

AGENDA
CLEAR HILLS COUNTY
MUNICIPAL PLANNING COMMISSION MEETING

July 22, 2025

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

C) ADOPTION OF THE PREVIOUS MINUTES

A. REGULAR MEETING of June 24, 2025 2

D) BUSINESS ARISING OUT OF THE MINUTES

E) DELEGATION

F) BY-LAW

G) OLD BUSINESS

H) NEW BUSINESS

A. SUBDIVISION APPLICATION – Jake & Martha Fehr 7

B. SUBDIVISION APPLICATION – David & Maria Zacharias 16

C. SUBDIVISION APPLICATION – David & Maria Zacharias 31

D. SUBDIVISION APPLICATION – Ron Mason Contracting Ltd 48

E. DEVELOPMENT PERMIT APPLICATION – Paul Wolfe 63

F. DEVELOPMENT PERMIT APPLICATION – William & Susanna Zacharias 72

G. DEVELOPMENT PERMIT APPLICATION – Jacob Fehr 80

H. DEVELOPMENT PERMIT APPLICATION – Wilhem & Jessica Fehr 89

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 24, 2025**

PRESENT

Jason Ruecker	Chairperson
Danae Walmsley	Member
David Janzen	Member
Susan Hansen	Deputy Chairperson

ABSENT

Abram Giesbrecht	Member
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ATTENDING

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

CALL TO ORDER

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

**ACCEPTANCE OF
AGENDA**

M28-25 (06-24-25)

RESOLUTION by Member Janzen to adopt the agenda governing the June 24, 2025 Municipal Planning Commission Meeting, as presented. CARRIED.

**APPROVAL OF
MINUTES**

Previous Regular
Meeting Minutes

M29-25 (06-24-25)

RESOLUTION by Member Walmsley to adopt the minutes of the June 10, 2025, Municipal Planning Commission Meeting, as presented. CARRIED.

NEW BUSINESS

Development Permit
Application –
Alberta Health
Services

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

M30-25 (06-24-25)

RESOLUTION by Member Walmsley 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)
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.

CARRIED.

NEW BUSINESS
Development Permit
Application –
Trayc Bean

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.

M31-25 (06-24-25)

RESOLUTION by Member Hansen 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.)
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.

CARRIED.

NEW BUSINESS

Development Permit
Application –
Peter Bueckert

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

M32-25 (06-24-25)

RESOLUTION by Member Janzen 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.)
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. **CARRIED.**

NEW BUSINESS
Development Permit
Application –
Willie & Carin Fehr

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

M33-25 (06-24-25)

RESOLUTION by Member Janzen 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.
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. CARRIED.**

ADJOURNMENT

Chairperson Ruecker adjourned the June 24, 2025, Municipal Planning Commission Meeting at 9:18 a.m.

DATE

CHAIRPERSON

DATE

CHIEF ADMINISTRATIVE OFFICER

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 22, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	SUBDIVISION APPLICATION – JAKE & MARTHA FEHR
File:	61-02-02

DESCRIPTION:

Subdivision Application S07-25 was received from Jake & Martha Fehr for a Boundary Adjustment to include a total of 12.89 acres (5.22 hectares) on NW-24-85-9-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Landowners worked with a sewage disposal crew on the existing sewage system, and it was required they install an open discharge/septic tank disposal system instead of using the existing lagoon. The boundary adjustment is required to accommodate the new sewage disposal system setbacks.
- Servicing:
 - Existing water supply is dugout.
 - Existing sewage disposal is open discharge/septic tank.
- Parcel Size: Proposed parcel size may be deemed appropriate for the intended use.

ATTACHMENTS:

1. Subdivision Application
2. Subdivision Tentative Plan
3. Previous Subdivision (24MK011) Tentative Plan
4. County Map of Subdivision 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 Subdivision Application S07-25 received from Jake & Martha Fehr for a Boundary Adjustment to include a total of 12.89 acres (5.22 hectares) on NW-24-85-9-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.

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 Municipal Planning Commission.
 - iii. Rear Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
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
 - 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
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. Proof of amalgamation is required within 12 months of subdivision completion date.

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.: S07-25DATE RECEIVED: 06/23/25

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:

Jake Fehr Martha Fehr

ADDRESS:

Po box 81 Cleardale Alberta

POSTAL CODE:

T0H 3Y0

EMAIL:

fehrjake3@gmail.com

PHONE NUMBER:

(780) 835-9432

FULL NAME OF AGENT (person authorized to act on behalf of registered owner), if any:

ADDRESS:

PHONE:

EMAIL:

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

Legal description of proposed subdivision site:

QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
NW	24	85	9	N6				

Size of the proposed subdivision site:

NUMBER OF HECTARES	ACRES
	12.89

Lot type (only complete if subdivision is located within Hamlet):

INTERIOR CORNER THROUGH

LAND USE DISTRICT:

A91

Describe the existing use of the land:

Dwelling place (acreage)

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

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 Range Rd 91 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:
Dugout
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):
Flat
2. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. – sloughs, creeks, etc.):
Some mature trees 1 dugout
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:

Existing mobile home, and 2 storage sheds**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 supply by existing dugout**DECLARATION**I/WE, Jake Fehr, 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:

SIGNATURE OF APPLICANT:

DATE: June 23 2025

SIGNATURE OF REGISTERED LANDOWNER: **CLEAR HILLS COUNTY**Box 240 Worsley, AB T0H 3W0 - Phone: 780-685-3925 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
Existing		DUGOUT
		WELL
		CISTERN & HAULING
		COUNTY SERVICE
		OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
Existing		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:

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).

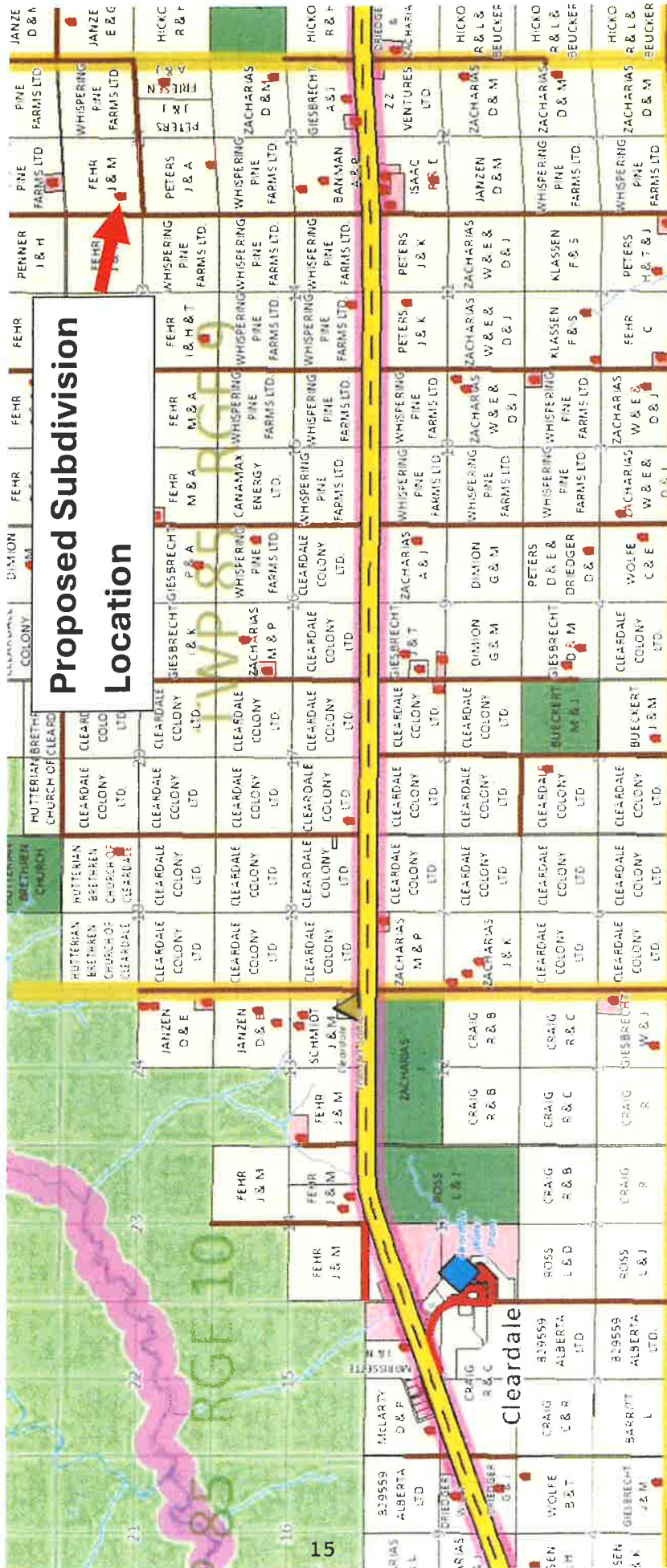
I, Jake Fehr, do grant consent for an authorized
(Print Name)

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

Legal Land Description: NW 24 85 9 W 6

June 23 2025
DATE:


SIGNATURE OF APPLICANT/REGISTERED LANDOWNER:



Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 22, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	SUBDIVISION APPLICATION – DAVID & MARIA ZACHARIAS
File:	61-02-02

DESCRIPTION:

Subdivision Application S08-25 was received from David & Maria Zacharias for a Residential Separation of 10 acres (4.05 hectares) on SE-1-85-9-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Servicing:
 - Proposed water supply is a well.
 - Proposed sewage disposal is open discharge/septic tank.
- Parcel Size: Proposed parcel size may be deemed appropriate for the intended use.

ATTACHMENTS:

1. Subdivision Application
2. Subdivision Tentative Plan
3. County Map of Subdivision 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 Subdivision Application S08-25 received from David & Maria Zacharias for a Residential Separation of 10 acres (4.05 hectares) on SE-1-85-9-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)

Initials show support - Reviewed by: Development Officer:



Manager:



3. Water supply setbacks:
 - a. Well
 - 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. 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
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.: SDB-25

DATE RECEIVED: 06/25/25

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:

DAVID E ZACHARIAS AND MARIA ZACHARIAS

ADDRESS:

PO BOX 153, HINES CREEK AB

POSTAL CODE:

T0H 2A0

EMAIL:

PHONE NUMBER:

780 834-8100

FULL NAME OF AGENT (person authorized to act on behalf of registered owner), if any:

JON MIERSMA/HIGHLAND SURVEYS

ADDRESS:

RR1 STURGEON COUNTY AB T0A 1N5

PHONE:

780 996-5739

EMAIL:

jon@highlandsurveys.ca

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

Legal description of proposed subdivision site:

QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
SE	1	85	9	6				

Size of the proposed subdivision site:

NUMBER OF HECTARES

4.05

ACRES

10.0

Lot type (only complete if subdivision is located within Hamlet):

INTERIOR

CORNER

THROUGH

LAND USE DISTRICT:

AG-1

Describe the existing use of the land:

AGRICULTURE - CROPLAND

Residential

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):
flat
2. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. – sloughs, creeks, etc.):
cropland
3. Describe the kind of soil on the land (sandy, loam, clay, etc.):
loam

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:
none

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:
Future servicing via open discharge and well or cistern

DECLARATION

I/WE, Jon Miersma, 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: <u>June 24, 2025</u>	SIGNATURE OF APPLICANT: <u></u>
DATE: <u>June 23/25</u>	SIGNATURE OF REGISTERED LANDOWNER: <u></u>

CLEAR HILLS COUNTY
Box 240 Worsley, AB T0H 3W0 - Phone: 780-686-3925 Fax 780-686-3960 Email:

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

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

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"

OWNER'S AUTHORIZATION

Date: June 23 2025

File No.: 20250056T

I/We, DAVID E ZACHARIAS AND MARIA ZACHARIAS

being the registered owner(s) of S.E. 1/4 SEC. 1-85-9-6

do hereby authorize Jon Miersma/Highland Surveys to make an application for subdivision in respect of the above noted land on our behalf.

