1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. CONSENT AGENDA
   3.1 July 14, 2020 Minutes Approval
   3.2 July 2020 Development Report

4. 9:15 A.M. PUBLIC HEARING
   4.1 Proposed Rezoning – Urban Fringe (UF) to Institutional (IS) –
       Daryn & Heather Breitkreuz – NE 10-46-27-W4M, Roll #2333.00
       – Report

5. UNFINISHED SUBDIVISIONS

6. NEW SUBDIVISION APPLICATIONS
   6.1 RW/20/03 – Lot Line Adjustment – Daryn & Heather Breitkreuz
       with the Finishing Touch Ministries Outreach Society – NE 10 46-
       27-W4M, Roll #2333.00 & 2333.02

7. SUBDIVISIONS - ADJACENT MUNICIPALITIES

8. UNFINISHED BUSINESS

9. NEW BUSINESS

10. INFORMATION ITEMS

11. ADJOURN
Council Planning & Economic Development Meeting  
MINUTES  
Tuesday, July 14, 2020  
Council Chambers  
County Administration Building

Present  
Reeve Terry Van de Kraats  
Councillor Josh Bishop  
Councillor Bill Krahn  
Councillor Dale Woitt  
Councillor Ken Adair  
Councillor Kathy Rooyakkers  
Councillor Lyle Seely

Staff Present  
Jeff Chipley, Assistant Chief Administrative Officer  
David Blades, Director of Planning and Development  
Lindsay Jacobsen, Recording Secretary  
Jason Tran, WCPA  
Naomi Finseth, Communications Officer  
Ben Cowan, Municipal Intern  
Barb Wolter

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 in the Council Chambers of the County of Wetaskiwin Administration Office, commencing at 9:01 a.m. on Tuesday July 14, 2020. Mr. Tran, Mr. Cowan, Ms. Finseth and Mrs. Wolter were in attendance via video conferencing.

2. APPROVAL OF AGENDA  
Resolution PD20200709.001  
MOVED: by Councillor J. Bishop  
that the agenda be accepted as presented.  
Carried Unanimously

3. CONSENT AGENDA  
Resolution PD20200709.002  
MOVED: by Councillor D. Woitt  
that Council approve the items listed on the Consent Agenda as follows:  
- Minutes – Council Planning and Economic Development Meeting, Thursday, June 11, 2020; and  
- June 2020 Development Report  
Carried Unanimously

5. UNFINISHED SUBDIVISIONS  
5.1 Second Subdivision Extension for 1634715 Alberta Ltd. (Goodon Industries) – RW/18/21 – Report  
Resolution PD20200709.003  
MOVED: by Councillor K. Rooyakkers  
that Council approve a second twelve (12) month extension for subdivision RW/18/21 for 1634715 AB Ltd. (Del Neufeld - Goodon Industries), located within NW 10-46-1-
W5M until July 18, 2021, as per Section 7.7.1 Land Use Bylaw 2017/48 of the County of Wetaskiwin No.10. to complete all the subdivision conditions for RW/18/21 approval.

Carried Unanimously

9. **NEW BUSINESS**

9.1 **Municipal Development Plan (MDP) Updates – Full Review Considerations – Report**

Discussion ensued regarding:

- The cost of the Municipal Development Plan (MDP) review;
- The large Agricultural component that makes up the County of Wetaskiwin is important for the MDP to encompass;
- Utilizing the Land Use By-Law Committee to review the MDP documents as well; and
- Budgeting for the cost of the MDP review throughout the 2021 year.

**Resolution PD20200709.004**

MOVED: by Councillor L. Seely that Council direct Administration to work with Municipal Planning Services (MPS) to begin the Municipal Development Plan (MDP) Review and Update Process utilizing remaining funds under the 2020 Budget and further allocate funds within the proposed 2021 Budget that would be traditionally allocated for subdivision services towards the completion of the MDP Review and Update.

Carried Unanimously

4. **9:15 A.M. PUBLIC HEARING**

Reeve T. Van de Kraats declared the Public Hearing open at 9:16 a.m. and a delegation consisting of Stacy and Susan Hemmaway and Barbara Melnychuk joined the meeting via video conferencing.

4.1 **Proposed Area Structure Plan – Stacy & Susan Hemmaway – N 1/2 NE 35-45-2-W5M, Roll #3109.01 – Report**

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

Discussion ensued regarding:

- Municipal Reserve dedication location, totaling approximately eight (8) acres.

Applicant, Ms. Hemmaway, discussed the following:

- Preference for Reserves to be dedicated along the west portion of the property or split among all proposed parcels;
- Not in favour of giving ten percent (10%) of their land to the County and not in favour of paying for this;
- Clarification of what the County will do with reserve lands and why this condition is required; and
- Road Contribution Fee.

Council and the Applicants discussed:

- Part of the Municipal Government Act (MGA) requirement to dedicate reserves, this can be done by dedicating land, deferred caveat/easement or deferred cash in lieu;
- Municipal Development Plan provides direction for lands to be dedicated;
- Municipal versus Environmental Reserve clarification;
- Having to pay cash value for land the Applicants already own;
- Policy that outlines cash in lieu value, categorized in AG land, mid-range and lesser valued lands;
- Road widening for reserve land dedication;
- Ensuring the Township Road is built to current County standards;
- Reasoning for a new Area Structure Plan that follows current County Policies;
- Expiration of the original subdivision approval in 2008; and
- Road widening via caveat at the time of subdivision versus dedicating reserve lands.

David Blades provided closing comments.

Reeve. T. Van de Kraats closed the Public Hearing at 10:09 a.m.

By-law 2020/45 is a By-law in the County of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption of an Area Structure Plan for the purpose of providing a framework for Stacy and Susan Hemmaway located within N ½ of NE 35-45-2-W5M, in accordance with Section 633 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, and amendments thereto.

**Resolution PD20200709.005**

MOVED: by Councillor J. Bishop

that Bylaw 2020/45 be given First Reading and inform the Applicants that Second and Third Readings will not proceed until the matters concerning an Expiry Clause and Historic Resources Impact Assessment are added and that an 8 acre caveat along the west and south side of the proposed 4 lots and 5 metre road widening be registered at the subdivision stage.

