



MUNICIPAL DISTRICT OF GREENVIEW No. 16

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, July 12, 2023

9:00 AM

Administration Building and Zoom
Valleyview AB

**#1
CALL TO ORDER**

**#2
ADOPTION OF AGENDA**

**#3
MINUTES**

3.1 ADOPTION OF MUNICIPAL PLANNING COMMISSION REGULAR MEETING MINUTES HELD MARCH 15, 2023 3

3.2 BUSINESS ARISING FROM MINUTES

**#4
BUSINESS**

4.1 S23-003 / WOLFE / FIRST PARCEL OUT / NW 22-67-22-W5M / LITTLE SMOKY AREA 11
- RILEY OR TONY WOLFE

**#5
BUSINESS**

5.1 D23-080 / LIGHTFOOT/ FRONT YARD VARIANCE TO ACCESSORY BUILDING, DETACHED GARAGE / NE 32-70-22-W5M / VALLEYVIEW AREA 29

5.2 D23-094 / SCHLIEF / DISCRETIONARY USE - DWELLING UNIT, MANUFACTURED WITH ADDITION, AND CAR PORT / SW 09-70-07-W6M / GROVEDALE AREA 41
- THILO SCHLIEF (ZOOM)

5.3 D23-110 / KING / PERMITTED USE WITH SIDE YARD SETBACK VARIANCE / NW 26-70-22-W5M / VALLEYVIEW AREA 55

**#6
NEXT MEETING**

SEPTEMBER 13, 2023

**#7
ADJOURNMENT**

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Greenview Administration Building [and Zoom]
 Valleyview, Alberta, on Wednesday, June 14, 2023

- #1** Chair Dale Smith called the meeting to order at 9:00 a.m.
- CALL TO ORDER**
- PRESENT**
- | | | |
|------------|-----------------------------------------|--------------------|
| Chair | | Dale Smith |
| Vice-Chair | | Sally Rosson |
| Member | | Dave Berry (Zoom) |
| Member | Winston Delorme (Zoom) Joined at 9:06am | |
| Member | | Christine Schlieff |
| Member | | Jennifer Scott |
| Member | | Bill Smith (Zoom) |
| Member | | Tom Burton |
| Member | | Duane Didow |
| Member | | Tyler Olsen |
- ATTENDING**
- | | | |
|-------------------------------------------|--|-------------------|
| Director, Planning & Economic Development | | Martino Verhaeghe |
| Manager, Planning and Development | | Samantha Dyck |
| Municipal Planner | | Jan Sotocinal |
| Development Officer | | Nicole Friesen |
| Development Officer | | Alysse Barks |
| Recording Secretary | | Nancy Harris |
- ABSENT**
- | | | |
|----------------------------------------|--|---------------|
| Member | | Ryan Ratzlaff |
| Director, Infrastructure & Engineering | | Roger Autio |
- GUESTS**
- | | |
|--|-----------------------------|
| | Alexander Moore (D23-070) |
| | Shalon Steenhardt (D23-073) |
| | D Carr (Zoom) (D23-067) |
- #2** MOTION: 23.06.21 Moved by: Member Christine Schlieff
AGENDA That the March 15, 2023, agenda be adopted as presented.
- CARRIED**
- #3** **3.1 MINUTES OF REGULAR MEETING**
MINUTES
- MOTION: 23.06.22 Moved by: Vice Chair Sally Rosson
 That the minutes of the Municipal Planning Commission regular meeting held on
 March 15, 2023, be adopted as presented.
- CARRIED**

3.2.1 FIRST READING

MOTION: 23.06.23 Moved by: Member Tom Burton
That the Municipal Planning Commission accept this report as information.

CARRIED

**#4
DELEGATIONS**

4.1 D23-070 / ALEXANDER MOORE / VARIANCE / SW 12-71-1-W6M / DEBOLT AREA

Municipal Planner Jan Sotocinal presented an overview of a development permit application for a Variance to the Height of the Detached Garage within SW 12-72-1-W6M. The property was zoned Hamlet Residential (HR) District.

Chair Dale Smith advised applicant Alexander Moore that the Municipal Planning Commission would render a decision later in the meeting.

4.2 D23-073 / DWIGHT & SHALON STEENHART - LITTLE BUDDY'S RENTALS / HOME OCCUPATION, MAJOR / SE 8-70-6-W6M / GROVEDALE AREA

Development Officer Alysse Barks presented an overview of a development permit application for A Home Occupation, Major within SE 8-70-6-W6M. The property was zoned Agricultural One (A-1) District.

Chair Dale Smith advised the Applicant Shalon Steenhart that the Municipal Planning Commission would render a decision later in the meeting.

**#5
SUBDIVISIONS**

NONE

Member Winston Delorme Left 9:39 am

**#6
DEVELOPMENT
PERMITS**

6.1 D23-006 / SECURE ENERGY / LANDFILL / NE 24-69-06-W6M / GROVEDALE AREA

Manager, Planning and Development Samantha Dyck presented an overview of a development permit application for a Landfill, Industrial on NE 24-69-6-W6M. The property is zoned Crownland (CL) District.

NE 24-69-6-W6M

MOTION: 23.06.24 Moved by: Member Tom Burton
That the Municipal Planning Commission APPROVE Development Permit application D23-006 – Landfill, Industrial - Expansion, subject to the conditions listed below:

Conditions:

1. A permit from Alberta Safety Codes Authority is required for all fuel tanks located on the site and must be submitted to Greenview.
2. A stormwater management plan must be submitted showing that no deleterious materials will be allowed to enter any watercourse.
3. The applicant must obtain approval from Alberta Environment and Protected Areas prior to the construction or commencement of any development. The applicant must adhere to all other conditions as set by EPA Approval #239576-01-00.
4. Stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring the extent of the disturbed area and the duration of exposure is minimal.

Standards:

1. Prior to construction or commencement of any development it is 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.

Notes:

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. Any future expansion of the business or site area will require the applicant to apply for a new development permit and will require approval.
5. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

Member Winston Delorme returned 9:43am

6.2 D23-067 / ENFINITE CORPORATION / UTILITIES, MAJOR / NW 8-69-8-W6M / GROVEDALE AREA

Development Officer Nicole Friesen presented an overview of a development permit application for a Utilities, Major on NW-8-69-8-W6M. The property is zoned Agricultural One (A-1) District.

NW 8-69-8-W6M

MOTION: 23.06.25 Moved by: Vice Chair Sally Rosson

That the Municipal Planning Commission APPROVE Development Permit application D23-067 in the name of Enfinite Corporation, for Utilities, Major on NW 8-69-8-W6M, subject to the conditions listed below:

Conditions:

1. The applicant must obtain approval from the Alberta Utilities Commission (AUC) prior to commencement of any development and submit a copy to the MD of Greenview No. 16.
2. Reclamation of the development site must be to a standard satisfactory to the MD of Greenview. The following standards shall apply to the reclamation of the site following decommissioning of the facility:
 - a) All garbage, building materials, and equipment must be removed from the site;
 - b) The site must be adequately leveled and re-contoured;
 - c) All disturbed areas must be seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to Agricultural Services for Greenview. Contact Agricultural Services at 780.524.7602 for further information.

Standards:

1. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

Notes:

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. Prior to construction or commencement of any development it is 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. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary

to serve the proposed development and receive approval from Alberta Environment and Parks.

5. Deleterious materials shall not be allowed to enter any watercourse.
6. You are located in the vicinity of an agricultural operation.
7. 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.

Member Winston Delorme left 10:06 am

CARRIED

6.3 D23-070 / ALEXANDER MOORE / VARIANCE / SW 12-71-1-W6M / DEBOLT AREA

Municipal Planner Jan Sotocinal presented an overview of a development permit application for a Variance to the Height of the Detached Garage within SW 12-72-1-W6M. The property is zoned Hamlet Residential (HR) District.

SW 12-72-1-W6M

MOTION: 23.06.26 Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE the Development Permit application D23-070 subject to the conditions listed below:

Conditions:

1. A variance of 3.4 meters (68%) is granted to the maximum Accessory building height to allow the height of the detached garage to be a maximum of 8.4 meters (27 feet, 2 inches). No other applicable standard for the detached garage shall be varied to conform with the provisions of M.D. Greenview Land Use Bylaw No. 18-800.
2. The applicant must engage a surveyor to determine the top-of-the-bank and the required setback prior to start of construction. The required setback will be based on the survey of the top-of-the-bank, and in accordance with section 5.29 of the M.D. Greenview Land Use Bylaw No. 18-800.
3. The use of the accessory building for commercial and industrial purposes is not permitted. The accessory building shall only be ancillary to the principal dwelling unless further approvals are applied for and granted.
4. The exterior siding and roofing materials of the detached garage must be finished to match and complement the appearance of the principal dwelling on the property and inspection by the Planning Department or submission of photos is required upon completion of the exterior finish.
5. Prior to construction of the detached garage, a lot grading plan shall be submitted to ensure that storm water runoff to adjacent lands or watercourses does not exceed pre-development flows.
6. No development shall be constructed, placed, or stored over an easement or utility right of way. The applicant is responsible for contacting Alberta-One-Call and/or other governing authorities.

Standards:

1. Prior to construction or commencement of any development it is 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.
2. The entire site and all buildings shall be maintained in a neat and tidy manner to the satisfaction of the Development Authority. This shall include the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.

Notes:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of M.D. Greenview Land Use Bylaw No. 18-800. Compliance with the provisions of Bylaw No. 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 permit is valid for a period of twelve months from the date of issue. If at the expiry of this period, the development has not been commenced with reasonable diligence, this permit shall be null and void, unless a request for a time extension to the applicable date is received prior to its expiry.
4. The development or construction of the said land(s) shall not begin until 21 days after the date of issue of Notice of Decision. The applicant should be aware that if this decision is overturned on appeal, any development taking place prior to the expiry of the appeal period will be solely at the applicant's risk.
5. This permit shall be invalid should an appeal be made against the decision. Should the Subdivision and Development Appeal Board approve the issuance of this permit, this permit shall be valid from the date of decision in accordance with the condition of the Subdivision and Development Appeal Board.
6. The Development Authority may, in accordance with Section 645 of the *Municipal Government Act*, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
7. You are located in the vicinity of an agricultural operation.
8. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

6.4 D23-073 / DWIGHT & SHALON STEENHART - LITTLE BUDDY'S RENTALS / HOME OCCUPATION, MAJOR / SE 8-70-6-W6M / GROVEDALE AREA

Development Officer Alysse Barks presented an overview of a development permit application for a Home Occupation, Major within SE 8-70-6-W6M. The property is zoned Agricultural One (A-1) District.

