1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. CONSENT AGENDA

3.1 April 9, 2020 Minutes Approval

3.2 April 2020 Development Report

4. 9:15 A.M. PUBLIC HEARING


5. 9:30 A.M. DELEGATION – Brian Link

5.1 Request for Delegation – Brian Link – Request to Remove Mobile Homes as a Discretionary Use in Country Residential (CR) District Under Land Use Bylaw – Report

6. UNFINISHED SUBDIVISIONS

7. NEW SUBDIVISION APPLICATIONS

7.1 RW/12/00 – Malmo Mission Covenant Church (Dwayne & Wendy Pritchard) – NW 8-44-22-W4M, Roll #30.01 – Report

8. SUBDIVISIONS - ADJACENT MUNICIPALITIES

9. UNFINISHED BUSINESS

10. NEW BUSINESS

11. INFORMATION ITEMS
12. ADJOURN
1. **CALL TO ORDER**

The Council for Planning and Economic Development meeting for the County of Wetaskiwin No. 10 was called to order by Reeve T. Van de Kraats via video conference, commencing at 9:02 a.m. on Thursday, April 9, 2020.

2. **APPROVAL OF AGENDA**

Resolution PD20200409.001

MOVED: by Councillor B. Krahn

that the agenda be accepted as presented.

Carried Unanimously

3. **CONSENT AGENDA**

Councillor Rooyakkers inquired about the status of a Development Permit issued for a wind turbine. Administration updated Council and advised that the application had been appealed, however, the fee had not been submitted yet.

Resolution PD20200409.002

MOVED: by Councillor K. Rooyakkers

that Council approve the items listed on the Consent Agenda as follows:

- Minutes – Council Planning and Economic Development Meeting, Thursday, March 12, 2020; and
- March 2020 Development Report

Carried Unanimously

9. **UNFINISHED BUSINESS**


By-law 2020/04 is a By-law in the County of Wetaskiwin No.10, in the Province of Alberta, in accordance with Request for Sale of County Property Policy #12.0.16, the sale of the northernmost 217.367 metres of the government road allowance lying west of SW 36-46-23-4, containing 0.437 hectares (1.08 acres) more or less to Gian & Tress Gibson subject to the following:

- Payment of a fair market value for the property, established as $10,280.00;
• That the landowners consolidate this land as part of their current title; and
• That the landowners be responsible for survey and registration costs of the property being sold.

Resolution PD20200409.003
MOVED: by Councillor L. Seely

that By-law 2020/04 be given Second Reading.

Carried Unanimously

Resolution PD20200409.004
MOVED: by Councillor K. Rooyakkers

that By-law 2020/04 be given Third Reading and it be declared finally passed and the Minister of Alberta Transportation and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No.10.

Carried Unanimously

10. NEW BUSINESS

10.1 Road Plan Closure – Road Plan 3799J – Township Road 441 – Garry Olson Farms Ltd. & Rosebriar Farms Ltd. – SW 12-44-23-W4M & NW 1-44-23-W4M, Roll #483.00 & 454.00 – Report

Resolution PD20200409.005
MOVED: by Councillor L. Seely

that Council resolve to close Road Plan 3799J, affecting NW 1-44-23-W4M and SW 12-44-23-W4M, in accordance with Section 22 and 24 of the Municipal Government Act for consolidation into NW 1-44-23-W4M and SW 12-44-23-W4M and that concurrent with this process, the built road will be registered as part of the road plan with the resolution to do so forwarded to the Minister of Transportation for final approval.

Carried Unanimously

10.2 Potential Cancellation of May 8, 2020 County Open House – Report

Resolution PD20200409.006
MOVED: by Councillor D. Woitt

that Council cancel the 2020 County Open House scheduled for May 8, 2020 at the County of Wetaskiwin Administration and Public Works Buildings due to the ongoing COVID-19 Pandemic.

Carried Unanimously

10.3 Proposed Amendment to Town of Millet Recreation Agreement – Report

Resolution PD20200409.007
MOVED: by Councillor D. Woitt

that Council approve the Town of Millet Recreation Agreement Amendment with an expiry of December 31, 2020 with the condition that if an updated Recreation Agreement is agreed to prior to December 31, 2020, as is contemplated in the proposed Intermunicipal Collaboration (ICF), the previous Recreation Agreement, including the aforementioned Amending Agreement, are considered replaced by the new Agreement.

Defeated

Resolution PD20200409.008
MOVED: by Councillor K. Rooyakkers
to table discussion regarding the Town of Millet Recreation Agreement Amendment to a future date in order to acquire additional information from the Town of Millet.

Carried Unanimously

10.4 Proposed Intermunicipal Collaboration Framework (ICF) Between the Town of Millet & County of Wetaskiwin – Report

By-law 2020/22 is a By-law in the County of Wetaskiwin No.10, in the Province of Alberta, for the purpose of adopting the Intermunicipal Collaboration Framework ("ICF") between the County of Wetaskiwin No.10 and the Town of Millet, in the Province of Alberta.

Resolution PD20200409.009
MOVED: by Councillor L. Seely
that By-law 2020/22 be given First Reading.

Carried Unanimously

Resolution PD20200409.010
MOVED: by Councillor J. Bishop
that By-law 2020/22 be given Second Reading.

Carried Unanimously

Resolution PD20200409.011
MOVED: by Councillor K. Adair
that By-law 2020/22 be presented for Third Reading.

Carried Unanimously

Resolution PD20200409.012
MOVED: by Reeve T. Van de Kraats
that By-law 2020/22 be given Third Reading and it be declared finally passed and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No.10.

Carried Unanimously

4. 9:45 A.M. PUBLIC HEARING

Reeve T. Van de Kraats declared the Public Hearing open at 9:47 a.m. and there were no delegates in attendance.


Mr. David Blades, Director of Planning and Economic Development, provided opening comments.

Council discussed the soil definitions and restrictions contained within the Municipal Development Plan (MDP) for the proposed rezoned area.

Discussion ensued regarding:
- The nearby creek;
- The current proposed building site; and
- The soil quality and openness of the proposed site.

Mr. Blades provided closing comments.

Reeve T. Van de Kraats declared the Public Hearing closed at 10:02 a.m.
By-Law 2020/21 is a By-law in the County of Wetaskiwin No.10 in the Province of Alberta, for the purpose of amending the Land Use By-law by reclassifying approximately 2.95 acres (1.19 hectares) within NE 10-45-28-W4M from Agricultural (AG) to Recreational (R) for John and Heather Ruskowsky, as applied for.

**Resolution PD20200409.013**  
MOVED: by Councillor L. Seely  
that By-Law 2020/21 be given First Reading.  
Carried Unanimously

**Resolution PD20200409.014**  
MOVED: by Councillor K. Rooyakkers  
that By-law 2020/21 be given Second Reading.  
Carried Unanimously

**Resolution PD20200409.015**  
MOVED: by Councillor K. Adair  
that By-law 2020/21 be presented for Third Reading.  
Carried Unanimously

**Resolution PD20200409.016**  
MOVED: by Councillor J. Bishop  
that By-law 2020/21 be given Third Reading and it be declared finally passed and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No.10  
Carried Unanimously

**4.2 Recess**  
The meeting recessed at 10:04 a.m.

**4.3 Reconvened**  
The meeting reconvened at 10:15 a.m.

**5. 10:15 A.M. PUBLIC HEARING**  
Reeve T. Van de Kraats declared the Public Hearing open at 10:16 a.m. and a delegation consisting of Jack Hendriks joined the meeting.

**5.1 Proposed Rezoning – Country Residential (CR) to Recreational (R) – Jonah Holdings Ltd. (Jack & Anita Hendriks) – Lot 2, Plan 9523943, NW 15-47-24-W4M, Roll #1273.03 – Report**  
Mr. Blades provided opening comments.  
Clarification was given regarding the road contribution fee requirement.  
Mr. Blades provided closing comments.  
Reeve T. Van de Kraats declared the Public Hearing closed at 10:21 a.m. and thanked Mr. Hendriks for joining the meeting.

By-law 2020/20 is a By-law in the County of Wetaskiwin No.10, in the Province of Alberta, for the purpose of amending the Land Use By-law by reclassifying approximately 9.92 acres (4.0 hectares) from Country Residential (CR) to Recreational (R) within NW 15-47-24-W4M P.9523943 L.2 for Jonah Holdings (Jack and Anita Hendriks).

**Resolution PD20200409.017**  
MOVED: by Councillor K. Rooyakkers  
that By-law 2020/20 be given First Reading.
Resolution PD20200409.018
MOVED: by Councillor K. Adair
that By-law 2020/20 be given Second Reading.

Carried Unanimously

Resolution PD20200409.019
MOVED: by Councillor J. Bishop
that By-law 2020/20 be presented for Third Reading.

Carried Unanimously

Resolution PD20200409.020
MOVED: by Councillor L. Seely
that By-law 2020/20 be given Third Reading and it be declared finally passed and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No.10.

Carried Unanimously

12. ADJOURN

Resolution PD20200409.021
MOVED: by Councillor B. Krahn
that the Council for Planning & Economic Development meeting be adjourned at 10:22 a.m.

Carried Unanimously

_________________________
REEVE

_________________________
CHIEF ADMINISTRATIVE OFFICER

MINUTES APPROVED:

Ref. Resolution #
Development Report, April 2020 – Report

Meeting Date (Report Reference Only): 2020/05/12

Meeting (Report Reference Only): Council Planning & Development

During the month of April, there were ten (10) Development Permits completed with an estimated value of $467,000.00. The following table depicts the activities for the month of April, as well as a year-to-date end total.

<table>
<thead>
<tr>
<th>Permits</th>
<th>April 2020</th>
<th>Completed YTD 2020</th>
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<tbody>
<tr>
<td>Agricultural Development Permits</td>
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<tr>
<td>Commercial Development Permits</td>
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<tr>
<td>Recreational Development Permits</td>
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<td>Compliance Certificates</td>
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<td>8</td>
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<td>Walking Trail Request</td>
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<td>0</td>
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<tr>
<td>Site Inspections</td>
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<td>9</td>
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<tr>
<td>Subdivision Design Reviews/Inspections</td>
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<td>4</td>
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<tr>
<td>Approach Inspections</td>
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<td>6</td>
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<tr>
<td>Subdivision and Development Appeal Board Hearings</td>
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<td>1</td>
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</table>

Development Permit Backlog for 2020 (8)

Details of outstanding Permits are shown in the attached “PD Council – Outstanding Permits.”

