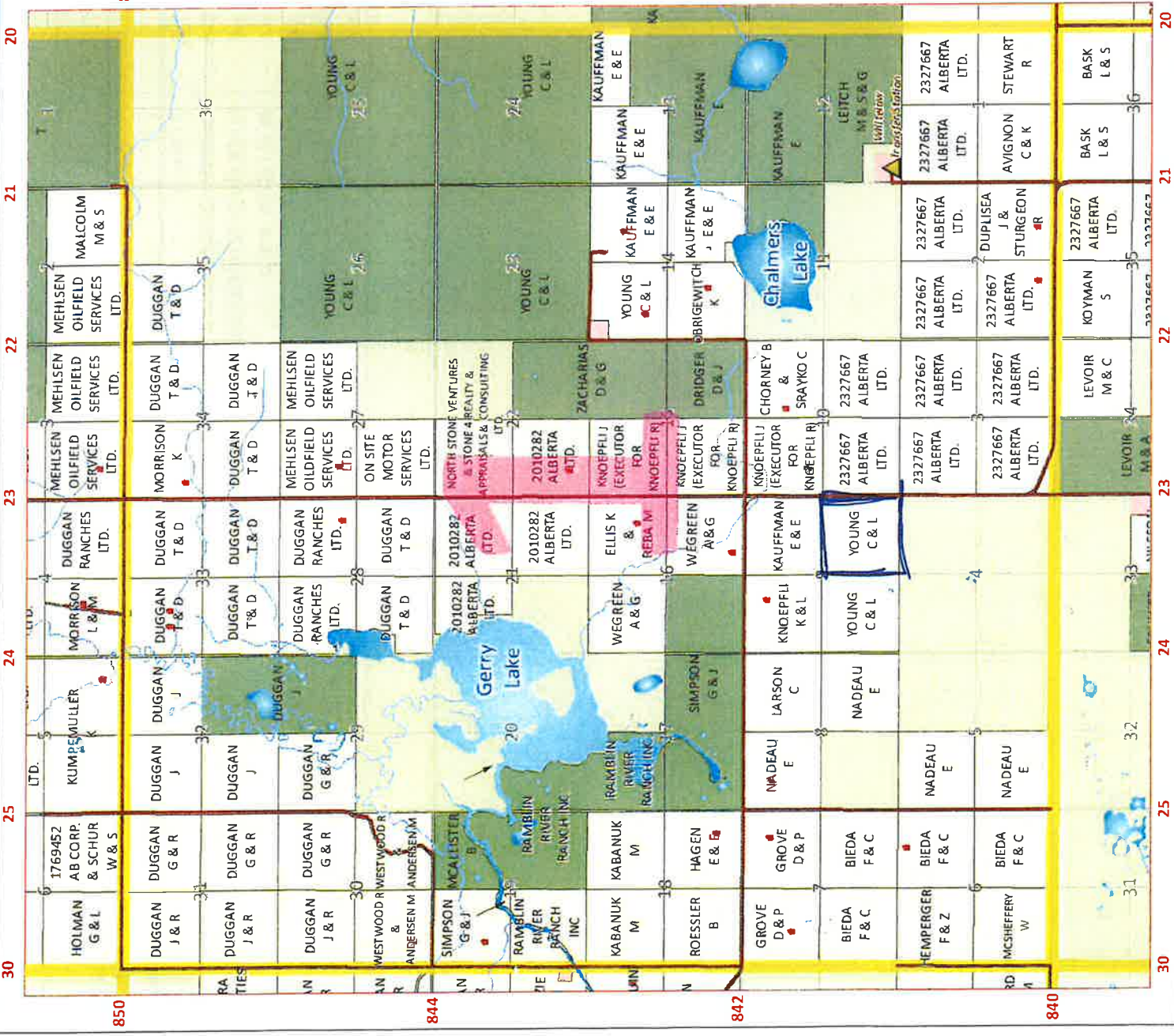
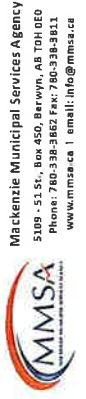

SIGNATURE OF APPLICANT:

