#### **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, 20251
C)	ADOPTION OF THE PREVIOUS MINUTES  A. REGULAR MEETING of June 24, 2025
D)	BUSINESS ARISING OUT OF THE MINUTES
E)	DELEGATION
F)	BY-LAW
G)	OLD BUSINESS
H)	NEW BUSINESS A. SUBDIVISION APPLICATION – Jake & Martha Fehr
	<ul> <li>E. DEVELOPMENT PERMIT APPLICATION – Paul Wolfe</li></ul>
I)	CORRESPONDENCE AND INFORMATION
J)	CONFIDENTIAL ITEMS
K)	ADJOURNMENT



#### 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

**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

<u>AGENDA</u>

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
  - 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.

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- 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 rightof-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.)

Page 5 of 5

- 3. Water Supply Setbacks
  - a. Dugout
    - i. Front Yard, 40.8 m (134 ft) from the road rightof-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.

	<b>ADJOL</b>	JRNMENT
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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:

- 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 vard, 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.



#### **FORM A**

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# COUNTY COUNTY

#### **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

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.: 507-25DATE 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 N	Jake Fehr Martha Fehr							
ADDRESS:								
Po box 8	1 Cleardale Al	berta						
POSTAL CODE	4		E	MAIL:				
T0H 3Y0			fe	ehrjake3@gr	nail.co	m 		
PHONE NUM	BER:							
(780) 83								
FULL NAME C	F AGENT (per	son authorize	ed to act on	behalf of re	gistere	d owner), if any:		
ADDRESS:								
PHONE			1 =	MAIL:				
PHONE:				IVIAIL.				
LEGAL DESC	RIPTION AN	D AREA OF I	LAND TO B	E SUBDIVIC	DED			
Legal descrip	tion of propos	ed subdivisio	n site:					
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
NW	24	85	9	W6				
Size of the pr	oposed subdi	vision site:						
NUMBER OF	HECTARES	ACRES						
	1	12.89	ithia Hamlat	١.		LAND USE DISTRICT:	111	
Lot type (only complete if subdivision is located within Hamlet):  INTERIOR CORNER THROUGH  LAND USE DISTRICT: 441								
Describe the existing use of the land:								
Dwelling place	e (acreage)							
	Dwelling place (acroage)							



LOCATI	ION OF LAND TO BE SU	BDIVIDED						
Describe	e the <u>proposed</u> use of the	land:						
Acreage	e							
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	which to the country of the total to the total total total to the total						
1.	Is the land situated immediately adjacent to the municipal boundary?   Yes   No							
2.	If yes, the adjoining mur							
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 isRange_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:							
4.		rithin 1.5 kilometers (0.932 miles) of a sour gas facility? □ Yes □ No						
PHYSIC	AL CHARACTERISTICS (	OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)						
1.	Describe the nature of th	ne topography of the land (flat, rolling, steep, mixed):						
2.	woodlots, etc. – sloughs, creeks, etc.):							
	Some mature trees 1 dugo							
3.		on the land (sandy, loam, clay, etc.):						
EVICTING	Clay  G BUILDINGS ON THE LAN	ND TO BE SURDIVIDED						
	e any buildings and any st mobile home, and 2 storage	ructures on the land and whether they are to be demolished or moved: sheds						
WATER	AND SEWER SERVICES							
wastewa	•	se served by anything other than a water distribution system and a scribe the way of providing water and sewage disposal:						
DECLAR	ATION							
I/WE, _J		, the registered owner(s) or person acting on						
	stered owner's behalf,							
	the registered owner, o the agent authorized to	or o act on behalf of the registered owner						
and +b -	t the information division	on this form is as is to the host of my knowledge a two statement of						
	t the information given s relating to this applica	on this form is as is, to the best of my knowledge, a true statement of ation for subdivision.						
the fact.	o . o.ac.ii g to tiiis appile							
DATE:		SIGNATURE OF APPLICANT:						
DATE: Ju	une 23 2025	SIGNATURE OF REGISTERED LANDOWNER:						

#### ADDITIONAL INFORMATION REQUIRED

#### **WATER AND SEWAGE**

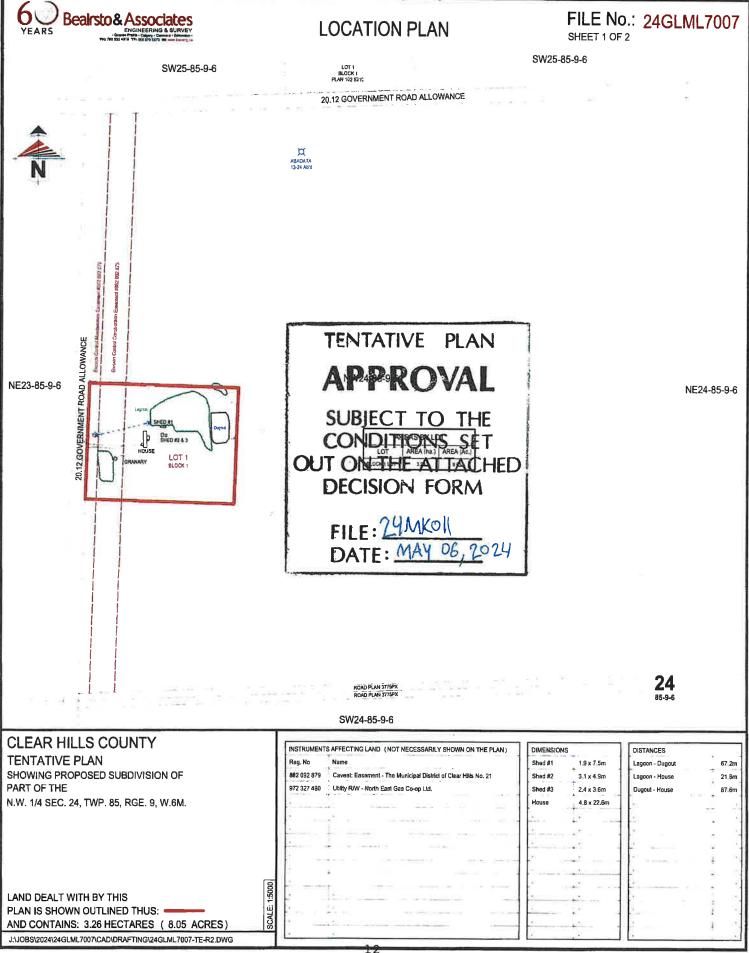
Indicate the type of water supply and sewage disposal to be used by your subdivision proposal and whether it exists or is proposed.

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

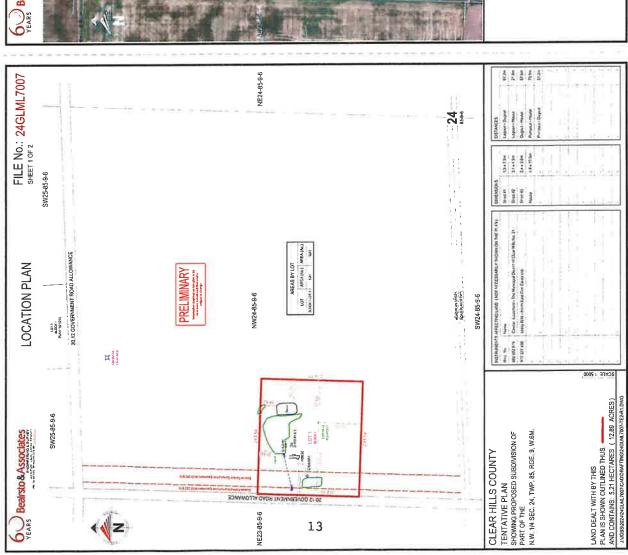
Existing	Proposed	TYPE OF SEWAGE DISPOSAL
Existing		OPEN DISCHARGE/SEPTIC TANK
LAIGHIG		SUB-SURFACE DISPOSAL/SEPTIC TANK
		ABOVE GROUND/SEPTIC TANK
		SEWAGE LAGOON
		OUTDOOR PRIVY
		COUNTY SERVICE
		OTHER (Please Specify)

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. Previous Plan



# New Plan





#### **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.



JANZE D & A	JANZE E & G	H-CKC	441	HICKO R& 7	1	HARIA	HICKO R L G BEUCKER	HICNO A & L & SEUCNER	HICKO R R L & BEUCKER
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PANE FARMS LTD	FEHR J& M	PETERS J&A	WHISPERING PINE FARMS LTD	BANMAN	1	SAAC PR C	JANZEN D.B.M	WHISPERING PINE FARMS LTD	WHSPERING PINE FARMS LTO
PENNER 18 H	IEHR.	WHISPERING PINE FARMS LTD.	WHISPERING PINE FARMS LTD.	WHISPERING PINE PARMS UTO	ľ	PETERS J.S.R.	ZACHARIAS W & E & D & J	KLASSEN F.S. S	PETERS HRT&J
FEHR	LOI	# # # # # # # # # # # # # # # # # # #	WHISPERING/WHISPERING PINE PINE FARMS LTD. FARMS LTD.	WHISPERING WHISPERING FINE PINE PREMIS UTD. FARMS UTD.		PETERS J.S. K	ZACHARIAS WREE <mark>S</mark> DEJ	KLASSEN F.R. S	FEHR
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FEHR	Proposed Subdivision Location	FEHR M & A	CANAMAX ENESGY UD.	VHISPERING' PINE FAPMS LTD	1	WHISPERING FINE FARMSLID	WHSERING DACHARUS PINE W.S.E.R. FARMS ITD D.S. J.	WHISPERING PINE FARMS LTD	MCHARIAS W & E & D & J
DIMHON	ion	SESSPECH P A	WHSPERME PME FARMS LTD	CLEA FDALE CCLONY LTD	11	ZACHARIAS A B J	DIM:ON G & M	PETERS DREDGER DREDGER	WOLFE C&E
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## **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.

