

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, December 15, 2021

9:00 AM

Administration Building and Zoom
Valleyview AB

**#1
CALL TO ORDER**

**#2
AGENDA**

**#3
MINUTES**

3.1 ADOPTION OF MUNICIPAL PLANNING COMMISSION REGULAR
MEETING MINUTES HELD OCTOBER 13, 2021

3.2 BUSINESS ARISING FROM MINUTES

**#4
DELEGATIONS**

4.1 S21-016 / REHN NOAH MORGAN / NE-34-71-21-W5 / FIRST
PARCEL OUT / NEW FISH CREEK AREA

4.2 S21-011 / WOLFE, TONY WILLIAM / NW-19-67-22-W5 / FIRST PARCEL OUT /
LITTLE SMOKY AREA

**#5
SUBDIVISIONS**

5.1 S21-010 / SAWLEY, DARCY A AND COCHLAN-SAWLEY BERVA /
NE-15-65-21-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA

5.2 S21-011 / WOLFE, TONY WILLIAM / NW-19-67-22-W5 / FIRST
PARCEL OUT / LITTLE SMOKY AREA

5.3 S21-016 / REHN NOAH MORGAN / NE-34-71-21-W5 / FIRST
PARCEL OUT / NEW FISH CREEK AREA

5.4 S21-017 / MCCLELLAND LARRY & YVONNE C/O MIDWEST
SURVEYS / SW-18-69-6-W6 / COUNTRY RESIDENTIAL ONE /
GROVEDALE AREA

**#6
DEVELOPMENT PERMITS**

6.1 D21-294 / HODGES JAMES CLAYTON / SW-4-70-06-W6 /
HAMLET RESIDENTIAL / BACKYARD HEN ENCLOSURE /
GROVEDALE AREA

**#7
NEXT MEETING**

WEDNESDAY, January 12, 2022

**#8
ADJOURNMENT**

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building and Zoom
Valleyview, Alberta, on Wednesday, October 13, 2021

**#1
CALL TO ORDER**

Chair Duane Didow called the meeting to order at 1:05 p.m.

PRESENT

Chair	Duane Didow
Vice-Chair	Tom Burton
Member	Shawn Acton
Member	Roxie Chapman
Member	Winston Delorme
Member	Tyler Olsen (via zoom)
Member	Bill Smith
Member	Dale Smith
Member	Les Urness

ATTENDING

Director, Infrastructure and Planning	Roger Autio
Manager, Planning and Development	Jennifer Sunderman
Development Officer	Leona Dixon (via Zoom)
Development Officer	Shaival Gajjar (via Zoom)
Development Officer	Celine Chuppa (via Zoom)
Recording Secretary	Anna Rieber

GUESTS

Bailey Lapp, Beairsto & Associates - S21-006 and S21-009

ABSENT

Member	Dale Gervais
Development Technician	Jen Cornelsen

**#2
AGENDA**

MOTION: 21.10.47 Moved by: MEMBER ROXIE CHAPMAN
That the October 13, 2021, agenda be adopted as presented.

CARRIED

**#3
MINUTES**

3.1 MINUTES OF REGULAR MEETING

MOTION: 21.10.48 Moved by: MEMBER DALE SMITH
That the minutes of the Municipal Planning Commission regular meeting held on
September 15, 2021, be adopted as presented.

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

There was no business arising from the minutes of September 15, 2021.

4.0 DELEGATIONS

4.1 S21-006 / BROCHU MICHAEL AND LYNELLE C/O BEAIRSTO AND ASSOCIATES / NE-28-70-22-W5 / COUNTRY RESIDENTIAL ONE / VALLEYVIEW AREA

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 3.91-hectare (9.66-acre) ± lot within NE-28-70-22-W5. The property was zoned Country Residential One (CR-1) District.

Additional information was presented as follows:

- The proposed site, located approximately 3.0 kilometres north of the Town of Valleyview, included an existing yard site, having a residence, ancillary buildings, dugout, and all services including an open discharge sewage system. The 90-metre setback required had been accommodated by the location of the west boundary.
- An approach to the balance existed from Range Road 223A adjacent to the west boundary of the quarter. Council had approved inclusion of both approaches in the subdivision boundary at their meeting held September 28, 2021.
- Road widening of 5.03 metres was requested by Construction and Engineering on both Range Road 223 and Range Road 223A.
- Notifications were circulated to adjacent landowners within an 804.0-metre radius; no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Baily Lapp, Bearisto & Associates was in attendance (via Zoom) to represent the application.

Members had the following comments or questions:

- Members asked why the previous 45.0-metre setback of the pump-out from the property line had been acceptable. Bailey explained that the setbacks on the existing quarter remained in place until the creation of new boundaries, which prompted the necessity to meet the 90.0-metre setback, in accordance with provincial regulations.

Chair Duane Didow advised Baily Lapp that Municipal Planning Commission would render a decision later in the meeting.

4.2 S21-009 / SCOTT JOHN C/O BEAIRSTO AND ASSOCIATES / SW-32-70-25-W5 / FIRST PARCEL OUT / RIDGEVALLEY AREA

Development Officer Leona Dixon presented an overview of a development permit application for 4.90-hectare (12.1-acre) ± lot within SW-32-70-25-W5. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The proposed subdivision located approximately eight kilometers east of the Hamlet of Ridgevalley and two kilometers south of Highway 43, included an existing single-family dwelling unit and a smaller accessory building.
- The water source was a well. The existing open discharge septic system had not met provincial regulations for setback distances from the well or the residence and would require a variance or upgrade. The west boundary had been chosen to accommodate an extension of the discharge location.
- Road widening of 10.06-metre had been previously removed from the title adjacent to Range Road 254A and adjacent to the west portion of Township Road 705. Construction and Engineering had requested that road widening be acquired along the remainder of the parcel adjacent to Township Road 705 from the corner of Range Road 254A.
- Gravel approaches existed to the proposed subdivision and balance of the quarter.
- Notifications were circulated to adjacent landowners within an 804.0-metre radius; no comments or concerns were received. Comments or concerns received from internal and external departments had been addressed or included in the condition.

Baily Lapp, Beairsto & Associates was in attendance to represent the application.

Members had the following comments or questions:

- Members asked how the far side of the creek was accessed as there was no approach from Township Road 705. Baily agreed that though there had been no access on Township Road 705, the land could be accessed from Range Road 254A.
- As there was no access through the creek to the other side of the parcel, Members asked if that separated the parcel. Baily responded that the creek had not divided the parcel into two separate legal land descriptions and, therefore, no more than one legal access to the property was required.
- Concerns were raised regarding subsequent applications for access. Baily responded that a subsequent application for access had did not pertained to this specific application.
- Members asked why Township Road 705 which had previously been upgraded in accordance with municipal servicing standards, up to future paving standards, so that meant that there was already a right-of-way, why was more being asked for further road widening requested? Director,

Planning and Infrastructure, Roger Autio stated that it had pertained to consistency and that portion of the road narrowed.

- It was felt that with an existing 40-metre right-of-way an additional 10.06 metres was not necessary; however, 5.03metres would be acceptable. It was also felt that the road had been widened sufficiently for vehicles to safely pass.
- A councillor asked director of Planning and Infrastructure Roger Autio, directly about the access in the field not being an allowed use, as the owners obviously do not cross the creek with farming equipment.
- Director, Planning and Infrastructure Roger Autio stated that the access is not required in regard to this application, as there is no guarantee towards a second access being requested.
- A councillor stated that the owners do access the portion of their property separated by the creek via the approach on the undeveloped road allowance on the west side and therefore they do have access to the portion of their property that was physically severed by the creek.

Chair Duane Didow advised Baily Lapp that Municipal Planning Commission would render a decision later in the meeting.

#5
SUBDIVISIONS

5.1 S21-006 / BROCHU MICHAEL AND LYNELLE C/O BEIRSTO AND ASSOCIATES / NE-28-70-22-W5 / COUNTRY RESIDENTIAL ONE / VALLEYVIEW AREA

Development Officer Leona Dixon had previously presented an overview of a proposed subdivision application for a 3.91-hectare (9.66-acre) ± lot within NE-28-70-22-W5. The property was zoned Country Residential One (CR-1) District. Members had no comments or questions.

NE-28-70-22-W5

MOTION: 21.10.49 Moved by: VICE-CHAIR TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S21-006 for the creation of a 3.91-hectare ± lot within the parcel legally described as NE-28-70-22-W5, subject to the conditions listed below:

REASONS:

1. The proposed subdivision complied with the Municipal Development Plan and Land Use Bylaw No. 18-800.
2. The Subdivision Authority was 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 applicant shall pay a final subdivision endorsement fee, according to 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. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage adjacent to Range Road 223. On the balance of the quarter adjacent to Range Road 223 and 223A, the applicant is required to sell to Greenview 5.03 metres for future road widening in accordance with Greenview's Schedule of Fees Bylaw. The road plan for widening shall be surveyed and registered by the applicant either prior to the subdivision plan or concurrent therewith.
5. The applicant shall pay cash-in-lieu of municipal reserve in the amount of \$1,252.18, representing 10% of the appraised market value of the unsubdivided 9.67-acre area. The final calculation of the cash-in-lieu will be done upon receipt of the final plan of survey

CARRIED

5.2 S21-009 / SCOTT JOHN C/O BEAIRSTO AND ASSOCIATES / SW-32-70-25-W5 / FIRST PARCEL OUT / RIDGEVALLEY AREA

Development Officer Leona Dixon (had previously) presented an overview of a development permit application for 4.90-hectare (12.1-acre) ± lot within SW-32-70-25-W5. The property was zoned Agricultural One (A-1) District.

Members had the following comments or questions:

- Members continued to raise concerns regarding road widening and the width of 10.06 metres recommended as it removed a large amount of land. Director, Infrastructure and Planning, Roger Autio responded that road widening would be implemented to retain uniformity and meet municipal standards. It was asked whether the condition of road widening could be reconsidered. Members agreed to amend Condition 5 to required 5.03 metres road widening.

SW-32-70-25-W5

MOTION: 21.10.50 Moved by: MEMBER ROXIE CHAPMAN

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S21-009 for the creation of a 4.90-hectare ± lot within the parcel legally described as SW-32-70-25-W5, subject to the conditions listed below:

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 applicant shall pay a final subdivision endorsement fee, according to 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 shall ensure the on-site sewage disposal systems on the proposed lot complies with requirements of the Alberta Private Sewage Standards of Practice. The applicant shall provide Greenview with a report from an accredited agency reflecting that the setback distance requirements and the proposed parcel boundaries have been taken into consideration when compliance was considered. The arrangements and costs are the responsibility of the applicant.

Road widening of 5.03-metres shall be dedicated by the applicant along the parcel frontage adjacent to Township Road 705. Adjacent to the balance of the quarter and Township Road 705, the applicant is required to sell to Greenview 5.03-metres for future road widening to meet the existing plan to the west in accordance with Greenview's Schedule of Fees Bylaw. The road plan for widening shall be surveyed and registered by the applicant either prior to the subdivision plan or concurrent therewith

CARRIED

5.3 S21-014 / MUNICIPAL DISTRICT OF GREENVIEW NO.16 / SW-21-69-6-W6 / GROVEDALE AREA

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 0.41-hectare (1.01-acre) ± lot within SW-21-69-6-W6. The property was zoned Institutional (INS) District.

Additional information was presented as follows:

- The proposed subdivision, located 4.5 kilometers south of the Hamlet of Grovedale, for the purpose of an observation well required by Alberta Environment and Parks to monitor groundwater in the vicinity as to how Greenview's usage would affect water levels of wells in the surrounding area.
- The 0.4-hectare parcel did not meet the minimum parcel size (1.0-hectare) or width (18.0-metre) requirements in the Institutional (INS) District and would require a variance to be granted. The parcel size was limited as the landowner had not wished to sell additional agricultural lands.

- Notifications were circulated to adjacent landowners within an 804.0-metre radius; no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Members had no comments or questions.

SW-21-69-6-W6

MOTION: 21.10.51 Moved by: MEMBER DALE SMITH

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S21-014 to create a 0.41-hectare ± lot within the parcel legally described as SW-21-69-6-W6, granting a variance of the minimum parcel size and width, subject to the conditions listed below:

REASONS:

1. The proposed subdivision complied with the Municipal Development Plan, the Grovedale Area Structure Plan, and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision was 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 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 landowner 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.

CARRIED

#6
DEVELOPMENT PERMITS

6.1 D21-228 / TES INVESTMENTS LTD / WAREHOUSE TRAILERS / SW-14-70-22-W5 / PLAN 9423522, LOT 1 / VALLEYVIEW AREA

Development Officer Leona Dixon presented an overview of a development permit application for Warehouse Trailers, with a 32.5-metre variance within SW-14-70-22-W5. The property was zoned Industrial Light (M-1) District.

Additional information was presented as follows:

- The proposed development consisted of locating (4) 12-foot by 60-foot office trailers, (1) 24-foot by 60-foot office trailer, (2) 12-foot by 40-foot wash shacks, (3) fuel tanks and (4) warehouse trailers for a period of approximately one year. There was an existing office building located approximately 30.0 metres from the front property line, and a shop located

approximately 35.0 metres from the front property line. All proposed development except the (4) warehouse trailers lay behind those structures.

- A variance request had been submitted for the (4) warehouse trailers to remain approximately 7.5 metres from the property line adjacent to Range Road 222 versus the 40.0-metre setback required by the current Land Use Bylaw. The applicant felt that due to the layout of the existing yard site and structures, no other suitable location was available for the warehouse trailers. The units would be removed by June 2022.

Members had the following comments or questions:

- Would the applicant be responsible to pay fines for not obtaining a permit towards the operation operating for months, would there be a prior to beginning operation on the site. Development Officer Leona Dixon responded that the current land use bylaw had no penalties or fines regarding failure to apply for a permit and/or variance. The applicant had not realized that a development permit was required due to the temporary nature but were happy to comply once they were advised of the requirement.

SW-14-70-22-W5

MOTION: 21.10.52 Moved by: MEMBER WINSTON DELORME

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-228 with a 32.5-metre variance of the setback allowing the (4)-warehouse trailers to be located 7.5-metres from the property line adjacent to Range Road 222, on the parcel legally described as SW-14-70-22-W5 Lot 1 Plan 9423522, subject to the conditions listed below:

CONDITIONS:

1. This permit indicates that only the development to which it related to was 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.
2. 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 would require a new development permit application, including but not limited to, an expansion or intensification of the use.
3. Prior to construction or commencement of any development it was the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to building, gas, plumbing and electrical permits, in accordance with the Safety Codes Act of Alberta.

4. This development permit was valid upon the decision being advertised in accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.
5. The developer was granted a setback variance of 32.5-metres to allow the warehouse trailer units to be 7.5-metres from the property line adjacent to Range Road 222.
6. The (4) warehouse trailer units be removed by June 30, 2022.

CARRIED

6.2 D21-290 / DYCK JOHN / DWELLING UNIT, MANUFACTURED / SW-26-69-8-W6, PLAN 0827203, BLOCK 1, LOT 1 / GROVEDALE AREA

Development Officer Celine Chuppa presented an overview of a development permit application for a Dwelling Unit, Manufactured within SW-26-69-8-W6. The property was zoned Country Residential One (CR-1) District.

Additional information was presented as follows:

- The proposed manufactured home, constructed in 1997 was located on Range Road 82 adjacent to Highway 666 and met all setback distances in accordance with Greenview's current Land Use Bylaw.

Members had no comments or questions.

SW-26-69-8-W6

MOTION: 21.10.53 Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-290 for a Dwelling Unit, Manufactured on the parcel legally described as Plan 0827203, Block 1, Lot 1, subject to the conditions listed below:

CONDITIONS:

1. This permit indicates that only the development to which it related to was authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 did not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
2. 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 would require a new development permit application, including but not limited to, an expansion or intensification of the use.
3. Prior to construction or commencement of any development it was the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to building, gas, plumbing and electrical permits, in accordance with the Safety Codes Act of Alberta.

4. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses did not exceed pre-development flows.
5. This development permit is valid upon the decision being advertised in accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.
6. The applicant would obtain a roadside development permit from Alberta Transportation for development in proximity to a highway prior to commencing development.
7. Trees or other planting adjacent to a municipal road for a shelterbelt, hedge or similar purpose, must be located a minimum setback of 8.0 m (26.2 ft.) from the nearest parcel line of the road right-of-way.
8. Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.
9. The exterior of the manufactured home would be finished within one (1) year of placement. All finish material would either be factory fabricated or of equivalent quality so that the design and construction complement the dwelling.
10. The manufactured home would be placed on an engineer approved foundation, basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.

CARRIED

#7
NEXT MEETING

Wednesday, November 10, 2021

#8
ADJOURNMENT

MOTION: 21.10.54 Moved by: MEMBER ROXIE CHAPMAN
That the meeting be adjourned at 1:54 p.m.