Dave Zacharias
(Owner's Name)

Dave Zacharias
(Signature)

Maria Zacharias
Dave Zacharias
(Owner's Name)

Maria Zacharias
Dave Zacharias
(Signature)

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, Dave Zacharias, 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: S.E. 1/4 SEC. 1-85-9-6

June 23/95
DATE:

Dave Zacharias
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.

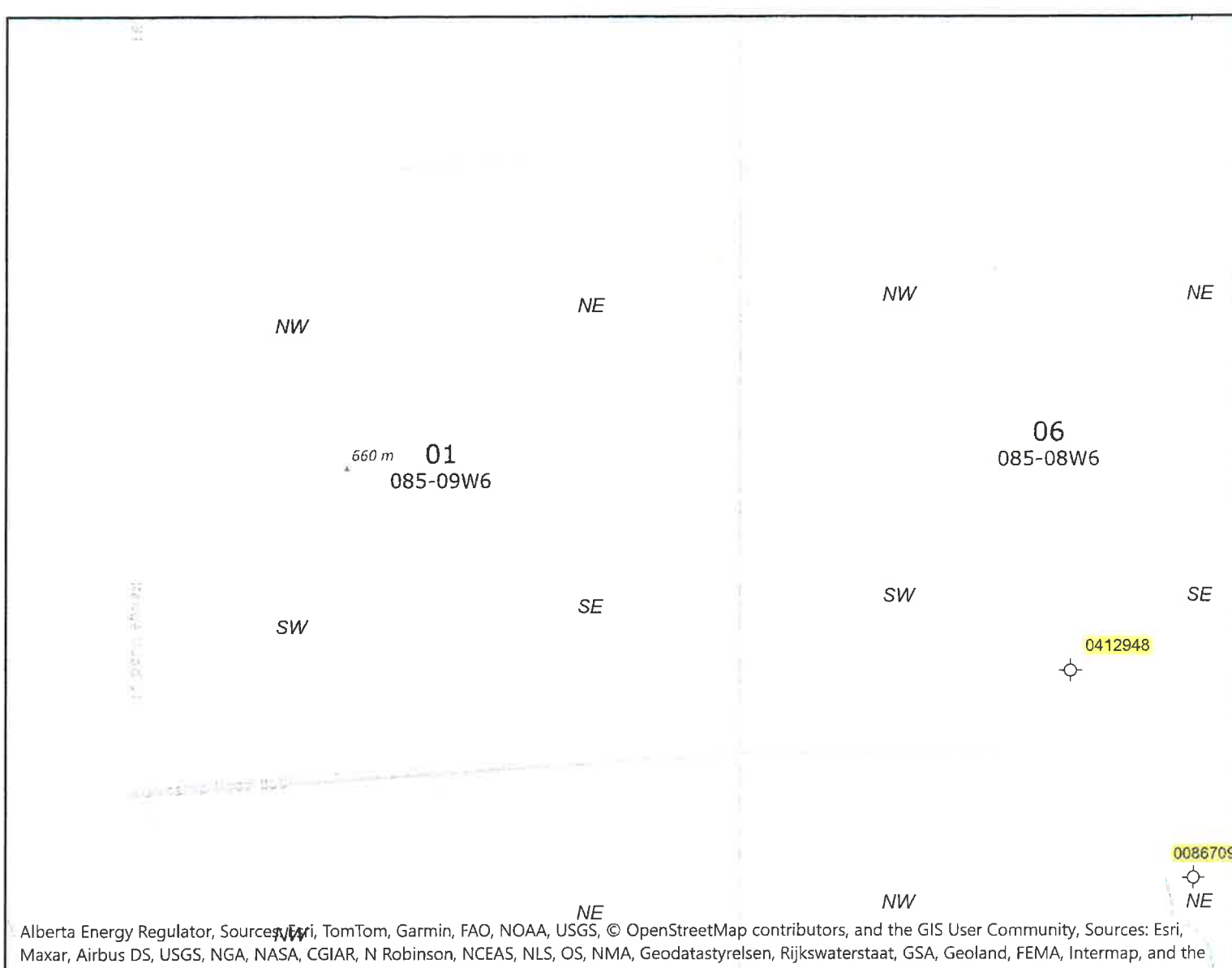
Yes If yes, complete the remainder of the Abandoned Oil Well Confirmation Process.

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, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the

<Layout_Title>	Base Data provided by: Government of Alberta	
	Author: YYY	Print Date: 6/10/2025


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	ATS Quarter Section with: <ul style="list-style-type: none">ATS Section label (medium)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 RampInterchange RampSecondary DividedSecondary DividedSecondary Undivided 4LSecondary Undivided 4LSecondary Undivided 2LSecondary 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 Quarter Section label		
Intermittent Lake <ul style="list-style-type: none">Intermittent LakeIntermittent Oxbow		
Sandbar / Wetland / <ul style="list-style-type: none">SandbarAbandonedSandbar		

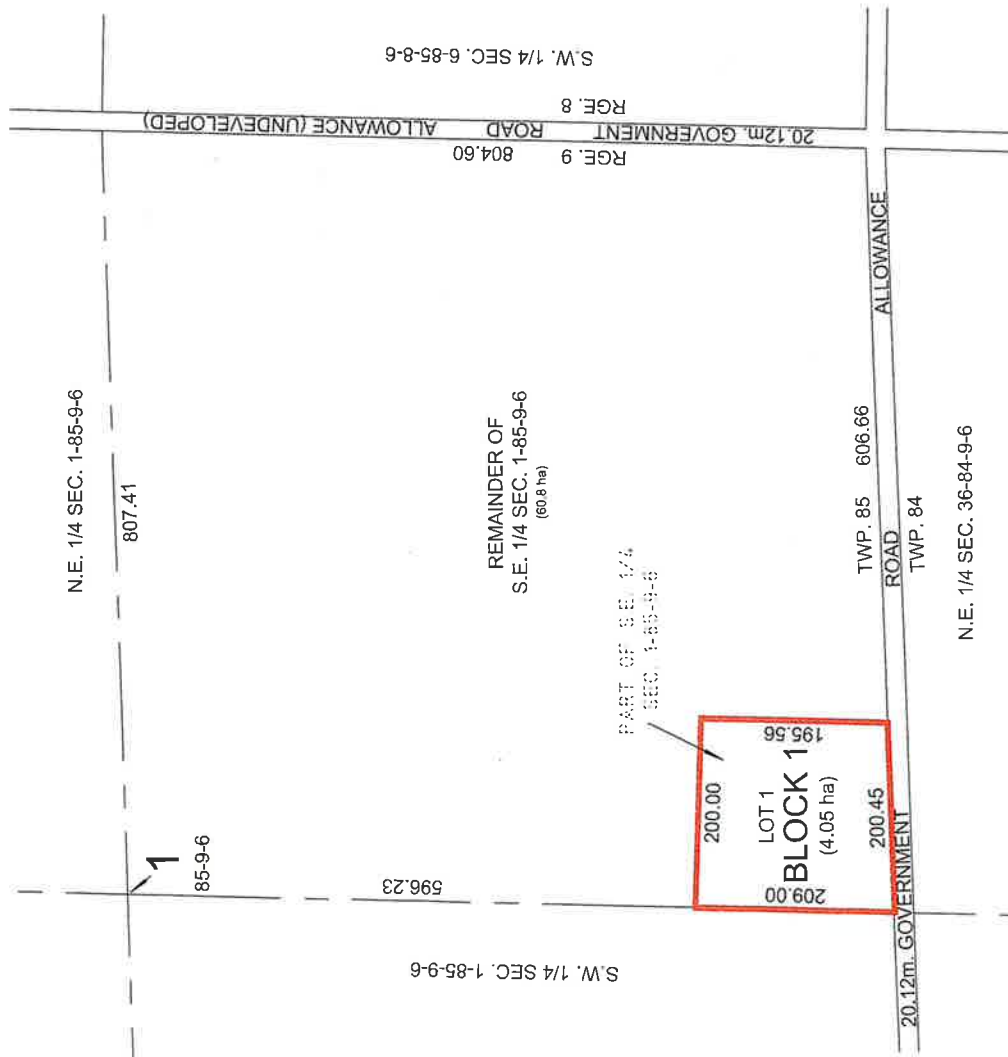
The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors 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 1:29,608

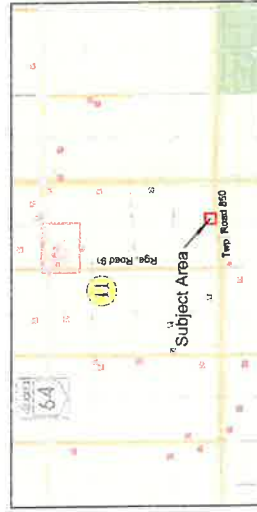
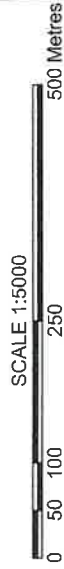




TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION
OF A PART OF
S.E. 1/4 SEC. 1 TWP. 85 RGE. 9 W. 6TH MER.

CLEAR HILLS COUNTY - ALBERTA

JON MIERSMA, A.L.S.
2025



Key Plan (Not to Scale)

NOTES

Distances are in metres and decimals thereof.
Bearings: Grid (derived from ATS v4.1).
Projection: UTM
Reference Meridian: 117°
Combined Scale Factor: 0.999745
Subject property is within the Agricultural District -1 (AG-1).
Locations of proposed boundaries and other features are provisional in nature and subject to change.
Certificate of title number: 192 223 910
Title search date: June 5, 2025
Proposed subdivision shown thus and contains: 4.05 ha (10.0 acres)

HIGHLAND SURVEYS

RR1, Surgeon County, Alberta, T0A 1N5
Phone: (780) 995-5739
Email: jon@highlandsurveys.ca

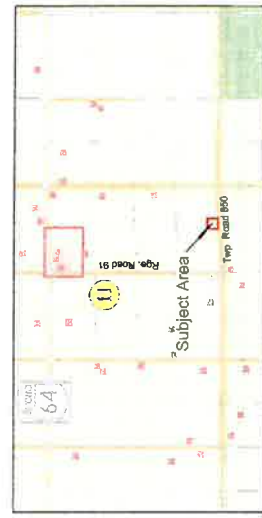
DRAWN: JH
CHECKED: JM
FILE: 20250066T



TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION
OF A PART OF
S.E. 1/4 SEC. 1 TWP. 85 RGE. 9 W. 6TH MER.

CLEAR HILLS COUNTY - ALBERTA

JON MIERSMA, A.L.S.
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HighLand SURVEYS
RR1, Sturgeon County, Alberta, T0A 1N5
Phone: (780) 996-5739
Email: jon@highlandsurveys.ca

DRAWN: JH
CHECKED: JM
FILE: 20250056T



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0010 823 433 6;9;85;1;SE 192 223 910

LEGAL DESCRIPTION
MERIDIAN 6 RANGE 9 TOWNSHIP 85
SECTION 1
QUARTER SOUTH EAST
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: 122 113 794

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
192 223 910	17/09/2019	TRANSFER OF LAND	\$150,000	SEE INSTRUMENT

OWNERS

DAVID E ZACHARIAS

AND

MARIA ZACHARIAS

BOTH OF:

PO BOX 153

HINES CREEK

ALBERTA T0H 2A0

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF NAME 252132025)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
232 104 280	31/03/2023	MORTGAGE MORTGAGEE - VISION CREDIT UNION LTD. BOX 2170, UNIT#2 27

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
192 223 910

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

10402 - 100 STREET
LA CRETE
ALBERTA T0H2H0
ORIGINAL PRINCIPAL AMOUNT: \$345,000

252 132 026 21/05/2025 MORTGAGE
MORTGAGEE - VISION CREDIT UNION LTD.
5007-51ST ST
CAMROSE
ALBERTA T4V1S6
ORIGINAL PRINCIPAL AMOUNT: \$575,000

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
G0062DH	03/06/2025	KMSC LAW LLP 780-532-7771 CUSTOMER FILE NUMBER: 141446 JM	
001		DISCHARGE	0010 823 433

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING
REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE
SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF JUNE,
2025 AT 07:58 A.M.