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)

Initials show support - Reviewed by: Development Officer:

16

- 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.

Manager:

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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

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.: 508-25
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	APPLICANT INFORMATION								
FULL NAME (	OF REGISTERE	D OWNER OF	LAND TO	BE S	SUBDIVIDE	D:			
DAVID	E ZACHA	RIAS ANI	) MARI	A Z	'ACHAF	RIAS			
ADDRESS:									
РО В	PO BOX 153, HINES CREEK AB								
POSTAL CODI	E: T0H 2A	0		EIV	1AIL:				
PHONE NUM	BER: 78	0 834-810	0						
FULL NAME C	OF AGENT (pe	rson authoriz	ed to act o	on b	ehalf of re	gistere	d owner), if any:		
J(	ON MIERS	MA/HIGH	LAND S	SUF	RVEYS				
ADDRESS:									
	RR1 STU	RGEON C	OUNT	ΥA	B T0A 1	IN5			
PHONE:	780 996-5	5739		EMAIL: jon@highlandsurveys.ca					
LEGAL DESC	RIPTION AN	D AREA OF I	AND TO	BE	SUBDIVII	DED			
Legal descript	tion of propos	sed subdivisio	n site:						
QTR/L.S.	SEC.	TWP.	RG.		M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
SE	1	85	9		6				
Size of the pr		vision site:				Ŷ			
NUMBER OF 4.0		ACRES	10.0			,			
Lot type (only complete if subdivision is located within Ham INTERIOR CORNER			within Haml		THROUGH		LAND USE DISTRICT:	AG-1	
Describe the	Describe the existing use of the land:								
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?   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
PHYSIC	CAL 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
EXISTIN	IG BUILDINGS ON THE LAND TO BE SUBDIVIDED
Describ	e any buildings and any structures on the land and whether they are to be demolished or moved: NONE
WATER	R AND SEWER SERVICES
wastew	roposed subdivision is to be served by anything other than a water distribution system and a vater collection system, describe the way of providing water and sewage disposal:  Ifure servicing via open discharge and well or cistern
Time I	
DECLA	RATION
I/WE,_	Jon Miersma, the registered owner(s) or person acting on
the reg	istered owner's behalf, hereby certify that:
□ lam IXI lam	the registered owner, or the agent authorized to act on behalf of the registered owner
and tha	at the information given on this form is as is, to the best of my knowledge, a true statement of ts relating to this application for subdivision.
DATE:	June 24, 2025 SIGNATURE OF APPLICANT:
DATE:	Tune 23/25 SIGNATURE OF REGISTERED LANDOWNER: Das Zali

CLEAR HILLS COUNTY Box 240 Worsley, AB T0H 3W0 - Phone: 780-685-3925 Fax 780-685-3960 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	
	х	WELL	
		CISTERN & HAULING	
		COUNTY SERVICE	
		OTHER (Please specify)	

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
	Х	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.

# OWNER'S AUTHORIZATION

Date: June 23 7025	
File No.:20250056T	
I/We,DAVID E ZACHARIAS A	AND MARIA ZACHARIAS
being the registered owner(s) of	S,E, 1/4 SEC, 1-85-9-6
do hereby authorize Jon Miersma/Highland Strespect of the above noted land on our behalt	urveys to make an application for subdivision in f.
Dosc Zseling (Owner's Name)	Que Sa Sa (Signature)
	Marier 3 cahi
(Owner's Name)	(Signature)

#### **RIGHT OF ENTRY FORM**

(TO BE COMPLETED BY THE REGISTERED LANDOWNER)

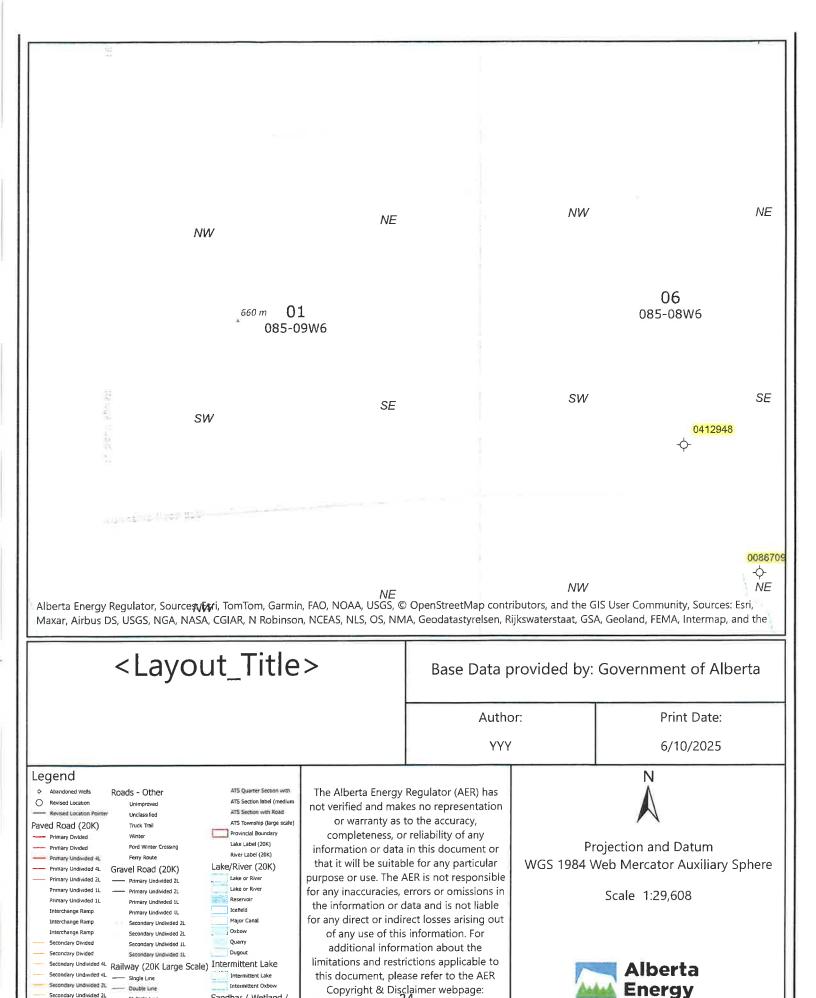
As a site inspection of land that is the subject of a subdivision application may be required, we request that you complete the following authorization and submit it with your application for Subdivision approval.

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).

1, Dave Zach (Print Name)	do grant consent for an authorized
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
Jane 23/95 DATE:	SIGNATURE OF ASPLICANT/REGISTERED LANDOWNER:

#### **Abandoned Oil Well Confirmation Process**

1.	Search the subject property using the <b>AER Abandoned Well Viewer</b> at: <a href="https://maps.aer.ca/awm/index.html">https://maps.aer.ca/awm/index.html</a>					
	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 <u>Licensee Name</u> 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: <a href="https://maps.aer.ca/awm/index.html">https://maps.aer.ca/awm/index.html</a>					
	Under the <b>Locate Abandoned Well</b> search fill in <b>Well Licence Number</b> and click find. This will provide you with the contact information on the licence holder.					
4.	Submit the <b>Abandoned Oil Well Confirmation Form</b> to the Licensee and request that they return the completed form prior to submitting the completed subdivision application.					
5.	Submit the completed <b>Abandoned Oil Well Confirmation Form</b> 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.					



