



MUNICIPAL DISTRICT OF GREENVIEW No. 16

REGULAR MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Tuesday, March 10, 2020

9:00 AM

Council Chambers
Administration Building

-
- | | | | |
|----|----------------------|-----|---|
| #1 | CALL TO ORDER | | |
| #2 | ADOPTION OF AGENDA | | |
| #3 | MINUTES | 3.1 | REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES HELD FEBRUARY 11, 2020, TO BE ADOPTED 2 |
| | | 3.2 | BUSINESS ARISING FROM MINUTES |
| #4 | DELEGATIONS | 4.1 | D20-032 / LCJ ENTERPRISES LTD. / SE-32-69-06-W6 11
- CHARLES AND LINDA RICHARD
- THOMAS AND MARY FINCH |
| #5 | SUBDIVISIONS | | THERE ARE NO SUBDIVISION APPLICATIONS TO PRESENT FOR DECISION |
| #6 | DEVELOPMENT PERMITS | 6.1 | D20-032 / 1408479 AB LTD. O/A JCL TRUCKING LTD. / LCJ ENTERPRISES LTD. / HOME OCCUPATION, MAJOR: FOUR TRACTOR/TRAILER LOGGING UNITS, ONE WATER TRUCK AND 0.81 HECTARES OF STORAGE AREA / SE-32-69-06-W6 / GROVEDALE AREA 11 |
| #7 | DATE OF NEXT MEETING | | WEDNESDAY, APRIL 15, 2020 |
| #8 | ADJOURNMENT | | |

Minutes of a
REGULAR MUNICIPAL PLANNING COMMISSION MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building
Valleyview, Alberta, on Tuesday, February 11, 2020

#1 CALL TO ORDER Chair Roxie Rutt called the meeting to order at 10:04 a.m.

PRESENT

Chair		Roxie Rutt
Member		Shawn Acton
Member		Dale Gervais
Member		Tyler Olsen
Member		Duane Didow
Vice-Chair		Tom Burton
Member		Les Urness

ATTENDING

Manager, Planning and Development		Sally Ann Rosson
Development Officer, Wards 1 and 8		Celine Chuppa
Development Officer, Wards 2, 3 and 4		Price Leurebourg
Development Officer, Wards 5, 6 and 7		Leona Dixon
Development Technician/ Recording Secretary		Alysse Barks

GUESTS

		Edward Holota (S19-020)
		Beirsto & Associates, Blake Lange, A.L.S. (S19-022)

ABSENT

Member		Winston Delorme
Member		Bill Smith
Member		Dale Smith
Development Officer, Division 9		Susanne Nicholls
Recording Secretary		Jenny Cornelsen

#2 AGENDA

MOTION: 20.02.12. Moved by: MEMBER TYLER OLSEN
That the February 11, 2020, agenda be adopted with the following changes:

- The meeting had been incorrectly noted to start at 9:00 a.m. instead of 10:00 a.m.

CARRIED

#3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES

MOTION: 20.02.13. Moved by: MEMBER DUANE DIDOW
That the minutes of the regular Municipal Planning Commission meeting held on January 14, 2020, be adopted as presented.

CARRIED

#3.2 BUSINESS ARISING FROM MINUTES

3.2 BUSINESS ARISING FROM MINUTES

There was no business arising from the minutes of January 14, 2020.

#4
DELEGATIONS

4.0 DELEGATIONS

#4.1
DELEGATION

4.1 S19-020 / RENSCHLER JODI LEE C/O MCELHANNEY LAND SURVEYS / SW-28-65-21-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA

Development Officer Price Leurebourg presented an overview of a proposed subdivision application for an 8.10-hectare (20.0-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Development Officer Price Leurebourg presented additional information as follows:

- On January 14, 2020, Municipal Planning Commission tabled subdivision application S19-020, due to requesting more information on the configuration of the lot.
- The proposed subdivision would accommodate an existing residence and yard site.
- Access existed to the proposed subdivision from Township Road 654. Access had been proposed to the balance from Township Road 654.
- Two adjacent landowners had expressed concerns about the proposed subdivision.

Mr. Ed Holota spoke as the Applicant. The Applicant stated he had been working with Greenview with Kevin Cymbaluk, roughly seven years ago, regarding the culvert placement in the approach that was washing away the neighbour's gravel to the road allowance.

Municipal Planning Commission discussed the following:

- Mr. Holota was asked if he had completed and submitted a miscellaneous work request for the culvert. Mr. Holota advised he would complete and submit a Miscellaneous Work Request for the culvert placement.

Chair Roxie Rutt advised Mr. Holota that Municipal Planning Commission would render a decision later in the meeting.

#4.2
DELEGATION

4.2 S19-022 / THOMAS PETER EDWARD LAWRENCE ADMINISTRATOR FOR THOMAS WILFRED C/O BEAIRSTO & ASSOCIATES / SE-04-71-24-W5 / FIRST PARCEL OUT / STURGEON HEIGHTS AREA

Development Officer Leona Dixon presented an overview of a proposed subdivision application for an 8.39-hectare (20.74-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Development Officer Leona Dixon presented additional information as follows:

- The proposed subdivision, which encompassed an existing single-family dwelling, accessory buildings and vacant mobile home on skids, would create the first parcel out of the quarter.