Site Inspections (Director/Development Officer):

NRCB Referrals:

Development Inspections and Approved Multi Parcel Subdivision Status:

Development Agreements and Land Title Registrations:

Subdivision and Appeal Board Hearings:
**Design Reviews/Inspections:**

South Lake Business Park – NW 10-46-1-W5M – Storm water pond (PUL) area review.

**Service Road Agreement:**

**Other:**

1. Roll 1091.00 – SW 2-46-24-W4M – G3 Interim Operational Roads and Intersection Conditions.
2. Increased information requests related to proposed ASPs, Districting, Subdivision and second residences across the County due in part to the current economic climate.

**Approach Inspections:**

1. SRM 1363 – Roll 118012 NE 28-46-24-W4M
2. SRM 2149 – Roll 455678 - SE 36-46-6-W5
3. SRM 2158 – Roll 4095.01 - SW 7-46-5-W5
4. SRM 1775 – Roll 3000.02 - N 258-46-1-W5
5. SRM 2129 – Roll 2027.00 - SE 5-47-26-W4
6. SRM 2053 – Roll 3040.00 - SE 35-47-1-W5
7. SRM 2138 – Roll 2763.00 - SE 34-47-28-W4
8. SRM 2144 – Roll 1974.00 - NW 28-46-26-W4
## PD Council - Outstanding Permits

**Status: New**

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<tr>
<th>Application Number</th>
<th>Roll Number</th>
<th>Application Category</th>
<th>Dev. Description</th>
<th>Received Date</th>
<th>Status</th>
<th>Electoral District Number</th>
<th>Deemed Complete Date</th>
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<tbody>
<tr>
<td>CC20/008</td>
<td>331300</td>
<td>Compliance Certificate</td>
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<td>4/30/2020</td>
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<td>D20/043</td>
<td>258504</td>
<td>Residential</td>
<td>Deck Stairs Replacement</td>
<td>4/30/2020</td>
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<tr>
<td>D20/044</td>
<td>408600</td>
<td>Residential</td>
<td>1989 Moved In 70' x 16' Mobile Home</td>
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<td>D20/045</td>
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<td>Residential</td>
<td>20' x 14' House Addition</td>
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**Status: In Progress**

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<th>Deemed Complete Date</th>
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<tbody>
<tr>
<td>D20/027</td>
<td>409501</td>
<td>Recreational</td>
<td>Recreation Use - 3 Year Permit, Detached Deck (20' x 10'), Garden Shed (8' x 7')</td>
<td>3/17/2020</td>
<td>In Progress</td>
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**Status: Waiting on Referral Resp- Pipeline**

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<th>Roll Number</th>
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<th>Status</th>
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<th>Deemed Complete Date</th>
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<tbody>
<tr>
<td>D20/036</td>
<td>162300</td>
<td>Commercial</td>
<td>Change in use of Existing Shop and &quot;Kaiser AG Solutions Ltd.&quot; Business</td>
<td>4/22/2020</td>
<td>Waiting on Referral Resp- Pipeline</td>
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**Status: Requires AT Approval**

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<tr>
<td>D20/037</td>
<td>274019</td>
<td>Residential</td>
<td>12' x 40' Deck Addition</td>
<td>4/24/2020</td>
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<tr>
<td>D20/038</td>
<td>418547</td>
<td>Residential</td>
<td>Upper &amp; Lower Deck (2.4 x 10.9m)</td>
<td>4/29/2020</td>
<td>Requires AT Approval</td>
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<td>D20/040</td>
<td>131703</td>
<td>Residential</td>
<td>Lean To Addition (60' x 18') on Existing Building</td>
<td>4/29/2020</td>
<td>Requires AT Approval</td>
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<tr>
<td>D20/042</td>
<td>117917</td>
<td>Residential</td>
<td>Existing 12’ x 11’ 6” Deck and 12’ x 9’ 1/2” Deck Addition</td>
<td>4/30/2020</td>
<td>Waiting for Information from Applicant</td>
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<td>1</td>
<td>Commercial</td>
<td>D20/031</td>
<td>4/1/2020</td>
<td>4/2/2020</td>
<td>Norguard Security Ltd.</td>
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<td>Commercial</td>
<td>D20/034</td>
<td>4/17/2020</td>
<td>4/22/2020</td>
<td>&quot;Dirt Road Gardens,&quot; Market Garden</td>
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<td>3</td>
<td>Commercial</td>
<td>D20/036</td>
<td>4/22/2020</td>
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<td>Change in use of Existing Shop and &quot;Kaiser AG Solutions Ltd.&quot; Business</td>
<td>4</td>
<td>Waiting on Referral Resp- Pipeline</td>
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<td>Total (3  Apps):</td>
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<td>CC20/007</td>
<td>4/8/2020</td>
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<td>Compliance Certificate - Non-Conforming</td>
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<td>Compliance Certificate - Non-Conforming</td>
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<td>Compliance Certificate - Conforming</td>
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<td>Compliance Certificate</td>
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<th>Status</th>
<th>Estimated Cost</th>
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<tr>
<td>1</td>
<td>Residential</td>
<td>D20/032</td>
<td>4/7/2020</td>
<td>4/24/2020</td>
<td>Deck on Existing House &amp; Garage (40' x 32')</td>
<td>5</td>
<td>Approved-Permitted</td>
<td>$22,000.00</td>
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<td>Electoral District Number</td>
<td>Status</td>
<td>Estimated Cost</td>
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<td>2</td>
<td>Residential</td>
<td>D20/033</td>
<td>4/17/2020</td>
<td>5/1/2020</td>
<td>24' x 12' x 14' high Shed and 12' x 10' Showerhouse</td>
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<td>Approved-Discretionary</td>
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<td>3</td>
<td>Residential</td>
<td>D20/035</td>
<td>4/21/2020</td>
<td>4/27/2020</td>
<td>Cabin (48' x 24') with Attached Deck</td>
<td>5</td>
<td>Approved-Discretionary</td>
<td>$70,000.00</td>
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<td>4</td>
<td>Residential</td>
<td>D20/037</td>
<td>4/24/2020</td>
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<td>12' x 40' Deck Addition</td>
<td>5</td>
<td>Requires AT Approval</td>
<td>$0.00</td>
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<td>5</td>
<td>Residential</td>
<td>D20/038</td>
<td>4/29/2020</td>
<td></td>
<td>Upper &amp; Lower Deck (2.4 x 10.9m)</td>
<td>7</td>
<td>New</td>
<td>$0.00</td>
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<tr>
<td>6</td>
<td>Residential</td>
<td>D20/039</td>
<td>4/29/2020</td>
<td>5/1/2020</td>
<td>10' x 18' Porch Replacement</td>
<td>1</td>
<td>Approved-Permitted</td>
<td>$38,000.00</td>
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<td>D20/040</td>
<td>4/29/2020</td>
<td></td>
<td>Lean To Addition (60' x 18') on Existing Building</td>
<td>2</td>
<td>Requires AT Approval</td>
<td>$0.00</td>
</tr>
<tr>
<td>8</td>
<td>Residential</td>
<td>D20/041</td>
<td>4/29/2020</td>
<td>5/1/2020</td>
<td>One Storey, 30' x 36' Garage</td>
<td>2</td>
<td>Approved-Permitted</td>
<td>$0.00</td>
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<tr>
<td>9</td>
<td>Residential</td>
<td>D20/042</td>
<td>4/30/2020</td>
<td></td>
<td>Existing 12' x 11' 6'' Deck and 12' x 9' 1/2'' Deck Addition</td>
<td>3</td>
<td>Waiting for Information from Applicant</td>
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<tr>
<td>10</td>
<td>Residential</td>
<td>D20/043</td>
<td>4/30/2020</td>
<td></td>
<td>Deck Stairs Replacement</td>
<td>4</td>
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<td>$0.00</td>
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<td>11</td>
<td>Residential</td>
<td>D20/044</td>
<td>4/30/2020</td>
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<td>1989 Moved In 70' x 16' Mobile Home</td>
<td>7</td>
<td>New</td>
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**Total (11 Apps):** $150,000.00

**Application Category: Walking Trail Request**

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<th>Dev. Description</th>
<th>Electoral District Number</th>
<th>Status</th>
<th>Estimated Cost</th>
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<tr>
<td>1</td>
<td>Walking Trail Request</td>
<td>TR20/001</td>
<td>4/20/2020</td>
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**Total (1 Apps):** $0.00
### Type of Development: Commercial

<table>
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<th>Roll Number</th>
<th>Estimated Cost</th>
<th>Proposed Use</th>
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<tbody>
<tr>
<td>1</td>
<td>Commercial</td>
<td>D20/026</td>
<td>298501</td>
<td>$0.00</td>
<td>RHB Ranch (Market Garden &amp; Meat Sales) and 4' x 8' Sign</td>
<td>4/22/2020</td>
<td>6</td>
<td>3/17/2020 Approved-Discretionary</td>
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<tr>
<td>2</td>
<td>Commercial</td>
<td>D20/031</td>
<td>480201</td>
<td>$0.00</td>
<td>Norguard Security Ltd.</td>
<td>4/2/2020</td>
<td>7</td>
<td>4/1/2020 Approved-Discretionary</td>
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<tr>
<td>3</td>
<td>Commercial</td>
<td>D20/034</td>
<td>193300</td>
<td>$5,000.00</td>
<td>&quot;Dirt Road Gardens,&quot; Market Garden</td>
<td>4/22/2020</td>
<td>3</td>
<td>4/17/2020 Approved-Discretionary</td>
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**Total (3 Apps):**  
$5,000.00