http://www.aer.ca/copyright-disclaimer

Regulator

Sandbar / Wetland /

Sandbar

Sandhar

Sandbar

Multiple Line

Spur Line

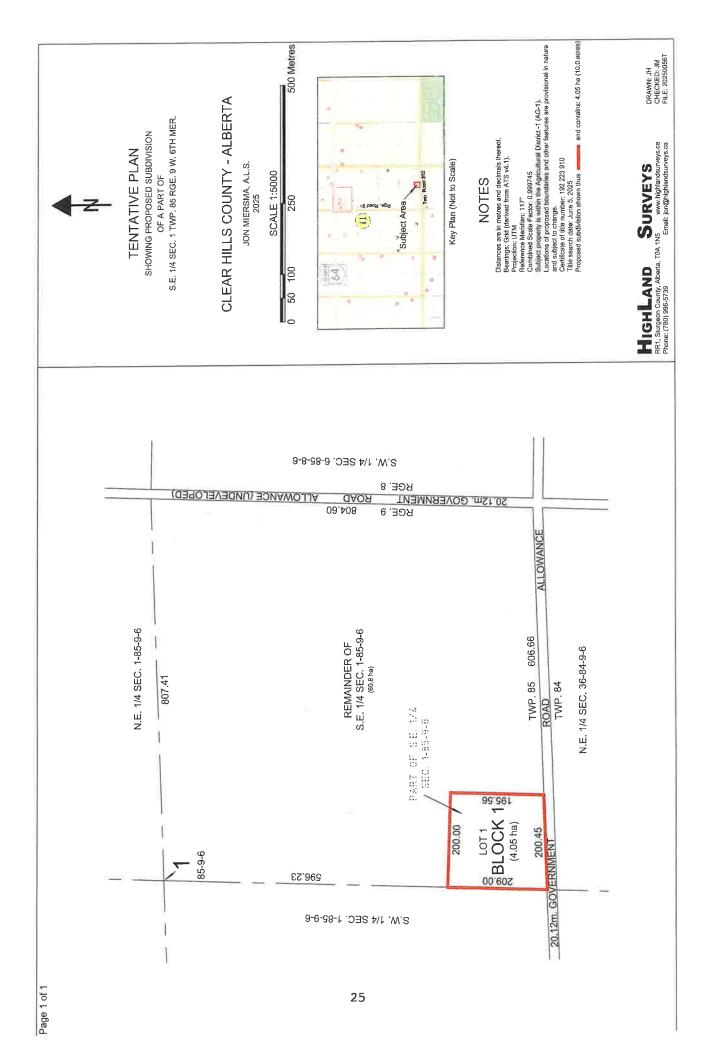
Abandoned

ATS Quarter Section label

Secondary Undivided 2L

Secondary Undivided 1L

Secondary Undivided 1L





DRAWN: JH CHECKED: JM FILE: 20250056T

HIGHLAND SURVEYS
RRI. Sturgen County, Alberte, 10A.11/6 www.highlandsurveys.ca
Phone: (780) 996-5739 Emel: Jon@highlandsurveys.ca





#### LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL 0010 823 433 6;9;85;1;SE

TITLE NUMBER 192 223 910

LEGAL DESCRIPTION

SECTION 1

QUARTER SOUTH EAST

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

MERIDIAN 6 RANGE 9 TOWNSHIP 85

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 TOH 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

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 192 223 910

REGISTRATION

NUMBER DATE (D/M/Y)

PARTICULARS

10402 - 100 STREET

LA CRETE

ALBERTA TOH2HO

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

RECEIVED

NUMBER 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).



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# **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:
  - o Proposed water supply is a well.
  - o 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.

Page 1

# LAR HILLS

CLEAR HILLS COUNTY
Box 240
Worsley AB TOH 3W0
Telephone: 780-685-3925
Fax: 780-685-3960

Email: development@clearhillscounty.ab.ca

# APPLICATION FOR SUBDIVISION

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.: SOP - 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	DAVID E ZACHARIAS AND MARIA ZACHARIAS							
ADDRESS:								
PO B	OX 153, H	INES CRE	EK AB					
POSTAL CODE				EMAIL:				
	T0H 2A	U 						
PHONE NUMI	780	834-8100						
FULL NAME O	F AGENT (per	son authorize	ed to act c	n behalf of r	egistere	d owner), if any:		
JC	ON MIERS	MA/HIGHI	_AND S	URVEYS		×		
ADDRESS:								
	RR1 STU	RGEON C	OUNT	AB T0A	1N5			
PHONE: 780 996-5739				ion@highlandsurveys.ca				
LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED								
Legal descript		ed subdivisio					DI OOU	Lot
QTR/L.S.	SEC.	TWP.	RG.	M <sub>*</sub>	OR	REGISTERED PLAN NO.	BLOCK	LOT
NE	6	85	10	6				
Size of the pro					1			
	NUMBER OF HECTARES ACRES 4.05 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								



LOCAT	ION OF LAND TO BE SUBDIVIDED			
Describe the proposed use of the land:  Residential				
( <del></del>				
1.	Is the land situated immediately adjacent to the municipal boundary?   Yes   No			
2.	If yes, the adjoining municipality is			
۷.	If "yes", the Highway number is64 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 XNo If "yes", state it's name:			
4.	ls the proposed parcel within 1.5 kilometers (0.932 miles) of a sour gas facility? ☐ Yes ☒No			
PHYSI	CAL 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			
EXISTI	NG BUILDINGS ON THE LAND TO BE SUBDIVIDED			
Describ	be any buildings and any structures on the land and whether they are to be demolished or moved:  NONE			
	R AND SEWER SERVICES			
wastew	roposed subdivision is to be served by anything other than a water distribution system and a vater collection system, describe the way of providing water and sewage disposal:  uture servicing via open discharge and well or cistern			
DECLA	RATION			
I/WE,	Lea Microsop			
the reg	gistered owner's behalf, hereby certify that:			
	the registered owner, or			
⊠ i am	the agent authorized to act on behalf of the registered owner			
	at the information given on this form is as is, to the best of my knowledge, a true statement of its relating to this application for subdivision.			
DATE	lune 24, 2025			
	Time 23/25 SIGNATURE OF REGISTERED LANDOWNER: Day Zal			

CLEAR HILLS COUNTY
Box 240 Worsley, AB T0H 3W0 - Phone: 780-685-3925 Fax 780-685-3960 Email:

#### **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		
	Х	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.

# **OWNER'S AUTHORIZATION**

Date: June 23 7025					
File No.:20250057T					
I/We, DAVID E ZACHARIAS	AND MARIA ZACHARIAS				
being the registered owner(s) of	N.E. ¼ 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 Zacharius (Owner's Name)	David Zooling (Signature)				
Marici Zacharias (Owner's Name)	(Signature)				

#### RIGHT OF ENTRY FORM

(TO BE COMPLETED BY THE REGISTERED LANDOWNER)

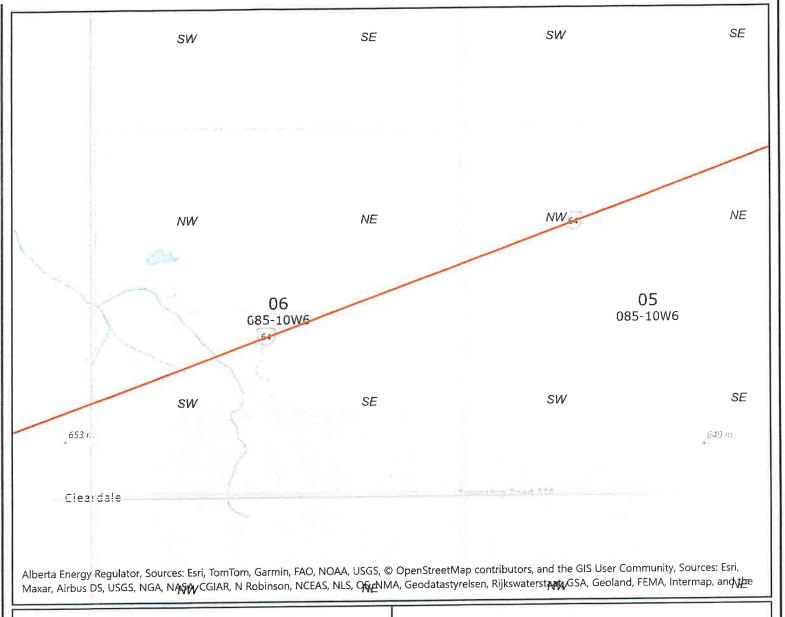
As a site inspection of land that is the subject of a subdivision application may be required, we request that you complete the following authorization and submit it with your application for Subdivision approval.

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).

1, Dave Zacha (Print Name)	do grant consent for an authorized
person of Clear Hills County to e	nter 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	SIGNATURE OF APPLICANT/REGISTERED LANDOWNER:

#### **Abandoned Oil Well Confirmation Process**

1.	Search the subject property using the <b>AER Abandoned Well Viewer</b> at: <a href="https://maps.aer.ca/awm/index.html">https://maps.aer.ca/awm/index.html</a>
	Does the AER Abandoned Well Viewer identify any abandoned wells in the subject area?
	No 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 <u>Licensee Name</u> 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: <a href="https://maps.aer.ca/awm/index.html">https://maps.aer.ca/awm/index.html</a>
	Under the <b>Locate Abandoned Well</b> search fill in <b>Well Licence Number</b> and click find. This wil provide you with the contact information on the licence holder.
4.	Submit the <b>Abandoned Oil Well Confirmation Form</b> to the Licensee and request that they return the completed form prior to submitting the completed subdivision application.
5.	Submit the completed <b>Abandoned Oil Well Confirmation Form</b> 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.





Sandbar

Sandbar

Sandbar

Base Data provided by: Government of Alberta

Author:

Print Date:

YYY

6/10/2025

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

Spur Line

Abandoned

ATS Quarter Section label

Secondary Undivided 2L

Secondary Undivided IL

Secondary Undivided 1L

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 1:30,033





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

# **CLEAR HILLS COUNTY - ALBERTA**

JON MIERSMA, A.L.S. 2025

SCALE 1:5000

500 Metres

Cleard 201 P Two Road 850 Subject Area 100 20

N'M' 1/4 SEC' 2-82-10-9

REMAINDER OF N.E. 1/4 SEC. 6-85-10-6 (9721-9)

10.059

572,62

GAO"

(FIIGHWAY 64)

Key Plan (Not to Scale)

# NOTES

Distances are in metres and decimals thereof.