SE 8-70-6-W6M

MOTION: 23.06.27 Moved by: Member Christine Schlieff
That the Municipal Planning Commission APPROVE Development Permit application D23-073 for Dwight and Shalon Steenhart, for a Home Occupation, Major on SE-08-070-06-W6M, subject to the conditions listed below:

Conditions:

1. Issuance of this development permit is for the Home Occupation, Major - Rental business as described in the submitted application, with a maximum of five (5) employees.
2. The major home occupation shall be limited to eight (8) customers per day.
3. The major home occupation shall not occupy more than 0.282 ha for outside storage. Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and highways.
4. The major home occupation shall solely be operated within the principal dwelling unit and within one accessory building.

Standards:

1. The major home occupation must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
2. The sign shall be maintained in proper state of repair.
3. Finished display products shall only be located in an area as specified on the approved plan.
4. No storage or activity may be undertaken that would in the opinion of the Development Authority unduly interfere with the amenities of the district or materially interfere with or affect the use, enjoyment, or value of neighboring properties, by reason of excessive noise, smoke, steam, odor, glare, dust, vibration, refuse matter, or other noxious emissions or containment of hazardous materials.
5. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

Notes:

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. Any permit issued for home occupations may be revoked at any time if, in the opinion of the development authority, the home occupation is, or has become, detrimental to the amenities of the neighbourhood.
4. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
5. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Forestry, Parks, and Tourism.
6. Deleterious materials must not be allowed to enter any watercourse.
7. 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.
8. No additional signage related to the business is permitted unless prior approval is received from Greenview.
9. You are located in the vicinity of an agricultural operation.

CARRIED

**#7
NEXT MEETING**

Wednesday, July 12, 2023

**#8
ADJOURNMENT**

MOTION: 23.06.28 Moved by: Member Tyler Olsen
That the meeting be adjourned at 10:25 a.m.

CARRIED

CHAIR
DALE SMITH

DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE



REQUEST FOR DECISION

SUBJECT: S23-003 – Subdivision Application

SUBMISSION TO: MUNICIPAL PLANNING COMMISSION **REVIEWED AND APPROVED FOR SUBMISSION**

MEETING DATE: July 12, 2023 **DIRECTOR:** SAS **PRESENTER:** JS

REPORT TYPE: SUBDIVISION PROPOSAL **MANAGER:** SD **WRITER:** JS

FILE NO.: S23-003 **LAND USE DISTRICT:** AGRICULTURAL ONE (A-1)

LEGAL LOCATION: NW 22-67-22-W5M

AREA: WARD 2, LITTLE SMOKY

APPLICANT/SURVEYOR: RILEY WOLFE/GEOVERRA

LANDOWNER: RILEY WOLFE

BACKGROUND/PROPOSAL:

The subdivision application was received for a proposed subdivision of 8.06 hectares (19.91 acres) out of the quarter section. The proposed subdivision will take an existing farmstead out of the quarter section. A subdivision has already occurred within this quarter section, or a parcel was taken out of the quarter section. The parcel that was taken out is a fragmented parcel with a parcel size of 43 acres and is physically severed by Highway 43. This fragmented parcel was formally split in 1981.

Most of the remainder of the quarter section is treed, with pockets of clearing. A pipeline right of way traverses north-to-south, parallel Range Road 223, towards the well-site, leased by Paramount. The abandoned well site is located in the south of the quarter section, where an existing approach provides access to this site. The fragmented parcel is located east of Highway 43, and most of the lands are treed.

Within the proposed subdivision is an existing house with decks, multiple sheds, a shop, a greenhouse, and a dugout. The proposed lot is surrounded by trees, intermixed with muskeg and swampy areas. Access to the proposed lot is gained via Township Road 674, where there is an existing approach to the north. An approach that meets the MD standards will be required to provide access to the remainder of the quarter section.

PROPERTY DETAILS:

Proposed Servicing: Private, Well Pump-out,

Soil Type: Gleyed Gray Luvisol

Topography: Undulating - High Relief

Wetland Inventory: 11

LSRS Spring Grains: 3(6) – 7W (4) – Moderate limitation (60%) to Unsuitable (40%) due to soils in which excess water (not due to inundation) limits production.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

GOALS OF THE PLAN

1.3.1 It is intended that this MDP achieve the following goals:

(b) Maintain the long-term viability of Greenview's agricultural land base;

(c) Allowing for population growth by increasing densities without negatively impacting on agricultural land through measures which:

(i) conserve agricultural land by limiting the acreage removed for other uses,

The Municipal Development Plan sets out the direction of the municipality in terms of the long-term (typically 5-10 years) development and growth of the municipality. These goals should be revisited to ensure that these goals are representative of what we are trying to achieve within the municipality. It is also important whether the policies aim to achieve the goals set forth within the MDP.

The specific goals within the MDP that relate to this subdivision proposal relate to sections 1.3.1 (b) and (c), which aim specifically to maintain the longevity of the agricultural land base but also permit population growth without negatively impacting agricultural land through measures.

Section 1.3.1 (b) provides that Greenview upholds the viability of agricultural lands. The subdivision application will not create a new country residential development, but it only serves to subdivide an existing residential development out of the quarter section. As such, the proposed and current use of the subdivision will remain the same landscape.

In the same way, this subdivision proposal does not necessarily hinder Greenview from achieving section 1.3.1 (c). As a residential development already exists within the remainder of the quarter section, increasing the density within the proposed subdivision will be limited to the number of additional dwelling units allowed within the Agricultural One (A-1) District. This will also be dependent on meeting provisions applicable to new development, such as setback requirements.

This subdivision proposal will only formalize the separation between the existing use of the land and the balance of the quarter section. The Country Residential use has been there existing prior to the approval of this subdivision. It does not necessarily hinder achieving the goals within the MDP, which is to maintain the viability of Greenview's agricultural land base.

Non-Agricultural Land Uses

3.3.2 The development of non-agricultural uses in the rural area shall not negatively impact existing agricultural operations. As new development occurs in the rural area, notice to developers respecting the presence of agricultural operations shall be made in accordance with the provisions of the LUB.

Parcel Location

3.4.4 Where possible, subdivisions identified in 3.4.2 ("Subdivision of Agricultural Land") will be encouraged to locate on portions of a quarter section that are:

- (a) Physically severed or are of lower agricultural capability; and/or*
- (b) Adjacent to or near quarter section boundaries to minimize the fragmentation of agricultural land and without constraining or otherwise impacting agricultural operations on the quarter section.*

Sections 3.3.2 and 3.4.4 are policies within the MDP relevant to the subdivision application, arguably supporting goals within the MDP. These relevant policies support and advance the aforementioned goals.

Section 3.3.2 speaks to the fact that Greenview shall not negatively impact *the* development of non-agricultural uses, which includes residential uses, and shall not affect existing (or potential) agricultural operations within the area. Compared to surrounding industrial areas, the current residential use within the quarter section will have minimal impact on the existing agricultural operations. Looking at the cumulative effects of this proposed subdivision and existing development within the immediate vicinity, this subdivision will not bear additional impacts on the surrounding agricultural lands, as this development already exists, and there is currently one country residential development per unsubdivided quarter section within 1.6 km radius of the proposed subdivision.

Section 3.4.4 considers how the subdivision is sited/located. The two preferences on how this parcel is located are met. This proposed parcel is lower in agricultural capability based on the LSRS rating, which meets policy 3.4.4 (a). Since this proposed parcel is adjacent to or near quarter section boundaries, the proposed subdivision application meets policy 3.4.4 (b). The proposed subdivision meets the condition of locating parcels within the quarter section, as per section 3.4.4.

The proposed subdivision meets the applicable policies, which further supports achieving the goals within the MDP. As such, the proposed subdivision may be approved on the basis of meeting the requirements or provisions within the Land Use Bylaw.

Land Use Bylaw No. 18-800

Agricultural One (A-1) District

Section 8.1.4 Other Regulations

B) Only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning. Work Camp, Project-Oriented – Only within 400.00 m (1,312.3 ft.) of highways;

*C) First Parcel Out: Minimum: 1.2 ha (3.0 ac)
 Maximum: 8.1 ha (20.0 ac)*

Section 8.1.4 provides that the parcel only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning. This means that if a parcel is already taken out of the subdivision, quarter rezoning will be required. It is unclear if the fragmented parcel previously taken out of the quarter section is considered the first parcel out of the quarter section.

Under Section 9, however, the FIRST PARCEL OUT is defined as,

*“the first parcel out of an un-subdivided quarter section, either containing, dwelling unit and associated buildings and related improvements. **It does not encompass physically severed parcels.** A subdivision which has been registered on a quarter section for a public use and public utilities is not considered a first parcel out.”*

Based on the definition of First Parcel Out, the Land Use Bylaw distinguishes the first parcel out subdivision from a fragmented parcel subdivision. This means that the fragmented parcel if one exists, is not to be considered as the first parcel out. By that virtue, since a fragmented parcel is already taken out of the quarter section, the proposed subdivision can be considered the first parcel out.

Section 8.1.4 (b) does not provide whether one A-1 parcel is to be considered as a fragmented parcel or the first parcel out. In such a case, if the fragmented parcel is to be considered the first parcel out, it will have to undergo the rezoning process prior to the approval of the subdivision. If the Municipal Planning Commission (MPC) identifies the proposed subdivision as the second parcel out, then the landowner must submit a rezoning application which will change the LUB district to allow this parcel size.

If the fragmented parcel is not considered the first parcel out, the proposed subdivision will then be taken as the first parcel out. This means that no rezoning is required to allow for this subdivision application. This also means that this is within the permitted parcel size of 8.1 ha (20.0 ac) for a first parcel out for the A-1 District.

It is the view and recommendation of Administration that this proposed subdivision be considered the first parcel out, which exempts it from adhering to policy 8.1.4 (b). Thus, a rezoning application will not be required to approve/permit this proposed subdivision.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE subdivision application S23-003 for the creation of 8.06 hectares (19.91 acres) ± within the parcel legally described as NW 22-67-22-W5M, subject to the following conditions:

- 1. The applicant shall submit to the MD of Greenview No. 16 a Plan of Survey suitable for registration with Alberta Land Titles. The size and location of the subdivided parcel shall be as per the approved tentative plan.**
- 2. The applicant shall pay a final subdivision endorsement fee in accordance with the MD of Greenview No. 16’s Schedule of Fees Bylaw 22-930.**
- 3. The applicant shall pay all taxes owing to the MD of Greenview No. 16 up to the year the subdivision is to be registered before signing the final subdivision endorsement documents.**
- 4. The applicant shall apply and pay all applicable fees in accordance with the Schedule of Fees Bylaw 22-930 for the construction of a gravel approach to the remainder of NW-22-67-22-W5M. The MD of Greenview No. 16 reserves the right to determine the approach’s construction date.**
- 5. In accordance with Policy 6003, a road widening of 5.03 metres and a corner cut of 15.0 metres along the parcel frontage of Township Road 674 and Range Road 223 shall be dedicated. Road widening of 5.03 metres along the remnant lands of Township Road 674 and Range Road 223 shall be sold to the MD of Greenview No. 16 in accordance with the Schedule of Fees Bylaw 22-930. The road widening shall be registered as a road within the Plan of Survey for the subdivision at no expense to the MD of Greenview No. 16. (Subject to Roads)**

Notes:

- 1. You are located in the vicinity of an agricultural operation.**
- 2. No development, construction, or site work is allowed without an approved Development Permit from Greenview.**
- 3. The landowner shall not construct any development within 30 m of each side of the Pipeline Right-Of-Way.**

ALTERNATIVES:

Alternative #1: The Municipal Planning Commission may table the subdivision application to a future Municipal Planning Commission meeting, depending upon adopting a rezoning application.

