

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING
April 22, 2025

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, April 22, 2025, 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 22, 2025 1

C) ADOPTION OF THE PREVIOUS MINUTES

A. REGULAR MEETING of March 25, 2025 2

D) BUSINESS ARISING OUT OF THE MINUTES

E) DELEGATION

F) BY-LAW

G) OLD BUSINESS

H) NEW BUSINESS

A. SUBDIVISION APPLICATION RE-SUBMISSION – Jolyn Consulting Services Ltd. 7

B. SUBDIVISION APPLICATION – Gordon & Maureen Bjornson/Jolyn Consulting Services. 25

C. SUBDIVISION APPLICATION – Hutterian Brethren Church of Bear Canyon/669778 Alberta Ltd. 44

D. DEVELOPMENT PERMIT APPLICATION – Juan Wiebe 64

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, MARCH 25, 2025**

PRESENT

Jason Ruecker	Chairperson
Susan Hansen	Deputy Chairperson
Abram Giesbrecht	Member
Danae Walmsley	Member

ABSENT

David Janzen	Member
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ATTENDING

Allan Rowe	Chief Administrative Officer (CAO)
Bonnie Morgan	Executive Assistant (EA)
Kelsey Lund	Development Officer (DO)
Dawn Morgan	Accounts Payable (AP)

CALL TO ORDER

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

**ACCEPTANCE OF
AGENDA**

M13-25 (03-25-25)

RESOLUTION by Deputy Chair Hansen to adopt the agenda governing the March 25, 2025, Municipal Planning Commission Meeting, as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular
Meeting Minutes

M14-25 (03-25-25)

RESOLUTION by Member Giesbrecht to adopt the minutes of the March 11, 2025, Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Subdivision
Application -
Jolyn Consulting
Services Ltd.

Subdivision Application S03-25 received from Jolyn Consulting Services (transfer in process to Rocky Rombs) to subdivide 48.2 acres (19.5 hectares) as a yard site separation on NW-23-83-3-W6.

M15-25 (03-25-25)

RESOLUTION by Member Walmsley that the Municipal Planning Commission approves Subdivision Application S03-25 received from Jolyn Consulting Services (transfer in process to Rocky Rombs) to subdivide 48.2 acres (19.5 hectares) as a yard site separation on NW-23-83-3-W6, subject to the following conditions:

1. 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)
2. 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.
 - b. Cistern
 - i. Minimum distance from road right-of-way (front yard) 40.8m (134 feet).
 - ii. Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).
3. Sewage setbacks:
 - a. Above ground/septic tank
 - i. Minimum distance from dwelling 1m (3.25ft)
 - ii. Minimum distance from property line 1 m (3.25 ft)
 - iii. Minimum distance from water source/course 9.14 m (30 ft)
4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
5. 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.
6. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.

CARRIED.

NEW BUSINESS

Development Permit
Application – Worsley
Clear Hills Ski Club

Development Permit Application W02-25 was received from Worsley Clear Hills Ski Club to construct additions onto both the Chalet and Rental Shop located on PT-5-88-9-W6.

M16-25 (03-25-25)

RESOLUTION by Member Giesbrecht that the Municipal Planning Commission approves Development Permit Application W02-25 received from Worsley Clear Hills Ski Club to construct additions onto both the Chalet and Rental Shop located on PT-5-88-9-W6, subject to the following conditions:

1. 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)
2. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
3. 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.
4. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.

CARRIED.

NEW BUSINESS

Development Permit
Application –
George & Agatha
Fehr

Development Permit Application W05-25 was received from George and Agatha Fehr to construct a commercial cold storage shed (shell only) located on Lot 1 Block 1 Plan 1623058.

M17-25 (03-25-25)

RESOLUTION by Deputy Chair Hansen that the Municipal Planning Commission approves Development Permit Application W05-25 received from George and Agatha Fehr to construct a commercial cold storage shed (shell only) located on Lot 1 Block 1 Plan 1623058, subject to the following conditions:

1. 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)
2. Water supply setbacks:
 - a. Cistern
 - i. Minimum distance from road right-of-way (front yard) 40.8m (134 feet).
 - ii. Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).
3. Sewage setbacks:
 - a. Sub-surface disposal/septic tank
 - i. Minimum distance from dwelling 1m (3.25ft)
 - ii. Minimum distance from property line 1 m (3.25 ft)
 - iii. Minimum distance from water source/course 9.14 m (30 ft)

4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
5. 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.
6. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.
7. Developer to obtain a Roadside Development Permit from Transportation.
8. Prior to start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.

CARRIED.

NEW BUSINESS

Development Permit
Application –

George & Agatha Fehr

Development Permit Application W06-25 was received from George and Agatha Fehr to construct an extension onto the commercial shop entrance located on Lot 1 Block 1 Plan 1623058.

M18-25 (03-25-25)

RESOLUTION by Chairperson Ruecker that the Municipal Planning Commission approves Development Permit Application W06-25 received from George and Agatha Fehr to construct an extension onto the commercial shop entrance located on Lot 1 Block 1 Plan 1623058, subject to the following conditions:

1. 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)
2. Water supply setbacks:
 - a. Cistern
 - i. Minimum distance from road right-of-way (front yard) 40.8m (134 feet).
 - ii. Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).
3. Sewage setbacks:
 - a. Sub-surface disposal/septic tank
 - i. Minimum distance from dwelling 1m (3.25ft)
 - ii. Minimum distance from property line 1 m (3.25 ft)
 - iii. Minimum distance from water source/course 9.14 m (30 ft)

4. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
5. 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.
6. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.
7. Developer to obtain a Roadside Development Permit from Transportation.
8. Prior to start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.

CARRIED.

ADJOURNMENT

Chairperson adjourned the March 25, 2025, Municipal Planning Commission Meeting at 9:12a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 22, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	SUBDIVISION APPLICATION RE-SUBMISSION – JOLYN CONSULTING SERVICES LTD. (ROCKY ROMBS)
File:	61-02-02

DESCRIPTION:

The previous approval (M15-25) of Subdivision Application S03-25 received from Jolyn Consulting Services (Rocky Rombs) to subdivide 48.2 acres (19.5 hectares) as a yard site separation on NW-23-83-3-W6 must be rescinded and the application re-submitted to include comment from Transportation per Section 7, Subsection 6 of the Subdivision and Development Regulations.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Subdivision application now includes comment/conditions from Transportation since it is located within 1.6 km (1 mile) of a provincial highway.
- The proposed subdivision will include a residence and multiple outbuildings.
- Road Access:
 - There are two existing approaches/driveways that access the proposed subdivision.
- Servicing:
 - Existing water supply is both dugout and cistern/hauling. Existing sewage disposal is above ground/septic tank.
- Parcel Size: Proposed parcel size may be deemed appropriate for the intended use.

ATTACHMENTS:

1. Subdivision Application.
2. Aerial of proposed subdivision.
3. Location of the proposed subdivision site with respect to the county.
4. Transportation and Economic Corridors Notification of Referral Decision

OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended.
- C. Approve the application with different conditions.

Initials show support - Reviewed by: Development Officer:  Manager:
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RECOMMENDED ACTION:

RESOLUTION by... That the Municipal Planning Commission rescinds their approval (M15-25) of Subdivision Application S03-25 received from Jolyn Consulting Services (Rocky Rombs) to subdivide 48.2 acres (19.5 hectares) as a yard site separation on NW-23-83-3-W6 and approve Subdivision Application S03-25 based on the re-submission of the application that includes comment/conditions from Transportation per Section 7, Subsection 6 of the Subdivision and Development Regulations, subject to the following conditions:

1. Any outstanding property taxes are to be paid on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
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. 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.
 - b. Cistern
 - i. Minimum distance from road right-of-way (front yard) 40.8m (134 feet).
 - ii. Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).
4. Sewage setbacks:
 - a. Above ground/septic tank
 - i. Minimum distance from dwelling 1m (3.25ft)
 - ii. Minimum distance from property line 1 m (3.25 ft)
 - iii. Minimum distance from water source/course 9.14 m (30 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.
8. To satisfy Section 19 of the Subdivision and Development Regulation, dedication of a 30 metre service road right of way by caveat is required along the highway frontage of the proposed lot.

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: development@clearhillscounty.ab.ca

**APPLICATION FOR
SUBDIVISION****FORM A**

Page 1

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	S03-25
DATE RECEIVED:	02/27/25

THIS FORM MUST 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 OWNER'S BEHALF.

APPLICANT INFORMATION								
FULL NAME OF REGISTERED OWNER OF LAND TO BE SUBDIVIDED: Jolyn Consulting Services Ltd (Rocky Rombs)								
ADDRESS: Box 1322, Fairview, Alberta								
POSTAL CODE: T0H 1L0				EMAIL: rrombs@telusplanet.net				
PHONE NUMBER: 780-835-0591								
FULL NAME OF AGENT (person authorized to act on behalf of registered owner), if any: Borderline Surveys Ltd. (Jason Coales)								
ADDRESS: Box 43, Clairmont, Alberta, T8X 0T8								
PHONE: 780-538-1955				EMAIL: borderlineoffice5@gmail.com				
LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED								
Legal description of proposed subdivision site:								
QTR./L.S. NW	SEC. 23	TWP. 83	RG. 3	M. 6	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed subdivision site:								
NUMBER OF HECTARES 19.5		ACRES 48.2						
Lot type (only complete if subdivision is located within Hamlet): INTERIOR CORNER THROUGH						LAND USE DISTRICT: AG1		
Describe the <u>existing</u> use of the land: Agriculture								

**LOCATION OF LAND TO BE SUBDIVIDED**Describe the proposed use of the land:Homestead and agriculture

1. Is the land situated immediately adjacent to the municipal boundary? ☐ Yes ☒ No
If yes, the adjoining municipality is _____
2. Is the land situated within 1.6 kilometers (1.0 miles) of the right of way of a highway? ☒ Yes ☐ No
If "yes", the Highway number is Hwy 685 the Secondary Road number is _____
3. 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 it's name:
2 Dugouts
4. Is the proposed parcel within 1.5 kilometers (0.932 miles) of a sour gas facility? ☐ Yes ☒ No

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)

1. Describe the nature of the topography of the land (flat, rolling, steep, mixed):
See Tentative Plan
2. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. – sloughs, creeks, etc.):
See Tentative Plan
3. Describe the kind of soil on the land (sandy, loam, clay, etc.):
Clay

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, Main house brunt down on Feb 12, 2025**WATER AND SEWER SERVICES**

If the proposed subdivision is to be served by anything other than a water distribution system and a wastewater collection system, describe the way of providing water and sewage disposal:

Main house (brunt down) served by Dug out, ATCO trailer and house under construction. is hold in water**DECLARATION**I/WE, Borderline Survey (Jason Coates), the registered owner(s) or person acting on the registered owner's behalf, 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 as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

DATE: Feb 21-2025SIGNATURE OF APPLICANT: DATE: Feb 21-2025SIGNATURE OF REGISTERED LANDOWNER: **CLEAR HILLS COUNTY**Box 240 Worsley, AB T0H 3W0 - Phone: 780-685-3926 Fax 780-685-3960 Email: development@clearhillscountry.ab.ca*"Clearly an Area of Opportunity"*

ADDITIONAL INFORMATION REQUIRED

WATER AND SEWAGE

Indicate the type of water supply and sewage disposal to be used by your subdivision proposal and whether it exists or is proposed.

Existing	Proposed	TYPE OF WATER SUPPLY
X		DUGOUT
		WELL
X		CISTERN & HAULING
		COUNTY SERVICE
		OTHER (Please specify)

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

For additional information, contact **ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS** at:

Phone: 1-866-421-6929

Email: safety.services@gov.ab.ca
or a licensed permitting agency.

CLEAR HILLS COUNTY

Box 240 Worsley, AB T0H 3W0 - Phone: 780-685-3925 Fax 780-685-3960 Email: development@clearhillscounty.ab.ca

"Clearly an Area of Opportunity"

RIGHT OF ENTRY FORM
(TO BE COMPLETED BY THE REGISTERED LANDOWNER)

As a site inspection of land that is the subject of a subdivision application may be required, we request that you complete the following authorization and submit it with your application for Subdivision 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, Jolyn Consulting Services Ltd. (Rocky Rombs) do grant consent for an authorized
(Print Name)

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

Legal Land Description: NW 23-83-3 W6M

Feb 21-2025
DATE:



SIGNATURE OF APPLICANT/REGISTERED LANDOWNER:

Abandoned Oil Well Confirmation Process

1. Search the subject property using the AER Abandoned Well Viewer at:
<https://maps.aer.ca/awm/index.html>

Does the AER Abandoned Well Viewer identify any abandoned wells in the subject area?

No X If no, print a map of the subject area from the Abandoned Well Viewer and submit it with the subdivision application.

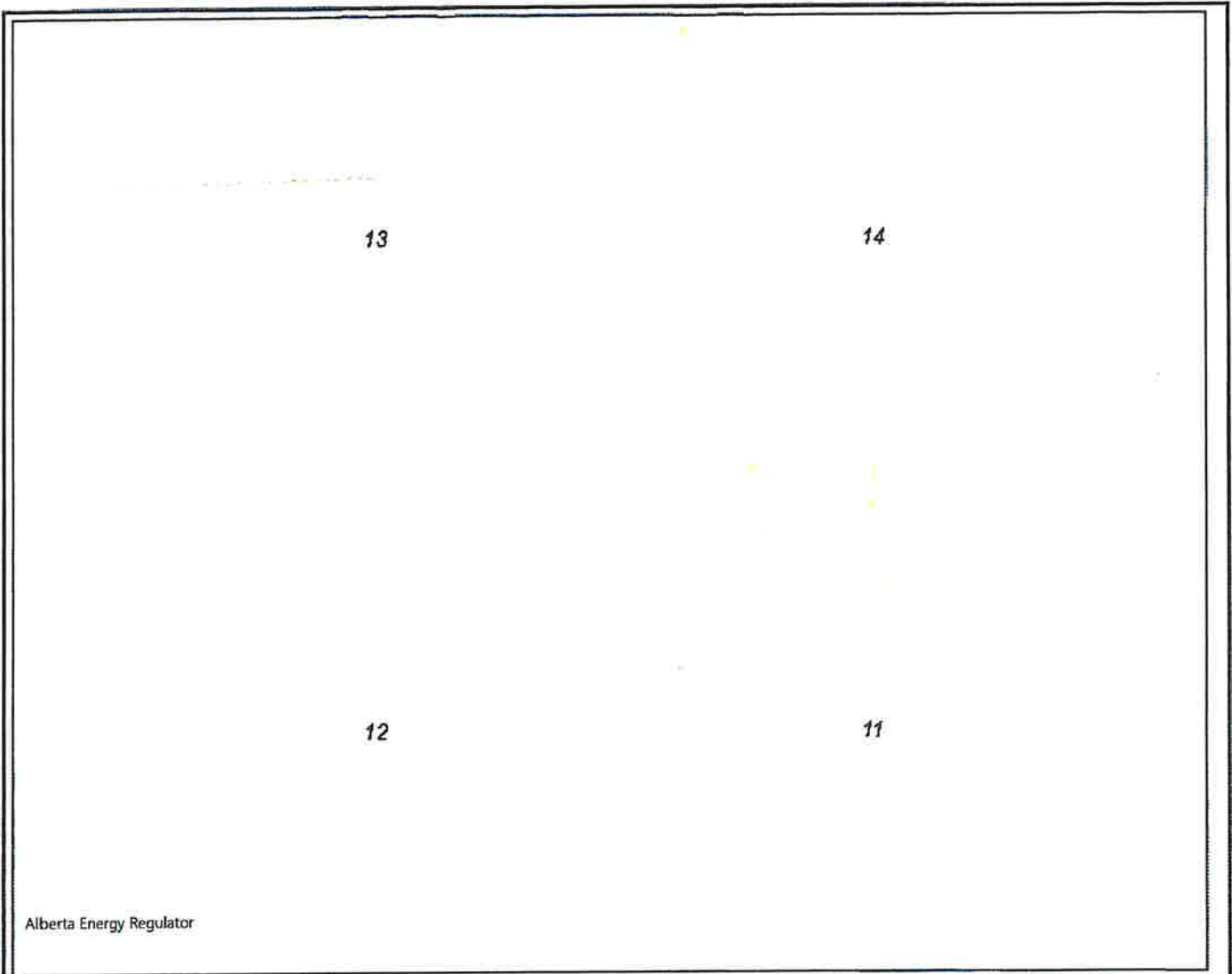
Yes If yes, complete the remainder of the Abandoned Oil Well Confirmation Process.