Bearings: Child (derived from ATS v4.1).

Projection: UTM
Reference Mandian: 117
Reference Mandian: 10399807
Subject property is within the Agricultural District -1 (AG-1).

Subject property is within the Agricultural District -1 (AG-1).

Locations of propered boundaries and other features are provisional in nature and subject to change.

Certificate of title number: 162.351 264
Title search delact, June 5, 2025
Proposed subdivision shown libus — and contains: 4.05 ha (10.0 across)

6-85-10-6

S.E.

KOND PLANTRAS PX

00:06

170,43

BLOCK 1 (4.05 ha)

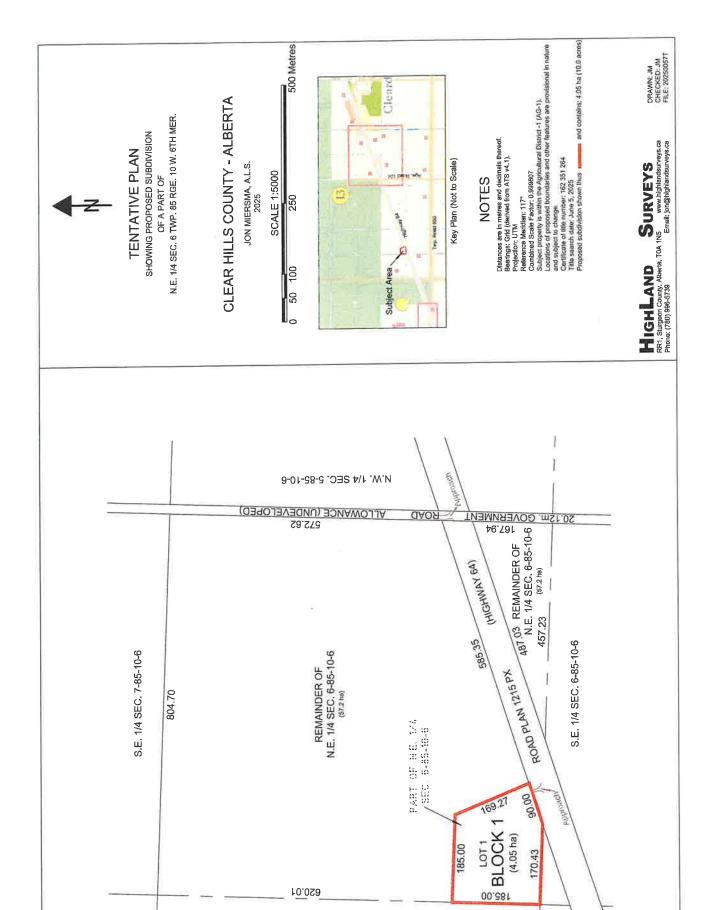
185,00

HIGHLAND SURVEYS
RR1. Sturgeon County, Alberta, TOA 1145 www.highlandsurveys.ca
Phone: (750) 996-5739 Email: jon@highlandsurveys.ca

DRAWN: JM CHECKED: JM FILE: 20250057T

Page 1 of 1

9-01-98-9 'DES 7/1 'M'N



N'M' 1/4 SEC' 9-82-10-9

10.028

Page 1 of 1

185.00

170.43



#### LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

0020 755 469 6;10;85;6;NE

TITLE NUMBER

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 TOH 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.

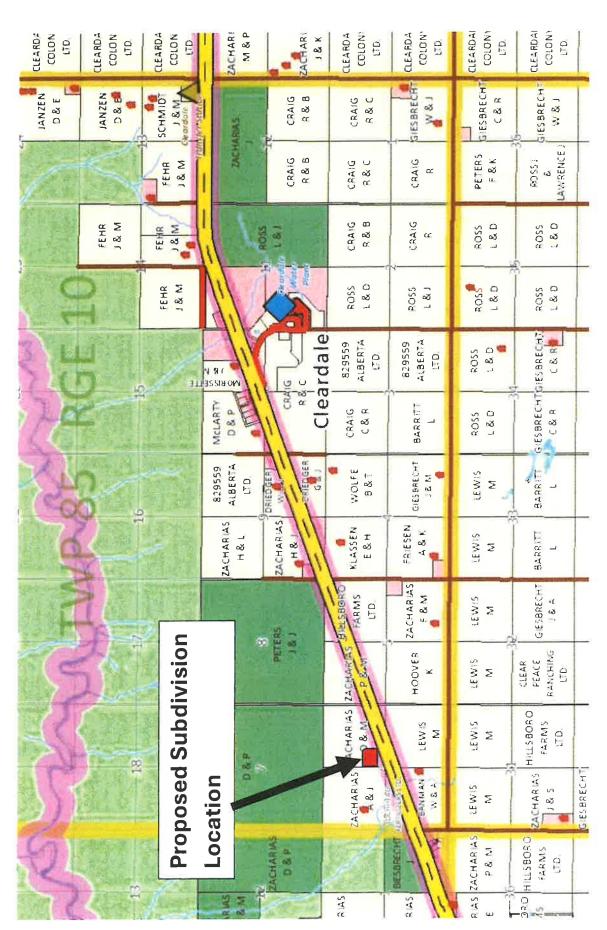
Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions,

#### 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.





**CLEAR HILLS COUNTY** Box 240 Worsley AB TOH 3W0 Telephone: 780-685-3925 Fax: 780-685-3960

**APPLICATION FOR SUBDIVISION** 

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO .: 510 -25 DATE RECEIVED:

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.

	INFORMAT							
FULL NAME	OF REGISTERI	D OWNER OF	LAND TO BI	SUBDIVI	DED:			
	son Contra	icting Ltd.	30 - 30 en 11					
ADDRESS:								
Box 702	, Hines Cr	eek, AB						
POSTAL COD	7.5		E	MAIL:				
T0H 2A			rna	asond.	avi@outlook.com			
PHONE NUM	BER:							
	780-	-834-0004						
			ed to act on	behalf of i	egister	ed owner), if any:		
Borden	ne Survey	'S Lta						
ADDRESS:								***************************************
Box 43, (	Clairmont,	AB, TOH 2	A0					
PHONE:			EI	MAIL:				
78	0-538-195	55		bai	derlin	ieoffice5@gmail.com		
LEGAL DESC				SUBDIV	IDED			
Legal descript								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
NE	14	86	5	6				
Size of the pro		vision site:						1
NUMBER OF		ACRES	9.83					
Lot type (only o		vision is located	within Hamletl:			LAND USE DISTRICT:		
	TERIOR	CORNER		THROUGH	1	LAND USE DISTRICT.	A61	
Describe the g	xisting use o	f the land:			111111111	AL		
Agricul	ture							



	TION OF LAND TO BE SU	
Describ	oe the <u>proposed</u> use of the	e land:
	Agricultural	
1.	Is the land situated imm	ediately adjacent to the municipal boundary? ☐ Yes 🖾 No
2.	Is the land situated with	in 1.6 kilometers (1.0 miles) of the right of way of a highway? □Yes☑No mber is the Secondary Road number is
3.		el contain or is it bounded by a river, stream, lake or other body of water canal? 口Yes 以No If "yes", state it's name:
4.	Is the proposed parcel w	vithin 1.5 kilometers (0.932 miles) of a sour gas facility? ☐ Yes ☒ No
PHYSIC	AL CHARACTERISTICS	OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)
1.	Describe the nature of the See Tentat	ne topography of the land (flat, rolling, steep, mixed); ive Plan
2.	Describe the nature of the woodlots, etc. – sloughs	ne vegetation and water on the land (brush, shrubs, tree stands, , creeks, etc.): See Tentative Plan
3.	Describe the kind of soil	on the land (sandy, loam, clay, etc.)
EXISTIN	G BUILDINGS ON THE LAI	ND TO BE SUBDIVIDED
Describe		ructures on the land and whether they are to be demolished or moved:
WATER	AND SEWER SERVICES	
If the pr	oposed subdivision is to bater collection system, de	se served by anything other than a water distribution system and a scribe the way of providing water and sewage disposal: Septic-Discharge
DECLAF	PATION	
I/WE,		, the registered owner(s) or person acting on
	istered owner's behalf,	
	the registered owner, on the agent authorized to	or or act on behalf of the registered owner
	t the information given s relating to this applica	on this form is as is, to the best of my knowledge, a true statement of ation for subdivision.
DATE:	June 23-2025	SIGNATURE OF APPLICANT:
DATE:	June 23/25	SIGNATURE OF REGISTERED LANDOWNER:

#### **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	
Χ		CISTERN & HAULING	
		COUNTY SERVICE	
		OTHER (Please specify)	
		orner (riedde speelify)	

X OPEN DISCHARGE/SEPTIC TANK SUB-SURFACE DISPOSAL/SEPTIC TANK ABOVE GROUND/SEPTIC TANK	
	- THE
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 diclear hills county ab a "Clearly an Area of Opportunity"

#### **RIGHT OF ENTRY FORM**

(TO BE COMPLETED BY THE REGISTERED LANDOWNER)