- The quarter having the proposed subdivision abutted the south side of Sturgeon Lake and was included in the Primary Area of the Sturgeon Lake Area Structure Plan.
- In accordance with the Sturgeon Lake Area Structure Plan (SLASP), subdivisions within the Primary Zone and/or new development where the proposed sewage system was located within 91.0 metres (300.0 feet) of the lake, required upgrading to a holding tank to comply with provincial regulations.
- Accesses existed to the proposal and balance of the quarter from Young's Point Road. However, the lands to the east had been severed from the remainder of the quarter by a creek and a wetland area. Therefore, a paved approach to the balance west of the proposed lot boundary would be required to be constructed by Greenview at the applicant's expense.
- Wetland was demonstrated adjacent to the south boundary of the proposed parcel; however, it had not affected the existing residential development.
- No comments or concerns were received from adjacent landowners.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Mr. Blake Lange from Bearisto & Associates spoke as the Applicant. The Applicant explained the reason for the subdivision plan as presented. Mr. Lange requested a relaxation on Condition 4, to maintain the existing pump out rather than upgrading to a holding tank. As a farmstead separation, the relaxation request would maintain the pump out at 250+/- metres from Sturgeon Lake. Regarding the condition for environmental reserve, (condition 5), the applicant was not opposed to it; however, would prefer that it be taken by an Environmental Reserve Easement. He added that the parcel could be reduced to 8.09 hectares if required.

Municipal Planning Commission discussed the following:

- In response to whether the existing manufactured home on the balance of the quarter had the proper set back from the lake, Development Officer Dixon advised that it was 42 metres; however, a 90 metre setback was required.
- Regarding the access to the physically severed portion of the balance, Development Officer Dixon advised that it was sufficient for the small number of cultivated acres. She added that additional distance of road may be required in future at the development permit application stage. Manager Rosson pointed out that the access to the balance would be from the west side of the lot with an additional approach proposed.

Chair Roxie Rutt advised Mr. Lange that Municipal Planning Commission would render a decision later in the meeting.

5.0 SUBDIVISION APPLICATIONS

5.1 S19-019 / TARANORTH INC. C/O MIDWEST SURVEYS / SE-13-70-20-W5 / FIRST PARCEL OUT / SUNSET HOUSE AREA

Development Officer Price Leurebourg presented an overview of a proposed subdivision application for a 7.13-hectare (17.62-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Development Officer Price Leurebourg presented additional information as follows:

- On January 14, 2020, Municipal Planning Commission tabled subdivision application S19-019 for further clarification from Alberta Transportation on the proposed road widening. Manager Rosson confirmed with Alberta Transportation that road widening was not necessary.
- The proposed subdivision would create the first parcel out of the quarter. The area was zoned Agricultural One (A-1) District.
- Access existed to the proposed subdivision from Highway 747. Access existed to the balance from an approach on the undeveloped road allowance.
- No comments or concerns were received from adjacent landowners.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

No comments or questions were noted from Municipal Planning Commission.

SE-13-70-20-W5

MOTION: 20.02.14. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S19-019 for the creation of a 7.13 hectare ± lot within the parcel legally described as SE-13-70-20-W5, subject to the conditions listed below:

Reasons:

1. The proposed subdivision complies with the Municipal Development Plan and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulations.

Conditions:

1. The applicant shall submit to Greenview, a plan of survey suitable for registration with Alberta Land Titles. The size of the subdivided parcels shall be as per the approved tentative plan.
2. The landowners shall pay all taxes owing to Greenview, up to the year in which subdivision is to be registered, prior to Greenview signing the final subdivision approval documents.
3. The applicant shall pay a final subdivision endorsement fee, according to Greenview's Schedule of Fees in effect at the time of endorsement.
4. The applicant shall ensure the on-site sewage disposal systems on the proposed lot complies with distance requirements of the Alberta Private Sewage Standards of Practice. The applicant shall provide Greenview with a Certificate of Compliance from an accredited agency reflecting that the proposed parcel

boundaries have been taken into consideration when compliance was considered. The arrangements and costs are the responsibility of the applicant.

CARRIED

5.2 S19-020 / RENSCHLER JODI LEE C/O MCELHANNEY LAND SURVEYS / SW-28-65-21-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA

Development Officer Price Leurebourg had previously presented an overview of a proposed subdivision application for an 8.10-hectare (20.0-acre) ± lot. The property was zoned Agricultural One (A-1) District.

No comments or questions were noted from Municipal Planning Commission.

SW-28-65-21-W5

MOTION: 20.02.15. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S19-020 for the creation of an 8.10-hectare ± lot within the parcel legally described as SW-28-65-21-W5, subject to the conditions listed below:

Reasons:

1. The proposed subdivision complies with the Municipal Development Plan and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulations.

Conditions:

1. The applicant shall submit to Greenview, a plan of survey suitable for registration with Alberta Land Titles. The size of the subdivided parcels shall be as per the approved tentative plan.
3. The applicant shall pay a final subdivision endorsement fee, according to Greenview's Schedule of Fees in effect at the time of endorsement.
4. The applicant shall pay a final subdivision endorsement fee, according to Greenview's Schedule of Fees in effect at the time of endorsement.
5. The applicant shall ensure the on-site sewage disposal systems on the proposed lot complies with distance requirements of the Alberta Private Sewage Standards of Practice. The applicant shall provide Greenview with a Certificate of Compliance from an accredited agency reflecting that the proposed parcel boundaries have been taken into consideration when compliance was considered. The arrangements and costs are the responsibility of the applicant.
6. Access to the balance of the quarter to be constructed by Greenview. An approach application must be submitted and non-refundable \$175 fee and construction fee of \$2,000 per gravel approach paid to Greenview prior to endorsement of the Subdivision Authority Approval. Greenview reserves the right to determine the date of the construction of the approach.