2. Using the AER Abandoned Well Viewer, identify the Licensee Name of the abandoned well. The Licensee must be contacted to confirm the exact location of the well.
3. To locate the Licensee contact information on the AER website:
<https://maps.aer.ca/awm/index.html>

Under the Locate Abandoned Well search fill in Well Licence Number and click find. This will provide you with the contact information on the licence holder.

4. Submit the **Abandoned Oil Well Confirmation Form** to the Licensee and request that they return the completed form prior to submitting the completed subdivision application.
5. Submit the completed **Abandoned Oil Well Confirmation Form** as a part of the subdivision application.

Note: The sketch of the proposed development must include the abandoned oil well and identify necessary setbacks. If the development will result in construction activity within the setback area, a statement confirming that the abandoned wells will be temporarily marked with on-site identification during construction must be included with the subdivision application.



Alberta Energy Regulator

Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 26/2/2025

Legend

Abandoned Well

Abandoned Wells



Revised Location



Revised Location Pointer



Access

Paved Road (20K)

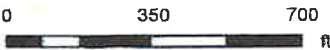
Primary Divided

Primary Divided

Date Date (if applicable)

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Scale: 9027.977411



Projection and Datum:
WEB MERCATOR AUS SPHERE



**Alberta
Energy
Regulator**



LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0014 938 385	6;3;83;23;NW	032 008 622
	0014 938 393	6;3;83;23;NE	

LEGAL DESCRIPTION

FIRST

THE NORTH WEST QUARTER OF SECTION TWENTY THREE (23)
TOWNSHIP EIGHTY THREE (83)
RANGE THREE (3)
WEST OF THE SIXTH MERIDIAN
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT: 0.803 HECTARES (1.98 ACRES) MORE OR LESS OUT OF THE
SAID QUARTER FOR ROAD PLAN 852 0737.
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

SECOND

THE NORTH EAST QUARTER OF SECTION TWENTY THREE (23)
TOWNSHIP EIGHTY THREE (83)
RANGE THREE (3)
WEST OF THE SIXTH MERIDIAN
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT: 0.803 HECTARES (1.98 ACRES) MORE OR LESS OUT OF
THE SAID QUARTER FOR ROAD PLAN 852 0737.
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CLEAR HILLS COUNTY

REFERENCE NUMBER: 972 189 909

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
032 008 622	08/01/2003	TRANSFER OF LAND	\$139,200	\$139,200

OWNERS

JOLYN CONSULTING SERVICES LTD.
OF 9515-97 ST.

(CONTINUED)

MORINVILLE
ALBERTA T8R 1H4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
092 468 601	31/12/2009	NOTICE OF SECURITY INTEREST RE : FIXTURES IN FAVOUR OF - SERVUS CREDIT UNION LTD. 10300-110 ST, PO BOX 459 FAIRVIEW ALBERTA T0H1L0 DEBTOR - OWEN HANS HELGESEN PO BOX 781 FAIRVIEW ALBERTA T0H1L0 AMOUNT: \$68,250 EXPIRES: 2028/11/01 AFFECTED LAND: 6;3;83;23;NW
102 248 470	16/07/2010	UTILITY RIGHT OF WAY GRANTEE - NORTH PEACE GAS CO-OPERATIVE LTD. AFFECTED LAND: 6;3;83;23;NW

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF
DECEMBER, 2024 AT 09:30 A.M.

ORDER NUMBER: 52325107

CUSTOMER FILE NUMBER: 240177



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.W. 1/4 Sec.23, Twp.83, Rge.3, W.6M.
(For Yardsite Separation)

Within
Clear Hills County, Alberta

Schedule of Areas

Corbines 1 Lot,
Containing 19.5 ha (48.2 ac)

Registered Title Encumbrances (Including Easements)

102 248 471 Utility Right of Way - North Peace Gas Co-operative Ltd

Notes

- Distances are in Metres and Decimals Thereof.
- Plan measurements based from a field inspection conducted on January 28, 2025
- There are no active or abandoned wells in the subject quarter.

Legend

- Area Affected by This Plan is Outlined Thus
- Road Shown Thus
- Overhead Power Shown Thus
- Fence Shown Thus
- Gate Post Shown Thus
- Power Pole & Anchor Shown Thus
- Water Main Shown Thus
- Sewer Main Shown Thus
- Septic Tank Shown Thus
- Storage Holding Tank Shown Thus
- oGP

Land Owners

John Consulting Services Ltd
C of T: 032 608 622

Site Information

Address: 31031 Highway 65
85075 Rango Road 32

**BORDERLINE
SURVEYS**

10202 88th Street
La Crete, Alberta, T0H 2H0
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com

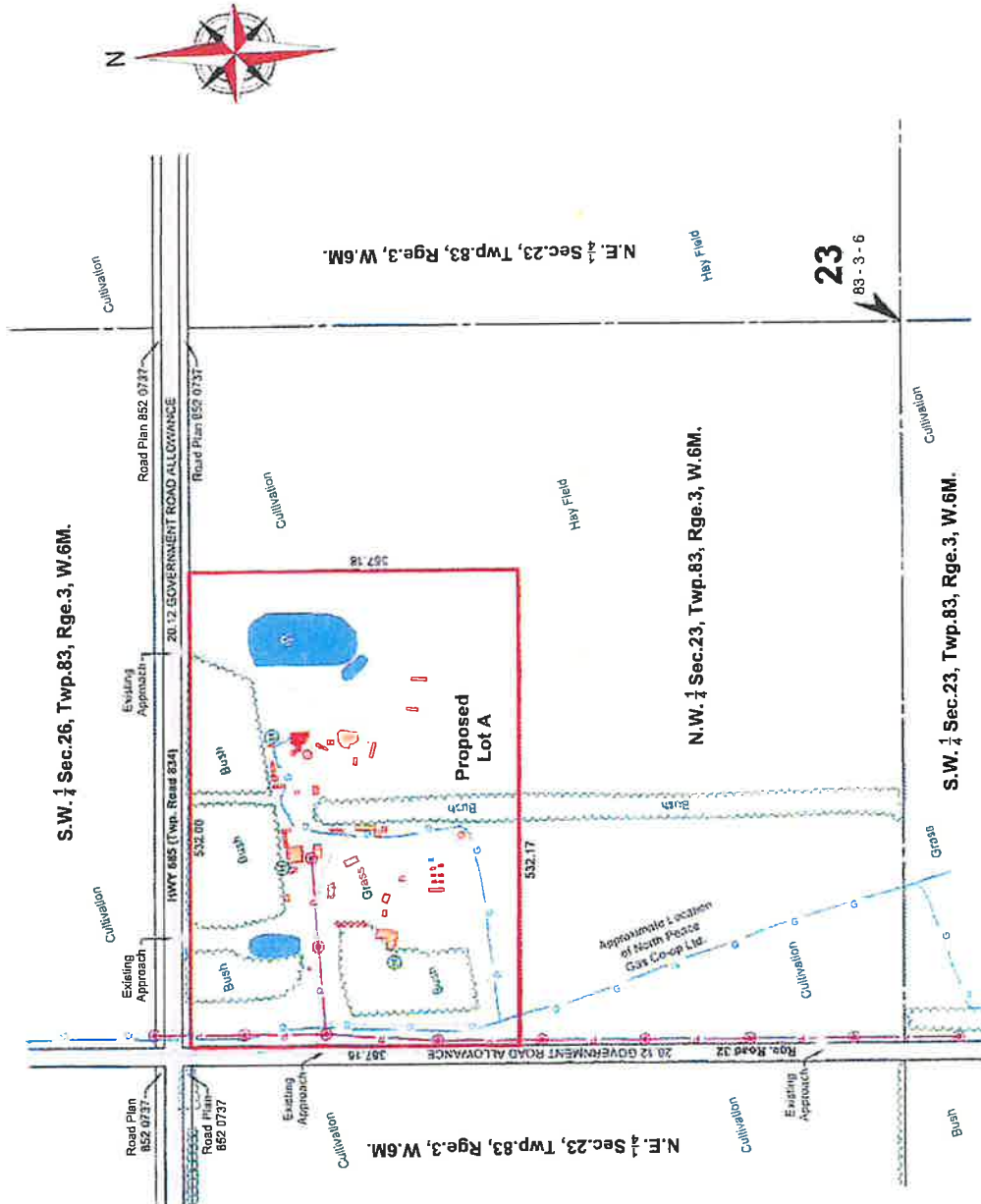


PREPARED BY
Jason Crease, A.L.S.

Revision Table

No.	Original	Revision Type	Drafted	Chkd	Surveyed	Date
0	Original	ASA	LUJC	JC		Feb 26, 2025
1	Original	ASA	LUJC	JC		Feb 26, 2025
2	Original	ASA	LUJC	JC		Feb 26, 2025
3	Original	ASA	LUJC	JC		Feb 26, 2025
4	Original	ASA	LUJC	JC		Feb 26, 2025
5	Original	ASA	LUJC	JC		Feb 26, 2025
6	Original	ASA	LUJC	JC		Feb 26, 2025
7	Original	ASA	LUJC	JC		Feb 26, 2025
8	Original	ASA	LUJC	JC		Feb 26, 2025
9	Original	ASA	LUJC	JC		Feb 26, 2025
10	Original	ASA	LUJC	JC		Feb 26, 2025
11	Original	ASA	LUJC	JC		Feb 26, 2025
12	Original	ASA	LUJC	JC		Feb 26, 2025
13	Original	ASA	LUJC	JC		Feb 26, 2025
14	Original	ASA	LUJC	JC		Feb 26, 2025
15	Original	ASA	LUJC	JC		Feb 26, 2025
16	Original	ASA	LUJC	JC		Feb 26, 2025
17	Original	ASA	LUJC	JC		Feb 26, 2025
18	Original	ASA	LUJC	JC		Feb 26, 2025
19	Original	ASA	LUJC	JC		Feb 26, 2025
20	Original	ASA	LUJC	JC		Feb 26, 2025
21	Original	ASA	LUJC	JC		Feb 26, 2025
22	Original	ASA	LUJC	JC		Feb 26, 2025
23	Original	ASA	LUJC	JC		Feb 26, 2025
24	Original	ASA	LUJC	JC		Feb 26, 2025
25	Original	ASA	LUJC	JC		Feb 26, 2025
26	Original	ASA	LUJC	JC		Feb 26, 2025
27	Original	ASA	LUJC	JC		Feb 26, 2025
28	Original	ASA	LUJC	JC		Feb 26, 2025
29	Original	ASA	LUJC	JC		Feb 26, 2025
30	Original	ASA	LUJC	JC		Feb 26, 2025
31	Original	ASA	LUJC	JC		Feb 26, 2025
32	Original	ASA	LUJC	JC		Feb 26, 2025
33	Original	ASA	LUJC	JC		Feb 26, 2025
34	Original	ASA	LUJC	JC		Feb 26, 2025
35	Original	ASA	LUJC	JC		Feb 26, 2025
36	Original	ASA	LUJC	JC		Feb 26, 2025
37	Original	ASA	LUJC	JC		Feb 26, 2025
38	Original	ASA	LUJC	JC		Feb 26, 2025
39	Original	ASA	LUJC	JC		Feb 26, 2025
40	Original	ASA	LUJC	JC		Feb 26, 2025
41	Original	ASA	LUJC	JC		Feb 26, 2025
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59	Original	ASA	LUJC	JC		Feb 26, 2025
60	Original	ASA	LUJC	JC		Feb 26, 2025
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83	Original	ASA	LUJC	JC		Feb 26, 2025
84	Original	ASA	LUJC	JC		Feb 26, 2025
85	Original	ASA	LUJC	JC		Feb 26, 2025
86	Original	ASA	LUJC	JC		Feb 26, 2025
87	Original	ASA	LUJC	JC		Feb 26, 2025
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89	Original	ASA	LUJC	JC		Feb 26, 2025
90	Original	ASA	LUJC	JC		Feb 26, 2025
91	Original	ASA	LUJC	JC		Feb 26, 2025
92	Original	ASA	LUJC	JC		Feb 26, 2025
93	Original	ASA	LUJC	JC		Feb 26, 2025
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100	Original	ASA	LUJC	JC		Feb 26, 2025

SCALE 1:5000



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.W. 1/4 Sec. 23, Twp. 83, Rge. 3, W. 6M.
(For Yardsite Separation)
Within
Clear Hills County, Alberta