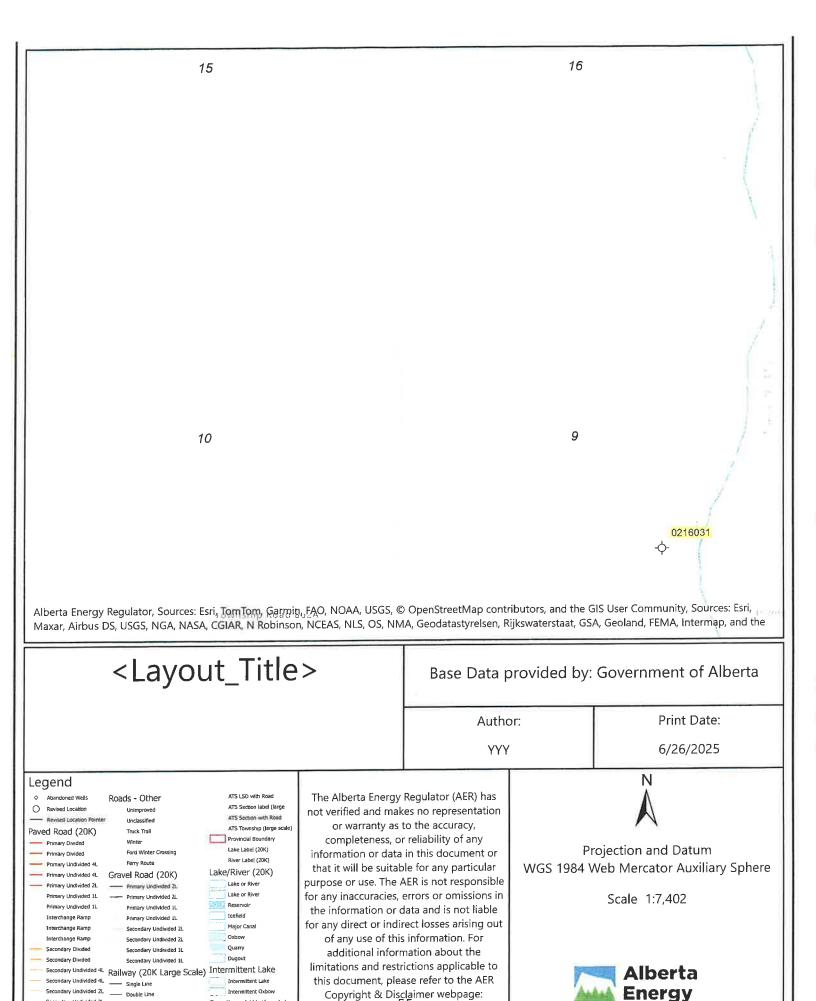
As a site inspection of land that is the subject of a subdivision application may be required, we request that you complete the following authorization and submit it with your application for Subdivision approval.

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 Contrac	ting Ltd.	do grant consent for an authorized
(Print Name)		
person of Clear Hills County	to enter upon subject land fo	or the purpose of a site inspection.
Legal Land Description:	NE 14-86-5 W6M	
DATE:	SIGNATURE OF APPLICA	NT/REGISTERED LANDOWNER:

#### **Abandoned Oil Well Confirmation Process**

1,	Search the subject property using the AER Abandoned Well Viewer at: https://www.neips.acr.ca/jaway/jadercham?
	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 <u>Licensee Name</u> 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:
	Under the <b>Locate Abandoned Well</b> search fill in <b>Well Licence Number</b> and click find. This will provide you with the contact information on the licence holder.
1.	Submit the <b>Abandoned Oil Well Confirmation Form</b> to the Licensee and request that they return the completed form prior to submitting the completed subdivision application.
5.	Submit the completed <b>Abandoned Oil Well Confirmation Form</b> 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 dentification during construction must be included with the subdivision application.



http://www.aer.ca/copyright-disclaimer

Secondary Undivided 2L

Secondary Undivided 2L

Secondary Undivided 1L

Secondary Undivided 1L

Multiple Line

Spur Line

Abandoned

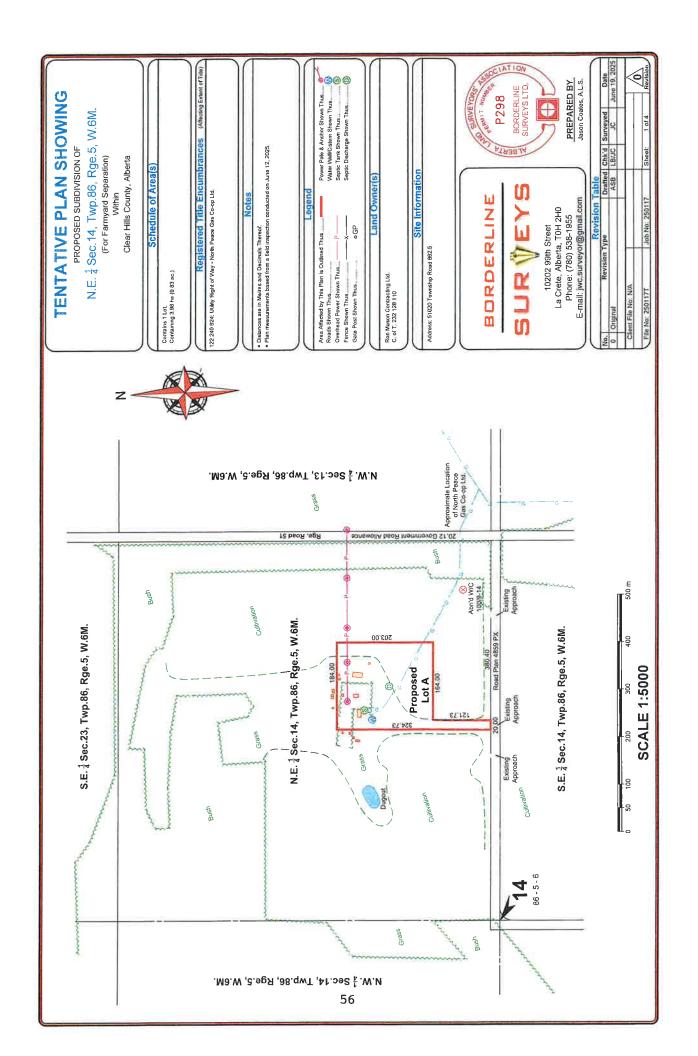
ATS LSD label

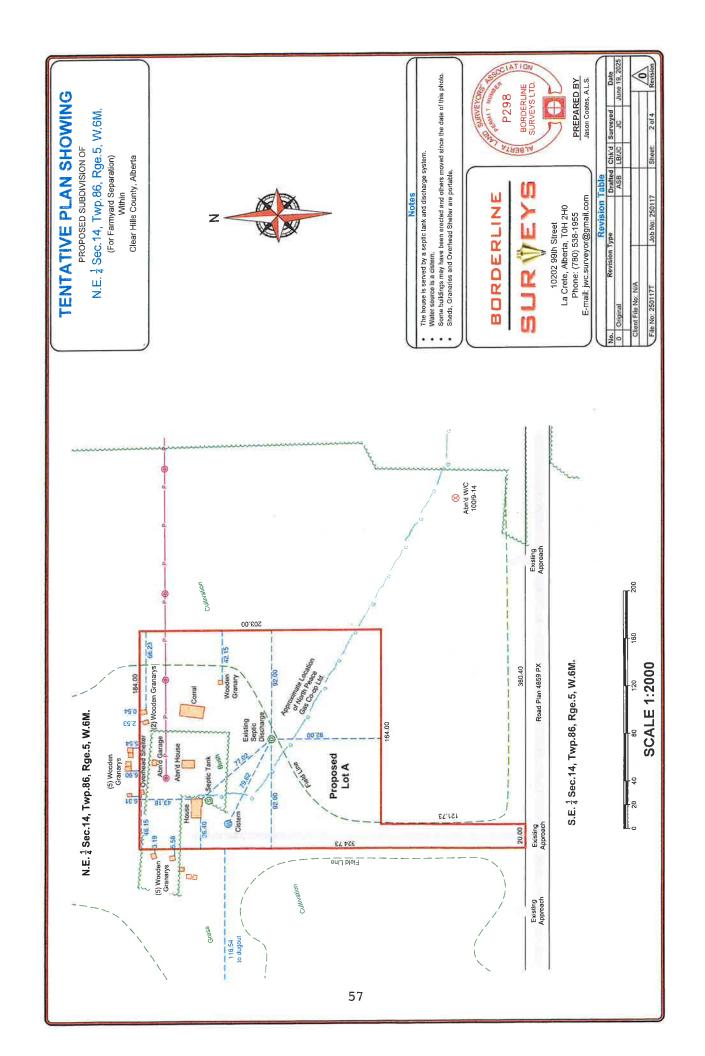
Sandbar / Wetland /

Sandbar

Sandbar

Sandbar







**TENTATIVE PLAN SHOWING** 

PROPOSED SUBDIVISION OF

N.E. 4 Sec.14, Twp.86, Rge.5, W.6M. (For Farmyard Separation)
Within Clear Hills County, Alberta

Photo is current Microsoft Bing Image dated October, 2024,



BORDERLINE

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

PREPARED BY Jason Coates, A.L.S.

