

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
September 24, 2024

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, September 24, 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 September 24, 2024* 1
- C) ADOPTION OF THE PREVIOUS MINUTES**
 - A. REGULAR MEETING of August 27, 2024*..... 2
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
 - A. SUBDIVISION REFERRAL – CLEAR HILLS COUNTY* 4
- 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, AUGUST 27, 2024**

PRESENT

| | |
|------------------|--------------------|
| Susan Hansen | Member |
| Danae Walmsley | Deputy Chairperson |
| Abram Giesbrecht | Chairperson |
| David Janzen | Member |

ABSENT

| | |
|---------------|--------------------------------|
| Jason Ruecker | Member |
| Shelby Janzen | Corporate Services Clerk (CSC) |

ATTENDING

| | |
|---------------|------------------------------------|
| Allan Rowe | Chief Administrative Officer (CAO) |
| Bonnie Morgan | Executive Assistant (EA) |
| Kelsey Lund | Payroll Clerk (PC) |

CALL TO ORDER

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

ACCEPTANCE OF
AGENDA

M38-24 (08-27-24)

RESOLUTION by Member Janzen to adopt the agenda governing the August 27, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.

APPROVAL OF
MINUTES

Previous Regular Meeting Minutes

M39-24 (08-27-24)

RESOLUTION by Member Hansen to adopt the minutes of the August 13, 2024, Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision Referral
D & S Wasylciw

Subdivision referral 24MK026 was received from the Mackenzie Municipal Services Agency to subdivide 14.90 acres (6.03 ha) off SE 3-86-8-W6 (unsubdivided) as a farmstead separation.

M40-24 (08-27-24)

RESOLUTION BY Member Janzen that the Municipal Planning Commission recommend Mackenzie Municipal Services Agency approve subdivision referral 24MK026, with the dugout rear yard setback variance, from Donald and Sandra Wasylciw for the farmstead separation of SE 3-86-8-W6 (14.90 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. **CARRIED.**

Development Permit
Application
H. Friesen

Development Permit Application W17-24 was received from Heinrich Friesen to develop a second yard site and residential cabin on SE 3-84-5-W6.

M41-24 (08-27-24)

RESOLUTION by Member Hansen that the Municipal Planning Commission approves Development Permit Application W17-24 received from Heinrich Friesen to develop a second yard site and residential cabin on SE 3-84-5-W6, 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. Dugout
 - i. Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.
 - ii. Interior Side Yard, 15.24 m (50 ft) or as required by the Development Authority.
 - iii. Rear Yard, 15.24 m (50 ft) or as required by the Development Authority.
5. Sewage setbacks:
 - a. Lagoon
 - i. 45 m (148 ft) from a dwelling
 - ii. 30.5 m (100 ft) from a property line
 - iii. 90 m (295 ft) from water feature or source
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.**

ADJOURNMENT

Chairperson Giesbrecht adjourned the August 27, 2024, Municipal Planning Commission Meeting at 9:12 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

| | |
|----------------|--|
| Meeting: | Municipal Planning Commission Meeting |
| Meeting Date: | September 24, 2024 |
| Originated By: | Kelsey Lund, Payroll Clerk/Development Officer |
| Title: | SUBDIVISION REFERRAL – CLEAR HILLS COUNTY |
| File: | 61-02-02 |

DESCRIPTION:

Subdivision referral 24MK028 was received from the Mackenzie Municipal Services Agency to consolidate and subdivide four existing lots (3 highway development lots and 1 public utility lot) into 7 lots for private and municipal uses; Lot 1 Block 1 = 3.7 acres, Lot 2 Block 1 = 2.89 acres, Lot 3 Block 1 = 3.51 acres, Lot 4PUL = 3.71 acres, for Plan 8720504 located on NW 10-85-10-W6 as a highway development; firehall (public/institutional). The proposed lots 1-5 in block 2 are owned by Sarah Braun, Willy Giesbrecht, and Cleardale Co-Op.

BACKGROUND:

- Zoning: Highway Development (HD)
- Road Access:
 - Existing service road (Highway Drive) connected to HWY 64 to the south. Will be connected to a proposed road plan, providing access to all the lots.
 - Apart from Lot 4 Block 2, all proposed lots will each require separate approach/driveway to provide physical access via service road or proposed road plan.
- Topography: Flat
- Servicing:
 - The proposed lots are serviced by municipal water service and sewage treatment systems. There is a septic pump-out located on proposed Lot 2 Block 2, which would have to be removed, if it is not required.
- Parcel Size: Proposed parcel sizes may be deemed appropriate for their intended uses.