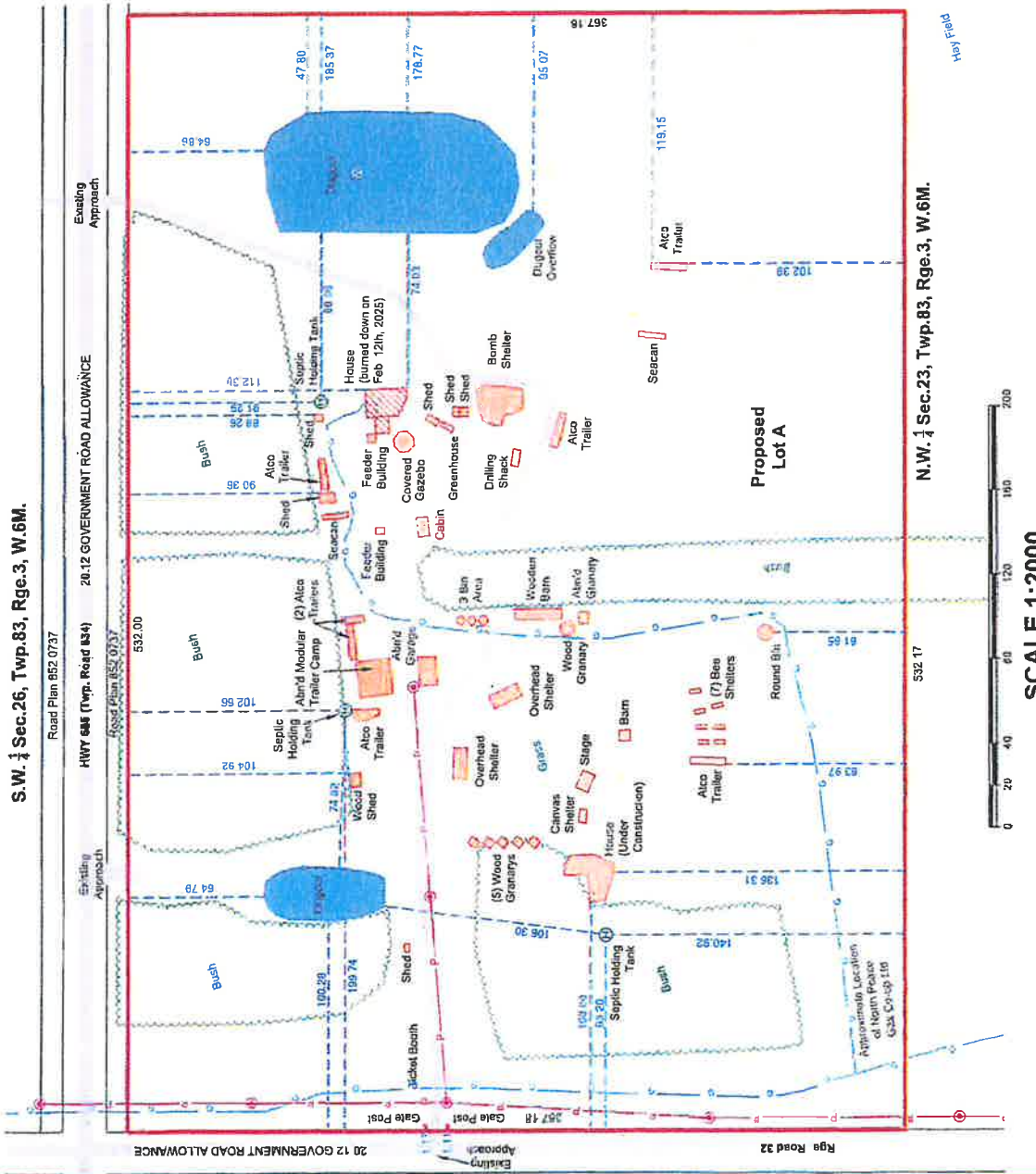
- The house is served by a septic holding tank.
- House water source is a dugout. Trailer / Under construction home is served by hauled water.
- Some buildings may have been erected and others moved since the date of this photo.



BORDERLINE SURVEYS
10202 89th Street
La Crete, Alberta, T0H 2H0
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com

PREPARED BY
Jason Coates, A.L.S.

No.	Original	Revision	Type	Drawn	Checked	Date
0				ASB	JC	Feb 26, 2023
Client File No. N/A						Job No. 240377
File No. 240377						Sheet 2 of 4



SCALE 1:2000

N.W. 1/4 Sec. 23, Twp. 83, Rge. 3, W. 6M.



Photo is current Google Pro Imagery dated September 2017



SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.W. 1/4 Sec. 23, Twp. 83, Rge. 3, W. 6M.
 (For Yardsite Separation)
 Within
 Clear Hills County, Alberta



**BORDERLINE
 SURVEYS**

10202 99th Street
 La Crete, Alberta, T0H 2H0
 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	ASB	LB/JC	JC	Feb 26, 2023
Client File No. N/A					
File No. 240177T					
Job No. 240177					
Sheet 3 of 4					
Revision 0					

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.W. 1/4 Sec. 23, Twp. 83, Rge. 3, W. 6M.
 (For Yardsite Separation)
 Within
 Clear Hills County, Alberta



PREPARED BY
 Jason Coates, A.L.S.

**BORDERLINE
 SURVEYS**

10202 99th Street
 La Crete, Alberta, T0H 2H0
 Phone: (780) 538-1955
 E-mail: jwc.surveyor@gmail.com

Revision Table

No.	Original	Revision Type	Drafted	Checked	Surveyed	Date
0	Original	ASB	ASB	JC	JC	Feb 26, 2015
Client File No.	N/A					
File No.	2401771					
Job No.	2401771					
Sheet	4 of 4					
Revision	0					

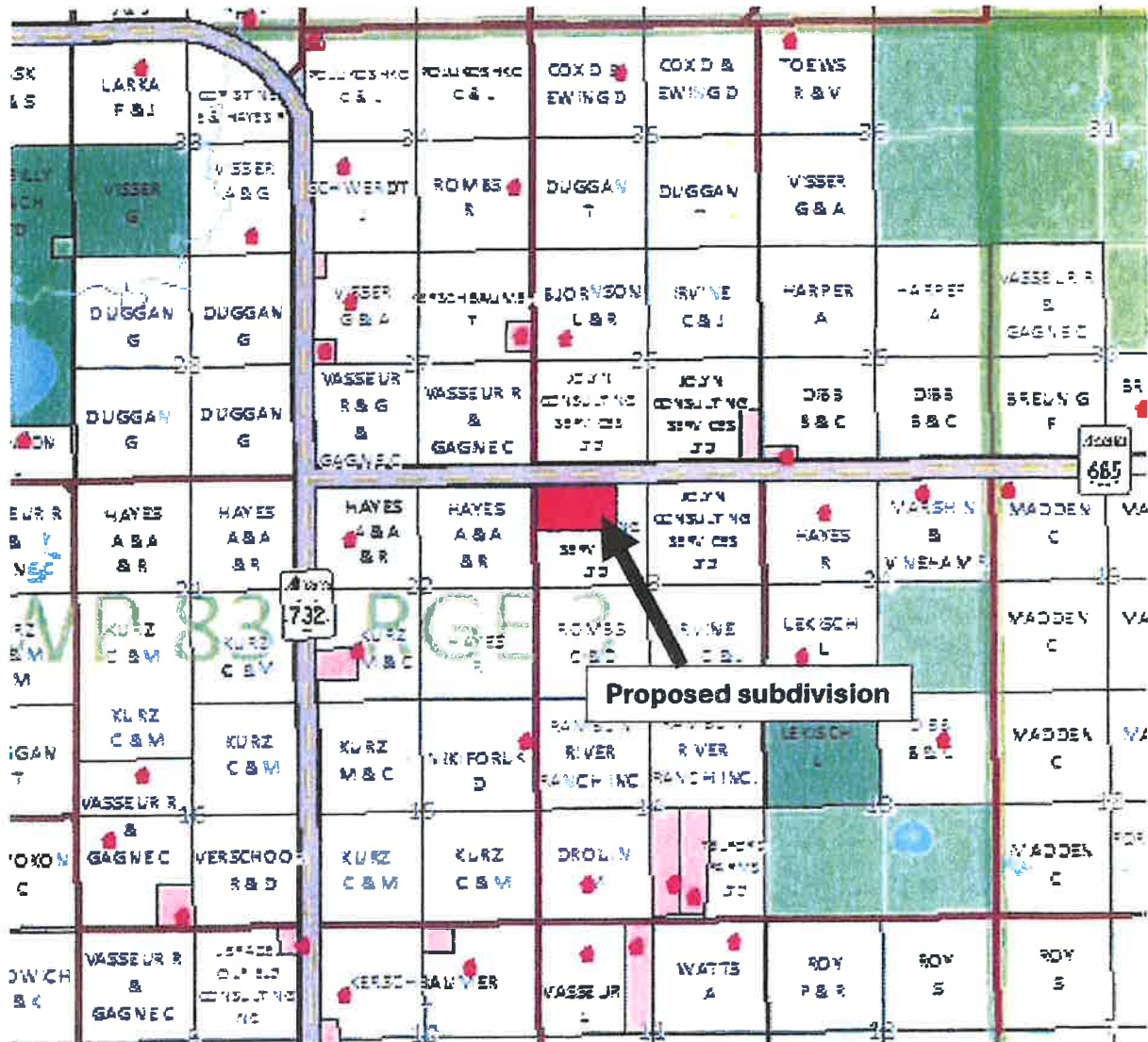


Photo is current Google Pro Imagery dated September 2017

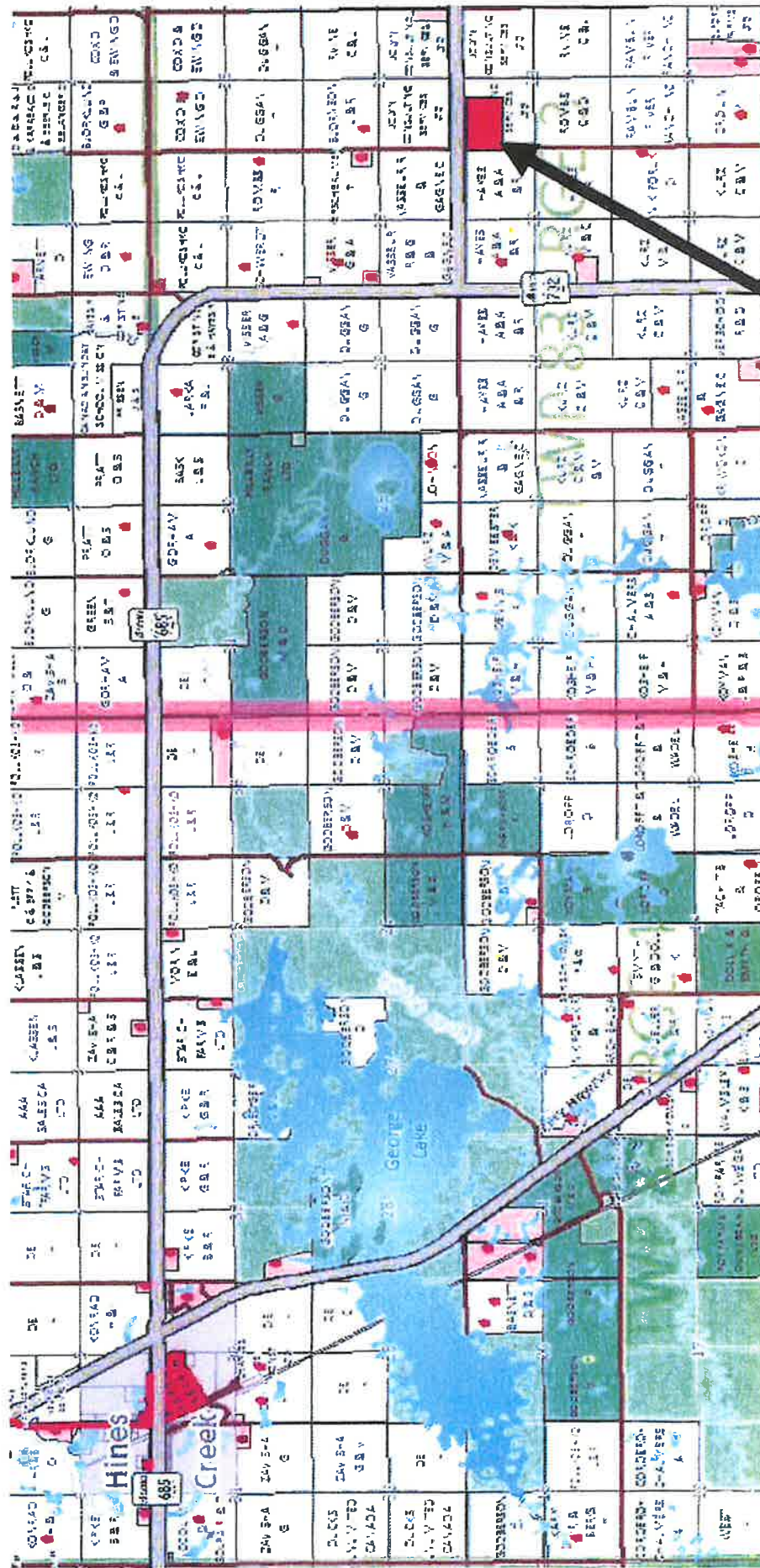


SCALE 1:2000

N↑



N ↑



Proposed Subdivision

Transportation and Economic Corridors Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	S03-25	Highway(s):	685, 732
Legal Land Location:	QS-NW SEC-23 TWP-083 RGE-03 MER-6	Municipality:	Clear Hills County
Decision By:	Mary Crowley	Issuing Office:	Peace Region / Grande Prairie
Issued Date:	April 8, 2025	Appeal Authority:	Land and Property Rights Tribunal
RPATH Number:	RPATH0050122		
Description of Development:	Subdivide a 48.2 acre parcel from a previously unsubdivided quarter		

This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 685, 732

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 of the Regulation are not met. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. To satisfy Section 19 of the Subdivision and Development Regulation, dedication of a 30 metre service road right of way by caveat is required along the highway frontage of the proposed lot, and shall be added as a condition of subdivision approval. Details on preparing and registering the service road agreement and caveat can be found on Transportation and Economic Corridors' website, at <https://www.alberta.ca/service-road-agreement-and-caveat.aspx>.
3. The existing access may remain on a temporary basis. All direct highway accesses are to be considered temporary. No compensation shall be payable to the landowner, or their assigns or successors when Transportation and Economic Corridors removes or relocates the access or if highway access is removed and access provided via a municipal road or service road.
4. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.

Please contact Transportation and Economic Corridors if you have any questions, or require additional information



Issued by **Mary Crowley, Development & Planning Tech**, on **April 8, 2025** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 22, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	SUBDIVISION APPLICATION – GORDON & MAUREEN BJORNSON/JOLYN CONSULTING SERVICES
File:	61-02-02

DESCRIPTION:

Subdivision Application S05-25 was received from Gordon and Maureen Bjornson/Jolyn Consulting Services for a boundary adjustment, adding 5.45 hectares (13.5 acres) to the existing subdivision on SE-26-83-3-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- The proposed boundary adjustment will extend the current subdivision of 15.94 acres to 29.4 acres.
- Road Access:
 - There is currently one existing approach/driveway that accesses the existing subdivision.
- Servicing:
 - Existing water supply is dugout.
 - Existing sewage disposal includes 3 septic tanks.