Job No: 250117

1 2005 E 005 400 **SCALE 1:5000** ā

# TENTATIVE PLAN SHOWING

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

Clear Hills County, Alberta







BORDERLINE SURVEYS LTD. U T T

P298

		Mevialum	9000			1
No.	Revis	ion Type	Drafted	Chk'd	Surveyed	Date
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S.E. 2 Sec.14, Twp.86, Rge.5, W.6M.	20 mg Fraid ng Approach	ızı		Proposed Lot A		



#### LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

0021 423 207 6;5;86;14;NE

TITLE NUMBER

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

ESTATE: FEE SIMPLE

MUNICIPALITY: CLEAR HILLS COUNTY

AND THE RIGHT TO WORK THE SAME

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 TOH 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.

60

( CONTINUED )

#### 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

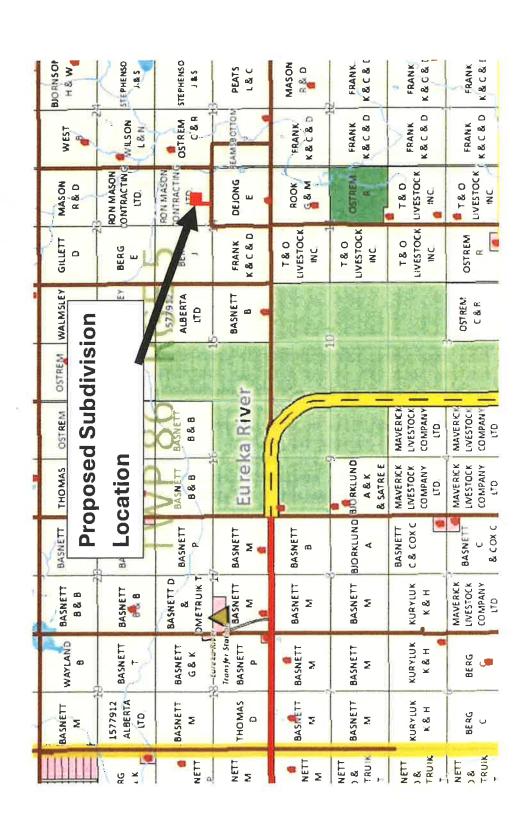
CUSTOMER FILE NUMBER: 250117

#### \*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, 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: 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:
  - o Existing water supply is cistern & hauling.
  - o 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: A Manager:

#### **FORM A**

Page 1

# CONTROL OF THE PARTY OF THE PAR

#### **CLEAR HILLS COUNTY**

Box 240 Worsley AB TOH 3W0 Telephone: 780-685-3925

Fax: 780-685-3960

Email: info@clearhillscounty.ab.ca

# APPLICATION FOR DEVELOPMENT PERMIT

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.: W16-25							
DATE RECEIVE	D: 106	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 ADDRESS	Johan Wolfe		
BOX 114 Worsley, AB TOH 3WG POSTAL CODE EMAIL	Box 84 Hines Creek, AB TOH 2A 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	1 1 1 1 2 1		
QTR/L.S. SEC. TWP. RG. M.	OR REGISTERED PLAN NO. BLOCK LOT		
SW 4 85 7 W			
Size of the proposed development site:			
LENGTH m WIDTH r	n NUMBER OF HECTARES OR ACRES		
ft f	t		
Lot type: INTERIOR CORNER THROU	GH LAND USE DISTRICT:		
Describe the existing use of the land:			
Residential Farmland			

#### **FORM A**

Page 2

# APPLICATION FOR DEVELOPMENT PERMIT

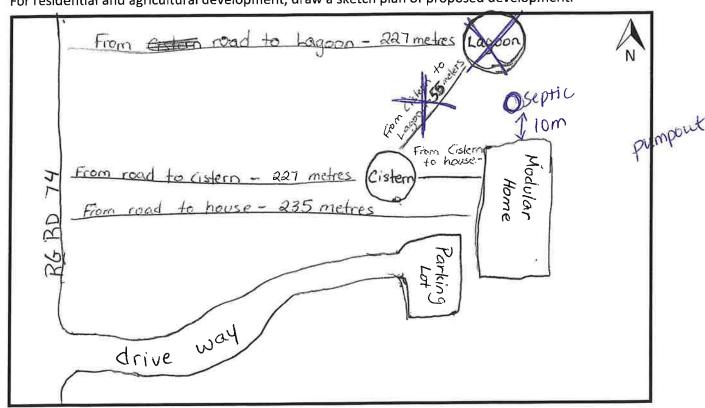
DEVELOPMENT INFORMATION							
Describe the proposed use of the land:							
K	Pepla	cemur	ut 0	weirng.			
Check (✓) any proposed use(	s) not iden	tified above	::				
welling unit(s)		Access	ory structu	ire(s) / use(s)		Home Occupa	ition(s)
Sign(s)		Comme	ercial or in	dustrial structure(s	s) / use(s)		
Other (specify)							
Indicate the proposed setbac	k from the	property lin	ne:				
FRONT YARD m	REAR YA	RD	m	SIDE YARD (1)	m	SIDE YARD (2)	m
ft			ft		ft		ft
Off street parking: Siz	e of space	-		Number	of spaces		
Off street loading: Siz	e of space			Number (	of spaces		
Accessory use:							
PERCENTAGE OF LOT OCCUPIED:	HEIGHT	OF ACCESSO	ORY BLDG:	SETBACK FROM LINE:	1 SIDE LOT	SETBACK FROM LOT LINE:	1 REAR
The land is adjacent to:	DDIA	AADV LUCLUA		SECONDA	DVIIICIDAAV	DUDA	U DOAD
F. V. L. H. Barbar	PRIIV	MARY HIGHV	VAY	SECONDA	RY HIGHWAY	RUKA	AL ROAD
Estimate the Project:		60145155					
COMMENCEMENT DATE	_	COMPLET	ION DATE	2005	CONSTRUCT		
June 19, 200	5	Lullu	51,	0005	\$ 450	,000	
Attached is							
(a) SITE PLAN Yes		No	N/A	(b) FLOOR PLAN	Yes	No	N/A
DECLADATION:							
I/WE hereby declare that t	he above i	informatio	n is to the	hest of my/our	knowledge 1	factual and corr	ert
(				112	in /	ractaar aria corr	
DATE: June 19, 20	a5 sig	NATURE OF	APPLICAN	T: You W	2//		
DATE: June 19, 20	∂5 sig	NATURE OF	REGISTER	ED LAND OWNER:	John	Weller	

#### **APPLICATION FOR DEVELOPMENT PERMIT**

#### 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

Page 4

# APPLICATION FOR DEVELOPMENT PERMIT

#### **ADDITIONAL INFORMATION REQUIRED**

#### **ABANDONED WELLS**

of the building/addition is greater than  $47m^2$  (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 <a href="https://www.geodiscover.alberta.ca">www.geodiscover.alberta.ca</a> for abandoned well location and status information.

#### **WATER AND SEWAGE**

andicate below the type of water supply and sewage disposal to be used by your development proposal and if it is existing or proposed.

Proposed	TYPE OF WATER SUPPLY	
	DUGOUT	
	WELL	
	CISTERN & HAULING	
	COUNTY SERVICE	
	OTHER (Please specify)	
	1	
	Proposed	DUGOUT  WELL  CISTERN & HAULING  COUNTY SERVICE

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.

#### Page 6

# APPLICATION FOR DEVELOPMENT PERMIT

#### **RELOCATED BUILDINGS**

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

a)	Colour photographs of the building(s)
b)	Canadian Safety Association Identification Number (CSA)
c)	Present location of the building  Horizon Homes @ La Crete - home not
	Horizon Homes @ La Crete - 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

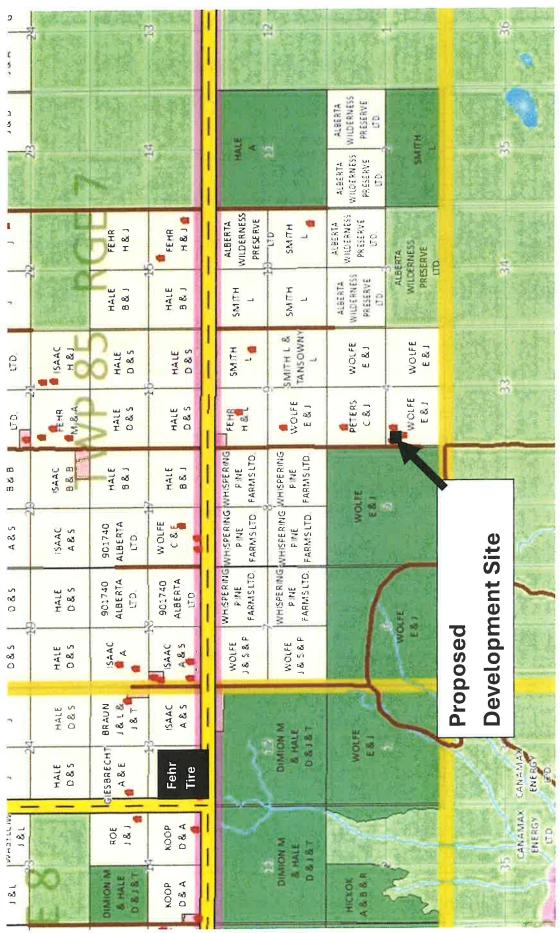
#### **RIGHT OF ENTRY FORM**

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: 5W-4-85-7-Wb
Tune 19, 2005  But Ufff 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:
  - o There is an existing driveway to access the residence.
- Servicing:
  - Existing water supply is a well.
  - o 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:





- 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.