Section 8.1.4 (b) provides that only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning. If MPC finds that this proposed subdivision is not to be considered as the first parcel out, then MPC may require the landowner to apply for rezoning the lands to an appropriate land use district.

Alternative #2: The Municipal Planning Commission may refuse the application. Administration does not recommend this option as the applicant has provided all information required to provide a decision. The proposed subdivision conforms to the policies within the Land Use Bylaw.

FINANCIAL IMPLICATION:

All costs associated with the application will be borne by the applicant.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

The Municipal Government Act requires that the application for subdivision be circulated to adjacent landowners and referral agencies for a minimum of fourteen (14) days. Greenview's Subdivision Process Policy 6007 requires adjacent landowners and encumbrances listed on title be provided twenty-one (21) days to respond.

FOLLOW UP ACTIONS:

No follow up action is required by the Municipal Planning Commission. Following approval, the applicant may proceed with finalizing the subdivision application, contingent upon meeting the conditions listed on the approval.

ATTACHMENTS:

- Subdivision Application
- Tentative Plan
- Aerial Map
- Overview Map
- Wetland Inventory
- Farmland Rating
- Topographical Map
- Location
- Owner Mapbook



SUBDIVISION APPLICATION - FORM A

Municipal District of Greenview

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608
www.mdgreenview.ab.ca

FOR ADMINISTRATIVE USE

APPLICATION NO. S23-003	
FORM A AS COMPLETED	
FEES SUBMITTED 450.00	RECEIPT NO. 368772
ROLL NO. 37441	

THIS FORM MUST BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED LANDOWNER(S) OR BY AN AUTHORIZED AGENT ACTING ON HIS/HER (THEIR) BEHALF.

1. Name of registered owner(s) of land to be subdivided:

Riley D. Wolfe

Address

TOH 3N0

(Name(s) in Block Capitals)

Phone N

Work: _____

Rural Address: 22271, Twp Rd. 674

Email: _____

**MUNICIPAL DISTRICT
OF GREENVIEW No. 16**

RECEIVED

February 14, 2023

VALLEYVIEW

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:

Address: _____

(Name(s) in Block Capitals)

Phone Number: _____

Work: _____

Email: _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of the NW $\frac{1}{4}$ Sec. 22 Twp. 67 Range: 22 West of 5 Meridian

Being all / parts of Reg. Plan No. _____ Block _____ Lot _____ C. of T. No. _____

Area of the above parcel of land to be subdivided _____ HA _____ AC

4. LOCATION OF LAND TO BE SUBDIVIDED

a. Is the land situated immediately adjacent to the municipal boundary? Yes No

If "yes", the adjoining municipality is _____

b. Is the land situated within 1.6 km (1600 m) of the right-of-way of a Highway? Yes No

If "yes", the Highway is No. 43

c. Does the proposed parcel contain or is it bounded by a river, stream, lake, other body of water, drainage ditch or canal?

Yes No

If "yes" state its name _____

d. Is the proposed parcel located within 1.5 km of a sour gas facility? Yes No

e. You must provide the **Abandon Wellbore Search** Information to identify all well locations or confirming the absence of any abandoned wells as per ERCB Directive 079 (see attached info). Date Search Complete: _____

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED Describe:

a. Existing use of land Pasture

b. Proposed use of land Farming

c. The designated use of land as classified under Municipal District No. 16's Land Use Bylaw is Agricultural

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)

Tree Stand. Pasture. Shrubs.

c. Describe the kind of soil on the land (sandy, loam, clay, etc.) Dirt

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED

Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved
No Structures

8. PLEASE COMPLETE WATER & SEWER SERVICE INFORMATION – FORM B

9. REGISTERED OWNER(S) OR AGENT ACTING ON BEHALF OF REGISTERED OWNER(S):

I / WE RILEY WOLFE

hereby certify that

(full name is block capitals)

I am / are the registered owner(s), or I am the agent authorized to act on behalf of the registered owner, and that the information given on this form is full and complete and is, to the best of my / our knowledge, a true statement of the facts relating to his/her application for subdivision.

SIGNED: _____

Date: February 9 2023

The personal information collected on this form is being collected under the authority of Sections 33 and 39(1)(a)(b) of the Alberta Freedom of Information and Protection of Privacy Act, and Section 301.1 of the Municipal Government Act. The information will be used to process your application(s). Your name, contact telephone number and address may be used to carry out current and/or future construction, operating programs, services or activities of the Municipality. If you have any questions about the collection, use or disclosure of the personal information provided, please contact the Freedom of Information and Protection of Privacy Coordinator at 780.524.7600.



WATER & SEWER INFORMATION – FORM B

Municipal District of Greenview

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
 T: 780.524.7600; F: 780.524.4307; Toll-Free 1.866.524.7608
www.mdgreenview.ab.ca

Please note below the type of water supply and sewage disposal that is either Existing or Proposed for the lots indicated on the sketch accompanying your application. *(The location of these facilities must be accurately indicated on the sketch.)*

Please indicate if water and sewer services are existing or proposed by entering the initial as follows:

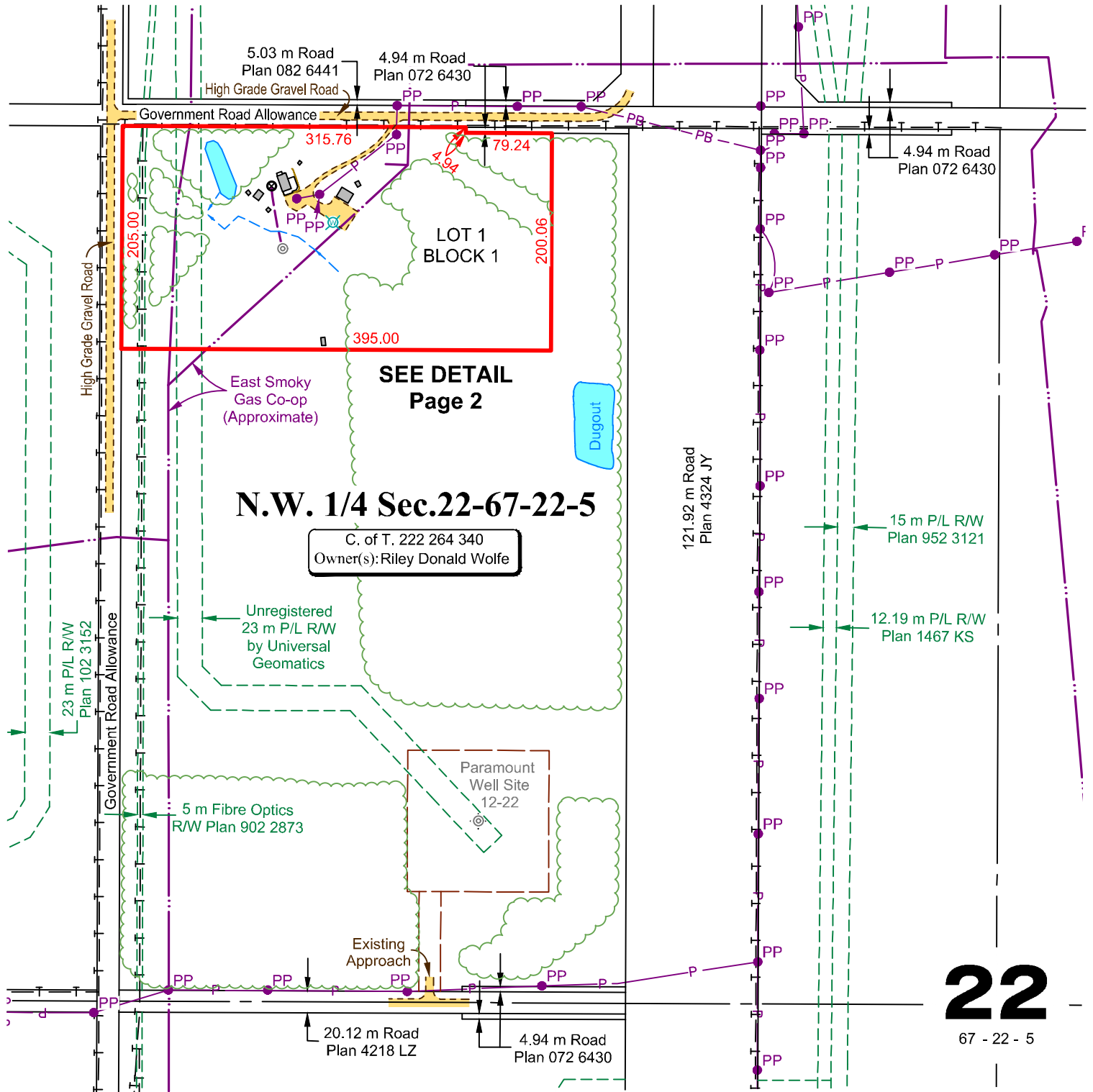
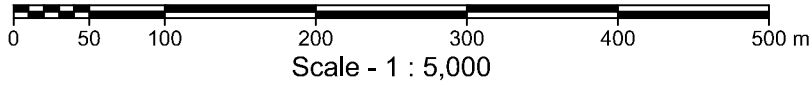
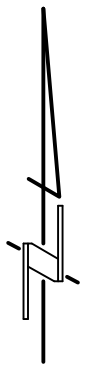
E – for Existing or **P – for Proposed** in the appropriate box.