ATTACHMENTS:

- Subdivision Application
- Maps of proposed lots

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 subdivision referral 24MK028 from Clear Hills County to consolidate and subdivide four existing lots (3 highway development lots and 1 public utility lot) into 7 lots for private and municipal uses; Lot 1 Block 1 = 3.7 acres, Lot 2 Block 1 = 2.89 acres, Lot 3 Block 1 = 3.51 acres,

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

Lot 4PUL = 3.71 acres, for Plan 8720504 located on NW 10-85-10-W6 as a highway development; firehall (public/institutional), 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. Abandoned home and shed setbacks on Lot 1 Block 2 be accommodated through variance.
4. The lagoon located north of Lot 5 Block 1 to be reclaimed during the construction of the firehall to allow for the proposed road plan.

| |
|--|
| 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 5, 2024
FILE NO.: 24MK028

MUNICIPALITY: Clear Hills County LEGAL: LOT 1, 2, 3 & 4PUL, BLOCK 1, PLAN 8720504
OWNERS: Clear Hills County, Sarah Braun, Willy Giesbrecht, Cleardale Co-op
PROPOSED LAND USE: Highway Development; Firehall (Public/Institutional)
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: Komiete Tetteh
Telus: Grande Prairie
ATCO Electric: Attn. Rita Klasson, Land Administration, Edmonton
ATCO Pipeline: HP.Circulations.com
Transportation and Economic Corridors: Peace Region
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: August 22, 2024 | File No.: 24MK028 | Fee Submitted: \$725.00 (Discounted) |
|---------------------|---|-------------------|--------------------------------------|

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: MD of Clear Hills, Sarah Braun, Address and phone number: Contact - Natasha at Clear Hills County
Willy Giesbrecht, Cleardale Co-op 780-685-3925

2. Name of agent (person authorized to act on behalf of registered owner), if any: Borderline Surveys Ltd/Jason Coates Address and phone number: PO Box 43, Clairmont, AB T8X 0T8 (780)538-1955
(Full Name in Block Capitals)

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:
All/part of the NW $\frac{1}{4}$ Sec 10 TWP 85 Range 10 West of 6 Meridian
Being all/parts of Lot 1,2,3 & 4PU Block 1 Registered Plan No. 872 0504 C.O.T. No. 192 127 396, 222 182 506,
172 080 872, 952 064053+16
Area of the above parcel of land to be subdivided 5.274 hectares 13.03 (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 X No _____
If "yes", the adjoining municipality is Cleardale
c. Is the land situated within 1.6 kilometres (1.0 miles) of the right-of-way of a highway? Yes X No _____
If "yes", the Highway is No Hwy 64 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 _____ 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 _____
b. Proposed use of the land _____
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) See Tentative plan
c. Describe the kind of soil on the land (sandy, loam, clay, etc) Clay