- Manager Rosson stated that access to the balance of the quarter was required. MPC decided that based on the information provided, by the Infrastructure and Planning department, it would be dealt with when it comes forward in the future.

CARRIED

5.3 S19-022 / THOMAS PETER EDWARD LAWRENCE ADMINISTRATOR FOR THOMAS WILFRED C/O BEAIRSTO & ASSOCIATES / SE-04-71-24-W5 / FIRST PARCEL OUT / STURGEON HEIGHTS AREA

Development Officer Leona Dixon had previously presented an overview of a proposed subdivision application for an 8.36-hectare (20.74-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Municipal Planning Commission discussed the following:

- Development officer Dixon stated that in Condition 6; a six-metre environmental reserve would be taken in the form of an easement, which the landowners would still pay tax on, if the environmental reserve was taken as a plan it would then be removed from the land title and no tax would be paid. Mr. Lange stated that Bearisto was fine with the environmental reserve being taken as a caveat.

SE-04-71-24-W5

MOTION: 20.02.16. Moved by: VICE-CHAIR TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S19-022 for the creation of an 8.09-hectare ± lot within the parcel legally described as SE-04-71-24-W5, subject to the conditions listed below:

Reasons:

1. The proposed subdivision complies with the Municipal Development Plan, the Sturgeon Lake Area Structure Plan and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulations.

Conditions:

1. The applicant shall submit to Greenview, a plan of survey suitable for registration with Alberta Land Titles. The size of the subdivided parcel(s) shall be as per the approved tentative plan, subject to parcel reduction to a maximum of 8.1 hectare (20.0 acre).
2. The applicant shall pay a final subdivision endorsement fee in accordance with Greenview's Schedule of Fees in effect at the time of endorsement
3. The applicant shall pay all taxes owing to Greenview, up to the year in which subdivision is to be registered, prior to Greenview signing the final subdivision approval documents.

4. The applicant is required to enter into a Restrictive Covenant with Greenview that will be registered against title to the lot by Caveat to ensure that upon a development permit being issued for renovation, reconstruction, or replacement of the existing dwelling unit as required by Greenview's Land Use Bylaw in effect at that time, a condition be imposed that a holding tank is required to be installed in accordance with the Alberta Private Sewage Standards of Practice and section 7.2.3 of the Municipal Government Act.
5. An Environmental Reserve Easement must be registered as a caveat on title to protect Sturgeon Lake a distance of 6.0 metres from the shoreline of Sturgeon Lake.
6. The applicant shall obtain Historical Resources Act Clearance from Alberta Culture and Tourism and provide the approval to Greenview.
7. Access to the balance of the quarter to be constructed by Greenview. An approach application must be submitted and non-refundable \$175 fee and construction fee of \$5,000 per paved approach paid to Greenview prior to endorsement of the Subdivision Authority Approval. Greenview reserves the right to determine the date of the construction of the approach.

CARRIED

5.4 S19-023 / LOWE JONATHAN / SE-10-71-23-W5 / COUNTRY RESIDENTIAL ONE / NEW FISH CREEK AREA

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 3.75-hectare (9.27-acre) \pm lot. The property was zoned Country Residential One (CR-1) District.

Development Officer Leona Dixon presented additional information as follows:

- The area had recently been rezoned to Country Residential One (CR-1) District to allow subdivision of the vacant treed land to accommodate future residential development.
- For the proposed lagoon sewage system, the applicant would be required to obtain all necessary permits from an accredited agency for Alberta Safety Codes Authority as a condition of a subsequent development permit.
- Canadian Natural Resources Ltd. (CNRL) owned a pipeline, licensed for 190 mol/kmol of sour gas, located approximately 350 \pm metres to the west of the proposed subdivision. However, it was located outside of the 100-metre setback required by Alberta Energy Regulator for a single-family residential development.
- Infrastructure and Planning had requested a road plan by dedication approximately 35.0 metres by 75 metres \pm to construct a cul-de-sac at the end of Range Road 232. The cul-de-sac would have provided accesses to the proposal and balance of the quarter and a turnaround, in accordance with Greenview's Municipal Servicing Standards.

- Road widening of 5.03 metres had previously been registered by road plan along the length of the quarter when the first subdivision on the quarter had been created.
- No comments or concerns were received from adjacent landowners.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

No comments or questions were noted from Municipal Planning Commission.

SE-10-71-23-W5

MOTION: 20.02.17. Moved by: MEMBER TYLER OLSEN
That Municipal Planning Commission (MPC) **APPROVE** subdivision application S19-023 for the creation of a 3.75-hectare ± lot within the parcel legally described as SE-10-71-23-W5, subject to the conditions listed below:

Reasons:

1. The proposed subdivision complies with the Municipal Development Plan, the Sturgeon Lake Area Structure Plan and the Land Use Bylaw.
3. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulations.