ORDER NUMBER: 53916102

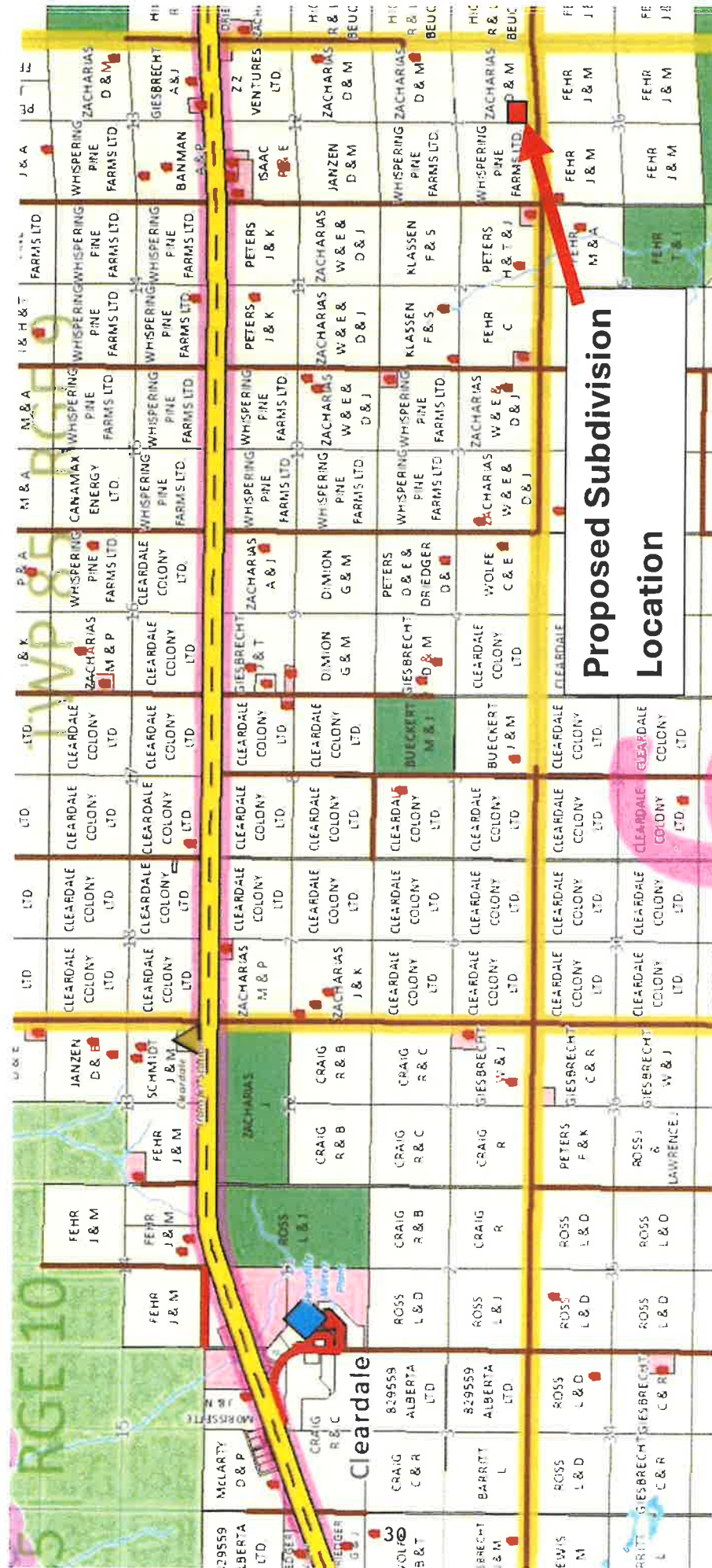
CUSTOMER FILE NUMBER: 20250056



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) .



Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 22, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	SUBDIVISION APPLICATION – DAVID & MARIA ZACHARIAS
File:	61-02-02

DESCRIPTION:

Subdivision Application S09-25 was received from David & Maria Zacharias for a Residential Separation of 10 acres (4.05 hectares) on NE-6-85-10-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Proposed subdivision will require a Roadside Development Permit from Transportation (located within 1.6 km (1 mile) of Provincial Highway 64).
- Servicing:
 - Proposed water supply is a well.
 - Proposed sewage disposal is open discharge/septic tank.
- Parcel Size: Proposed parcel size may be deemed appropriate for the intended use.

ATTACHMENTS:

1. Subdivision Application
2. Subdivision Tentative Plan
3. Transportation Notification of Referral Decision
4. County Map of Subdivision 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 Subdivision Application S09-25 received from David & Maria Zacharias for a Residential Separation of 10 acres (4.05 hectares) on NE-6-85-10-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)

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

- c. Rear yard, 15.2 m (50 ft)
- 3. Water supply setbacks:
 - a. Well
 - 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. 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
- 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.:	509-25
DATE RECEIVED:	06/25/25

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:

DAVID E ZACHARIAS AND MARIA ZACHARIAS

ADDRESS:

PO BOX 153, HINES CREEK AB

POSTAL CODE:

T0H 2A0

EMAIL:

PHONE NUMBER:

780 834-8100

FULL NAME OF AGENT (person authorized to act on behalf of registered owner), if any:

JON MIERSMA/HIGHLAND SURVEYS

ADDRESS:

RR1 STURGEON COUNTY AB T0A 1N5

PHONE:

780 996-5739

EMAIL:

jon@highlandsurveys.ca

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

Legal description of proposed subdivision site:

QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
NE	6	85	10	6				

Size of the proposed subdivision site:

NUMBER OF HECTARES

4.05

ACRES

10.0

Lot type (only complete if subdivision is located within Hamlet):

INTERIOR

CORNER

THROUGH

LAND USE DISTRICT:

AG-1

Describe the existing use of the land:

AGRICULTURE - CROPLAND

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

Residential

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 64 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):
flat
2. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. – sloughs, creeks, etc.):
cropland
3. Describe the kind of soil on the land (sandy, loam, clay, etc.):
loam

EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDEDDescribe any buildings and any structures on the land and whether they are to be demolished or moved:
none**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:

Future servicing via open discharge and well or cistern**DECLARATION**I/WE, Jon Miersma, 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 June 24, 2025SIGNATURE OF APPLICANT: *Jon Miersma*DATE: June 23/25SIGNATURE OF REGISTERED LANDOWNER: *Dore Zask*

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

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

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"

OWNER'S AUTHORIZATION

Date: June 23 2025

File No.: 20250057T

I/We, DAVID E ZACHARIAS AND MARIA ZACHARIAS

being the registered owner(s) of N.E. 1/4 SEC. 6-85-10-6

do hereby authorize Jon Miersma/Highland Surveys to make an application for subdivision in respect of the above noted land on our behalf.

Dave Zacharias

(Owner's Name)

Dave Zach

(Signature)

Maria Zacharias

(Owner's Name)

Maria Zach

(Signature)

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, Dave Zacharias, 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: N.E. 1/4 SEC. 6-85-10-6

June 23/25
DATE:

Dave Zacharias
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.

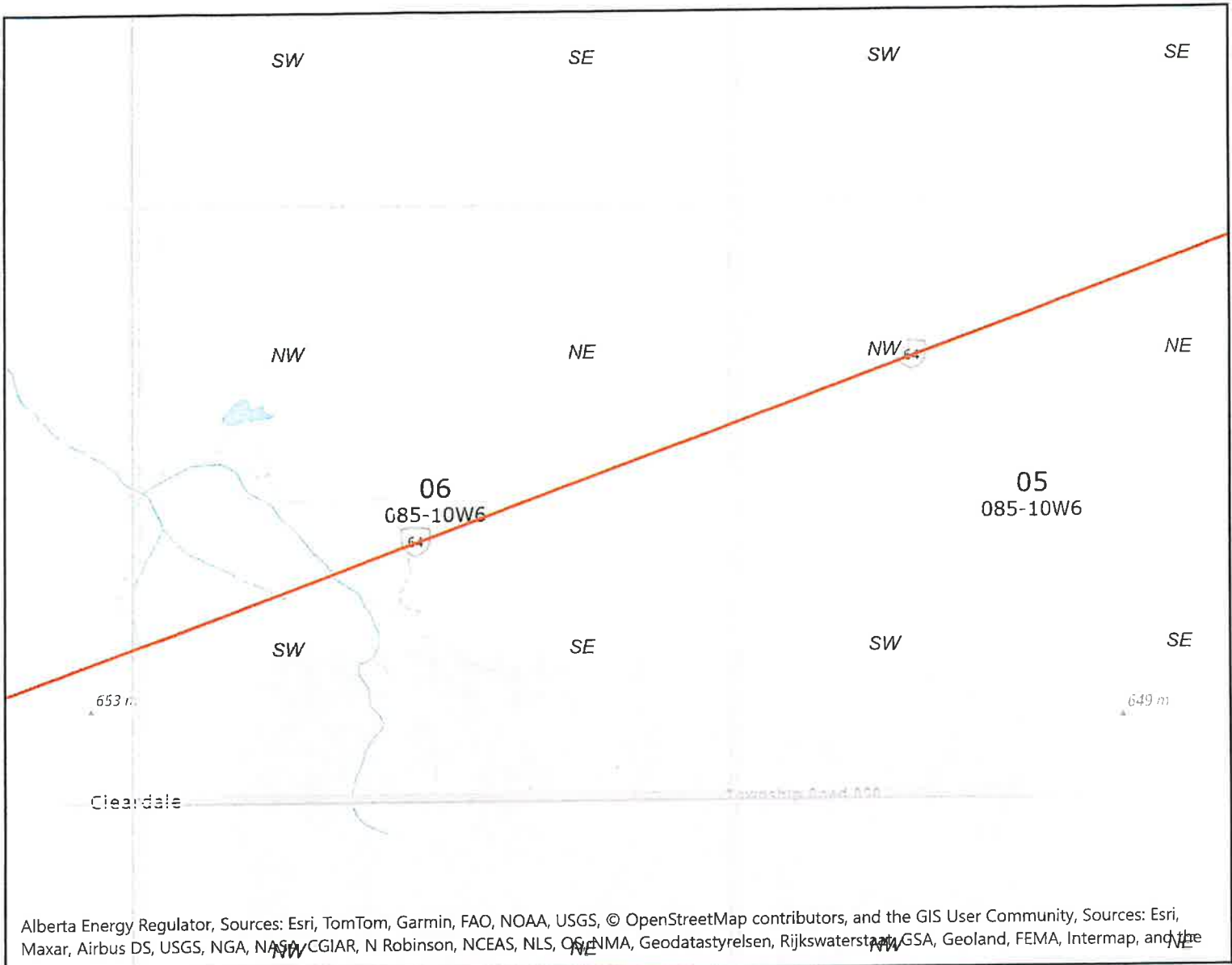
Yes If yes, complete the remainder of the Abandoned Oil Well Confirmation Process.

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, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the

ne 6-85-10-6

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

6/10/2025

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 Quarter Section withATS Section label (medium)ATS Section with RoadATS Township (large scale)Provincial BoundaryLake Label (20K)River Label (20K)
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Railway (20K Large Scale) <ul style="list-style-type: none">Single LineDouble LineMultiple LineSpur LineAbandonedATS Quarter Section label	Intermittent Lake <ul style="list-style-type: none">Intermittent LakeIntermittent Oxbow	Sandbar / Wetland / <ul style="list-style-type: none">SandbarSandbarSandbar

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Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:30,033



**Alberta
Energy
Regulator**



TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION
OF A PART OF
N.E. 1/4 SEC. 6 TWP. 85 RGE. 10 W. 6TH MER.