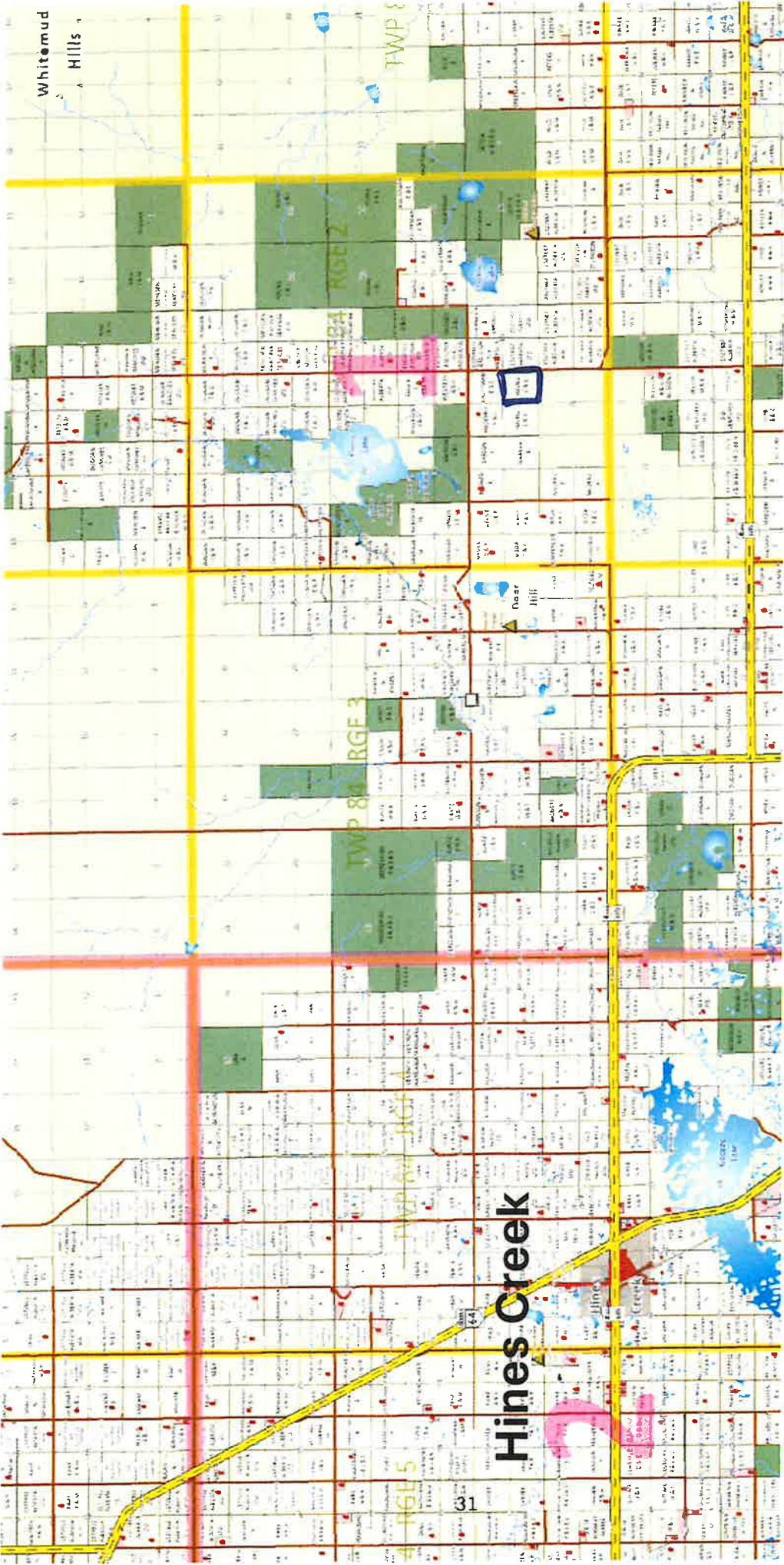
Clear Hills County Ownership

TWP 84 - RGE 02



- Titled Land
- Small Holding
- Crown Land
- Village
- First Nation Reserve
- Waterbody
- Electoral District
- Township Boundary
- Provincial Road
- Municipal Road (Paved)
- Municipal Road (Gravel)
- Residential Location
- Gravel Pit
- Waste Transfer Facility
- Municipal Water Facility





Whitemud Hills

TWP 41 RGE 3

RGE 2

TWP 41 RGE 1

Hines Creek

Near Hill

TWP 41 RGE 1

41 RGE 1

31