Conditions:

1. The applicant shall submit to Greenview, a plan of survey suitable for registration with Alberta Land Titles. The size of the subdivided parcel(s) shall be as per the approved tentative plan.
2. The applicant shall pay a final subdivision endorsement fee in accordance with Greenview's Schedule of Fees in effect at the time of endorsement.
4. The applicant shall pay all taxes owing to Greenview, up to the year in which subdivision is to be registered, prior to Greenview signing the final subdivision approval documents.
5. Right-of-way, a minimum of 35 metres by 75 metres shall be dedicated by the applicant at the parcel frontage adjacent to Range Road 232 for construction by Greenview of a cul-de-sac and approaches to the lot and the balance of the quarter. The road plan for widening shall be surveyed and registered by Greenview. The applicant shall not have the parcel boundaries of the proposed subdivision located until after the road widening has been accounted for.
6. Access to the proposed lot and balance of the quarter to be constructed and/or upgraded by Greenview. An approach application must be submitted along with a non-refundable application fee of \$175. Construction fees of \$2,000 per gravel approach or \$2500 per approach relocation or upgrade must be paid to Greenview prior to endorsement of the Subdivision Authority Approval. Greenview reserves the right to determine the date of construction and/or upgrade of the approach(es).
7. The applicant shall pay cash-in-lieu of Municipal Reserve in the amount of \$4,500, representing 10% of the appraised market value of the area of 3.75

hectares. The final calculation of the Municipal Reserve will be done upon receipt of the final plan of survey.

CARRIED

#7
DATE OF NEXT MEETING **7.0** **DATE OF NEXT MEETING**

Tuesday, March 10 , 2020

#8
ADJOURNMENT **8.0** **ADJOURNMENT**

MOTION: 20.02.18. Moved by: MEMBER TYLER OLSEN
That this meeting adjourn at 10:56am

CARRIED

CHAIR

MANAGER, PLANNING AND DEVELOPMENT



6.1

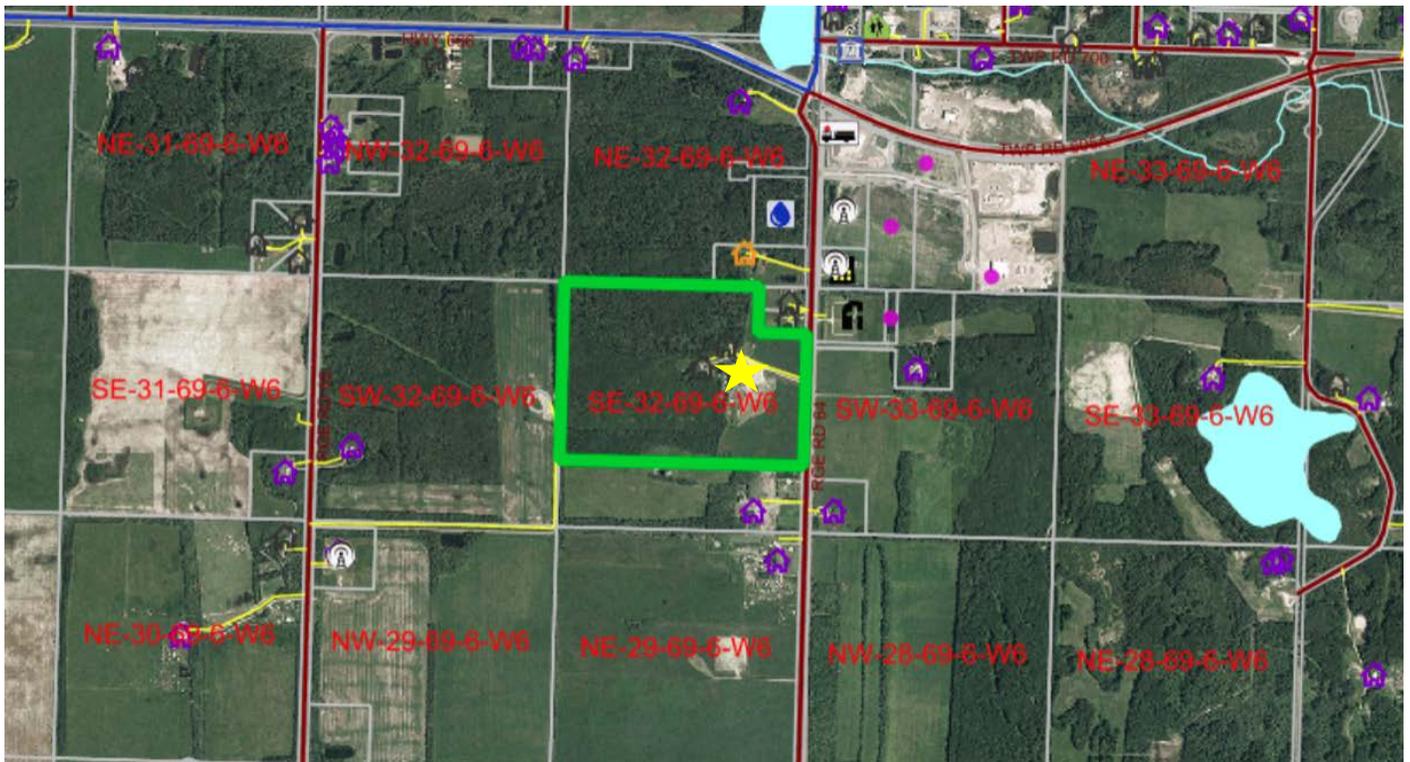
MUNICIPAL PLANNING COMMISSION

APPLICATION NO.	D20-032
LAND USE DISTRICT	Agricultural One (A-1) District
LOCATION	SE-32-69-06-W6
AREA	Grovedale – Ward 8
APPLICANT	Richard, Charles and Linda (1408479 AB Ltd. o/a JCL Trucking Ltd.) (JCL)
LANDOWNER	LCJ Enterprises Ltd. (LCJ)

SUMMARY

This application is before Municipal Planning Commission because the applicant is requesting to operate a Home Occupation, Major; Logging Truck Operation. It is practice that applications for Home Occupation, Major be brought to Municipal Planning Commission for consideration and decision.