CLEAR HILLS COUNTY - ALBERTA

JON MIERSMA, A.L.S.
2025



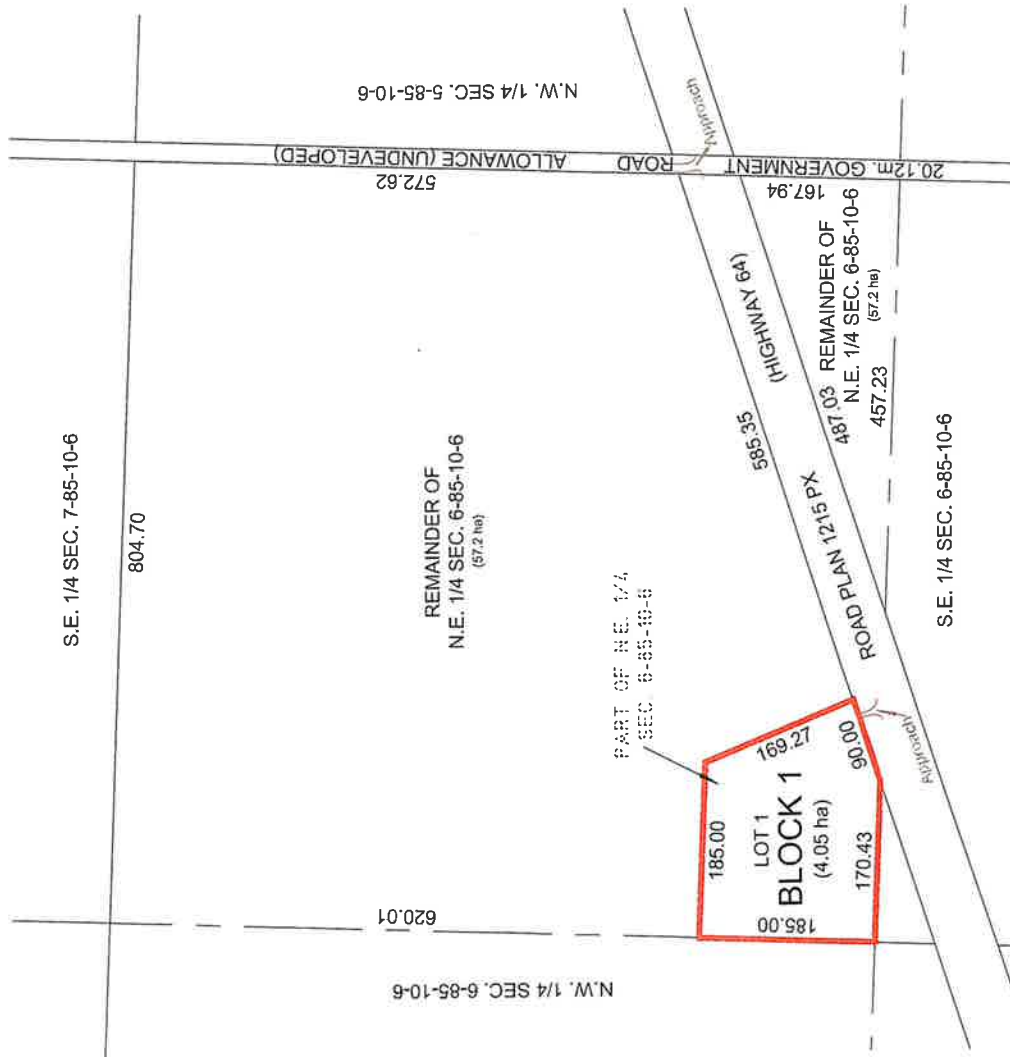
Key Plan (Not to Scale)

NOTES

Distances are in metres and decimals thereof.
Bearings: Grid (derived from ATS v4.1).
Projection: UTM
Reference Meridian: 117°
Combined Scale Factor: 0.999807
Subject property is within the Agricultural District -1 (AG-1).
Locations of proposed boundaries and other features are provisional in nature and subject to change.
Certificate of title number: 162 351 264
Title search date: June 5, 2025
Proposed subdivision shown thus and contains: 4.05 ha (10.0 acres)

HighLAND SURVEYS
RR1, Sturgeon County, Alberta, T0A 1N5
Phone: (780) 995-5739
Email: jon@highlandsurveys.ca

DRAWN: JM
CHECKED: JM
FILE: 2025057T



TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION
OF A PART OF
N.E. 1/4 SEC. 6 TWP. 85 RGE. 10 W. 6TH MER.

CLEAR HILLS COUNTY - ALBERTA
JON MIERSMA, A.L.S.
2025



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RR1, Sturgeon County, Alberta, T0A 1N5
Phone: (780) 998-5739
Email: jon@highlandsurveys.ca
DRAWN: JM
CHECKED: JM
FILE: 2025057T



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0020 755 469	6;10;85;6;NE	162 351 264

LEGAL DESCRIPTION

MERIDIAN 6 RANGE 10 TOWNSHIP 85
SECTION 6
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT: 3.53 HECTARES (8.73 ACRES) MORE OR LESS
FOR ROAD AS SHOWN ON ROAD PLAN 1215PX
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CLEAR HILLS COUNTY

REFERENCE NUMBER: 082 136 841 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 351 264	15/12/2016	TRANSFER OF LAND	\$118,000	\$118,000

OWNERS

DAVID E ZACHARIAS

AND

MARIA P ZACHARIAS

BOTH OF:

PO BOX 153

HINES CREEK

ALBERTA T0H 2A0

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
162 351 264

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

162 351 265 15/12/2016 MORTGAGE
MORTGAGEE - AGRICULTURE FINANCIAL SERVICES
CORPORATION.
4910-52 ST
CAMROSE
ALBERTA T4V2V4
ORIGINAL PRINCIPAL AMOUNT: \$178,000

162 351 278 15/12/2016 AMENDING AGREEMENT
AFFECTS INSTRUMENT: 162351265

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 JUNE,
2025 AT 08:13 A.M.

ORDER NUMBER: 53916277

CUSTOMER FILE NUMBER: 20250057



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).

Transportation and Economic Corridors Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	S09-25	Highway(s):	64
Legal Land Location:	QS-NE SEC-06 TWP-085 RGE-10 MER-6	Municipality:	Clear Hills County
Decision By:	Mary Crowley	Issuing Office:	Peace Region / Grande Prairie
Issued Date:	July 3, 2025	Appeal Authority:	Land and Property Rights Tribunal
RPATH Number:	RPATH0052282		
Description of Development:	Subdivide a 4.05ha parcel from a previously unsubdivided quarter for residential purposes		

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) 64

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:

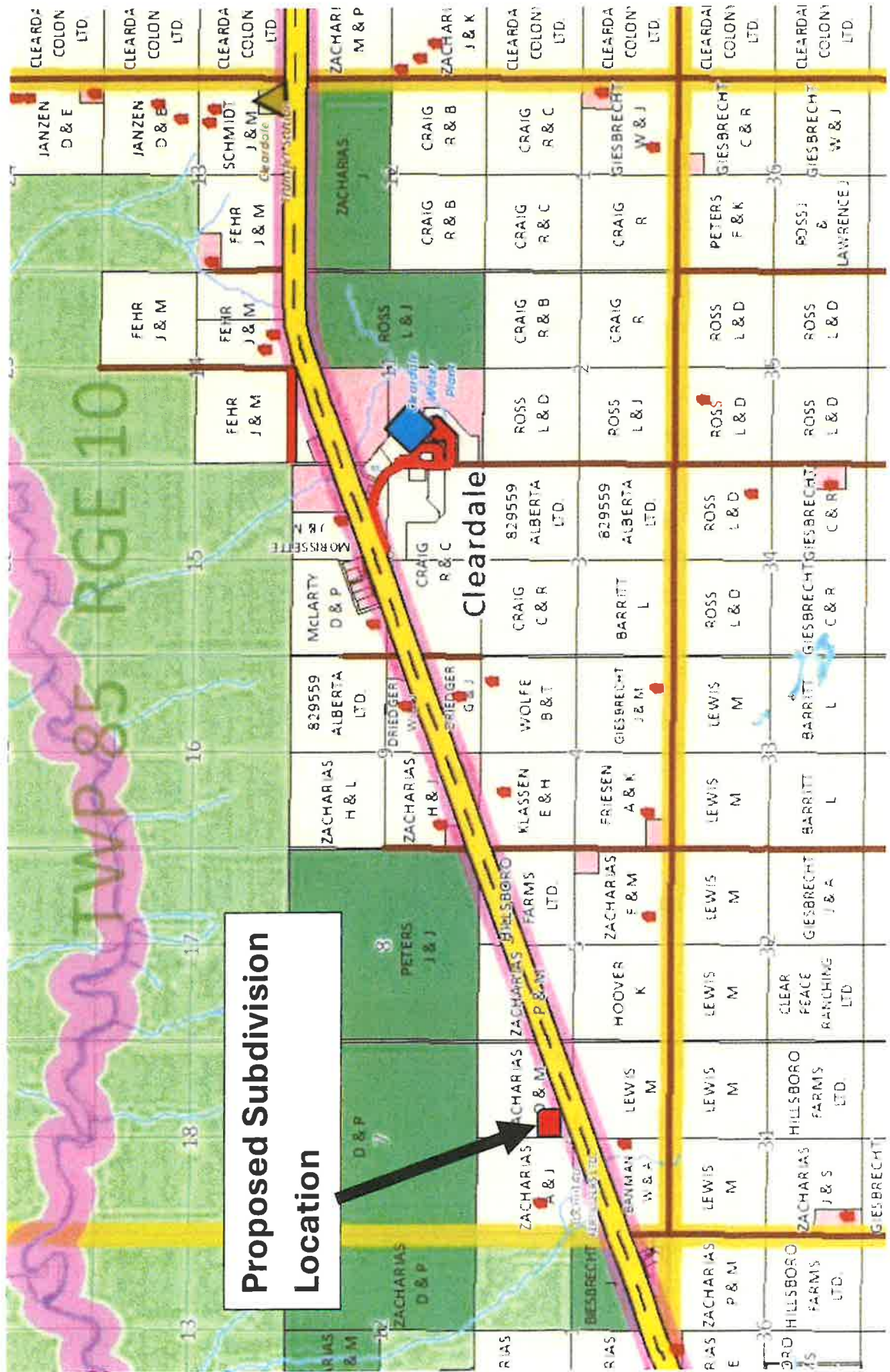
1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. To satisfy Section 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 parcel, 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 direct highway access may remain on a temporary basis for access to one residence. 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. No additional access shall be considered as a result of subdivision. Access to the balance of the quarter shall be via local road.
5. 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 through the [RPATH Portal](#) if you have any questions,

or require additional information



Issued by **Mary Crowley, Development & Planning Tech**, on **July 3, 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:	July 22, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	SUBDIVISION APPLICATION – RON MASON CONTRACTING LTD.
File:	61-02-02

DESCRIPTION:

Subdivision Application S10-25 was received from Ron Mason Contracting Ltd. for a Farmyard Separation of 9.83 acres (3.98 hectares) on NE-14-86-5-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Servicing:
 - Existing water supply is cistern & hauling.
 - Existing sewage disposal is open discharge/septic tank.
- Parcel Size: Proposed parcel size may be deemed appropriate for the intended use.

ATTACHMENTS:

1. Subdivision Application
2. Subdivision Tentative Plan
3. County Map of Subdivision 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 Subdivision Application S10-25 received from Ron Mason Contracting Ltd. for a Farmyard Separation of 9.83 acres (3.98 hectares) on NE-14-86-5-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)

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 Municipal Planning Commission.
 - iii. Rear Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
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
 - 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
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: clearhillscounty@clearhillscounty.ab.ca**APPLICATION FOR
SUBDIVISION****FORM A**

Page 1

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.: **S10-25**DATE RECEIVED: **06/25/25**

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:

Ron Mason Contracting Ltd.

ADDRESS:

Box 702, Hines Creek, AB

POSTAL CODE:

T0H 2A0

EMAIL:

rmasondavi@outlook.com

PHONE NUMBER:

780-834-0004

FULL NAME OF AGENT (person authorized to act on behalf of registered owner), if any:

Borderline Surveys Ltd.