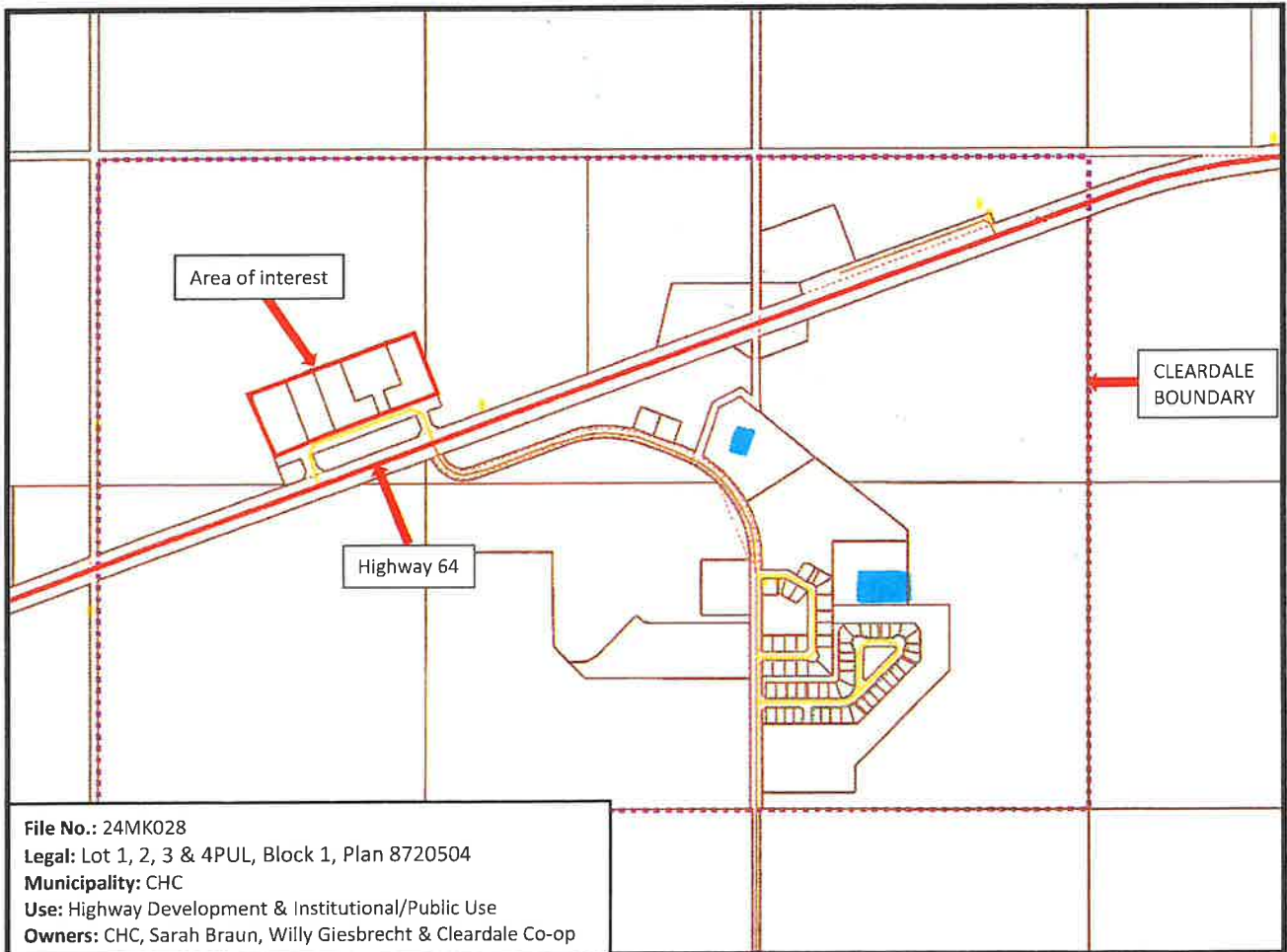
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED See Tentative plan
Describe any buildings and any structures on the land and whether they are to be demolished or moved _____

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.
Municipal water and septic

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: July 17-2024

LOCATION MAP



| LAND DESCRIPTION | SCHEDULE OF AREAS | | | | | | | TOTAL |
|---|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------|
| | AREA REQUIRED IN LOT 1, BLOCK 1 | AREA REQUIRED IN LOT 2, BLOCK 1 | AREA REQUIRED IN LOT 3, BLOCK 1 | AREA REQUIRED IN LOT 4, BLOCK 1 | AREA REQUIRED IN LOT 5, BLOCK 1 | AREA REQUIRED IN LOT 6, BLOCK 1 | AREA REQUIRED IN LOT 7, BLOCK 1 | |
| Lot 1, Block 1, Plan 872 0504 (C of T 192 127 395) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) |
| Lot 2, Block 1, Plan 872 0504 (C of T 224 192 509) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) |
| Lot 3, Block 1, Plan 872 0504 (C of T 112 288 812) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) |
| Lot 4PUL, Block 1, Plan 872 0504 (C of T 952 084 033 +16) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) |
| Total | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) | 0.00 ha (0.00 ac.) |

TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION OF
 Lot 1, Lot 2, Lot 3 & Lot 4PUL, Block 1, Plan 872 0504
 (For Multi Lot Development)
 Within
 N.W. 1/4 Sec 10, Twp. 85, Rge. 10, W6M.
 Clear Hills County, Alberta

Schedule of Area(s)
 Contains 7 Lots
 Containing 5.274 ha (13.03 ac.)

Registered Title Encumbrances (Affecting Extent of Title)
 922 237 020 Utility Right of Way - North Peace Gas Co-op Ltd
 922 377 982 Utility Right of Way - North Peace Gas Co-op Ltd
 922 245 876 Caveat - Easement - Alberta Power Limited
 922 245 874 Caveat - Easement - Alberta Power Limited
 922 377 891 Utility Right of Way - North Peace Gas Co-op Ltd
 922 074 973 Utility Right of Way - North Peace Gas Co-op Ltd

Notes
 Distances are in Metres and Decimals Thereof.
 Plan measurements based from a field inspection conducted on May 22, 2024.