**Carried Unanimously**

11. **ADJOURN**

**Resolution PD20200709.006**

MOVED: by Councillor B. Krahn

that the Council for Planning & Economic Development meeting be adjourned at 10:17 a.m.

**Carried Unanimously**

________________________________________
REEVE

________________________________________
CHIEF ADMINISTRATIVE OFFICER
During the month of July, there were twenty-seven (27) Development Permits completed with an estimated value of $1,796,000.00. The following table depicts the activities for the month of July, as well as a year-to-date end total.

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>July 2020</th>
<th>Completed YTD 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Development Permits</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Commercial Development Permits</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>Recreational Development Permits</td>
<td>3</td>
<td>5</td>
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<tr>
<td>Residential Development Permits</td>
<td>22</td>
<td>88</td>
</tr>
<tr>
<td>Industrial</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Compliance Certificates</td>
<td>7</td>
<td>27</td>
</tr>
<tr>
<td>Walking Trail Request</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Site Inspections</td>
<td>2</td>
<td>15</td>
</tr>
<tr>
<td>Subdivision Design Reviews/Inspections</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td>Approach Inspections</td>
<td>23</td>
<td>47</td>
</tr>
<tr>
<td>Subdivision and Development Appeal Board Hearings</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

**Development Permit Backlog for 2020 (13)**

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

**Site Inspections (Director/Development Officer):**

1. Harden – R# 2417.00 – NE 31-46-27-W4M – inspection was to confirm status of resource extraction operation.
2. Loov, Gordon – R# 1406.04 – Plan 1922236, Block 2, Lot 6 – inspection was to follow up on removal of development from Environmental Reserve.

**NRCB Referrals:**

**Development Inspections and Approved Multi Parcel Subdivision Status:**
Development Agreements and Land Title Registrations:

Subdivision and Appeal Board Hearings:
July 8, 2020:
Appeal of Refusal of Development Permit D20/042 for an ‘Existing 12’ x 11’6” Deck and 12’ x 9’6” Deck Addition’
"The Subdivision and Development Appeal Board upheld the appeal with size and setback variances for the refusal of Development Permit D20/042 for an ‘Existing 12’ x 11’6” Deck and 12’ x 9’6” Deck Addition’ within SW 27-46-24-W4M Plan 452NY, Block 1, Lot 17 with conditions.”

July 30, 2020:
Appeal of Refusal of Development Permit D20/073 for a 40’ x 60’ Shop’
"The Subdivision and Development Appeal Board refused the appeal of the refusal of Development Permit D20/073 for a 40’ x 60’ Shop within NE 34-47-27-W4M Plan 1620478, Block 1, Lot 1.”

Design Reviews/Inspections:

Service Road Agreement:

Other:
Rural addressing:
1. SRM 1886 - Rural Address Sign Request Roll #473000 (Snethun)
2. SRM 2134 - Rural Address Sign Request X5 Roll#2717.27, 2717.28, 2717.03, 2717.29, 2717.25 (Cowles)
3. SRM 2099 - Private Approach Inspection - NE-31-45-5-W5M Roll #404400 D19/239 (Ermineskin Cree Nation)

Approach Inspections:
1. SRM 2519 - SW-35-47-27-W4M, Plan 1623938, Block 1, Lot 1, BLANCHARD, Charlene & Darren, Roll# 258001, D20/107
2. SRM 2329 - NE 9-47-26-W4M, wanting to upgrade private approach
3. SRM 2560 - Approach Inspections for RW/16/32, Lots 2 & 3 BARR, Arnold SW 34-47-24-W4M P.7722311, B.1 L.1 475019 RGE RD 243
4. SRM 2494 - Well site approach to be left in place at 16-18-45-26-W4M
5. SRM 2495 - Existing approach be left in place at well site 7-32-46-23-W4M
6. SRM 2463 - GIEBELHAUS, Jason & Carla, Roll #273395, NW 14-47-28-W4M P.9222637, B.8 L.21, 302 Highland Brae Dr. at Mulhurst Bay
7. SRM 2455 - D20/102, MILLER, Chance. Roll #446557 NW 10-46-6-W5M P.1423357 B.1 L.10 in the Hamlet of Buck Lake.
8. SRM 2357 - D20/095 - GILBERT, Jeff & Leah SE 15-46-6-W5M P.1921742 B.1 Roll #448386
12. SRM 2342 - Roll #389100, HALL, Jeannette (1723919 AB Ltd.), New private Approach.
13. SRM 1577 - Alberta Products Pipeline Ltd. 17-13 SE 21-45-26-W4M
14. SRM 1502 - Approach inspection request non-subdivision- Existing Wellsite Approach
   Legal Description: NW 13-45-27-W4M
15. SRM 1505 - Approach inspection request non-subdivision- Existing Wellsite Approach
   Legal Description: SW 17-46-26-W4M
16. SRM 1488 - Approach inspection request non-subdivision Legal Description: SW 14-46-7-W5M
17. SRM 1501 - Approach inspection request non-subdivision- Existing Wellsite Approach
   Legal Description: NE 17-46-26-W4M
18. SRM 1504 - Approach inspection request non-subdivision- Existing Wellsite Approach
   Legal Description: NE 19-46-26-W4M
19. SRM 1496 - Approach inspection request non-subdivision- Existing Wellsite Approach to
   be left in place Legal Description: NE 19-47-27-W4M
20. SRM 2352 - Roll #282101. DAVISON, Cariann NE 16-45-1-W5M
21. SRM 1565 - Existing Wellsite Approach SW 14-47-7 W5M and NW 11-47-7 W5M
22. SRM 2353 - D20/092 (Garage) Roll #2592.24 - MUDRYK, Brenda SE 5-48-27-W4M
   P.7620937 B.1 L.25
23. SRM 2343 - Roll #321205, GRON, Jeff, NE 25-46-2-W5M P.1821904, B.1, L.1
### PD Council - Applications Completed Per Month