TYPE OF WATER SUPPLY	1 st Parcel	2 nd Parcel	Balance of Quarter
Dugout			
Well	X E		
Cistern & Hauling			
Municipal Service			
Other <i>(Please specify)</i>			

TYPE OF SEWAGE DISPOSAL	1 st Parcel	2 nd Parcel	Balance of Quarter
Open Discharge/Pump-out	E		
Septic Tank/Holding Tank			
Tile Field/Evaporation Mound			
Sewage Lagoon			
Municipal Service			
Other <i>(Please specify)</i>			

PLAN OF PROPOSED SUBDIVISION

in
N.W. 1/4 Sec.22 - Twp.67 - Rge.22 - W.5M.
Municipal District of Greenview No. 16 - Alberta
2023



22
 67 - 22 - 5

LEGEND:

- Area of Interest: ———
- Low Pressure Pipeline: ——— PP
- Overhead Powerline: ——— P
- Buried Telephone: ——— T — T
- Existing Water Well location:
- Existing Septic Tank location:
- Existing Septic Pumpout location:

AREAS:

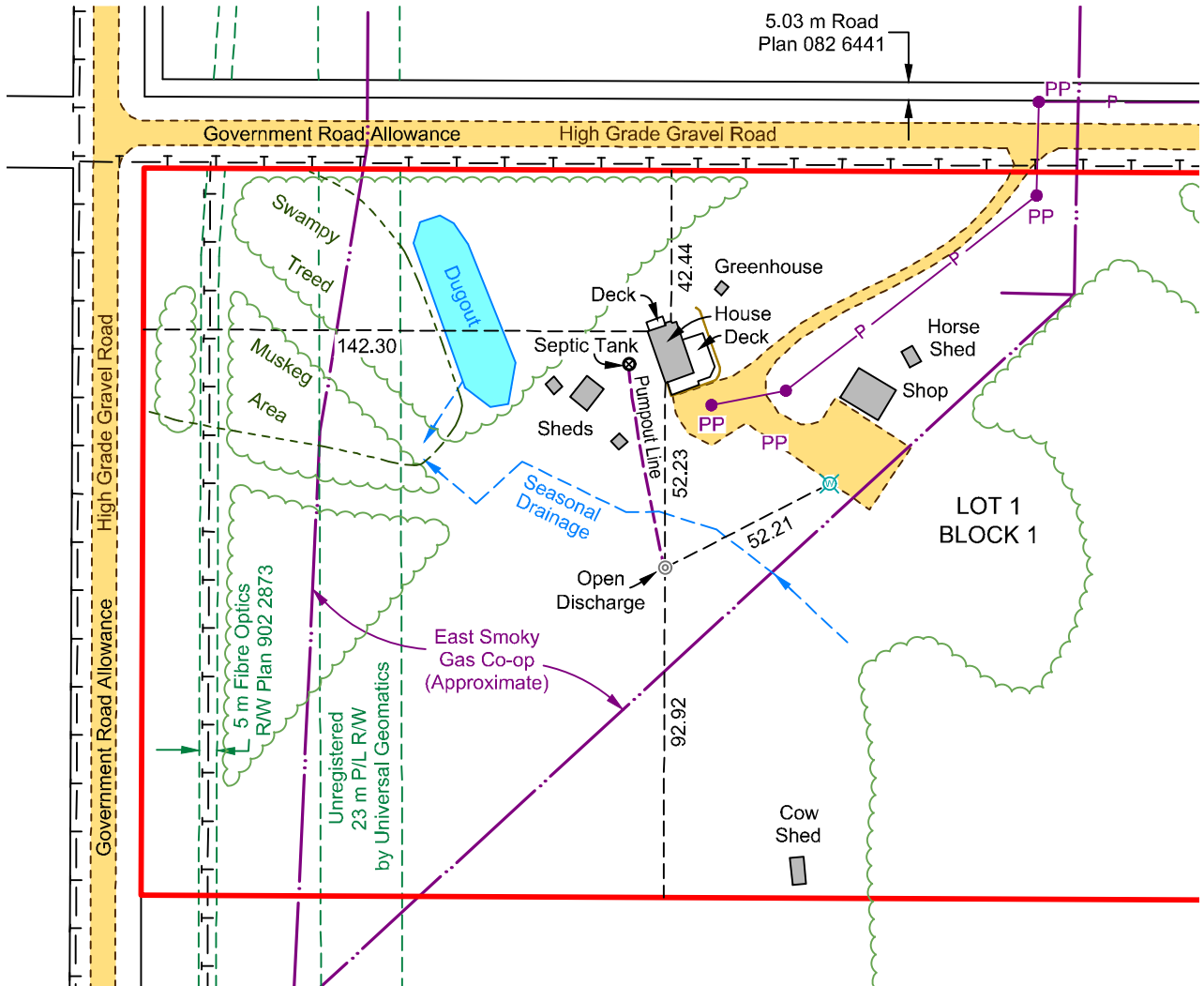
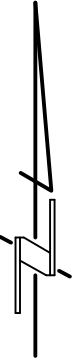
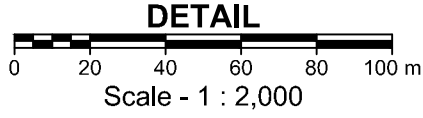
	<u>HECTARES</u>	<u>ACRES</u>
Certificate of Title Area (N.W. 22)	36.66	90.60
Area in parcel being created	8.06	19.91



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

Client File No:	AFE No:	
REV. 0	Revision:	Job No.: 23-01684-001
	Date: May 15, 2023	File: 23-01684-001-TEN
		Initials: DW - CJ

PLAN OF PROPOSED SUBDIVISION




Client File No:		AFE No:	
REV.	Revision:		
	Date: May 15, 2023	Job No.: 23-01684-001	
	File: 23-01684-001-TEN	Initials: DW - CJ	



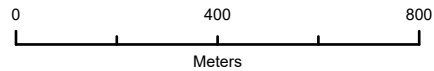
Proposed Land Use Subdivision

Long Legal: NW-22-67-22-5

 Proposed Subdivision

40cm Imagery, 2022

Scale: 1:15,000

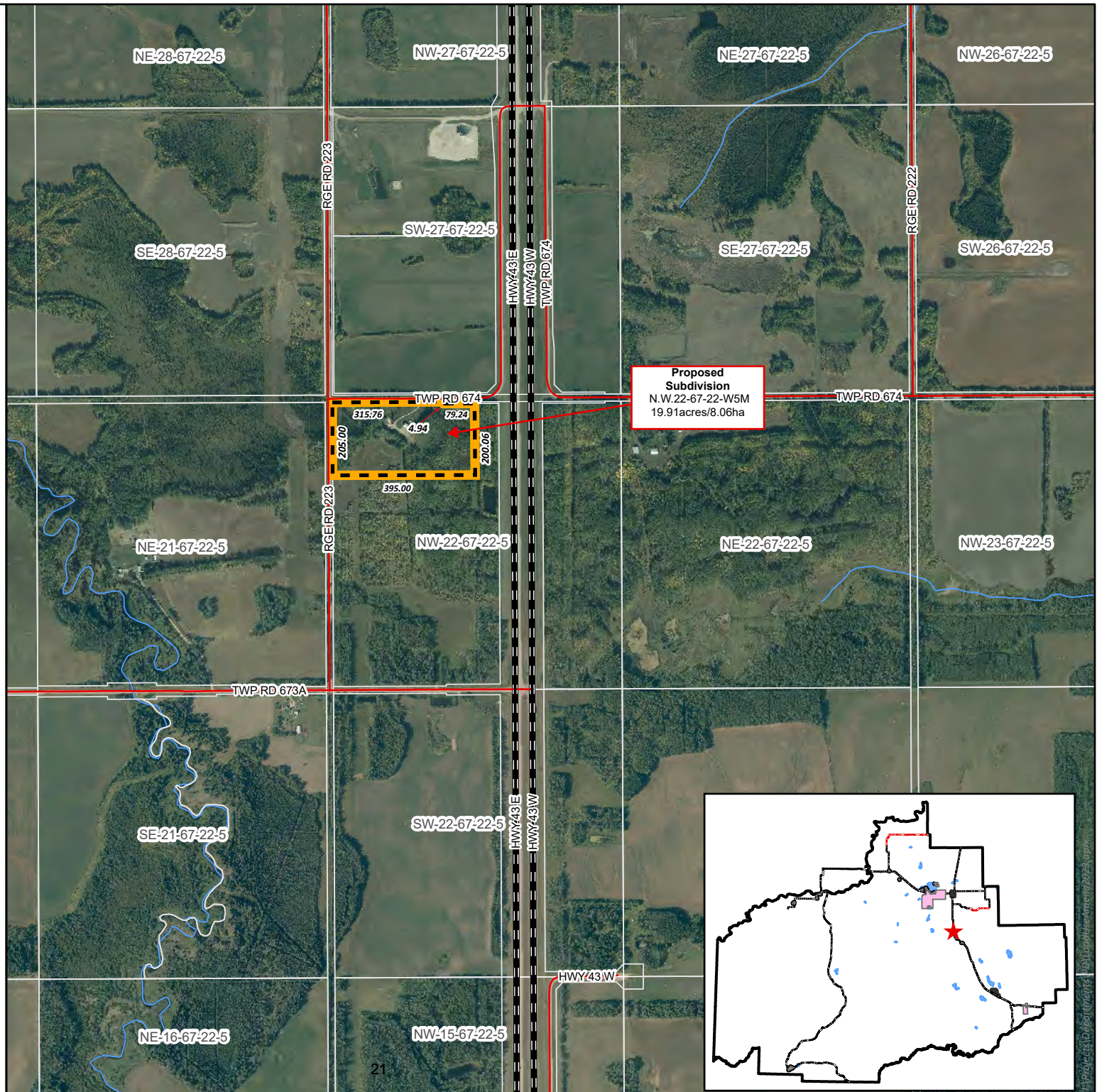


Produced: June 2023 Projection: UTM Zone 11N NAD 83

M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16.


© M.D. of Greenview No. 16. All Rights Reserved.