Page 1



### **CLEAR HILLS COUNTY**

Box 240

Worsley AB T0H 3W0 Telephone: 780-685-3925

Fax: 780-685-3960

Email: info@clearhillscountv.ab.ca

## APPLICATION FOR DEVELOPMENT PERMIT

Page 1

FOR ADMINISTRATIVE USE ONLY

APPLICATION	NO.:	117	-25	
DATE RECEIV	ED: OC	12:	3/25	
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		
William Lacharias	William Zacharias ADDRESS Susanna		
ADDRESS	ADDRESS Susanna		
Box 162 Cleardale	Box 162 Cleardale		
POSTALCODE 10 EMAIL Willie Zacharas agmaile	POSTAL CODE EMAIL		
CONTACT NUMBERS	CONTACT NUMBERS		
Home 780-595-2123	Home 780-595-2123		
Business 780-8835 -0850	Business 780-835-0850		
Cell 780- 43834-7949	Cell 780-834-7949.		
LAND INFORMATION			
Legal description of proposed development site			
QTR/L.S. SEC. TWP. RG. M.	OR REGISTERED PLAN NO. BLOCK LOT		
5E 25 84 12 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 THROUG			
Describe the existing use of the land:	1. Idia a house is		
Where we plan on,	by laing a house 13		
Describe the existing use of the land: Where we plan on on existing yard	site 1		
ON OU CRISTING FOOT			
_			

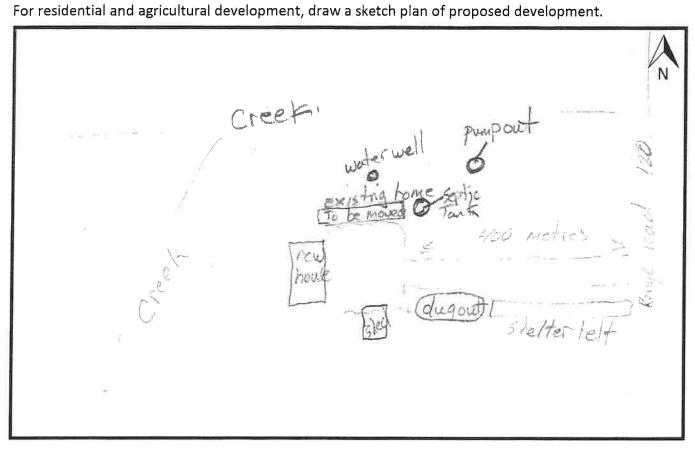
DEVELOPMENT INFORMA	TION						
Describe the proposed use of	f the land:						
tarm land						\	
-development of second dwelling. (replacement)							
Check (✓) any proposed use							
Dwelling unit(s)		Accessory	structu	re(s) / us <b>e</b> (s)		Home Occ	cupation(s)
Sign(s)		Commerci	ial or in	dustrial structure	e(s) / use(s)		
Other (specify)							
Indicate the proposed setbac						p	
FRONT YARD 400 m m	REAR YA	RD <b>8</b> 00 in	m	SIDE YARD (1)	500 m	SIDE YARD (2	) 200 m
ft			ft		ft		ft
					_		
Off street parking: Siz	e of space			Numbe	r of spaces		
Off street loading: Size	e of space			Numbe	r of spaces		
Accessory use:							
PERCENTAGE OF LOT	HEIGHT	OF ACCESSORY	BLDG:	SETBACK FRO	M SIDE LOT	SETBACK FI	ROM REAR
OCCUPIED:				LINE:		LOT LINE:	
The land is adjacent to:							
	PRIM	ARY HIGHWA	<u> </u>	SECONI	DARY HIGHWAY	Y R	URAL ROAD
Estimate the Project:							i
COMMENCEMENT DATE		COMPLETION	N DATE		CONSTRUC	TION COSTS	
Summer 2025		Summer	- 20	026	\$400	000	
Attached is							
(a) SITE PLAN Yes		No N	I/A	(b) FLOOR PLAN	Yes	No	N/A
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.							
I/WE hereby declare that the above mormations, to the best of my/our knowledge, factual and confect.							
DATE: June 20 20:	25 SIG	NATURE OF AP	PLICAN	T://////	490	10	
DATE: June 20 2025 SIGNATURE OF REGISTERED LAND OWNER: WILLES							

## APPLICATION FOR DEVELOPMENT PERMIT

### SITE MAP

LEGAL LAND DESCRIPTION:	SE-25-84-12- W6

For industrial or commercial development, attach engineered drawings 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

### ADDITIONAL INFORMATION REQUIRED

#### **ABANDONED WELLS**

If the building/addition is greater than 47m<sup>2</sup> (505.9 ft<sup>2</sup>) 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 <a href="https://www.geodiscover.alberta.ca">www.geodiscover.alberta.ca</a> 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					
1/		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.

Page 7

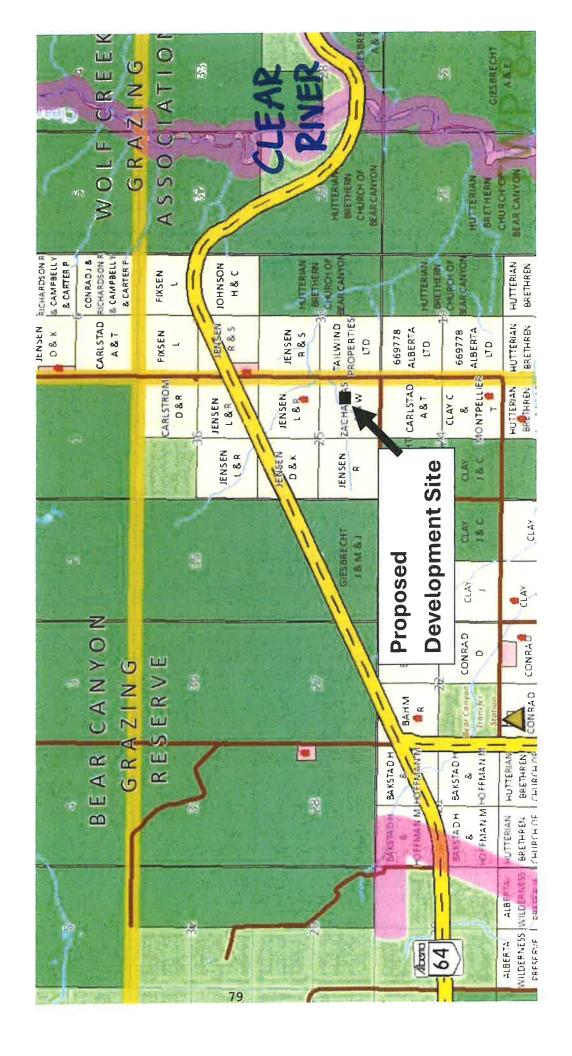
### **RIGHT OF ENTRY FORM**

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).

(Name in block letters), do grant consent for an authorized
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:
  - o 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.

Page 1



### **CLEAR HILLS COUNTY**

Box 240 Worsley AB T0H 3W0 Telephone: 780-685-3925

Fax: 780-685-3960

Email: info@clearhillscounty.ab.ca

## APPLICATION FOR DEVELOPMENT PERMIT

FOR ADMINISTRATIVE USE ONLY

APPLICATION	NO.: M	119-	25
DATE RECEIV	D: 07	1/08	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	NAME	NAME OF REGISTERED LAND OWNER			
JACOB FEHR	<u> </u>	ACOB FIEHR			
ADDRESS	ADDRE	SS			
BOX 415 WORSLEY AB	Boy	415 WORSLE	ey AB		
POSTAL CODE EMAIL	POSTAI	CODE   EMAIL		1	
TOH 3WO MAFE DAYSTAR, 10 CONTACT NUMBERS	70# 3	CT NUMBERS	BYSTAK, 10		
CONTACT NOIVIBERS		CT NUMBERS			
Home 780 685-2775	Home				
Business	Busines	S			
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 W	6				
Size of the proposed development site:					
LENGTH m WIDTH	m NUN	m NUMBER OF HECTARES OR ACRES			
ft	ft				
Lot type:		LAND USE DISTRICT	A61		
INTERIOR CORNER THRO	DUGH		741		
Main dwelling + pasture					