CARRIED

CHAIR
DUANE DIDOW

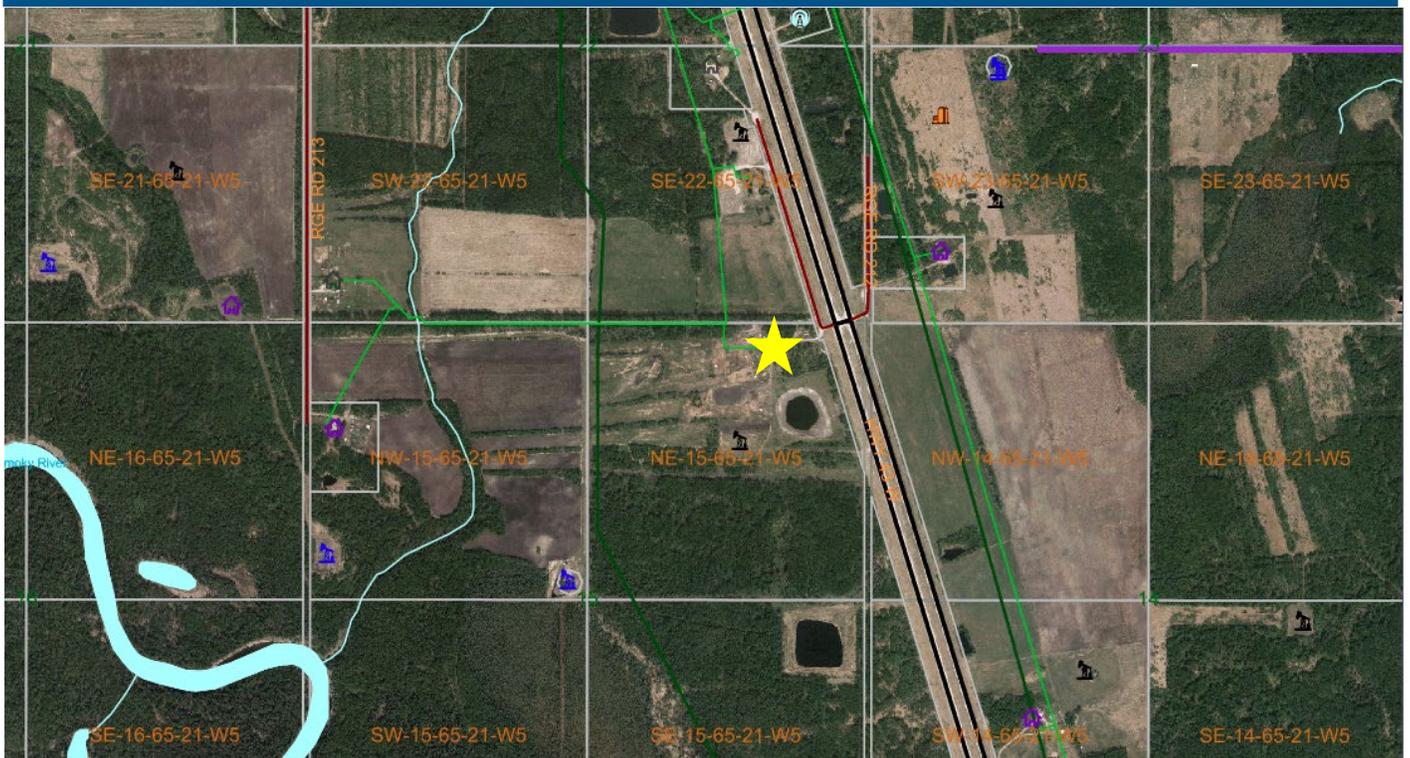
MANAGER, PLANNING AND DEVELOPMENT
JENNIFER SUNDERMAN

APPLICATION NO.	S21-010
LAND USE DISTRICT	Agricultural One (A-1)
LOCATION	NE-15-65-21-W5
AREA	Little Smoky – Ward 2
APPLICANT	Sawley, Darcy A and Cochlan-Sawley, Berva J
LANDOWNER	Sawley, Darcy A and Cochlan-Sawley, Berva J

SUMMARY

This application is before Municipal Planning Commission because the applicant is requesting to subdivide a 4.75-hectare ± lot within NE-15-65-21-W5. The area is zoned Agricultural One (A-1) District. It is standard practice that applications for subdivision be brought directly to Municipal Planning Commission for consideration and decision.

CONTEXT MAP



BACKGROUND INFORMATION AND DISCUSSION

Proposed Subdivision Details

The applicant has applied to create a 4.75-hectare (11.74-acre) ± lot which would be considered the first parcel to be removed from the title. The proposed subdivision is zoned Agricultural One (A-1) District and contains an existing yard site with residence and three outbuildings. All setback requirements for the buildings, septic field, well and boundaries have been met.

Alberta Transportation requires dedication of a 30-metre service road right-of-way across the highway frontage of the proposed parcel to be registered by caveat concurrent with the registration of the subdivision. Paved approaches exist from the existing service road to the proposed lot and directly from Highway 43 to the balance of the quarter. Alberta Transportation advises that the existing approach to the balance is a RI-RO access only and would be removed during any future highway maintenance or improvement in the area and all traffic would be directed to the municipal service road.

Surrounding Area

The subject site is located approximately fifteen kilometers south of Little Smoky adjacent to Highway 43. The surrounding properties are Agricultural One (A-1) District, with first parcel subdivisions in the vicinity.

Legislation and Policy

Municipal Development Plan

The proposed subdivision meets the legislation of the Municipal Development Plan as it is a first parcel out.

Land Use Bylaw 18-800

Under the Land Use Bylaw, the subject land is designated as Agricultural One (A-1) District. The proposed development meets the fundamental land use criteria set out within the district. No negative development or land use impacts are anticipated by the proposal. The proposed use will be compatible with existing surrounding developments.

Consultation and Referral Responses

Administration mailed out notification letters to adjacent landowners within an 804.0-metre radius of the parcel. No letters or comments were received.

The consultation also included several internal and external departments; any concerns have already been addressed or are included in the conditions.

REPORT SUMMARY

This report requests a decision for:

Subdivision [s.8.1 Land Use Bylaw]

- Agricultural One (A-1) District

RECOMMENDATION

Administration supports this subdivision and recommends the following:

That Municipal Planning Commission APPROVE subdivision application S21-010 for the creation of a 4.75-hectare ± lot within the parcel legally described as NE-15-65-21-W5, subject to the conditions listed below:

Reasons:

1. The proposed subdivision complies with the Municipal Development Plan and Land Use Bylaw No. 18-800.
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 applicant shall pay a final subdivision endorsement fee, according to 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. Dedication of a 30.0-metre-wide service road right-of-way across the entire highway frontage of the proposed parcel by entering into a Service Road Agreement with Alberta Transportation, to be registered by caveat against title to the proposed subdivision.

RATIONALE FOR RECOMMENDATION

1. The proposed subdivision satisfies the regulations of the Municipal Government Act

The proposed application satisfies the requirements of Section 654 of the Municipal Government Act, and the relevant matters listed in Section 7 of the Subdivision and Development Regulations.

2. The proposed subdivision satisfies the regulations of the Municipal Development Plan

The proposed use meets all the requirements of the Municipal Development Plan.

3. The proposed subdivision satisfies the regulations of the Land Use Bylaw.

The proposed use meets all the requirements of the Land Use Bylaw and all applicable statutory plans. The use is compatible with the existing surrounding developments and uses and is conducive to the intent of Agriculture One (A-1) District.

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.
- The municipality, school board or the provincial government can appeal.

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.

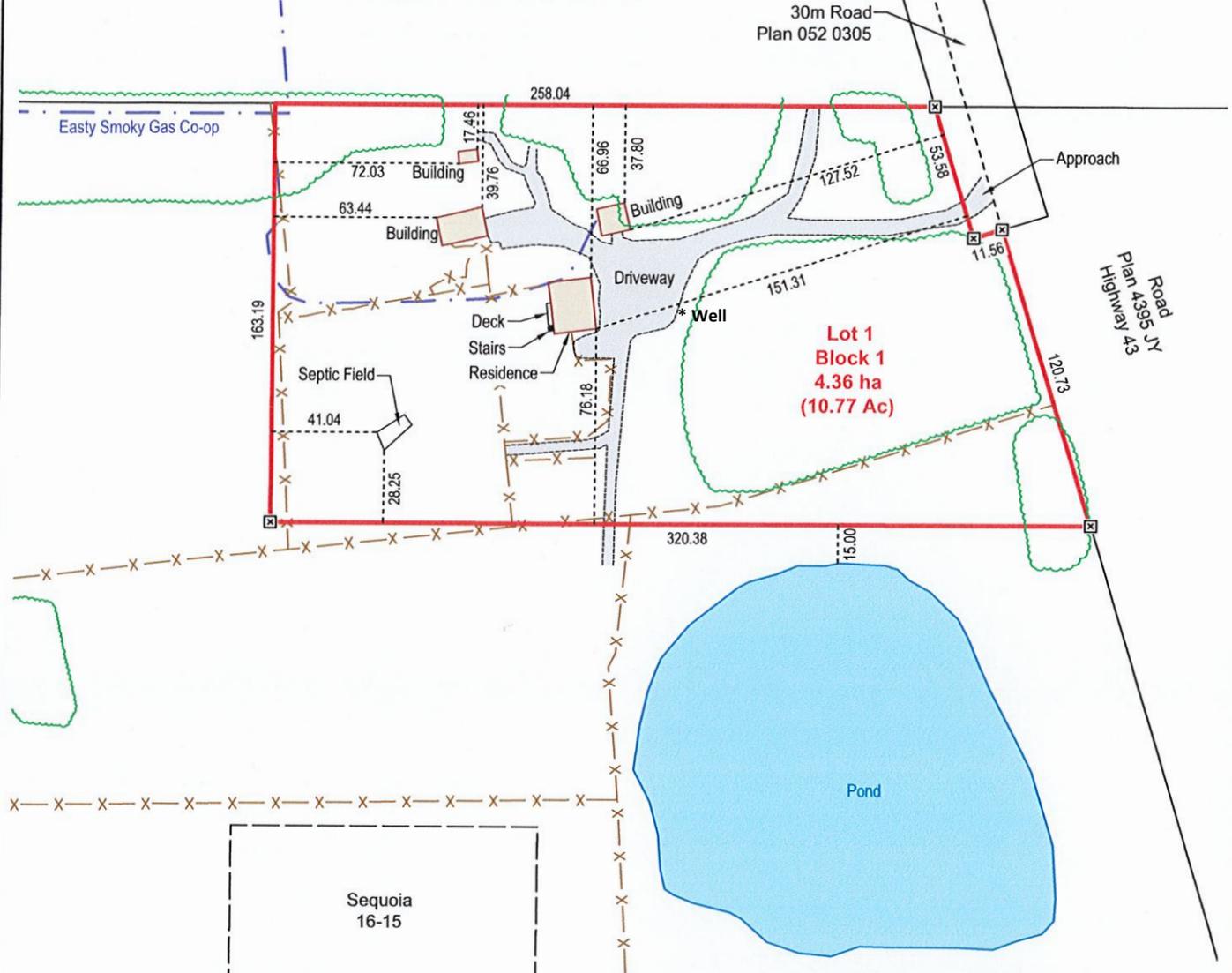
Tabling – The application may be tabled. The cause of or reason for tabling should be cited.

- 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

- Tentative Plan of Subdivision
- Owner Location Map
- Farmland Report
- Wetland Inventory

S.E.1/4 SEC. 22-65-21-5



SKETCH
SCALE = 1:2500

PRELIMINARY PLAN
SUBJECT TO REVISION



SKETCH
SHOWING PROPOSED SUBDIVISION
within the
N.E.1/4 SEC. 15 TWP. 65 RGE. 21 W.5M.
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

PREPARED FOR:
Darcey A Sawley & Berva J Cochlan-Sawley (C. of T. 072 403 900)

- LEGEND:**
- Area to be subdivided shown thus : - - - - -
 - Calculated positions shown thus: - - - - - X
 - Total area to be subdivided = 4.75 Hectares (11.74 Acres).

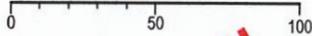
0	Plan Issued	Aug. 31/21	RH - VW - xx
REV.	REVISION	DATE	INITIALS
		Job No. : 210368	
Grande Prairie Peace River Beaumont Surveying & Engineering Unit 104, 11302 - 98th Avenue, Grande Prairie, AB, T8V 8H4 Ph.: 587-259-8888		CAD File: 210368_TE	
		PAGE 3 of 5	

S.E.1/4 SEC. 22-65-21-5



**Lot 1
Block 1
4.36 ha
(10.77 Ac)**

SKETCH
SCALE = 1:2500



PRELIMINARY PLAN
SUBJECT TO REVISION

SKETCH

SHOWING PROPOSED SUBDIVISION
within the

N.E.1/4 SEC. 15 TWP. 65 RGE. 21 W.5M.
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

PREPARED FOR:

Darcey A Sawley & Berva J Cochlan-Sawley (C. of T. 072 403 900)

LEGEND:

- Area to be subdivided shown thus :
- Calculated positions shown thus:
- Total area to be subdivided = 4.75 Hectares (11.74 Acres).

0	Plan Issued	Aug. 31/21	RH - VW - xx
REV.	REVISION	DATE	INITIALS
		Job No. : 210368	
		CAD File: 210368_TE	
		PAGE 4 of 5	

VELOCITY GROUP
Surveying & Engineering
Grande Prairie
Peace River
Beaumont
Unit 104, 11302 - 98th Avenue, Grande Prairie, AB, T8V 6H4 | Ph.: 587-259-8888

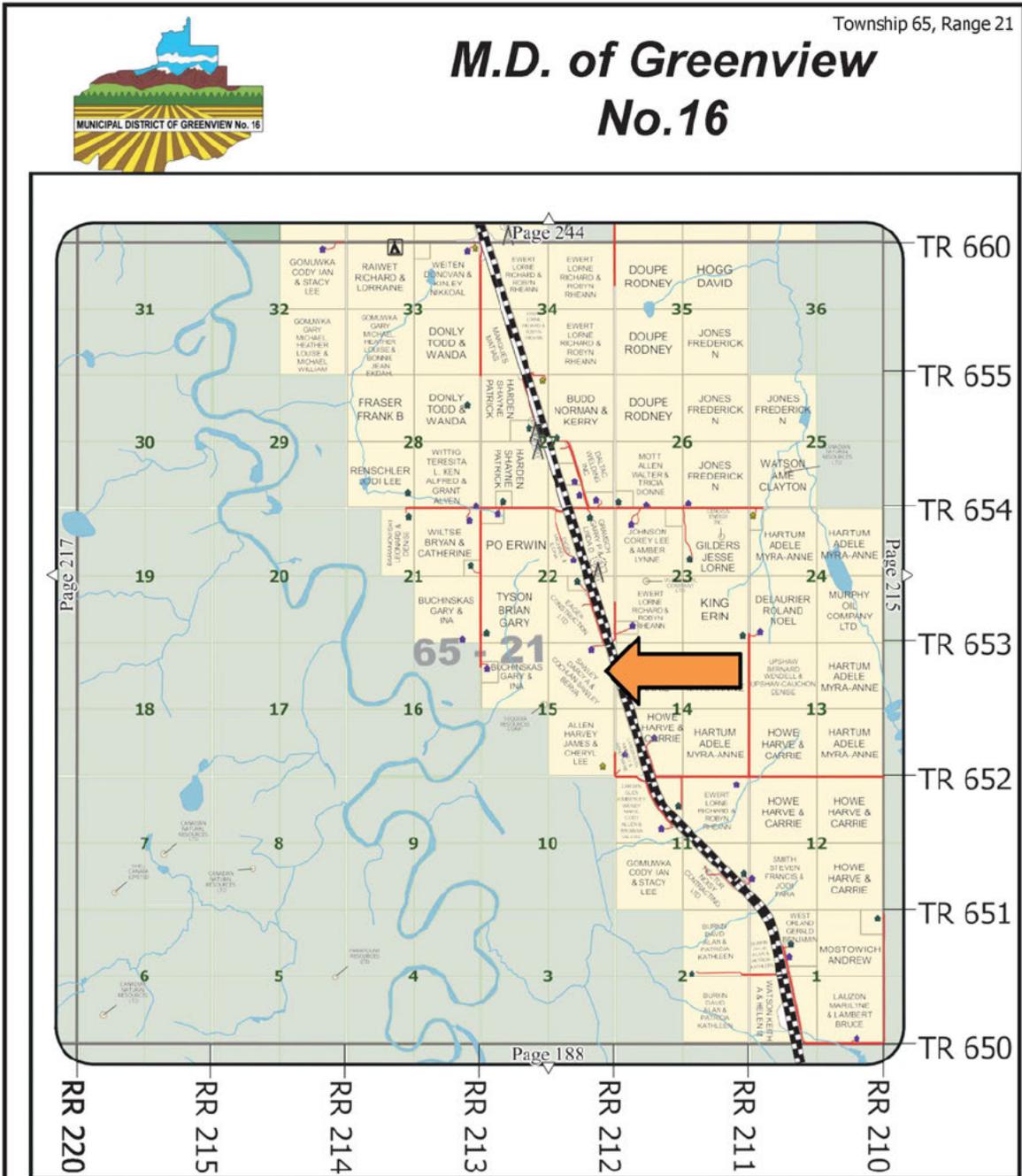
OWNER LOCATION MAP

FILE NO. S21-010

APPLICANT: SAWLEY DARCY & BERVA COCHLAN

LEGAL LOCATION: NE-15-65-21-W5

LANDOWNER: SAME



Map printed: 2020-10-09

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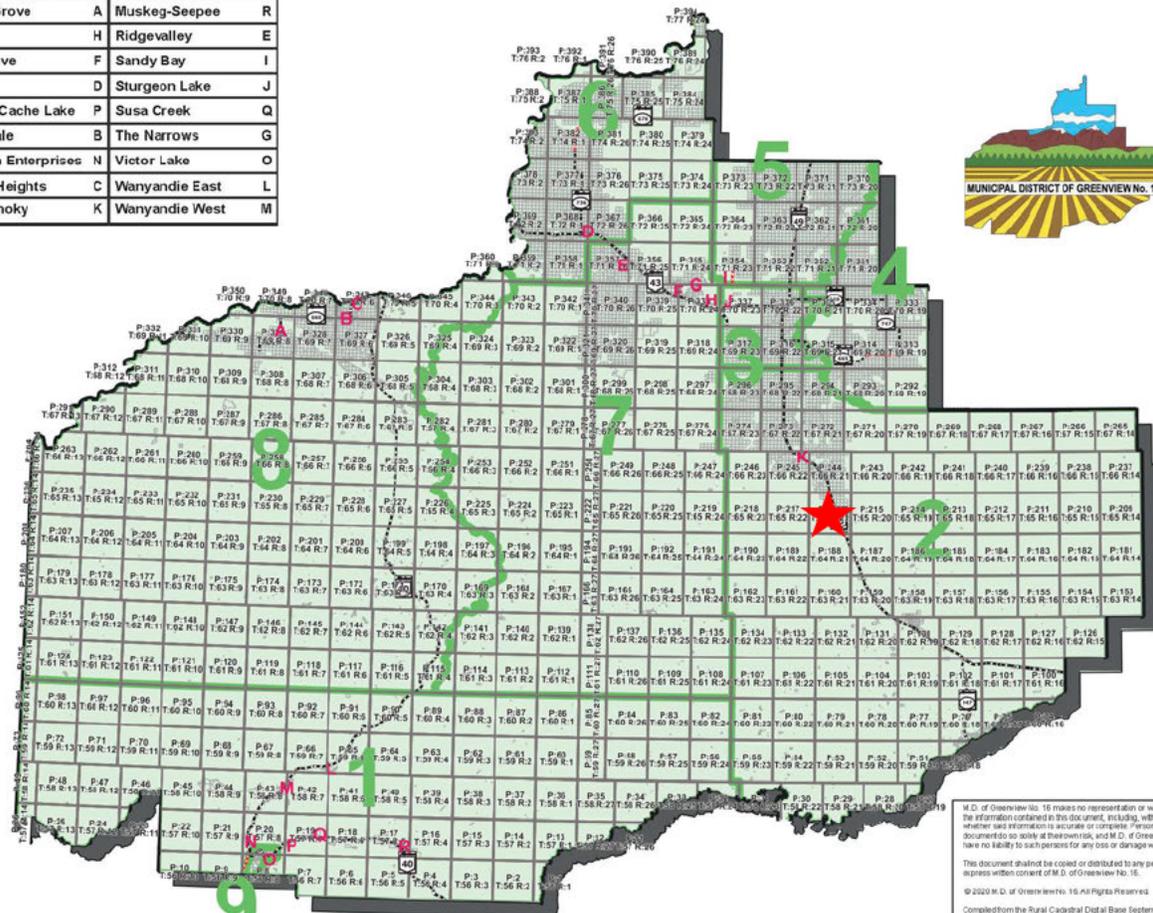
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NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