Proposed Land Use Subdivision

Long Legal: NW-22-67-22-5

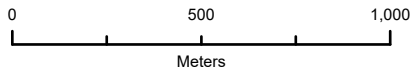
 Proposed Subdivision

Zoning Type

 Agricultural One (A-1)

 Crown Land (CL)

Scale: 1:20,000

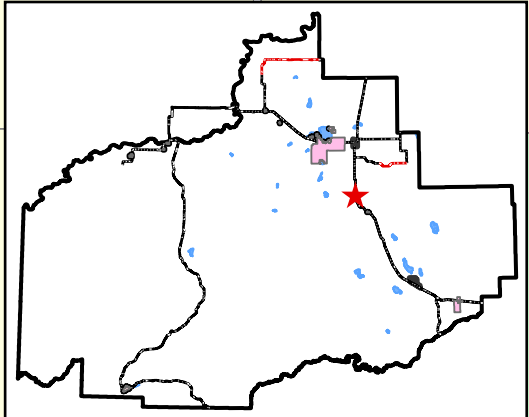
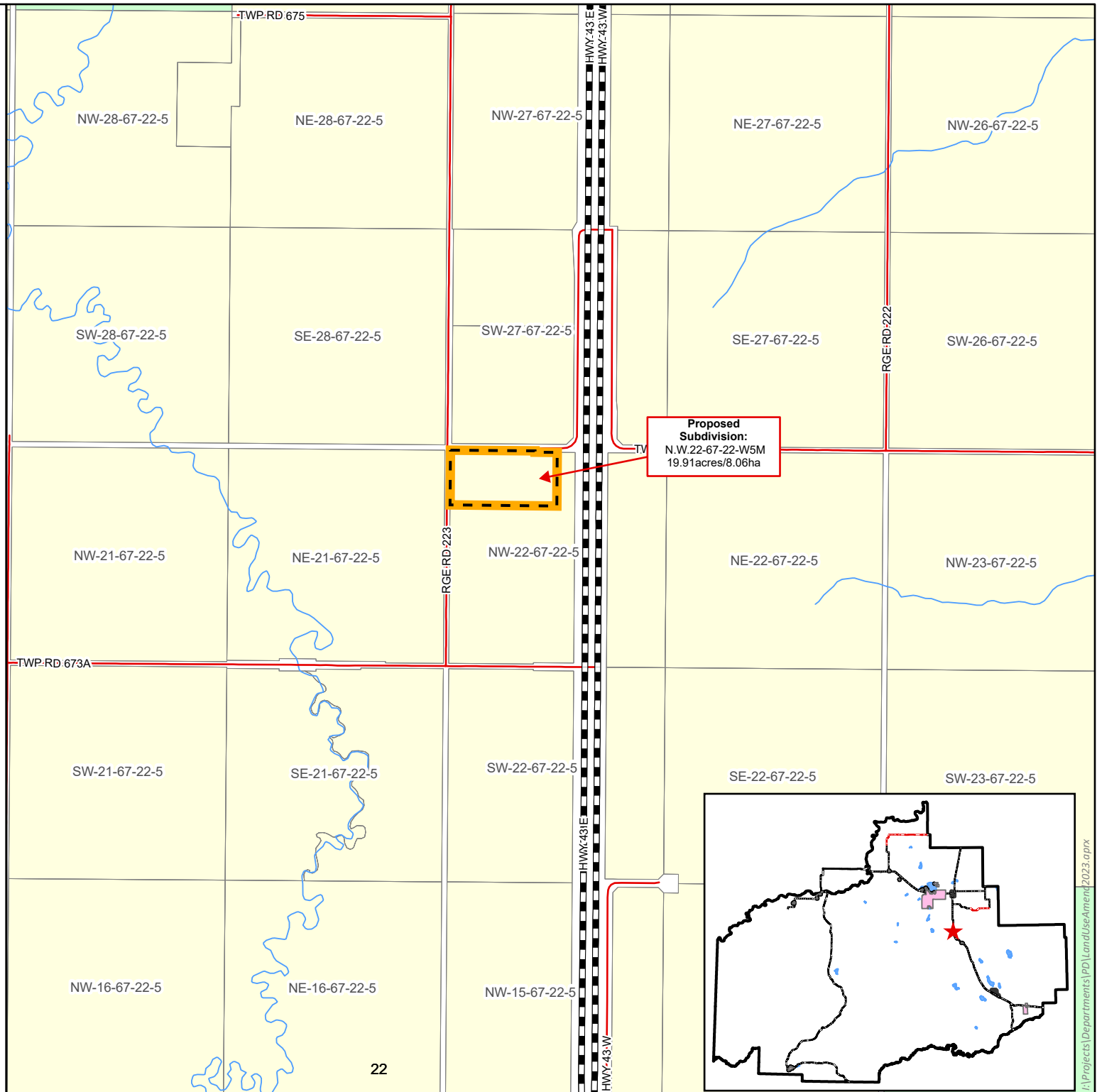


Produced: June 2023 Projection: UTM Zone 11N NAD 83

M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16.


© M.D. of Greenview No. 16. All Rights Reserved.









Proposed Land Use Subdivision- AGRASID

Long Legal: NW-22-67-22-5

 Proposed Subdivision

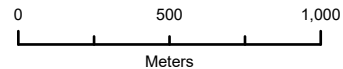
Legend

AGRASID

-  undulating - low relief
-  undulating - high relief
-  v-shaped valley
-  valley with terraces

** Spring Grain LSRS Values Displayed**

Scale: 1:25,000

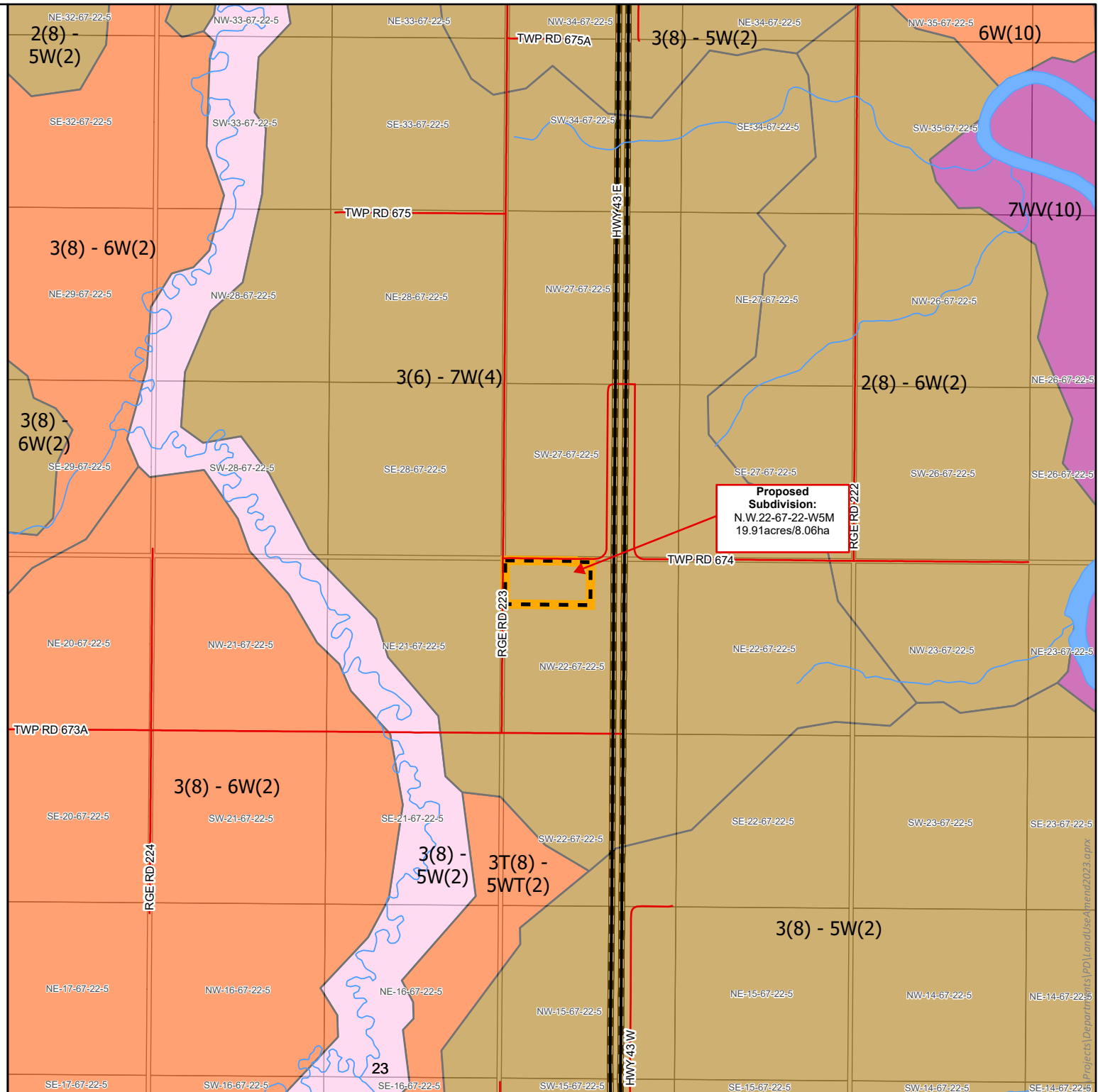


Produced: June 2023 Projection: UTM Zone 11N NAD 83

M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16.

© M.D. of Greenview No. 16. All Rights Reserved.