### Type of Development: Compliance Certificate

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<th>Roll Number</th>
<th>Estimated Cost</th>
<th>Proposed Use</th>
<th>Deemed Complete Date</th>
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<tr>
<td>1</td>
<td>Compliance Certificate</td>
<td>CC20/006</td>
<td>379504</td>
<td>$0.00</td>
<td>4/2/2020</td>
<td>6</td>
<td>3/31/2020</td>
<td>Compliance Certificate - Conforming</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Compliance Certificate</td>
<td>CC20/007</td>
<td>132726</td>
<td>$0.00</td>
<td>4/24/2020</td>
<td>4/8/2020</td>
<td>Compliance Certificate - Non-Conforming</td>
<td></td>
<td></td>
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<tr>
<td>3</td>
<td>Compliance Certificate</td>
<td>CC20/010</td>
<td>418523</td>
<td>$0.00</td>
<td>4/30/2020</td>
<td>4/28/2020</td>
<td>Compliance Certificate - Conforming</td>
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**Total (3 Apps):**  
$0.00  
0 days

### Type of Development: Residential

<table>
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<tr>
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<th>Permit #</th>
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<th>Estimated Cost</th>
<th>Proposed Use</th>
<th>Deemed Complete Date</th>
<th>Electoral District Number</th>
<th>Received Date</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>D20/006</td>
<td>91000</td>
<td>$0.00</td>
<td>Existing Stick Built Second Dwelling</td>
<td>4/28/2020</td>
<td>2</td>
<td>1/29/2020</td>
<td>Approved-Discretionary</td>
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<tr>
<td>2</td>
<td>Residential</td>
<td>D20/015</td>
<td>418509</td>
<td>$0.00</td>
<td>New, Stick Built Garage (40' x 25' x 20' high) and Three Existing Sheds (two, 10' x 16' and one 10' x 14')</td>
<td>4/23/2020</td>
<td>7</td>
<td>2/24/2020</td>
<td>Approved-Permitted</td>
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<td>3</td>
<td>Residential</td>
<td>D20/025</td>
<td>273397</td>
<td>$40,000.00</td>
<td>Stick Built 32' x 20' x 19' high House</td>
<td>4/8/2020</td>
<td>5</td>
<td>3/11/2020</td>
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<tr>
<td>No.</td>
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<td>Estimated Cost</td>
<td>Proposed Use</td>
<td>Deemed Complete Date</td>
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<tr>
<td>4</td>
<td>Residential</td>
<td>D20/029</td>
<td>132726</td>
<td>$5,000.00</td>
<td>Existing Shed (4.88m x 2.34m) and Barn with Lean-to's and covered deck (5.03m x 7.33m)</td>
<td>4/27/2020</td>
<td>4</td>
<td>3/30/2020</td>
<td>Approved-Discretionary</td>
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<tr>
<td>5</td>
<td>Residential</td>
<td>D20/030</td>
<td>132718</td>
<td>$325,000.00</td>
<td>Two Storey Single Family Dwelling with Attached Garage &amp; Shop (30' x 40')</td>
<td>4/3/2020</td>
<td>4</td>
<td>3/30/2020</td>
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<tr>
<td>6</td>
<td>Residential</td>
<td>D20/032</td>
<td>295605</td>
<td>$22,000.00</td>
<td>Deck on Existing House &amp; Garage (40' x 32')</td>
<td>4/24/2020</td>
<td>5</td>
<td>4/7/2020</td>
<td>Approved-Permitted</td>
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<tr>
<td>7</td>
<td>Residential</td>
<td>D20/035</td>
<td>273715</td>
<td>$70,000.00</td>
<td>Cabin (48' x 24') with Attached Deck</td>
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<td>4/21/2020</td>
<td>Approved-Discretionary</td>
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**Total (7 Apps):** $462,000.00
Proposed Rezoning from Recreational (R) to Rural Residential (RR) – Jeff Enarson & Living Springs Bible Camp Association – NE 3 & NW-2 44-22-W4M, Roll #6.01 & 9.01 – Report

Meeting Date (Report Reference Only): 2020/05/07

Meeting (Report Reference Only): Council Planning & Development

Background

On February 4, 2020, Administration received an application from Jeff Enarson on behalf of Living Springs Bible Camp Association to redistrict as combined area of 2.82 hectares (6.99 acres) from Recreational (R) to Rural Residential (RR). NE 3-44-22-W4M contains 2.02 hectares (5.0 acres) and NW 2-44-22-W4M contains 0.8 hectares (1.99 acres). The properties are located 5.2 km south of Highway 616 on Range Road 222. The intent of the rezoning is to create a residential parcel for future sale from the Living Springs Bible Camp Association to Mr. Enarson.

There is an existing 40' x 60' arch rib structure remaining on the property. The rest of the buildings listed on the Assessment Summary have been deconstructed. Administration notes that the Rural Residential (RR) district does allow accessory buildings which the square footage shall not exceed a square footage equal to that of 3.5% of the titled area of the lot, with no one building larger than 4,000 square feet and a maximum cumulative square footage of 6,000 square feet.

On March 9, 2020, referral letters were sent to West Central Planning Agency, the Alberta Energy Regulator (AER), Alberta Environment and Parks, Alberta Transportation, Ponoka County, Camrose County, and County Administration.

At the time of report submission, Administration received the following comments regarding the proposed rezoning, which are as follows:

Administration

- "RR for both would be the best as they are both the only parcels out of two separate quarter sections.
- Administration is always against selling a government road allowance. However, this road allowance will likely never need to be developed nor necessary for legal access - as the properties abutting the lake are all served by RR 222A. If the two parcels were consolidated, it would have no short- or long-term detriment to the County as the lake is the barrier of any future development or linking of any south road network systems."
It is not believed a land swap at the west boundary of the west lot for inclusion of a road allowance is necessary as these parcels will be served from RR 222A."

- Geometrically I support the relocation, as the current alignments of RR 222 & RR 222A are skewed beyond an acceptable degree to ever construct roadway further south into Red Deer Lake without property acquisitions to correct the alignments to current engineering standards.
- No issues.
- Administration does not believe a road closure and sale would happen. This road allowance is a direct access to the lake and Council/Transportation do not normally support these types of closures.
- Respecting the proposal, there are no concerns, but from a consolidation standpoint, Country Residential may be prudent for both parcels, although it may be slightly bigger than seven (7) acres."

Even though this proposal and Public Hearing is for the purpose of redistricting, the questions related to the portion of Range Road 222, providing access to Red Deer Lake, should be acknowledged. This is a unique proposal and it will be recommended that an exchange of road right of way from the existing range road to a location at the far west side of the subject land within NE 3 will be provided. The Applicant accepts this with no concern. Historically, the Bible Camp and Administration have also discussed this concept over the past years.

Regarding Rural Residential (RR) districting, this districting is appropriate due to the more rural nature of the lands and that the remainder quarters are in fact full quarters with only road allowance separating the quarter sections. Rural Residential would also enable a further planning process should an interest come forward for further subdivision. In that case, an Area Structure Plan and redistricting to Country Residential (CR) or Lakeshore Residential (LR) would be the process necessary.

As this is a redistricting application, the question to require Environmental Reserve (ER) dedication abutting the Lake, will be reviewed at the subdivision application stage.

**County of Camrose**

- "Per your email of March 9, 2020, Camrose County Planning Department reviewed the above request and has no objections to any of the three options available, we trust your planning staff to recommend the best option for the County of Wetaskiwin. As outlined by your Public Works Department, Camrose County also has a policy not to close roads that provide access to a lake, but we support the recommendation of the County of Wetaskiwin Public Works Department in this specific instance."

**Alberta Environment and Parks**

- "Thank you for your referral of March 9, 2020. The following outlines some of Environment and Parks responsibilities with regards to development."
The full report has been provided for the reference of Council.

No further comments or concerns were received from either Administration or external referral agencies.

Additionally, the proposal complies with Land Use Bylaw 2017/48.

Once comments were received from referrals/departments, a Public Hearing was set. The Notice of Public Hearing was advertised in the April 30 and May 7, 2020 issues of the Pipestone Flyer. The Notice of Public Hearing was mailed to the landowners and adjacent landowners on April 16, 2020.

Copies of the proposed rezoning application, relevant maps, assessment summary, and the Rural Residential (RR) District provisions as contained within the Land Use Bylaw have been provided for review by Council.

**Recommendation**

Administration recommends that Council provide three readings of By-law 2020/23 to redistrict 5.00 acres within NE 3-44-22-W4M and 1.99 acres within NW 2-44-22-W4M from Urban Recreational (R) to Rural Residential (RR) for Jeff Enarson on behalf of Living Springs Bible Camp Association.

**Recommended Resolution**

that By-law 2020/23 be given First, Second, and Third Reading.
County of Wetaskiwin No. 10 - Rezoning Application

We hereby make application to amend the Land Use By-Law 2017/48.

Applicant Information:

Name of Applicant: Jeff Emerson

Mailing Address:

RR #3 3610-56 Ave Wetaskiwin AB T9A 1X1

Phone Number:

Email Address/Fax Number:

Are you the Registered Owner [ ] Yes [ ] No, if no, the registered owner must sign this application.

Land Information:

<table>
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<tr>
<th>QUARTER</th>
<th>SECTION</th>
<th>TOWNSHIP</th>
<th>RANGE</th>
<th>WEST OF MERIDAN</th>
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<tbody>
<tr>
<td>NE 1/4</td>
<td>2</td>
<td>94</td>
<td>22</td>
<td>1/4 4 or 5</td>
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</tbody>
</table>

Amendment proposed:

Current Zoning: [ ] Proposed Zoning: County residential Proposed Parcel Size: 

Reason for Application (list reasons in support of Application):

- Camp is selling land looking to use as residential
- Jeff is looking to build a house on 9.01 or close road allowance & consolidate Rolls 9.01 & 6.01

By signing this application, I hereby authorize representative(s) of the County of Wetaskiwin No. 10 or West Central Planning Agency to enter onto the above described land for the purpose of performing inspections.

The personal information on this form is collected under the authority of Section 33 (c) of the Alberta Freedom Of Information and Protection Of Privacy Act. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions on the collection and use of this information, please contact the FOIP Coordinator at (780) 352-3321.