#### Type of Development: Commercial

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Development</th>
<th>Permit #</th>
<th>Roll Number</th>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Commercial</td>
<td>D20/098</td>
<td>158201</td>
<td>$100,000.00</td>
<td>Tree Farm for Planting, Harvesting, Selling Spruce Landscape Trees--No new Buildings</td>
<td>7/23/2020</td>
<td>4</td>
<td>7/3/2020</td>
<td>Approved-Discretionary</td>
</tr>
<tr>
<td>2</td>
<td>Commercial</td>
<td>D20/104</td>
<td>346690</td>
<td>$0.00</td>
<td>Mobile Massage Business &quot;Care N Massage &amp; Wellness&quot;</td>
<td>7/29/2020</td>
<td>6</td>
<td>7/13/2020</td>
<td>Approved-Discretionary</td>
</tr>
</tbody>
</table>

**Total (2 Apps):** $100,000.00

#### Type of Development: Compliance Certificate

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Development</th>
<th>Permit #</th>
<th>Roll Number</th>
<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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<tbody>
<tr>
<td>1</td>
<td>Compliance Certificate</td>
<td>C20/013</td>
<td>448374</td>
<td>$0.00</td>
<td></td>
<td>7/3/2020</td>
<td>5/8/2020</td>
<td></td>
<td>Compliance Certificate - Conforming</td>
</tr>
<tr>
<td>2</td>
<td>Compliance Certificate</td>
<td>CC20/020</td>
<td>125406</td>
<td>$0.00</td>
<td></td>
<td>7/6/2020</td>
<td>4/26/2020</td>
<td></td>
<td>Compliance Certificate - Conforming</td>
</tr>
<tr>
<td>3</td>
<td>Compliance Certificate</td>
<td>CC20/021</td>
<td>292008</td>
<td>$0.00</td>
<td></td>
<td>7/15/2020</td>
<td>7/2/2020</td>
<td></td>
<td>Compliance Certificate - Non-Conforming</td>
</tr>
<tr>
<td>4</td>
<td>Compliance Certificate</td>
<td>CC20/021</td>
<td>292008</td>
<td>$0.00</td>
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<td>7/15/2020</td>
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<td>Compliance Certificate - Non-Conforming</td>
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<td>5</td>
<td>Compliance Certificate</td>
<td>CC20/022</td>
<td>258609</td>
<td>$0.00</td>
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<td>7/13/2020</td>
<td>7/8/2020</td>
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<td>Compliance Certificate - Non-Conforming</td>
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<td>6</td>
<td>Compliance Certificate</td>
<td>CC20/023</td>
<td>374300</td>
<td>$0.00</td>
<td></td>
<td>7/15/2020</td>
<td>7/8/2020</td>
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<td>Compliance Certificate - Non-Conforming</td>
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<tr>
<td>7</td>
<td>Compliance Certificate</td>
<td>CC20/024</td>
<td>258506</td>
<td>$0.00</td>
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<td>7/16/2020</td>
<td>7/15/2020</td>
<td></td>
<td>Compliance Certificate - Non-Conforming</td>
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</table>

**Total (7 Apps):** $0.00 0 days

#### Type of Development: Recreational

<table>
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<tr>
<th>No.</th>
<th>Type of Development</th>
<th>Permit #</th>
<th>Roll Number</th>
<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>
</tr>
</thead>
</table>

August 05, 2020
## Type of Development: Request to Operate Bus.

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Development</th>
<th>Permit #</th>
<th>Roll Number</th>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Request to Operate Bus.</td>
<td>RTOB20/002</td>
<td>346690</td>
<td>$0.00</td>
<td>Care N Massage and Wellness</td>
<td>7/6/2020</td>
<td>6</td>
<td>7/6/2020</td>
<td>RTOB-Approved</td>
</tr>
<tr>
<td>2</td>
<td>Request to Operate Bus.</td>
<td>RTOB20/003</td>
<td>415500</td>
<td>$0.00</td>
<td>County Cookhouse</td>
<td>7/21/2020</td>
<td>7</td>
<td>7/7/2020</td>
<td>Approved-Permitted</td>
</tr>
</tbody>
</table>