Projects \Departments \PD \LandUse\Amend\2023.aprx



Proposed Land Use Subdivision - Topography

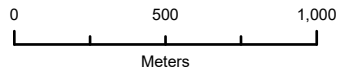
Long Legal: NW-22-67-22-5

 Proposed Subdivision

Legend
Contour Line(m)
— Minor

40cm Imagery, 2022

Scale: 1:25,000

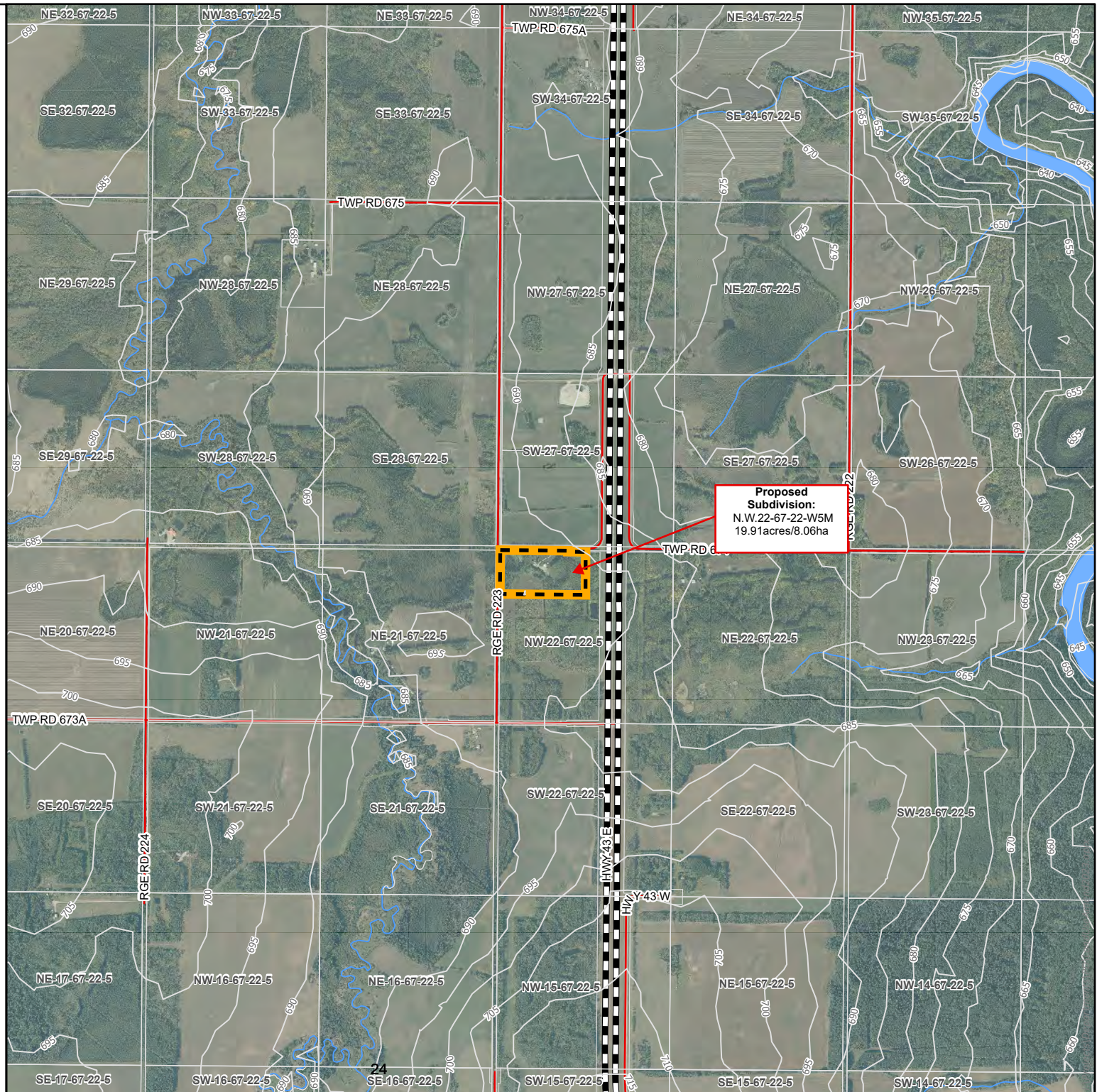


Produced: June 2023 Projection: UTM Zone 11N NAD 83

M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16.

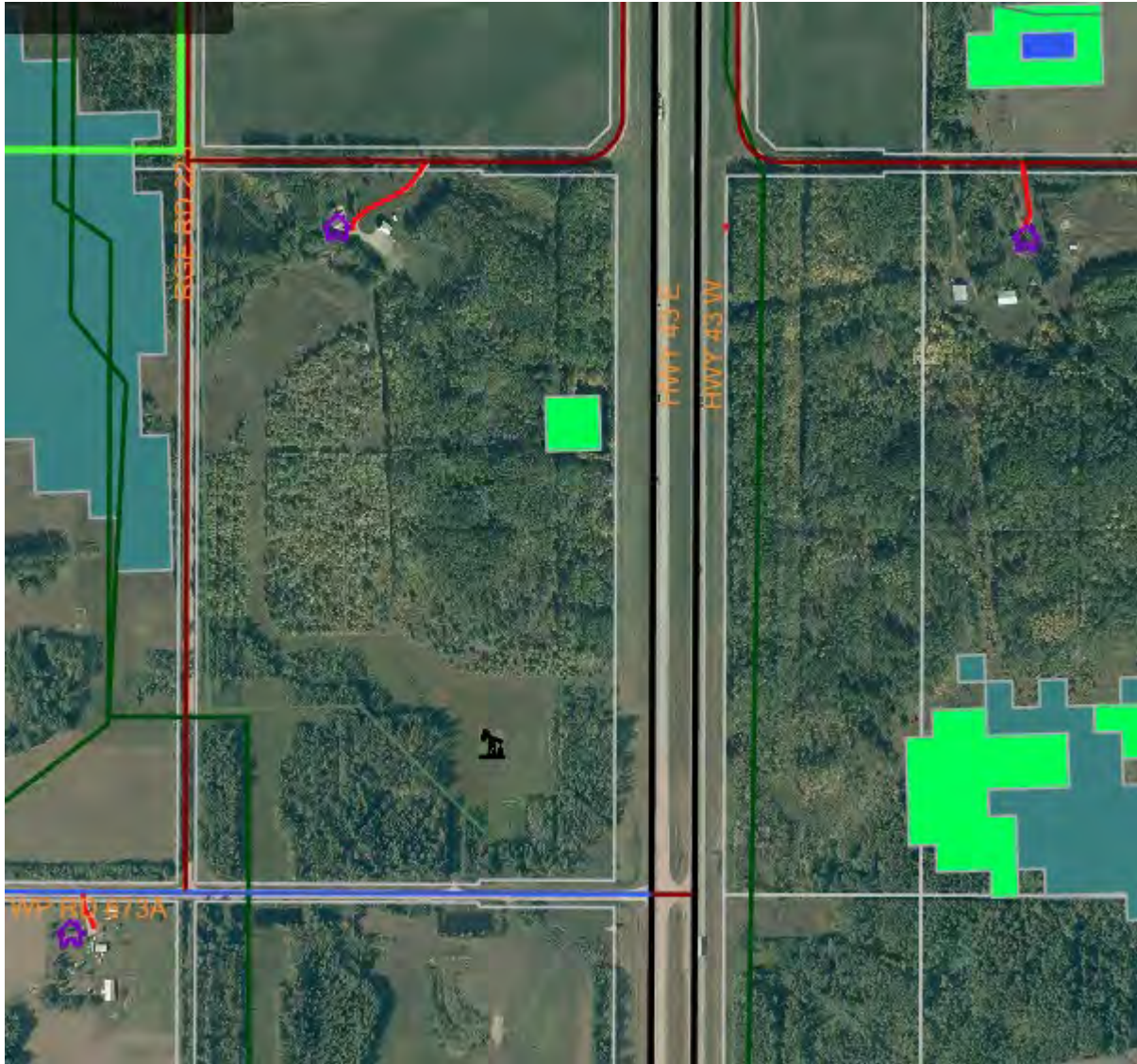
© M.D. of Greenview No. 16. All Rights Reserved.



WETLAND INVENTORY

FILE NO. S23-003
APPLICANT: RILEY WOLFE

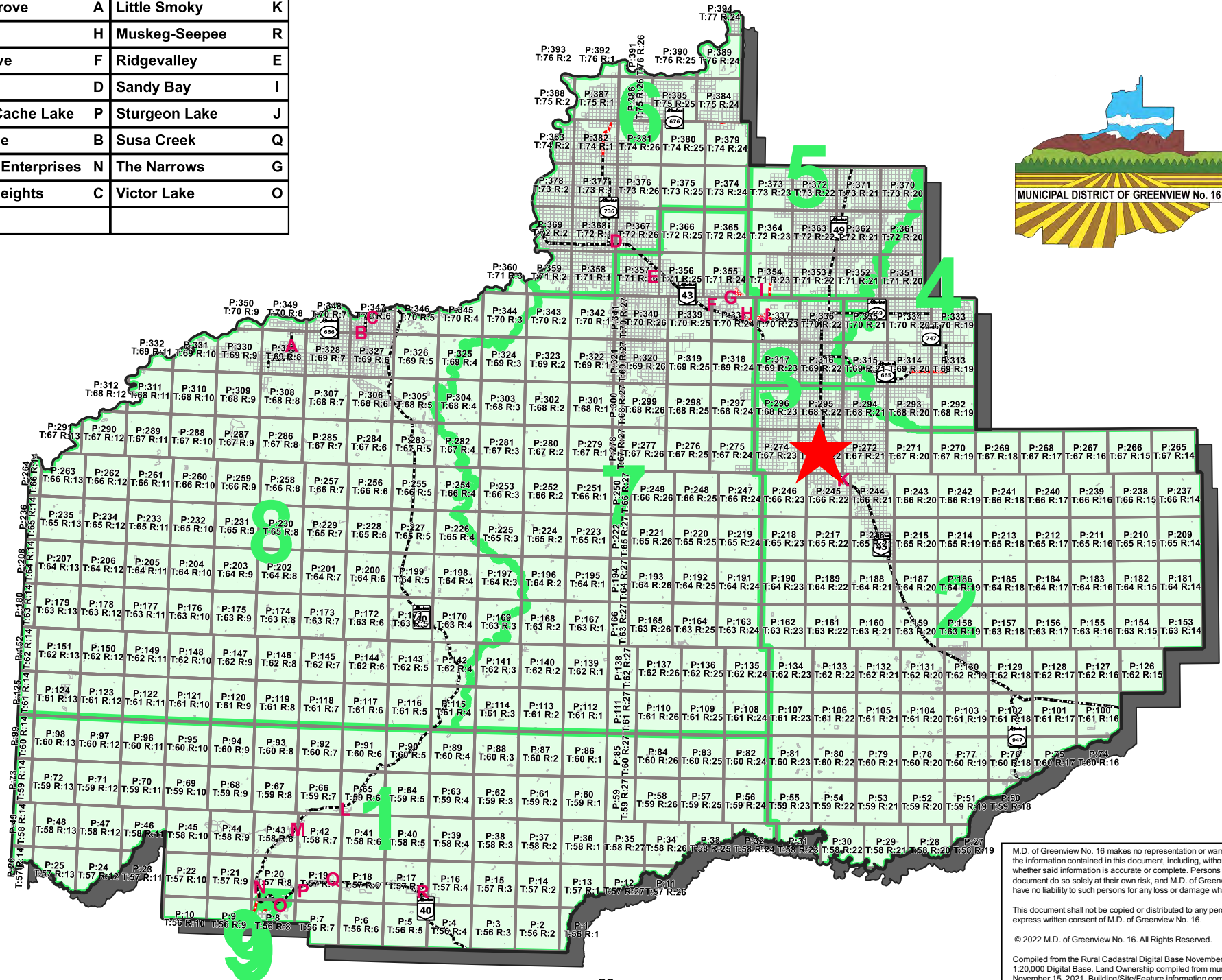
LEGAL LOCATION: NW-22-67-22-W5M
LANDOWNER: RILEY WOLFE



- Bog
- Fen
- Marsh
- Open Water
- Swamp

Hamlet and Subdivision Sheets

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



M.D. of Greenview No. 16 makes no representation or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever.