ADDRESS:

Box 43, Clairmont, AB, T0H 2A0

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.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
NE	14	86	5	6				

Size of the proposed subdivision site:

NUMBER OF HECTARES

3.98

ACRES

9.83

Lot type (only complete if subdivision is located within Hamlet):

INTERIOR

CORNER

THROUGH

LAND USE DISTRICT:

AG1Describe the existing use of the land:

Agriculture

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

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 - cistern Septic-Discharge**DECLARATION**I/WE, Borderline Surveys, 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: June 23-2025SIGNATURE OF APPLICANT: [Signature]DATE: June 23/25SIGNATURE OF REGISTERED LANDOWNER: [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
		DUGOUT
		WELL
X		CISTERN & HAULING
		COUNTY SERVICE
		OTHER (Please specify)

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

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, Ron Mason Contracting Ltd., 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: NE 14-86-5 W6M

June 23/25
DATE:

Ron Mason
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.gov/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.gov/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.

15

16

10

9

0216031

Alberta Energy Regulator, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the

<Layout_Title>

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

6/26/2025

Legend

Abandoned Wells	Roads - Other	ATS LSD with Road
Revised Location	Unimproved	ATS Section label (large)
Revised Location Pointer	Unclassified	ATS Section with Road
Paved Road (20K)	Truck Trail	ATS Township (large scale)
Primary Divided	Winter	Provincial Boundary
Primary Divided	Ford Winter Crossing	Lake Label (20K)
Primary Undivided 4L	Ferry Route	River Label (20K)
Primary Undivided 4L	Gravel Road (20K)	Lake/River (20K)
Primary Undivided 2L	Primary Undivided 2L	Lake or River
Primary Undivided 1L	Primary Undivided 2L	Lake or River
Primary Undivided 1L	Primary Undivided 1L	Reservoir
Interchange Ramp	Primary Undivided 1L	Icefield
Interchange Ramp	Secondary Undivided 2L	Major Canal
Interchange Ramp	Secondary Undivided 2L	Oxbow
Secondary Divided	Secondary Undivided 1L	Quarry
Secondary Divided	Secondary Undivided 1L	Dugout
Secondary Undivided 4L	Railway (20K Large Scale)	Intermittent Lake
Secondary Undivided 4L	Single Line	Intermittent Lake
Secondary Undivided 2L	Double Line	Intermittent Oxbow
Secondary Undivided 2L	Multiple Line	Sandbar / Wetland /
Secondary Undivided 2L	Spur Line	Sandbar
Secondary Undivided 1L	Abandoned	Sandbar
Secondary Undivided 1L	ATS LSD label	Sandbar

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 1:7,402



**Alberta
Energy
Regulator**

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
N.E. 1/4 Sec. 14, Twp. 86, Rge. 5, W. 6M.
(For Farmyard Separation)

Within
Clear Hills County, Alberta

Schedule of Area(s)

Contains 1 Lot
Containing 3.98 ha (9.83 ac.)

Registered Title Encumbrances (Affecting Extent of Title)

122 240 924: Utility Right of Way - North Peace Gas Co-op Ltd.

Notes

- Distances are in Metres and Decimals, Thereof.
- Plan measurements based from a field inspection conducted on June 12, 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
o GP

Land Owner(s)

Ron Mason Contracting Ltd.
C. of T. 232 128 110

Site Information

Address: 51020 Township Road 862.5

**BORDERLINE
SURVEYS**

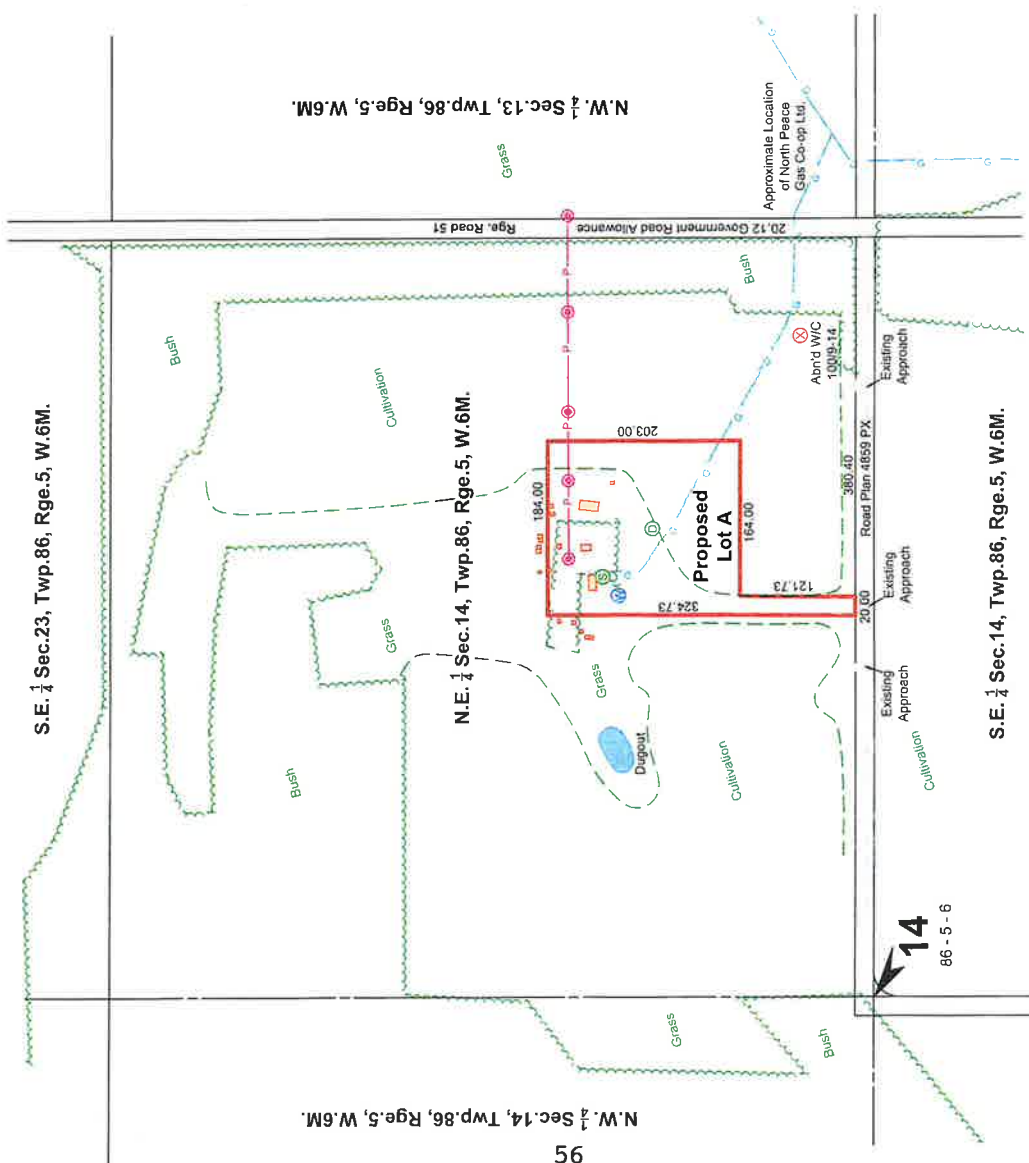
10202 99th Street
La Crete, Alberta, T0H 2H0
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com



PREPARED BY
Jason Coates, A.L.S.

Revision Table

No.	Original	Revision Type	Drafted	Chk'd	Surveyed	Date
0			ASB	LB/JC	JC	June 19, 2025
Client File No: N/A						
File No: 2501177						
Job No: 2501177						
Sheet: 1 of 4						
Revision						0



SCALE 1:5000

PROPOSED SUBDIVISION OF
N.E. ¼ Sec. 14, Twp. 86, Rge. 5, W. 6M.
 (For Farmyard Separation)
 Within
 Clear Hills County, Alberta




- The house is served by a septic tank and discharge system.
- Water source is a cistern.
- Some buildings may have been erected and others moved since the date of this photo.
- Sheds, Granaries and Overhead Shelter are portable.



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	Drawn	Chk'd	Surveyed	Date
0	Original	ASB	LB/JC	JC	June 19, 2025
Client File No: N/A					
File No: 250117T					
Job No: 250117					
Sheet: 2 of 4					
					

PROPOSED SUBDIVISION OF
N.E. $\frac{1}{4}$ Sec. 14, Twp. 86, Rge. 5, W. 6M.,
(For Farmyard 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

No.	Revision Type	Drafted ASB	Chk'd LBI/JC	Surveyed JC	Date
0	Original				June 19, 2025
Client File No: N/A					
File No: 250117T		Job No: 250117		Sheet: 3 of 4	
<div style="text-align: center;">  Revision </div>					



Photo is current Microsoft Bing Image dated October, 2024.



SCALE 1:5000

PROPOSED SUBDIVISION OF
N.E. 1/4 Sec. 14, Twp. 86, Rge. 5, W.5.M.
(For Farmyard 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.	Revision Type	Chk'd ASB	Drafted LBI/JC	Surveyed JC	Date
0	Original				June 19, 2025

Client File No. N/A

0

Deviation

Sheet

4 of 4

File No.: 24014727

Job No.: 250457



Photo is current Microsoft Bing Image dated October, 2024.

SCALE 1:2000



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 423 207 6;5;86;14;NE 232 128 110

LEGAL DESCRIPTION

MERIDIAN 6 RANGE 5 TOWNSHIP 86
SECTION 14
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT: 1.61 HECTARES (3.99 ACRES) MORE
OR LESS, FOR ROAD, AS SHOWN ON ROAD PLAN 4859PX
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CLEAR HILLS COUNTY

REFERENCE NUMBER: 122 040 584

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
232 128 110	24/04/2023	TRANSFER OF LAND	\$275,000	\$275,000

OWNERS

RON MASON CONTRACTING LTD.
OF BOX 702
HINES CREEK
ALBERTA T0H 2A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
122 240 924	26/07/2012	UTILITY RIGHT OF WAY GRANTEE - NORTH PEACE GAS CO-OPERATIVE LTD.
232 128 111	24/04/2023	MORTGAGE MORTGAGEE - FARM CREDIT CANADA.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
232 128 110

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

2 FL, 12040-149 ST NW
EDMONTON
ALBERTA T5V1P2
ORIGINAL PRINCIPAL AMOUNT: \$275,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF JUNE,
2025 AT 01:13 P.M.