ATTACHMENTS:

5. Subdivision Application.
6. Aerial of proposed subdivision.
7. Location of the proposed subdivision site with respect to the county.
8. Transportation and Economic Corridors Notification of Referral Decision

OPTIONS:

- D. Deny the application for the following reasons....
- E. Approve the application with the conditions recommended.
- F. Approve the application with different conditions.

RECOMMENDED ACTION:

RESOLUTION by... That the Municipal Planning Commission approves Subdivision Application S05-25 received from Gordon and Maureen Bjornson/Jolyn Consulting Services for a boundary adjustment, adding 5.45 hectares (13.5 acres) to the existing subdivision on SE-26-83-3-W6, subject to the following conditions:

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

9. Any outstanding property taxes are to be paid on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
10. 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)
11. 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.
12. Sewage setbacks:
 - a. Above ground/septic tank
 - i. Minimum distance from dwelling 1m (3.25ft)
 - ii. Minimum distance from property line 1 m (3.25 ft)
 - iii. Minimum distance from water source/course 9.14 m (30 ft)
13. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
14. 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.
15. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.
16. To satisfy Section 19 of the Subdivision and Development Regulation, dedication of a 30 metre service road right of way by caveat is required along the highway frontage of the proposed lot.

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: development@clearhillscounty.ab.ca

FORM A

Page 1

APPLICATION FOR SUBDIVISION

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	505-25
DATE RECEIVED:	04/14/25

THIS FORM MUST 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 OWNER'S BEHALF.

APPLICANT INFORMATION								
FULL NAME OF REGISTERED OWNER OF LAND TO BE SUBDIVIDED: Gordon and Maureen Bjornson / Jolyn Consulting Services								
ADDRESS: Box 1322, Fairview								
POSTAL CODE: T0H 1L0				EMAIL: rrombs@telusplanet.net				
PHONE NUMBER: 780-835-0591								
FULL NAME OF AGENT (person authorized to act on behalf of registered owner), if any: Borderline Survey / Jason Coates								
ADDRESS: Box 43, Clairmont, Alberta, T8X 0T8								
PHONE: 780-835-0591				EMAIL: rrombs@telusplanet.net				
LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED								
Legal description of proposed subdivision site:								
QTR./L.S. SE	SEC. 26	TWP. 83	RG. 3	M. 6	OR	REGISTERED PLAN NO. 162 0047	BLOCK 1	LOT 1
Size of the proposed subdivision site:								
NUMBER OF HECTARES 11.9		ACRES 29.4						
Lot type (only complete if subdivision is located within Hamlet): INTERIOR CORNER THROUGH						LAND USE DISTRICT:		
Describe the <u>existing</u> use of the land: Agriculture								

This project is a boundary adjustment, client is adding 13.5 ac to there subdivision. The Bjornson will be buying the land from Jolyn Consulting.

**LOCATION OF LAND TO BE SUBDIVIDED**Describe the proposed use of the land:Agriculture

1. Is the land situated immediately adjacent to the municipal boundary? ☐ Yes ☒ No
If yes, the adjoining municipality is _____
2. Is the land situated within 1.6 kilometers (1.0 miles) of the right of way of a highway? ☒ Yes ☐ No
If "yes", the Highway number is Hwy 732 the Secondary Road number is Hwy 685
3. 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 it's name: _____
4. Is the proposed parcel within 1.5 kilometers (0.932 miles) of a sour gas facility? ☐ Yes ☒ No

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)

1. Describe the nature of the topography of the land (flat, rolling, steep, mixed):
See Tentative Plan
2. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. - sloughs, creeks, etc.):
See Tentative Plan
3. Describe the kind of soil on the land (sandy, loam, clay, etc.):
Clay

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**WATER AND SEWER SERVICES**

If the proposed subdivision is to be served by anything other than a water distribution system and a wastewater collection system, describe the way of providing water and sewage disposal:

Water is dugout and 3 septic tanks**DECLARATION**I/WE, Borderline Surveys / Jason Coates, the registered owner(s) or person acting on the registered owner's behalf, 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 as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

DATE: April 10-2025SIGNATURE OF APPLICANT: 

DATE:

SIGNATURE OF REGISTERED LANDOWNER: 

CLEAR HILLS COUNTY
Box 240 Worsley, AB T0H 3W0 - Phone: 780-685-3925 Fax 780-685-3960 Email: development@clearhillscounty.ab.ca

"Clearly an Area of Opportunity"

RIGHT OF ENTRY FORM
(TO BE COMPLETED BY THE REGISTERED LANDOWNER)

As a site inspection of land that is the subject of a subdivision application may be required, we request that you complete the following authorization and submit it with your application for Subdivision 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, Jolyn Consulting and Gordon and Maureen Bjornson, do grant consent for an authorized
(Print Name)

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

Legal Land Description: SE 26-83-3 W6M and Lot 1, Block 1, Plan 162 0047

APRIL 11/25
DATE:


SIGNATURE OF APPLICANT/REGISTERED LANDOWNER:

MAUREEN BJORNSON x Maureen Bjornson
GORDON BJORNSON x Gordon Bjornson

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.E. 1/4 Sec.26, Twp.83, Rge.3, W.6M.

and

Lot 1, Block 1, Descriptive Plan 162 0047

Within

S.E. 1/4 Sec.26, Twp.83, Rge.3, W.6M.

(For Boundary Adjustment)

Within

Clear Hills County, Alberta

Schedule of Area(s)

Contains 1 Lot
Containing 11.9 ha (29.4 ac.)

Registered Title Encumbrances (Affecting Extent of Title)

752 126 034 Utility Right of Way - North Peace Gas Co-op Ltd.
077 482 894 Carveout - Lease Interest Under 20 Acres - Long Run Exploration Ltd.

Notes

- Discharges are in Metres and Decimals Thereof.
- A field inspection was completed on the subject property on March 27, 2025.

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: —

Land Owner(s)

Golden Mile Business
Maureen G. Borsman
C. of T. 162 079 826

Site Information

Address: 31061 Township Road 840

**BORDERLINE
SURVEYS**

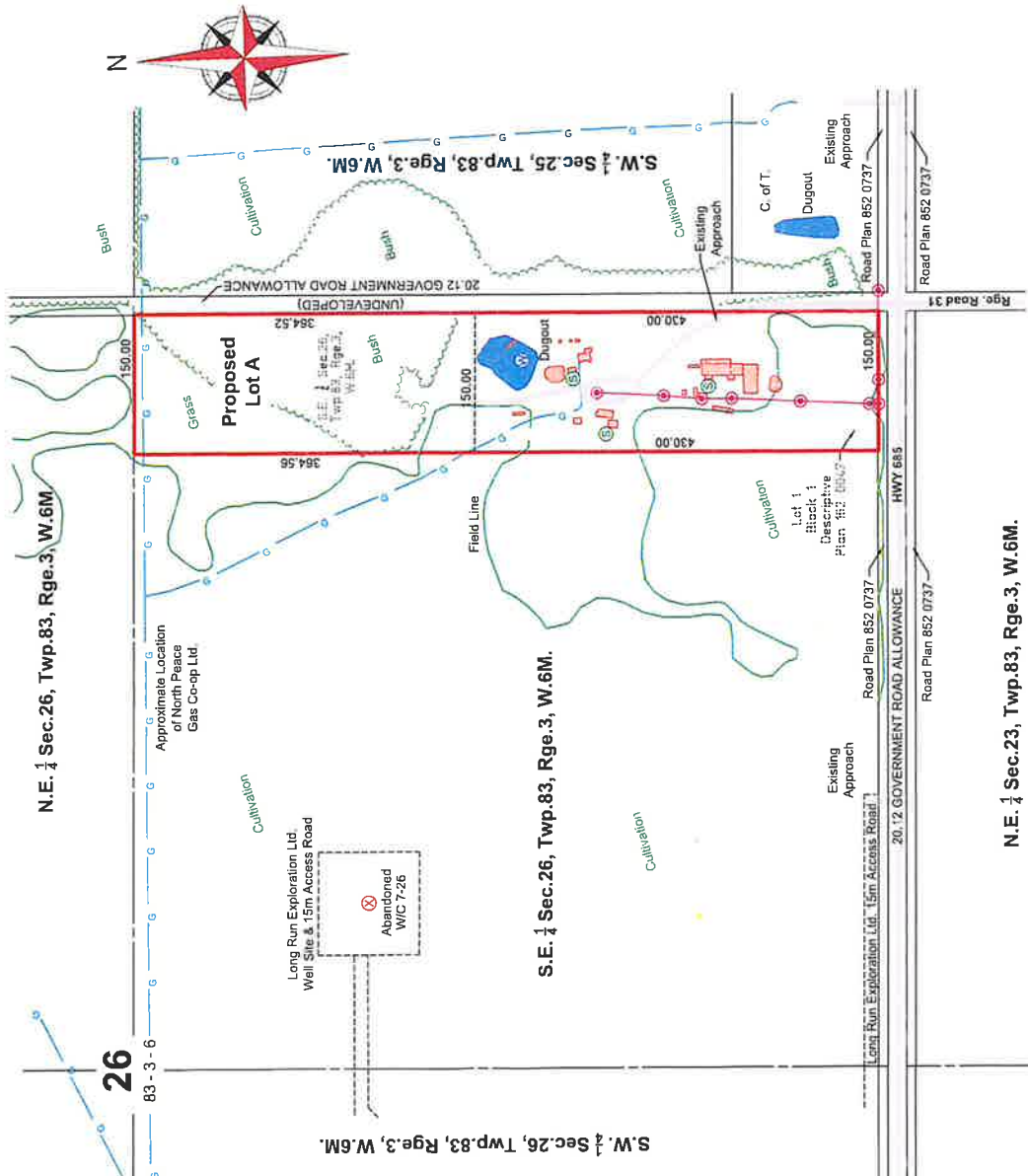
10202 99th Street
La Crete, Alberta, T0H 2H0
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com



PREPARED BY
Jason Coates, A.L.S.

Revision Table

No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	ASB	LB/JC	JC	March 31, 2025
1	Revised to Boundary Adjustment	ASB	LB/JC	JC	April 1, 2025
Client File No: N/A					
File No: 240176T-Rev1					
Job No: 240176					
Sheet: 1 of 4					
Revision					



N.E. 1/4 Sec.23, Twp.83, Rge.3, W.6M.

0 50 100 200 300 400 500 m

SCALE 1:5000

Within
Clear Hills County, Alberta

SCHEDULE OF AREAS	
LAND DESCRIPTION	AREA REQUIRED IN PROPOSED LOT A
S.E. 1/4 Sec. 26, Twp. 43, Rge. 3, W. 6N (C of T 162 005 258-1)	5.45 ha (13.5 ac)
Lot 1, Block 1, Descriptive Plan 162 007 (C of T 162 078 826)	5.45 ha (15.9 ac)
Total	11.9 (29.4 ac)



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



PREPARED BY
Jason Coates, A.L.S.

10202 99th Street
La Crete, Alberta, T0H 2H0
Phone: (780) 538-1955
mail: jwc.surveyor@gmail.com

Revision Table					
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		ASB	LB/JC	JC	
0	Original				March 31, 2025
1	Revised to Boundary Adjustment	ASB	LB/JC	JC	April 1, 2025
Client File No: N/A					
File No: 240176T-Rev1					
Job No: 240176					Sheet: 2 of 4
					1



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.E. $\frac{1}{4}$ Sec.26, Twp.83, Rge.3, W.6M.

and

Lot 1, Block 1, Descriptive Plan 162 0047
Within

S.E. $\frac{1}{4}$ Sec.26, Twp.83, Rge.3, W.6M.

(For Boundary Adjustment)

Within

Clear Hills County, Alberta



Photo is current Aerial Image dated August 2018

0 50 100 200 300 400 500 m

SCALE 1:5000



**BORDERLINE
SURVEYS**

10202 98th Street

La Crete, Alberta, T0H 2H0

Phone: (780) 538-1955

E-mail: jwc.surveyor@gmail.com

PREPARED BY
Jason Coates, A.L.S.

Revision Table			
No.	Revision Type	Drafted	Surveyed
0	Original	ASB	JC
1	Revised to Boundary Adjustment	ASB	JC
Client File No: N/A			
File No: 2401761-Rev1			
Job No: 240176			
Sheet: 3 of 4			
Revision			
Date			
March 31, 2025			
April 1, 2025			

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

S.E. 1/4 Sec. 26, Twp. 83, Rge. 3, W. 6M.

and

Lot 1, Block 1, Descriptive Plan 162 0047

Within

S.E. 1/4 Sec. 26, Twp. 83, Rge. 3, W. 6M.