Legend
 Area Affected by This Plan is Outlined Thus. ——— Power Pole & Anchor Shown Thus. ———
 Road Shown Thus. ——— Water Well/Cistern Shown Thus. ———
 Overhead Power Shown Thus. — P — Septic Tank Shown Thus. — S —
 Fence Shown Thus. — X — Septic Discharge Shown Thus. — SD —
 Gate Post Shown Thus. — GP — Light Pole Shown Thus. — LP —

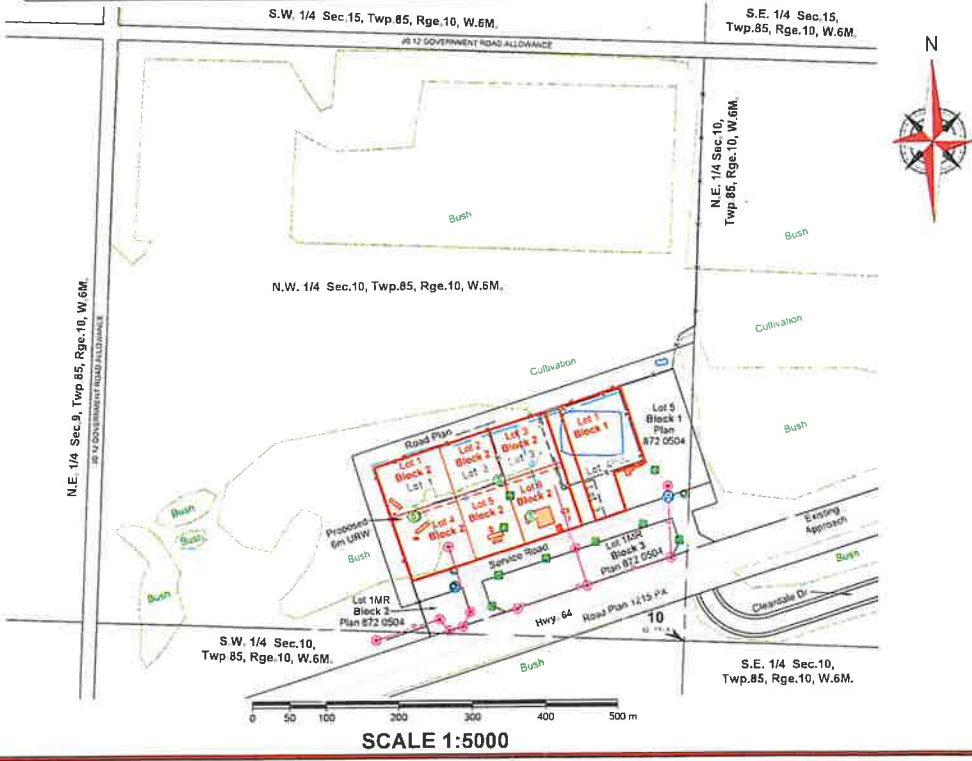
Land Owner(s)
 Sarah Braun, Clearvale Corporation Ltd
 C. of T. 192 127 396, C. of T. 172 550 972
 Wally Gensbrech, The Municipal District of Clear Hills No 21
 C. of T. 223 192 509, C. of T. 952 084 033 +16