ORDER NUMBER: 53980695

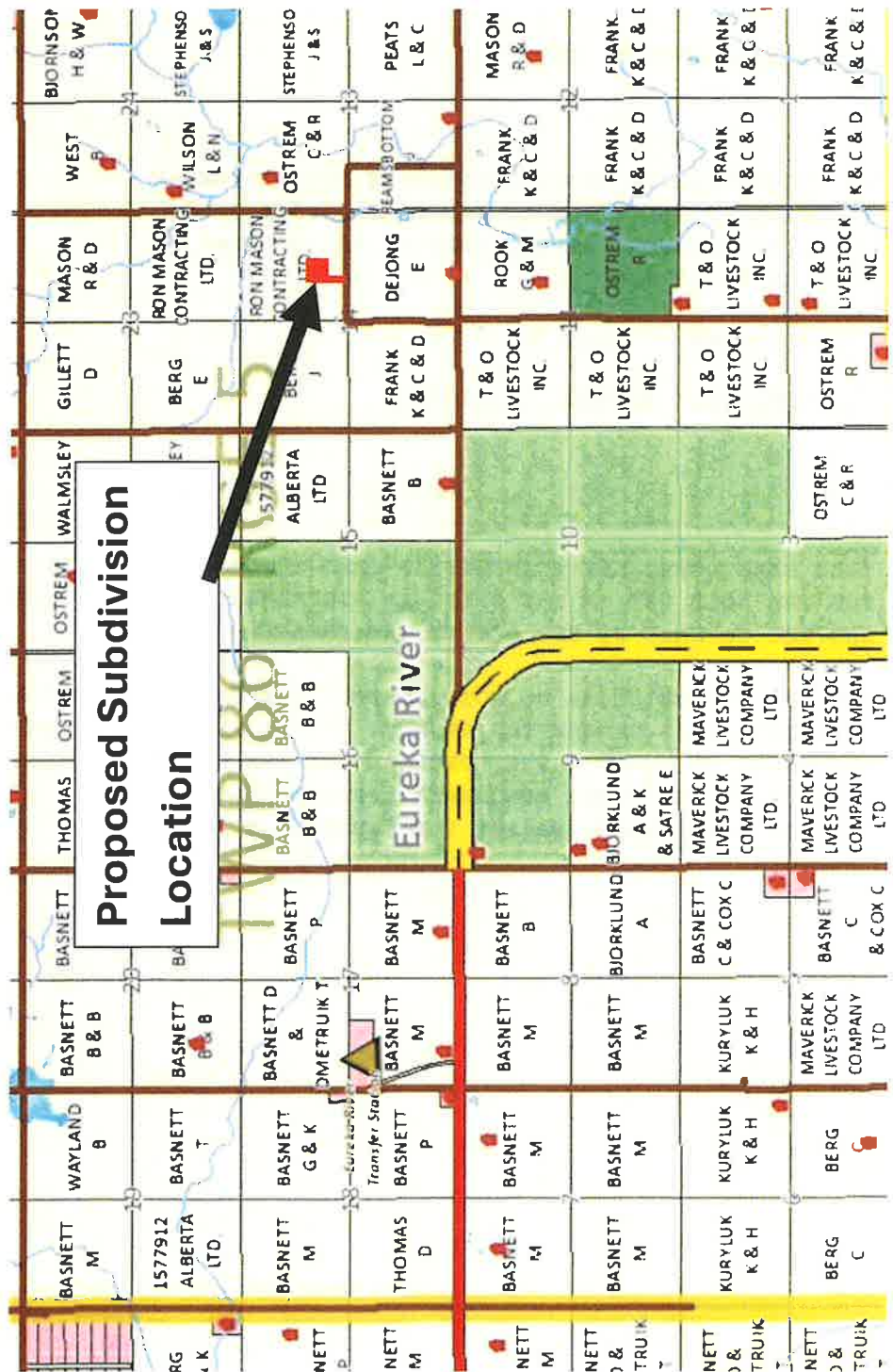
CUSTOMER FILE NUMBER: 250117



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Clear Hills County

Request For Decision (RFD)

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

DESCRIPTION:

Development Permit Application W16-25 was received from Paul Wolfe to develop a Replacement Dwelling on SW-4-85-7-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 residence.
- Servicing:
 - Existing water supply is cistern & hauling.
 - Proposed sewage disposal is open discharge/septic tank.

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 W16-25 received from Paul Wolfe to develop a Replacement Dwelling on SW-4-85-7-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.
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. 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
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.:	W16-25		
DATE RECEIVED:	06/23/25		
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					NAME OF REGISTERED LAND OWNER				
Paul Wolfe					Johan Wolfe				
ADDRESS					ADDRESS				
Box 114 Worsley, AB T0H 3W0					Box 84 Hines Creek, AB T0H 2A0				
POSTAL CODE		EMAIL			POSTAL CODE		EMAIL		
CONTACT NUMBERS					CONTACT NUMBERS				
Home					Home				
Business					Business				
Cell 780 834 0265					Cell 780 834 0293				
LAND INFORMATION									
Legal description of proposed development site									
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT	
SW	4	85	7	W6					
Size of the proposed development site:									
LENGTH		m	WIDTH		m	NUMBER OF HECTARES		OR ACRES	
		ft			ft				
Lot type:						LAND USE DISTRICT:			
INTERIOR CORNER THROUGH									
Describe the existing use of the land:									
Residential / Farmland									

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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DEVELOPMENT INFORMATION			
Describe the proposed use of the land:			
Replacement Dwelling.			
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	RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
June 19, 2025	July 31, 2025	\$450,000	
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: June 19, 2025	SIGNATURE OF APPLICANT: [Signature]
DATE: June 19, 2025	SIGNATURE OF REGISTERED LAND OWNER: [Signature]

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

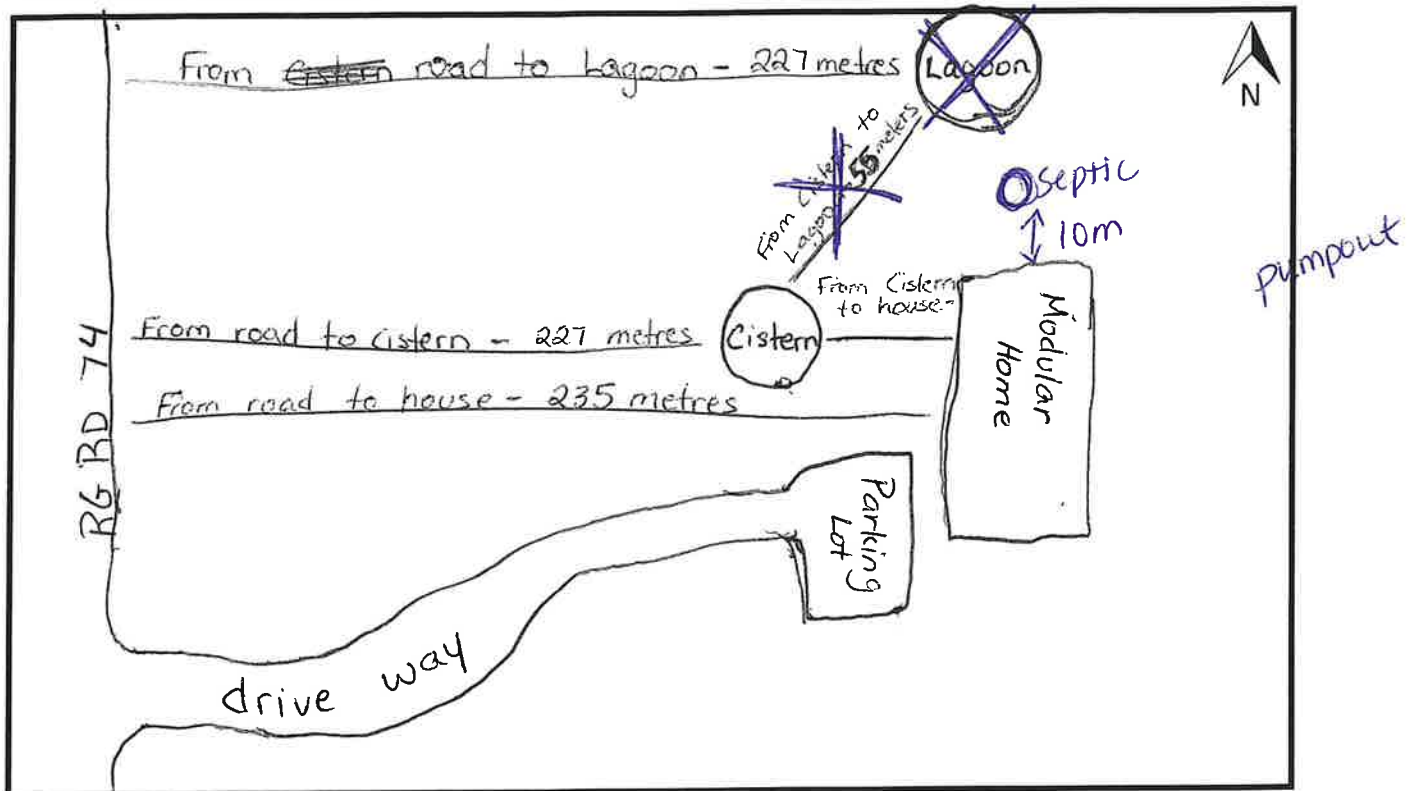
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: SW-4-85-7-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

**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**

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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
Horizon Homes @ LaCrete - home not
built yet
- 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).

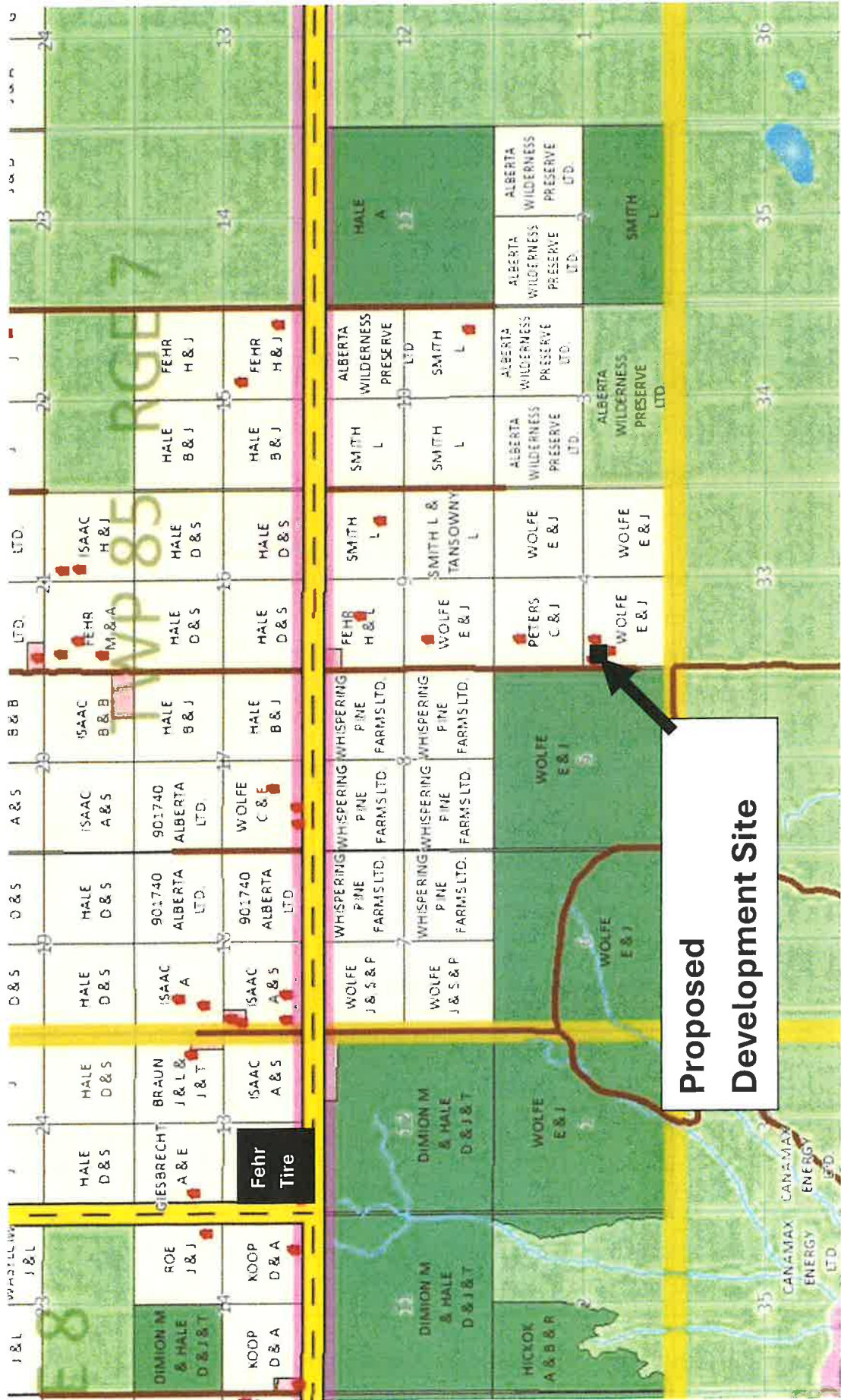
I, PAUL WOLFE, do grant consent for an authorized
(Name in block letters)

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

Legal Land Description: SW-4-85-7-W6

June 19, 2025
DATE:

Paul Wolfe
SIGNATURE OF APPLICANT:



Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 22, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – WILLIAM & SUSANNA ZACHARIAS
File:	61-02-02

DESCRIPTION:

Development Permit Application W17-25 was received from William & Susanna Zacharias to develop a Replacement Dwelling on SE-25-84-12-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Proposed development will replace the existing dwelling. Existing dwelling will be moved.
- Proposed subdivision will require a Roadside Development Permit from Transportation (located within 1.6 km (1 mile) of Provincial Highway 64).
- Road Access:
 - There is an existing driveway to access the residence.
- Servicing:
 - Existing water supply is a well.
 - Existing sewage disposal is open discharge/septic tank.