(For Boundary Adjustment)

Within

Clear Hills County, Alberta



SCALE 1:2000

BORDERLINE
SURVEYS

10202 99th Street
La Crete, Alberta, T0H 2H0
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				Date	
No.	Revision	Type	Chk'd	Surveyed	Date
0	Original		LB/JC	J.C.	March 31, 2025
1	Revised to Boundary Adjustment		LB/JC	J.C.	April 1, 2025
Client File No: N/A					
File No: 2401761-Rev1					
Job No: 240176				Sheet:	4 of 4
					Revision
					1

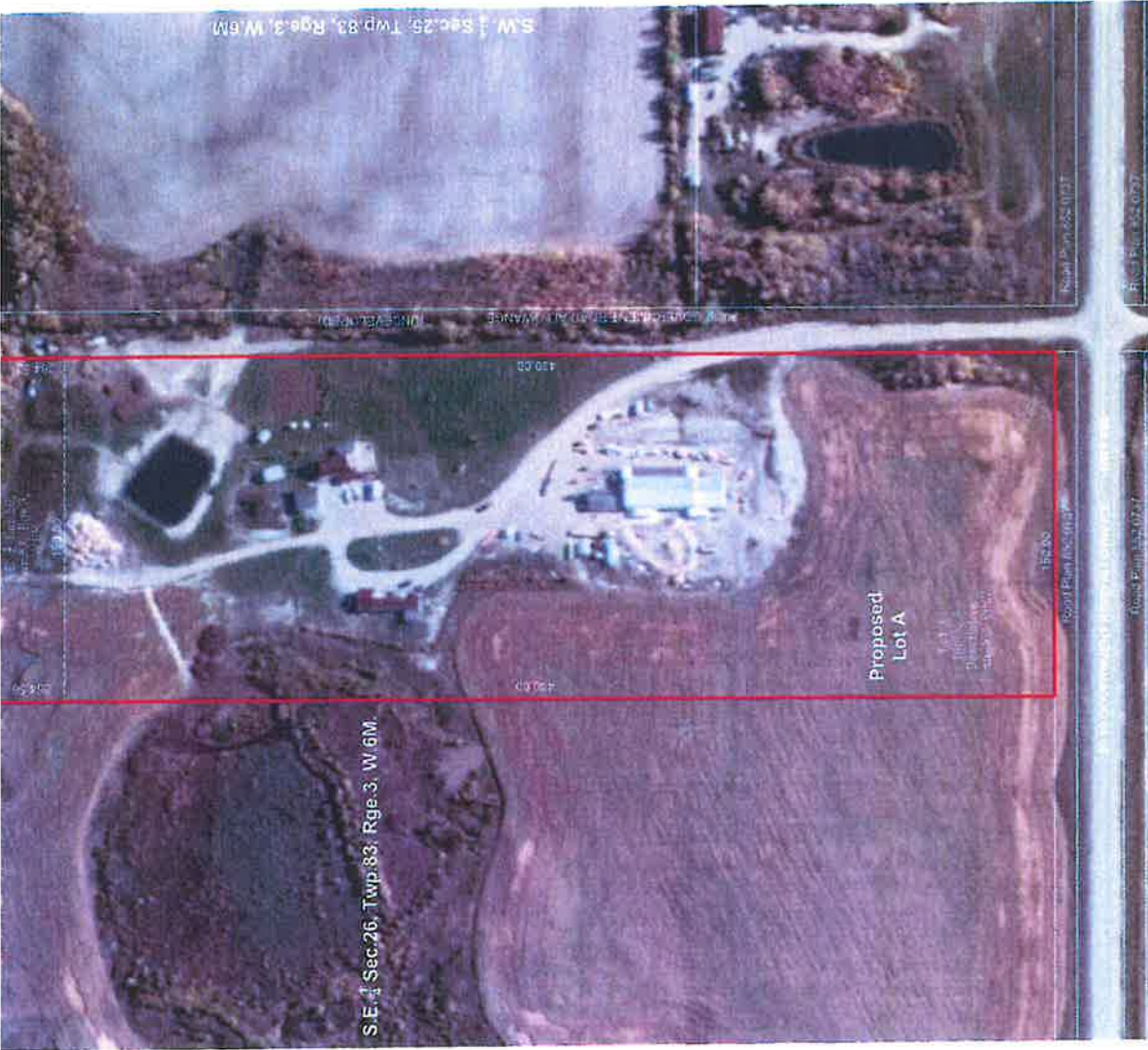
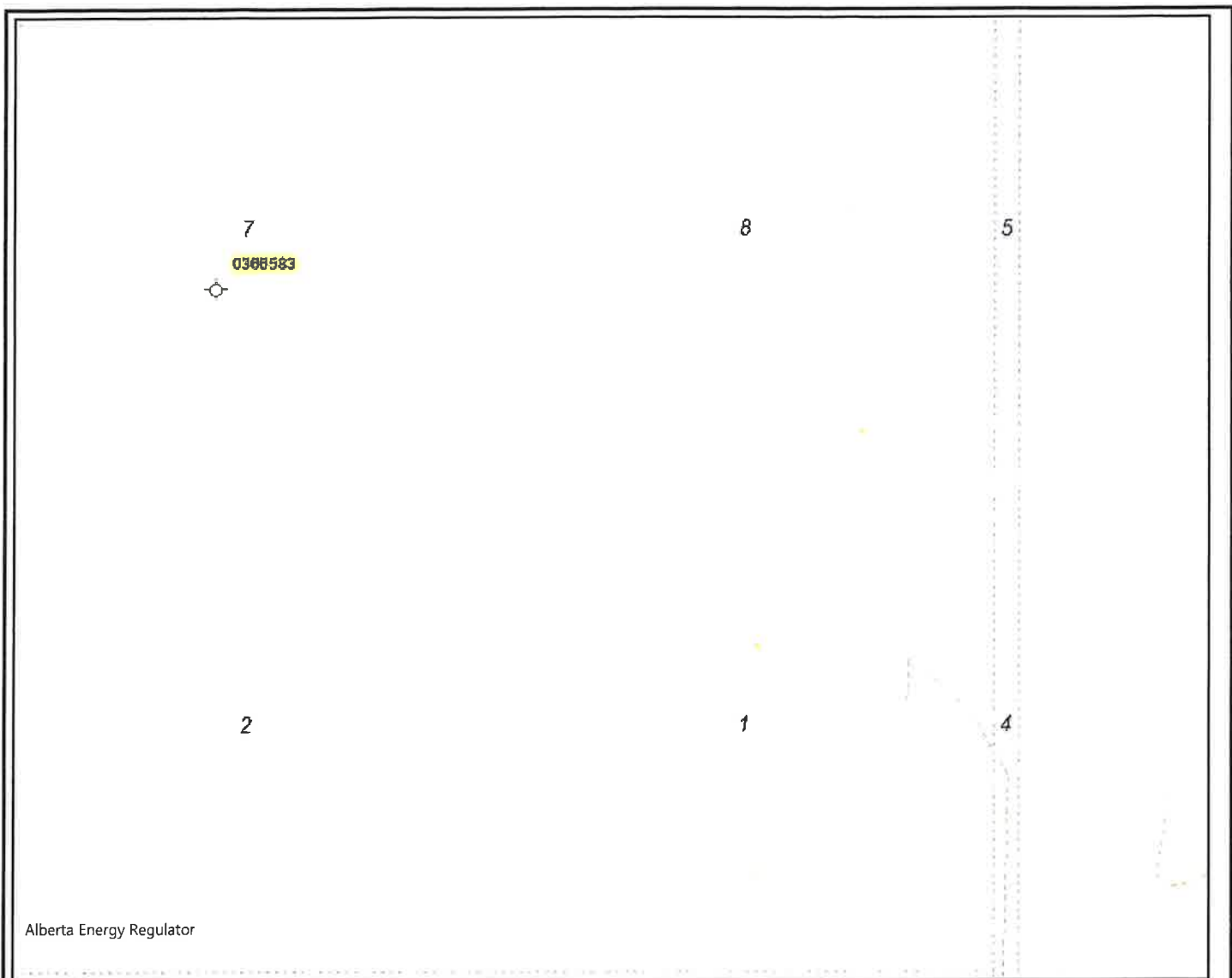


Photo is current Abadata Image dated August 2018



Alberta Energy Regulator

Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 7/2/2025

Legend

Abandoned Well

Abandoned Wells



Revised Location



Revised Location Pointer



Access

Paved Road (20K)

Primary Divided

Primary Divided

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

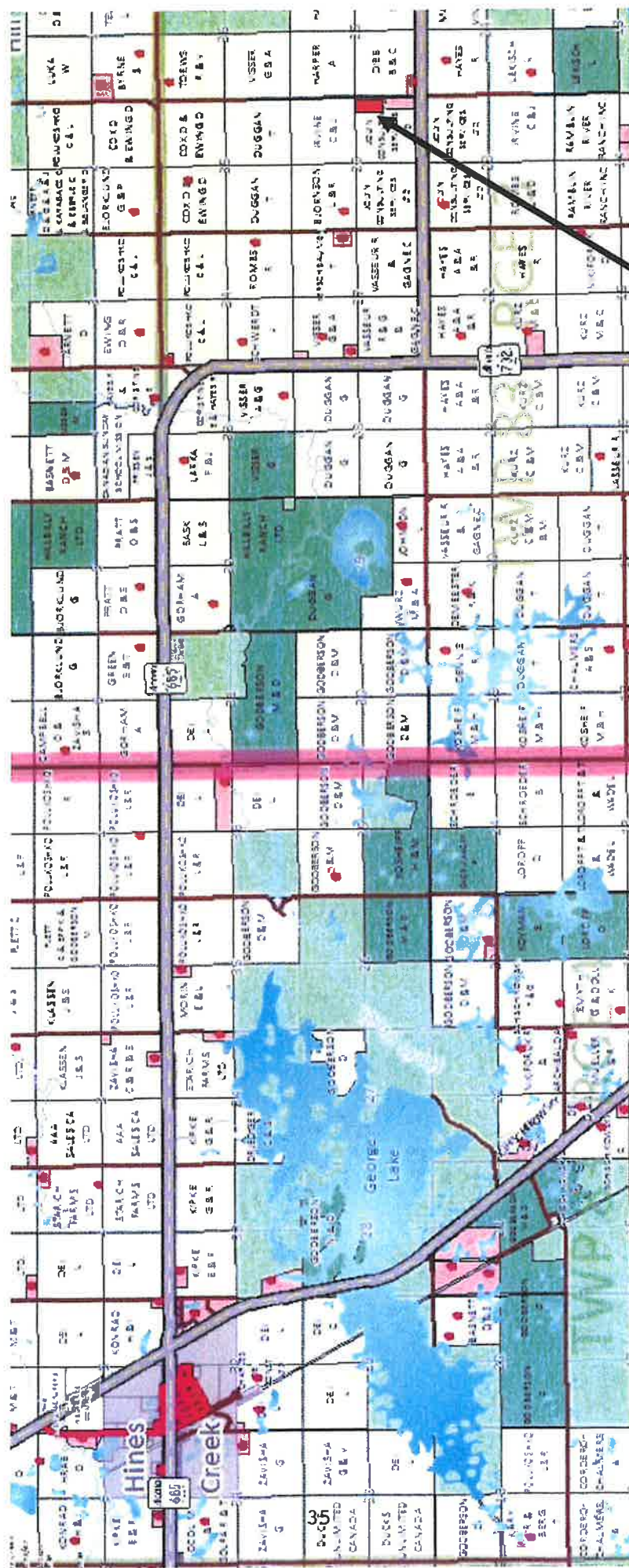
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Projection and Datum:
WEB MERCATOR AUS SPHERE

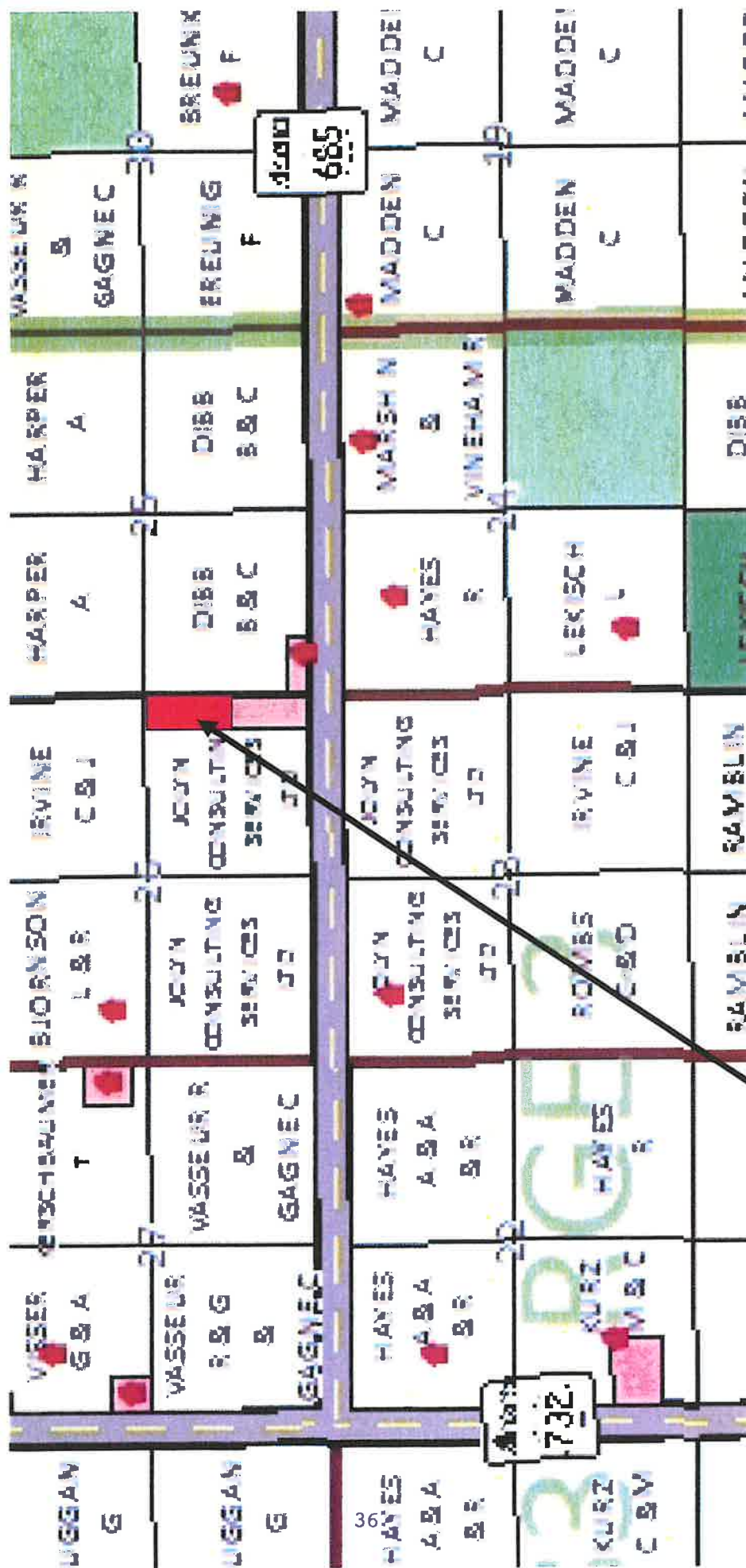


**Alberta
Energy
Regulator**



Proposed subdivision location

N ↑



Proposed subdivision location



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 018 546 1620047;1;1 162 079 826

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 1620047
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 6.45 HECTARES (15.94 ACRES) MORE OR LESS

ATS REFERENCE: 6;3;83;26;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: CLEAR HILLS COUNTY

REFERENCE NUMBER: 162 005 259

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 079 826	21/03/2016	TRANSFER OF LAND	\$16,000	\$10,000

OWNERS

GORDON MERL BJORNSON

AND

MAUREEN G BJORNSON

BOTH OF:

PO BOX 608

FAIRVIEW

ALBERTA T0H 1L0

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
752 126 434	16/09/1975	UTILITY RIGHT OF WAY GRANTEE - NORTH PEACE GAS CO-OP LTD.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
162 079 826

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

072 482 894 11/08/2007 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - LONG RUN EXPLORATION LTD.
PO BOX 20009 BOW VALLEY
CALGARY
ALBERTA T2P4H3

(DATA UPDATED BY: TRANSFER OF CAVEAT
102229696)

(DATA UPDATED BY: CHANGE OF ADDRESS 122231944)

(DATA UPDATED BY: CHANGE OF NAME 132085941)

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
NOVEMBER, 2024 AT 10:37 A.M.