All pertinent information included in a written submission received from the public that is presented to a Council, Committee or Board meeting of the County of Wetaskiwin becomes part of the public meeting minutes, unless otherwise requested by the individual in writing. Any personal information pertinent to the issue (including but not limited to, name and legal land description) could be recorded in the public minutes of the meeting.

DATE: Jan 28/20 SIGNATURE OF OWNER(S): Jeff Emerson

NOTE: Applicant to provide sketch of property to be rezoned and approximate size of parcel.
OFFICIAL RECEIPT

ENARSON, JEFF
3610 - 56 AVENUE
WETASKIWIN AB T9A 1X1

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<th>Description</th>
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<td>PD00502 Rezonin g Fee</td>
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<td>500.00</td>
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** Payment Total: 500.00

Interac Debit Card 500.00
PROPOSED REZONING
Recreational to Rural Residential
R to RR
2.02ha (5.0 acres) +/-

PROPOSED REZONING
Recreational to Rural Residential
R to RR
0.80ha (1.99 acres) +/-
PROPOSED REZONING
Recreational to Rural Residential
R to RR
2.02ha (5.0 acres) +/-
NOTICE OF PUBLIC HEARING

Notice of proposed change in land use classification

TAKE NOTICE that the Council of the County of Wetaskiwin No. 10 has received an application to amend its Land Use By-Law by rezoning part of the following land within NE-3-44-22-W4M and NW-2-44-22-W4M, as shown on accompanying map, from Recreational District (R) to Rural Residential District (RR):

If the rezoning is approved, the applicant intends to sell the property to single family for residential development. A copy of the Rural Residential District outlining permitted and discretionary uses can be obtained from the County's Administration Building or by emailing wpermits@county10.ca

Before proceeding further with the proposal, Council will hold a Public Hearing at which any person claiming to be affected by the proposed rezoning may ask questions or make their views known. As per the Municipal Government Act, any person affected, has the right to petition this proposal.

The hearing will be held in the Council Chambers at the County’s Administration Building, 2.4 kilometres west of Wetaskiwin on Highway 13, at 9:15 a.m., Tuesday, May 12, 2020.

Written submissions will be accepted up to the time of the hearing and should be addressed to the undersigned at the County’s Administration Building.

In accordance with the Municipal Government Act, members of the public still have the right to attend these meetings in person virtually. However, Administration and Council are strongly encouraging and recommending that communication be through alternative methods such as email, mailed correspondence, fax, or otherwise, rather than public attending the meeting in person. This will ensure that the information is presented to Council at or before the meeting and will also ensure the health and safety of all members of the public and County Staff.

For individuals wishing to attend in person virtually for the aforementioned Council Meetings, please contact Jeff Chipley, Assistant CAO, at 780-387-6043 (cell) or at jchipley@county10.ca in order to make arrangements prior to start of the meeting. No members of the public will be admitted into the building for the meeting.

DAVID BLADES, A. Sc. T., LGA
Director of Planning & Economic Development
County of Wetaskiwin No. 10

Dates to be Advertised: April 30 & May 4, 2020
Contact Person: Lindsay Jacobsen or Erin Ballhorn (Email wpermits@county10.ca)
**Roll:** 601  
**Legal:** NW-2-44-22-4  
(old hall @ "Living Springs")  
**Description:** old hall @ "Living Springs" bible camp  
**Address:** 440061 Rge Rd 222 A  
**Asbl. Party:** Corporation  
**Owner:** LIVING SPRINGS BIBLE CAMP ASSOCIATION  
**Address:** 3610 56 AVE RR 3  
**Postal Code:** T9A 1X1  
**Location:** BATTLE RIVER SOUTH DISTRICT  
**Market Loc:** 10000  
**Econ. Zone:** Econ 3  
**Econ. Zone:** Recreational  
**Asbl. Land Area:** 1.99 Acres  
**Total Area:** 2.00 Acres

### Market Value Land

<table>
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<tr>
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<th>Site Area</th>
<th>Services</th>
<th>Location Adj.</th>
<th>Asmt Code</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>186000002</td>
<td>1.99 Acres</td>
<td>50%</td>
<td>100%</td>
<td>78</td>
<td>100%</td>
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### Marshall & Swift

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<thead>
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<th>MT- Qu- St Description</th>
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<th>Eff. Year</th>
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<tbody>
<tr>
<td>186035203</td>
<td>Church hall</td>
<td>1,440 Ft</td>
<td>1944</td>
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### Assessment Totals

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<th>Code</th>
<th>Description</th>
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<th>Improvement</th>
<th>Other</th>
<th>Assessment</th>
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<tr>
<td>E</td>
<td>78</td>
<td>RELIGIOUS (EXEMPT)</td>
<td>94,010</td>
<td>26,370</td>
<td>0</td>
<td>120,380</td>
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**Grand Totals:** 94,010 26,370 0 120,380

**Inspections**

- **Property:** 12/05/2014 STOLZ, Mike  
- **In office change - No inspection:** 14/12/2011 BOUTIN, Rene  
- **Outside inspection:** 05/05/1994 EVANS, Darvin

**Revisions**

- **PR:** 11/03/2008 YEAR END PROCESS  
- **Requisition Body Changed**
County of Wetaskiwin No. 10

Summary Report

Year of General Assessment: 2018

Roll: 901
Legal: NE-3-44-22-4

Description: Summer (Bible) Camp
Zoning: Recreational

Address: 440082 Rge Rd 222 A
Actual Use: Primary: P10203

Asbl. Party: C Corporation
Market Loc: 10000 BATTLE RIVER SOUTH DISTRICT

Owner: LIVING SPRINGS BIBLE CAMP ASSOCIATION
Econ.Zone: Econ 3
Assbl. Land Area: 5.00 Acres

3610 56 AVE RR 3
WETASKIWIN AB T9A 1X1 CANADA

### Market Value Land

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<th>Location Adj.</th>
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<tr>
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<td>1 RESIDENTIAL</td>
<td>5.00 Acres</td>
<td>100%</td>
<td>100%</td>
<td>99</td>
<td>100%</td>
<td>168,800</td>
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#### Marshall & Swift

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<td>186038134</td>
<td>4 room bunkhouse</td>
<td>876</td>
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<tr>
<td>186038137</td>
<td>White cabin-paint &amp; ply exterior</td>
<td>999-99-99</td>
<td>1970</td>
<td>99</td>
<td>100%</td>
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<tr>
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<td>White cabin-paint &amp; ply exterior</td>
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<td>1970</td>
<td>99</td>
<td>100%</td>
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<tr>
<td>186038143</td>
<td>White cabin-bevel siding w/ metal roofing</td>
<td>999-99-99</td>
<td>1970</td>
<td>99</td>
<td>100%</td>
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<tr>
<td>186038146</td>
<td>White cabin-bevel siding w/ comp roofing</td>
<td>999-99-99</td>
<td>1970</td>
<td>99</td>
<td>100%</td>
</tr>
<tr>
<td>186038149</td>
<td>2 room cabin-nurse's quarters &amp; clinic</td>
<td>999-99-99</td>
<td>1970</td>
<td>99</td>
<td>100%</td>
</tr>
<tr>
<td>186038152</td>
<td>Shower building &amp; washroom</td>
<td>999-99-99</td>
<td>1970</td>
<td>99</td>
<td>100%</td>
</tr>
<tr>
<td>186038155</td>
<td>Skid shack bunkhouse</td>
<td>870-03-60</td>
<td>332</td>
<td>1970</td>
<td>99</td>
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10.4 **Rural Residential District (RR)**

10.4.1 **Purpose**

The purpose of the Rural Residential District (RR) is to allow for the subdivision and/or development of a single residential parcel on an agricultural quarter section where this is compatible with adjacent land uses.

For the purposes of section 654(2)(b) and 680(2)(b) of the Municipal Government Act:

- Any land which is in agricultural production;
- Sloughs and watercourses;
- Pens and livestock feeding areas;
- Any planted or natural shelterbelt situated more than 100 metres from a dwelling; and
- Barns and outbuildings situated more than 100 metres from the dwelling are deemed to be agricultural and not residential land uses.

10.4.2 **Permitted Uses**

a) Dwelling, Detached

b) Dwelling, Mobile – New

c) Dwelling, Modular – New

d) Buildings and uses accessory to the above

10.4.3 **Discretionary Uses**

a) Agriculture, Extensive (limited and compatible with adjacent land uses)

b) Dwelling, Mobile – Used

c) Dwelling, Modular – Used

d) Dwelling, Moved-in

e) Dwelling, Secondary Suite

f) Bed and Breakfast

g) Public or Quasi-Public Use

h) Veterinary Clinic

i) Public Utility

j) Apiary *(amended by Bylaw 2019/44)*

k) Offsite Home Occupation (Type 1) *(amended by Bylaw 2019/55)*
l) Offsite Home Occupation (Type 2) *(amended by Bylaw 2019/55)*
m) Onsite Home Occupation (Type 1) *(amended by Bylaw 2019/55)*
n) Onsite Home Occupation (Type 2) *(amended by Bylaw 2019/55)*
o) Onsite Home Occupation (Type 3) *(amended by Bylaw 2019/55)*
p) Market Garden *(amended by Bylaw 2019/55)*

q) Buildings and uses accessory to the above

10.4.4 Subdivision Standards - Existing Yard site

a) the residential use on the proposed parcel must be compatible with adjacent land uses;

b) the proposed parcel must have a habitable dwelling, a working water well, an approach to a gravelled County road or developed secondary highway, a driveway, a power pole and transformer, and a private sewer system;

c) parcel size is to be determined by the minimum number of acres required to include residential improvements but not including any other land or buildings;

d) provided it does not include any land which is cleared or in production, a proposed lot served by an existing open discharge sewer system may be created large enough to allow open discharge to be used after subdivision.