CONTEXT MAP



BACKGROUND INFORMATION AND DISCUSSION

Proposed Development Details

Greenview has received development permit application D20-032 to operate a portion of the log hauling business consisting of a maximum of four (4) log tractor/trailer units, one (1) water truck, with outdoor storage area encompassing 0.81 hectares (2.0 acres), as a Home Occupation, Major. The operation will consist of up to three permanent full-time employees who will permanently reside in the dwelling unit on the parcel and a maximum of two non-residential employees. The proposed storage area will include the vehicles and equipment listed above as well as two storage vans and miscellaneous items. The applicant has advised that all other vehicles and equipment including cars, pickup trucks, semi-trucks, broken trailers, scrap metal and all other debris from the previous logging operation located outside of the designated storage area, will be removed and the lands will be restored as pasture for agricultural purposes.

On May 27, 2019, Greenview Council denied first reading of the applicant's land use amendment application to rezone an area of the property from Agricultural One (A-1) District to Light Industrial (M-1) District and as a result, development permit application D19-092 was refused, as the business was too large to operate on the lands. Development permit application D19-092 had proposed to build a new 130 foot by 125 foot shop/office building and operate the business, which consisted of gravel and log hauling and harvesting and equipment maintenance. At that time, the business operating on site consisted of approximately 15 tractor-trailer logging units, three travel trucks, 18 pieces of logging equipment, and employed three to six residential employees and 20 to 25 non-residential employees.

In December 2019, Charles and Linda Richard submitted a new land use amendment application and also requested to amend the Grovedale Area Structure Plan (GASP) to expand the Light Industrial (M-1) designation onto a portion of their lands. Shortly after, administration was advised by the applicant that they had rented an industrial shop and lot in McRae Industrial Park in the City of Grande Prairie where the main business operations for JCL would occur; and the within development permit application was submitted.

A portable sawmill located on the property is for personal use and is not a part of the company operations.

Surrounding Area

The subject site is located in rural Grovedale approximately one kilometre south of the hamlet. The surrounding properties are zoned Agricultural One (A-1) District, Country Residential One (CR-1) District, with Institutional (INS) and Light Industrial (M-1) to the north.

Legislation and Policy

The proposed development meets all of the criteria for a Home Occupation, Major set out in the Land Use Bylaw, and no negative land use impacts are anticipated by the proposal. The proposed use will be compatible with similar major home occupations operating in the municipality on A-1 parcels. The parcel is

located immediately south of the Centralized Living Area of the Grovedale Area Structure Plan (GASP) where lands are designated for Institutional (INS) and Light Industrial (M-1) use.

Consultation

Administration mailed 27 notification letters to all residences within an 804-metre radius of the parcel, except the Hamlet of Grovedale. Both responses of opposition or in favour of the Home Occupation, Major were received.

REPORT SUMMARY

This report requests a decision for:

Discretionary Use [s.8.1 Land Use Bylaw]

- Home Occupation, Major

RECOMMENDATION

Administration supports this development and recommends the following:

That Municipal Planning Commission (MPC) APPROVE development permit application D20-032 to permit the Home Occupation, Major on the parcel legally described as SE-32-69-6-W6, subject to the conditions listed below:

1. All Development must conform to the conditions of this development permit and the approved plans and any revisions as required pursuant to this Approval. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
2. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
3. Any future expansion of the business, site area, or additional employees will require the applicant to apply for a new development permit and will require approval.
4. Issuance of this development permit is for the Home Occupation, Major of 1408479 AB Ltd o/a JCL Trucking Ltd. business as described in the submitted application, with a maximum of 3 residential and 2 non-residential employees.
5. No signage related to the business is permitted, unless prior approval is given by Greenview.
6. The major home occupation must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
7. The major home occupation shall be limited to one trip per logging truck per day (one trip is equivalent to vacating and entering the yard once a day).

8. The major home occupation shall not occupy more than 0.81 hectare (2.0 acre) for outside storage. Outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and district roads.
9. The major home occupation shall solely be operated within one accessory building.
10. All vehicles and equipment outside of the designated storage area must be removed from the lands no later than June 29, 2020.
11. This development permit is valid upon the decision being advertised in a local paper and no appeal against said decision being successful.

RATIONALE FOR RECOMMENDATION

1. The proposed use supports Greenview's Municipal Development Plan (MDP) and Grovedale Area Structure Plan (GASP)

The MDP supports Home Occupations, Major while the GASP does not support trucking operations on agricultural lands. The GASP does not address a Home Occupation, Major, which will operate solely on the existing developed yard site.

2. The proposed use satisfies the regulations of the Land Use Bylaw

The proposed use meets the requirements of the Land Use Bylaw.

ALTERNATIVES

Approval – This application may be approved. Appropriate conditions should be cited.

If this application is approved:

- The applicant may appeal any of the conditions of approval.
- Any affected party may appeal the approval.
- The approval is advertised in the upcoming Friday paper and any affected party may appeal the approval.