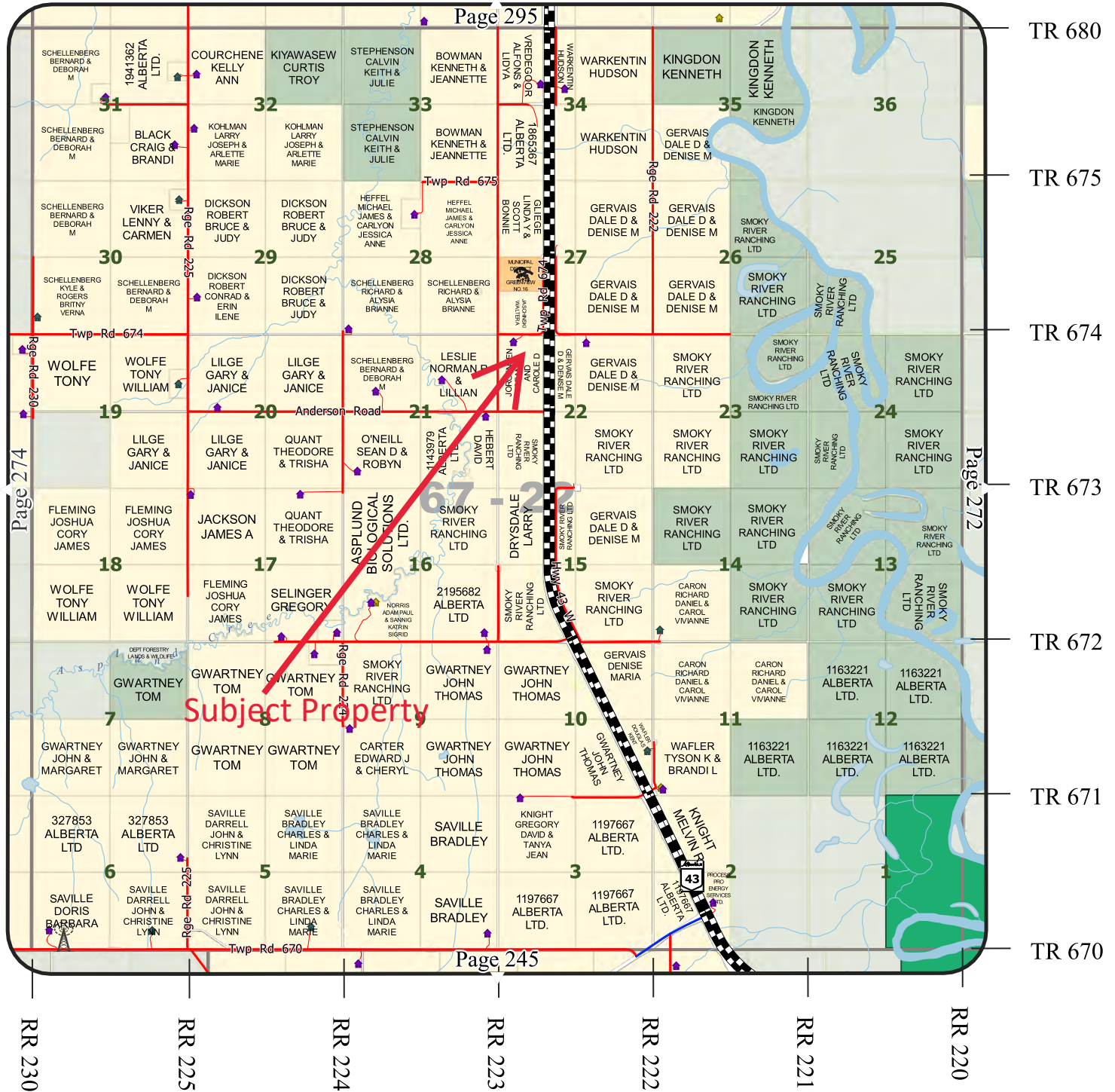
This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16.

© 2022 M.D. of Greenview No. 16. All Rights Reserved.

Compiled from the Rural Cadastral Digital Base November 15, 2021, 1:20,000 Digital Base. Land Ownership compiled from municipal tax data, November 15, 2021. Building/Site/Feature information compiled from municipal assessment data, December 2020.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

M.D. of Greenview No.16



Map printed: 2021-12-30

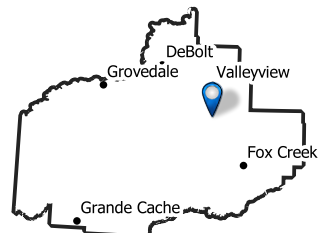
M.D. of Greenview No. 16 makes no representation or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16.

© 2021 M.D. of Greenview No. 16. All Rights Reserved.

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/Site/Feature information compiled from municipal assessment data, December 2019.


NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





Proposed Land Use Subdivision

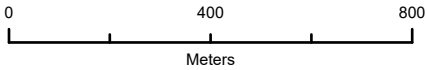
Long Legal: NW-22-67-22-5

 Proposed Subdivision

Zoning Type

 Agricultural One (A-1)

Scale: 1:15,000

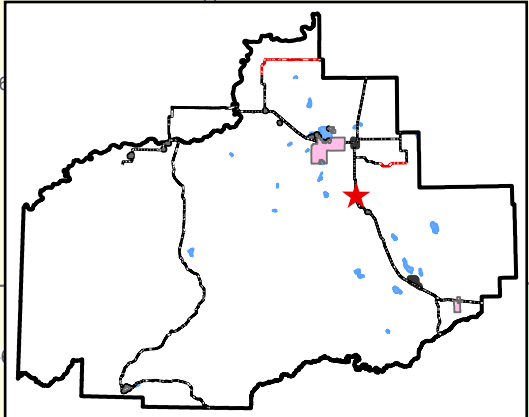
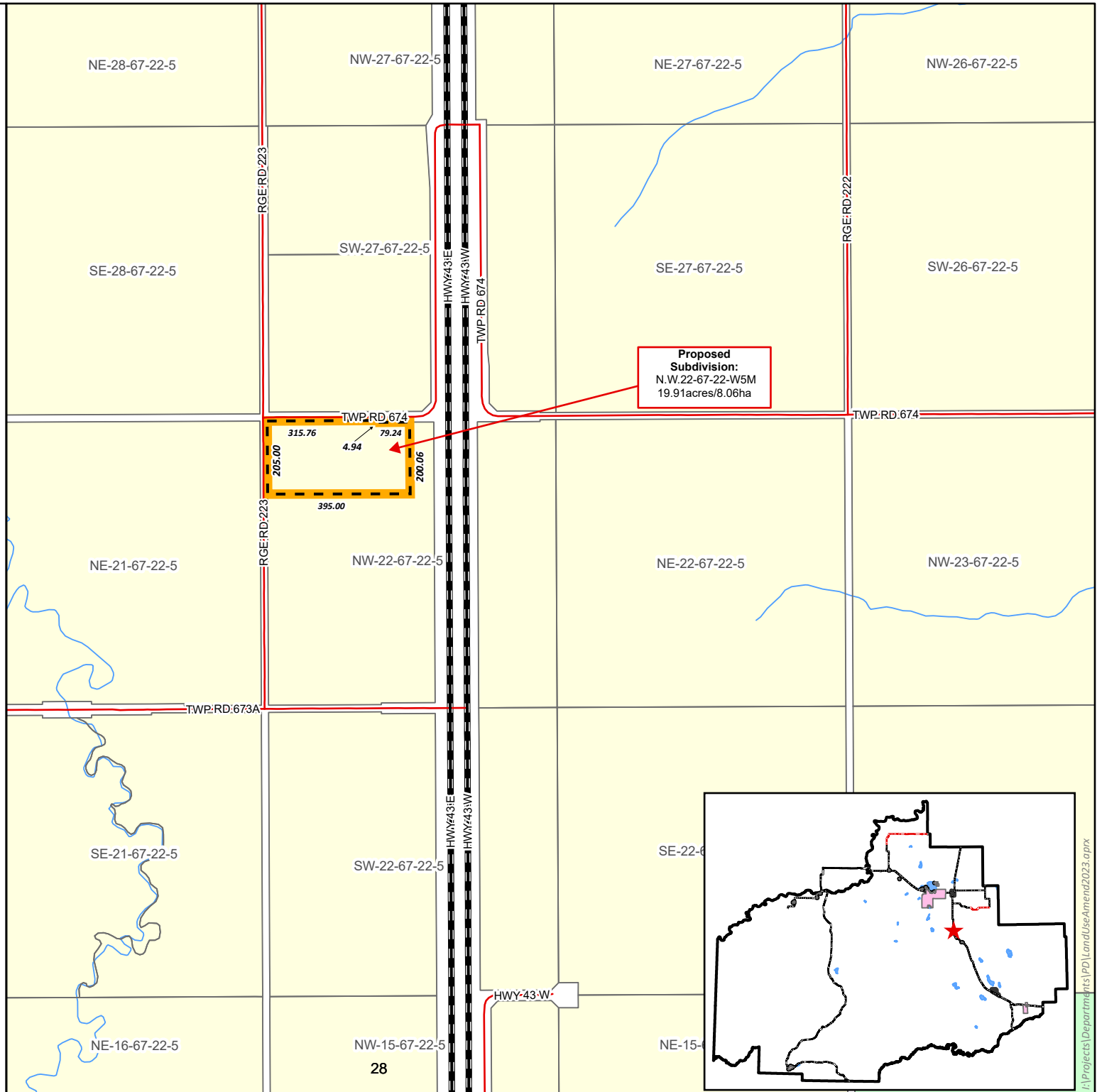


Produced: June 2023 Projection: UTM Zone 11N NAD 83

M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16.

© M.D. of Greenview No. 16. All Rights Reserved.



I:\Projects\Departments\PD\LandUse\Amend\2023.aprx



REQUEST FOR DECISION

SUBJECT: **D23-080 Front Yard Variance to Accessory Building, Detached Garage**
 SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
 MEETING DATE: July 12, 2023 DIRECTOR: SAS PRESENTER: AB
 REPORT TYPE: **Development Permit** MANAGER: SD WRITER: AB

FILE NO.: D23-080 LAND USE DISTRICT: A – 1 Agricultural One
 LEGAL LOCATION: NE-32-70-22-W5M
 AREA: VALLEYVIEW
 APPLICANT/SURVEYOR: Chantel & Robert Lightfoot
 LANDOWNER: Chantel & Robert Lightfoot

BACKGROUND/PROPOSAL:

This application was received in May 2023 for an Accessory Building with a Front Yard Variance located in the Agricultural One (A-1) Land Use District. The use of an Accessory Building is a permitted use in Greenview’s A-1 District. However, the location of the building in the front yard is not permitted by Greenview’s Land Use Bylaw 18-800. The Front Yard, as defined within the Land Use Bylaw 18-800, is:

YARD, FRONT means part of a parcel lying between the front parcel line and the front of the principal building and extended across the full width of the parcel.

Greenview’s Land Use Bylaw 18-800 section 5.22 Accessory Buildings, Structures and Uses states:

- e) an Accessory Building should not be located in the front yard.

The applicant has submitted a variance application for the proposed Accessory Building to be located in the front yard. The proposed building will be located approximately 65 metres from the Township 705A right-of-way, 6.5 metres in front of the existing dwelling. The building will include two bay doors and a man door, built on a previously constructed cement foundation. The building is proposed to be 8.5m (28’) by 14.6m (48’) and 3.4m (11’) in height for a total floor area of 124.1m (1344ft²).

The Accessory Building aligns with all other current Land Use Bylaw Regulations.