**Total (2 Apps):** $0.00

## Type of Development: Residential

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Development</th>
<th>Permit #</th>
<th>Roll Number</th>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>D20/039</td>
<td>75700</td>
<td>$38,000.00</td>
<td>10' x 18' House/Porch Addition</td>
<td>7/20/2020</td>
<td>1</td>
<td>4/29/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>2</td>
<td>Residential</td>
<td>D20/042</td>
<td>117917</td>
<td>$0.00</td>
<td>Existing Deck and Deck Addition</td>
<td>7/16/2020</td>
<td>3</td>
<td>4/30/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>3</td>
<td>Residential</td>
<td>D20/071</td>
<td>79377</td>
<td>$300,000.00</td>
<td>Modular home 70 ft x 24 ft and a 50 ft x 40 ft garage</td>
<td>7/2/2020</td>
<td>1</td>
<td>6/2/2020</td>
<td>Approved-Discretionary</td>
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<tr>
<td>4</td>
<td>Residential</td>
<td>D20/072</td>
<td>54400</td>
<td>$450,000.00</td>
<td>Stick Built 19.69m x 12m x 6m high House with Attached Garage</td>
<td>7/27/2020</td>
<td>1</td>
<td>6/5/2020</td>
<td>Refused</td>
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<tr>
<td>5</td>
<td>Residential</td>
<td>D20/081</td>
<td>346611</td>
<td>$80,000.00</td>
<td>2008 Mobile Home 20' x 52', with Deck Structure 16' x 30'</td>
<td>7/6/2020</td>
<td>6</td>
<td>6/16/2020</td>
<td>Approved-Discretionary</td>
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<tr>
<td>6</td>
<td>Residential</td>
<td>D20/083</td>
<td>251101</td>
<td>$10,000.00</td>
<td>26' x 24' x 14' high Garage and two House Deck Additions (12' x 15' and 10' x 12')</td>
<td>7/6/2020</td>
<td>5</td>
<td>6/24/2020</td>
<td>Approved-Discretionary</td>
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<tr>
<td>7</td>
<td>Residential</td>
<td>D20/086</td>
<td>292200</td>
<td>$4,000.00</td>
<td>28' x 16' x 12' High Cabin and Two Sheds (20' x 10' x 10' and 4' x 4' x 8')</td>
<td>7/7/2020</td>
<td>6</td>
<td>6/15/2020</td>
<td>Approved-Discretionary</td>
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**Total (3 Apps):** $41,000.00
<table>
<thead>
<tr>
<th>No.</th>
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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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<th>Received Date</th>
<th>Status</th>
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<tbody>
<tr>
<td>8</td>
<td>Residential</td>
<td>D20/087</td>
<td>330651</td>
<td>$0.00</td>
<td>Existing House with Attached Garage and Decks</td>
<td>7/2/2020</td>
<td>6</td>
<td>6/24/2020</td>
<td>Approved-Discretionary</td>
</tr>
<tr>
<td>9</td>
<td>Residential</td>
<td>D20/088</td>
<td>271302</td>
<td>$1,500.00</td>
<td>Replacement and Expansion of Existing Deck</td>
<td>7/2/2020</td>
<td>5</td>
<td>6/24/2020</td>
<td>Approved-Discretionary</td>
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<tr>
<td>10</td>
<td>Residential</td>
<td>D20/089</td>
<td>273537</td>
<td>$150,000.00</td>
<td>28' x 26' x 20' Garage with Flex Space and Deck Replacement/Extension</td>
<td>7/14/2020</td>
<td>5</td>
<td>6/25/2020</td>
<td>Approved-Discretionary</td>
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<tr>
<td>11</td>
<td>Residential</td>
<td>D20/090</td>
<td>408500</td>
<td>$10,000.00</td>
<td>76' x 16' Mobile Home Replacement</td>
<td>7/29/2020</td>
<td>7</td>
<td>6/25/2020</td>
<td>Approved-Discretionary</td>
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<tr>
<td>12</td>
<td>Residential</td>
<td>D20/091</td>
<td>271602</td>
<td>$12,000.00</td>
<td>Deck Development, 37' x 16' Deck with 14' Roof</td>
<td>7/14/2020</td>
<td>5</td>
<td>6/26/2020</td>
<td>Approved-Discretionary</td>
</tr>
<tr>
<td>13</td>
<td>Residential</td>
<td>D20/093</td>
<td>285862</td>
<td>$1,500.00</td>
<td>Golf Ball Protection &quot;Net&quot; with 4 Posts 17' in Height</td>
<td>7/21/2020</td>
<td>5</td>
<td>6/30/2020</td>
<td>Approved-Discretionary</td>
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<tr>
<td>14</td>
<td>Residential</td>
<td>D20/094</td>
<td>295548</td>
<td>$15,000.00</td>
<td>24' x 12' x 8' Deck Addition</td>
<td>7/22/2020</td>
<td>5</td>
<td>6/30/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>15</td>
<td>Residential</td>
<td>D20/097</td>
<td>151800</td>
<td>$400,000.00</td>
<td>Moved in Modular and Basement, 60' x 30' x 15'</td>
<td>7/9/2020</td>
<td>3</td>
<td>7/3/2020</td>
<td>Approved-Permitted</td>
</tr>
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<td>16</td>
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<td>13' x 20' Deck Reconstruction</td>
<td>7/23/2020</td>
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<td>7/3/2020</td>
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<td>17</td>
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<td>346723</td>
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<td>7/16/2020</td>
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<td>7/6/2020</td>
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<td>19</td>
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<td>144310</td>
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<td>30' x 20' x 12' Storage Tent with Fabric Steel Frame</td>
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<td>21</td>
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<td>Construction of Three Elevated Decks, 42' x 12' x 11' and 12' x 6' x 11' and 8' x 6' x 21'</td>
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<td>7</td>
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<td>22</td>
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<td>285891</td>
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<td>10' 3&quot; x 7'8&quot; Deck Addition plus 4 steps</td>
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**Total (22 Apps):** $1,655,000.00
## Application Category: Agricultural

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<th>Dev. Description</th>
<th>Electoral District</th>
<th>Status</th>
<th>Estimated Cost</th>
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<tbody>
<tr>
<td>1</td>
<td>Agricultural</td>
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<td>14' round x 12' high Grain Bin</td>
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<td>Agricultural</td>
<td>D20/114</td>
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<td>Conventional built shop, 100' x 60' x 20', plus gable</td>
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**Total (2 Apps):** $225,500.00

## Application Category: Commercial

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<th>Estimated Cost</th>
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<tbody>
<tr>
<td>1</td>
<td>Commercial</td>
<td>D20/098</td>
<td>7/3/2020</td>
<td>7/23/2020</td>
<td>Tree Farm for Planting, Harvesting, Selling Spruce Landscape Trees-25'x48' storage building, 32'x50' storage building, 25'x85' storage building and 40'x 20'horse shelter</td>
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<tr>
<td>2</td>
<td>Commercial</td>
<td>D20/102</td>
<td>7/8/2020</td>
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<td>Storage Room with Loading Dock, 20' x 13' and 20' x 6'</td>
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<td>3</td>
<td>Commercial</td>
<td>D20/103</td>
<td>7/9/2020</td>
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<td>Resource Extraction Business</td>
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<td>4</td>
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<td>Mobile Massage Business &quot;Care N Massage &amp; Wellness&quot;</td>
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**Total (4 Apps):** $150,000.00

## Application Category: Compliance Certificate

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<td>CC20/021</td>
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<td>7/15/2020</td>
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<td>Compliance Certificate - Non-Conforming</td>
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<td>Increment</td>
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**Total (5 Apps):** 0 days $0.00

**Application Category: Recreational**

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<th>Status</th>
<th>Estimated Cost</th>
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<tbody>
<tr>
<td>1</td>
<td>Recreational</td>
<td>D20/096</td>
<td>7/2/2020</td>
<td>7/9/2020</td>
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**Total (1 Apps):** $30,000.00

**Application Category: Request to Operate Bus.**

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<th>Deemed Complete Date</th>
<th>Dev. Description</th>
<th>Electoral District Number</th>
<th>Status</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Request to Operate Bus.</td>
<td>RTOB20/002</td>
<td>7/6/2020</td>
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<td>Request to Operate Bus.</td>
<td>RTOB20/003</td>
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<td>Mobile Food Trailer</td>
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**Total (2 Apps):** $0.00