10.4.5 Subdivision Standards - New or Abandoned Yard site

a) the proposed parcel must have a suitable building site;

b) the proposed residential use must be compatible with adjacent land uses;

c) the maximum parcel size is 2.02 hectares (5 acres);

d) the proposed parcel must be improved with three of the six improvements below prior to endorsement of a subdivision instrument:
   
i. approach to a gravelled County road or highway;
   
ii. shelterbelt or planted shelter;
   
iii. power pole and transformer;
   
iv. private sewer system;
   
v. working water well; or
   
vi. dwelling completed to the framing stage and/or connected to utilities

10.4.6 Subdivision Standards - Second Parcel on a Quarter Section *(in accordance with Second Yard Site Subdivisions Policy 61.1.7)*

a) the proposed parcel must have a suitable building site;
b) the proposed parcel must be entirely located on poor agricultural land;

b) the proposed parcel must be entirely located on poor agricultural land;

c) there must be, where possible, a suitable building site on poor agricultural land on the balance of the parcel being subdivided;

d) the proposed residential use must be compatible with adjacent land uses;

e) the maximum parcel size is 2.02 hectares (5 acres);

f) the proposed parcel must be improved with three of the six improvements below prior to endorsement of a subdivision instrument:

i. approach to a gravelled County road or highway;

ii. shelterbelt or planted shelter

iii. power pole and transformer

iv. private sewer system;

v. working water well; or

vi. dwelling completed to the framing stage and/or connected to utilities.

10.4.7 Subdivision Standards - Severance

a) the proposed parcel must have a suitable building site with both legal and physical public access;

b) is no greater than 2.13 hectares (7 acres) for this district;

c) the proposed residential use must be compatible with adjacent land uses;

d) the parcel must be improved with three of the six improvements below prior to endorsement of a subdivision instrument:

i. approach to a gravelled County road or developed secondary highway;

ii. shelterbelt or planted shelter;

iii. power pole and transformer;

iv. private sewer system;

v. working water well; or

vi. dwelling completed to the framing stage and/or connected to utilities.

10.4.8 Setbacks

a) Front yard: see Section 9.10.1

b) Side yard: 5.0 meters (16 feet)

c) Rear yard: 10.0 meters (33 feet)
10.4.9 Building Height
   a) The maximum building height of all buildings shall be 10.0 meters (33 feet)
   b) The maximum height of an accessory building shall be 5.0 meters (16 feet).

10.4.10 With the exception of hamlets and areas zoned for Country Residential uses, any lot or parcel on which the primary use is a dwelling with private services (e.g. a well, a septic tank and open discharge, field or mound, and a power pole and transformer), a built approach off a highway or road, and on which there may be a shelterbelt and a garage or other accessory outbuildings, is deemed to be districted Rural Residential for the purposes of this Bylaw.

10.4.11 Recreational Units
   Recreational Units may be authorized as outlined in Section 3.12, Recreational Units.

10.4.12 Sewage and Wastewater
   Sewage and wastewater systems are required as outlined in Section 3.12.1(g), Recreational Units.

10.4.13 Utility Hookups
   Utility hookups are required as outlined in Section 3.12.1(h), Recreational Units.

10.4.14 Enforcement
   Offences and fines are outlined in Section 5, Contravention.
Dear Sir/Madam:

Re: Proposed Rezoning LIVING SPRINGS BIBLE CAMP ASSOCIATION (Jeff Enarson) N 3-44-22-W4M

Thank you for your referral of March 9, 2020. The following outlines some of Environment and Parks responsibilities with regards to development.

Information Letter
Regulatory Requirements for Rural Residential, Industrial and Commercial Developments
Pursuant to the Environmental Protection and Enhancement Act (EPEA) and Water Act

Purpose

To improve public knowledge of the regulatory instruments and processes of the Water Act and the Environmental Protection and Enhancement Act for proposed rural residential, industrial and commercial developments. This document identifies two of the department's primary legislation and primary requirements applicable to (1) environmental protection and (2) water resource management.

Environmental Protection and Enhancement Act (EPEA)

Developments may require an authorization under the Environmental Protection and Enhancement Act for the construction and operation of drinking water, storm water and wastewater systems. Design reports and drawings require the stamp and signature of a professional registered with the Association of Professional Engineers and Geoscientists of Alberta (APEGA) and with the Permit to Practice number.

General information can be found on the department's webpages:
- Municipal Wastewater and Storm Water Management Program
- Drinking Water and Wastewater Facility Approvals and Registration Process

Municipal Drinking Water
If groundwater is the drinking water source, it must meet the EPEA Code of Practice for Waterworks Systems Using High Quality Groundwater.

If potable water from an existing Municipal Potable Water Supply is the drinking water source, then the system must meet the EPEA Code of Practice for a Waterworks System Consisting Solely of a Water Distribution System.

Municipal Stormwater System

The department's EPEA Wastewater and Storm Drainage Regulation and Stormwater Management Guidelines for the Province of Alberta must be met and either a Letter of Authorization or Registration for a Storm Drainage System may be issued.

Municipal Wastewater

Wastewater lagoon technology used to treat wastewater must meet the EPEA Code of Practice for Wastewater Systems Using a Wastewater Lagoon.

Packaged treatment systems with disposal of the wastewater by irrigation, require a wastewater Approval.

Municipal Sanitary Waste

Municipal sanitary waste must be handled by landfill or a waste transfer station, in accordance with the EPEA Activities Designation Regulation and must meet our EPEA Standards for Landfills in Alberta.

Water Act

Water Act Approvals and Licences are required for activity which impacts water bodies including aquifers, rivers, creeks, lakes, and wetlands.

General information can be found on the department's webpages:
  - Water Management Activity Guidelines and Fact Sheets
  - Water Act forms

Proposed development within a floodplain may cause significant increases in flood water levels and lead to increased impacts on users located in the floodplain. Hydrologic and hydraulic studies carried out by a qualified professional may be required.

The department's Stepping Back from the Water Guide provides beneficial management practices for new development near water bodies to assist in minimizing the impacts and risks associated with development near water bodies and conserving riparian areas adjacent to rivers, streams, lakes, and wetlands.

Design reports and drawings require the stamp and signature of a professional registered with the respective Professional Regulatory Organization.

Drinking Water

If groundwater is the drinking water source, a licence may be required and must meet the Water Act Guide to Groundwater Authorization 2011 and the EPEA Code of Practice for Waterworks Systems Using High Quality Groundwater.
Please note, a licence is required for diversion of water for any purpose other than household as per the Water (Ministerial) Regulation.

**Stormwater Management System**

The department's **Stormwater Management Guidelines for the Province of Alberta** must be met by either an Approval and/or the **Water Act Code of Practice for Outfall Structures on Water Bodies.**

The following two documents provide specific guidance:

**Impacts to Wetlands**

The goal of the **Alberta Wetland Policy 2013** is to conserve, restore, protect and manage Alberta's wetlands to sustain the benefits they provide to the environment, society and economy. To achieve this goal, wetlands are managed by avoiding and minimizing adverse effects, and, where necessary, replacing permanent loss of wetland area.

Under the **Alberta Wetland Policy Implementation** process, a proposed activity that may impact a wetland consists of three stages:

1. Planning and Legislative Alignment
2. Wetland Assessment
   - Wetland Identification and Delineation Directive
   - Wetland Assessment and Impact Report Directive
3. Application Submission
   - Wetland Mitigation Directive

Activities that may impact a wetland, must act in accordance with the Directives and their associated tools listed above. The **Wetland Regulatory Requirements Guide** provides further information regarding the ownership of permanent and naturally occurring water bodies, including wetlands, pursuant to the **Public Lands Act.**

**Application Process**

The overall application process for both **EPEA** and the **Water Act** is: 1:

**Application Submission**

The completed and signed application form, together with supporting information is received by the Regulatory Approvals Centre (RAC) via email submission to aep.epaapplications@gov.ab.ca or aep.waapplications@gov.ab.ca. The application will be forwarded to the appropriate district office by RAC. The amount of supporting information required depends on the scale and purpose of the application.

2: **Administrative Review**

The administrative review verifies that all required information is included with the application. If required information is missing or additional information is needed, the applicant is notified by...
the appropriate district office and the application process is put on hold until all required information is received. Water Act licence fees may be required at this step.

3: Public Notice and First Nations Consultation

When required by the department, the applicant will receive instructions to carry out Public Notice of application and/or First Nations consultation. The type of public notice and/or First Nations consultation required depends on the scale, location and purpose of the application.

*Environmental Protection and Enhancement Act* registrations and *Water Act* Codes of Practice notices are not subject to public notice.

3.1. Public Notice

Under EPEA, public notice is required to be posted a minimum 30 days for an Approval. The *Water Act* requires public notice to be posted a minimum of 7 days for an Approval and a minimum of 30 days for a Licence.

Public notice provides an opportunity for those directly affected by the applicant's application submission to submit Statements of Concern (SOC). The applicant must conduct the required public notice and respond to those who submitted a valid SOC in writing to the satisfaction of the Director before the next step in the application process is conducted.

3.2. First Nations Consultation

The Government of Alberta's duty to consult with First Nations is required where land management and resource development have the potential to adversely impact First Nations' Rights and Traditional Uses. Alberta's First Nations consultation process is carried out by the following policy and guideline:


4: Technical Review

The technical review considers the management of water in the region and the protection of the aquatic environment, in addition to the requirements defined in the *Water Act* and the *Water (Ministerial) Regulations*.

At this stage all of the information provided at each of the previous steps is reviewed and assessed to determine if the issuance of an authorization can be recommended. If required information is missing or additional information is needed, the applicant is notified by the appropriate district office and the application process is put on hold until all required information is received.

5: Designated Director Decision

The Designated Director, under the Acts, renders a statutory decision as to whether an authorization can be issued or not and notifies the applicant and those who filed valid statements of concern of the decision. The applicant or SOC filers may appeal this decision as defined in the Acts.
Environment and Parks staff are available to provide further clarity regarding regulatory requirements and to attend regulatory consultation meetings. If you have any questions or comments, you may contact us at 403-340-7052.

Sincerely,

Todd Aasen, P.Eng.
Approvals Manager
Red Deer North Sask- Red Deer
March 16, 2020

BY EMAIL ONLY: ljacobsen@county10.ca

County of Wetaskiwin No. 10
Box 6970
Wetaskiwin, AB T9A 2G5

ATTN: Lindsay Jacobsen

Dear Madam:

RE: Proposed Rezoning and Road Closure
Living Springs Bible Camp Association
N1/2-3-44-22-W4

Per your email of March 9, 2020, Camrose County Planning Department reviewed the above request and has no objections to any of the three options available, we trust your planning staff to recommend the best option for the County of Wetaskiwin.