Refusal – This application may be refused. Specific and relevant planning reasons for refusal must be cited.

If this application is refused:

- The applicant may appeal the refusal.
- The applicant may wait six (6) months and reapply for the same development at the same location.
- The applicant may make an entirely new application for the same proposal in a different location.

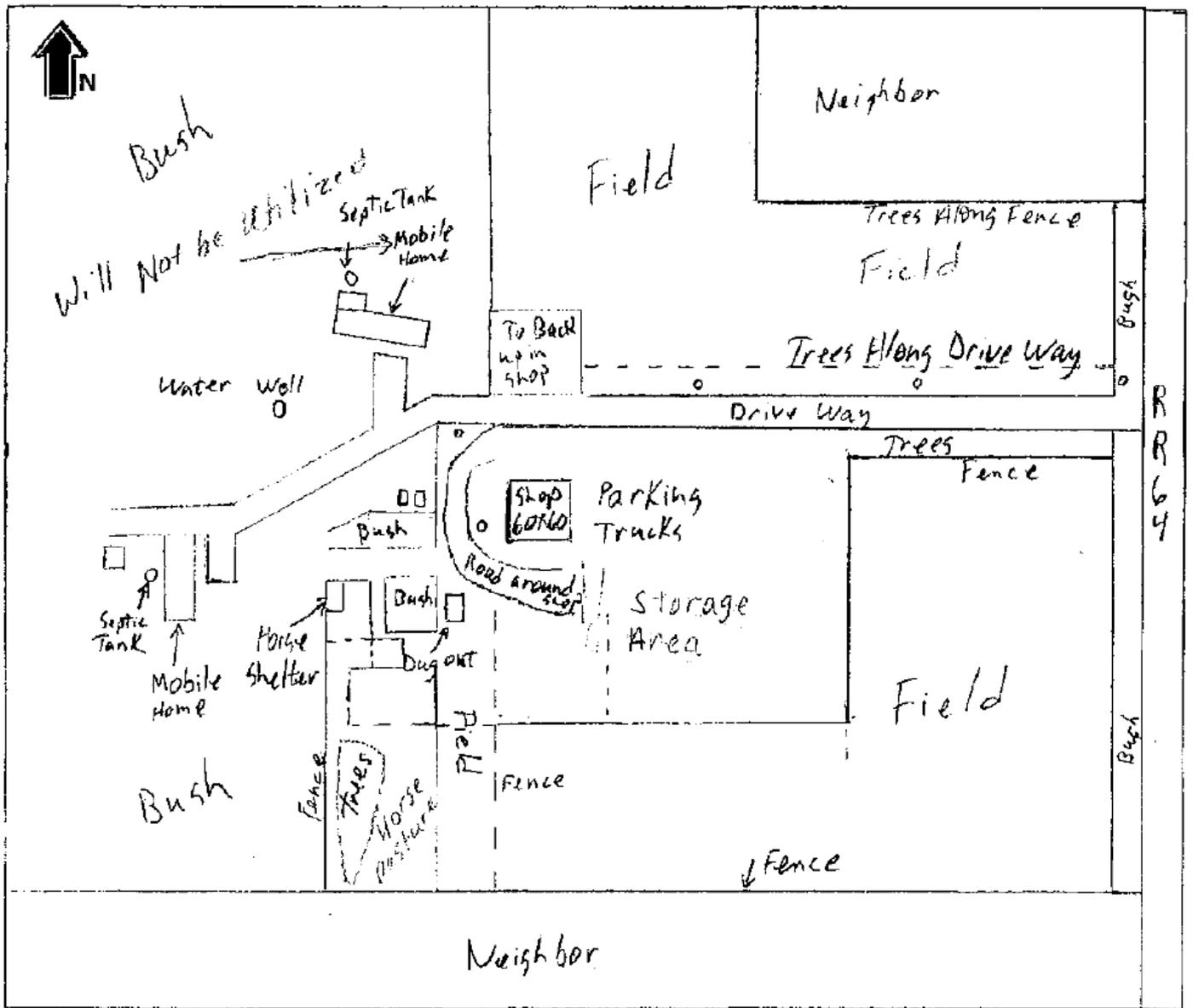
Tabling – The application may be tabled. The cause of or reason for tabling should be cited.

- Conditions or a time frame for lifting it from the table should be cited.
- If this application is tabled, the application will again be brought before Municipal Planning Commission for consideration at the next scheduled meeting date or when the item(s) that caused the application to be tabled is (are) resolved.