**Application Category: Residential**

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<th>Electoral District Number</th>
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<td>3</td>
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<td>7/6/2020</td>
<td>7/16/2020</td>
<td>420 sq. ft. House and 320 sq. ft. Cold Storage Building</td>
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<td>4</td>
<td>Residential</td>
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<td>7/29/2020</td>
<td>Moved-in Mobile Home 76' x 16' x 14'</td>
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<td>$60,000.00</td>
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<td>5</td>
<td>Residential</td>
<td>D20/105</td>
<td>7/13/2020</td>
<td>7/29/2020</td>
<td>30' x 20' x 12' Storage Tent with Fabric Steel Frame</td>
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<td>6</td>
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<td>D20/106</td>
<td>7/10/2020</td>
<td>7/29/2020</td>
<td>Existing 4.93m x 3.74m Shed</td>
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<td>Approved-Discretionary</td>
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<td>7</td>
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<td>Used mobile 76 FT x 20 FT</td>
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<td>8</td>
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<td>Construction of Three Elevated Decks, 42' x 12' x 11' and 12' x 6' x 11' and 8' x 6' x 21'</td>
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<tr>
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<tr>
<td>12</td>
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<td>Addition to existing house, 1941 sq. ft</td>
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<td>Moving RV onto existing pad, adding a low level deck 14' x 12' x 2', new construction shed 14' x 12' x 12'</td>
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<td>14</td>
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<td>Conventional built rain shelter, 100' x 40', no walls or floors</td>
<td>4</td>
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<td>15</td>
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<td>7/28/2020</td>
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<td>Detached Side Story Garage, 24' x 28' x 10'</td>
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<td><strong>Total (15 Apps):</strong></td>
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### Status: Waiting for Information from Applicant

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<td>D20/064</td>
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<td>D20/092</td>
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### Status: Waiting on Referral Resp- Pipeline

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<th>Deemed Complete Date</th>
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<tbody>
<tr>
<td>D20/102</td>
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<tr>
<td>D20/103</td>
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### Status: Waiting on Referral Resp- Adj. Municipality

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<th>Deemed Complete Date</th>
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<tbody>
<tr>
<td>D20/107</td>
<td>258001</td>
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<td>Used mobile 76 FT x 20 FT</td>
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### Status: Requires AT Approval

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<th>Status</th>
<th>Electoral District Number</th>
<th>Deemed Complete Date</th>
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<tbody>
<tr>
<td>D20/109</td>
<td>284602</td>
<td>Agricultural</td>
<td>14' round x 12' high Grain Bin</td>
<td>7/22/2020</td>
<td>Requires AT Approval</td>
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<tr>
<td>D20/112</td>
<td>292008</td>
<td>Residential</td>
<td>Existing House with Attached Deck</td>
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### Status: New

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<tr>
<td>D20/111</td>
<td>124101</td>
<td>Residential</td>
<td>48' x 24' x 16' Cold Storage Building</td>
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<td>Application Number</td>
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<tr>
<td>D20/113</td>
<td>48300</td>
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<td>Addition to existing house, 1941 sq. ft</td>
<td>7/27/2020</td>
<td>New</td>
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<tr>
<td>D20/114</td>
<td>57000</td>
<td>Agricultural</td>
<td>Conventional built shop, 100' x 60' x 20', plus gable</td>
<td>7/27/2020</td>
<td>New</td>
<td>1</td>
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<tr>
<td>D20/115</td>
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<td>Moving RV onto existing pad, adding a low level deck 14' x 12' x 2', new construction shed 14' x 12'</td>
<td>7/27/2020</td>
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<td>D20/116</td>
<td>168405</td>
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<td>Conventional built rain shelter, 100' x 40', no walls or floors</td>
<td>7/27/2020</td>
<td>New</td>
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<tr>
<td>D20/117</td>
<td>454738</td>
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<td>Detached Side Story Garage, 24' x 28' x 10'</td>
<td>7/28/2020</td>
<td>New</td>
<td>7</td>
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</table>
Background

On May 7, 2020, Administration received a Redistricting (Rezoning) Application from Daryn Breitkreuz to redistrict approximately 1.06 acres out of his 142.64 acre property from Urban Fringe (UF) to Institutional District (IS). The Applicants have indicated that should the rezoning be approved, they intend to subdivide (consolidate) in order to allow the adjacent church property to purchase the proposed 1.06 acres to the east of their existing parcel for future expansion. The property is located south off Highway 13 and just west of Range Road 272 and approximately 8.75 kilometres from Pigeon Lake.

At the July 12, 2002 Council for Planning and Economic Development Meeting, Council provided Third Reading to Bylaw 2001/48 to authorize the adoption of an Area Structure Plan (ASP) at Falun within NW and NE 10-46-27-W4M for the purpose of providing a framework for subsequent subdivision and development of the area within NE 10-46-27-W4M in accordance with Section 633 of the Municipal Government Act.

At the September 15, 2011 Council for Planning and Economic Development Meeting, Council approved subdivision application RW/10/09 within NE 10-46-27-W4M for Walter Breitkreuz within NE 10-46-27-W4M to subdivide three (3) lots. It was noted in this Resolution “that proposed lots 2 and 3 may require rezoning depending on the type of development proposed in the future on those two lots. Also, lot 1 is currently zoned as Urban Commercial which does allow for a single-family dwelling as a discretionary land use. (However, this is not a condition of subdivision approval).”

On May 27, 2020, referral letters were sent to West Central Planning Agency, the Alberta Energy Regulator (AER), Alberta Environment & Parks, Alberta Transportation, Bonavista Energy Corporation, and County Administration.

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

**Administration**
• "I would offer no concerns on this one other than do we need to require an ASP in accordance with Policy? I want to say no because we will have a consolidation of lands, but just want to make sure. Also, it will be interesting to see what the comments of Alberta Transportation are.
• In the end this will be amalgamated into the Church property so no issues.
• I believe the fact that no additional lots or new land use will be added or additional accesses proposed there should not be a need for an ASP. Only if the Church congregation is considering a significant new building would we need to consider this. In this regard, there should not be a need for an ASP unless through AT’s review they call for one.”

Alberta Transportation

• "We would offer no objections to the rezoning as proposed. I have the revised subdivision application that I will be providing a response to today [June 9, 2020].”