Hamlet and Subdivision Sheets		
Aspen Grove	A	Muskeg-Seepee R
Calais	H	Ridgevalley E
Cozy Cove	F	Sandy Bay I
DeBolt	D	Sturgeon Lake J
Grande Cache Lake	P	Susa Creek Q
Grovedale	B	The Narrows G
Joachim Enterprises	N	Victor Lake O
Landry Heights	C	Wanyandie East L
Little Smoky	K	Wanyandie West M



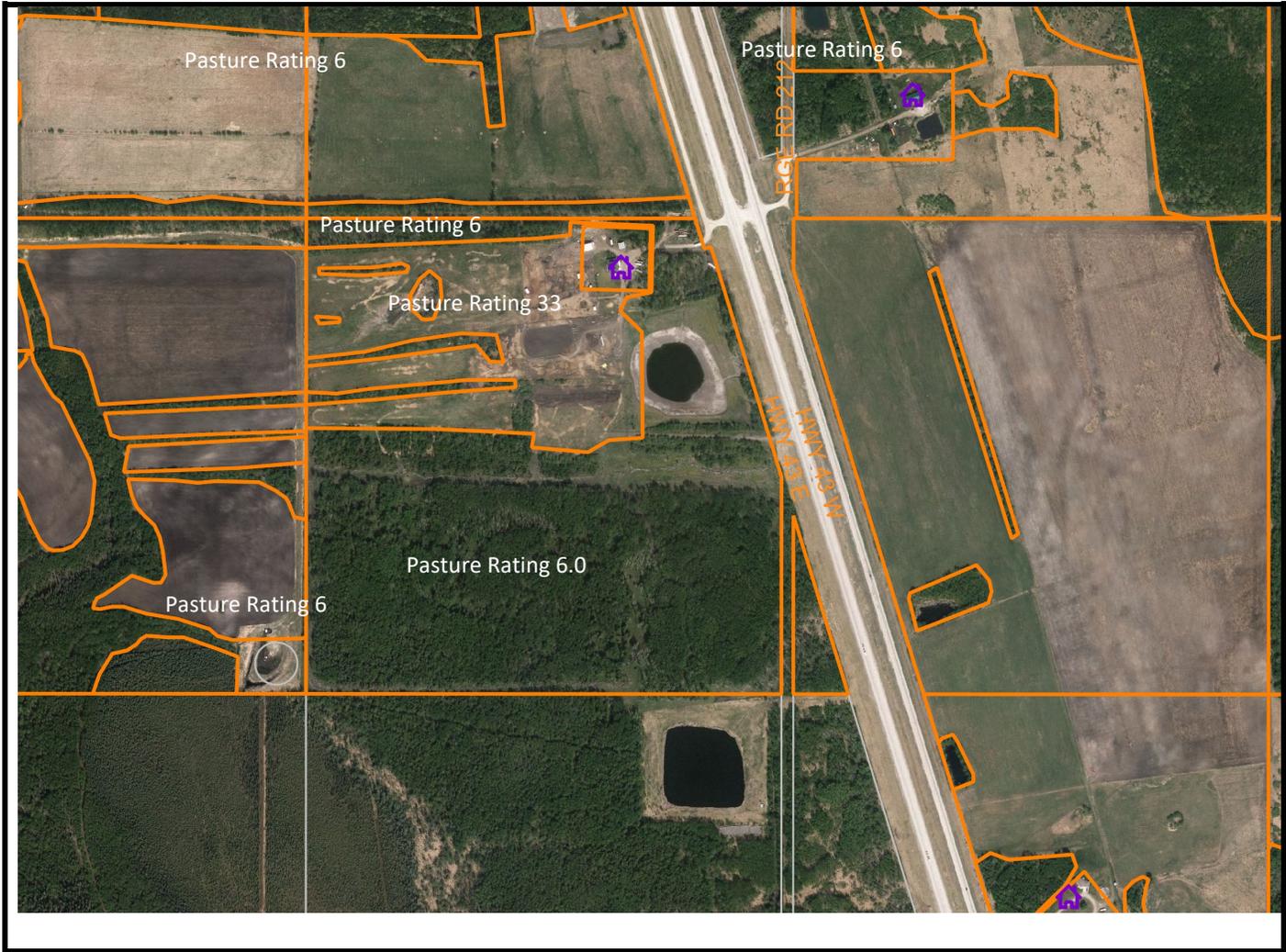
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NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



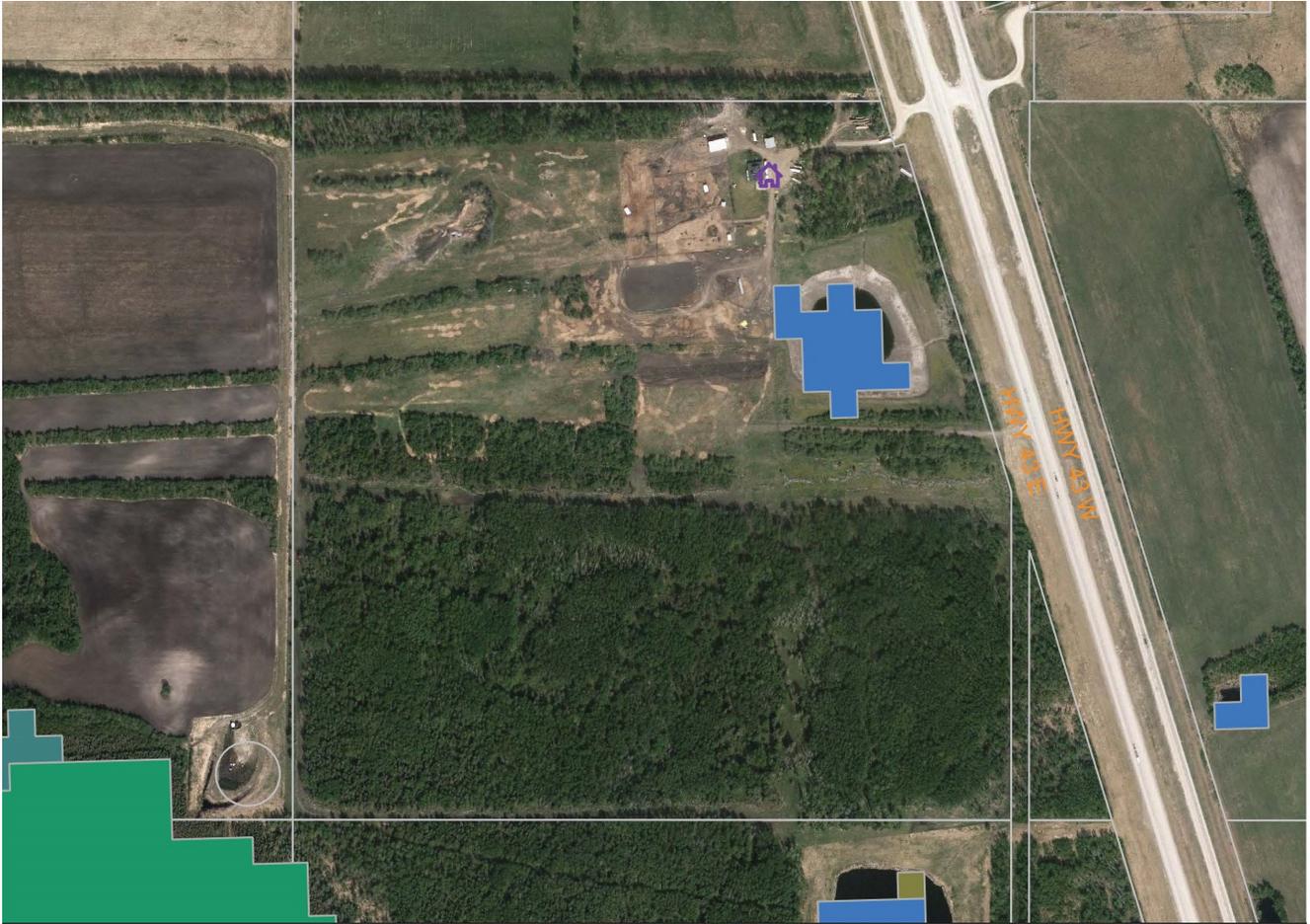
WETLAND INVENTORY

FILE NO. S21-010

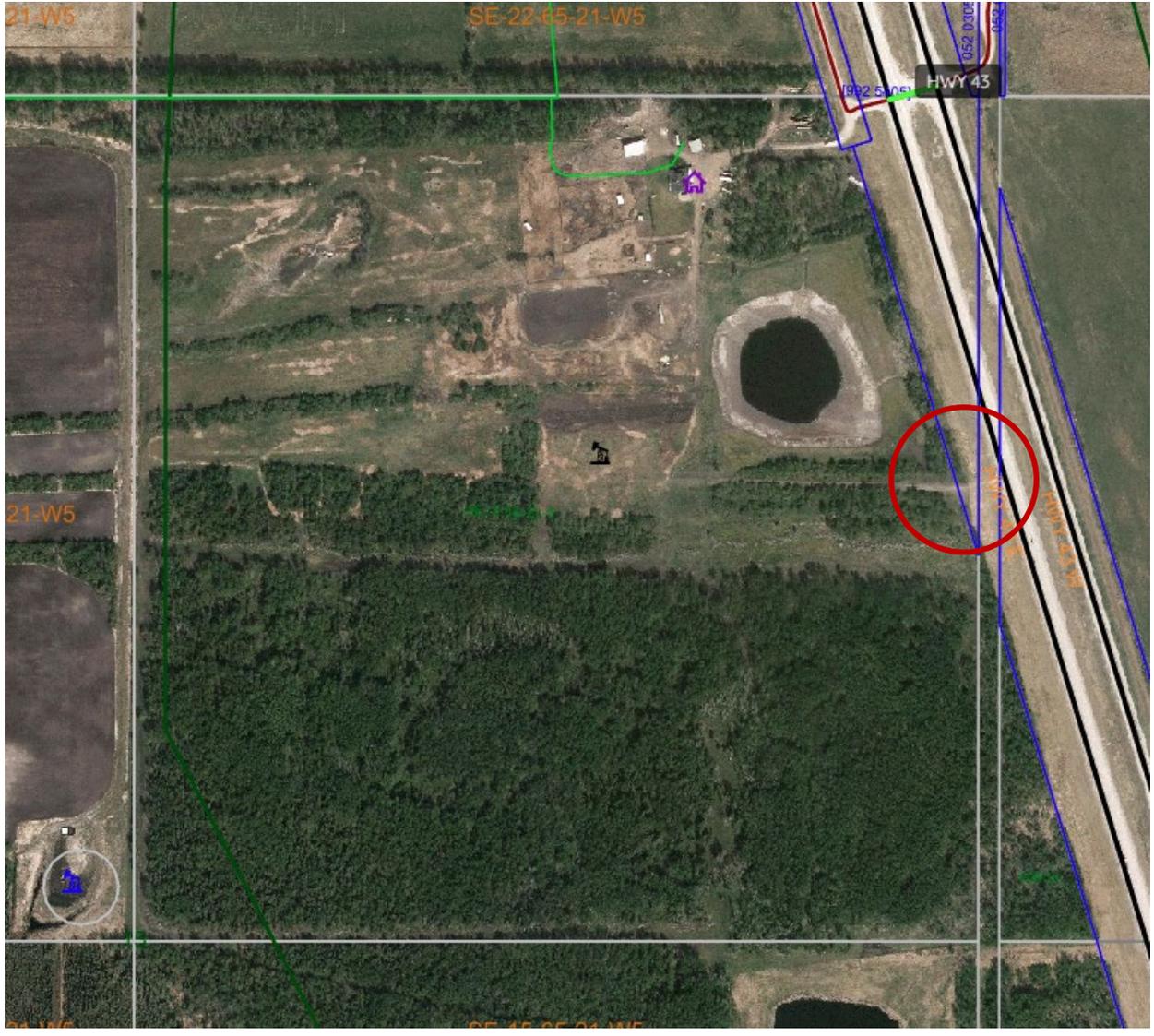
**APPLICANT: SAWLEY, DARCY A and
COCHLAN-SAWLEY, BERVA J**

LEGAL LOCATION: NE-15-65-21-W5M

LANDOWNER: SAME



-  Bog
-  Fen
-  Marsh
-  Open Water
-  Swamp

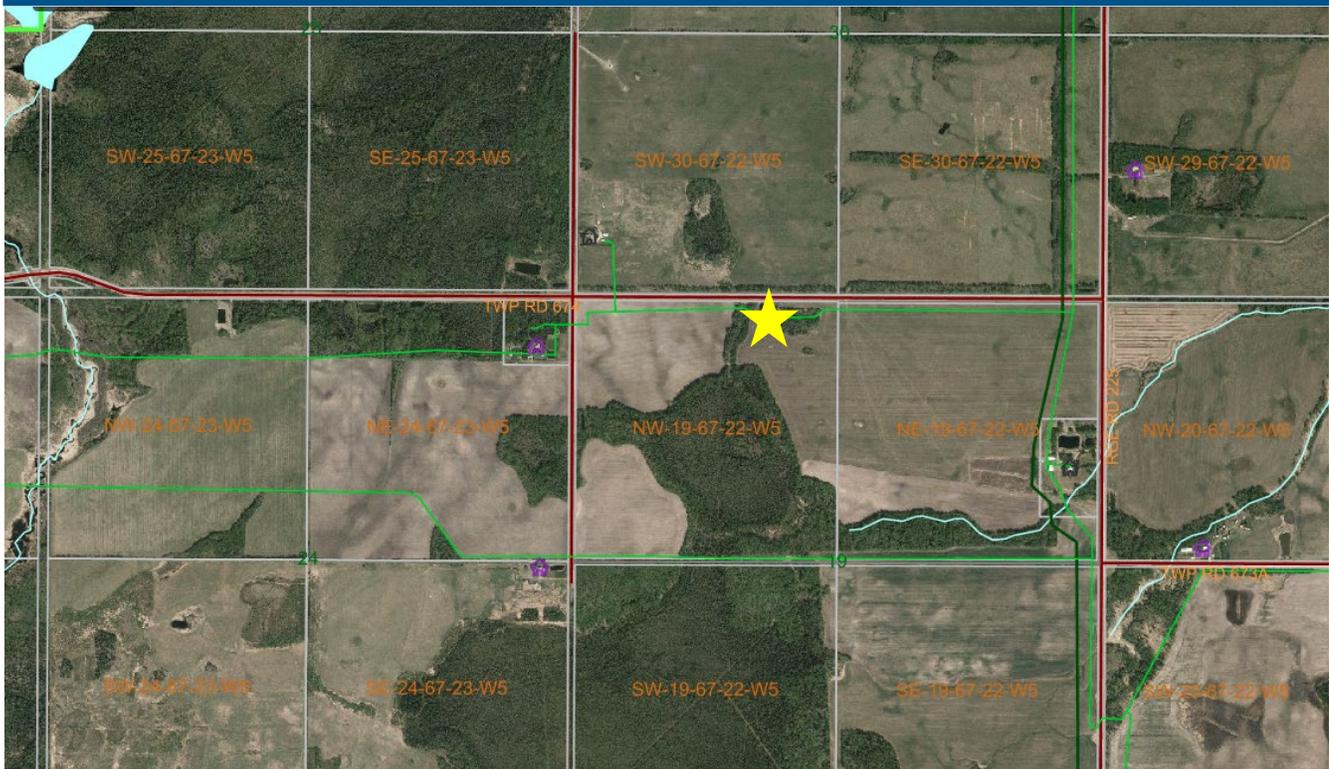


APPLICATION NO.	S21-011
LAND USE DISTRICT	Agricultural One (A-1)
LOCATION	NW-19-67-22-W5
AREA	Little Smoky – Ward 2
APPLICANT	Tony William Wolfe
LANDOWNER	Tony William Wolfe

SUMMARY

This application is before Municipal Planning Commission because the applicant is requesting to subdivide a 5.492-hectare ± lot within NW-19-67-22-W5. The area is zoned Agricultural One (A-1) District. It is standard practice that applications for subdivision be brought directly to Municipal Planning Commission for consideration and decision.