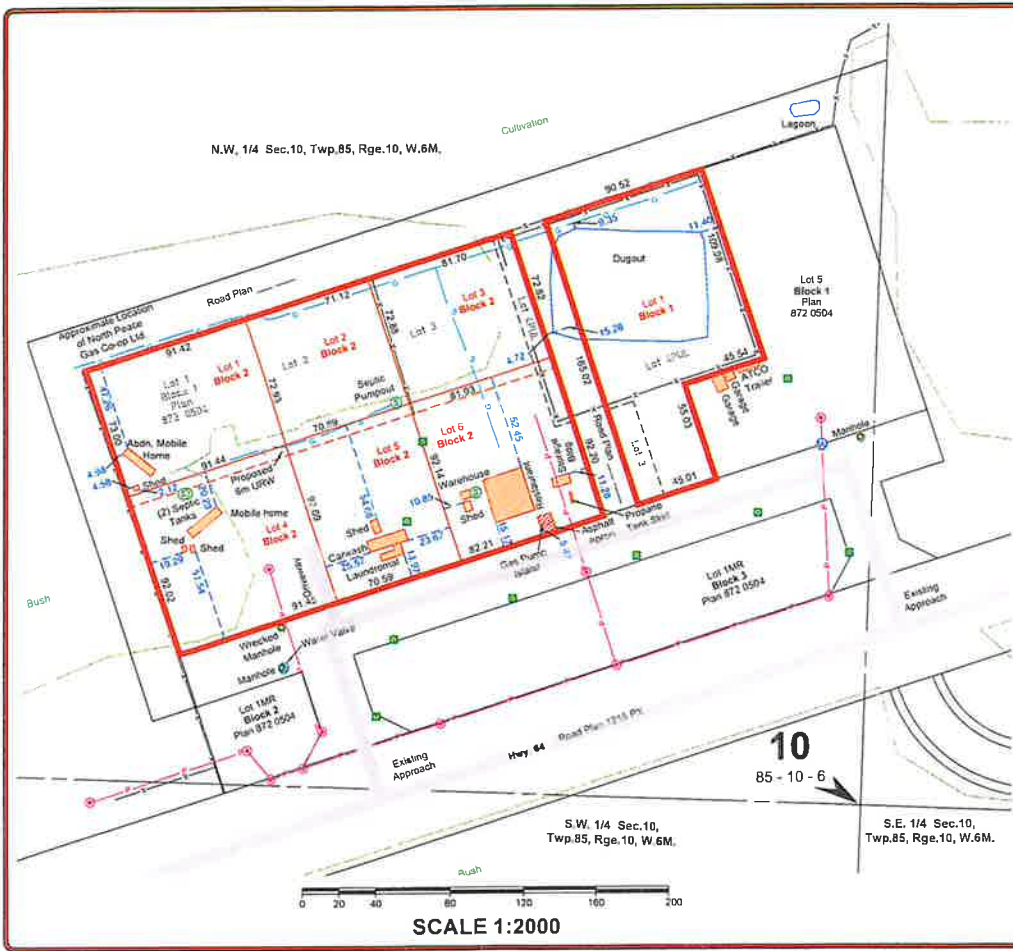
Site Information
 Address _____

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
 P298
 BORDERLINE SURVEYS LTD
 PREPARED BY
 Jason Coates, A.L.S.

| Revision Table | | | | | |
|---------------------|---------------|----------------|-------|---------------|--------------|
| No. | Revision Type | Drafted | CHK'd | Surveyed | Date |
| 0 | Original | ASB | LB/JC | JC | June 6, 2024 |
| Client File No: N/A | | | | | |
| File No: 240095T | | Job No: 240085 | | Sheet: 1 of 4 | |





TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION OF
 Lot 1, Lot 2, Lot 3 & Lot 4 PUL, Block 1, Plan 872 0504
 (For Multi Lot Development)
 Within
 N.W. 1/4 Sec. 10, Twp. 85, Rge. 10, W.6M,
 Clear Hills County, Alberta



- Notes**
- All buildings are served by municipal water and sewer.
 - Dugout to be filled in.
 - Some buildings may have been erected and others moved since the date of this photo.
 - Septic discharge to be removed.

BORDERLINE SURVEYS

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

ALBERTA LAND SURVEYORS ASSOCIATION
 P298
 BORDERLINE SURVEYS LTD.
 PREPARED BY
 Jason Coates, A.L.S.

Revision Table

| No. | Revision Type | Drafted | CHK'd | Surveyed | Date |
|---------------------|---------------|---------|-------|----------|--------------|
| 0 | Original | ASB | LBUC | JC | June 6, 2024 |
| Client File No: N/A | | | | | |
| File No: 240059T | | | | | |
| Job No: 240055 | | | | | |
| Sheet: 3 of 4 | | | | | |
| Revision | | | | | |



Photo is current Bing Image dated Sept 2016



SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
Lot 1, Lot 2, Lot 3 & Lot 4PUL, Block 1, Plan 872 0504
 (For Multi Lot Development)
 Within

N.W. 1/4 Sec 10, Twp. 85, Rge. 10, W6M.
 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 Costes, A.L.S.

| Revision Table | | | | | |
|---------------------|---------------|----------------|-------|--------------|---------------|
| No. | Revision Type | Drafted | CHK'd | Surveyed | Date |
| 0 | Original | ASB | LB/JC | JC | June 8, 2024 |
| Client File No. N/A | | | | | |
| File No. 240085T | | Job No. 240085 | | Sheet 3 of 4 | |
| | | | | | 0 Revision |



TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION OF
Lot 1, Lot 2, Lot 3 & Lot 4 PUL, Block 1, Plan 872 0504
 (For Multi Lot Development)
 Within
N.W. 1/4 Sec 10, Twp. 85, Rge. 10, W6M.
 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

ALBERTA LAND SURVEYORS ASSOCIATION
 P298
 BORDERLINE SURVEYS LTD.
 PREPARED BY
 Jason Coates, A.L.S.