Previous planning approvals have been vetted by Alberta Transportation and the County with the key requirement for access being off the east Range Road. This is especially the case should an actual lot be independently created. In this case, however, the lot and consolidation will have the same access as the existing church lot.

With all applications, Administration reviews several Policies including soil. In this instance, the soil is approximately 68 - 69% which is a higher-level Class III. It should be noted, however, there have been several planning approvals supported by the County over the years including ASP, districting, and subdivision in this immediate area.

Once comments were received from referrals/departments, a Public Hearing was set. The Notice of Public Hearing was advertised in the July 30 and August 6, 2020 issues of the Pipestone Flyer. The Notice of Public Hearing was mailed to the landowners and adjacent landowners on July 22, 2020.

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

Alternatives

Options for Consideration by Council Include:

1. That Council provide three readings Bylaw 2020/50 for the proposed Spot Rezoning within NE 10-46-27-W4M for Daryn and Heather Breitkreuz as submitted; or
Recommendations

Administration recommends that Council provide Three Readings of Bylaw 2020/50 to rezone 1.06 acres from Urban Fringe (UF) to Institutional District (IS) for Daryn and Heather Breitkreuz located within NE 10-46-27-W4M.

Recommended Resolution

That Council provide First, Second, and Third Reading to Bylaw 2020/50.
Proposed Rezoning
UF to IS
0.43 ha+/-
(1.06 acres)
SE-15-46-27-4

Proposed Rezoning
UF to IS

0.43 ha+/-
(1.06 acres)

NE-10-46-27-4
APPLICATION FOR REZONING

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

Applicant:

Name: Darryl Brethour
Address: 4113 41 Ave Drayton Valley
Phone: 780-898-4104 Email: darryl.blethour@wcrsd.ca

Owner of Land (if different):
Name: Darryl Brethour & Heather Brethour
Address:
Phone: 780-898-4104 Email:

Legal Description:

\[ \text{Portion of NE Quarter of Section 10 Township 46 Range 27 West 4 M (see map)} \]

or: Lot(s) Block Plan

Amendment proposed:

From UF to IS

Reason for Application:

Channel want to buy 1.49 acres to the east of the building

Reasons in support of Application for Amendment:

Future expansion

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: May 5, 2020

SIGNATURE OF OWNER

NOTE: Applicant to provide sketch of property to be rezoned and approximate size of parcel.
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-10-46-27-W4, as shown on accompanying map, from Urban Fringe District (UF) to Institutional District (IS):

If the rezoning is approved, the applicant intends to subdivide (consolidate) in order to allow the adjacent church property to purchase the proposed 1.06 acres to the east of their existing parcel for future expansion. A copy of the Institutional District outlining permitted and discretionary uses can be obtained 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.

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 at 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 meeting, please contact Jeff Chipley, Assistant CAO, at 780-361-6223 or jchipley@county10.ca in order to make arrangements prior to the start of the meeting.

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., Thursday, August 13, 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.

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

Dates to be Advertised: July 30 & August 6, 2020
Contact Person: Lindsay Jacobsen or Lisa Jackson (Email wpermits@county10.ca)
10.19 Institutional District (IS)

10.19.1 Purpose
The purpose of the Institutional District (IS) is to provide land for uses serving the educational, health, social and other needs of the general public.

10.19.2 Permitted Uses
a) Agriculture, Extensive
b) Public Park
c) Buildings and uses accessory to the above

10.19.3 Discretionary Uses
a) Community Hall
b) Place of Worship
c) Manse
d) Campground - if accessory to b) Place of Worship
e) Recreational, Extensive - if accessory to b) Place of Worship
f) Cemetery
g) Public or Quasi-Public Use
h) Public Utility
i) Buildings and uses accessory to the above

10.19.4 Parcel size
Dependent on the level of servicing and site standards related to the proposed use.

10.19.5 Setbacks
a) Front yard: see Section 9.10.1 and (d) below.
b) Side yard: 5.0 meters (16 feet)
c) Rear yard: 10.0 meters (33 feet)
d) No development can be located within 6.0 meters (20 feet) of a road or the property line of a reserve parcel.

10.19.6 Environmental Protection Measures
a) The developer must discuss proposals for land clearance with the Development Officer who may, in the development permit, stipulate areas which may be
cleared and areas which are to be left in their natural state in conjunction with Section 9.3.

b) The developer must provide information on density levels for such uses as a campground, along with information on water supply and sewage disposal.

c) No trees or vegetation shall be cleared from within 50.0 meters (164 feet) of the edge of a water feature except to provide physical access to the water feature and only to a maximum width of 3.0 meters (10 feet).

10.19.7 Special Provisions
Density of development is at the discretion of Council and/or the Development Officer, having considered local road capacity, ground water supply, proposed sewage treatment, availability of emergency services and effects on adjacent land uses.

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

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

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

10.19.11 Enforcement
Offences and fines are outlined in Section 5, Contravention.
Background

On May 12, 2020, Administration received a Subdivision Application from Daryn Breitkreuz to increase the existing Finishing Touch Ministries Church Lot to an approximate size of 2.54 acres. The property is located south off of Highway 13 and just west of Range Road 272 and approximately 8.75km from Pigeon Lake.

At the July 12, 2002 Council for Planning and Economic Development Meeting, Council provided Third Reading to Bylaw 2001/48 to authorize the adoption of an Area Structure Plan (ASP) at Falun within NW and NE 10-46-27-W4M for the purpose of providing framework for subsequent subdivision and development of the area within NE 10-46-27-W4M in accordance with Section 633 of the Municipal Government Act.

At the September 15, 2011 Council for Planning and Economic Development Meeting, Council approved subdivision application RW/10/09 within NE 10-46-27-W4M for Walter Breitkreuz within NE 10-46-27-W4M to subdivide three (3) lots. It was noted in this Resolution “that proposed lots 2 and 3 may require rezoning depending on the type of development proposed in the future on those two lots. Also, lot 1 is currently zoned as Urban Commercial which does allow for a single family dwelling as a discretionary land use. (However, this is not a condition of subdivision approval).”