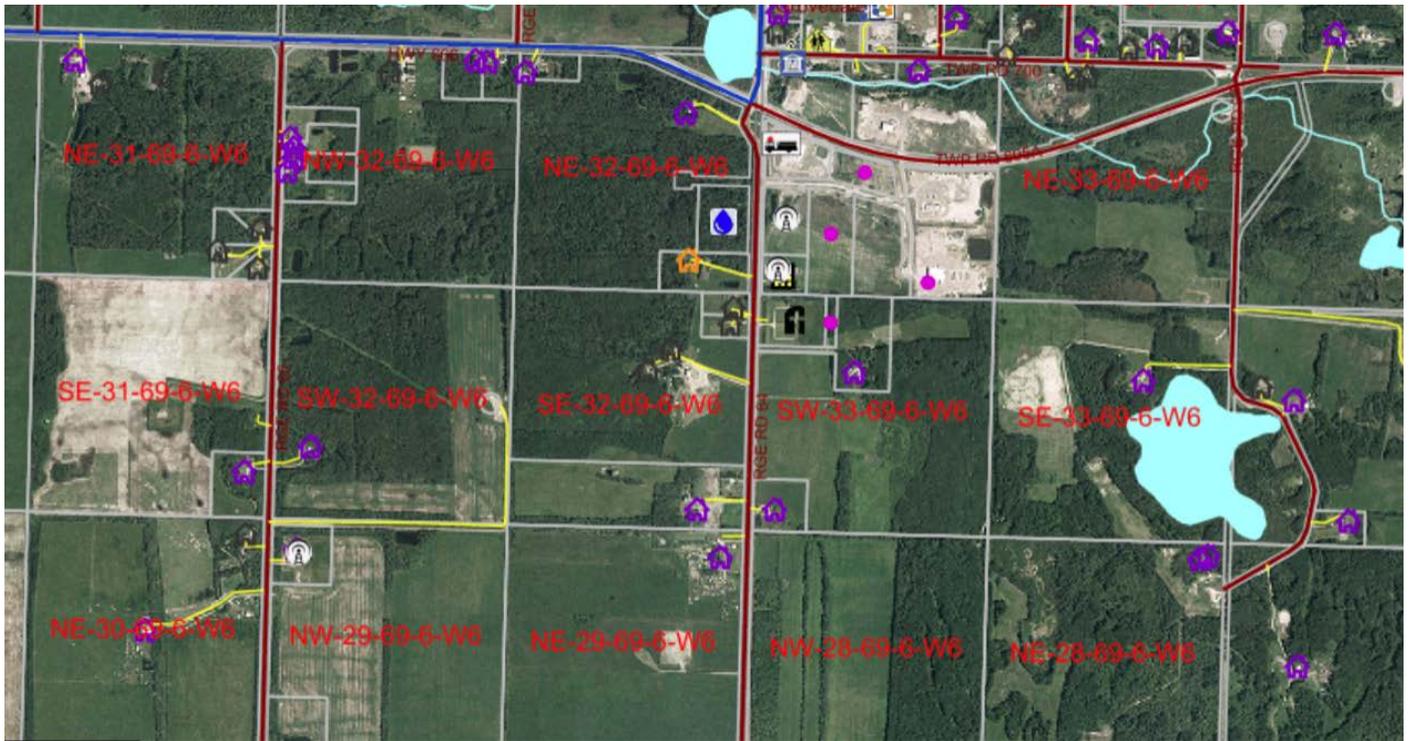
ATTACHMENTS

- Proposed Site Plan
- Aerial Photo
- Four letters from adjacent landowners supporting the development
- Four letters from adjacent landowners opposed to the development.

PROPOSED SITE PLAN



AERIAL PHOTO



04-Mar

Attn: Sally Ann Rosson MD of Greenview

It has been brought to my attention that the property of JCL trucking in Grovedale may be subject

to re-zoning from commercial use.

This company has been upstanding to the community with reference to Swan City Snowmobile club

with very generous donations of trucking our equipment around, donating several loads of logs for firewood to 2 high use areas in our Big Mountain trail system, and 2 areas in the Kakwa area.

Their location aids them to continue to being able to keep the firewood coming to these areas.

The value to keeping our cost down is a direct boost to keeping these areas open and safe for the general public to get outdoors and use these facilities.

Any questions or concerns call Randy Zieglansberger

Project director for Swan City Snowmobile club

March 3, 2020

Re: Grovedale Property, SE-32-69-6W6

Dear Ms Sally Ann Rosson:

Linda Richard of LCJ Enterprises and JCL Trucking Ltd approached me to briefly discuss the upcoming public hearing regarding their request for Major Home Occupation to allow them to operate a few logging trucks from their property in Grovedale.

The only issue I ever had with the operation in the past occurred about 1.5-2 years ago with a driver who used Jake brakes during the night, but this issue was addressed and rectified. It has not been an issue since. I otherwise have no issues with the landowners or their business operations, therefore am not opposed to their application. I have even purchased fire wood from Charles Richard before, and he was reasonable and easy to talk to.

Sincerely,

Lee Garant

Municipal District Of Greenview No.16

ATTN: Celine

In regards to your file #D20-032, SE-32-69-6-W6, LCJ Enterprises

The above have applied for a development permit that I do not oppose as they are downsizing drastically from the size of the operation and amount of equipment they had previously.

Ryan & Eliza Begg

March 5, 2020

Re: Letter of Support for Charles and Linda Richard

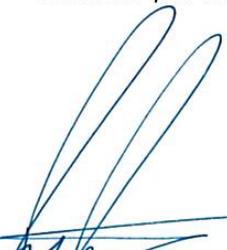
Dear Celine

I am writing this letter in support of the changes being requested on behalf of Charles and Linda Richard's property located in Grovedale, AB. My residence resides less than 1km away from the property in question and is on the way to the refuse site frequented weekly by our family. The current property in its current state poses no objections from us, nor do the proposed requested changes.

It is in our opinion that the new water facility being constructed just north of the noted location is/will be of the same visual effect, as is the industrial park with very similar business being operated, nearly across the road.

As outlined above the undersigned have no objections with the proposed change and are in complete support of Charles and Linda Richard.

Thanks for your attention to the above noted matter.