CONTEXT MAP



BACKGROUND INFORMATION AND DISCUSSION

Proposed Subdivision Details

The applicant has applied to create a 5.492-hectare (13.57-acre) ± lot within NW-19-67-22-W5. The proposed subdivision is zoned Agricultural One (A-1) District and is currently vacant, although a driveway has been constructed to the proposed building site.

The parcel is bounded by Township Road 674 on the north, Range Road 230 on the west, and an undeveloped forced road plan 4218LZ adjacent to the south boundary of the quarter which removed 2.0-acre from NW-19-67-22-W5 and 2.0-acre from SE-19-67-22-W5. All three road allowances are 20.0-metre in width and 5.03-metre widening is required, including corner cuts. An approach exists to the proposed subdivision from Township Road 674, and two approaches exist to the balance of the quarter from Range Road 230, both being necessary due to a physical severance created by drainage and muskeg.

Surrounding Area

The subject site is located approximately thirty kilometres south of Valleyview and six kilometers west of Highway 43. The surrounding properties are Agricultural One (A-1) District, with a few first parcel subdivisions in the vicinity.

Legislation and Policy

Municipal Development Plan

The proposed subdivision meets the legislation of the Municipal Development Plan as a first parcel out of the quarter section containing an existing residence.

Land Use Bylaw 18-800

Under the Land Use Bylaw, the subject land is designated as Agricultural One (A-1) District. The proposed development meets the fundamental land use criteria set out within the District. No negative development or land use impacts are anticipated by the proposal. The proposed use will be compatible with existing surrounding developments.

Consultation and Referral Responses

Administration mailed out notification letters to adjacent landowners within an 804.0-metre radius of the parcel. No letters or comments were received.

The consultation also included several internal and external departments; any concerns have already been addressed or are included in the conditions.

REPORT SUMMARY

This report requests a decision for:

Subdivision [s.8.1 Land Use Bylaw]

- Agricultural One (A-1) District

RECOMMENDATION

Administration supports this subdivision and recommends the following:

That Municipal Planning Commission APPROVE subdivision application S21-011 for the creation of a 5.492-hectare ± lot within the parcel legally described as NW-19-67-22-W5, subject to the conditions listed below:

Reasons:

1. The proposed subdivision complies with the Municipal Development Plan and Land Use Bylaw No. 18-800.
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 or descriptive plan, suitable for registration with Alberta Land Titles. The size of the subdivided parcels shall be as per the approved tentative plan.
2. The applicant shall pay a final subdivision endorsement fee, according to 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. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage adjacent to Township Road 674. On the balance of the quarter and adjacent to Township Road 674, Range Road 230 and Road Plan 4218LZ, the applicant is required to sell to Greenview 5.03 metres for future road widening including 10.0-metre by 10.0-metre corner cuts at each intersection in accordance with Greenview's Schedule of Fees Bylaw. The road plan for widening shall be surveyed and registered by the applicant either prior to the subdivision plan or concurrent therewith.

RATIONALE FOR RECOMMENDATION

1. The proposed subdivision satisfies the regulations of the Municipal Government Act

The proposed application satisfies the requirements of Section 654 of the Municipal Government Act, and the relevant matters listed in Section 7 of the Subdivision and Development Regulations.

2. The proposed subdivision satisfies the regulations of the Municipal Development Plan

The proposed use meets all the requirements of the Municipal Development Plan.

3. The proposed subdivision satisfies the regulations of the Land Use Bylaw.

The proposed use meets all the requirements of the Land Use Bylaw and all applicable statutory plans. The use is compatible with the existing surrounding developments and uses and is conducive to the intent of Agriculture One (A-1) District.

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.
- The municipality, school board or the provincial government can appeal.

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.

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

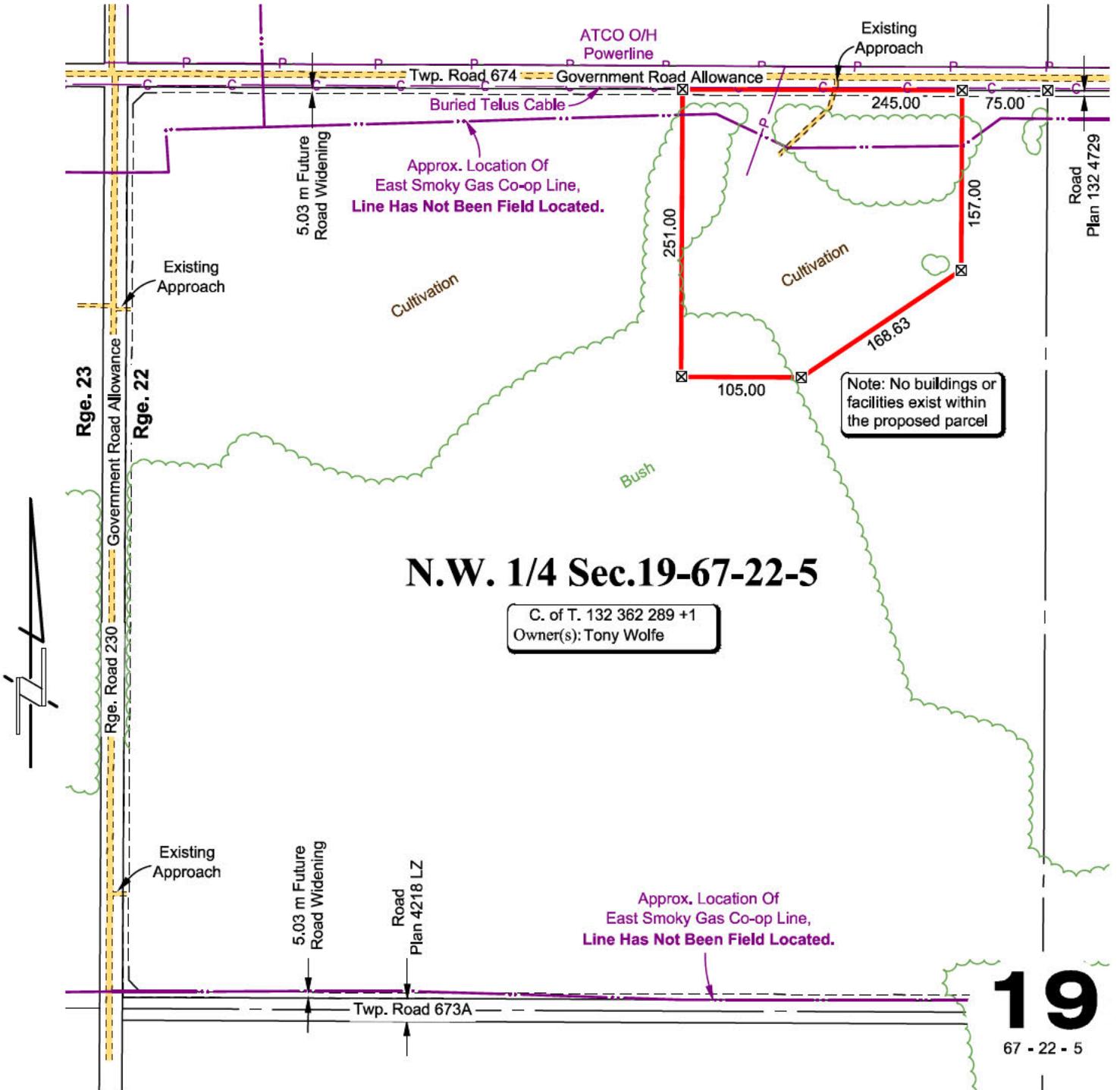
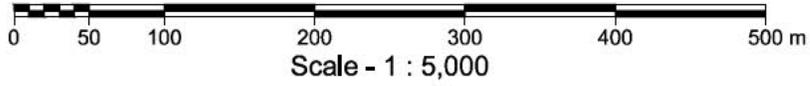
- Tentative Plan of Subdivision
- Owner Location Map
- Farmland Report
- Wetland Inventory

PLAN OF PROPOSED SUBDIVISION

in

N.W. 1/4 Sec.19 - Twp.67 - Rge.22 - W.5M.

Municipal District of Greenview No. 16 - Alberta
2021



N.W. 1/4 Sec.19-67-22-5

C. of T. 132 362 289 +1
Owner(s): Tony Wolfe

19
67 - 22 - 5

LEGEND:

- Area of Interest: ———
- Low Pressure Pipeline: ———
- Temporary Point: ☒

AREAS:

Area in parcel being created = HECTARES ACRES
= 5.492 13.57



GeoVerra (AB) Limited Partnership
Toll Free: 1-800-465-6233
www.geoverra.com

Client File No:		AFE No:	
REV.	Revision: Revised Access Road and Approach		
1	Date: Aug. 25, 2021	Job No.: 21-02704	
	File: 21-02704-001-TEN_R1	Initials: DC/WA - CJ	

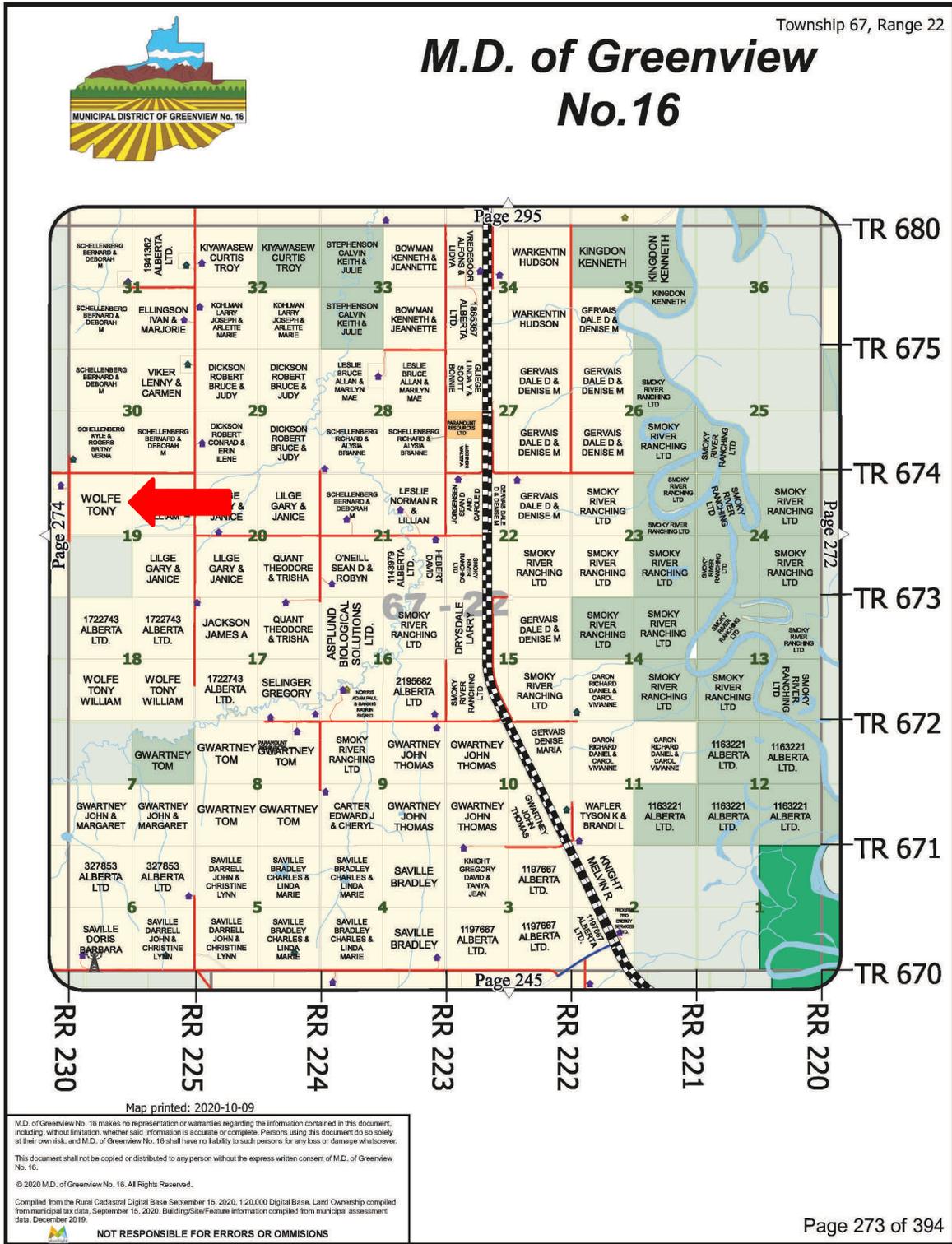
OWNER LOCATION MAP

FILE NO. S21-011

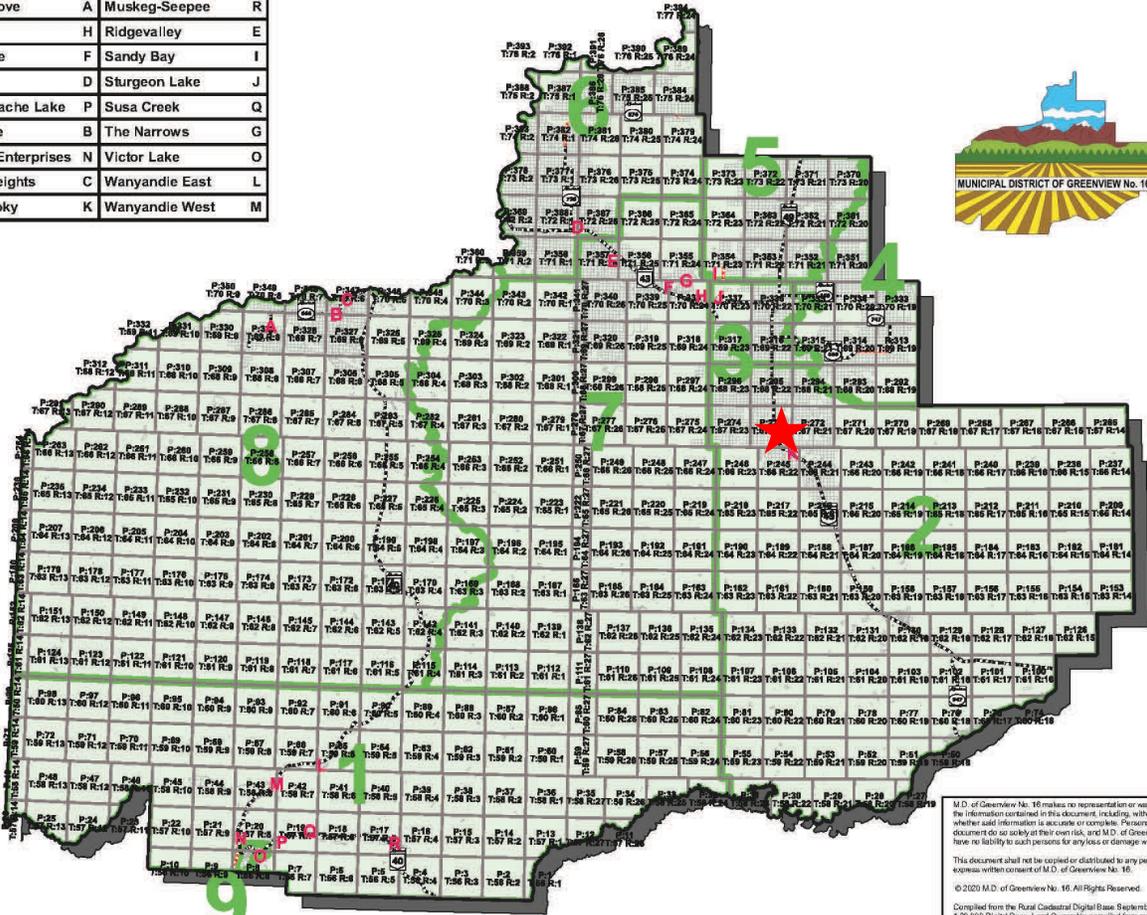
APPLICANT: WOLFE TONY WILLIAM

LEGAL LOCATION: NW-19-67-22-W5

LANDOWNER: SAME



Hamlet and Subdivision Sheets		
Aspen Grove	A	Muskeg-Seepee R
Calais	H	Ridgevalley E
Cozy Cove	F	Sandy Bay I
DeBolt	D	Sturgeon Lake J
Grande Cache Lake	P	Susa Creek Q
Grovedale	B	The Narrows G
Joachim Enterprises	N	Victor Lake O
Landry Heights	C	Wanyandie East L
Little Smoky	K	Wanyandie West M



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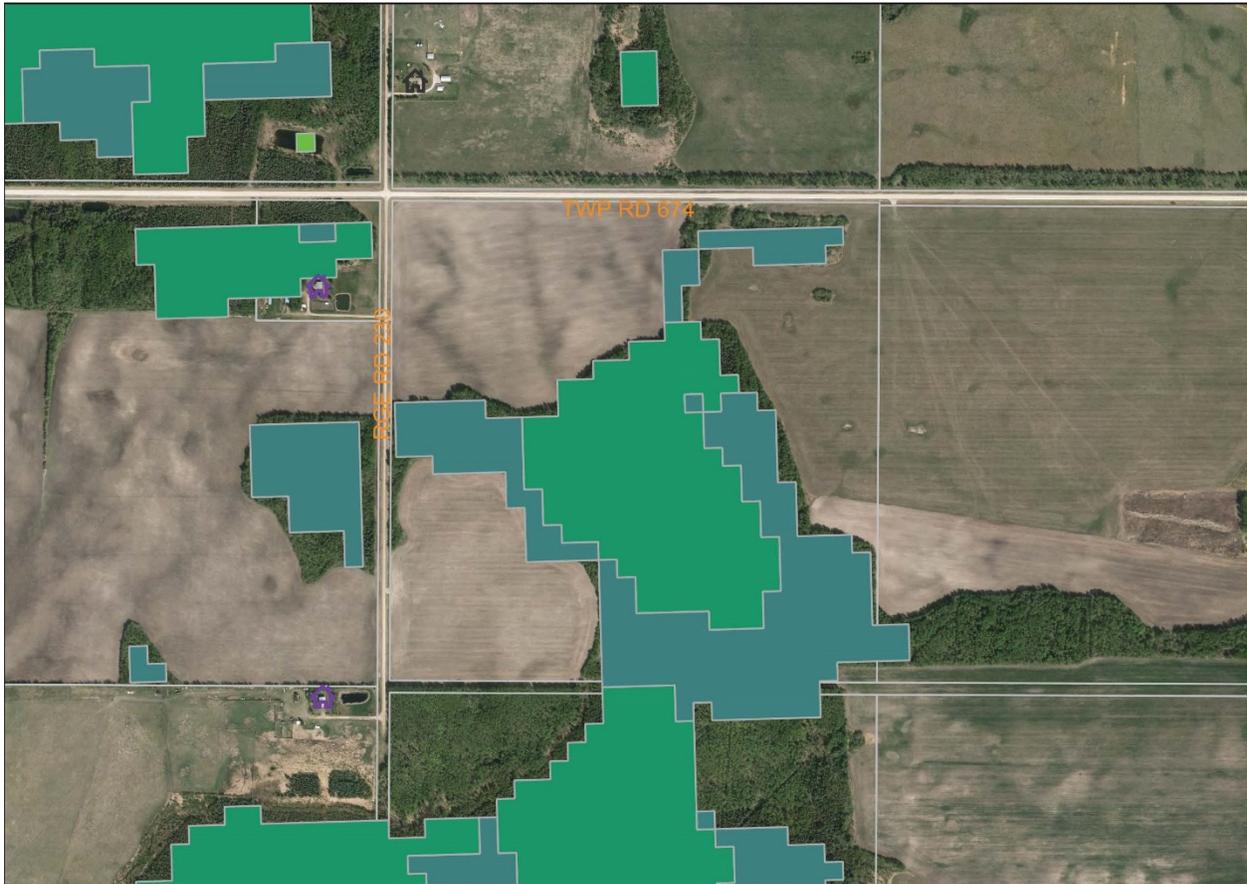
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



WETLAND INVENTORY

FILE NO. S21-011
APPLICANT: WOLFE TONY WILLIAM

LEGAL LOCATION: NW-19-67-22-W5M
LANDOWNER: SAME



- Bog
- Fen
- Marsh
- Open Water
- Swamp



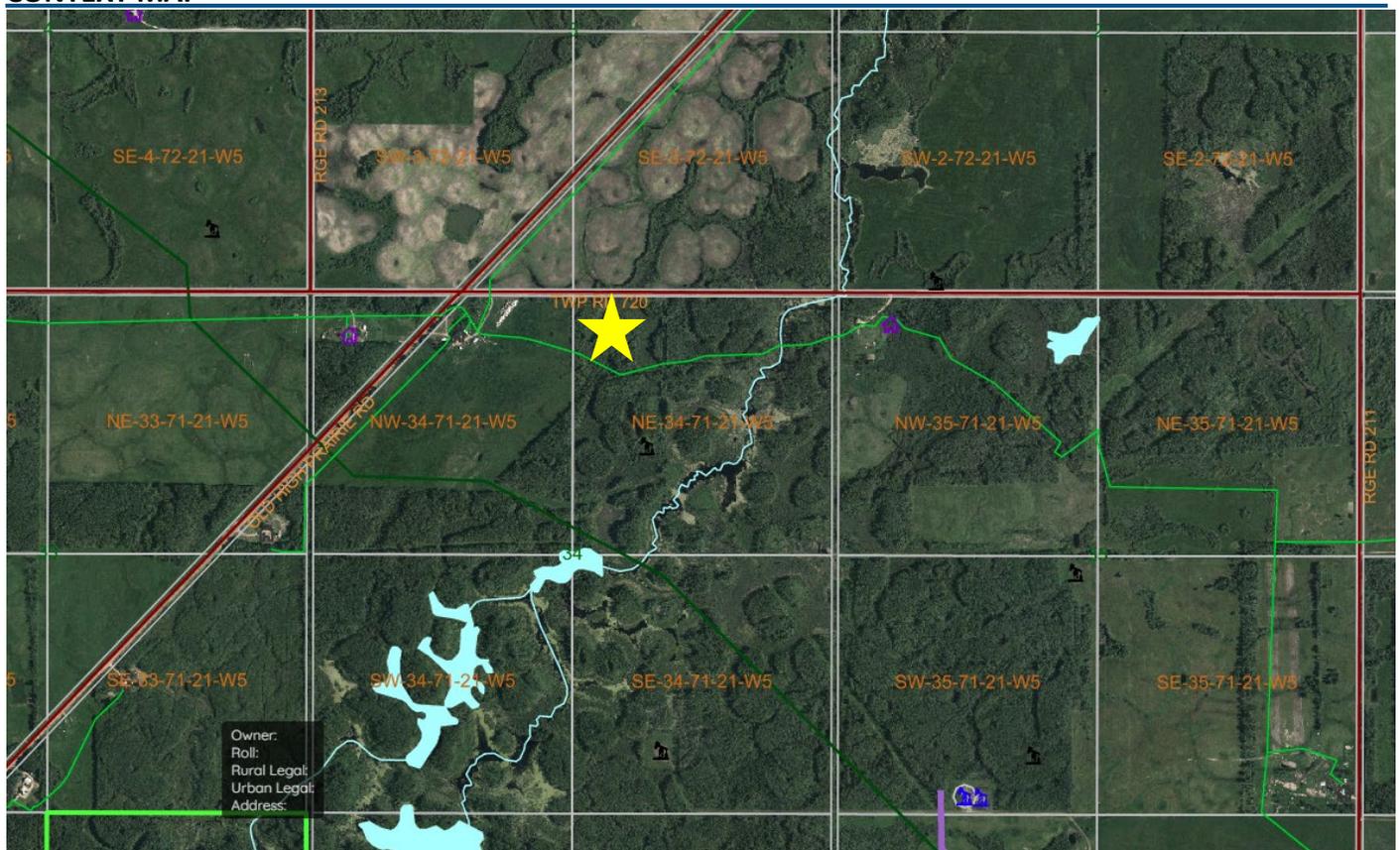
MUNICIPAL PLANNING COMMISSION

APPLICATION NO. S21-016
LAND USE DISTRICT Agricultural One (A-1)
LOCATION NE-34-71-21-W5
AREA New Fish Creek – Ward 5
APPLICANT Noah Morgan Rehn
LANDOWNERS Noah Morgan Rehn

SUMMARY

This application is before Municipal Planning Commission because the applicant is requesting to subdivide a 8.10-hectare ± lot within NE-34-71-21-W5. The area is zoned Agricultural One (A-1) District. It is standard practice that applications for subdivision be brought directly to Municipal Planning Commission for consideration and decision.

CONTEXT MAP



BACKGROUND INFORMATION AND DISCUSSION

Proposed Subdivision Details

The applicant has applied to subdivide an 8.10-hectare (20.0-acre) ± lot along the west boundary of the quarter section. The lands are currently vacant and zoned Agricultural One (A-1) District. No approaches exist to the quarter, but an approach application has been received for the first approach (approach to balance) to be provided by Greenview, and a further application submitted with the required construction fee to provide the approach to the lot. Road widening of 5.03-metre along Township Road 720 is recommended as a condition of subdivision approval.

Surrounding Area

The subject site is located approximately 20.0-kilometres north and east of the Town of Valleyview, being approximately 9.0-kilometers north on the Old High Prairie Road. The surrounding properties are zoned Agricultural One (A-1) District with some first parcel subdivisions in the vicinity.

Legislation and Policy

Municipal Development Plan

The proposed subdivision meets the legislation of the Municipal Development Plan. The proposal would be considered the first parcel out of the quarter.

Land Use Bylaw 18-800

Under the Land Use Bylaw, the subject land is designated as Agricultural One (A-1) District. The proposed development meets the fundamental land use criteria set out within the district. No negative development or land use impacts are anticipated by the proposal. The proposed use will be compatible with existing surrounding developments.

Consultation and Referral Responses

Administration mailed out notification letters to the adjacent landowners within an 804-metre radius of the parcel. No letters or comments were received.

The consultation also included several internal and external departments; any concerns have already been addressed or are included in the conditions.

REPORT SUMMARY

This report requests a decision for:

Subdivision [s.8.1 Land Use Bylaw]

- Agricultural One (A-1) District

RECOMMENDATION

Administration supports this subdivision and recommends the following:

That Municipal Planning Commission APPROVE subdivision application S21-016 for the creation of a 8.10-hectare ± lot within the parcel legally described as NE-34-71-21-W5, subject to the conditions listed below:

Reasons:

1. The proposed subdivision complies with the Municipal Development Plan and Land Use Bylaw No. 18-800.
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 or descriptive plan, suitable for registration with Alberta Land Titles. The size of the subdivided parcel 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. Access to the proposed lot/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 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).
5. Road widening of 5.03-metres shall be dedicated by the applicant along the parcel frontage adjacent to Township Road 720. Adjacent to the balance of the quarter the applicant is required to sell to Greenview 5.03-metres for future road widening in accordance with Greenview's Schedule of Fees Bylaw. The road plan for widening shall be surveyed and registered by the applicant either prior to the subdivision plan or concurrent therewith.

Advisory Notes:

1. You are in the vicinity of an agricultural operation.
2. No development, construction, or site work is allowed without an approved Development Permit from Greenview.

RATIONALE FOR RECOMMENDATION

1. **The proposed subdivision satisfies the regulations of the Municipal Government Act**

The proposed application satisfies the requirements of Section 654 of the Municipal Government Act, and the relevant matters listed in Section 7 of the Subdivision and Development Regulations.

2. The proposed subdivision satisfies the regulations of the Municipal Development Plan

The proposed use meets all the requirements of the Municipal Development Plan.

3. The proposed subdivision satisfies the regulations of the Land Use Bylaw

The proposed use meets all the requirements of the Land Use Bylaw and all applicable statutory plans. The use is compatible with the existing surrounding developments and uses and is conducive to the intent of the Agriculture One (A-1) District.

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.
- The municipality, school board or the provincial government can appeal.

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

If this application is refused:

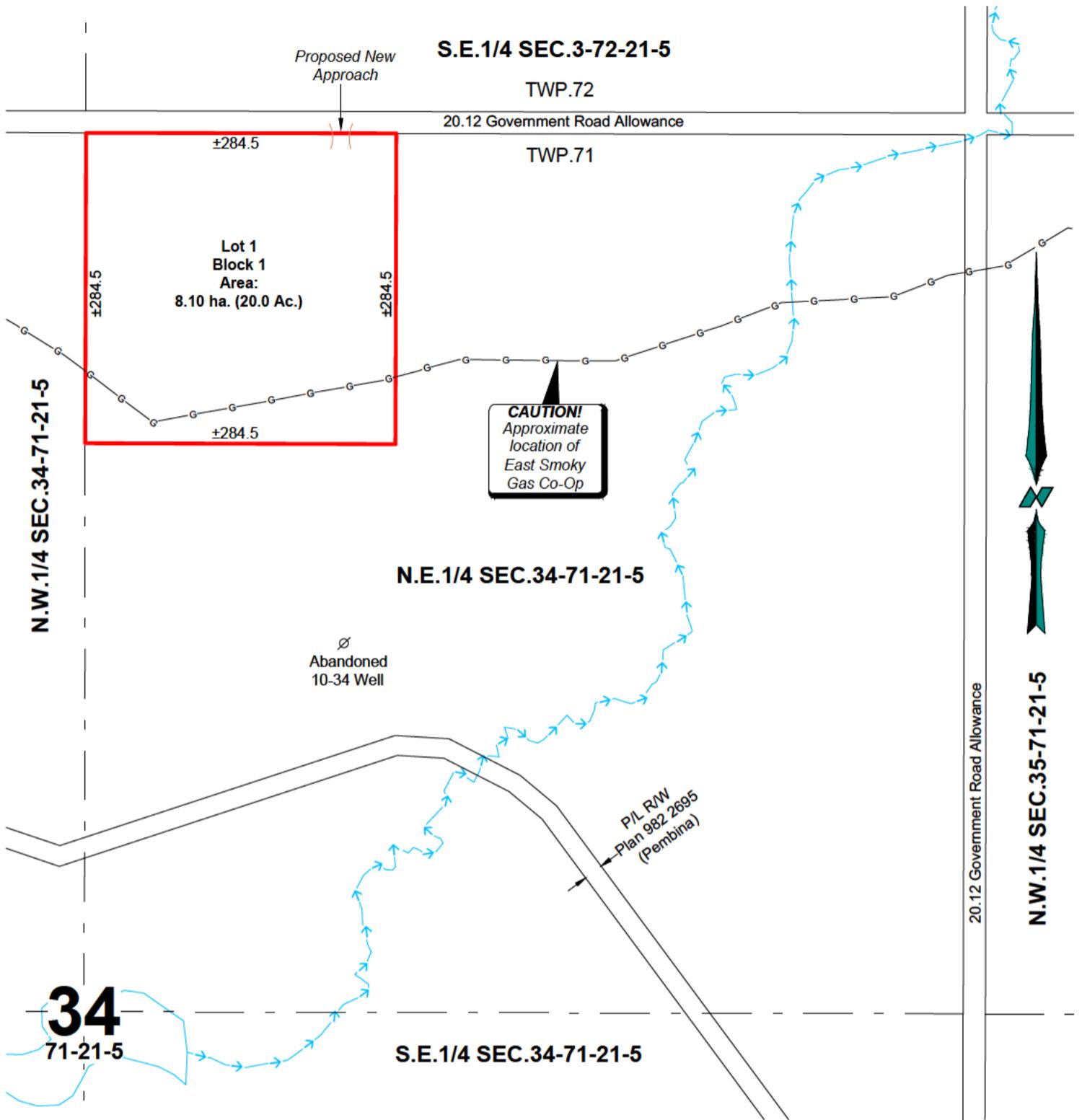
- The applicant may appeal the refusal.

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.

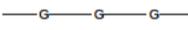
ATTACHMENTS

- Tentative Plan of Subdivision
- Owner Location Map
- Wetland Inventory



CAUTION!
Approximate location of East Smoky Gas Co-Op

LEGEND:

Abandoned Well: 
Buried Gas Line: 

NOTES:

Distances are in metres and decimals thereof.
Area of Proposed Subdivision is bound thus: 
and contains:
Lot 1 Block 1 8.10 ha. (20.0 Ac.)

Hydrography polygons were collected from 1:20 000, 1:50 000 and AV/Provincial dataset and 1:50 000 National Topographic Data Base(NTDB) as provided by AltaLIS.

Information provided by client:

- no permanent buildings or structures within the proposed subdivision.
- no existing water wells or sewage systems within the proposed subdivision.

100 0 100 200 metres



SCALE 1:5000 UNLESS OTHERWISE NOTED



McElhanney Land Surveys (Alta.) Ltd.

Bay 3, 3370 – 33 Street
Whitecourt, Alberta T7S 1X4
T(780)778-5559

**TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
WITHIN
N.E. 1/4 SEC. 34
TWP. 71 RGE. 21 W.5 M.
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
ALBERTA**

OWNER: NOAH MORGAN REHN

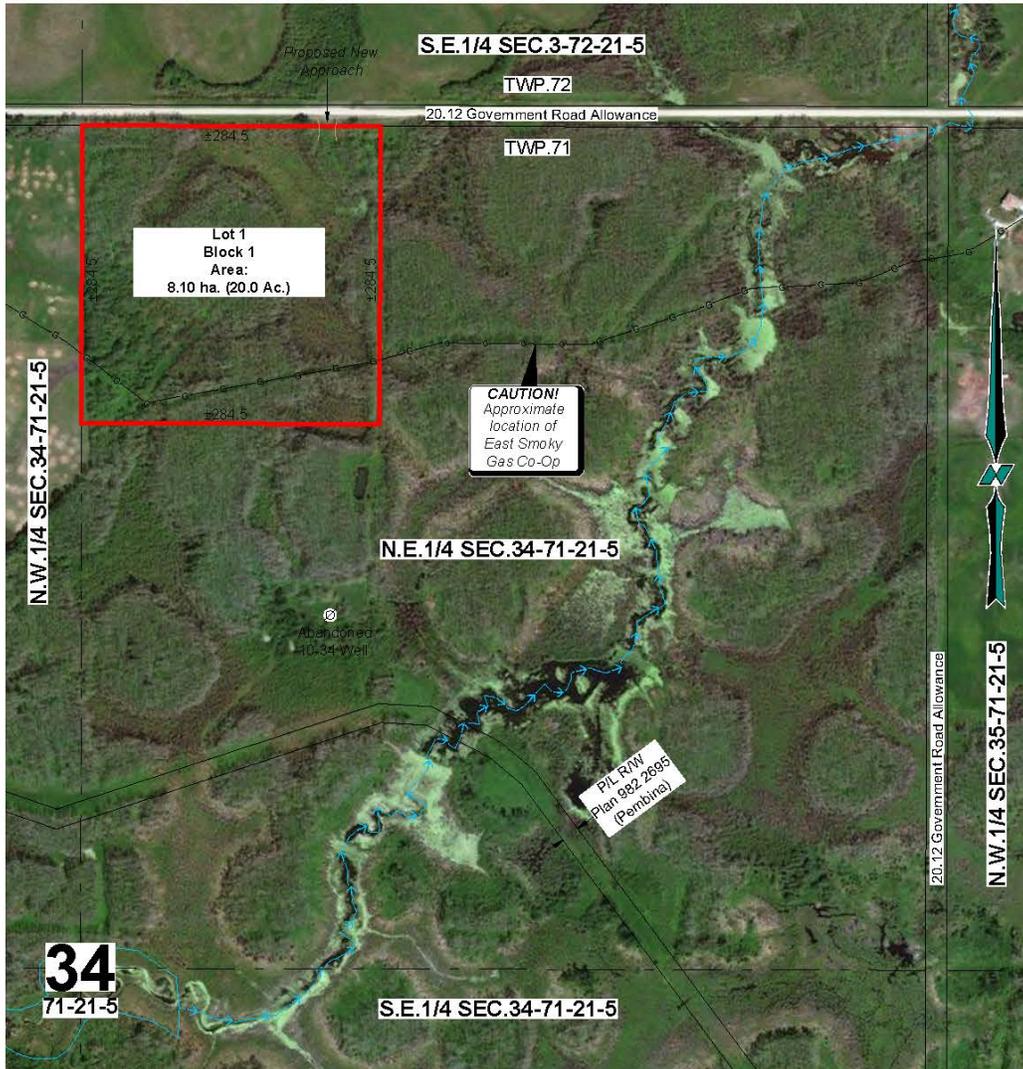
**RUDY NG
ALBERTA LAND SURVEYOR**

REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV
0	Sept. 30/21	Plan Issued	BN	RN	---

REVISIONS

Plan ID.: 32311046600SUB001

Revision
0



LEGEND:

- Abandoned Well:
- Buried Gas Line:

NOTES:

Distances are in metres and decimals thereof.
 Area of Proposed Subdivision is bound thus:
 and contains:
 Lot 1 Block 1 8.10 ha. (20.0 Ac.)

Hydrography polygons were collected from 1:20 000, 1:50 000 and AVIProvincial dataset and 1:50 000 National Topographic Data Base(NTDB) as provided by AltaLIS.

Information provided by client:

- no permanent buildings or structures within the proposed subdivision.
- no existing water wells or sewage systems within the proposed subdivision.



SCALE 1:5000 UNLESS OTHERWISE NOTED



McElhanney Land Surveys (Alta.) Ltd.

Bay 3, 3370 - 33 Street
 Whitecourt, Alberta T7S 1X4
 T(780)778-5559

**TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION
 WITHIN
 N.E. 1/4 SEC. 34
 TWP. 71 RGE. 21 W.5 M.
 MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 ALBERTA**

OWNER: NOAH MORGAN REHN

**RUDY NG
 ALBERTA LAND SURVEYOR**

REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV
0	Sept. 30/21	Plan Issued	BN	RN	---

REVISIONS

Plan ID.: 32311046600SUB001

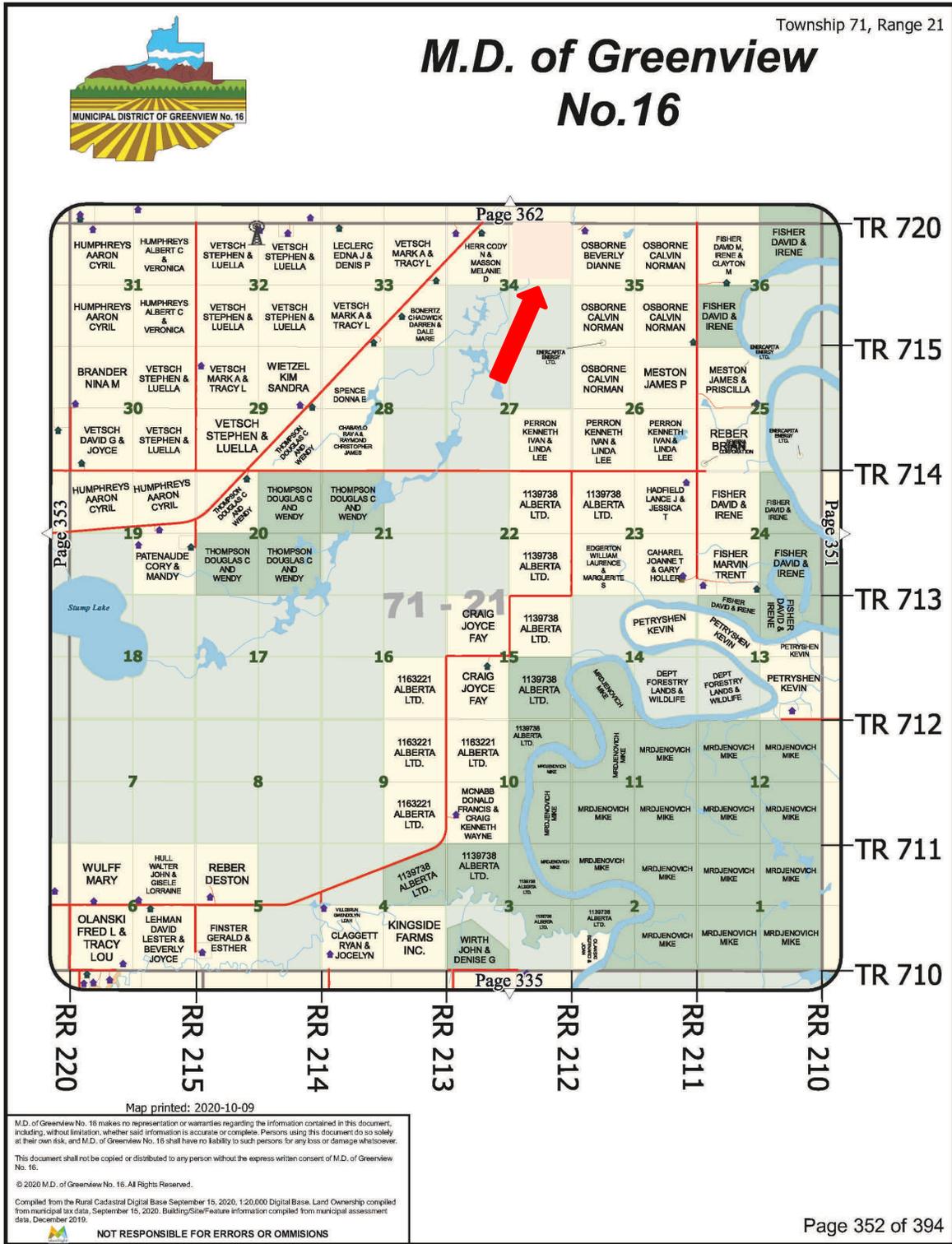
OWNER LOCATION MAP

FILE NO. S21-016

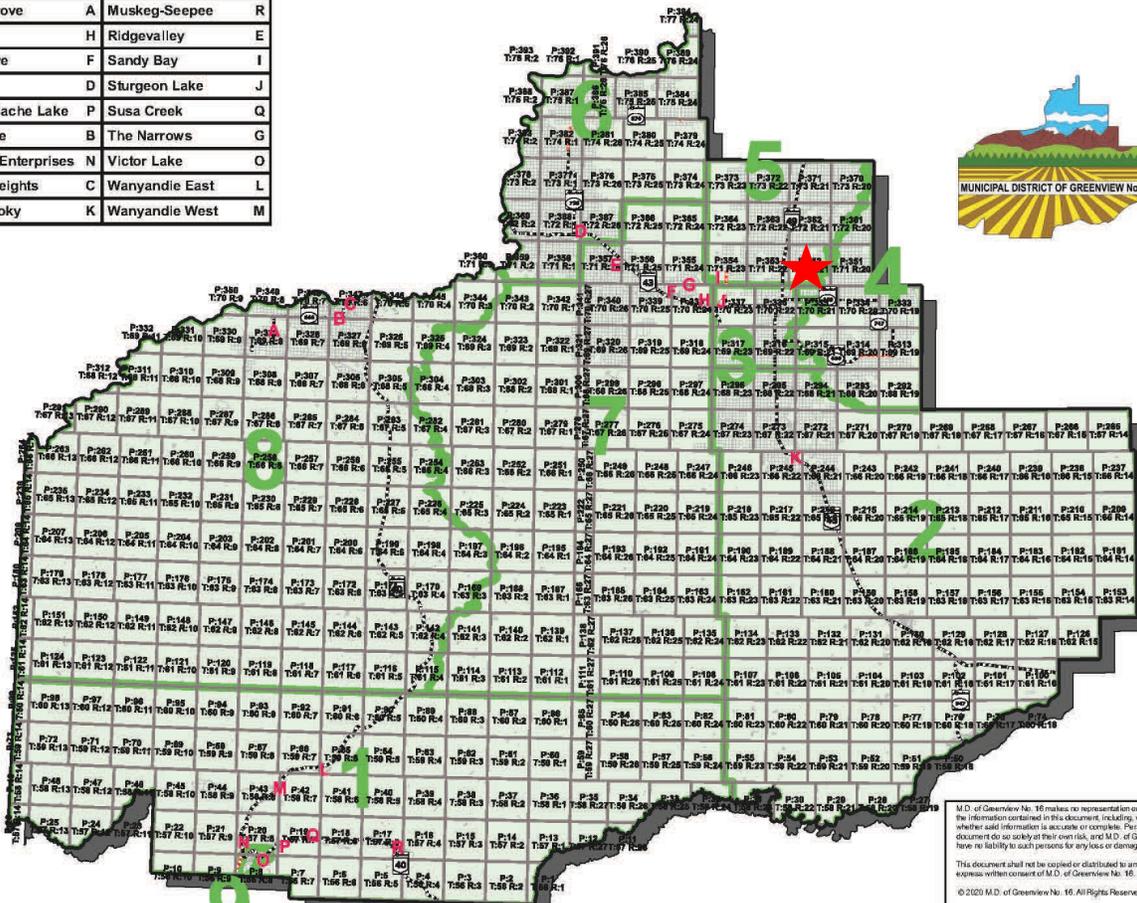
APPLICANT: Rehn Noah Morgan

LEGAL LOCATION: NE-34-71-21-W5

LANDOWNER: SAME



Hamlet and Subdivision Sheets		
Aspen Grove	A	Muskeg-Seepee R
Calais	H	Ridgevalley E
Cozy Cove	F	Sandy Bay I
DeBolt	D	Sturgeon Lake J
Grande Cache Lake	P	Susa Creek Q
Grovedale	B	The Narrows G
Joachim Enterprises	N	Victor Lake O
Landry Heights	C	Wanyandie East L
Little Smoky	K	Wanyandie West M



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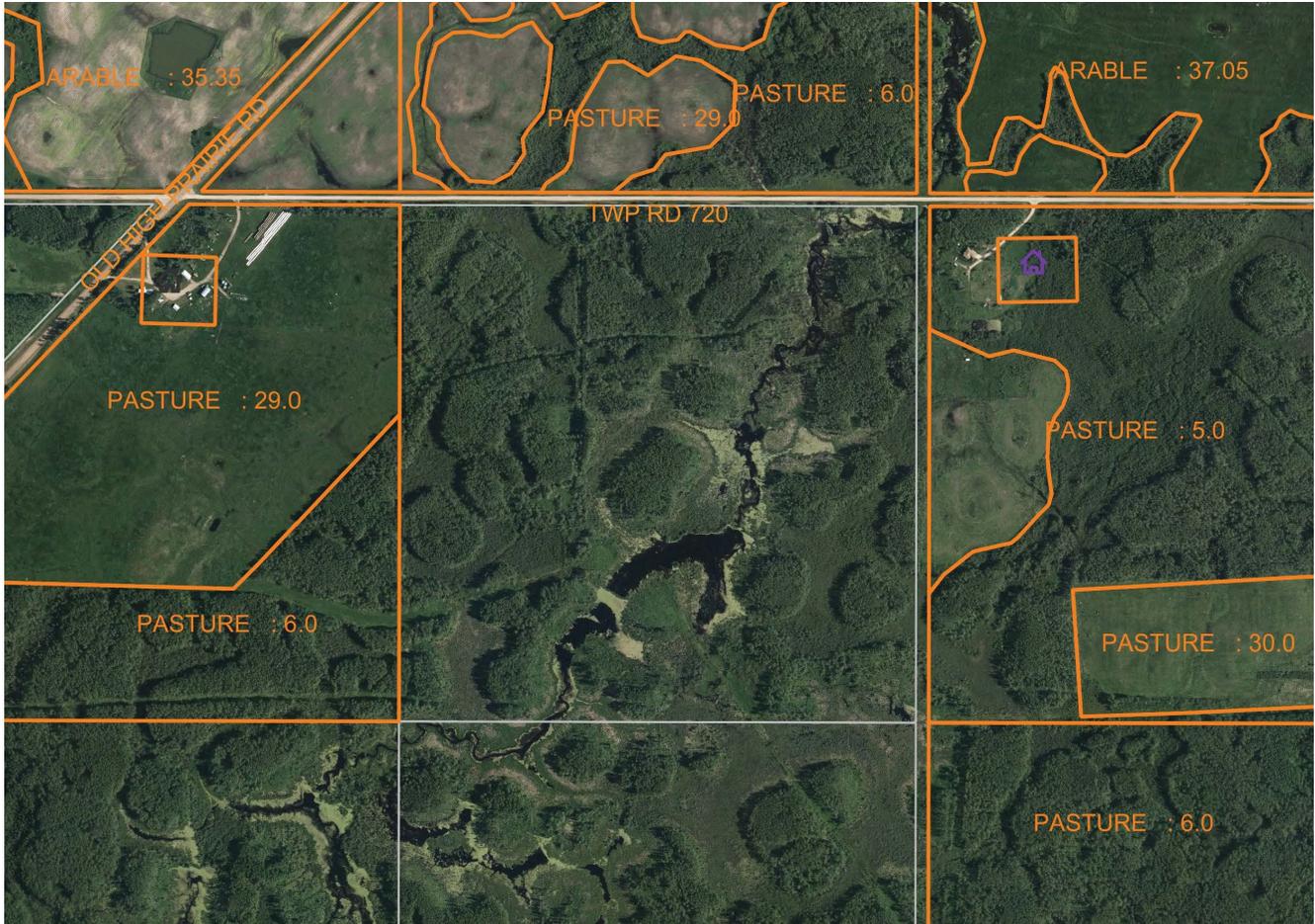
Compiled from the Rural Cadastral Digital Base, September 15, 2020; 1:20,000 Digital Base, Land Ownership compiled from municipal tax data, September 15, 2020; Building/Structure information compiled from municipal assessment data, December 2019.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

FARMLAND RATING

FILE NO. S21-016
APPLICANT: REHN NOAH MORGAN

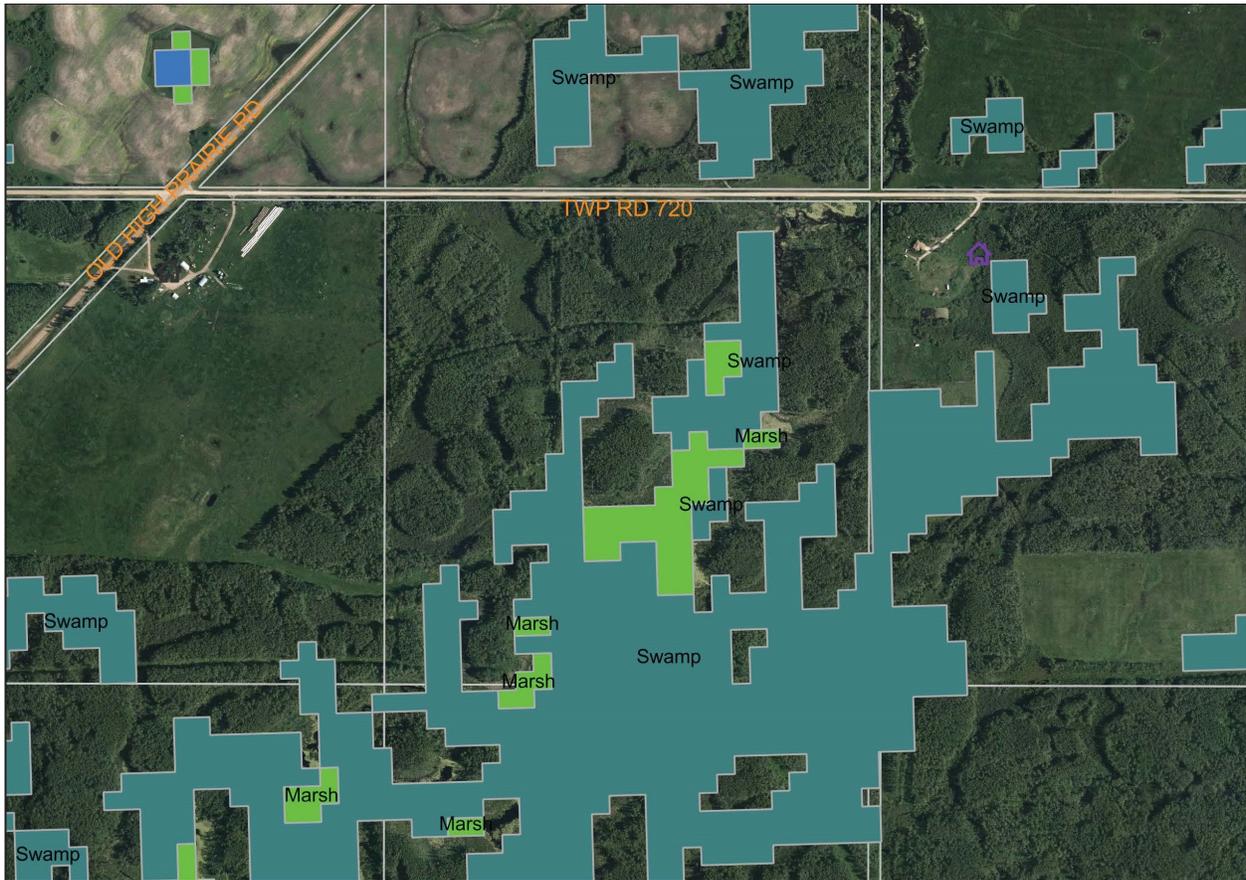
LEGAL LOCATION: NE-34-71-21-W5M
LANDOWNER: SAME



WETLAND INVENTORY

FILE NO. S21-016
APPLICANT: REHN NOAH MORGAN

LEGAL LOCATION: NE-34-71-21-W5M
LANDOWNER: SAME



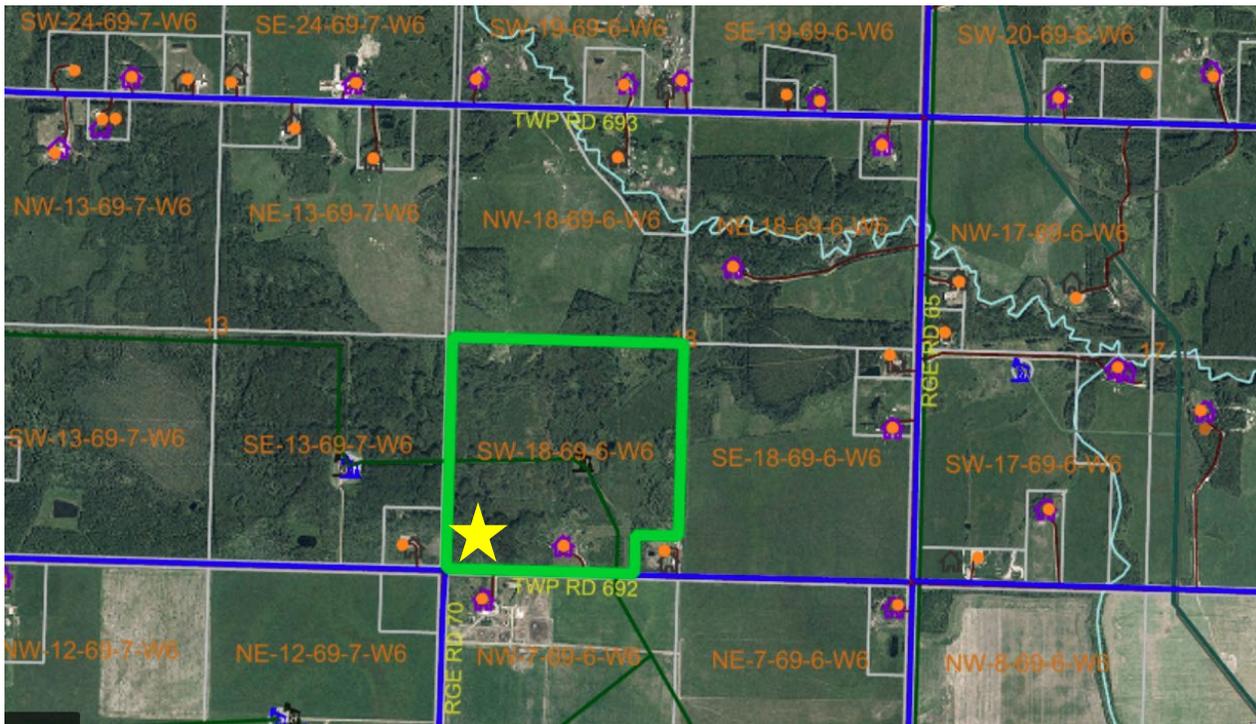
- Bog
- Fen
- Marsh
- Open Water
- Swamp

APPLICATION NO.	S21-017
LAND USE DISTRICT	Country Residential One (CR-1)
LOCATION	SW-18-69-6-W6
AREA	Grovedale – Ward 8
APPLICANT	Midwest Surveys Inc.
LANDOWNER	Larry and Yvonne McClelland

SUMMARY

This application is before Municipal Planning Commission because the applicant is requesting to subdivide a 4.00-hectare ± lot within SW-18-69-6-W6. The area is zoned Country Residential One (CR-1) District. It is standard practice that applications for subdivision be brought directly to Municipal Planning Commission for consideration and decision.

CONTEXT MAP



BACKGROUND INFORMATION AND DISCUSSION

Proposed Subdivision Details

The application has been submitted by Midwest Surveys Inc. on behalf of the landowner, Larry and Yvonne McClelland, to subdivide a 4.00-hectare (9.88-acre) ± area recently rezoned to Country Residential One (CR-1) District within SW-18-69-6-W6, in the Grovedale area, Ward 8. The proposed lot is undeveloped and will allow for a future residence.

There are two approaches to the balance of the quarter off Township Road 692. One of the two is an oilfield access to an abandoned well and the other is an access to the residence on the balance.

Construction and Engineering requested road widening of 5.03-metres on Township Road 692 and undeveloped Range Road 70, as well as a 10 metre by 10 metre corner cut at the intersection. An approach application has been received for the approach to the proposed lot and will need to be installed a minimum of 30 metres east of the corner cut.

Surrounding Area

The subject site is located approximately 10 kilometres southwest of the Hamlet of Grovedale. The surrounding properties are Agricultural One (A-1) District, with some first parcels and Country Residential One (CR-1) subdivisions in the area.

Legislation and Policy

Municipal Development Plan

The proposed subdivision meets the legislation of the Municipal Development Plan.

Land Use Bylaw 18-800

Under the Land Use Bylaw, the subject land is designated as Country Residential One (CR-1) District. The proposed development meets the fundamental land use criteria set out within the district. No negative development or land use impacts are anticipated by the proposal. The proposed use will be compatible with existing surrounding developments.

Consultation and Referral Responses

Administration mailed out notification letters to adjacent landowners within an 804.0-metre radius of the parcel. No letters or comments were received.

The consultation also included several internal and external departments; any concerns have already been addressed or are included in the conditions.

REPORT SUMMARY

This report requests a decision for:

Subdivision [s.8.3 Land Use Bylaw]

- Country Residential One (CR-1) District

RECOMMENDATION

Administration supports this subdivision and recommends the following:

That Municipal Planning Commission APPROVE subdivision application S21-017 for the creation of a 4.00-hectare ± lot within the parcel legally described as SW-18-69-06-W6, subject to the conditions listed below:

Reasons:

1. The proposed subdivision complies with the Municipal Development Plan and Land Use Bylaw No. 18-800.
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 applicant shall pay a final subdivision endorsement fee, according to 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. Access to the proposed lot is 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 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).
5. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage adjacent to Township Road 692 and undeveloped Range Road 70, including a 10.0- metre by 10.0-metre corner cut at the intersection. Adjacent to the balance of the quarter, the applicant is required to sell to Greenview 5.03 metres for future road widening in accordance with Greenview's Schedule of Fees Bylaw. The road plan for widening shall be surveyed and registered by the applicant either prior to the subdivision plan or concurrent therewith.
6. The applicant shall pay cash-in-lieu of municipal reserve in the amount of \$1,370.45, representing 10% of the appraised market value of the area of 4.00 hectares.

RATIONALE FOR RECOMMENDATION

- 1. The proposed subdivision satisfies the regulations of the Municipal Government Act**
The proposed application satisfies the requirements of Section 654 of the Municipal Government Act, and the relevant matters listed in Section 7 of the Subdivision and Development Regulations.
- 2. The proposed subdivision satisfies the regulations of the Municipal Development Plan**
The proposed use meets all the requirements of the Municipal Development Plan.
- 3. The proposed subdivision satisfies the regulations of the Land Use Bylaw.**
The proposed use meets all the requirements of the Land Use Bylaw and all applicable statutory plans. The use is compatible with the existing surrounding developments and uses and is conducive to the intent of Country Residential One (CR-1) District.

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.
- The municipality, school board or the provincial government can appeal.

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.

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

- Tentative Plan of Subdivision
- Owner Location Map
- Farmland Report
- Wetland Inventory

N.W.1/4 Sec.18-69-6 W.6M.

18
69-6-6

ROAD PLAN 152 0517

BUSH

BUSH

BUSH

BUSH

S.W.1/4 Sec.18-69-6 W.6M.

S.E.1/4 Sec.13-69-7 W.6M.

Rge.7 W.6M.

Rge.6 W.6M.

(CNRL)
15.00 P/L R/W
PLAN 092 7369

CNRL
3-18
(ABANDONED)

DUG OUT

(CNRL)
10.00 P/L R/W
PLAN 952 0934

15.00 ACCESS ROAD
(CNRL)

182.88

LOT 1
BLOCK 1
PLAN 032 0295

LOT 1
BLOCK 1
(4.00 ha.)

BUSH

ROAD
PLAN
002 2407

UNDEVELOPED
218.72

218.72

30.0

182.88

APPROXIMATE LOCATION OF
BURIED TELUS CABLE

EXISTING
APPROACH

BUSH

EXISTING
APPROACH

BUSH

C. of T.

EXISTING
APPROACH

20.12 GOVERNMENT ROAD ALLOWANCE

GRAVEL TWP. ROAD 692

LOT 1
BLOCK 1
PLAN 122 4577
ROAD
PLAN 122 3451

RGE. ROAD 70

EXISTING
APPROACH

APPROXIMATE LOCATION OF
ATCO GAS AND PIPELINES LINE

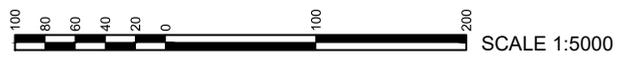
APPROXIMATE LOCATION OF
ATCO ELECTRIC POWERLINE

N.W.1/4 Sec.7-69-6 W.6M.

LEGEND:

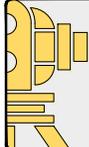
- Measurements are in metres and decimals thereof.
- Proposed subdivision shown bounded thus
Containing: 4.00 ha. (9.88 ac.)
- Calculated Point:
- Buried Telus Cable:
- Low Pressure Gas Utility:
- Power Line:
- Residence:
- Treeline:
- Abandoned Well:
- ac. Acre
AER Alberta Energy Regulator
C. of T. ... Certificate of Title
ha. Hectare
M. Meridian
N.,S.,E.,W. ... North, South, East and West
No. Number
Rge. Range
Sec. Section
Twp. Township

A search of the AER records for abandoned wells was completed on June 4, 2021 and none exist within the subject parcel.



PLAN SHOWING:

PROPOSED SUBDIVISION
OF PART OF
S.W.1/4 Sec.18 Twp.69 Rge.6 W.6M.
Municipal District of Greenview No.16



MIDWEST SURVEYS INC.
121 - 8805 RESOURCES ROAD
GRANDE PRAIRIE, AB
T8V 3A6
TEL: 780-832-4801

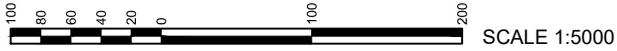
DATE: JUNE 21, 2021	PAGE 1 OF 2
SURVEYED BY: N/A	1 REVISION
CALC'D BY: IDC	
CHECKED BY: IDC	
DRAWN BY: EC	GP18-16-21-J1-TSB

AERIAL IMAGERY LOCATION PLAN:



18
69-6-6

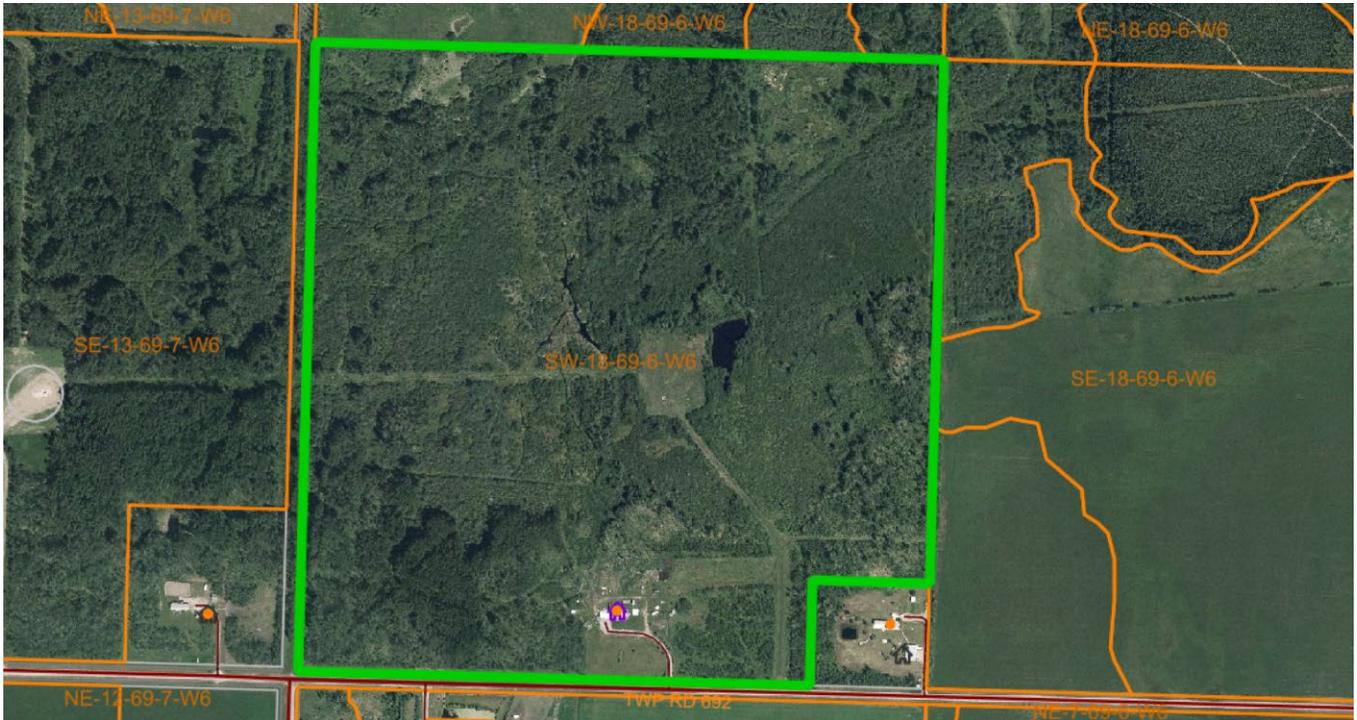
Imagery: ©2021 Valtus Imagery Services a division of Northwest Geomatics, all rights reserved. Date of Photography: 2013



FARMLAND REPORT

FILE NO. S21-017
APPLICANT: MIDWEST SURVEYS INC.

LEGAL LOCATION: SW-18-69-06-W6
LANDOWNER: MCCLELLAND LARRY AND YVONNE



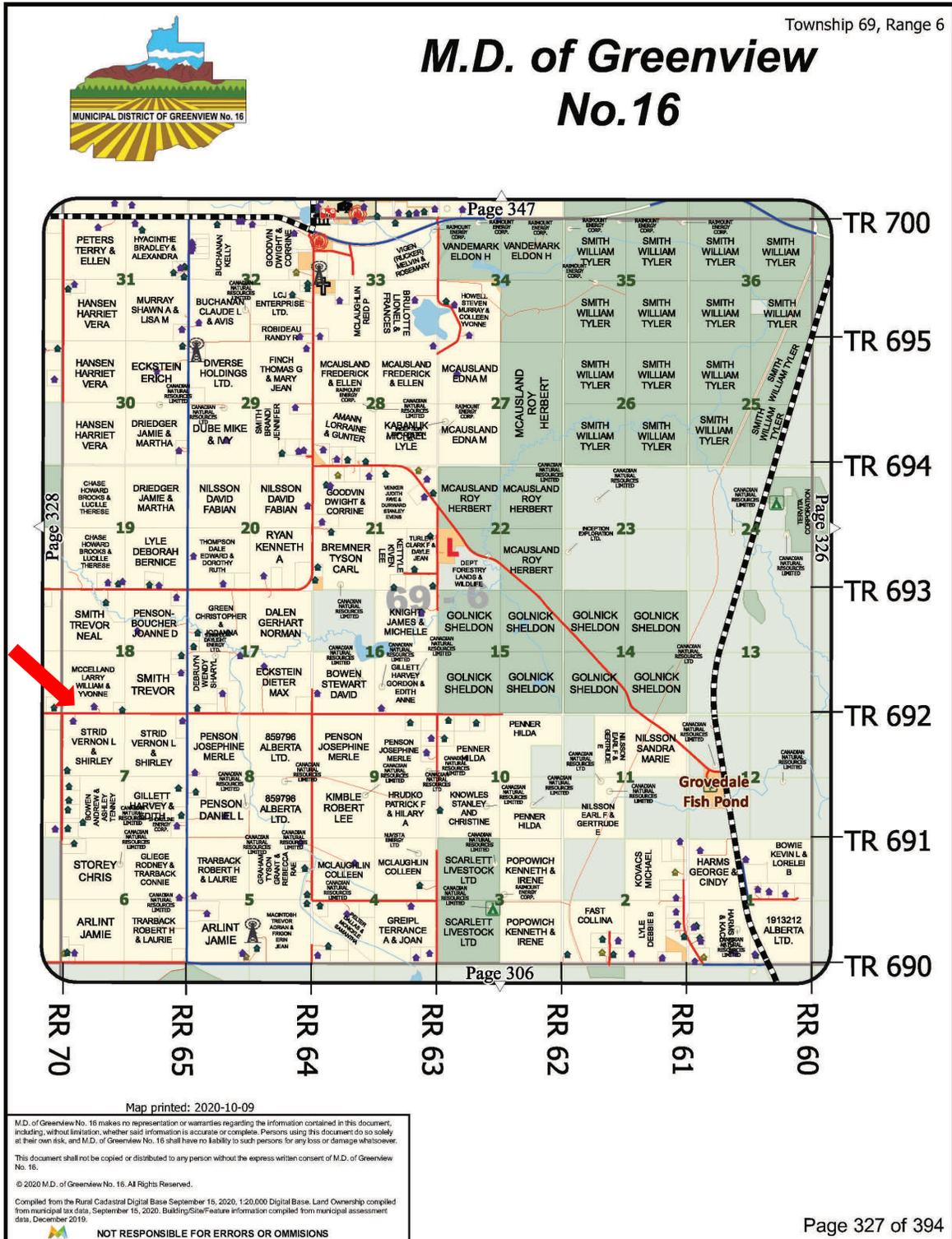
OWNER LOCATION MAP

FILE NO. S21-017

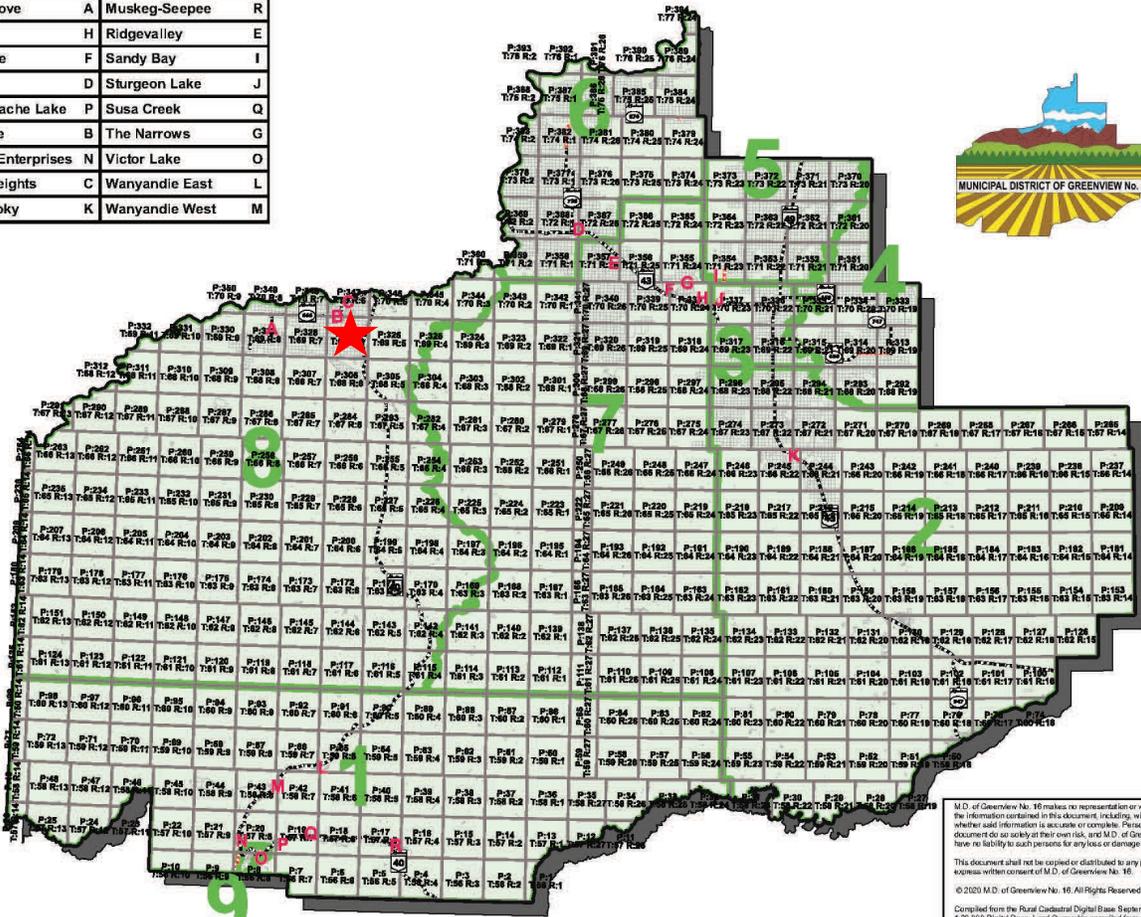
APPLICANT: MIDWEST SURVEYS INC.

LEGAL LOCATION: SW-18-69-06-W6

LANDOWNER: MCCLELLAND LARRY AND YVONNE



Hamlet and Subdivision Sheets			
Aspen Grove	A	Muskeg-Seepee	R
Calais	H	Ridgevalley	E
Cozy Cove	F	Sandy Bay	I
DeBolt	D	Sturgeon Lake	J
Grande Cache Lake	P	Susa Creek	Q
Grovedale	B	The Narrows	G
Joachim Enterprises	N	Victor Lake	O
Landry Heights	C	Wanyandie East	L
Little Smoky	K	Wanyandie West	M



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Compiled from the Rural Cadastral Digital Base, September 15, 2020, 1:20,000 Digital Base, Land Ownership compiled from municipal tax data, September 15, 2020; Building/Structure information compiled from municipal assessment data, December 2019.

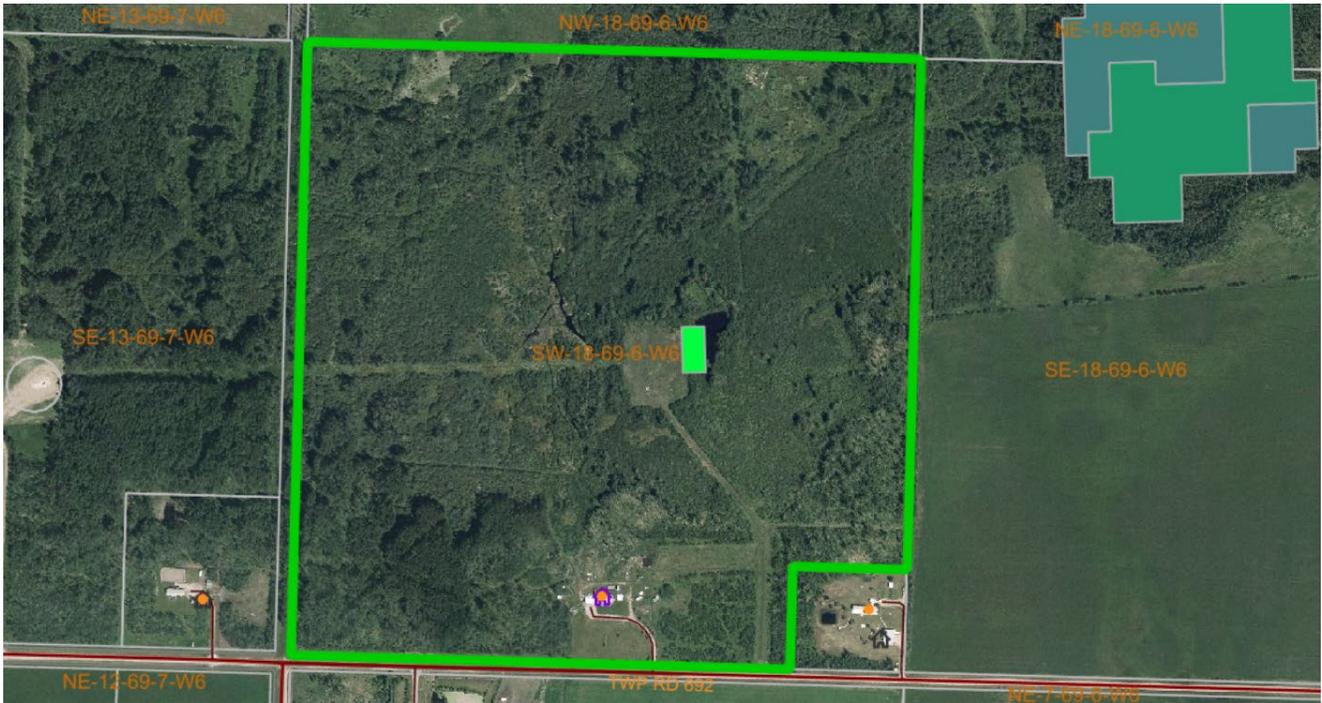
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

WETLAND INVENTORY

FILE NO. S21-017
APPLICANT: MIDWEST SURVEYS INC.

LEGAL LOCATION: SW-18-69-06-W6
LANDOWNER: MCCLELLAND LARRY AND YVONNE

NONE



- Bog
- Fen
- Marsh
- Open Water
- Swamp



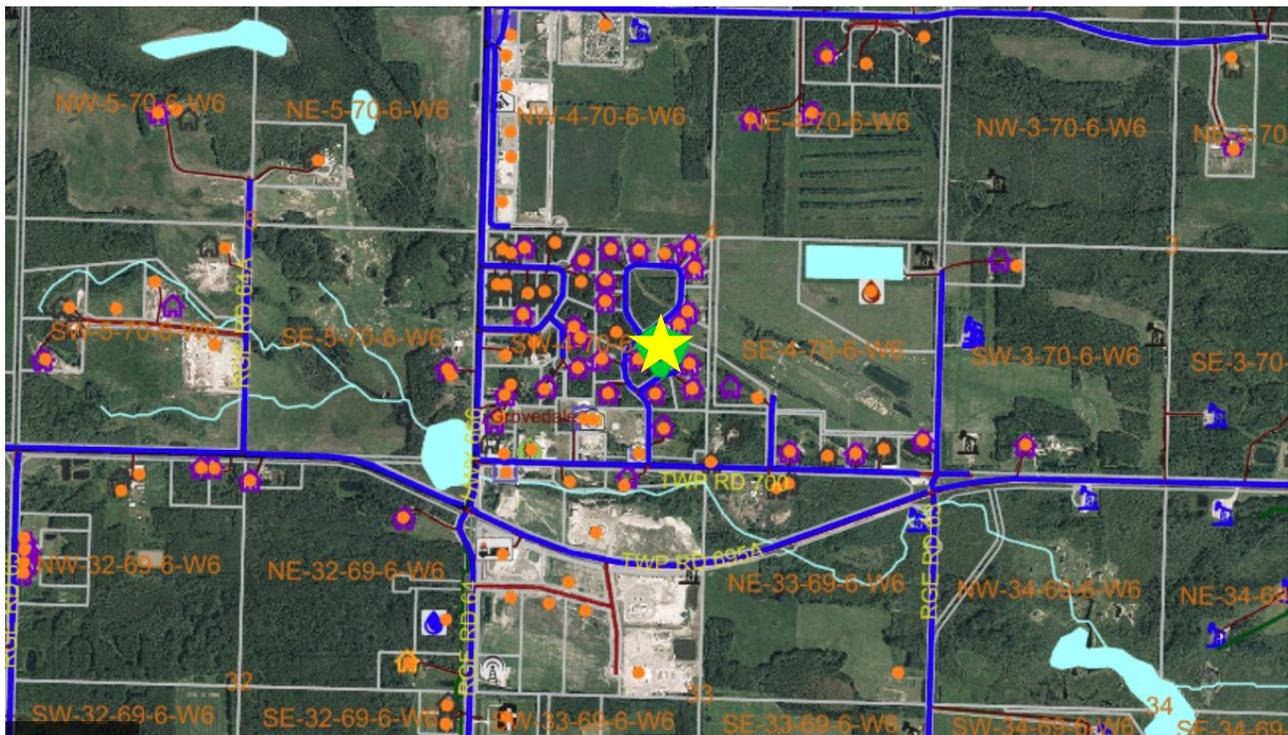
MUNICIPAL PLANNING COMMISSION

APPLICATION NO.	D21-294
LAND USE DISTRICT	Hamlet Residential (HR)
LOCATION	SW-4-70-6-W6, Plan 7621701, Lot 11
AREA	Grovedale – Ward 8
APPLICANT	James Clayton Hodges
LANDOWNER/LEASE	James Clayton Hodges

SUMMARY

This application is before the Municipal Planning Commission because the applicant is requesting approval for a Backyard Hen Enclosure for a total of 6 hens on a Hamlet Residential (HR) District parcel. It is standard practice that applications for discretionary uses be brought directly to Municipal Planning Commission for consideration and decision.

CONTEXT MAP



BACKGROUND INFORMATION AND DISCUSSION

Proposed Development Details

Greenview received a development permit application for a 6.1 metre by 1.83 metre Backyard Hen Enclosure (6 hens) on a 1.24-hectare (3.06-acre) on a Hamlet Residential (HR) District parcel in East Grove Estates. The Backyard Hen Enclosure meets all setback distances in accordance with Greenview's Land Use Bylaw 18-800.

Surrounding Area

The parcel is in the East Grove Estates adjacent to Highway 666. The surrounding properties are zoned Hamlet Residential (HR).

Legislation and Policy

The proposed development meets the fundamental land use criteria set out within the district. No negative development or land use impacts are anticipated by the proposal. The proposed use will be compatible with existing surrounding developments.

Consultation and Referral Responses

Referral notices have been sent out to adjacent landowners, internal departments. Two letters were submitted from adjacent landowners who are opposed to the Backyard Hen Enclosure.

REPORT SUMMARY

This report requests a decision for:

Discretionary Use [s.8.7 Land Use Bylaw]

- Hamlet Residential (HR) District

RECOMMENDATION

Administration supports this development and recommends the following:

That Municipal Planning Commission (MPC) APPROVE development permit application D21-294 for a Backyard Hen Enclosure (6 hens) on the parcel legally described as Plan 7621701, Lot 11, subject to the conditions listed below:

1. 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.
2. 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.

3. This development permit is valid upon the decision being advertised in accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.
4. A backyard hen enclosure must only use a pen and a coop.
5. A maximum of six (6) hens may be kept in the backyard hen enclosure.
6. Backyard hen enclosures are for personal use only and products produced from backyard hen enclosures shall not be sold in any commercial manner.
7. The proposed backyard hen enclosure shall conform to all setbacks as shown on the approved plans, as per the Land Use Bylaw requirements: All parcel lines, 2.5 m (8.2 ft.).

RATIONALE FOR RECOMMENDATION

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

The development meets all the requirements of the Land Use Bylaw, Grovedale Area Structure Plan and all applicable statutory plans. The proposed development is compatible with the existing surrounding developments and uses and is conducive to the intent of the Hamlet Residential (HR) District.

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 pursuant to Greenview's Advertising Bylaw 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 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.

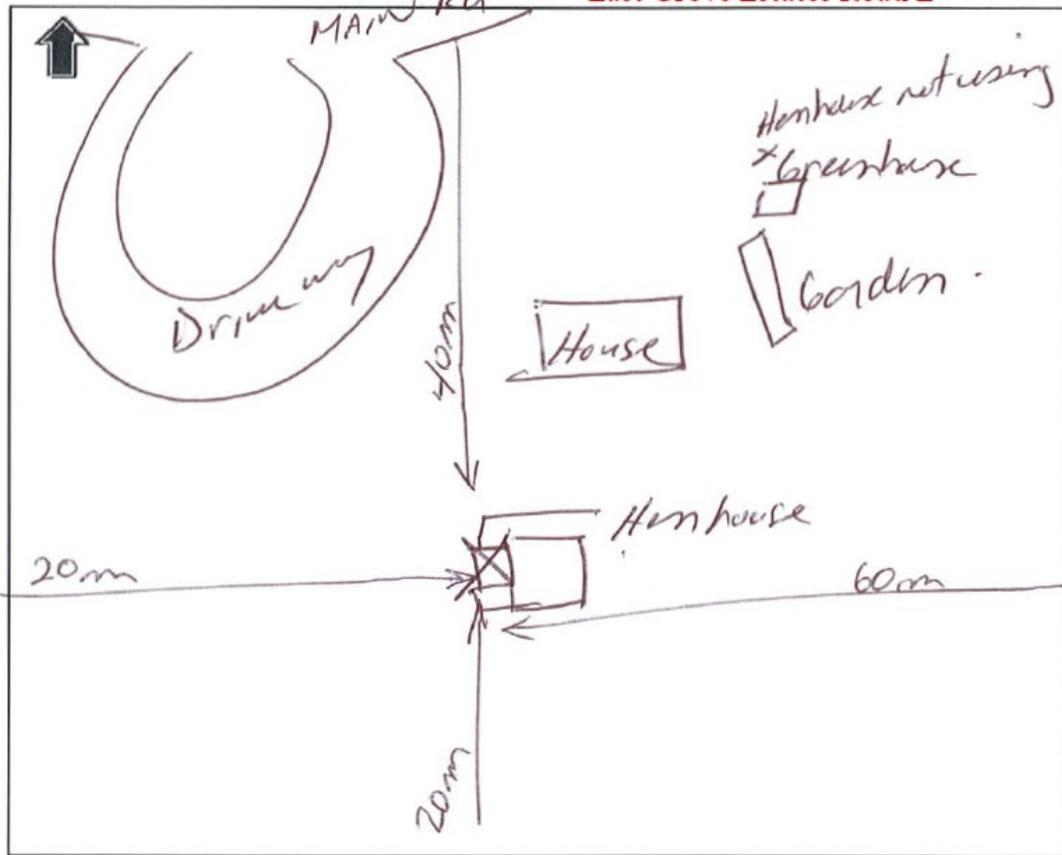
ATTACHMENTS

- Proposed Site Plan
- Adjacent Landowner Letter 1
- Adjacent Landowner Letter 2

PROPOSED SITE PLAN

Legal Location: SW $\frac{1}{4}$ of Sec 4 Twp. 70 Rge. 6 W 6
or Registered Plan 7621701, Block _____, Lot 11

East Grove Estates Road E



ADJACENT LANDOWNER LETTER 1

Nov 5/21

[REDACTED]

To Municipal District Of Greenview

Please accept these written comments on proposed backyard hen enclosure . Application D21-294 Legal
Land Description: SW-4-70-6-W6 Lot 11, Plan 7621701.

[REDACTED]

This Said Property of the application has had many complaints Junk Yard After Fire .

Three dogs running at large , thirty chickens running at large and a bad attitude against neighbours

We Don't want roosters to wake up the neighbourhood or hens to attract pests and other
predator wildlife.

We Strongly appose this application.

Thxs for your consideration

[REDACTED]

ADJACENT LANDOWNER LETTER 2

Re: James Hodger Application No. D21-294
Land Description: SW-4-70-6-W6 Lot 11

Comments:

SW-04-070-06-06

No mention of enclosure
for pens when they are
outside henhouse.

Removal of waste, !!
Feeding more mice &
maggots.

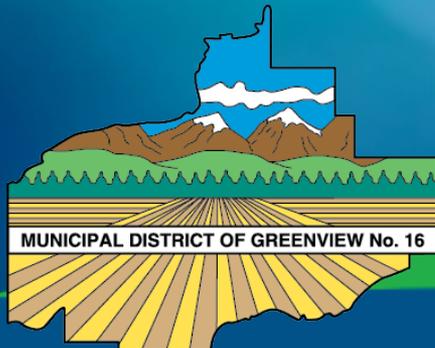
Smell over time

At this time I cannot
approve this development.

Thank you.

MUNICIPAL PLANNING COMMISSION MEETING

December 15, 2021



#4 DELEGATIONS



S21-016



Subdivisions



S21-010



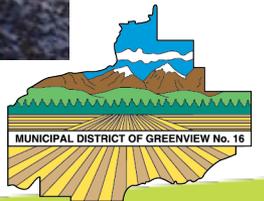


S21-011



S21-016





Development Permits