ORDER NUMBER: 52075366

CUSTOMER FILE NUMBER: 240176



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0013 658 521	6;3;83;26;SW	162 005 259 +1
	0037 018 538	6;3;83;26;SE	

LEGAL DESCRIPTION

FIRST

THE SOUTH WEST QUARTER OF SECTION TWENTY SIX (26)
TOWNSHIP EIGHTY THREE (83)
RANGE THREE (3)
WEST OF THE SIXTH MERIDIAN
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
0.803 HECTARES (1.98 ACRES) MORE OR LESS, FOR ROAD
PLAN 8520737
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

SECOND

THE SOUTH EAST QUARTER OF SECTION TWENTY SIX (26)
TOWNSHIP EIGHTY THREE (83)
RANGE THREE (3)
WEST OF THE SIXTH MERIDIAN
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:
0.803 HECTARES (1.98 ACRES) MORE OR LESS FOR ROAD PLAN 852 0737
6.45 HECTARES (15.94 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 1620047
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CLEAR HILLS COUNTY

REFERENCE NUMBER: 952 090 577

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

162 005 259	08/01/2016	DESCRIPTIVE PLAN		
-------------	------------	------------------	--	--

OWNERS

JOLYN CONSULTING SERVICES LTD.
OF 9515-97 ST.
MORINVILLE
ALBERTA T8R 1H4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
752 126 434	16/09/1975	UTILITY RIGHT OF WAY GRANTEE - NORTH PEACE GAS CO-OP LTD.
072 482 894	11/08/2007	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - LONG RUN EXPLORATION LTD. PO BOX 20009 BOW VALLEY CALGARY ALBERTA T2P4H3 (DATA UPDATED BY: TRANSFER OF CAVEAT 102229696) (DATA UPDATED BY: CHANGE OF ADDRESS 122231944) (DATA UPDATED BY: CHANGE OF NAME 132085941)

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
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THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Transportation and Economic Corridors Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	S05-25	Highway(s):	685
Legal Land Location:	QS-SE SEC-26 TWP-083 RGE-03 MER-6	Municipality:	Clear Hills County
Decision By:	Mary Crowley	Issuing Office:	Peace Region / Grande Prairie
Issued Date:	April 15, 2025	Appeal Authority:	Land and Property Rights Tribunal
RPATH Number:	RPATH0050326		
Description of Development: Boundary adjustment to increase the size of lot 1			

This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 685

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 of the Regulation are not met. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. To satisfy Section 19 of the Subdivision and Development Regulation, dedication of a 30 metre wide service road right of way by caveat is required along the highway frontage of the proposed lot, and shall be added as a condition of subdivision approval. Details on preparing and registering the service road agreement and caveat can be found on Transportation and Economic Corridors' website, at <https://www.alberta.ca/service-road-agreement-and-caveat.aspx>.
3. The existing access to the balance of the quarter may remain on a temporary basis. All direct highway accesses are to be considered temporary. No compensation shall be payable to the landowner, or their assigns or successors when Transportation and Economic Corridors removes or relocates the access or if highway access is removed and access provided via a municipal road or service road.
4. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.

Please contact Transportation and Economic Corridors if you have any questions, or require additional information



Issued by **Mary Crowley, Development & Planning Tech**, on **April 15, 2025** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 22, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	SUBDIVISION APPLICATION – HUTTERIAN BRETHREN CHURCH OF BEAR CANYON & 669778 ALBERTA LTD.
File:	61-02-02

DESCRIPTION:

Subdivision Application S04-25 was received from Hutterian Brethren Church of Bear Canyon & 669778 Alberta Ltd. to subdivide 19.64 acres (7.95 hectares) located on NW-18-84-11-W6 and SW-19-84-11-W6 for a boundary adjustment and farmyard separation.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- The proposed boundary adjustment and subdivision will result in the existing driveway located on SW-19-84-11-W6 becoming part of the subdivision on NW-18-84-11-W6.
- Road Access:
 - There is currently one existing approach/driveway that accesses the existing subdivision and will become part of the subdivision due to the boundary adjustment.
- Servicing:
 - Existing water supply is dugout.
 - Existing sewage disposal is a septic holding tank.

ATTACHMENTS:

1. Subdivision Application.
2. Aerial of proposed subdivision.
3. Location of the proposed subdivision 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 Subdivision Application S04-25 received from Hutterian Brethren Church of Bear Canyon & 669778 Alberta Ltd. to subdivide 19.64 acres (7.95 hectares) located on NW-18-84-11-W6 and SW-19-84-11-W6 for a boundary adjustment and farmyard separation, subject to the following conditions:

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

1. Any outstanding property taxes are to be paid on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
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. 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.
4. Sewage setbacks:
 - a. Above ground/septic tank
 - i. Minimum distance from dwelling 1m (3.25ft)
 - ii. Minimum distance from property line 1 m (3.25 ft)
 - iii. Minimum distance from water source/course 9.14 m (30 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: development@clearhillscounty.ab.ca

APPLICATION FOR SUBDIVISION

FORM A

Page 1

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	S04-25
DATE RECEIVED:	04/14/25

THIS FORM MUST 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 OWNER'S BEHALF.

APPLICANT INFORMATION								
FULL NAME OF REGISTERED OWNER OF LAND TO BE SUBDIVIDED: Hutterian Brethren Church of Bear Canyon and 669778 Alberta Ltd. (Client Paul Stahl)								
ADDRESS: Box 33, Cherry Point AB,								
POSTAL CODE: T0H 0T0				EMAIL: Pauljstahl@gmail.com				
PHONE NUMBER: 780-864-8279								
FULL NAME OF AGENT (person authorized to act on behalf of registered owner), if any: Borderline Surveys Ltd. / Jason Coates								
ADDRESS: Box 43, Clairmont AB, T8X 0T8								
PHONE: 780-538-1955				EMAIL: Borderlineoffice5@gmail.com				
LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED								
Legal description of proposed subdivision site:								
QTR/L.S. NW SW	SEC. 18 19	TWP. 84 84	RG. 11 11	M. 6 6	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed subdivision site:								
NUMBER OF HECTARES 7.95		ACRES 19.64						
Lot type (only complete if subdivision is located within Hamlet): INTERIOR CORNER THROUGH						LAND USE DISTRICT:		
Describe the <u>existing</u> use of the land: Agriculture								

Subdivision notes: Client is subdividing the home stead from the quarter. As the driveway is on the quarter to the north, He will be buying the driveway from his neighbor to add it to his subdivision.

Boundary Adjustment per ⁴⁶ Borderline Surveys (Christie Jones)

**LOCATION OF LAND TO BE SUBDIVIDED**Describe the proposed use of the land:Agriculture

1. Is the land situated immediately adjacent to the municipal boundary? ☐ Yes ☒ No
If yes, the adjoining municipality is _____
2. Is the land situated within 1.6 kilometers (1.0 miles) of the right of way of a highway? ☐ Yes ☒ No
If "yes", the Highway number is _____ the Secondary Road number is _____
3. 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 it's name: _____
4. Is the proposed parcel within 1.5 kilometers (0.932 miles) of a sour gas facility? ☐ Yes ☒ No

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)

1. Describe the nature of the topography of the land (flat, rolling, steep, mixed):
See Tentative Plan
2. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. – sloughs, creeks, etc.):
See Tentative Plan
3. Describe the kind of soil on the land (sandy, loam, clay, etc.):
Clay

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**WATER AND SEWER SERVICES**

If the proposed subdivision is to be served by anything other than a water distribution system and a wastewater collection system, describe the way of providing water and sewage disposal:

Water is dugout, Septic is a holding tank**DECLARATION**I/WE, Borderline Surveys (Jason Coates), the registered owner(s) or person acting on the registered owner's behalf, 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 as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

DATE:

DATE: April 9-2025

SIGNATURE OF APPLICANT:

SIGNATURE OF REGISTERED LANDOWNER:

CLEAR HILLS COUNTY

Box 240 Worsley, AB T0H 3W0 - Phone: 780-685-3925 Fax 780-685-3960 Email: development@clearhillscounty.ab.ca*"Clearly an Area of Opportunity"*



Signed copy

LOCATION OF LAND TO BE SUBDIVIDED

Describe the proposed use of the land:

Agriculture

1. Is the land situated immediately adjacent to the municipal boundary? ☐ Yes ☒ No
If yes, the adjoining municipality is _____
2. Is the land situated within 1.6 kilometers (1.0 miles) of the right of way of a highway? ☐ Yes ☒ No
If "yes", the Highway number is _____ the Secondary Road number is _____
3. 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 it's name: _____
4. Is the proposed parcel within 1.5 kilometers (0.932 miles) of a sour gas facility? ☐ Yes ☒ No

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)

1. Describe the nature of the topography of the land (flat, rolling, steep, mixed):
See Tentative Plan
2. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. - sloughs, creeks, etc.):
See Tentative Plan
3. Describe the kind of soil on the land (sandy, loam, clay, etc.):
Clay

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

WATER AND SEWER SERVICES

If the proposed subdivision is to be served by anything other than a water distribution system and a wastewater collection system, describe the way of providing water and sewage disposal:

Water is dugout, Septic is a holding tank

DECLARATION

I/WE, Borderline Surveys (Jason Coates), the registered owner(s) or person acting on the registered owner's behalf, 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 as is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

DATE: April 9 - 2025

SIGNATURE OF APPLICANT:

Paul S. [Signature]

DATE: April 9-2025

SIGNATURE OF REGISTERED LANDOWNER:

Jason Coates [Signature]

ADDITIONAL INFORMATION REQUIRED

WATER AND SEWAGE

Indicate the type of water supply and sewage disposal to be used by your subdivision proposal and whether it exists or is proposed.

Existing	Proposed	TYPE OF WATER SUPPLY
X		DUGOUT
		WELL
		CISTERN & HAULING
		COUNTY SERVICE
		OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
		OPEN DISCHARGE/SEPTIC TANK
X		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:

Phone: 1-866-421-6929

Email: safety.services@gov.ab.ca
or a licensed permitting agency.

CLEAR HILLS COUNTY

Box 240 Worsley, AB T0H 3W0 - Phone: 780-685-3925 Fax 780-685-3960 Email: development@clearhillscounty.ab.ca

"Clearly an Area of Opportunity"

RIGHT OF ENTRY FORM
(TO BE COMPLETED BY THE REGISTERED LANDOWNER)

As a site inspection of land that is the subject of a subdivision application may be required, we request that you complete the following authorization and submit it with your application for Subdivision 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, Paul J Stahl, do grant consent for an authorized
(Print Name)

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

Legal Land Description: NW 18-84-11 W6M and SW 19-84-11 W6M

APR 19-25
DATE:

Paul J Stahl
SIGNATURE OF APPLICANT/REGISTERED LANDOWNER:

Abandoned Oil Well Confirmation Process

1. Search the subject property using the **AER Abandoned Well Viewer** at:
<https://maps.aer.ca/awm/index.html>

Does the AER Abandoned Well Viewer identify any abandoned wells in the subject area?

No X If no, print a map of the subject area from the Abandoned Well Viewer and submit it with the subdivision application.


Yes If yes, complete the remainder of the Abandoned Oil Well Confirmation Process.

2. Using the AER Abandoned Well Viewer, identify the Licensee Name of the abandoned well. The Licensee must be contacted to confirm the exact location of the well.
3. To locate the Licensee contact information on the AER website:
<https://maps.aer.ca/awm/index.html>

Under the **Locate Abandoned Well** search fill in **Well Licence Number** and click find. This will provide you with the contact information on the licence holder.

4. Submit the **Abandoned Oil Well Confirmation Form** to the Licensee and request that they return the completed form prior to submitting the completed subdivision application.
5. Submit the completed **Abandoned Oil Well Confirmation Form** as a part of the subdivision application.

Note: The sketch of the proposed development must include the abandoned oil well and identify necessary setbacks. If the development will result in construction activity within the setback area, a statement confirming that the abandoned wells will be temporarily marked with on-site identification during construction must be included with the subdivision application.



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

N.W. $\frac{1}{4}$ Sec. 18, Twp. 84, Rge. 11, W. 6M.

And

S.W. $\frac{1}{4}$ Sec. 19, Twp. 84, Rge. 11, W. 6M.

(For Farmyard Separation with Boundary Adjustment)

Within

Clear Hills County, Alberta

Schedule of Area(s)

Contains 1 Lot
Containing 7.95 ha (19.64 ac.)

Registered Title Encumbrances (Affecting Extent of Title)

002 448 816 Caveat - Lease Interest Under 20 Acres - Yoho Resource Inc.

Notes

- Distances are in Metres and Decimals Thereof.
- Plan measurements based from a field inspection conducted on March 26, 2025.

Legend

Area Affected by This Plan is Outlined Thus: ---
 Roads Shown Thus: ---
 Overhead Power Shown Thus: ---
 Fence Shown Thus: ---
 GTS Pict Shown Thus: ---
 Power Pole & Anchor Shown Thus: ---
 Water Well/Cistern Shown Thus: ---
 Septic Holding Tank Shown Thus: ---
 Septic Discharge Shown Thus: ---
 o GP

Land Owner(s)

Hulstian Brothers Church of Bear Canyon
 C. of T. 202 275 380 +4
 689778 Alberta Ltd.