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 W17-25 received from William & Susanna Zacharias to develop a Replacement Dwelling on SE-25-84-12-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. Well
 - 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
 - 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
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.
8. Developer to obtain a Roadside Development Permit from Alberta Transportation.

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.:	W17-25		
DATE RECEIVED:	06/23/25		
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 William Zacharias					NAME OF REGISTERED LAND OWNER William Zacharias			
ADDRESS Box 162 Cleardale					ADDRESS Susanna Box 162 Cleardale			
POSTAL CODE T0H 3Y0		EMAIL willie.zacharias@gmail.ca			POSTAL CODE T0H 3Y0		EMAIL "	
CONTACT NUMBERS					CONTACT NUMBERS			
Home 780-595-2123					Home 780-595-2123			
Business 780-8835-0850					Business 780-835-0850			
Cell 780- 444 834-7949					Cell 780-834-7949			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S. SE	SEC. 25	TWP. 84	RG. 12	M. W6	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed development site:								
LENGTH m ft		WIDTH m ft		NUMBER OF HECTARES		OR ACRES		
Lot type: INTERIOR CORNER THROUGH					LAND USE DISTRICT: A61			
Describe the existing use of the land: Where we plan on building a house is on our existing yard site								

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <i>Farm land</i> <i>- development of second dwelling. (replacement)</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 <i>400 m</i> ft	REAR YARD <i>600 m</i> ft	SIDE YARD (1) <i>500</i> ft	SIDE YARD (2) <i>500</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		SECONDARY HIGHWAY	RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE <i>Summer 2025</i>	COMPLETION DATE <i>Summer 2026</i>	CONSTRUCTION COSTS <i>\$400 000</i>	
Attached is			
(a) SITE PLAN		(b) FLOOR PLAN	
Yes	No	Yes	No
N/A		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 20 2025</i>	SIGNATURE OF APPLICANT: 
DATE: <i>June 20 2025</i>	SIGNATURE OF REGISTERED LAND OWNER: 

**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

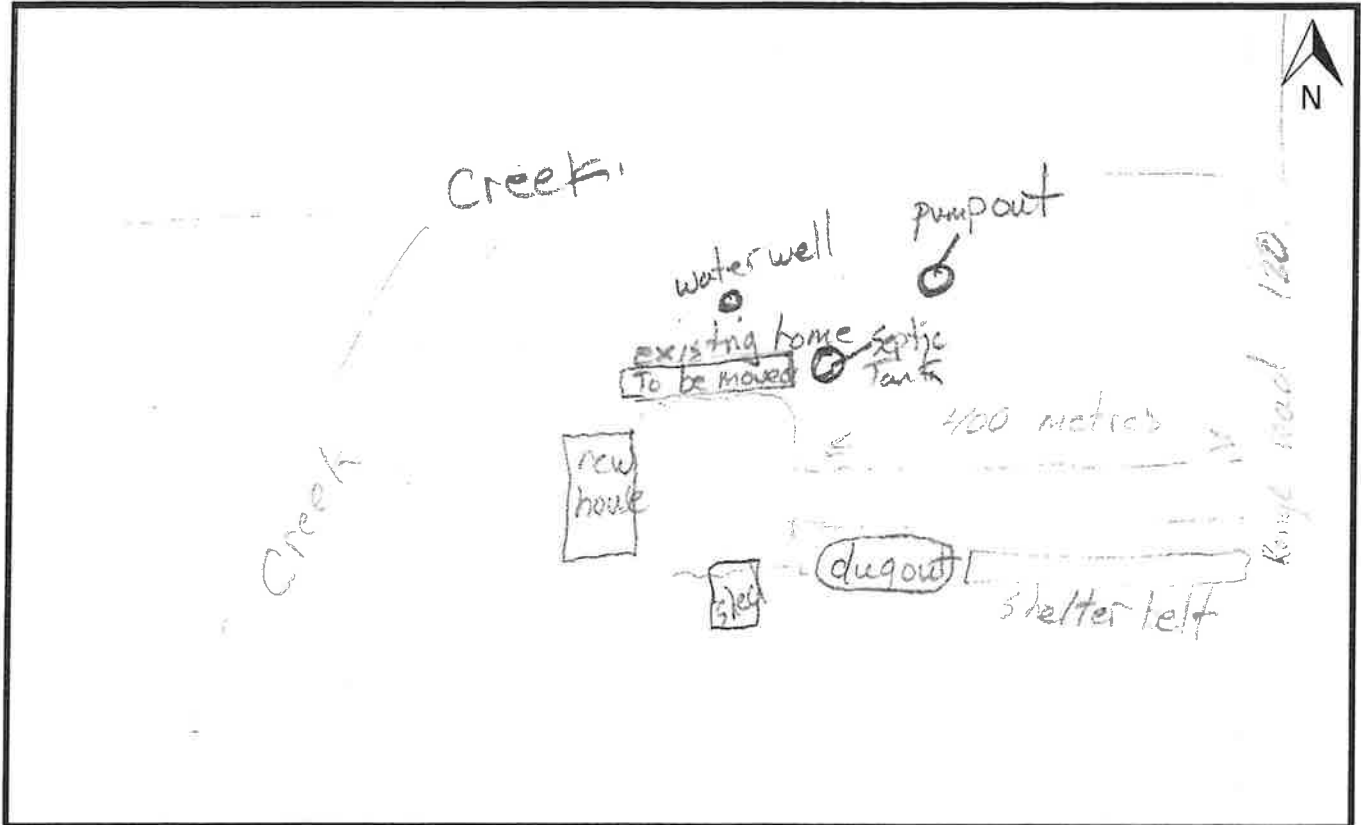
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: SE-25-84-12- 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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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).

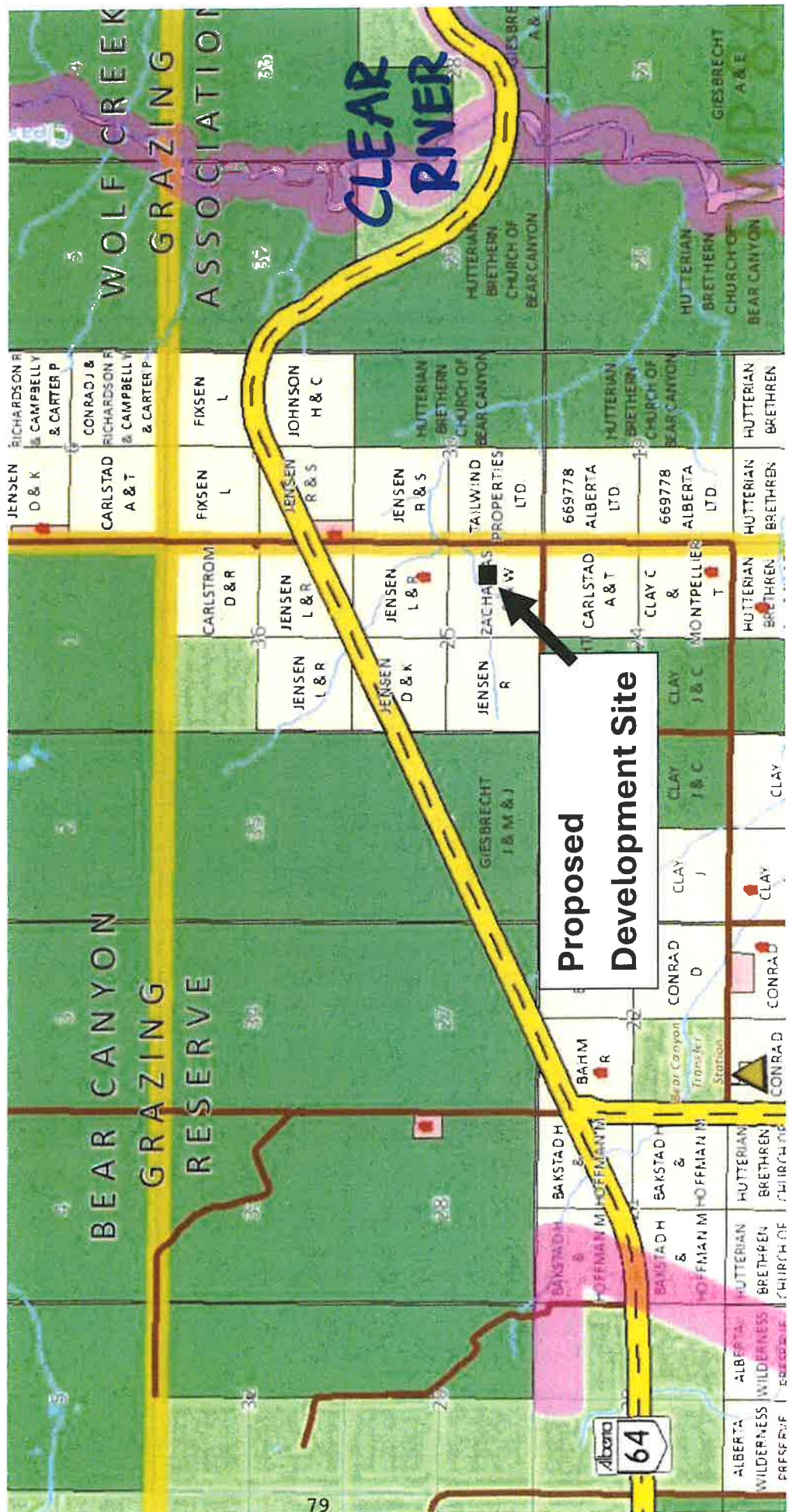
I, William Zacharias, do grant consent for an authorized
(Name in block letters)

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

Legal Land Description: SE-25-84-12-W6

June 20 2025
DATE:


SIGNATURE OF APPLICANT:



Clear Hills County

Request For Decision (RFD)

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

DESCRIPTION:

Development Permit Application W19-25 was received from Jacob Fehr to develop a Second Residence on NE-15-85-8-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - There is an existing driveway to access the residence.
- Servicing:
 - Existing water supply is dugout.
 - Existing sewage disposal is open discharge/septic tank.

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 W19-25 received from Jacob Fehr to develop a Second Residence on NE-15-85-8-W6, subject to the following conditions:

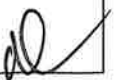
1. Prior to the start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. Minimum Setbacks from property lines:
 - a. Front Yard: 40.8 m (134 ft)
 - b. Side Yard: 15.2 m (50 ft.)
 - c. Rear Yard: 15.2 m (50 ft.)