On May 12, 2020, referral letters were sent to Alberta Transportation, Alta Gas, Alta Link Management, Aquila Networks Canada, ATCO Pipelines, Alberta Health Services in Wetaskiwin, Public Lands Management, Wetaskiwin Regional Public Schools, and County Administration.

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

**Alberta Health Services**

- Is satisfied that the application poses minimal risk to public health and furthermore, they have no objections to the approval of this application.

**Alberta Transportation**
• Does not anticipate that the creation of the parcel as proposed would have any appreciable impact on the highway. However, they do state the requirement that thirty (30) metre internal road be dedicated as a public road. Therefore, in this instance the department grants a waiver of said Sections 14 and 15(2). Although the waiver of Section 15(2) has been granted, the applicant is advised that no additional direct access to the highway will be allowed as a result of this application.

WCPA completed the site inspection on June 11, 2020 and there is a possible encroachment of an existing water well south of the existing yard site within the proposed thirty (30) metre internal road dedication. WCPA recommends a Real Property Report condition for the existing yard site with the proposed internal road.

Administration notes that the proposed internal road does not need to be built at this stage as this is just a lot line adjustment for the Church property. Further subdivision, like the existing yard site to the east, would however require the internal road to be built to County Standards.

The Church is currently accessing onto Highway 13 and the piece to be consolidated is Urban Fringe (UF). Therefore, the proposed subdivision requires rezoning approval prior to the subdivision application being brought to Council. The rezoning application was heard earlier in front of Council from Urban Fringe (UF) to Institutional (IS).

Municipal Reserve (MR) is to be dedicated as per the WCPA drawing:

• 1 strip of five (5) metre MR along the north side of the church and the area to be consolidated
• Additional MR owing is to be deferred into the remainder of the quarter section for future planning.

A drainage easement is to be registered on the east side of the existing church property.

A temporary turn around easement is to be registered at the end of the internal road.

The remainder will be in two (2) pieces and this is common when a property will be split by a public road. The remainder has multiple accesses onto Range Road 272.

**Recommendations**

Administration recommends that Council approves the proposed lot line adjustment application RW/20/03 for Daryn and Heather Breitkreuz with the Finishing Touch Ministries Outreach Society within NE 10-46-27-W4M subject to the following conditions:

1. The applicant is to engage an Alberta Land Surveyor to prepare a 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 a dedication of a 30m wide internal road and a 5m Municipal Reserve strip along the south side of the Highway 13 as proposed in the WCPA drawing dated August 8, 2020. (this internal road does not need to be built at this stage)

b. The plan is to be submitted to the County office for review

2. The applicant is to engage an Alberta Land Surveyor to prepare a Real Property Report (for the existing yard site east of the church) and submit it to the County office for review prior to the registration of the subdivision.

3. The applicant is to prepare a drainage easement on the east side of the church property. This is to be registered concurrently with the subdivision at Land Titles Office.

4. The applicant is to prepare a temporary turn around easement at the end of the 30m wide internal road. This is to be registered concurrently with the subdivision at Land Titles Office.

5. If necessary, the applicant shall upgrade the existing approach to County of Wetaskiwin Standards for the remainder of the quarter section. 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.

6. The applicant is to have the sewage disposal system on the proposed lot (church property) 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.

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

8. The applicant is to pay an endorsement fee of $100 to County office prior to the registration of the subdivision.

9. Any remaining Municipal Reserve owing will be deferred into the remainder at the time of registration. The County will prepare the necessary documents prior to registration.

**Recommended Resolution**
that Council approve the proposed lot line adjustment application RW/20/03 for Daryn and Heather Breitkreuz with the Finishing Touch Ministries Outreach Society within NE-10-46-27-W4M subject to the following conditions:

1. The applicant is to engage an Alberta Land Surveyor to prepare a 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 a dedication of a 30m wide internal road and a 5m Municipal Reserve strip along the south side of the Highway 13 as proposed in the WCPA drawing dated August 8, 2020. (this internal road does not need to be built at this stage)
   b. The plan is to be submitted to the County office for review

2. The applicant is to engage an Alberta Land Surveyor to prepare a Real Property Report (for the existing yard site east of the church) and submit it to the County office for review prior to the registration of the subdivision.

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5. If necessary, the applicant shall upgrade the existing approach to County of Wetaskiwin Standards for the remainder of the quarter section. 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.

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

8. The applicant is to pay an endorsement fee of $100 to County office prior to the registration of the subdivision.
9. Any remaining Municipal Reserve owing will be deferred into the remainder at the time of registration. The County will prepare the necessary documents prior to registration.
APPLICATION FOR SUBDIVISION APPROVAL

WCPA File # R91000103 Date Received: May 31, 2020
Fees Received: $1000.00 Registered Plan # R91 508979

REGISTERED OWNER
Name(s): Darryl Breitkreuz
Number of owner(s): 2
If more than one owner, contact name: Heather Breitkreuz
Address:
Postal Co
E-mail:

LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED
Quarter NE Section 10 Township 46 Range 27 Meridian 4
Lot Block Plan
Rural OR Municipal Address if any
Area of current title: 1.34 acre/ha (circle one) Area of lot(s) to be created: 1.97 acre/ha (circle one)

LOCATION AND PRESENT USE
Name of Municipality
Hamlet of Falun, County of 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
Highway 13

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 or district)

PROPOSED SUBDIVISION
Describe the proposed subdivision

church can expand to the next lot to include barn

Number of lots to be created
no

Describe any existing buildings
No buildings, no utilities, bare dirt stops here
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!

Daryn Breetkneze
Printed Name of Owner

Signature of Owner
May 5, 2020
Date

OWNER’S AGENT (If applied):
Name:________________________________________________________

Address:________________________________ City:________________ Province:______

Postal Code:________ Telephone:________________ Fax:____________

E-mail:____________________________________________________

Signature of Owner’s Agent:________________ Date:______________

WCPA Fee Schedule

(effective date January 6, 2020, as approved by WCPA Board of Directors)

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

- Three (3) lots or less per application: $1050.00 plus $100 per new lot created
- Four (4) lots or more per application: $1100.00 plus $200 per new lot created
- Lot-line adjustment where no new parcels are created: $1000.00
- Time extension of subdivision approval (first): $250.00
- Time extension of subdivision approval (second or additional): $300.00

Endorsement Fees (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)

Lot-line adjustment application: $100.00
Proposed Subdivision in
County of Wetaskiwin No. 10

NE10 46–27–4

HIGHWAY 13

5m MR

Proposed Lot
1.03ha±
(2.54ac±)

Remainder of
NE10 46–27–4
IN TWO PARTS

Remainder of
NE10 46–27–4
IN TWO PARTS

This design is consistent with the Area Structure plan adopted by the County in October 2001.