As outlined by your Public Works Department, Camrose County also has a policy not to close roads that provide access to a lake, but we support the recommendation of the County of Wetaskiwin Public Works Department in this specific instance.

Should you have any questions regarding this file, please do not hesitate to call our office at (780) 678-3070 or email ahowardcounty.camrose.ab.ca.

Sincerely,

Camrose County

Anjah Howard, RPP, MCIP, CLGM
Manager of Planning & Development

/ALH
Up-to-date road information, including traffic delays, is a click or a call away. Call 5-1-1 toll-free, visit 511.alberta.ca or follow us on Twitter @511Alberta to get on the road to safer travel.

https://511.alberta.ca/
https://twitter.com/511Alberta

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.
For referrals that are **required** to be submitted to the Alberta Energy Regulator (AER), as per the *AER Bulletin 2013-03 Mandated Subdivision and Development Application Referrals, Setback Relaxations, Land Development Information Package, and Abandoned Well Information*, an email reply will be sent within **30 business days**.


The form for submission of a setback referral to the AER can be found here at: [http://www.aer.ca/documents/forms/AERSetbackReferralForm.pdf](http://www.aer.ca/documents/forms/AERSetbackReferralForm.pdf)

Questions can be directed to the EPA Helpline via [EPAHelpline@aer.ca](mailto:EPAHelpline@aer.ca)

---

**Not Required Setback Referrals**

Referrals are **not required** for subdivision or development applications:

- D that **do not** include a permanent dwelling, business, or public facility, as part of the application (such as applications for road closures, gravel pits, wind farms, storage lots, lot line adjustments, area structure plans, bylaw amendments, rezoning, etc. where no permanent dwellings or public facilities are being proposed in the application) or;

- D Where it is known that no sour gas facilities are located within the distances set out above.

---

**Required Setback Referrals**

Subdivision and development applications are only **required** to be referred to the AER if they meet the following AER land use description criteria (land use descriptions are defined in the bulletin’s glossary):

- D Proposed **permanent dwelling** *(8 or less dwellings/businesses per quarter section)* where sour gas facilities may be found within a 100 metre radius.

- D Proposed **unrestricted country development** *(greater than 8 but less than 50 dwellings/businesses per quarter section)* where sour gas facilities may be found within 500 metres.

- D Proposed additional development within an **urban centre** *(see definition in bulletin)* located outside an urban centre, or a proposed **public facility** *(see definition in bulletin)* where sour gas facilities may be found within 1500 metres (1.5 kilometres).

If this information is **unknown**, please indicate on the **form** submission or in your referral.
BY-LAW NUMBER 2020/23

BY-LAW NO. 2020/23 is a By-law of the County of Wetaskiwin No. 10 in the Province of Alberta, for the purpose of amending Land Use By-law 2017/48.

WHEREAS: The County of Wetaskiwin No. 10 has received an application to amend Land Use By-law 2017/48.

AND WHEREAS: Section 191 of the Municipal Government Act, 2000, Chapter M-26 allows for the amendment of by-laws;

AND WHEREAS: Notification and procedural requirements outlined in Section 230 and 606 of the Municipal Government Act, 2000, Chapter M-26 have been met;

NOW THEREFORE: Pursuant to Section 692(1)(f) of the Municipal Government Act, 2000, Chapter M-26, the Council of the County of Wetaskiwin No. 10, hereby enacts the following change to Land Use By-law 2017/48, subject to:

1. The following land is reclassified from Recreational District to Rural Residential District.

   NE 3-44-22-W4M, approximately 2.02 hectares (5.0 acres) , and;
   NW 2-44-22-W4M, approximately 0.8 hectares (1.99 acres) (as shown by the attached sketch)

2. Map #50 of the said By-law is amended accordingly.

3. This By-law comes into effect on the date of third reading.

READ: A First time this _____ day of _______________ A.D., 20___

READ: A Second time this _____ day of _______________ A.D., 20___

READ: A Third time and finally passed this _____ day of _______________ A.D, 20___

________________________________________
REEVE

________________________________________
ASSISTANT CHIEF ADMINISTRATIVE OFFICER
Background

On February 9, 2020, Administration received a request from Mr. Brian Link to appear as a delegation in front of County of Wetaskiwin Council to propose removing mobile homes as a recognized use from the Country Residential (CR) District of the Land Use Bylaw.

The correspondence received from Mr. Link reads as follows:

"To Whom it May Concern:

I would like to make application to those parties involved in reviewing and approving changes to bylaws, in particular the County of Wetaskiwin Land Use Bylaw, to amend the Land Use Bylaw as it pertains to Discretionary Uses in Country Residential Districts. It is my considered opinion that the inclusion of Mobile Homes in the Discretionary Uses section of Country Residential District is something that does not benefit the overall structure and intent of Country Residential Districts.

In researching the topic of Mobile Homes and their placement within communities, I was unable to find any hard rules or laws that pertain to mobile homes and their placement within communities. This was the position that was taken by your Development Officer the last time that I spoke in Council Chambers to counter an Development Permit Application to develop a property that included a mobile home in the Cameron Highlands Country Residential District in Mulhurst.

Still, as I continued to dwell on the matter of mobile homes mixed with permanent homes, it struck me odd that you typically never see this practice in actuality. It is on that matter that I would like to present those parties involved on this matter to potentially amend the Land Use Bylaws as they pertain to Discretionary Uses within Country Residential Districts.

Please let me know, at your earliest convenience, when would be an appropriate time and place to present those involved on the matter."
Thank You
Respectfully
Brian Link”

Regarding this matter, Council has the authority to amend the Land Use Bylaw as the
Municipal Government Act states the following:

"191(1) The power to pass a bylaw under this or any other enactment includes a power to
amend or repeal the bylaw.
(2) The amendment or repeal must be made in the same way as the original bylaw and is
subject to the same consents or conditions or advertising requirements that apply to the
passing of the original bylaw, unless this or any other enactment provides otherwise.
(3) Subsection (2) does not apply to a revision or repeal under section 63.”

Specifically regarding the topic of mobile homes within the County, Administration notes the
following information. First, there are currently 562 mobile homes assessed within the County
of Wetaskiwin with approximately over sixty (60) of these being located within the Country
Residential (CR) zoned property. The intent of the Country Residential (CR) District as stated
within the Land Use Bylaw is “to allow for the subdivision and development on non-productive
agricultural land of non-farm dwellings.” To this respect, mobile homes as a use have been
included within the Country Residential (CR) District since passed by Bylaw 1990/24 on
September 10, 1990, with Bylaw 1990/24 provided for review by Council. Administration notes
that no changes to this provision for mobile homes has been made in the past thirty (30)
years.

Furthermore, Administration notes that in accordance with Schedule “C” of Fees & Charges
Bylaw 2020/19 and as found in previous iterations of the Bylaw, should Council wish to provide
Mr. Link with such direction to proceed with an amendment to the Land Use Bylaw of this
nature, a fee of $500.00 would be applicable.

**Alternatives**

Options for Consideration by Council Include:

1. That Council advise Mr. Brian Link to proceed with a proposed amendment to the
   Land Use Bylaw pertaining to the removal of mobile homes as a discretionary use
   under the County Residential (CR) District by applying for such amendment and
   paying the requisite $500.00 fee in accordance with the Fees & Charges Bylaw;

2. That Council go outside of the Fees & Charges Bylaw and direct Administration to
   begin the process of amending the Land Use Bylaw pertaining to the removal of
   mobile homes as a discretionary use under the County Residential (CR) District
   without requiring the requisite fee of $500.00 from Mr. Brian Link;

3. That Council accept the presentation from Mr. Brian Link pertaining to the removal
   of mobile homes as a discretionary use under the County Residential (CR) District as
   information; or
4. That Council refer the matter of a potential amendment to the Land Use Bylaw pertaining to the removal of mobile homes as a discretionary use under the County Residential (CR) District to the Land Use Bylaw Committee.

Recommendations

Administration recommends that Council accept the presentation from Mr. Brian Link pertaining to the removal of mobile homes as a discretionary use under the County Residential (CR) District as information.

Recommended Resolution

that Council accept the presentation from Mr. Brian Link pertaining to the removal of mobile homes as a discretionary use under the County Residential (CR) District as information.
Background

On August 22, 2019, Administration received an application from Dwayne and Wendy Pritchard on behalf of Malmo Covenant Church to conduct a lot line adjustment for the purpose of constructing a new church and to subdivide out the existing cemetery as proposed Lot 2. The proposed Lot 1 will cover the existing church, house, and a new area of approximately four (4) acres to the east of the house. The property is located at the corner of Highway 822 and Township Road 442.

On April 9, 2020, referral letters were sent to Battle River Gas, Alberta Transportation, AltaLink Management, Aquila Networks Canada, ATCO Pipelines, Battle River Rural Electrification Association (REA), Alberta Health Services, Public Lands Management, Wetaskiwin Regional Public Schools (WRPS), and Administration.

The site inspection was done by West Central Planning Agency (WCPA) on April 14, 2020. There is a highway access from Highway 822 into a parking area beside the existing church. There is a cemetery to the south of the treed area on the south side of the existing lot. There is a house just east of the church with an existing approach onto Township Road 442.

The remainder has a direct highway access at the south west corner of the quarter section. Since this is a highway approach, the County has no jurisdiction to impose a condition on it and since Alberta Transportation did not comment on it, therefore the approach will remain as an agricultural approach until further notice.

No reserves are due as it is a lot line adjustment.

Since there is a residential site, a church building and other improvements, WCPA recommends a Real Property Report (RPR) as a condition of the subdivision approval.

At the time of report submission, WCPA received the following responses regarding the proposed rezoning, which are as follows:
**Alberta Health Services**

- Commented that they are satisfied that the application poses minimal risk to public health. They have recommended a private sewage system, which will be a condition of the subdivision approval.