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

3. Water Supply Setbacks
 - a. 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
 - 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
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.:	W19-25
DATE RECEIVED:	07/08/25
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 JACOB FEHR					NAME OF REGISTERED LAND OWNER JACOB FEHR			
ADDRESS BOX 415 WORSLEY AB					ADDRESS BOX 415 WORSLEY AB			
POSTAL CODE T0H 3W0		EMAIL MAF@DAYSTAR.10			POSTAL CODE T0H 3W0		EMAIL MAF@DAYSTAR.10	
CONTACT NUMBERS					CONTACT NUMBERS			
Home 780 685-2775					Home			
Business					Business			
Cell 780 835 0735					Cell			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
NE	15	85	8	W6				
Size of the proposed development site:								
LENGTH		m	WIDTH		m	NUMBER OF HECTARES		OR ACRES
		ft			ft			
Lot type: INTERIOR CORNER THROUGH						LAND USE DISTRICT: AG1		
Describe the existing use of the land: Main dwelling + pasture								

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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DEVELOPMENT INFORMATION			
Describe the proposed use of the land:			
Secondary home (mobile home)			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	m	REAR YARD	m
	ft		ft
SIDE YARD (1)		m	SIDE YARD (2)
		ft	ft
Off street parking:		Size of space	Number of spaces
Off street loading:		Size of space	Number of spaces
Accessory use:			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
June 25/25		\$ 2000.00	
Attached is			
(a) SITE PLAN		(b) FLOOR PLAN	
Yes	No	Yes	No
N/A	N/A	N/A	N/A

DECLARATION	
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.	
DATE: June 25/25	SIGNATURE OF APPLICANT: 
DATE:	SIGNATURE OF REGISTERED LAND OWNER: 

**APPLICATION FOR
DEVELOPMENT PERMIT**

FORM A

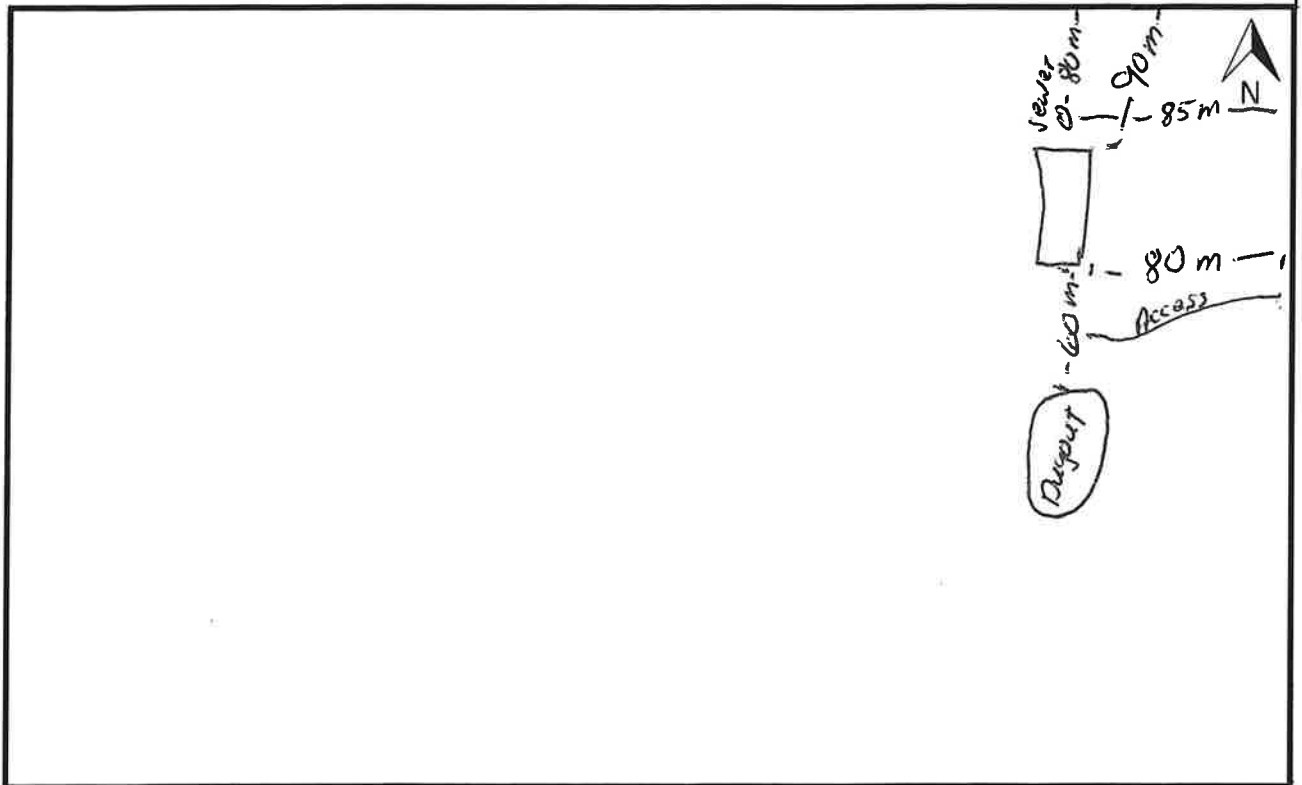
Page 3

SITE MAP

LEGAL LAND DESCRIPTION: NE 15-85-8-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

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
<input 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 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
_____ *Clear Hills County.* _____

- 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).

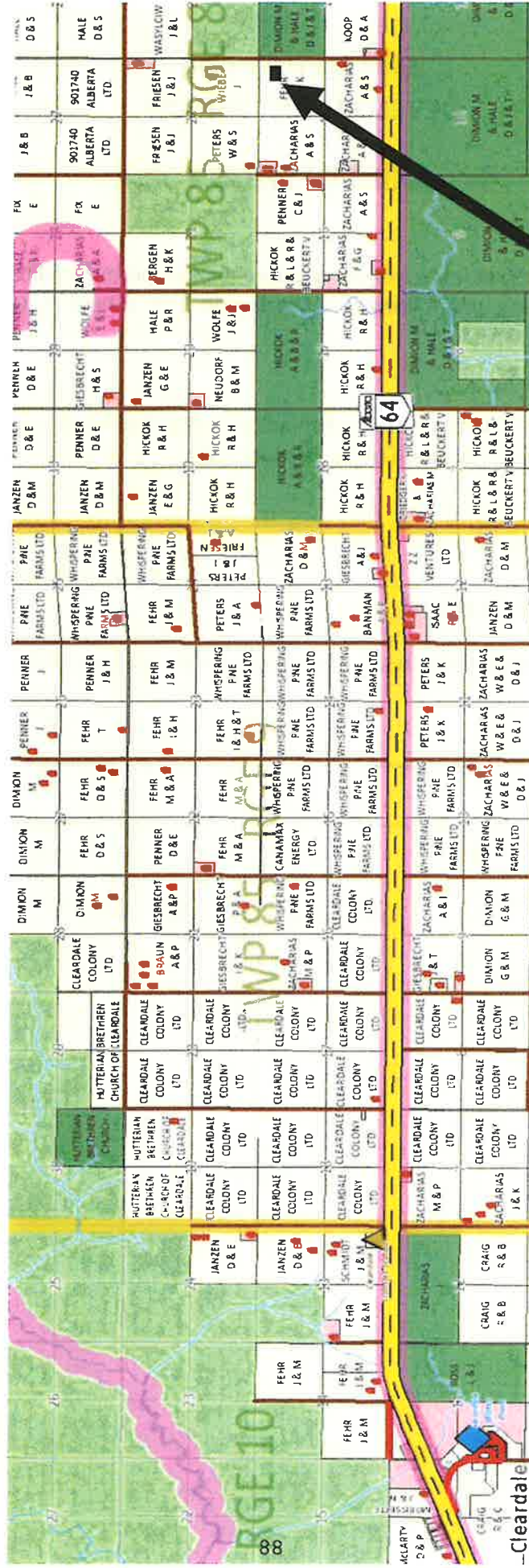
I, _____, do grant consent for an authorized
(Name in block letters)

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

Legal Land Description: _____

DATE:

SIGNATURE OF APPLICANT:



**Proposed
Development Site**

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	July 22, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	DEVELOPMENT PERMIT APPLICATION – WILHELM & JESSICA FEHR
File:	61-02-02

DESCRIPTION:

Development Permit Application W20-25 was received from Wilhelm & Jessica Fehr to develop a Replacement Dwelling on NE-36-85-9-W6.

BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
 - There is an existing driveway to access the residence.
- Servicing:
 - Existing water supply is cistern & hauling.
 - Proposed sewage disposal is sewage lagoon.

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 W20-25 received from Wilhelm & Jessica Fehr to develop a Replacement Dwelling on NE-36-85-9-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 metres (100 ft.) from a property line
 - ii. 45 metres (150 ft.) from a building
 - iii. 90 metres (300 ft.) from a water course
 - iv. 100 metres (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**

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**APPLICATION FOR
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W20-25		
DATE RECEIVED:	07/14/25		
FEE PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION					COMPLETE IF DIFFERENT FROM APPLICANT			
NAME OF APPLICANT Wilhelm & Jessica Fehr					NAME OF REGISTERED LAND OWNER			
ADDRESS Box 97 Cleardale					ADDRESS			
POSTAL CODE T0H 3Y0		EMAIL wildwill95@gmail.com			POSTAL CODE		EMAIL	
CONTACT NUMBERS					CONTACT NUMBERS			
Home 780 834 6403					Home			
Business					Business			
Cell 780 834 6403					Cell			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
NE	36	85	R9	W6				
Size of the proposed development site:								
LENGTH 70		m	WIDTH 24		m	NUMBER OF HECTARES		OR ACRES
Lot type: INTERIOR CORNER THROUGH						LAND USE DISTRICT: AG1		
Describe the existing use of the land: Yard Site								

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

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DEVELOPMENT INFORMATION

Describe the proposed use of the land.

Build a house on existing yard

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
900	(ft)	1700	(ft)	500	(ft)	1100	(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	CONSTRUCTION COSTS
July 13 2025	July 13 2026	\$300,000

Attached is

(a) SITE PLAN	Yes	No	N/A	(b) FLOOR PLAN	Yes	No	N/A
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DECLARATION

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

DATE: July 13 2025	SIGNATURE OF APPLICANT:
DATE: July 13 2025	SIGNATURE OF REGISTERED LAND OWNER:

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

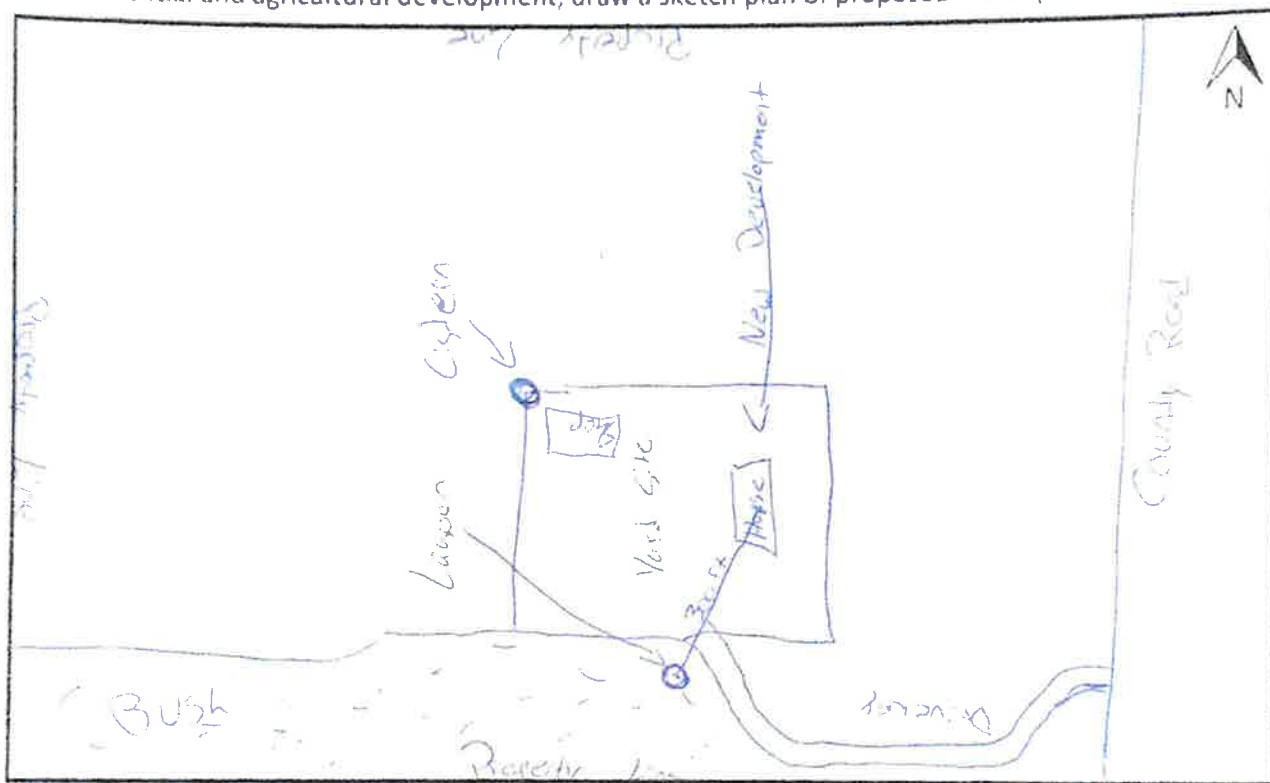
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SITE MAP

LEGAL LAND DESCRIPTION: NE 36 85 9 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

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
X		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
	X	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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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, WILHELM FEHR, 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: NE 36 85 9 W6

July 13 2025
DATE:

[Signature]
SIGNATURE OF APPLICANT:

RGE RD
90

90

Proposed Development Site

CLEARDALE