| Revision Table | | | | | |
|---------------------|----------------|---------------|----------|----------|--------------|
| No. | Revision Type | Drafted | Ch'g'd | Surveyed | Date |
| 0 | Original | ASB | LB/JC | JC | June 6, 2024 |
| Client File No: N/A | | | | | |
| File No: 240089T | Job No: 240085 | Sheet: 4 of 4 | Revision | | |

**MACKENZIE MUNICIPAL SERVICES AGENCY
SUBDIVISION COMMENTS**

| | |
|---|--|
| MUNICIPALITY: <u>Clear Hills County</u> | DATE RECEIVED: <u>August 21, 2024</u> |
| FILE: <u>24MK028</u> | DEEMED COMPLETE ON: <u>August 22, 2024</u> |
| LEGAL: <u>LOT 1, 2, 3 & 4PUL, BLOCK 1, PLAN 8720504</u> | EXPIRY DATE: <u>October 21, 2024</u> |
| APPLICANT/AGENT: <u>Borderline Surveys Inc.</u> | |

PROPOSAL: The proposal is to consolidate and subdivide four existing lots (3 highway development lots and 1 public utility lot) into 7 lots for private and municipal uses.

ACREAGE IN TITLE: Lot 1 Block 1= 3.7 acres; Lot 2 Block 1= 2.89 acres; Lot 3 Block 1= 3.51 acres; Lot 4PUL= 3.71 acres.

RESERVE REQUIREMENT: Not required.

PROXIMITY TO URBAN MUNIC: Cleardale (see location map).

PREVIOUS APPLICATIONS: Yes

SITE CHARACTERISTICS

C.L.I.: 100% 2 8c 4 2w

TOPOGRAPHY: The subject land is described as flat.

EXISTING USE/DEVELOPMENT: Proposed Lot 1 Block 1, which is currently a public utility lot, contains a dugout and is proposed to be used for a new firehall. Proposed Lot 1 Block 2 contains an abandoned manufactured home and shed. Proposed Lot 2 and 3, Block 2 are vacant. Proposed Lot 4 Block 2 contains a manufactured home and two sheds. Proposed Lot 5 Block 2 contains a carwash, laundromat and shed, while proposed Lot 6 Block 2 contains a restaurant, warehouse, storage building, sheds, gas pump island and propane tank skid. There are various registered instruments on the four parcels.

ROAD ACCESS: Access to the proposed lots could be gained via an existing service road (Highway Drive) connected to Highway 64 to the south. The service road will be connected to a proposed road plan, which, together with the existing service road, would provide access to all the lots. Apart from proposed Lot 4 Block 2, which has a physical access, all the proposed lots would each require a separate approach/driveway to provide physical access via the service road or proposed road plan.

SERVICING: The proposed lots are serviced by municipal water service and sewage treatment systems. However, there is a septic pumpout located on proposed Lot 2 Block 2, which would have to be removed, if it is not required.

PARCEL SIZE: The proposed parcel sizes may be deemed appropriate for their intended uses.

LEGISLATION

LAND USE BYLAW: The proposed subdivisions are all located within the Highway Development District (HD). The parcel size and parcel density are at the discretion of the Development Authority. The proposed parcel sizes (Lot 1 Block 1 = 3.07 acres; Lot 1 Block 2 = 1.65 acres; Lot 2 Block 2 = 1.28 acres; Lot 3 Block 2 = 1.47 acres; Lot 4 Block 2 = 2.08 acres; Lot 5 Block 2 = 1.61 acres; and Lot 6 Block 2 = 1.87 acres) may, therefore, be deemed appropriate for their intended uses. Most of the existing developments on the proposed lots meet the setback requirements of the Land Use Bylaw. However, a few structures, including the abandoned home and shed on proposed Lot 1 Block 2 do not meet the setback requirements of the Land Use Bylaw. These non-conforming developments may be accommodated through variance or required to be remedied. The lagoon located north of Lot 5 Block 1 would have to be reclaimed to allow for the proposed road plan. Future developments on the proposed lots must comply with the Land Use Bylaw.