**Alberta Transportation**

- "The direct highway access to the existing church on Highway 822 is to be removed. The applicant is responsible for removal of the access to Alberta Transportation standards and specifications. Based on site specific circumstances, access being to a cemetery, the department is prepared to accept a road easement registered on title. The County of Wetaskiwin should be registered as a third-party interest on title.

**RW/20/00 – A** – This is the departments preferred option for access right of way to allow for greater separation between the highway and potential future access roads.

**RW/20/00 – B** – The department would offer no objections to sketch A assuming the access on Township Road 422 meets the County of Wetaskiwin’s minimum setback from Highway 822”

The application complies with the Municipal Development Plan, Area Structure Plan, Land Use Bylaw.

**Alternatives**

Options for consideration by Council Include:

1. That Council adhere to the approved Area Structure Plan and approve the subdivision **Option A** as applied for and based on the Area Structure Plan using a 10.0 metre Access Right of Way on the east side of the house; or
2. That Council go against the approved Area Structure Plan and approve the subdivision **Option B** using a 10.0m Access Right of Way on the west side of the house and using the existing approach onto Township Road 442.

**Recommendations**

Administration recommends that Council adhere to the approved Area Structure Plan and approve the subdivision with **Option A** subject to the following conditions:

1. The applicant is to engage an Alberta Land Surveyor to prepare a descriptive plan or plan of subdivision as shown on the West Central Planning Agency (WCPA) subdivision drawing for registration at Land Titles Office.
   a. On that plan, it must include an Access Right of Way as proposed in Option A and the County of Wetaskiwin No. 10 should be registered as a third-party interest on title. This Access Right of Way will be registered on proposed lot 1 to maintain legal access from the Township Road 442 to the existing cemetery.
2. The applicant is to engage an Alberta Land Surveyor to prepare a Real Property Report and submit it to the County and WCPA for review prior to the registration of the subdivision.

3. The applicant shall construct existing and/or new approach(es) to County of Wetaskiwin standards. County standards require a minimum 508mm (20 inch) steel culvert with a 7m (23 foot) driving surface. On completion of the work, contact the County’s Planning and Economic Development Department to arrange for an inspection. Please note that there will be a fee of $100 per approach for a site inspection of approaches for new subdivisions, this includes the initial site inspection of the approach(es). If deficiencies are noted and subsequent inspections required, an additional fee of $100 will be levied for each subsequent inspection. All payments must be received by the County prior to any site inspections.

As construction of the new Church building, expected to be 2020 or 2021, will include the construction of a new approach on TWP 442, the existing approach may remain as is until such time as the new approach is completed (also along TWP 442 – Option A) at which time the existing approach shall be satisfactorily removed and ditch landscaped not later than two (2) months of the completion of the new approach (note: the existing approach does not meet minimum setback from a highway).

4. The direct highway access to the existing church on Highway 822 is to be removed. The applicant is responsible for removal of the access to Alberta Transportations standards and specifications. Feel free to contact Carly Cowles at the Red Deer office for further assistance at 403-340-5166.

5. Have the sewage disposal system on the proposed lot 1 inspected by Superior Safety Codes Inc. and submit a copy of this report to the County and West Central Planning Agency. If the system does not meet current standards, the developer must upgrade it and provide a report certifying that this has been done and meets Provincial Safety Codes.

6. Property taxes must be at a zero ($0) balance.

7. Pay an endorsement fee of $100 to West Central Planning Agency prior to the registration of the subdivision.

**Recommended Resolution**

that Council adhere to the approved Area Structure Plan and approve the subdivision with **Option A** subject to the following conditions:
1. The applicant is to engage an Alberta Land Surveyor to prepare a descriptive plan or plan of subdivision as shown on the West Central Planning Agency (WCPA) subdivision drawing for registration at Land Titles Office.
   a. On that plan, it must include an Access Right of Way as proposed in Option A and the County of Wetaskiwin No. 10 should be registered as a third-party interest on title. This Access Right of Way will be registered on proposed lot 1 to maintain legal access from the Township Road 442 to the existing cemetery.

2. The applicant is to engage an Alberta Land Surveyor to prepare a Real Property Report and submit it to the County and WCPA for review prior to the registration of the subdivision.

3. The applicant shall construct existing and/or new approach(es) to County of Wetaskiwin standards. County standards require a minimum 508mm (20 inch) steel culvert with a 7m (23 foot) driving surface. On completion of the work, contact the County’s Planning and Economic Development Department to arrange for an inspection. Please note that there will be a fee of $100 per approach for a site inspection of approaches for new subdivisions, this includes the initial site inspection of the approach(es). If deficiencies are noted and subsequent inspections required, an additional fee of $100 will be levied for each subsequent inspection. All payments must be received by the County prior to any site inspections.

   As construction of the new Church building, expected either 2020 or 2021, will include the construction of a new approach on TWP 442, the existing approach may remain as is until such time as the new approach is completed (also along TWP 442 – Option A) at which time the existing approach shall be satisfactorily removed and ditch landscaped not later than two (2) months of the completion of the new approach (the existing approach does not meet minimum setback from a highway).

4. The direct highway access to the existing church on Highway 822 is to be removed. The applicant is responsible for removal of the access to Alberta Transportations standards and specifications. Feel free to contact Carly Cowles at the Red Deer office for further assistance at 403-340-5166.

5. Have the sewage disposal system on the proposed lot 1 inspected by Superior Safety Codes Inc. and submit a copy of this report to the County and West Central Planning Agency. If the system does not meet current standards, the developer must upgrade it and provide a report certifying that this has been done and meets Provincial Safety Codes.

6. Property taxes must be at a zero ($0) balance.

7. Pay an endorsement fee of $100 to West Central Planning Agency prior to the
registration of the subdivision.
APPLICATION FOR LOT LINE ADJUSTMENT OR CONSOLIDATION

WEST CENTRAL PLANNING AGENCY
#101, 5111 – 50 AVENUE WETASKIWIN, ALBERTA T9A 0S5
TELEPHONE (780) 352-2215 – FAX (780) 352-2211
ADMIN@WESTCENTRALPLANNING.CA

WCPA File #: R#114923 Date Received: Max 1920
Fees Received: $1000.00 Registered Plan #: R# 508969

REGISTERED OWNER(S)
Name of owner #1(s): 
Address: 
Postal Code: 
E-mail: 
Name of owner #2(s): 
Address: City: Province: 
Postal Code: Telephone: Fax: 
E-mail: 

LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED
Quarter NW Section 8 Township 44 Range 22 Meridian 4
Lot Block Plan
Rural OR Municipal Address if any
Area of current title: acre/ha (circle one) Area of lot(s) to be created: acre/ha (circle one)

LOCATION AND PRESENT USE
Name of Municipality 
If the land is immediately adjacent to a municipal boundary, give name of the other municipality
If the land is within a mile (1.6km or 2 quarter sections) of a Highway or secondary HWY, give its number
HWY 882
If the proposed parcel is within 1.6km (one mile) of a sour gas facility, give its location
If the proposed parcel contains or is bounded by a river, stream, lake or other water body, or by a drainage ditch or canal, give its name

Present land classification (zoning)

PROPOSED LOT LINE ADJUSTMENT OR CONSOLIDATION
Describe the proposed lot line adjustment: see photo with the lot marked, also subdividing an existing cemetery approximately 2 acres.
Number of lots to be created 1
Describe any existing buildings
On the proposed parcel(s)

List all utility services available (water, sewer, gas, power, etc)
Describe the soil, slope and vegetation

Describe the present sewage disposal system and indicate its location on a sketch

OWNER'S APPLICATION AND CONSENT

1. I am the registered owner of the property as noted.
2. I am applying for approval to subdivide the property as noted.
3. The information on this form is full and complete and is to the best of my knowledge a true statement of the facts relating to this application for subdivision.
4. I consent to staff of the Agency, municipality and referral agencies to enter the above noted lands to conduct a site inspection.
5. I acknowledge the Decision Time Limit of 60 days: Under S. 6(b) of the ALBERTA REGULATION 43/2002, SUBDIVISION AND DEVELOPMENT REGULATION
6. The information on this form may be released under S.653 of the Municipal Government Act or successor legislation.
7. (Optional) I nominate the person noted below to act as my agent in processing the application.
8. The personal information provided by you is being collected under the authority of the Municipal Government Act RSA 2000 chapter M-26 and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act.
9. I accept that all of West Central Planning Agency fees are NON-REFUNDABLE!

Printed Name of Owner #1: Wenda Pritchard
Signature of Owner: [Signature]
Date: June 20, 2019

Printed Name of Owner #2: [Signature]
Date: June 20, 2019

OWNER'S AGENT (if applied):
Name: [Name]
Address: ________________________________
Postal Code: ______________________________
E-mail: ________________________________
Signature of Owners/Agent: [Signature]
Date: Nov 12, 2019

WCPA Fee Schedule
(Effective date January 1, 2018, as approved by WCPA Board of Directors)

Initial Subdivision Application (due at the time of application):
- Three (3) lots or less per application: $950.00 plus $100 per new lot created
- Four (4) lots or more per application: $1000.00 plus $200 per new lot created
- Time extension of subdivision approval (first): $250.00
- Time extension of subdivision approval (second or additional): $300.00

Endorsement (due at the time of plan endorsement):
- Three (3) lots or less per application: $100.00 per new lot plus remainder
- Four (4) lots or more per application: $200.00 per new lot plus remainder
(Remnant parcels and bare land condominium units are included. Roads, reserve lots and public utility lots are excluded)

Other Applications:
- Lot-line adjustment where no new parcels are created (flat fee): $1000.00
- Separation of title (flat fee): $400.00
- Condominium Unit Conversion (buildings only) (Section 75 of the Condominium Property Regulations): $40 per unit

NOTE: A DETAILED SKETCH OF THE PROPOSED LOT MUST BE SUBMITTED ALONG WITH THE APPROPRIATE FEES FOR THE APPLICATION. WITHOUT THE DRAWING AND THE APPROPRIATE FEES (CASH & CHEQUES ONLY), THE APPLICATION CANNOT BE PROCESSED.