Site Information

Address: 115075 Township Road 843

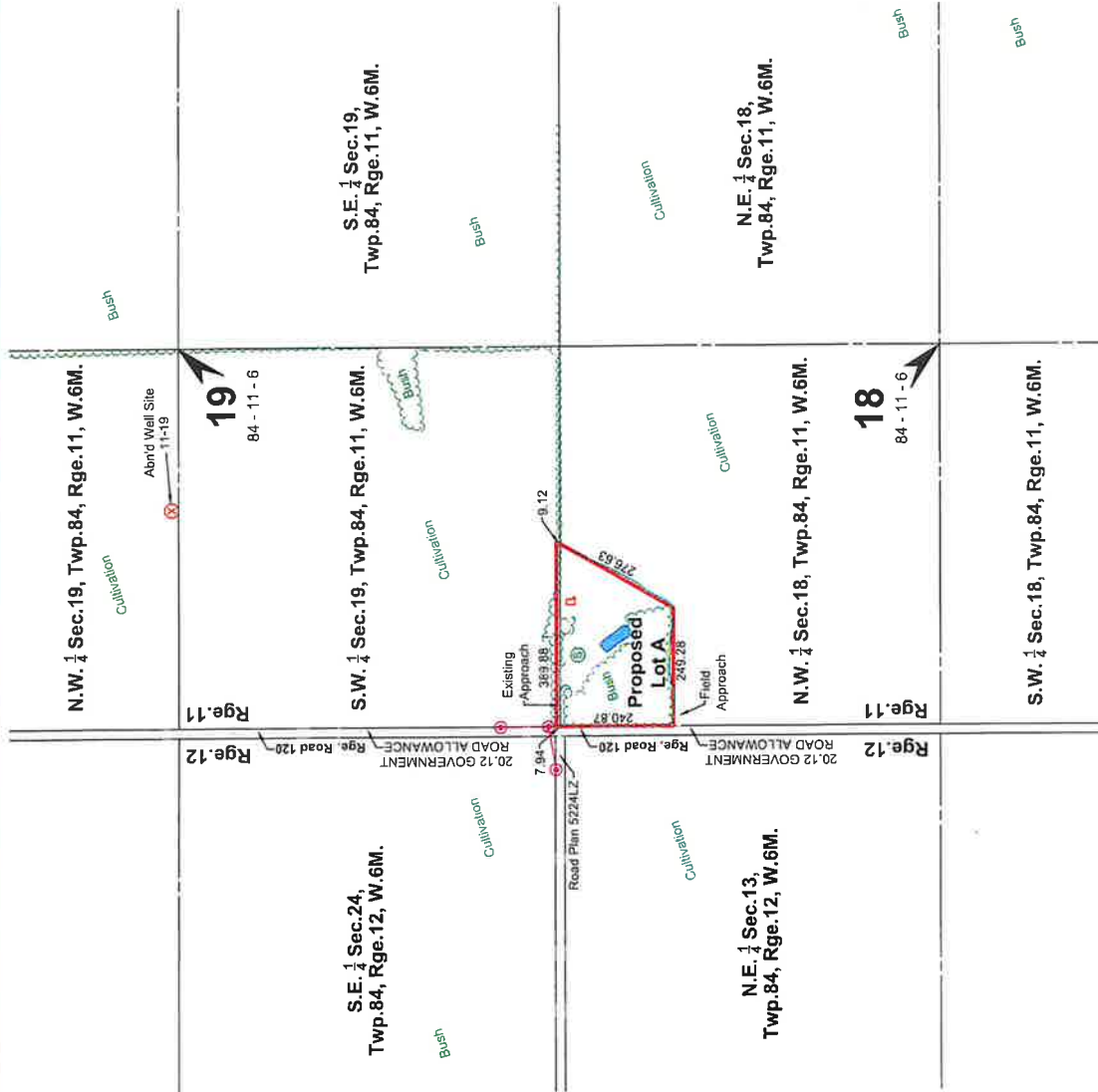
BORDERLINE SURVEYS

10202 99th Street
 La Crete, Alberta, T0H 2H0
 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	ASB	LB/JC	JC	April 2, 2025
Client File No: N/A					
File No: 250058T					
Job No: 250058					
Sheet: 1 of 4					
Revision					

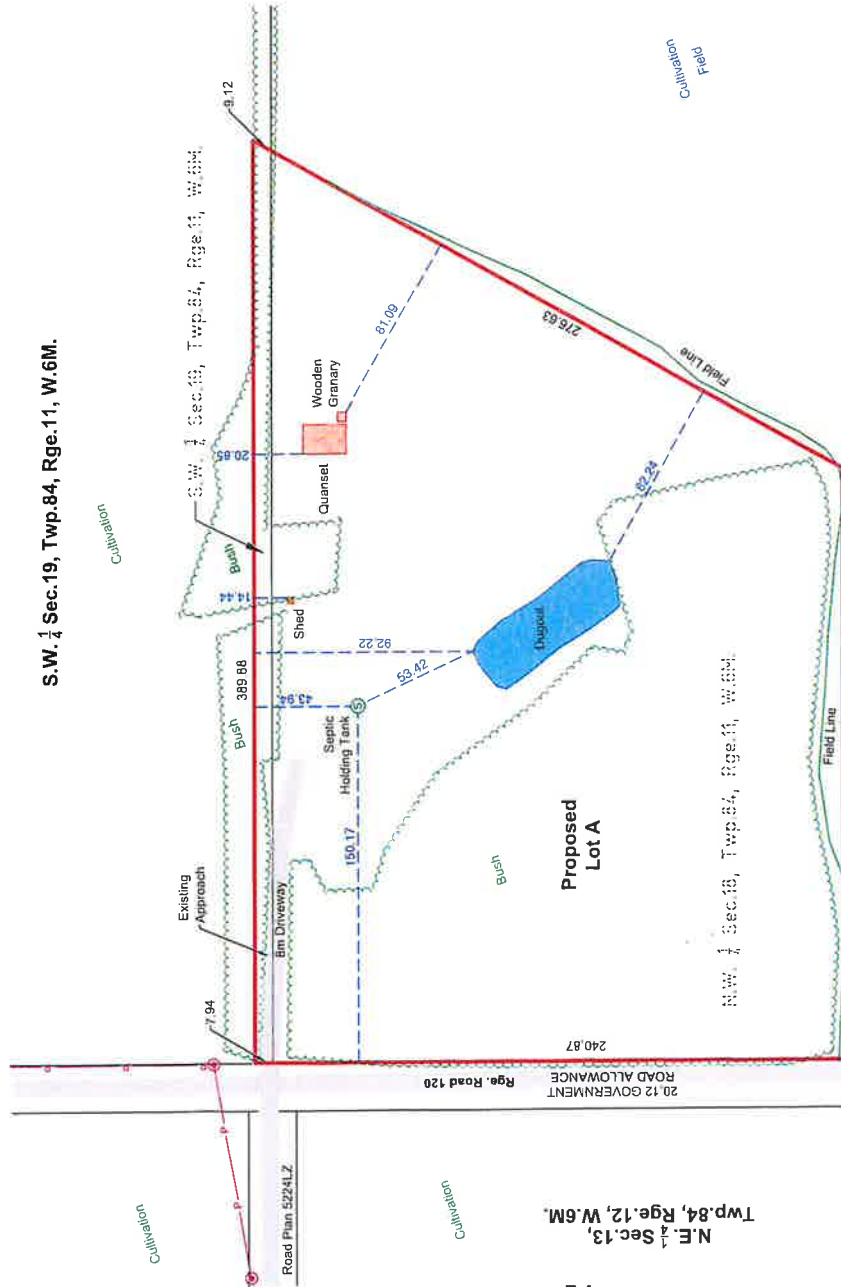


SCALE 1:10,000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.W. 1/4 Sec. 18, Twp. 84, Rge. 11, W. 6M.
 And
S.W. 1/4 Sec. 19, Twp. 84, Rge. 11, W. 6M.
 (For Farmyard Separation with Boundary Adjustment)
 Within
 Clear Hills County, Alberta

S.W. 1/4 Sec. 19, Twp. 84, Rge. 11, W. 6M.



LAND DESCRIPTION	AREA REQUIRED IN PROPOSED LOT A
N.W. 1/4 Sec. 18, Twp. 84, Rge. 11, W. 6M. (C of T 202 275 389 +4)	7.64 ha (18.88 ac)
S.W. 1/4 Sec. 19, Twp. 84, Rge. 11, W. 6M. (C of T 182 248 239)	0.308 ha (0.761 ac)
Total	7.95 ha (19.64 ac)

Notes

- The Subdivision is served by a Septic Holding Tank.
- Water source is a Dugout.
- Some buildings may have been erected and others moved since the date of this photo.
- There is no house within the subject subdivision.



BORDERLINE SURVEYS
 10202 99th Street
 La Crete, Alberta, T0H 2H0
 Phone: (780) 538-1955
 E-mail: jwc.surveyor@gmail.com

PREPARED BY
 Jason Coates, A.L.S.

No.	Revision Type	Chk'd	Drafted	Surveyed	Date
0	Original	ASB	LB/JC	JC	April 2, 2025
Client File No: N/A					
File No: 250058T					
Job No: 250058					
Sheet: 2 of 4					
Revision					



SCALE 1:2000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

N.W. $\frac{1}{4}$ Sec. 18, Twp. 84, Rge. 11, W. 6M.

And

S.W. $\frac{1}{4}$ Sec. 19, Twp. 84, Rge. 11, W. 6M.
(For Farmyard Separation with Boundary Adjustment)
Within

Clear Hills County, Alberta



Photo is current Google Pro Image dated May 2024



SCALE 1:10,000



**BORDERLINE
SURVEYS**

10202 99th Street

La Crete, Alberta, T0H 2H0

Phone: (780) 538-1955

E-mail: jwc.surveyor@gmail.com

PREPARED BY
Jason Coates, A.L.S.

Revision Table			
No.	Revision Type	Checked	Date
0	Original	ASB	April 2, 2025
Client File No: N/A			
File No: 250058T			
Job No: 250058			
Sheet: 3 of 4			
Revision			
0			

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF

N.W. $\frac{1}{4}$ Sec. 18, Twp. 84, Rge. 11, W. 6M.

And

S.W. $\frac{1}{4}$ Sec. 19, Twp. 84, Rge. 11, W. 6M.
(For Farmyard Separation with Boundary Adjustment)
Within

Clear Hills County, Alberta



Photo is current Google Pro Image dated May 2024



SCALE 1:2000



**BORDERLINE
SURVEYS**

10202 98th Street
La Crete, Alberta, T0H 2H0
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com

PREPARED BY
Jason Coates, A.L.S.

Revision Table			
No.	Revision Type	Drafted	Date
0	Original	ASB	April 2, 2025
Client File No: N/A			
File No: 250058T			
Job No: 250058			Sheet: 4 of 4
			Revision



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL
0021 275 856	6;11;84;18;NW
0021 275 863	6;11;84;18;SW

TITLE NUMBER
202 275 380 +4

LEGAL DESCRIPTION

FIRST

MERIDIAN 6 RANGE 11 TOWNSHIP 84
SECTION 18
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

SECOND

MERIDIAN 6 RANGE 11 TOWNSHIP 84
SECTION 18
QUARTER SOUTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CLEAR HILLS COUNTY

REFERENCE NUMBER: 182 133 018 +3

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
202 275 380	11/12/2020	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

HUTTERIAN BRETHREN CHURCH OF BEAR CANYON.
OF BOX 33
CHERRY POINT
ALBERTA T0H 0T0

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

202 275 380 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

082 448 816 14/10/2008 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - YOHO RESOURCES INC.

750, 736-6 AVENUE SW

CALGARY

ALBERTA T2P3T7

AGENT - LAINIE NORDIN

AFFECTED LAND: 6;11;84;18;NW

202 036 156 14/02/2020 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.

BOX 6926, STATION "D"

CALGARY

ALBERTA T2P2G1

AGENT - MELISSA SARBAH

AFFECTED LAND: 6;11;84;18;SW

232 129 698 25/04/2023 MORTGAGE

MORTGAGEE - ROYAL BANK OF CANADA.

36 YORK MILLS ROAD, 4TH FLOOR

TORONTO

ONTARIO M2P0A4

ORIGINAL PRINCIPAL AMOUNT: \$2,800,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 18 DAY OF MARCH,
2025 AT 08:44 A.M.

ORDER NUMBER: 53163016

CUSTOMER FILE NUMBER: 250058



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0021 275 897	6;11;84;19;NW	192 248 239
	0021 275 905	6;11;84;19;SW	

LEGAL DESCRIPTION

FIRST
MERIDIAN 6 RANGE 11 TOWNSHIP 84
SECTION 19
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

SECOND
MERIDIAN 6 RANGE 11 TOWNSHIP 84
SECTION 19
QUARTER SOUTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CLEAR HILLS COUNTY

REFERENCE NUMBER: 192 111 083

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
192 248 239	11/10/2019	TRANSFER OF LAND	\$320,000	\$320,000

OWNERS

669778 ALBERTA LTD.
OF P.O.BOX 6
BEAR CANYON
ALBERTA T0H 0B0

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

192 248 239

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

192 248 240 11/10/2019 MORTGAGE
MORTGAGEE - FARM CREDIT CANADA.
2ND FLOOR, 12040-149 STREET NW
EDMONTON
ALBERTA T5V1P2
ORIGINAL PRINCIPAL AMOUNT: \$320,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF MARCH,
2025 AT 01:07 P.M.