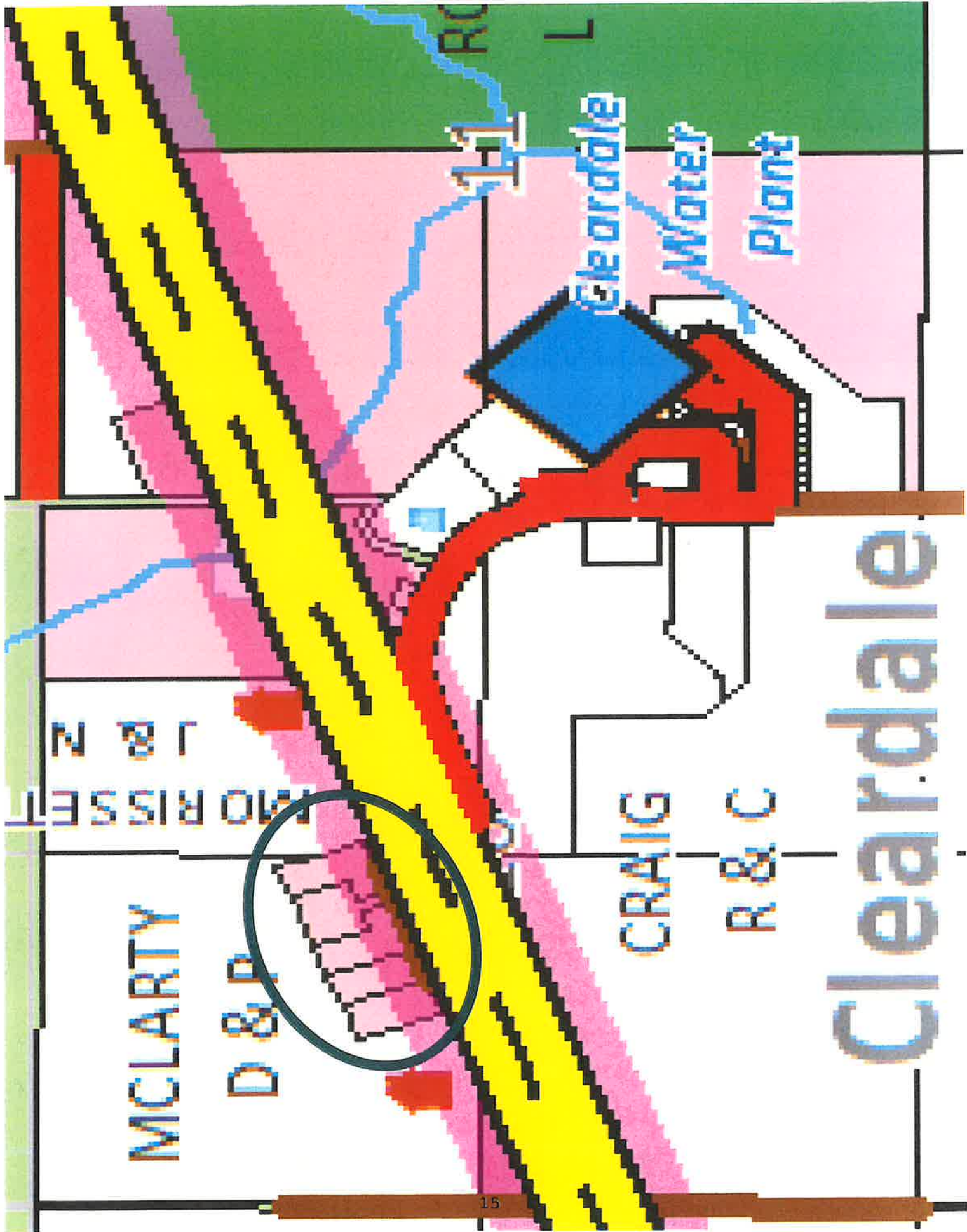
MUNICIPAL DEVELOPMENT PLAN: May be allowed

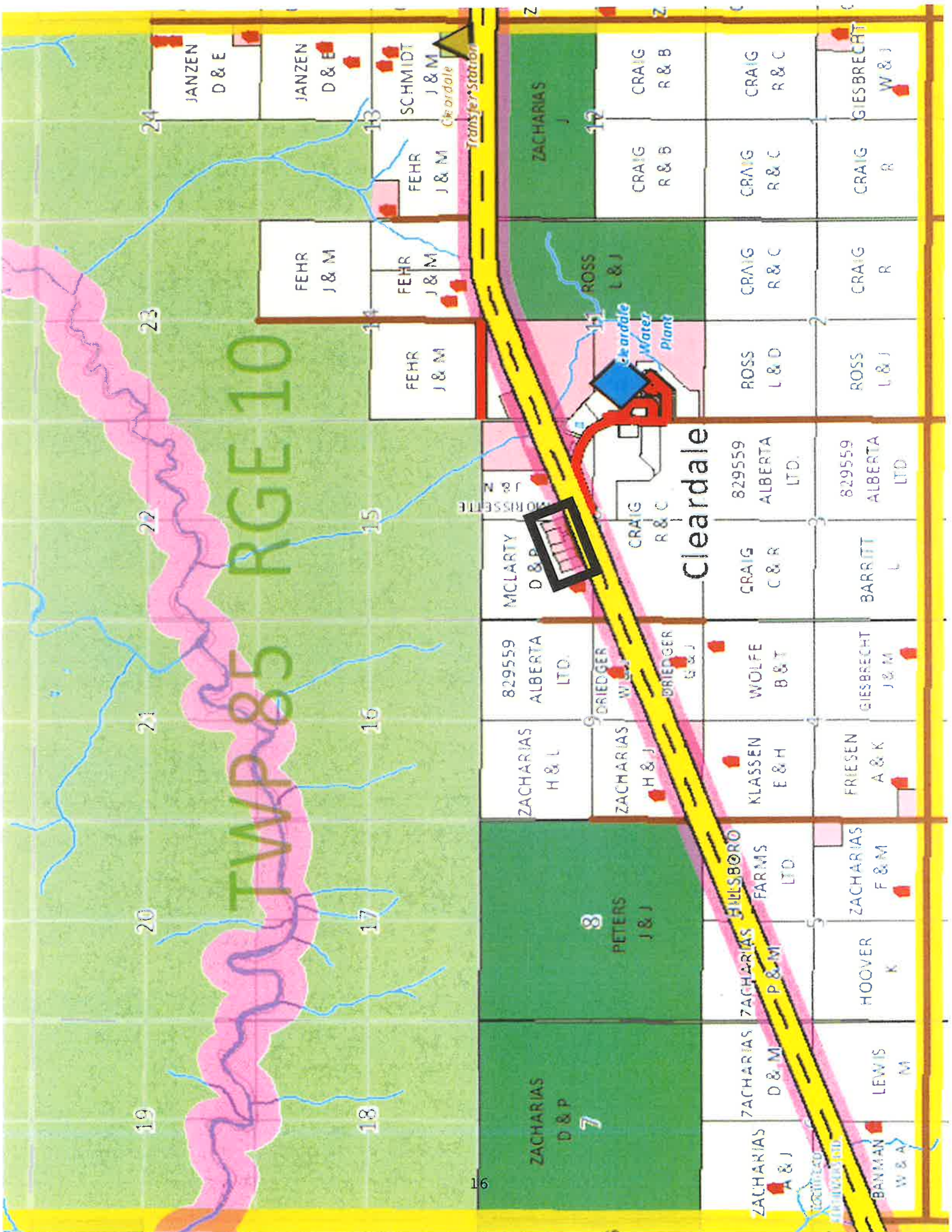
INTERMUNICIPAL DEV. PLAN: N/A

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

MUNICIPAL GOVERNMENT ACT: No conflicts







TWP 85 RGE 10

19

20

21

22

23

24

18

17

16

15

14

13

16

7

8

9

10

11

12

Cleardale

JANZEN D & E

JANZEN D & E

SCHMIDT J & M

FEHR J & M

FEHR J & M

FEHR J & M

ZACHARIAS D & P

PETERS J & J

ZACHARIAS H & L

ZACHARIAS H & J

MCLARTY D & P

829559 ALBERTA LTD.

DRIEDGER W & J

DRIEDGER E & J

ZACHARIAS HILSBORO FARMS LTD.

KLASSEN E & H

WOLFE B & T

CRAIG R & C

829559 ALBERTA LTD.

ROSS L & D

CRAIG R & B

CRAIG R & B

CRAIG R & C

ZACHARIAS D & M

HOOPER K

ZACHARIAS F & M

FRIESEN A & K

GIESBRECHT J & M

BARRITT L

829559 ALBERTA LTD.

ROSS L & J

CRAIG R

CRAIG R & C

GIESBRECHT W & J

BANMAN W & A

LEWIS M

ZACHARIAS F & M

ZACHARIAS F & M

FRIESEN A & K

GIESBRECHT J & M

BARRITT L

829559 ALBERTA LTD.

ROSS L & J

CRAIG R

CRAIG R & C

GIESBRECHT W & J

MORISSETTE

Transfere Station

ROSS L & J

CRAIG R & B

ZACHARIAS J

AGRIUM

AGRIUM

AGRIUM

AGRIUM

AGRIUM

AGRIUM

AGRIUM

AGRIUM

AGRIUM

AGRIUM

AGRIUM

AGRIUM