



# MUNICIPAL DISTRICT OF GREENVIEW No. 16

## SPECIAL COUNCIL MEETING AGENDA

Tuesday, October 18, 2022

9:00 a.m.

Grovedale Public Service Building  
Grovedale, Alberta

- 
1. Call to Order
  2. Adoption of Agenda
  3. Public Hearing                      3.1 Public Hearing for Bylaw 22-921
  4. Adjournment



October 18, 2022  
Bylaw 22-921 Public Hearing  
Background Information

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**PROPOSAL:**

The proposed Land Use Bylaw amendment to redesignate a ±4.86-hectare (12.0 acre) portion of Plan 1024120, Block 1, Lot 1 (Part of SW 5-70-6-W6) located within the Grovedale area, Ward 8, from Agricultural Two (A-2) District to Direct Control (DC) District has been brought forward by Greenview Administration at the request of Council.

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**BACKGROUND AND DISCUSSION:**

The proposed Land Use Bylaw amendment for redesignation to Direct Control (DC) District has been brought forward by Greenview administration, at the request of Council, as an alternative to Bylaw 22-905, the Industrial Light (M-1) District applied for by Beairsto & Associates Engineering Ltd., on behalf of R.B. Curry Auto Transport Ltd. The subject land contains a 7,200 square foot metal clad shop which has been a subject of contention for the surrounding landowners for several years.

In February 2021, an application to redesignate the property to Industrial Light (M-1) District was denied, as were two (2) previous applications. The subject site is located within the Centralized Living area of the Grovedale Area Structure Plan (ASP), where the lands are designated for Agricultural purposes. Four (4) Country Residential One (CR-1) lots are located immediately to the northwest of the site, and two (2) residences are located on agricultural quarters at the end of Range Road 64A, north. The quarter immediately south, across Hwy 666 is designated Industrial Light in the Grovedale ASP, along with three (3) additional quarter sections to the east. Recently, the landowner has cleared the site of all debris and equipment bringing the property into conformity with Greenview's previous enforcement notices.

A public hearing was held on August 23, 2022, for Bylaw 22-905 to redesignate the subject lands to Industrial Light (M-1) District, where many adjacent landowner letters were received in opposition of the redesignation. The Direct Control (DC) District is being brought forward as an alternative which will allow Council to exercise a higher level of control over the subject land than what is allowed in other districts.

The purpose of the Direct Control (DC) District as stated in the Greenview Land Use Bylaw 18-800, is to accommodate developments in locations that require specific directions unavailable in other land use districts defined within the Land Use Bylaw. The Direct Control (DC) district would designate Council as the Development Authority for the subject lands; there are no permitted uses within the DC district. Unlike permitted or discretionary use Development Permits issued by Administration or the Municipal Planning Commission (MPC), those issued by Council in a Direct Control (DC) district may not be appealed.

The *Municipal Government Act (MGA), RSA 2000, Section 641 Designation of direction control districts* states:  
*(1) The council of a municipality that has adopted a municipal development plan, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a direct control district.*

*(2) If a direct control district is designated in the land use bylaw, the council may, subject to any applicable statutory plan, regulate and control the use or development of land or buildings in the district in any manner it considered necessary.*

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**ADDITIONAL PROPERTY INFORMATION:**

Proposed Servicing: Private, Existing  
Soil Type: Clay  
Topography: Flat  
Wetland Inventory: 65 – no wetland within subject area  
Farmland Rating: None

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**STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT:**

On October 4, 2022, a copy of the proposed bylaw and notice of the Public Hearing was circulated to Greenview's internal departments.

On October 4, 2022, a copy of the proposed bylaw and notice of the Public Hearing was circulated to the following referral agencies: Alberta Culture and Tourism, Alberta Transportation, Alberta Energy Regulator, Alberta Environment and Parks – Water Approvals, Alberta Environment and Parks – Jack McNaughton, Alberta Environment and Parks – Marsha Trites-Russel, Alberta Municipal Affairs – David Dobson, ATCO, Northern Gateway Public School District, and Telus.

On October 4, 2022, a copy of the proposed bylaw and notice of the Public Hearing was circulated to adjacent landowners within 804 metres of the property. Email notices were also sent to adjacent landowners who submitted letters for the previous Public Hearing for Bylaw 22-905. Notice of the Public Hearing was also published on Greenview's website and social media sites in accordance with the Advertising Bylaw.

Any concerns received will be addressed at the Public Hearing.



# BYLAW No. 22-921

## of the Municipal District of Greenview No. 16

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### **A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to amend Bylaw No. 18-800, being the Land Use Bylaw for the Municipal District of Greenview No. 16**

**PURSUANT TO** Section 692 of the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as Amended, the Council of the Municipal District of Greenview No. 16, duly assembled, enacts as follows:

1. That Map No. 4 & 18 in the Land Use Bylaw, being Bylaw No. 18-800, be amended to reclassify the following area:

All that Portion of  
Plan 1024120, Block 1, Lot 1  
Located within the  
Southwest (SW) Quarter of Section Five (5)  
Within Township Seventy (70)  
Range Six (6) West of the Sixth Meridian (W6M)

As identified on Schedule "A" attached.

This Bylaw shall come into force and effect upon the day of final passing.

Read a first time this 27<sup>th</sup> day of September, A.D., 2022.

Read a second time this \_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_.

Read a third time and passed this \_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_.

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**REEVE**

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**CHIEF ADMINISTRATIVE OFFICER**

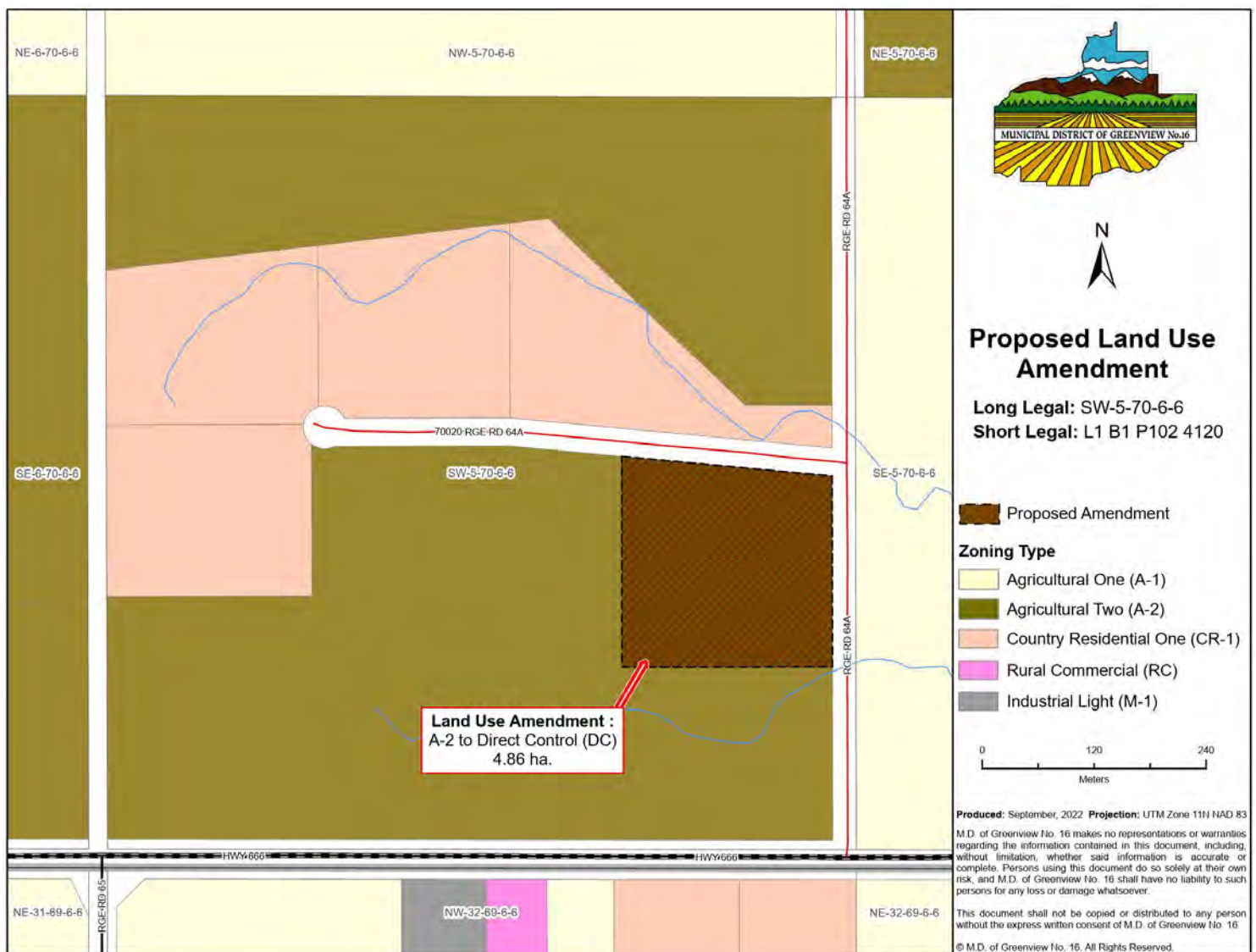
## SCHEDULE "A"

To Bylaw No. 22-921

### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of  
Plan 1024120, Block 1, Lot 1  
Located within the  
Southwest (SW) Quarter of Section Five (5)  
Within Township Seventy (70)  
Range Six (6) West of the Sixth Meridian (W6M)

Is reclassified from Agricultural Two (A-2) District to Direct Control (DC) District as identified below:





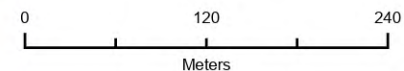


## Proposed Land Use Amendment

Long Legal: SW-5-70-6-6

Short Legal: L1 B1 P102 4120

 Proposed Amendment



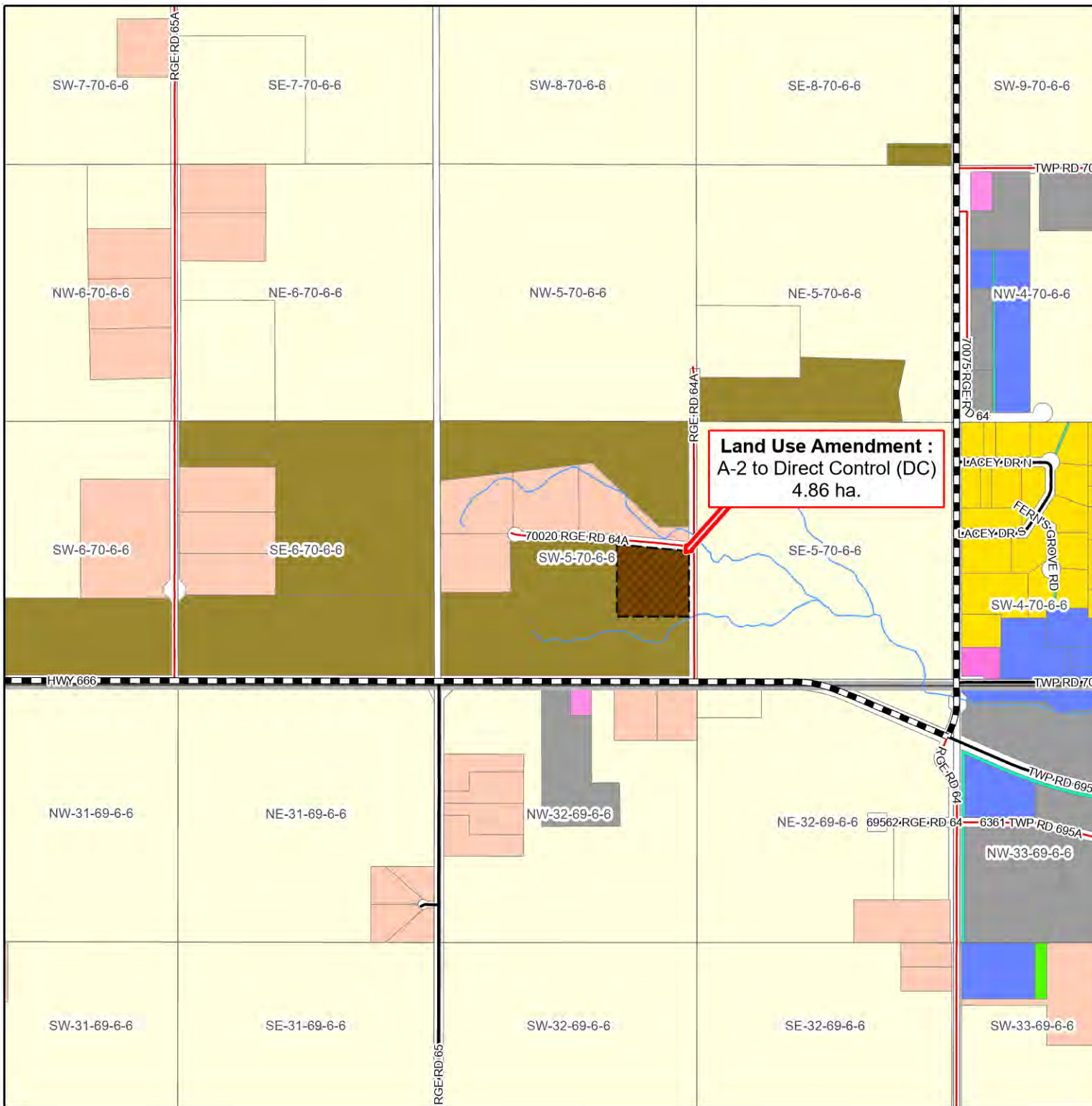
Produced: September, 2022 Projection: UTM Zone 11N NAD 83

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## Proposed Land Use Amendment

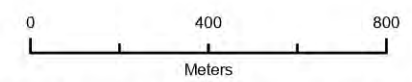
**Long Legal:** SW-5-70-6-6

**Short Legal:** L1 B1 P102 4120

Proposed Amendment

### Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Country Residential One (CR-1)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Residential (HR)
- Institutional (INS)
- Industrial Light (M-1)
- Rural Commercial (RC)
- Municipal Easement (ME)
- Municipal Reserve (MR)



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## FARMLAND REPORT

FILE NO. A22-008  
APPLICANT: GREENVIEW

LEGAL LOCATION: Plan 1024120; 1; 1  
LANDOWNER: R.B. CURRY AUTO TRANSPORT LTD.



**Land**

Year of General Assessment: 2021

Roll: [REDACTED]  
Legal: 1024120 1 1 SW-5-70-6-6  
Address:

Land Area: 71.12 Acres  
Subdivision:  
Zoning: Agriculture Two



### MarketLand Valuation

Site Area: 10.00 Acres

Market Land Value: 118,430

### MarketLand Valuation

Site Area: 61.12 Acres

Market Land Value: 196,680

### Assessment Totals

Tax Status	Code	Description	Assessment
T	200	*COMM IMPR/SITE	836,810
Grand Totals For 2021			836,810



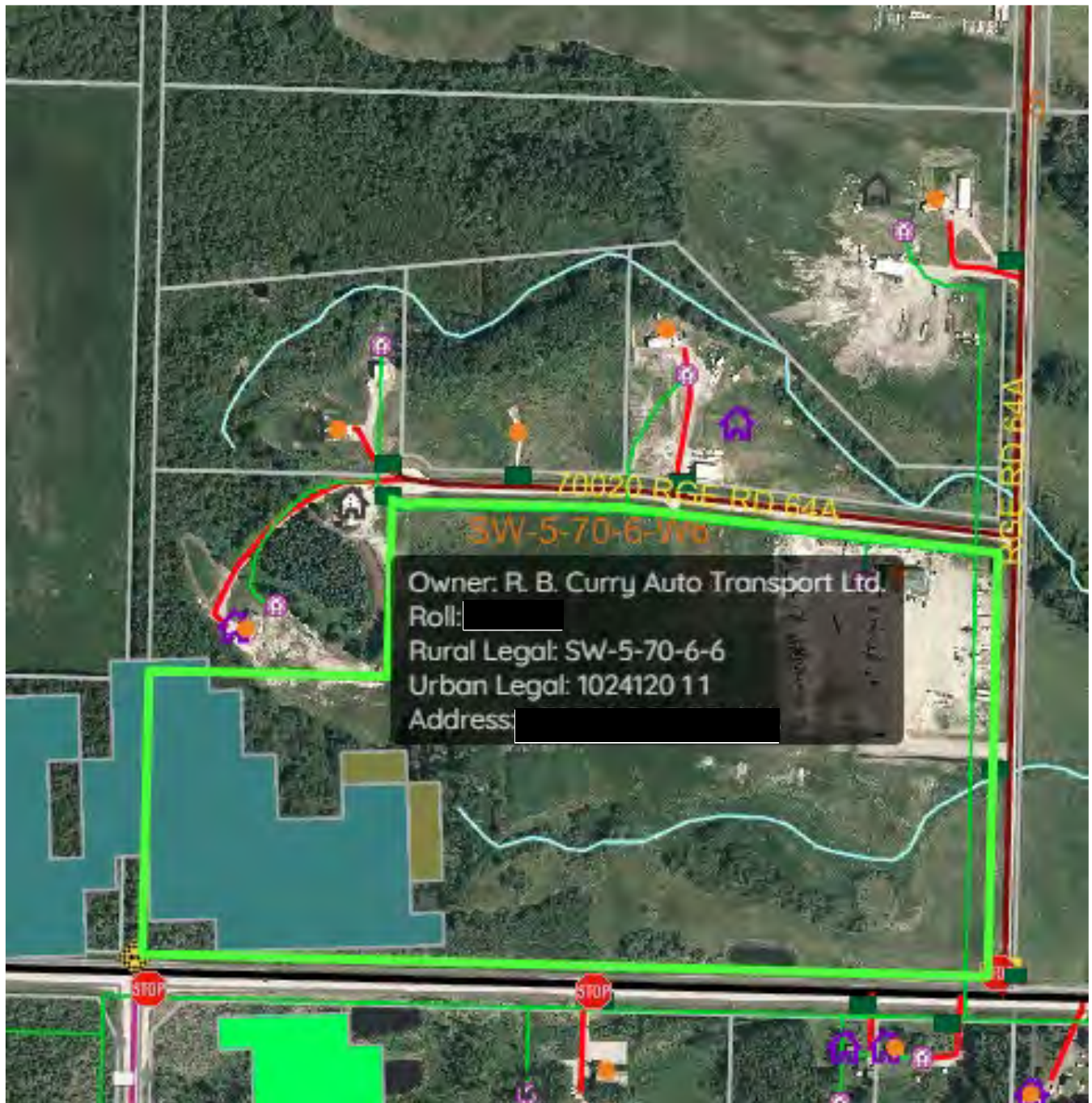




## WETLAND INVENTORY

FILE NO. A22-008  
APPLICANT: GREENVIEW

LEGAL LOCATION: Plan 1024120; 1; 1  
LANDOWNER: R.B. CURRY AUTO TRANSPORT LTD.



 Bog	 Fen	 Marsh
 Open Water	 Swamp	