ORDER NUMBER: 53260721

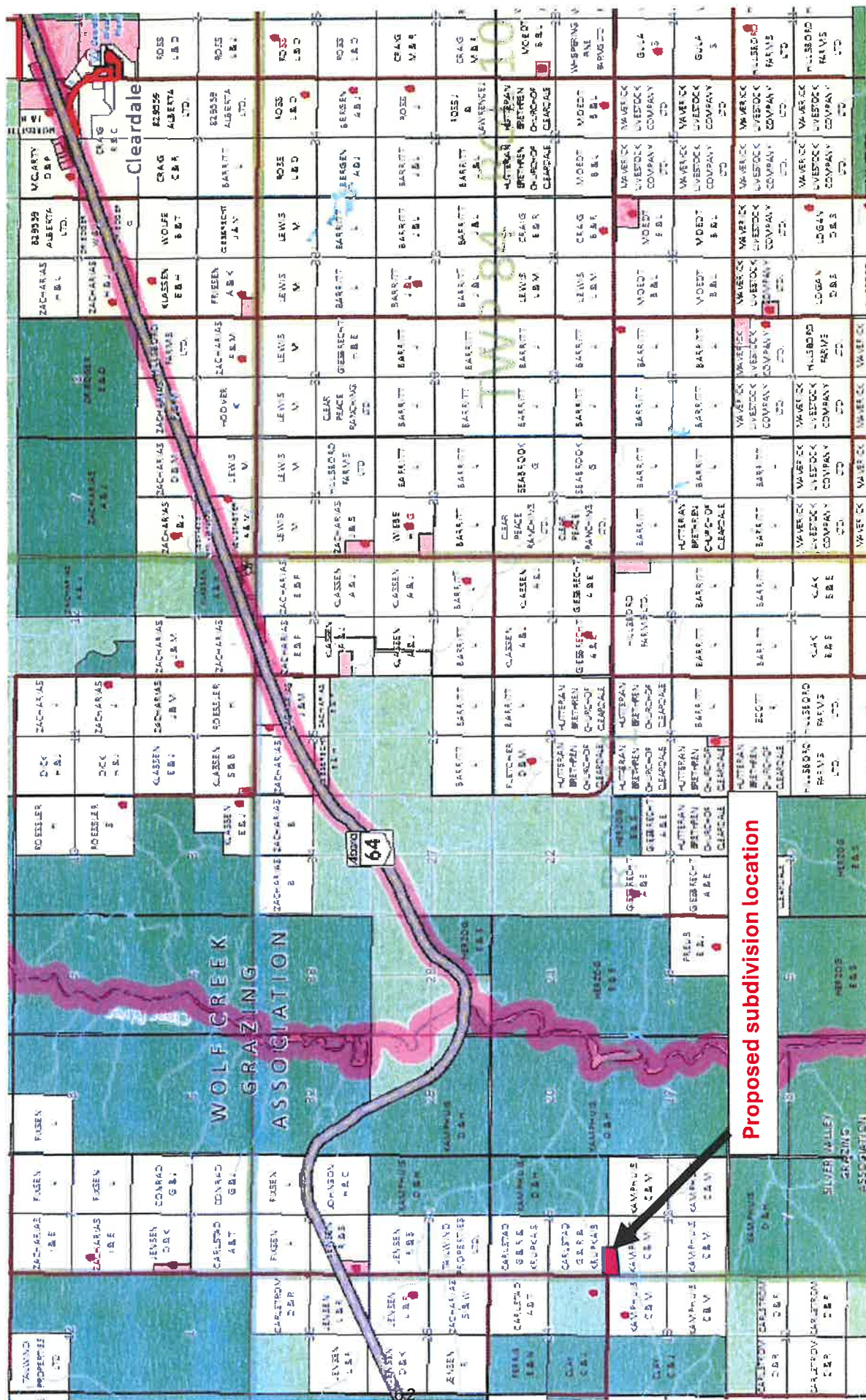
CUSTOMER FILE NUMBER: 250058



END OF CERTIFICATE

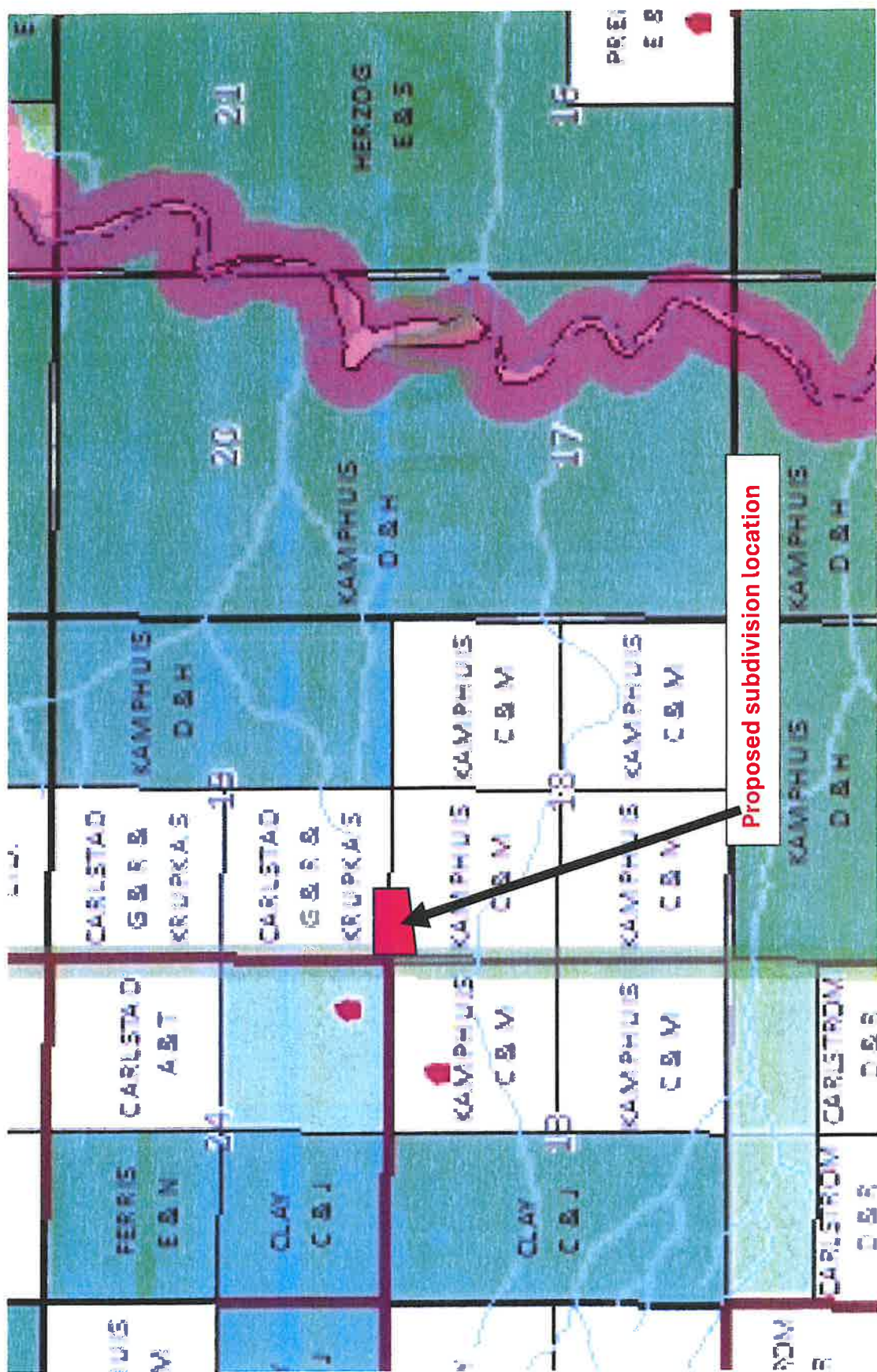
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Proposed subdivision location

N ↑



Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 22, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – JUAN WIEBE
File:	61-02-02

DESCRIPTION:

Development Permit Application W07-25 was received from Juan Wiebe to construct a Guest Cabin/Airbnb on SE-22-85-8-W6.

BACKGROUND:

- Zoning: Agricultural District-1 (AG1)
- The proposed development is a 36ft x 20ft cabin to be used as a Guest Cabin/Airbnb.

ATTACHMENTS:

1. Development Permit Application
2. Development Site

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 W07-25 received from Juan Wiebe to construct a Guest Cabin/Airbnb on SE-22-85-8-W6, 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) 40.8m (134 feet).
 - ii. Minimum distance from other property lines (side and rear yards) 15.24m (50 feet).
4. Sewage setbacks:
 - b. Septic tank
 - i. Minimum distance from dwelling 1m (3.25ft)
 - ii. Minimum distance from property line 1 m (3.25 ft)
 - iii. Minimum distance from water source/course 9.14 m (30 ft)

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

FORM A

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**APPLICATION FOR
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W07-25		
DATE RECEIVED:	04/14/25		
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 Juan Wiebe					NAME OF REGISTERED LAND OWNER				
ADDRESS Box 313 Worsley					ADDRESS				
POSTAL CODE T0H 3W0		EMAIL juanwiebe@hotmail.com			POSTAL CODE		EMAIL		
CONTACT NUMBERS					CONTACT NUMBERS				
Home 403 795 9049					Home				
Business					Business				
Cell					Cell				
LAND INFORMATION									
Legal description of proposed development site									
QTR./L.S. SE	SEC. 22	TWP. 85	RG. 8	M. W6	OR	REGISTERED PLAN NO.	BLOCK	LOT	
Size of the proposed development site:									
LENGTH 36 ft		WIDTH 20 ft		NUMBER OF HECTARES		OR ACRES			
Lot type: INTERIOR CORNER THROUGH					LAND USE DISTRICT:				
Describe the existing use of the land: It is the quarter of land that we live on and on the south side of our house, in the bush we have made a small clearing where the guest cabin is.									

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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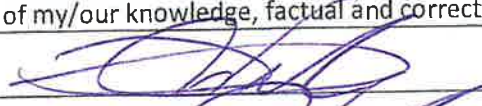
DEVELOPMENT INFORMATION			
Describe the proposed use of the land:			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
✓ Other (specify) <i>sub house / air b/h</i>			
Indicate the proposed setback from the property line:			
FRONT YARD <i>140</i> m ft	REAR YARD <i>850</i> m ft	SIDE YARD (1) <i>300</i> m ft	SIDE YARD (2) <i>600</i> 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:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE <i>April 19, 2025</i>	CONSTRUCTION COSTS <i>\$120,000</i>	
Attached is			
(a) SITE PLAN	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: *April 14, 2025*

SIGNATURE OF APPLICANT:



DATE: *April 14, 2025*

SIGNATURE OF REGISTERED LAND OWNER:



**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

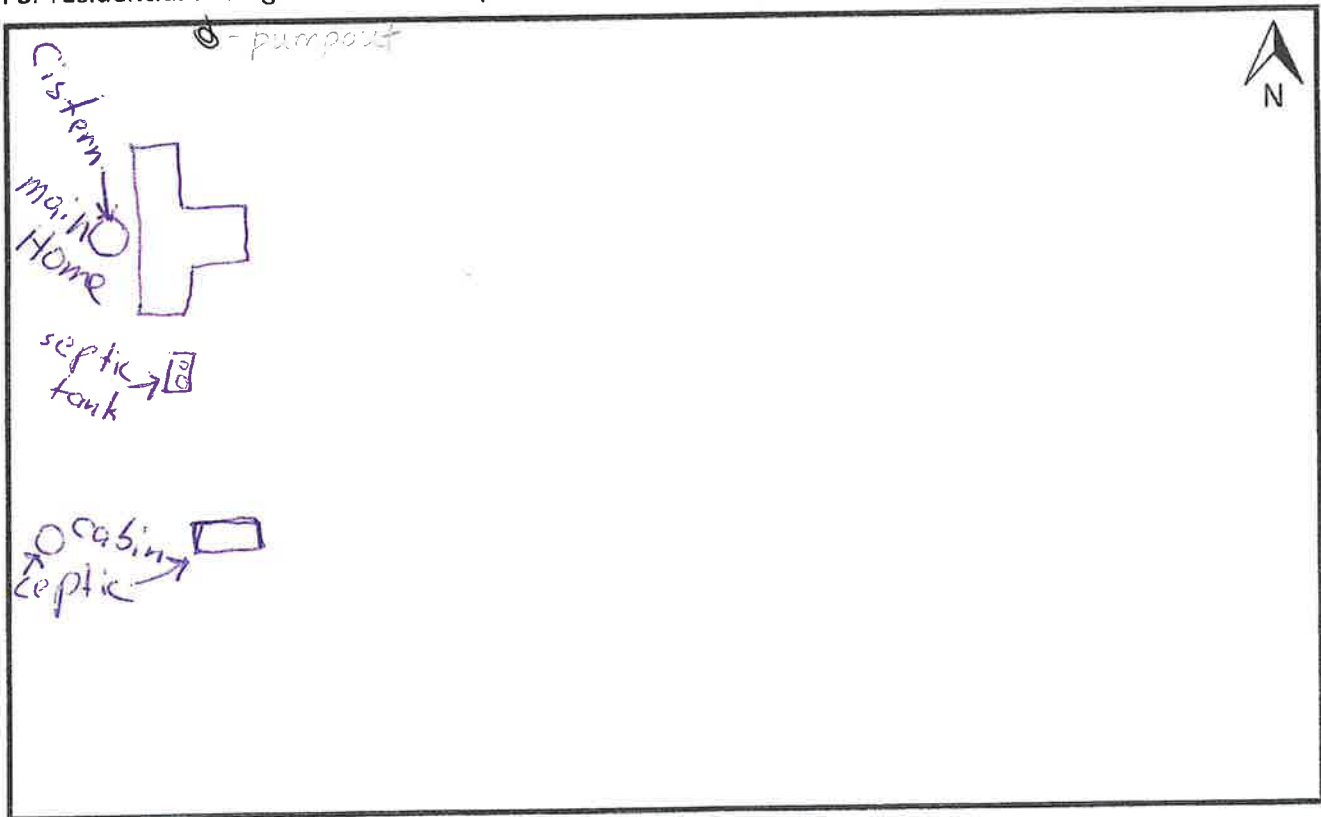
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: SE 22 85 8 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

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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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

FORM A

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RURAL SEWAGE, WATER AND YARD SETBACKS

SEWAGE SETBACKS

Following is a description of the setbacks required for different sewage disposal systems as found in the Alberta Private Sewage Treatment and Disposal Regulations:

- **Mounds**
 - 3.05 metres (10 ft.) from the property line
 - 9.14 metres (30 ft.) from a dwelling
 - 3.05 metres (10 ft.) from other buildings
 - 3.05 metres (10 ft.) from a septic tank
 - 15.24 metres (50 ft.) from a water course
 - 15.24 metres (50 ft.) from a water source
- **Field**
 - 1.5 metres (5 ft.) from a property line
 - 9.14 metres (30 ft.) from a dwelling
 - 1 metre (3.25 ft.) from other buildings
 - 1 metre (3.25 ft.) from a septic tank
 - 15.24 metres (50 ft.) from a water course
 - 15.24 metres (50 ft.) from a water source
- **Lagoon**
 - 30.5 metres (100 ft.) from a property line
 - 45.72 metres (150 ft.) from a dwelling
 - 91.4 metres (300 ft.) from a water course
 - 91.4 metres (300 ft.) from a water source
- **Effluent Discharge**
 - 91.4 metres (300 ft.) from a property line
 - 45.72 metres (150 ft.) from a dwelling
 - 45.72 metres (150 ft.) from a water course
 - 45.72 metres (150 ft.) from a water source
- **Septic tanks**
 - 1 metre (3.25 ft.) from a property line
 - 1 metre (3.25 ft.) from a dwelling
 - 9.14 metres (30 ft.) from a water course
 - 9.14 metres (30 ft.) from a water source

DUGOUT SETBACKS

The setback for a dugout as set forth in the Provincial regulations is:

- **Front Yard** - 40.8 metres (134 feet) from the road right-of-way (developed or undeveloped)
- **Interior Side Yard** - 15.24 metres (50 feet) or as required by the Municipal Planning Commission
- **Rear Yard** - 15.24 metres (50 feet) or as required by the Municipal Planning Commission

YARD SETBACKS

- **Front yard:** the development shall not be located within 40.8m (134 feet) of the property line of any public roadway:
- **Side Yard:** The development shall not be located within 15.24 metres (50 feet) of a property line:
- **Rear Yard:** The development shall not be located within 15.24 metres (50 feet) of a property line: The developer is responsible for waste disposal, and the construction of access roads and approaches. This Development Permit does not guarantee, imply or suggest that Clear Hills County will undertake any road improvements at or near the subject property to improve the applicant's accessibility to his or her property.

**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

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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.

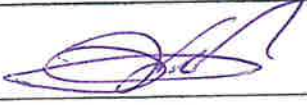
Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, Juan Wiebe, 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 22 85 0 W6

April 14/2025
DATE:


SIGNATURE OF APPLICANT: