

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

June 24, 2025

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, June 24, 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 June 24, 2025..... 1

C) ADOPTION OF THE PREVIOUS MINUTES

A. REGULAR MEETING of June 10, 2025..... 2

D) BUSINESS ARISING OUT OF THE MINUTES

E) DELEGATION

F) BY-LAW

G) OLD BUSINESS

H) NEW BUSINESS

A. DEVELOPMENT PERMIT APPLICATION – Alberta Health Services.....5

B. DEVELOPMENT PERMIT APPLICATION – Trayc Bean..... 25

C. DEVELOPMENT PERMIT APPLICATION – Peter Bueckert..... 35

D. DEVELOPMENT PERMIT APPLICATION – Willie & Carin Fehr..... 46

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, JUNE 10, 2025**

PRESENT	Jason Ruecker Danae Walmsley David Janzen	Chairperson Member Member
ABSENT	Susan Hansen Abram Giesbrecht	Deputy Chairperson Member
ATTENDING	Allan Rowe Bonnie Morgan Kelsey Lund	Chief Administrative Officer (CAO) Executive Assistant (EA) Development Officer (DO)
CALL TO ORDER	Chairperson Ruecker called the meeting to order at 9:22 a.m.	
<u>ACCEPTANCE OF AGENDA</u> M25-25 (06-10-25)	RESOLUTION by Member Walmsley adopt the agenda governing the June 10, 2025 Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>APPROVAL OF MINUTES</u> Previous Regular Meeting Minutes M26-25 (06-10-25)	RESOLUTION by Member Janzen to adopt the minutes of the April 22, 2025, Municipal Planning Commission Meeting, as presented. CARRIED.	
<u>NEW BUSINESS</u> Subdivision Application – Martin & Margareta Peters. M27-25 (06-10-25)	Subdivision Application S06-25 was received from Martin & Margareta Peters to subdivide 10.92 acres (4.42 hectares) as a yard site separation on SE-2-86-8-W6. RESOLUTION by Member Janzen that the Municipal Planning Commission approves Subdivision Application S06-25 received from Martin & Margareta Peters to subdivide 10.92 acres (4.42 hectares) as a yard site separation on SE-2-86-8-W6, 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 Municipal Planning Commission.
 - iii. Rear Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
4. Sewage setbacks:
 - a. Sewage Lagoon
 - i. Minimum distance from a building 45m (150ft)
 - ii. Minimum distance from property line 30 m (100 ft)
 - iii. Minimum distance from water course 90 m (300 ft)
 - iv. Minimum distance from water source 100 m (330 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.

9. The dugout encroachment is to be resolved through an endorsement agreement, which will be registered as a caveat on the property's title.

ADJOURNMENT

Chairperson Ruecker adjourned the June 10, 2025, Municipal Planning Commission Meeting at 9:27 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 24, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – ALBERTA HEALTH SERVICES
File:	61-02-02

DESCRIPTION:

Development Permit Application W10-25 was received from Alberta Health Services to develop a stand-alone EMS Garage on Block OT Plan 8622633.

BACKGROUND:

- Zoning: Hamlet Public District (HP)
- Proposed development will be constructed on site next to the existing Worsley Health Centre.
- Proposed development will require a Roadside Development Permit from Transportation.
- Road Access:
 - Existing road access to the proposed development.

ATTACHMENTS:

1. Development Permit Application
2. Development Sketch Plans

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 W10-25 received from Alberta Health Services to develop a stand-alone EMS Garage on Block OT Plan 8622633, subject to the following conditions:

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. Prior to the start of 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: 7.6 m (25 ft)
 - b. Side Yard: 10% of the width of site
 - c. Rear Yard: 7.6 m (25 ft)

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

Manager:

4. Accessory Buildings and Uses:
 - a. No accessory building or structure shall be located in any yard other than an interior side yard or rear yard
 - b. No accessory building or structure shall be located closer than 0.9 m (3 ft) from any side lot line or rear lot line
 - c. Shall be constructed to provide a consistent appearance on the lot
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 to 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

Page 1

**APPLICATION FOR
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W10-25		
DATE RECEIVED:	06/03/25		
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 RYAN STEWART					NAME OF REGISTERED LAND OWNER Alberta Health Services				
ADDRESS 17225 102 Ave NW, Edmonton AB					ADDRESS Suite 1100, North Tower, 10030-107 St NW				
POSTAL CODE T5S 1J8		EMAIL rstewart@aci-arch.com			POSTAL CODE T5J 3E4		EMAIL samuel.alexander@ahs.ca		
CONTACT NUMBERS					CONTACT NUMBERS				
Home 780.486.6400					Home 780.735.0043				
Business					Business				
Cell 780.953.5125					Cell 780.394.9261				
LAND INFORMATION									
Legal description of proposed development site									
QTR/L.S. SE	SEC. 1	TWP. 87	RG. 8	M. 6	OR	REGISTERED PLAN NO. 862 2633	BLOCK 0T	LOT	
Size of the proposed development site:									
LENGTH 42.13 m 138.22 ft		WIDTH 85.55 m 280.67 ft		NUMBER OF HECTARES		OR ACRES 2.92			
Lot type: <input checked="" type="radio"/> INTERIOR <input type="radio"/> CORNER <input type="radio"/> THROUGH						LAND USE DISTRICT: Hamlet Public District (HP)			
Describe the existing use of the land: Existing Worsley Community Health Centre									

APPLICATION FOR DEVELOPMENT PERMIT

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DEVELOPMENT INFORMATION			
Describe the proposed use of the land: Proposing to build a stand alone EMS garage on site			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	<u>Accessory structure(s) / use(s)</u>	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD 33.0 m 108.26 ft	REAR YARD 3.0 m 9.84 ft	SIDE YARD (1) 13.4 m 43.96 ft	SIDE YARD (2) 59.8 m 196.19 ft
Off street parking:	Size of space	n/a	Number of spaces n/a
Off street loading:	Size of space	n/a	Number of spaces n/a
Accessory use:			
PERCENTAGE OF LOT OCCUPIED: 17%	HEIGHT OF ACCESSORY BLDG: 5.69m	SETBACK FROM SIDE LOT LINE: 13.4m	SETBACK FROM REAR LOT LINE: 3.0m
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	<u>RURAL ROAD</u>
Estimate the Project:			
COMMENCEMENT DATE August 1st, 2025	COMPLETION DATE October 30th, 2025	CONSTRUCTION COSTS \$200,000	
Attached is			
(a) SITE PLAN	<u>Yes</u>	No	N/A
(b) FLOOR PLAN	<u>Yes</u>	No	N/A
DECLARATION			
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.			
DATE: May 28/25	SIGNATURE OF APPLICANT: Ryan Stewart		
DATE:	SIGNATURE OF REGISTERED LAND OWNER:		

**APPLICATION FOR
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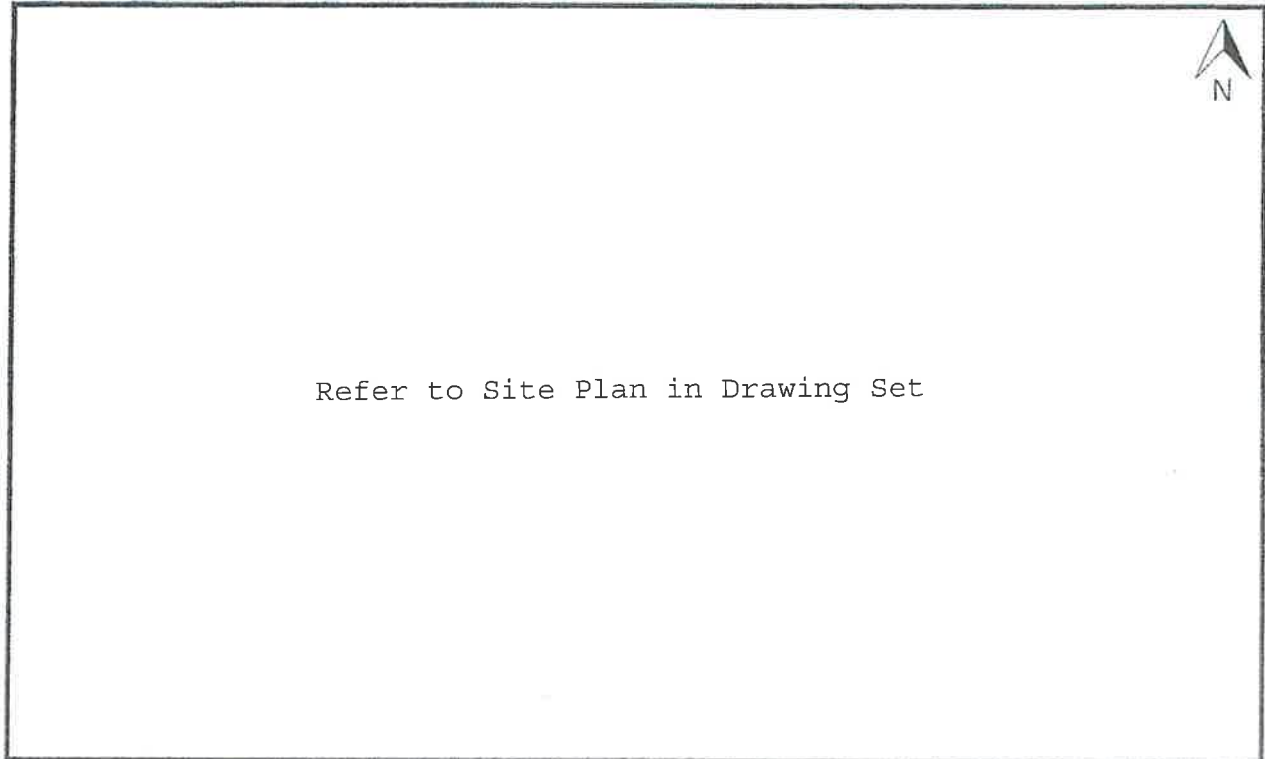
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: Plan 862 2633

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.



Refer to Site Plan in Drawing Set

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

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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
n/a	n/a	DUGOUT
n/a	n/a	WELL
n/a	n/a	CISTERN & HAULING
n/a	n/a	COUNTY SERVICE
		OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
n/a	n/a	OPEN DISCHARGE/SEPTIC TANK
n/a	n/a	SUB-SURFACE DISPOSAL/SEPTIC TANK
n/a	n/a	ABOVE GROUND/SEPTIC TANK
n/a	n/a	SEWAGE LAGOON
n/a	n/a	OUTDOOR PRIVY
n/a	n/a	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

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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:

- **Treatment Mounds**
 - 3 metres (10 ft.) from the property line
 - 10 metres (33 ft.) from a dwelling
 - 3 metres (10 ft.) from a septic tank
 - 15 metres (50 ft.) from a water course
 - 15 metres (50 ft.) from a water source or well
- **Field**
 - 1.5 metres (5 ft.) from a property line
 - 10 metres (33 ft.) from a basement, cellar or crawl space
 - 1 metre (3.25 ft.) from buildings without permanent foundation
 - 5 metres (17 ft.) from building with permanent foundation (no basement, cellar, crawl space)
 - 5 metres (17 ft.) from a septic tank
 - 15 metres (50 ft.) from a water course
 - 15 metres (50 ft.) from a water source or well
- **Lagoon**
 - 30 metres (100 ft.) from a property line
 - 45 metres (150 ft.) from a building
 - 90 metres (300 ft.) from a water course
 - 100 metres (330 ft.) from a water source or well
- **Effluent Discharge**
 - 90 metres (300 ft.) from a property line
 - 45 metres (150 ft.) from a building
 - 45 metres (150 ft.) from a water course
 - 50 metres (165 ft.) from a water source or well
- **Septic tanks**
 - 1 metre (3.25 ft.) from a property line
 - 1 metre (3.25 ft.) from a building
 - 10 metres (33 ft.) from a water course
 - 10 metres (33 ft.) from a water source or well

DUGOUT SETBACKS

- **Front Yard:** 40.8 metres (134 feet) from the road right-of-way (developed or undeveloped) or 70 metres (229.6 ft.) from the center line, whichever is the greater
- **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 15.2 metres (50 feet) of a property line.
- **Rear Yard:** The development shall not be located within 15.2 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 their property.

**APPLICATION FOR
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RELOCATED BUILDINGS

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

- a) Colour photographs of the building(s)
- b) Canadian Safety Association Identification Number (CSA) n/a
- c) Present location of the building
n/a
- d) Proposed relocation route
n/a

Please note:

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

**APPLICATION FOR
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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, ALBERTA HEALTH SERVICES, 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: Plan 8622633
Public Work (Worsley Health Centre)
Containing 0.560 Hectares, More or Less
Excepting Thereout All Mines and Minerals

May 29, 2025
DATE:


SIGNATURE OF APPLICANT:

Samuel J. Alexander
Manager, Land Services - North on behalf of
Alberta Health Services

APPLICATION FOR
DEVELOPMENT PERMIT

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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, ALBERTA INFRASTRUCTURE, 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:

PLAN 8622633
PUBLIC WORK (WORSLEY HEALTH CENTRE)

DATE:

JUNE 2, 2025

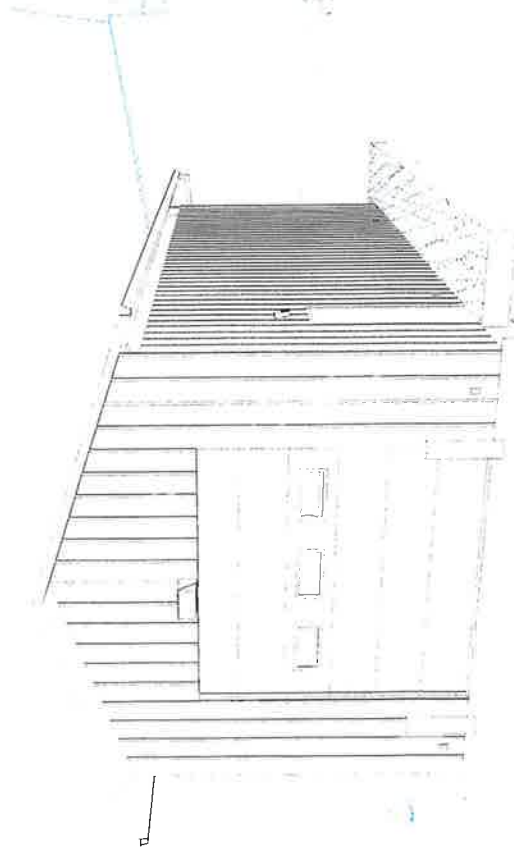
SIGNATURE OF APPLICANT:

LYLE MARKOVICH, DIRECTOR, LAND PLANNING
ALBERTA INFRASTRUCTURE

WORSLEY EMS EMS GARAGE ADDITION

404 Alberta Avenue Worsley, AB T0H 3W0

2025/06/02 - ISSUED FOR DEVELOPMENT PERMIT APPLICATION



ARCHITECTURAL
ACI
ARCHITECTURE INC.
17253 BLAINE HWY
EDMONTON, ALBERTA
T6E 6E6
TEL: (780) 448-4488
www.aci-inc.com

PROJECT: WORSLEY EMS GARAGE ADDITION
CLIENT: WORSLEY TOWNSHIPS
DATE: 2025/06/02
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
SCALE: 1/8" = 1'-0"

STRUCTURAL
spa ENGINEERING
10201 10724 128 AVE
EDMONTON, ALBERTA
T6E 6E6
TEL: (780) 448-4488
www.spa-eng.com

STRUCTURAL NOTES
1. ALL STRUCTURAL MATERIALS SHALL BE AS SPECIFIED IN THE DRAWINGS.
2. ALL STRUCTURAL MATERIALS SHALL BE OF CANADIAN ORIGIN.

MECHANICAL
spa ENGINEERING
10201 10724 128 AVE
EDMONTON, ALBERTA
T6E 6E6
TEL: (780) 448-4488
www.spa-eng.com

MECHANICAL NOTES
1. ALL MECHANICAL EQUIPMENT SHALL BE AS SPECIFIED IN THE DRAWINGS.
2. ALL MECHANICAL EQUIPMENT SHALL BE OF CANADIAN ORIGIN.

ELECTRICAL
spa ENGINEERING
10201 10724 128 AVE
EDMONTON, ALBERTA
T6E 6E6
TEL: (780) 448-4488
www.spa-eng.com

ELECTRICAL NOTES
1. ALL ELECTRICAL EQUIPMENT SHALL BE AS SPECIFIED IN THE DRAWINGS.
2. ALL ELECTRICAL EQUIPMENT SHALL BE OF CANADIAN ORIGIN.

GENERAL CONSTRUCTION NOTES

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL MECHANICAL ELECTRICAL DRAWINGS

ALL CONSTRUCTION MUST MEET OR EXCEED THE REQUIREMENTS OF THE NATIONAL BUILDING CODE - 2023 ALBERTA EDITION.

CONTRACTOR TO CAREFULLY INSPECT THE SITE OF WORK AND BE FULLY INFORMED OF

PROVIDE ACOUSTIC TAPE/CUTLIX TO BOTTOM OF ALL INTERIOR STUDS (SEE MUST BE

FIRE SEPARATIONS TO BE CONSTRUCTED USING TYPE X GYPSUM BOARD AND ALL JUNCTIONS TO BE FIRE-RATED. REFER TO LIFE SAFETY PLAN FOR LOCATIONS. WALLS SHALL BE CALLED EACH SIDE OF WALL PRIOR TO GAGE BEING INSTALLED. TYPICAL FOR ALL FITMENT WALLS.

3. SHALL FIRE RESISTING JOINTS BE USED IN WALL CONSTRUCTION OF ALL FIRE SEPARATIONS PRIOR TO CONSTRUCTION AT ANY LOCATIONS WHERE FULLEN SIDE OF WALL IS UNCLEAN

- 1. UNCOLLECTED FUEL STOPPING SYSTEM AND FIRE SEALANT TO BOTH SIDES OF PARTITION.
- 2. TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION BEHIND RECESSED WALL-MOUNTED ITEMS, PROVIDE SOLID FIRE-RATED GYPSUM WALL BOARD IN JETAL STUD PARTITION.
- 3. ISOLATE ALL MECHANICAL PIPES FROM INTERIOR PARTITION TO AVOID ACOUSTIC NOISE TRANSFER.

3. PROVIDE SHEET METAL BACKING ON GYPSUM BOARD PARTITIONS FOR ATTACHING WHITE BOARDS, TACKBOARDS AND SMARTBOARDS. PROVIDE ALL FASTENING/CLIPPING AS REQUIRED TO ENSURE PROPER SECUREMENT OF ALL MATERIALS EQUIPMENT ACCESSORIES AND MILLWORK.

4. GYPSUM BOARD IS NOT REQUIRED ON INSIDE FACE OF VOID SPACES UNLESS PART OF A LATED, GUTTER OR ASSEMBLY.

ALL FURNISH TO EXTEND TO
ALL EXPOSED STRUCTURE EXTEND TOWNS OF STRUCTURE DECK OR SLAB ABOVE
AT LUMP-SUM BOUND CEILING EXTENDING TOWNS OF CEILING
AT LUMP-SUM BOUND CEILING SYSTEMS EXTEND TO 100% ABOVE CEILING

7. ALL HSS MEMBERS PENETRATING BUILDING ENVELOPE TO INCLUDE MINIMUM 150-mm DEEP SPRAY APPLIED FOAM INSULATION FILL.

10. PROVIDE Airtight Sound Seal Around Firing Duct And Chimney/Flueway That Penetrate Acoustically Rated Partitions And Floors

11. PROVIDE A Solid Airtight Barrier Beside Perimeter Heating Cables To Prevent Sound Transfer At Common Partitions

2 WALL ASSEMBLY TYPES TO BE READ IN CONJUNCTION WITH THE EXTERIOR ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL INFORMATION REGARDING EXTENT OF WALL TYPES, TYPES AND MATERIALS.

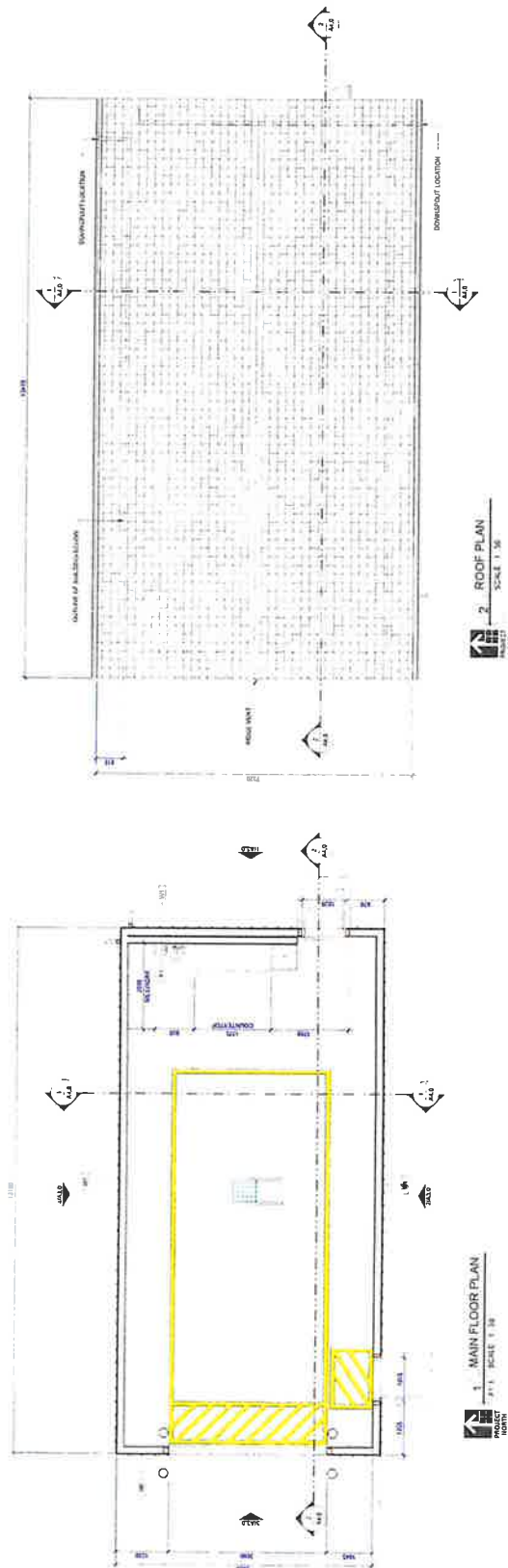
5. REVIEW AND VERIFY LOCATION OF ALL EXISTING EXPANSION JOINTS AND ACCOMMODATE ACCORDINGLY. ANY DISCREPANCY OR CONFLICT SHALL BE REPORTED TO THE ARCHITECT PROMPTLY AND WILL BE ADJUSTED ACCORDINGLY UPON ARCHITECT'S WRITTEN INSTRUCTION.

CRUISE FLOOR DRAINS, PLUMBING FIXTURES, ELECTRICAL CONDUIT, OUTLETS ON PIEDESTALS HAVE BEEN REFINISHED AND MODIFIED. REPAIR FLOOR TO LEVEL, ACCEPTABLE BY FLOORING MANUFACTURER FOR INSTALLATION OF NEW FLOOR FINISH MATERIAL.

Key Value	Keynote Text
Key Value	Keynote Text

TYPE TYPE NAME ASSEMBLY DESCRIPTION

15m² SIZE OAC BARRIER
150mm RADON ROCK CURTAIN AN SUB-BASE
GEOTEXTILE FABRIC
COMPACTED GRANULAR FILL
REFER TO GEOTECHNICAL INT 309*

[illegible]

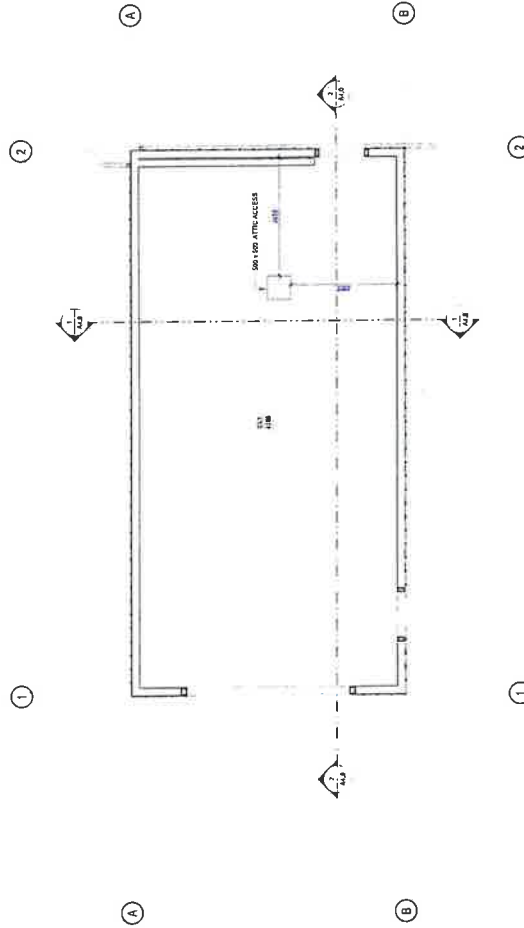
[illegible]

WORSLEY EMS

[illegible]

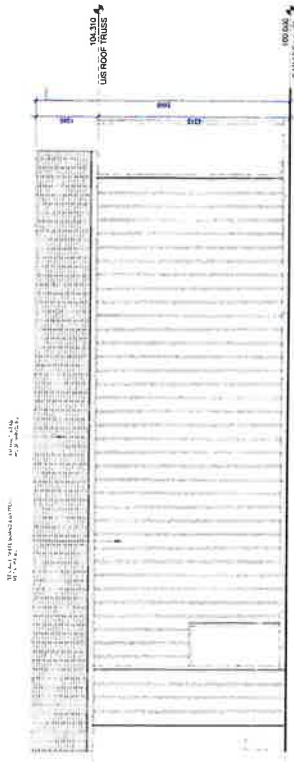
REFLECTED CEILING
PLAN

A2.1

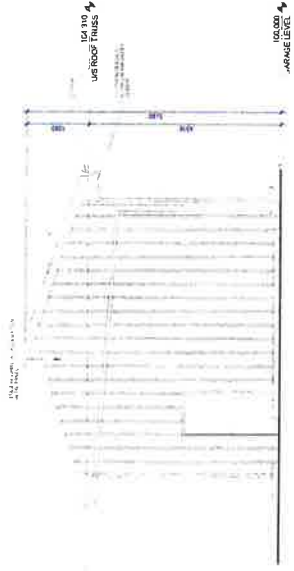


PROJECT SCALE 1/50 REFLECTED CEILING PLAN

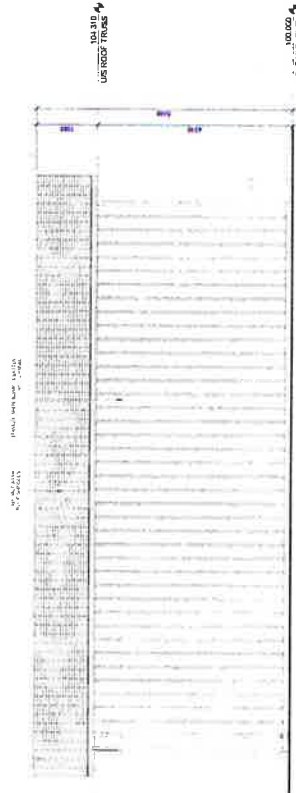
- 1. We are responsible for the design, construction, and safety of the building.
- 2. We are responsible for the design, construction, and safety of the building.
- 3. We are responsible for the design, construction, and safety of the building.
- 4. We are responsible for the design, construction, and safety of the building.
- 5. We are responsible for the design, construction, and safety of the building.
- 6. We are responsible for the design, construction, and safety of the building.
- 7. We are responsible for the design, construction, and safety of the building.
- 8. We are responsible for the design, construction, and safety of the building.
- 9. We are responsible for the design, construction, and safety of the building.
- 10. We are responsible for the design, construction, and safety of the building.



2 NORTH ELEVATION
1/8\"/>



1 EAST ELEVATION
1/8\"/>



4 SOUTH ELEVATION
1/8\"/>



3 WEST ELEVATION
1/8\"/>

Revision	By	Date
1	ACI	10/10/14
2	ACI	10/10/14
3	ACI	10/10/14
4	ACI	10/10/14
5	ACI	10/10/14
6	ACI	10/10/14
7	ACI	10/10/14
8	ACI	10/10/14
9	ACI	10/10/14
10	ACI	10/10/14

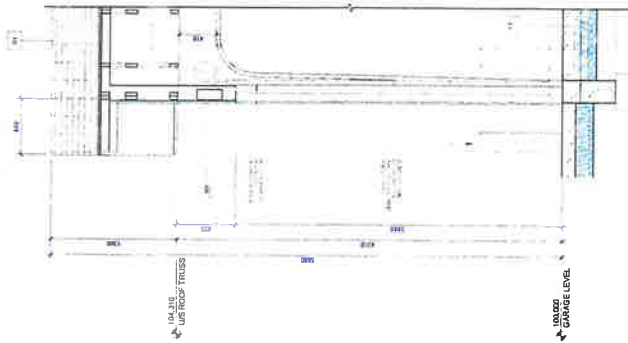
WORSLEY EMS

Scale	1/8\"/>
Project No.	10258
Client	WORSLEY
Architect	ACI
Engineer	ACI
Interior Designer	ACI
Exterior Designer	ACI
Structural Engineer	ACI
MEP Engineer	ACI
Electrical Engineer	ACI
Plumbing Engineer	ACI
Fire Protection Engineer	ACI
Transportation Engineer	ACI
Other	ACI

BUILDING ELEVATIONS

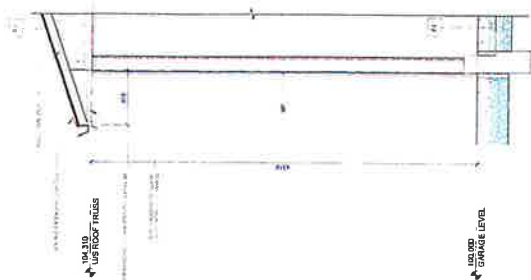
Notes:
1. See red note drawings.
2. It is the responsibility of the Contractor to check and verify all dimensions and levels of the structure and to ensure that all dimensions are within the tolerance of the design.
3. It is the responsibility of the Contractor to ensure that all dimensions are within the tolerance of the design.
4. It is the responsibility of the Contractor to ensure that all dimensions are within the tolerance of the design.
5. It is the responsibility of the Contractor to ensure that all dimensions are within the tolerance of the design.
6. It is the responsibility of the Contractor to ensure that all dimensions are within the tolerance of the design.
7. It is the responsibility of the Contractor to ensure that all dimensions are within the tolerance of the design.
8. It is the responsibility of the Contractor to ensure that all dimensions are within the tolerance of the design.
9. It is the responsibility of the Contractor to ensure that all dimensions are within the tolerance of the design.
10. It is the responsibility of the Contractor to ensure that all dimensions are within the tolerance of the design.

①



2. WALL SECTION 2
A4.0 SCALE 1/2"

②



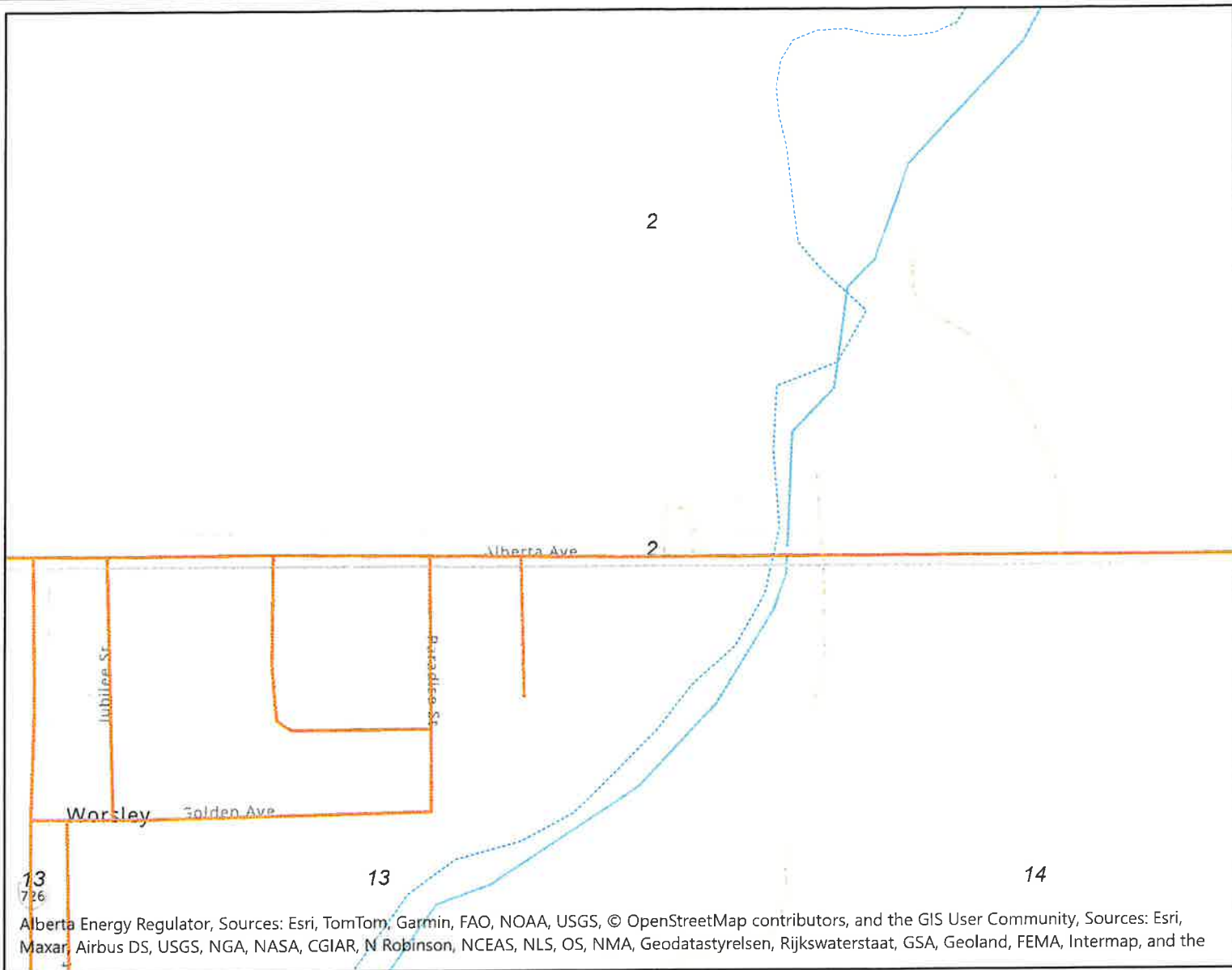
1. WALL SECTION 1
A4.0 SCALE 1/2"

Rev.	Description	Date	By
1	Initial Design	10/15/18	ACI
2	Revised Design	10/15/18	ACI
3	Final Design	10/15/18	ACI
4	Revised Design	10/15/18	ACI
5	Final Design	10/15/18	ACI
6	Revised Design	10/15/18	ACI
7	Final Design	10/15/18	ACI
8	Revised Design	10/15/18	ACI
9	Final Design	10/15/18	ACI
10	Revised Design	10/15/18	ACI

WORSLEY EMS

Scale	1/2"	Designed By	ACI
Project No.	1001	Drawn By	ACI
Material	20000	Checked By	ACI

WALL SECTIONS



<Layout_Title>

Base Data provided by: Government of Alberta

Author:

ACI Architecture Inc

Print Date:

5/27/2025

Legend

<ul style="list-style-type: none">Abandoned WellsRevised LocationRevised Location Pointer	Roads - Other <ul style="list-style-type: none">UnimprovedUnclassifiedTruck TrailWinterFord Winter CrossingFerry Route	<ul style="list-style-type: none">ATS LSD with RoadATS Section label (large)ATS Section with RoadATS Township (large scale)Provincial BoundaryLake Label (20K)River Label (20K)
Paved Road (20K) <ul style="list-style-type: none">Primary DividedPrimary DividedPrimary Undivided 4LPrimary Undivided 4LPrimary Undivided 2LPrimary Undivided 1LPrimary Undivided 1LInterchange RampInterchange RampSecondary DividedSecondary DividedSecondary Undivided 4LSecondary Undivided 4LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 1LSecondary Undivided 1L	Gravel Road (20K) <ul style="list-style-type: none">Primary Undivided 2LPrimary Undivided 2LPrimary Undivided 1LPrimary Undivided 1LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 1LSecondary Undivided 1L	Lake/River (20K) <ul style="list-style-type: none">Lake or RiverLake or RiverReservoirIcefieldMajor CanalOxbowQuarryDugout
Railway (20K Large Scale) <ul style="list-style-type: none">Single LineDouble LineMultiple LineSpur LineAbandonedATS LSD label	Intermittent Lake <ul style="list-style-type: none">Intermittent LakeIntermittent Oxbow	Sandbar / Wetland / <ul style="list-style-type: none">SandbarSandbar

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>



Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:6,773



**Alberta
Energy
Regulator**

Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0010 547 455	8622633;OT	092 119 259 +4

LEGAL DESCRIPTION

PLAN 8622633
PUBLIC WORK (WORSLEY HEALTH CENTRE)
CONTAINING 0.360 HECTARES, MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;8;87;1;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: CLEAR HILLS COUNTY

REFERENCE NUMBER: 072 218 153

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
092 119 259	20/04/2009	ORDER		ORDER

OWNERS

HIS MAJESTY THE KING IN RIGHT OF ALBERTA
AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE
OF 6950-113 STREET
EDMONTON
ALBERTA T6H 5V7
(DATA UPDATED BY: CHANGE OF NAME 252153172)

[Close](#)

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 24, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – TRAYC BEAN
File:	61-02-02

DESCRIPTION:

Development Permit Application W11-25 was received from Trayc Bean (Herb & Caryn Bean) to develop a Residential Shop Building on NW-7-87-8-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Proposed development will replace the existing dwelling.
- Proposed development will require a Roadside Development Permit from Transportation.
- Road Access:
 - There is an existing driveway that accesses the proposed development.

ATTACHMENTS:

1. Development Permit Application
2. Development Sketch Plans
3. Map of proposed development location

OPTIONS:

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

RECOMMENDED ACTION:

RESOLUTION by... That the Municipal Planning Commission approves Development Permit Application W11-25 received from Trayc Bean (Herb & Caryn Bean) to develop a Residential Shop Building on NW-7-87-8-W6, subject to the following conditions:

1. Developer to obtain a Roadside Development Permit from Alberta Transportation.
2. Prior to the start of 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.)

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

Manager:

4. Water Supply Setbacks
 - a. Cistern
 - 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. Septic Tank
 - i. 1 m (3.25 ft.) from a property line
 - ii. 1 m (3.25 ft.) from a building
 - iii. 10 m (33 ft.) from a water course
 - iv. 10 m (33 ft.) from a water source or well
 - b. Effluent Discharge
 - i. 90 m (300 ft.) from property line
 - ii. 45 m (150 ft.) from a building
 - iii. 45 m (150 ft.) from a water course
 - iv. 50 m (165 ft.) from a water source or well
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 to 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**

Page 1

**APPLICATION FOR
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W11-25
DATE RECEIVED:	06/11/25
FEES PAID:	YES NO <u>N/A</u>

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 Trayc Bean					NAME OF REGISTERED LAND OWNER Herb & Caryn Bean				
ADDRESS Box 184 Worsley					ADDRESS Box 184 Worsley				
POSTAL CODE T0H 3W0		EMAIL			POSTAL CODE T0H 3W0		EMAIL bcancyn@yahoo.com		
CONTACT NUMBERS					CONTACT NUMBERS				
Home					Home				
Business					Business Caryn 834-0271				
Cell 834-8887					Cell Herb 834-8880				
LAND INFORMATION									
Legal description of proposed development site									
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT	
NW	7	87	8	6					
Size of the proposed development site:									
LENGTH 90 m		WIDTH 40 ft		NUMBER OF HECTARES		OR ACRES 5			
Lot type: INTERIOR CORNER THROUGH						LAND USE DISTRICT: A91			
Describe the existing use of the land: Used to be a house older and farm site. Cleaning it up.									

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>yardsite. house shop shouse</i>			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	REAR YARD	SIDE YARD (1)	SIDE YARD (2)
<i>150</i> ft	<i>100</i> ft	<i>100</i> ft	<i>250</i> 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		<i>Clean prairie road</i> SECONDARY HIGHWAY	<i>Rd 90</i> RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
<i>August</i>	<i>September shop</i>	<i>400,000.00</i>	
Attached is <i>not house yet</i>			
<i>once drafted</i>			
(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: <i>June 10/25</i>	SIGNATURE OF APPLICANT: <i>[Signature]</i>
DATE: <i>June 10/25</i>	SIGNATURE OF REGISTERED LAND OWNER: <i>Caryn Bear [Signature]</i>

APPLICATION FOR
DEVELOPMENT PERMIT

FORM A

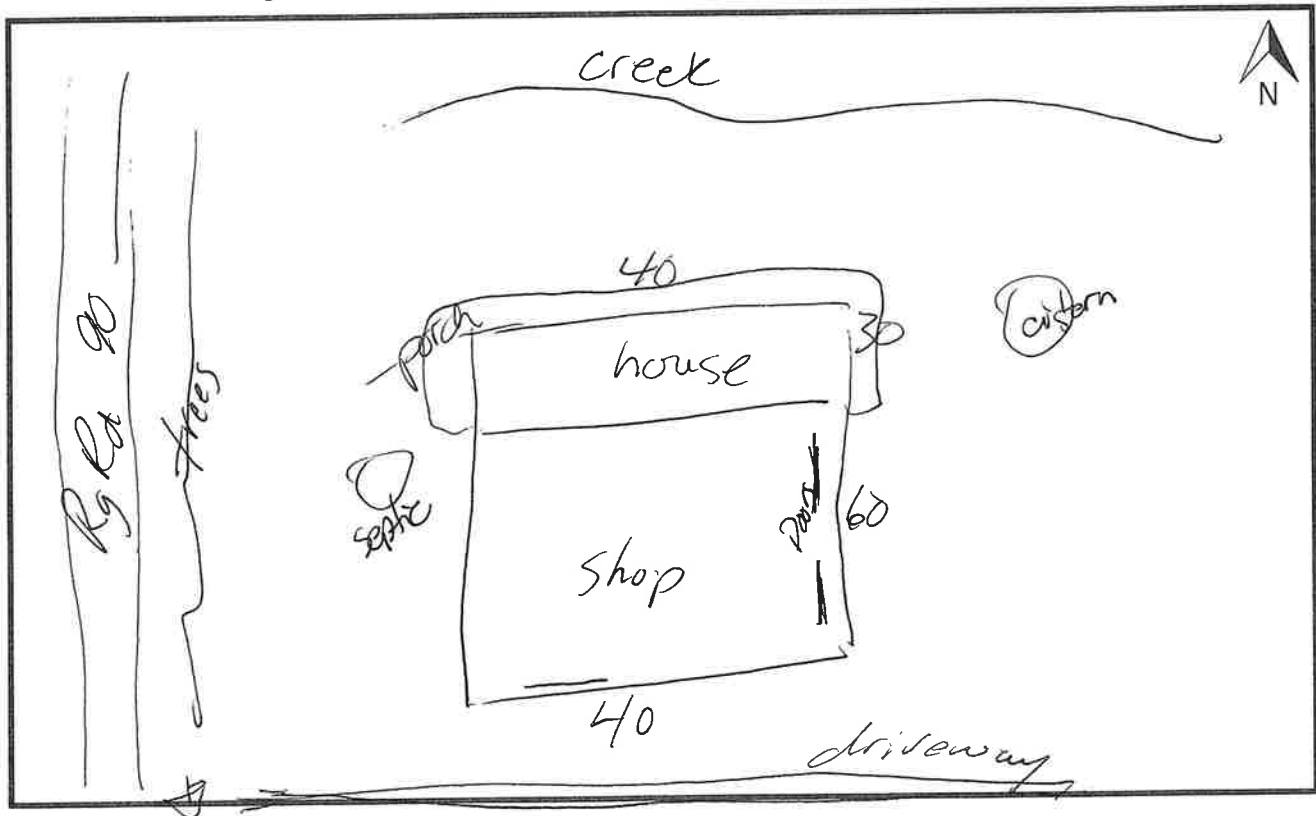
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: Nw 7 87 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

Page 5

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:

- Treatment Mounds
 - 3 metres (10 ft.) from the property line
 - 10 metres (33 ft.) from a dwelling
 - 3 metres (10 ft.) from a septic tank
 - 15 metres (50 ft.) from a water course
 - 15 metres (50 ft.) from a water source or well
- Field
 - 1.5 metres (5 ft.) from a property line
 - 10 metres (33 ft.) from a basement, cellar or crawl space
 - 1 metre (3.25 ft.) from buildings without permanent foundation
 - 5 metres (17 ft.) from building with permanent foundation (no basement, cellar, crawl space)
 - 5 metres (17 ft.) from a septic tank
 - 15 metres (50 ft.) from a water course
 - 15 metres (50 ft.) from a water source or well
- Lagoon
 - 30 metres (100 ft.) from a property line
 - 45 metres (150 ft.) from a building
 - 90 metres (300 ft.) from a water course
 - 100 metres (330 ft.) from a water source or well
- Effluent Discharge
 - 90 metres (300 ft.) from a property line
 - 45 metres (150 ft.) from a building
 - 45 metres (150 ft.) from a water course
 - 50 metres (165 ft.) from a water source or well
- Septic tanks
 - 1 metre (3.25 ft.) from a property line
 - 1 metre (3.25 ft.) from a building
 - 10 metres (33 ft.) from a water course
 - 10 metres (33 ft.) from a water source or well

DUGOUT SETBACKS

- **Front Yard:** 40.8 metres (134 feet) from the road right-of-way (developed or undeveloped) or 70 metres (229.6 ft.) from the center line, whichever is the greater
- **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 15.2 metres (50 feet) of a property line.
- **Rear Yard:** The development shall not be located within 15.2 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 their property.

**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

Page 6

RELOCATED BUILDINGS

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

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

- d) Proposed relocation route

Please note:

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

**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

Page 7

RIGHT OF ENTRY FORM

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.

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

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

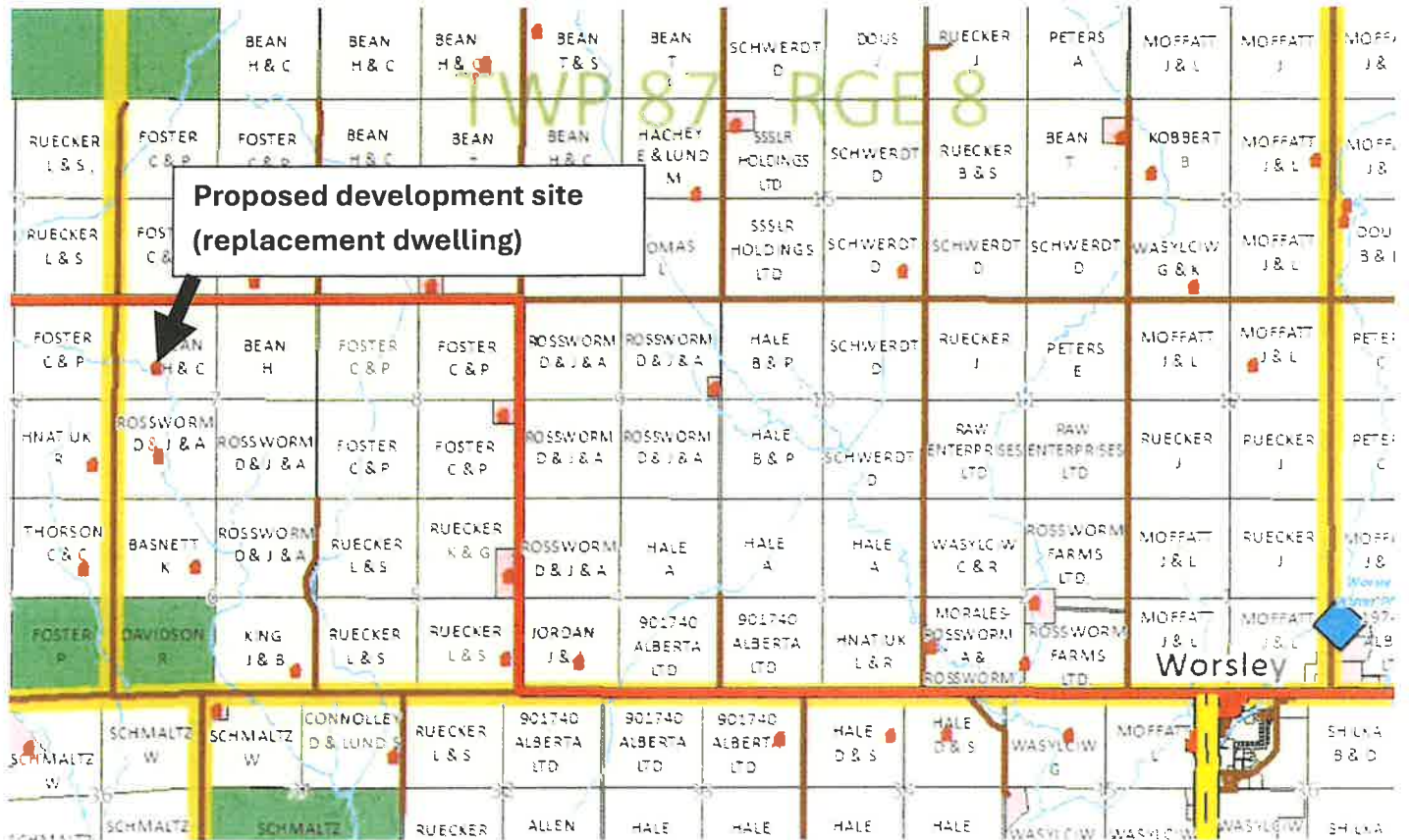
person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: _____

DATE: _____

SIGNATURE OF APPLICANT: _____

N



Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 24, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – PETER BUECKERT
File:	61-02-02

DESCRIPTION:

Development Permit Application W13-25 was received from Peter Bueckert to place a second residence (Camp Shack) on SW-20-84-9-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Proposed development will be a second residence on the property for his son to reside in.
- Road Access:
 - An approach request form has been completed and will be submitted once development is deemed approved.

ATTACHMENTS:

1. Development Permit Application
2. Development Sketch Plans
3. Map of proposed development location

OPTIONS:

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

RECOMMENDED ACTION:

RESOLUTION by... That the Municipal Planning Commission approves Development Permit Application W13-25 received from Peter Bueckert to place a second residence (Camp Shack) on SW-20-84-9-W6, subject to the following conditions:

1. Prior to the start of 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.)

Initials show support - Reviewed by: Development Officer:

Manager:



3. Water Supply Setbacks
 - a. Cistern
 - 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. Lagoon
 - i. 30 m (100 ft.) from a property line
 - ii. 45 m (150 ft.) from a building
 - iii. 90 m (300 ft.) from a water course
 - iv. 100 m (330 ft.) from a water source or well
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 to 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

Page 1

APPLICATION FOR DEVELOPMENT PERMIT

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	<u>W13-25</u>
DATE RECEIVED:	<u>06/16/25</u>
FEE PAID:	YES NO <u>N/A</u>

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 <u>Peter Bueckert</u>					NAME OF REGISTERED LAND OWNER			
ADDRESS <u>Box 68 Cleardale Alberta</u>					ADDRESS			
POSTAL CODE <u>T0H 3V0</u>		EMAIL			POSTAL CODE		EMAIL	
CONTACT NUMBERS					CONTACT NUMBERS			
Home <u>780 685 2069</u>					Home			
Business					Business			
Cell <u>780 835 0725</u>					Cell			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
<u>SW</u>	<u>20</u>	<u>84</u>	<u>9</u>	<u>W6</u>				
Size of the proposed development site:								
LENGTH		m	WIDTH		m	NUMBER OF HECTARES		OR ACRES
		ft			ft			<u>4</u>
Lot type: <u>INTERIOR</u> CORNER THROUGH						LAND USE DISTRICT: <u>AG1</u>		
Describe the existing use of the land: <u>Pasture</u>								

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>yard for residence - 2nd residence (camp shack)</i>			
Check (✓) any proposed use(s) not identified above:			
<input checked="" type="checkbox"/> Dwelling unit(s)	Accessory structure(s) / use(s)		Home Occupation(s)
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	m	REAR YARD	m
	ft		ft
SIDE YARD (1)		m	SIDE YARD (2)
		ft	ft
Off street parking: Size of space Number of spaces			
Off street loading: Size of space Number of spaces			
Accessory use:			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	<u>RURAL ROAD</u>
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
<i>June 16 2025</i>	<i>July 31 2025</i>	<i>50,000</i>	
Attached is			
(a) SITE PLAN <u>Yes</u> No N/A		(b) FLOOR PLAN Yes No N/A	

DECLARATION	
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.	
DATE: <i>June 16 2025</i>	SIGNATURE OF APPLICANT: <i>Pet B</i>
DATE: <i>June 16 2025</i>	SIGNATURE OF REGISTERED LAND OWNER: <i>Pet B</i>

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

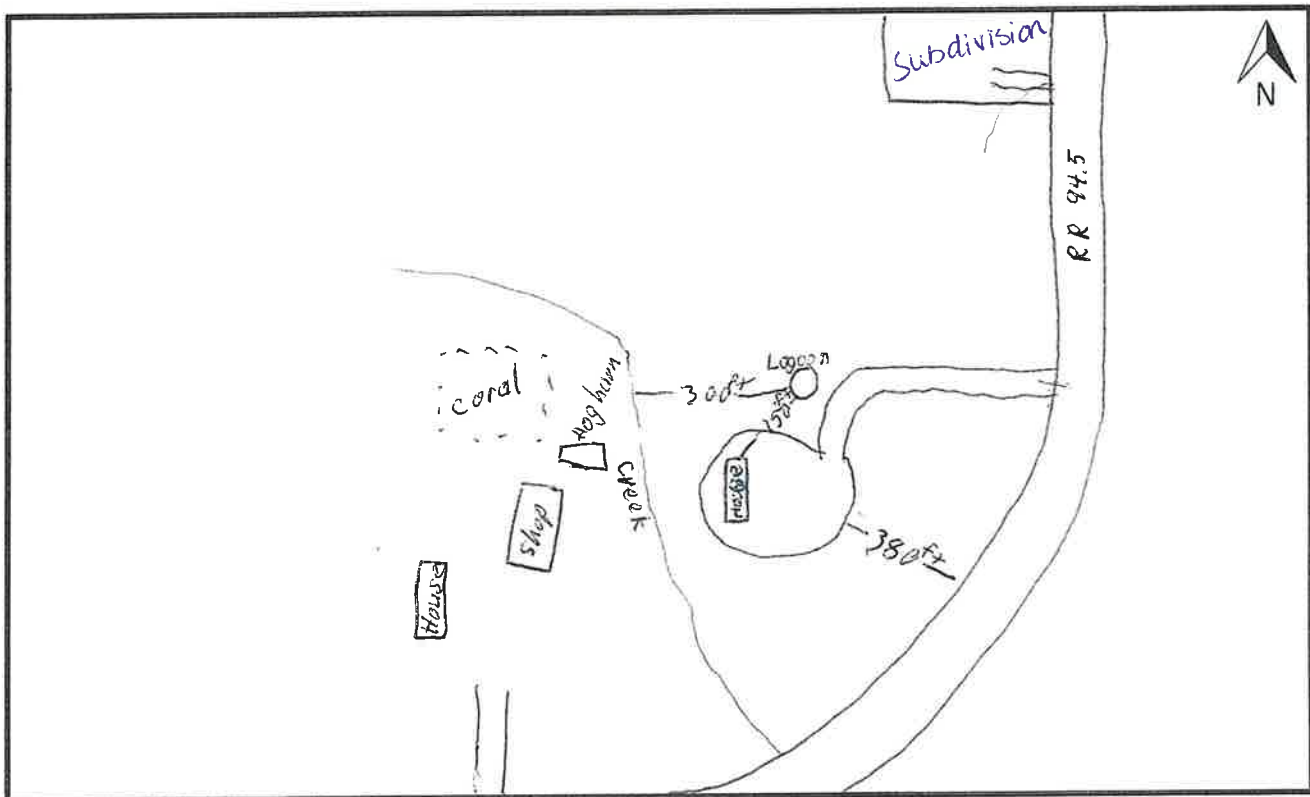
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: SW 20 84 9 46

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

Page 4

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

Page 5

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:

- Treatment Mounds
 - 3 metres (10 ft.) from the property line
 - 10 metres (33 ft.) from a dwelling
 - 3 metres (10 ft.) from a septic tank
 - 15 metres (50 ft.) from a water course
 - 15 metres (50 ft.) from a water source or well
- Field
 - 1.5 metres (5 ft.) from a property line
 - 10 metres (33 ft.) from a basement, cellar or crawl space
 - 1 metre (3.25 ft.) from buildings without permanent foundation
 - 5 metres (17 ft.) from building with permanent foundation (no basement, cellar, crawl space)
 - 5 metres (17 ft.) from a septic tank
 - 15 metres (50 ft.) from a water course
 - 15 metres (50 ft.) from a water source or well
- Lagoon
 - 30 metres (100 ft.) from a property line
 - 45 metres (150 ft.) from a building
 - 90 metres (300 ft.) from a water course
 - 100 metres (330 ft.) from a water source or well
- Effluent Discharge
 - 90 metres (300 ft.) from a property line
 - 45 metres (150 ft.) from a building
 - 45 metres (150 ft.) from a water course
 - 50 metres (165 ft.) from a water source or well
- Septic tanks
 - 1 metre (3.25 ft.) from a property line
 - 1 metre (3.25 ft.) from a building
 - 10 metres (33 ft.) from a water course
 - 10 metres (33 ft.) from a water source or well

DUGOUT SETBACKS

- **Front Yard:** 40.8 metres (134 feet) from the road right-of-way (developed or undeveloped) or 70 metres (229.6 ft.) from the center line, whichever is the greater
- **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 15.2 metres (50 feet) of a property line.
- **Rear Yard:** The development shall not be located within 15.2 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 their property.

**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

Page 6

RELOCATED BUILDINGS

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

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

- c) Present location of the building

Cleardale, AB (not on LLD listed on application)

- d) Proposed relocation route

Please note:

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

**APPLICATION FOR
DEVELOPMENT PERMIT**

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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, PETER BUECKERT, do grant consent for an authorized
(Name in block letters)

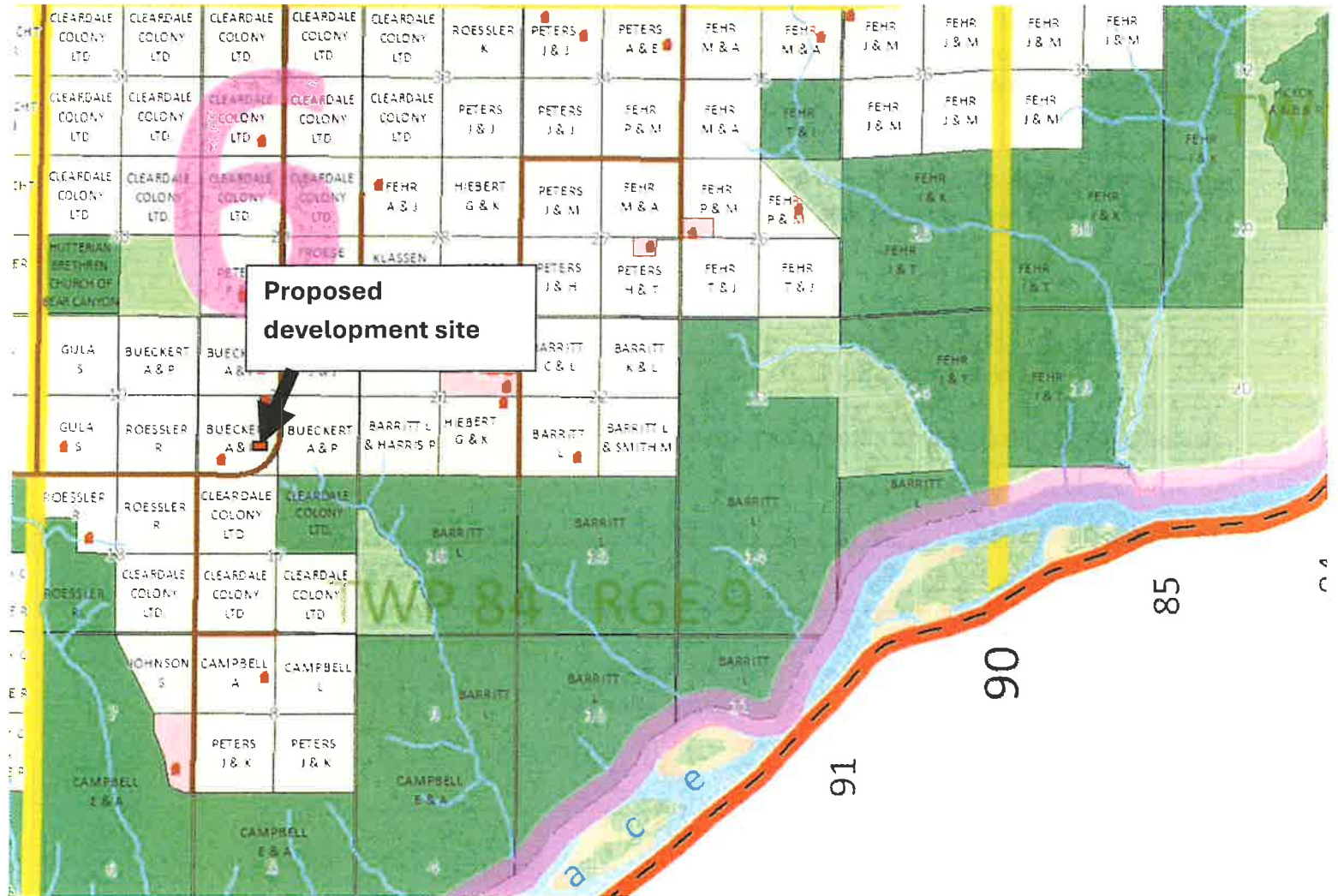
person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: SW 20 84 & 6

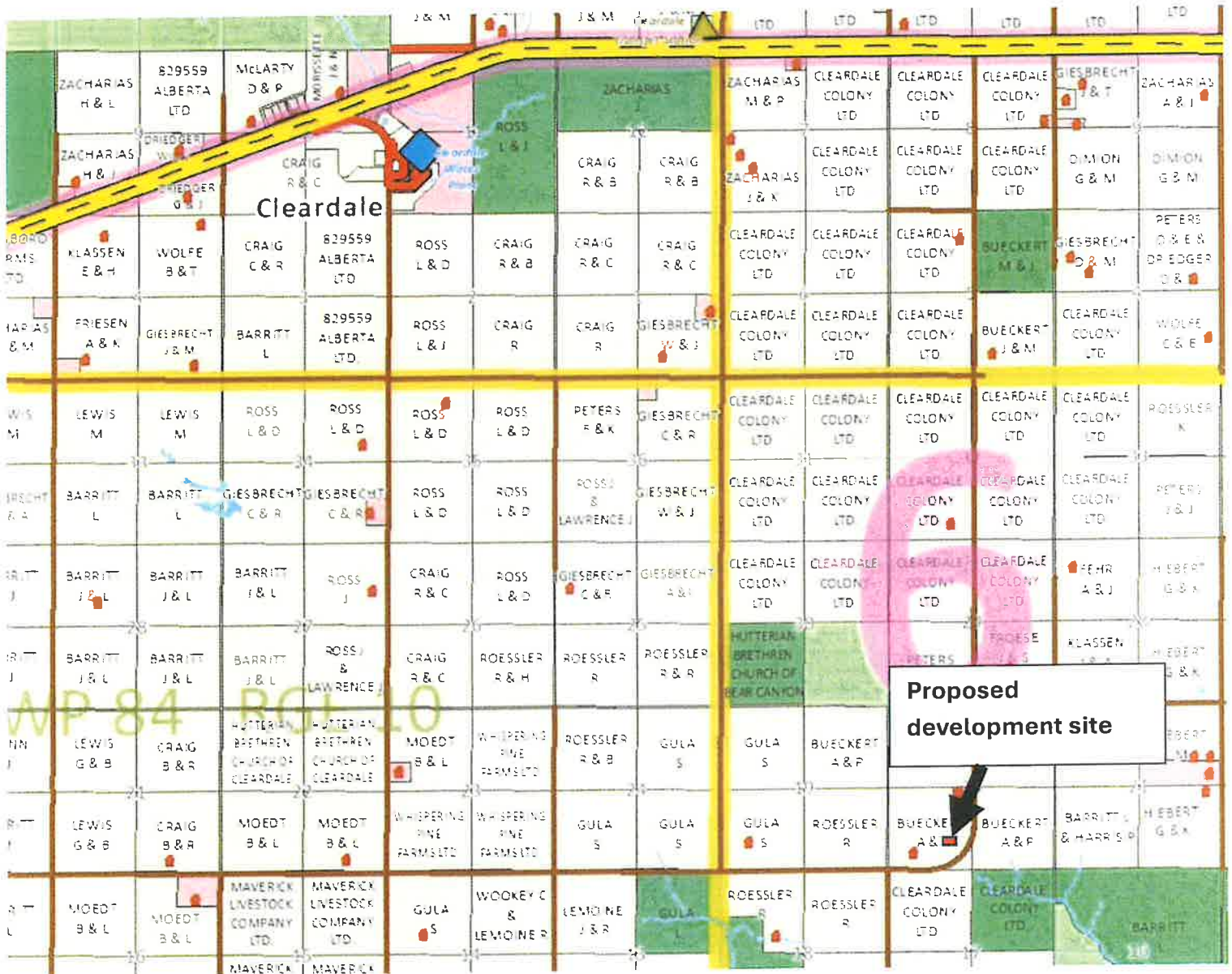
June 16 2025
DATE:

Peter Bueckert
SIGNATURE OF APPLICANT:

N



N



Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 24, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – WILLIE & CARIN FEHR
File:	61-02-02

DESCRIPTION:

Development Permit Application W14-25 was received from Willie and Carin Fehr to develop a replacement dwelling on SE-27-86-7-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Proposed development will be a new modular home that will replace the existing dwelling.
- Road Access:
 - There is an existing driveway to access the current residence.
- Servicing:
 - Existing water supply is dugout.
 - Existing sewage disposal is subsurface/septic tank.

ATTACHMENTS:

1. Development Permit Application
2. Development Sketch Plans
3. Photos of Modular Home
4. Map of proposed development location

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 W14-25 received from Willie and Carin Fehr to develop a replacement dwelling on SE-27-86-7-W6, subject to the following conditions:

1. Prior to the start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.

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

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. Septic Tank
 - i. 1 m (3.25 ft.) from a property line
 - ii. 1 m (3.25 ft.) from a building
 - iii. 10 m (33 ft.) from a water course
 - iv. 10 m (33 ft.) from a water source or well
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 to 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

Page 1

APPLICATION FOR DEVELOPMENT PERMIT

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	<u>W14-25</u>
DATE RECEIVED:	<u>06/17/25</u>
FEES PAID:	YES NO <u>N/A</u>

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 <u>Willie + Carin Fehr</u>					NAME OF REGISTERED LAND OWNER			
ADDRESS <u>Box 235 Worsley AB</u>					ADDRESS			
POSTAL CODE <u>T0H 3W0</u>		EMAIL <u>carin9002@outlook.com</u>			POSTAL CODE		EMAIL	
CONTACT NUMBERS Home					CONTACT NUMBERS Home			
Business					Business			
Cell <u>780-834-7584 or 780 330 9002</u>					Cell			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S. <u>SE</u>	SEC. <u>27</u>	TWP. <u>86</u>	RG. <u>7</u>	M. <u>W6</u>	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed development site:								
LENGTH <u>80 feet</u>		m ft	WIDTH <u>30 feet</u>		m ft	NUMBER OF HECTARES		OR ACRES
Lot type: INTERIOR CORNER THROUGH						LAND USE DISTRICT: <u>A61</u>		
Describe the existing use of the land: <u>dwelling and farming.</u>								

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

DEVELOPMENT INFORMATION

Describe the proposed use of the land:

replacement of dwelling.

Check (✓) any proposed use(s) not identified above:

☒ Dwelling unit(s)

Accessory structure(s) / use(s)

Home Occupation(s)

Sign(s)

Commercial or industrial structure(s) / use(s)

Other (specify)

Indicate the proposed setback from the property line:

FRONT YARD	m	REAR YARD	m	SIDE YARD (1)	m	SIDE YARD (2)	m
	ft		ft		ft		ft

Off street parking: Size of space Number of spaces

Off street loading: Size of space Number of spaces

Accessory use:

PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
--------------------------------	---------------------------	--------------------------------	--------------------------------

The land is adjacent to:

PRIMARY HIGHWAY

SECONDARY HIGHWAY

RURAL ROAD

Estimate the Project:

COMMENCEMENT DATE June 23, 2025	COMPLETION DATE September 30, 2025	CONSTRUCTION COSTS \$400,000
------------------------------------	---------------------------------------	---------------------------------

Attached is

(a) SITE PLAN	<input checked="" type="radio"/> Yes	No	N/A	(b) FLOOR PLAN	Yes	<input checked="" type="radio"/> No	N/A
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DECLARATION

I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

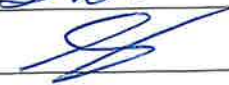
DATE: June 16, 2025

SIGNATURE OF APPLICANT:



DATE: June 16, 2025

SIGNATURE OF REGISTERED LAND OWNER:



APPLICATION FOR DEVELOPMENT PERMIT

FORM A

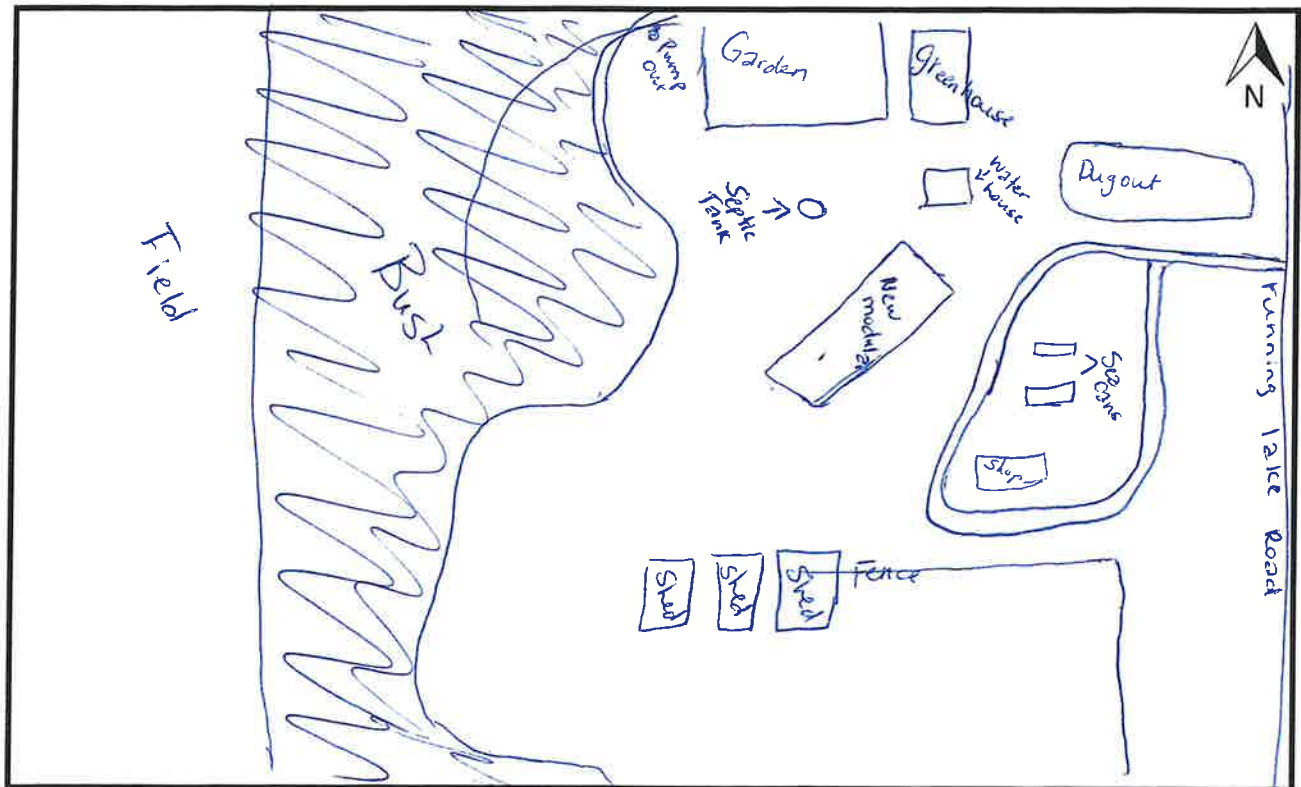
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: SE-27-86-7-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

Not the best drawing
and not all
the right sizes
this isn't the
full quarter.

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

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
<input type="checkbox"/>	<input type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SUB-SURFACE DISPOSAL/SEPTIC TANK
<input type="checkbox"/>	<input type="checkbox"/>	ABOVE GROUND/SEPTIC TANK
<input type="checkbox"/>	<input type="checkbox"/>	SEWAGE LAGOON
<input type="checkbox"/>	<input type="checkbox"/>	OUTDOOR PRIVY
<input type="checkbox"/>	<input type="checkbox"/>	COUNTY SERVICE
<input type="checkbox"/>	<input type="checkbox"/>	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

Page 5

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:

- **Treatment Mounds**
 - 3 metres (10 ft.) from the property line
 - 10 metres (33 ft.) from a dwelling
 - 3 metres (10 ft.) from a septic tank
 - 15 metres (50 ft.) from a water course
 - 15 metres (50 ft.) from a water source or well
- **Field**
 - 1.5 metres (5 ft.) from a property line
 - 10 metres (33 ft.) from a basement, cellar or crawl space
 - 1 metre (3.25 ft.) from buildings without permanent foundation
 - 5 metres (17 ft.) from building with permanent foundation (no basement, cellar, crawl space)
 - 5 metres (17 ft.) from a septic tank
 - 15 metres (50 ft.) from a water course
 - 15 metres (50 ft.) from a water source or well
- **Lagoon**
 - 30 metres (100 ft.) from a property line
 - 45 metres (150 ft.) from a building
 - 90 metres (300 ft.) from a water course
 - 100 metres (330 ft.) from a water source or well
- **Effluent Discharge**
 - 90 metres (300 ft.) from a property line
 - 45 metres (150 ft.) from a building
 - 45 metres (150 ft.) from a water course
 - 50 metres (165 ft.) from a water source or well
- **Septic tanks**
 - 1 metre (3.25 ft.) from a property line
 - 1 metre (3.25 ft.) from a building
 - 10 metres (33 ft.) from a water course
 - 10 metres (33 ft.) from a water source or well

DUGOUT SETBACKS

- **Front Yard:** 40.8 metres (134 feet) from the road right-of-way (developed or undeveloped) or 70 metres (229.6 ft.) from the center line, whichever is the greater
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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 15.2 metres (50 feet) of a property line.
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**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

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RELOCATED BUILDINGS

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

- a) Colour photographs of the building(s)
- b) Canadian Safety Association Identification Number (CSA) _____
- c) Present location of the building
It is at a factory (Newly built modular)

- d) Proposed relocation route
Brand new modular.

Please note:

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
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**APPLICATION FOR
DEVELOPMENT PERMIT**

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(Name in block letters)

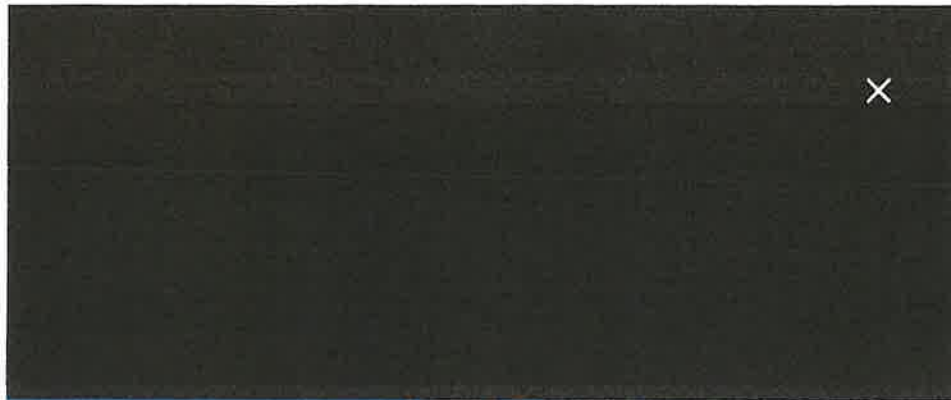
person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: _____

DATE:

SIGNATURE OF APPLICANT:



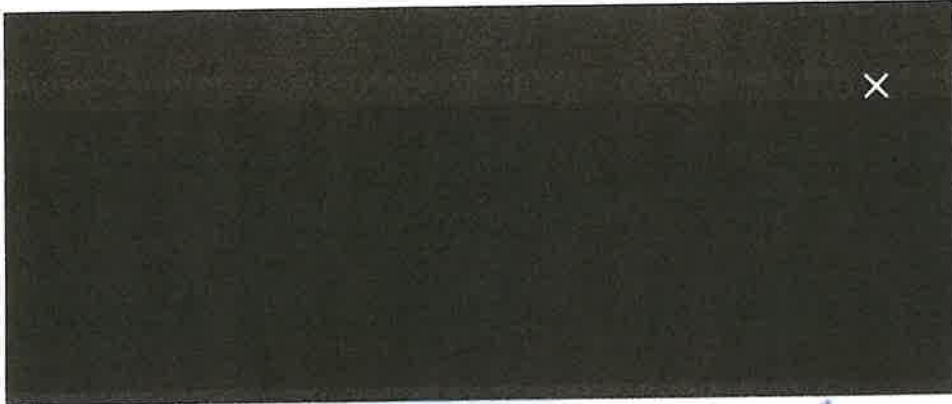


Hello! I'm the Jandel Homes
Virtual Assistant.





delhomes.com



Hello! I'm the Jandel Homes Virtual Assistant.



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