Lot 1 previously approved under RW/00/50
Lot 2 previously approved under RW/01/53

Registered Owner(s): DARYN BREITKREUZ AND HEATHER BREITKREUZ
FINISHING TOUCH MINISTRIES OUTREACH SOCIETY

File: RW/20/03  Drawn: MAY 8, 2020  Revised:

WEST CENTRAL PLANNING AGENCY
Proposed Subdivision in
County of Wetaskiwin No. 10

NE10 46–27–4

This design is consistent with the Area Structure plan adopted by the County in October 2001.

Lot 1 previously approved under RW/00/50
Lot 2 previously approved under RW/01/53

Registered Owner(s): DARYN BREITKREUZ AND HEATHER BREITKREUZ
FINISHING TOUCH MINISTRIES OUTREACH SOCIETY

WEST CENTRAL PLANNING AGENCY

File: RW/20/03
Drawn: MAY 8, 2020
Revised:
June 10, 2020

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

Attention: Jason Tran

RE: PROPOSED SUBDIVISION
PT. NE 10-46-27-W4
HIGHWAY 13, BREITKREUZ (FINISHING TOUCH MINISTRIES OUTREACH SOCIETY)

Reference your file to create a parcel at the above noted location.

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

To that end, the parcel to be created will be an extension of an existing church with indirect access to the highway being planned from the local road. As such, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the parcel as proposed would have any appreciable impact on the highway.

Therefore, in this instance the department grants a waiver of said Sections 14 and 15(2).

Although the waiver of Section 15(2) has been granted, the applicant is advised that no additional direct access to the highway will be allowed as a result of this application.

Section 16 of the regulation only states that Sections 14 and 15 may be varied and although the waivers have been granted for this application, they have been granted under site specific circumstances and it should not be construed that the waivers would set precedent or be granted as a matter of course.

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

Regards,

Carly Cowles
Development and Planning

CC/cc
May 12, 2020

NAME: DARYN BREITKREUZ, HEATHER BREITKREUZ, FINISHING TOUCH MINISTRIES OUTREACH SOCIETY
Legal: NE-10-46-27-W4
RE: RW/20/03 (Tax Roll #233300)

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.

☑️ Alberta Transportation - Red Deer - TransDevelopmentRedDeer@gov.ab.ca - (403) 340-7179
☑️ Alta Gas - Rezonings - thirdpartyrequests@agutl.com -
☑️ Alta Link Management - - - (403) 267-4454
☑️ Aquila Networks Canada - - -
☑️ ATCO Pipelines - Edmonton - maira.wright@atco.com - (780) 420-8957
☑️ County of Wetaskiwin - - -
☑️ David Thompson Health - Wetaskiwin - - (780) 361-4335
☑️ Public Lands Management - - Sarah Schwartz -
☑️ Wetaskiwin Regional Public Schools - - arobins@county.wetaskiwiwn.ab.ca - (780) 352-6018
**APPLICATION FOR SUBDIVISION APPROVAL**

- **WCPA File #**: Rw120103
- **Date Received**: May 31, 200
- **Fees Received**: $1000.00
- **Registered Plan #**: R# 508979

**REGISTERED OWNER**

- **Name(s)**: Daryn Breitkreuz
- **Number of owner(s)**: 2
- **Address**: 4113-49
- **City**: Drayton Valley
- **Province**: AB
- **Postal Code**: T7A 1T8
- **Telephone**: 780-898-4140
- **Fax**: 780-542-2274
- **E-mail**: daryn.breitkreuz@wrd.ca

**LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED**

- **Quarter**: NE
- **Section**: 10
- **Township**: 46
- **Range**: 27
- **Meridian**: 4
- **Lot**: __________
- **Block**: __________
- **Plan**: __________

**LOCATION AND PRESENT USE**

- **Name of Municipality**: Hamlet of Fehler, County of 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 or district)**

- **UF**

**PROPOSED SUBDIVISION**

- **Describe the proposed subdivision**: make a lot line adjustment so the church can expand to the rear lot to include more farmland total of 2.77 acres
- **Number of lots to be created**: __________
- **Describe any existing buildings**: no buildings, no utilities, blank dirt stops east
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: Daryn Brinkman Signature of Owner: Date: May 5, 2020

OWNER’S AGENT (If applied):
Name: __________________________
Address: __________________________ City: __________________________ Province: _________
Postal Code: _________ Telephone: ______________ Fax: ______________
E-mail: __________________________

Signature of Owner’s Agent: __________________________ Date: __________________________

WCPA Fee Schedule
(effectve date January 6, 2020, as approved by WCPA Board of Directors)

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

Three (3) lots or less per application: $1050.00 plus $100 per new lot created
Four (4) lots or more per application: $1100.00 plus $200 per new lot created
Lot-line adjustment where no new parcels are created: $1000.00
Time extension of subdivision approval (first): $250.00
Time extension of subdivision approval (second or additional): $300.00

Endorsement Fees (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)
Lot-line adjustment application: $100.00
This design is consistent with the Area Structure plan adopted by the County in October 2001.

Lot 1 previously approved under RW/00/50
Lot 2 previously approved under RW/01/53
Provisional Subdivision in
County of Wetaskiwin No. 10

NE10 46–27–4

Proposed Lot
1.03ha±
(2.54ac±)

Remainder of
NE10 46–27–4
IN TWO PARTS

This design is consistent with the Area Structure plan
adopted by the County in October 2001.

Lot 1 previously approved under RW/00/50
Lot 2 previously approved under RW/01/53

Registered Owner(s): DARYN BREITKREUZ AND HEATHER BREITKREUZ
FINISHING TOUCH MINISTRIES OUTREACH SOCIETY

File: RW/20/03
Drawn: MAY 8, 2020
Revised:

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