Page 2

## APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT INFORMA	TION						
Describe the proposed use of	the land:						
Secondary hon	ne l	(mobile	ho	ome)			
Check (✓) any proposed use(							
Dwelling unit(s)	Dwelling unit(s) Accessory structure(s) / use(s) Home Occupation(s)					tion(s)	
Sign(s)		Commercial o	r indi	ustrial structure(s	s) / use(s)		
Other (specify)							
Indicate the proposed setbac	k from the	property line:					
FRONT YARD m	REAR YA		m .	SIDE YARD (1)	m	SIDE YARD (2)	m
ft	1		ft		ft		ft
Off street parking: Siz	e of space			Number	of spaces		
Off street loading: Size	e of space			Number	of spaces		
Accessory use:	1			CETDACK EDGA	A CIDE LOT	SETBACK FROM	4 DEAD
PERCENTAGE OF LOT OCCUPIED:	HEIGHT	OF ACCESSORY BLI	)G:	SETBACK FROM	I SIDE LOT	LOT LINE:	TREAR
The land is adjacent to:	PRIM	1ARY HIGHWAY		SECONDA	ARY HIGHWAY	rura	L ROAD
Estimate the Project:							
COMMENCEMENT DATE		COMPLETION DA	TE		CONSTRUC	TION COSTS	
June 25/25					\$ 200	J`∞5	
Attached is					· · · ·		
(a) SITE PLAN Yes		No N/A	(E	) FLOOR PLAN	Yes	No	N/A
I/WE hereby declare that the	ao ahoye i	information is to	the	hest of my/our	knowledge	factual and corr	ert.
	ie above i	imormation is, to	tile	Dest of my/out	7		
DATE: June 25/25	SIG	NATURE OF APPLIC	CANT	: Jako	al.	2	
DATE: SIGNATURE OF REGISTERED LAND OWNER: Janfohn							
					0		

### **SITE MAP**

LEGAL LAND DESCRIPTION: NI= 15-85-8-W6	,
For industrial or commercial development, attach engineered drawings of property	oosed development.
For residential and agricultural development, draw a sketch plan of proposed of	development.
	(24 pm) - 60 mil 2 - 1 - 85 m - 1
£	
Please indicate the following if they apply to your proposed development:	2
Location of water source & distance from property line and sewer system	or or
Location of sewer system & distance from water source and property line	8
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 <a href="https://www.geodiscover.alberta.ca">www.geodiscover.alberta.ca</a> 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)	
		The Control of the Co	

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.



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.

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## APPLICATION FOR DEVELOPMENT PERMIT

### RIGHT OF ENTRY FORM

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

SIGNATURE OF APPLICANT:

DATE:



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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:
  - o There is an existing driveway to access the residence.
- Servicing:
  - o Existing water supply is cistern & hauling.
  - o 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.



### CLEAR HILLS COUNTY

Box 240

Worsley AB TOH 3W0 Telephone: 780-685-3925

Fax: 780-685-3960

Email: info@clearhillscounty.ab.ca

### **APPLICATION FOR DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO. W20-25 DATE RECEIVED: YES FEES PAID:

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					
Wilhelm + Jessica Fehr						
ADDRESS	ADDRESS					
Box 97 Cleandale						
POSTAL CODE EMAIL	POSTAL CODE EMAIL					
TOHSTO WINWILLY 950 gmale	CONTACT NUMBERS					
CONTACT NUMBERS	1	1 1401410	LNJ			
Home 780 834 6403	Home					
Business	Business					
Cell 780 834 6903	Cell					
LAND INFORMATION						
Legal description of proposed development site				BLOCK	LOT	
QTR/L.S. SEC. TWP. RG. M.	OR	REGISTERED PLAN NO. BLOC			LOT	
NE 34 85 R9 W6						
ize of the proposed development site:	n NUM	BED OF I	HECTARES	OR ACRES		
LENGTH		DEN OF I	iceranes	OK ACKES		
70 6 24	9	1 4 4 4 1 5	LICE DICTRICT	L		
ot type: INTERIOR CORNER THROU	JGH	LANL	USE DISTRICT:	61		
Describe the existing use of the land:						
yard St						

## APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT INFORMAT	ION			
Describe the proposed use of	the land.			
Build	a house on ex	istins Ya	اح	
Check (V) any proposed use(s	) not identified above:	(0.)0=		1011
Dwelling unit(s)	Accessory structur	e(s) / use(s)		Home Occupation(s)
Sign(s)	Commercial or ind	ustrial structure(s	) / use(s)	
Other (specify)				
indicate the proposed setback		6		
FRONT YARD m		SIDE YARD (1)		SIDE YARD (2) m
	1700 (t)	500	<u></u>	1100 0
Off street parking: Size	e of space	Number o	f spaces	
Off street loading: Size	e of space	Number o	fspaces	
Accessory use:				
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM	SIDE LOT	SETBACK FROM REAR LOT LINE:
The land is adjacent to:	PRIMARY HIGHWAY	SECONDA	RY HIGHWAY	RURAL ROAD
stimate the Project:				
COMMENCEMENT DATE	completion date	2006	CONSTRUCTI	on costs
ttached is	/			
(a) SITE PLAN Yes	No N/A	FLOOR PLAN	Yes	No N/A
ECLARATION				
	e above information is, to the	best of my/our	knowledge, f	actual and correct.
ATE: July 13 202	SIGNATURE OF APPLICANT			
ATE: 504 13 20	SIGNATURE OF REGISTERE	D LAND OWNER:		

### **APPLICATION FOR DEVELOPMENT PERMIT**

### SITE MAP

For industrial or com-	ption: 16 36 85 9 46 mercial development, attach engineered drawings of pi gricultural development, draw a sketch plan of propose	
	Lawer Cistern  Vors Girc  Men Deutopment	Courty Road
Bush	Reselve 1	

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

### 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.

DUGOUT  WELL  CISTERN & HAULING  COUNTY SERVICE	Existing	Proposed	TYPE OF WATER SUPPLY
CISTERN & HAULING			DUGOUT
~			WELL
COUNTY SERVICE	×		CISTERN & HAULING
	10-1		COUNTY SERVICE
OTHER (Please specify)			OTHER (Please specify)

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

FOR ADDITIONAL INFORMATION CONTACT ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS AT 1-866-421-6929 (EMAIL safety.services@gov.ab.ca) OR A LICENSED PERMITTING AGENCY.

## APPLICATION FOR DEVELOPMENT PERMIT

### RIGHT OF ENTRY FORM

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

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

(Name in block letters)	1 R	do grant consent for an authorized
person of Clear Hills County to enter	upon subject land for	the purpose of a site inspection.
Legal Land Description:	36 85	9 W6
Suly 13 2035	SIGNATURE OF APPLICA	ANT:

DEDICE OF HCXC R S L HICKE 1. 3 0. BEUCKER 3 O HICKC CRS PENNE D.S. I PENNE HICKE SEUCKERT V BEUCKER PENTI S E HICKO 2 0 3138 5 -H CKON PENNER B & M PENNER T & J H CONTRACT HICKOR R & H NENZEN HICKOR IANZEN D & M D &M JANZEN D. B. NI 5 5 5 6 7 DEN. RGE RD 90 FRICEN A S.J. ZACHARAS WHISPERING ZACHARIAS WHISPERING PINE WHISPERING WHISPERAN FARMS LTD FARMS ITO FARIAS UTO ZACHARIA 7.2 Venture Mas C GRESBRECH 00 3 PINE PINE EHH. 1.84 CL) 3 ( St 18.D 58.TE3d PERMIS OTI SMS BANGIAN CTI SMEETS FEHR R M JANZEN Dam FEHR O.S. NI E 440 IN SPER PINE FARR **Development Site** PINE FARMS (TD PINE FARINS LTD. WHISPERING ZACHARILL 20 E E E PENNER PENNER 2 PETERS H SI ٧. (م) ... FARMS LTD हें अस्ति एक PETERS WHISPERING PEMNEH ACHARIAS 3 H S N FEHD # # 8 H H H H H H FIME **Proposed** FEHR NI & A FARMS LTD WHISPERING WATER ALCOHOLDED BILL ZACHARMS PINE PARMS LTD =€+R O & S ■ WHISPERING () () () () DIMION M & G 08.0 WHISPERING VEGRENG HISPERING PARIAS UTO FARIAS LTD PENNER D.&.E EN ERGY (TD FARMS LTD DIMIGN D M SON FERR O.S. S. 3416 2ACH4R14S 4 8.1 WHISPERME PIME ■ FADMS UTO PINION N A SEP RESBRECHT DIRESHIELH CLEARDALE GIESSRECHT D MION PETERS DIMION G & M -1 COLONA a a M & P CLEARDALE COLOMY CTD. SECH Service 20766 CLES ROALE COLONY SE M ± 65 CLEARDALE COLON CLEARDALE COLORY CLEARDALE CLIARDALE CLEARDALE COLORS HUTTERIAN BRETHREN CHURCH OF CLEAPDALE COLDN CLEARDALF ANOTOD G. GD. 95 CLEASDALE COLORY LTD CLEARDALE CLEARDAGE CCLON: CTON: CLEARDALE | CLEARDALE | CLEARDALA CLEARDALE CLEASOARS COLONY COLONY (TD COLUNY COLGRY 017 00 OLEMBOALE COLONY LTO CLEARDALE CLEASDALE CLEANDALE CLEARDATE BASTHARM COLONY COLONY COLONY COLUMY G. ZACHAP AS HUTTER 4 N 8 DETHER U CALACTA DE CLEARDALE CDLONY ETD CLEARDALE CLEARDAGE COLONY COLDA 03 2 10 0, B.M. JANGEN D'& E SCHMID! JAMZEN. 0 2 c வ வ ப တွေ ၏ ရ ၏ ရ FEHR JR M 0.220 21200 76.45 18.72 FENS OF STREET # 2 # 43 CLEARDALE H 81 MELARTY 6.50 96