Ryan Begg



Eliza Begg

Celine Chuppa

From: Leon Gullickson
Sent: February-28-20 4:10 PM
To: Celine Chuppa
Cc: Leon Gullickson
Subject: Notice to Adjacent Landowners file no: D20-032

Follow Up Flag: Follow up
Flag Status: Flagged

From:

Leon and Linda Gullickson, adjacent landowners

Re: Notice to Adjacent Landowners
File No: D20-032
Legal Land Description: SE-32-69-6-W6

Hello:

As a adjacent landowners, we have several concerns:

1. Neighbors have been running an Industrial log hauling company next door for several years, with up to several dozen trucks and trailers
2. Trucks run all night in cold weather, and we can hear them, and they are disruptive
3. Truck shop works on repairing trucks and trailers all night sometimes, and we can hear them banging with sledge hammers on steel or something like that
4. Trucks going up and down the road create a lot of extra dust, and Jake Brake noise
5. Site plan did not show where the septic pump outs are, or septic fields: I have noticed water puddles on the south side of our property (adjacent to the property in question) even when it is dry out, and we are concerned it might be from sewage pump out
6. This land zoning is AG1, and the operation next door is definitely industrial/commercial operation, that should not be allowed with the discretionary definition
7. This will affect our property value in a negative way

Thank you,

Leon Gullickson

Mr Michael Barfoot

~~2020~~
March 2, 2020

I Michael Barfoot oppose file number D20-032.

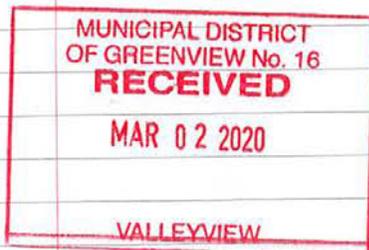
I would not like to live next door to a logging operation. Two or three logging operations in Drougeville have been removed from residential areas in the past. There is purchasable land for LCJ Enterprises a half mile away.

I did not mind one pick up between the hours of 9 to 5 Monday to Friday at that location, I am opposed to a industrial operation running 24 hours a day, seven days a week I moved here for the peace and quiet of country living.

LCJ Enterprises has already started a junkyard to the east of my property and devalued my land. I will require the assistance of MD Greenview in the future in rectification or assessment to this matter.

Thank you

Michael Barfoot



File no. D20-032
Legal land description: SE-32-69-6-W6
Landowner: LCJ Enterprises Ltd.

Thomas G. & Mary Jean Finck

- no industrial use as this is A-1 district.
- no industrial use where a CR-1 or CR-2 is in place.
- LCJ Enterprises Ltd. works 24/7 depending on weather and seasons. CR-1 and CR-2 are usually a 8 to 5 jobs and have weekends off.
- The CR-1 and CR-2 are a part of a class of subdivision. There are 2 parcels of 3.0 acres each and 1 parcel of 35 acres off this 1/4 section. The 119 acre parcel of said section is a A-1 district or farm land.
- the noise of truck back-up alarms, engine brakes and other noise eg iron clanging etc are heard day or night.
- to us this is not a home occupation, major. There is a portable saw mill and wood yard on site.

2)

- on Plot plan page I do not see any items checked off. There are no measurements or distances shown on drawing.
- this plot is sloped to the north and east. Water from driveway runs to RR #64. This keeps approach and road in a soft condition.
- the drivers coming out on to RR64 do not always stop. When meeting on roadway, they do not move over.
- We think this development permit should be turned down.
- We feel that if this permit is allowed, it will devalue adjoining parcels.
- Will be in attendance on March 10, 2020 meeting.

May Jean Fink
Thomas & Finch

Stan + Wendy Unruh

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Feb 7, 2020

Dear MD #16 + Development officer + planning for MD #16
 we strongly appose the Development of Industrial bussness in our back
 yard, attached you will find pics of the log trucks more then 4 that
 I took from my kitchen window on Feb 7, 2020 from my kitchen window
 along with 2 Gravel trucks and processor and a long row of discarded pickup
 trucks, looks like a dummping ground, we have fought for 10 years for this
 logging company to move into the Industrial lot's which grouvedale has
 lots of and are sitting empty. The logger also stores logs to be cut
 up into firewood, this can be very disturbing + noisy for day's the
 processor will cut firewood till late @ NIGHT 1130pm. This is Arrages
 that what peace and Quiet country live, we no longer live in a peaceful
 Country arrage 24 hr a day 7 days a week log trucks roaring +
 Jakebraking day + night in our front yard driving passed our
 Place and along there driveway Jakebracking witch is on side
 of our arrage, and storage behind our arrage feels like
 we live in a Industrial lot, And the damage to our gravel roads is
 bad log trucks make deep ruts in spring and everytime it rains.
 and dust is very bad this last summer no Calcium/oil was
 put onto Rd 64 do to construction of water treatment plant,
 log truck's are repaired banging till wee hrs of AM is unacceptable.
 This has been going on for the past 10 years we have written
 letters and called MD Numerous time's, and gone to MD office
 asking what we can do about this issue also gone to MD B.B.R
 talked to Sally Ann Rosson of the MD #16 she statted that in
 Jan 2020 logger will MOVE into Industrial park, Our land Value
 has gone down do to Industrial beside + behind our arrage
 But tax's still go up every year, we strongly appouse the
 developement of Industrial in our back yard

Stanley Unruh

Wendy Unruh

Stanley Unruh