DRAWING ENCLOSED
Proposed Subdivision in

County of Wetaskiwin No. 10

NW8 44–22–4

- Proposed Lot 1: 3.12ha± (7.71ac±)
- Proposed Lot 2: 0.37ha± (0.91ac±)
- Remainder of NW8 44–22–4

Registered Owner(s): DWAYNE PRITCHARD AND WENDY PRITCHARD
THE MALMO MISSION COVENANT CHURCH

File: RW/20/00–A
Drawn: APRIL 14, 2020
Revised:
Proposed Subdivision in
County of Wetaskiwin No. 10

NW8 44-22-4

Proposed Lot 1
2.99ha±
(7.40ac±)

Proposed Lot 2
0.37ha±
(0.91ac±)

Remainder of
NW8 44-22-4
Proposed Subdivision in
County of Wetaskiwin No. 10
NW8 44-22-4

TOWNSHIP ROAD 442

10.0m Access
Right of Way
0.13ha± (0.31ac±)

Proposed Lot 1
2.99ha±
(7.40ac±)

Proposed Lot 2
0.37ha±
(0.91ac±)

Remainder of
NW8 44-22-4

Registered Owner(s): DWAYNE PRITCHARD AND WENDY PRITCHARD
THE MALMO MISSION COVENANT CHURCH

File: RW/20/00-B
Drawn: APRIL 14, 2020
Revised:

WEST CENTRAL PLANNING AGENCY
Suite 101, 5111 - 50th Avenue Wetaskiwin, AB T9A 0S5
Phone 780-352-2215 Fax 780-352-2211 Email admin@westcentralplanning.ca Web Site: www.WestCentralPlanning.ca
April 27, 2020

West Central Planning Agency
admin@westcentralplanning.ca
Suite 101, 5111 50th Ave
Wetaskiwin, Alberta T9A 0S5

Attention: Jason Tran

RE: PROPOSED SUBDIVISION
NW 08-44-22-W4, HIGHWAY 822
PRITCHARD (AGENT – MALMO MISSION COVENANT CHURCH)

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation (SDR).

The department would be prepared to grant a waiver of said Section 14 & 15 of the SDR with the following conditions:

1. The direct highway access to the existing church on Highway 822 is to be removed. The applicant is responsible for removal of the access to Alberta Transportation standards and specifications.
2. Based on site specific circumstances, access being to a cemetery, the department is prepared to accept a road easement registered on title. The County of Wetaskiwin should be registered as a third party interest on title.
3. RW/20/00 – A – The department would offer no objections to sketch A assuming the access on Township Road 422 meets the County of Wetaskiwin's minimum setback from Highway 822,
   RW/20/00 – B – This is the department's preferred option for access right of way to allow for greater separation between the highway and potential future access roads.

If you have any questions, please contact me at the above noted number.

Regards,

Carly Cowles
Development and Planning

CC/cc
April 09, 2020

NAME: PRITCHARD, DWAYNE & WENDY (Agent - Malmo Mission Covenant Church)
Legal: NW-8-44-22-W4
RE: RW/20/00 (Tax Roll #3000)

Attached is a sketch showing a proposed subdivision of land in your municipality or service area. If you have any recommendations or questions regarding this file, please contact our office within 10 days. The 10 day period is extended to 30 days if the Crown claims ownership on a water body on or adjacent to the property.

☑ Battle River Gas - - - -

☑ Alberta Transportation - Red Deer - TransDevelopmentRedDeer@gov.ab.ca - - (403) 340-7179
☑ Alta Link Management - - - (403) 267-4454

☑ Aquila Networks Canada - - - -

☑ ATCO Pipelines - Edmonton - maira.wright@atco.com - - (780) 420-8957

☑ Battle River REA - - - -

☑ County of Wetaskiwin - - - -

☑ David Thompson Health - Wetaskiwin - - - (780) 361-4335

☑ Public Lands Management - - - Sarah Schwartz -

☑ Wetaskiwin Regional Public Schools - - arobins@county.wetaskiwn.ab.ca - - (780) 352-6018
APPLICATION FOR LOT LINE ADJUSTMENT OR CONSOLIDATION

WCAP File # 1919122 Date Received: Max 19120
Fees Received: $1000.00 Registered Plan # 58566

REGISTERED OWNER(S)

Name of owner #1 (s): Dwayne & Wendy Pitchard
Address: 6101 46 Avenue City: Ponoka Province: AB.
Postal Code: T4J 1R1 Telephone: 403-764-9931 Fax: 403-764-9931
E-mail: wendy.pitchard.1@hotmail.com

Name of owner #2 (s):

Address: City: Province:
Postal Code: Telephone: Fax:
E-mail:

LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

Quarter NW Section 8 Township 44 Range 22 Meridian 41
Lot Block Plan
Rural OR Municipal Address if any

Area of current title: acre/ha (circle one) Area of lot(s) to be created: acre/ha (circle one)

LOCATION AND PRESENT USE

Name of Municipality Wetaskiwin

If the land is immediately adjacent to a municipal boundary, give name of the other municipality

If the land is within a mile (1.6km or 2 quarter sections) of a Highway or secondary HWY, give its number

If the proposed parcel is within 1.6km (one mile) of a sour gas facility, give its location

If the proposed parcel contains or is bounded by a river, stream, lake or other water body, or by a drainage ditch or canal, give its name

Present land classification (zoning)

PROPOSED LOT LINE ADJUSTMENT OR CONSOLIDATION

Describe the proposed lot line adjustment see photo attachments also subdividing out existing cemetery approximately 1 acres.

Number of lots to be created

Describe any existing buildings On the proposed parcel(s)

List all utility services available (water, sewer, gas, power, etc)
Describe the soil, slope and vegetation

Describe the present sewage disposal system and indicate its location on a sketch

OWNER’S APPLICATION AND CONSENT

1. I am the registered owner of the property as noted.
2. I am applying for approval to subdivide the property as noted.
3. The information on this form is full and complete and is to the best of my knowledge a true statement of the facts relating to this application for subdivision.
4. I consent to staff of the Agency, municipality and referral agencies to enter the above noted lands to conduct a site inspection.
5. I acknowledge the Decision Time Limit of 60 days: Under S. 6(b) of the A.R. FORTA REGULATION 43/2002, SUBDIVISION AND DEVELOPMENT REGULATION
6. The information on this form may be released under S.653 of the Municipal Government Act or successor legislation.
7. (Optional) I nominate the person noted below to act as my agent in processing the application.
8. The personal information provided by you is being collected under the authority of the Municipal Government Act RSA 2000 chapter M-26 and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act.
9. I accept that all of West Central Planning Agency fees are NON-REFUNDABLE!

[Signatures and dates]

Printed Name of Owner #1

Printed Name of Owner #2

OWNER’S AGENT (if applied):

[Signature of Owners Agent]

WCPA Fee Schedule

(Effective date January 1, 2018, as approved by WCPA Board of Directors)

Initial Subdivision Application (due at the time of application):

Three (3) lots or less per application: $950.00 plus $100 per new lot created

Four (4) lots or more per application: $1000.00 plus $200 per new lot created

Time extension of subdivision approval (first) $250.00

Time extension of subdivision approval (second or additional) $300.00

Endorsement (due at the time of plan endorsement):

Three (3) lots or less per application: $100.00 per new lot plus remainder

Four (4) lots or more per application: $200.00 per new lot plus remainder

Note: Recreational parcels and bare land condominium units are included. Roads, reserve lots and public utility lots are excluded.

Other Applications:

Lot-line adjustment where no new parcels are created (flat fee) $1000.00

Separation of title (flat fee) $800.00

Condominium Unit Conversion (buildings only) (Section 75 of the Condominium Property Regulations) $40 per unit

NOTE: A DETAILED SKETCH OF THE PROPOSED LOT MUST BE SUBMITTED ALONG WITH THE APPROPRIATE FEES FOR THE APPLICATION. WITHOUT THE DRAWING AND THE APPROPRIATE FEES (CASH & CHEQUES ONLY), THE APPLICATION CANNOT BE PROCESSED.

DRAWING ENCLOSED
Proposed Subdivision in
County of Wetaskiwin No. 10
NW8 44–22–4

TOWNSHIP ROAD 442

10.0m Access Right of Way
0.16ha± (0.39ac±)

Proposed Lot 1
3.12ha±
(7.71ac±)

Proposed Lot 2
0.37ha±
(0.91ac±)

Remainder of
NW8 44–22–4

Registered Owner(s): DWAYNE PRITCHARD AND WENDY PRITCHARD
THE MALMO MISSION COVENANT CHURCH

File: RW/19/22-A
Drawn: MARCH 23, 2020
Revised:

WEST CENTRAL PLANNING AGENCY
Suite 101, 5111 – 50th Avenue Wetaskiwin, AB T9A 0S5
Phone 780–352–2215 Fax 780–352–2211 Email admin@westcentralplanning.ca Web Site: www.WestCentralPlanning.ca
Proposed Subdivision in
County of Wetaskiwin No. 10
NW8 44–22–4

Proposed Lot 1
2.99ha±
(7.40ac±)

Proposed Lot 2
0.37ha±
(0.91ac±)

Remainder of
NW8 44–22–4
Hi Jason,

60 meters is our minimum distance. Depending on site conditions, that distance may be increased.

hope that helps,
thanks,

Shakeeb

--

From: jtran@westcentralplanning.ca <jtran@westcentralplanning.ca>
Sent: Monday, April 27, 2020 10:26 AM
To: Shakeeb Bashir <sbachir@county10.ca>
Subject: County approach minimum setback from Highway

Hello Shakeeb,

Do you know what is the County of Wetaskiwin’s minimum setback for approach from Highway 822? We have one file that might be too close to the highway but I just want to double check with you.

Thanks in advance!

Jason T. Tran
Manager, WCPA
5111 – 50 Avenue
Wetaskiwin, AB
T9A 0S5

Toll free: 1-866-255-3740
Local: 780-352-2215
Fax: 780-352-2211
Email: JTRAN@westcentralplanning.ca
Website: www.WestCentralPlanning.ca