PROPERTY DETAILS:

Soil Type: Gleyed Solonetzic Gray Luvisol – Clay

Topography: U1I – Undulating – Low Relief & O1 - Level Organic – Flat Land

Wetland Inventory: 28 ha. total wetland on the quarter with D value (low) which is a large Bog area in the North portion of the quarter.

LSRS Spring Grains: 3(10) – 100% of the area is Class 3. Land in this class has moderate limitations that restrict the growth of the specified crops or require modified management practices. 7WBV(10) – 100% of the area

is Class 7, land in this class is unsuitable with limitations due to drainage, degree of composition or fibre content in the soil, and soil reaction, which means soils with a PH value either too high or too low for optimal growth.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

The proposed development aligns with the provisions of the Municipal Development Plan standards and regulations.

Land Use Bylaw 18-800

Section 3.8 Variances

3.8.1 The Development Authority may issue a development permit granting a variance of a requirement of this Bylaw provided the proposed development would not, in the opinion of the Development Authority

a) Unduly interfere with the amenities of the neighbourhood; and,

b) Materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

3.8.3 The Municipal Planning Commission may approve a variance of the regulations and standards stated in this Bylaw provided the intent of the Bylaw are met.

3.8.4 The Development Authority shall specify in its approval records the type and extent of any variance granted in a development permit approval.

Section 5.22 Accessory Buildings, Structures, and Uses

e) An accessory building should not be located in the front yard;

Section 9.0 Definitions

Yard, Front: means part of a parcel lying between the front parcel line and the front of the principal building and extended across the full width of the parcel.

Accessory Building is a permitted use within the A-1 district. If MPC grants the Front Yard Variance for the Accessory Building, the applicant can erect the structure with the standard conditions listed in Greenview's Land Use Bylaw. Administration does not see any effect from this development, which would interfere with neighbouring properties, by approving the structure's location in the applicant's front yard. The recommended conditions of approval are standard for Accessory Building developments; however, the condition of the building not being allowed in the property's front yard will not be utilized.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE Development Permit application D23-080 for an Accessory Building with variance to section 5.22 e) of Land Use Bylaw 18-800, allowing the building to be located within the front yard, on NE-32-070-22-W5M, subject to the following conditions:

- 1. Prior to construction or commencement of any development, it is 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.**

2. The exterior of the building shall be completed within twenty-four (24) months from the issuance of the development permit. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases, and the permit itself is deemed void, expired, and without effect unless an extension to this period has been previously granted.
3. Stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring the extent of the disturbed area and the duration of exposure is minimal.

Standards:

1. The use of the accessory building for business, industrial, and residential purposes is not permitted. The accessory building shall be used for personal use only.
2. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

Notes:

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. Prior to construction or commencement of any development it is 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. The exterior of the building shall be completed within twenty-four (24) months from the issuance of the development permit. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired, and without effect unless an extension to this period has been previously granted.
5. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Forestry, Parks, and Tourism.
6. Deleterious materials must not be allowed to enter any watercourse.
7. You are located in the vicinity of an agricultural operation.

ALTERNATIVES:

Alternative #1: The Municipal Planning Commission may refuse the application; however, Administration does not recommend this option as the proposal complies with the requirements of all relevant legislation and will not negatively affect neighbouring properties.

Alternative #2: The Municipal Planning Commission may table the application to the next regular meeting or until additional information is received.

FINANCIAL IMPLICATION:

All costs associated with the application will be borne by the applicant.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

The Municipal Government Act requires that applications for discretionary use development permits be circulated for a minimum of 21 days following the issuance of the decision.

FOLLOW UP ACTIONS:

No follow up action is required by the Municipal Planning Commission.

ATTACHMENTS:

- Development Permit Application
- Site Layout Drawing
- AGRISID Rating Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map



APPLICATION FOR DEVELOPMENT PERMIT
 Municipal District of Greenview No. 16
 4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608
 www.mdgreenview.ab.ca

MUNICIPAL DISTRICT OF GREENVIEW No. 16
RECEIVED
 MAY 10 2023
 VALLEYVIEW

I / We understand that this application will only be processed if submitted in complete form and accompanied by the applicable fee. A completed application includes the forms completely filled out, signatures, plot plan, fees and any other information the development authority deems necessary to make an informed decision.

Applicant Information

Name of Applicant(s): _____
 _____: _____
 Primary Phone: _____
 Email: _____
 City: _____ Postal Code: _____
 Other Phone: _____
 (By providing email address you authorize Planning and Development Services to contact you via email)

(Complete if different from applicant)

Registered Landowner(s) or Leaseholder(s) _____
 Mailing Address: _____ City: _____ Postal Code: _____
 Primary Phone: _____ Other Phone: _____
 Email: _____ (By providing email address you authorize Planning and Development Services to contact you via email)

Land Information

Legal description of proposed development site: LSD/QTR. 32 SEC. 70 TWP. 22 RGE. W M. S
NE
 Registered plan: Block _____ Lot _____ MLL/MSL/LEASE NO.: _____

Property size: Hectares: _____ Acres: 150ish
 Description of the existing use of the land: Farm/Residence.

The land is adjacent to: Highway _____ District Road 705a LOC# _____

How is the site to be accessed? Existing approach Proposed approach (please fill out and submit an approach application)

Do you have a rural address? Yes Address: 22412 Twp Rd 705A No

FOR ADMINISTRATIVE USE

PERMITTED USE VARIANCE
 DISCRETIONARY USE PROHIBITED USE

ROLL NO.:	APPLICATION NO.:
FEES:	DATE PAID:
RECEIPT NO.:	DEEMED COMPLETE:
LAND USE DISTRICT:	PROPOSED USE:
COMMENTS:	



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608
www.mdgreenview.ab.ca

Development Information

Describe your proposed development: *(if additional space is required please attach sheet)*

garage on existing foundation

Size of the proposed development:

Length metres feet 43
 Width metres feet 23
 Building height metres feet 11

Accessory building: Total Floor area Sq. metres Sq. feet Height Metres Feet Attached Detached

Secondary suite information: Existing suite New suite Attached Detached

Total floor area of primary residence: Sq. metres Sq. feet

Indicate the proposed setback from the property line:

Front yard metres feet 65 m 32 Rear yard metres feet 734 m 370 Side yard (1) metres feet 193 m 189 Side Yard (2) metres feet 570 m 170

Does this development require a variance?

Yes, explain _____ No *(If yes, please submit a Variance Request Form)*

Construction Start Date: May 15, 2023 End Date: Aug 31, 2023 Completed Project Cost: \$ 49,000

Has the development commenced? Yes No

Manufactured Home

Manufacturer: _____ Model: _____ Year: _____

Sewage System

Type of sewage system: _____

Abandoned Well Information

ALL development permit applications require a printout of a map from Alberta Energy Regulator (AER, previously known as ERCB). This can be obtained via website, phone, email, fax or mail.

Is there an abandoned well or pipeline on the property? Yes No *(printout must still be provided)*
 Licensee name: _____

If you require any assistance or do not have access to the internet please contact AER at 1.855.297.8311

The location of all abandoned oil and gas well sites as well as the setback distances in relation to existing or proposed building sites must be shown on all applications. Please note: The Development Authority cannot approve a development application if the lot(s) do(es) not comply with the setback directed by the ERCB Directive 079. Abandoned well site information must be provided by the applicant and can be obtained by contacting Alberta Energy Regulator.

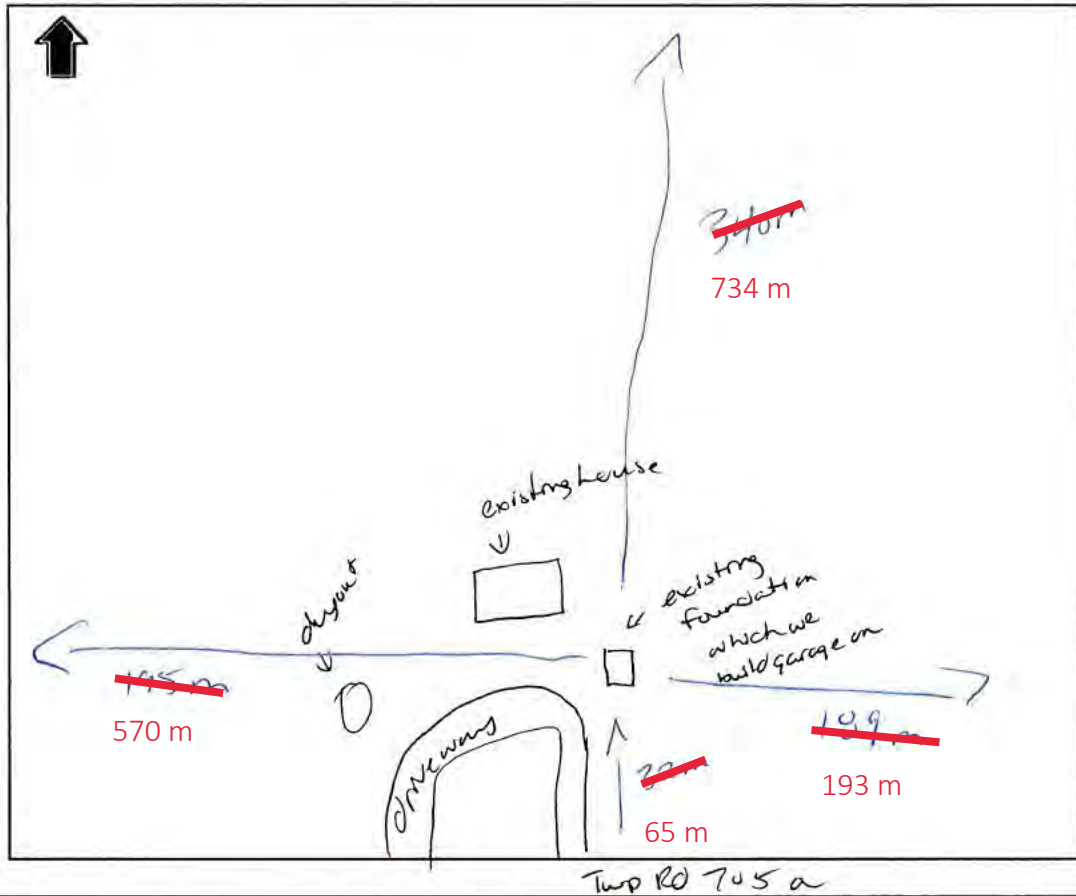
APPLICATION FOR DEVELOPMENT PERMIT

Plot Plan

Please ensure the following are present on the plot plan for the proposed development: (see example on page 4)

<ul style="list-style-type: none"> ○ Dimensions ○ Existing and proposed private roads or driveways ○ Natural features (trees, water runs, creeks, etc.) ○ Utility poles ○ Off-street parking and loading areas 	<ul style="list-style-type: none"> ○ Setback distances to existing buildings or structures (identify structures) ○ Access to development ○ Slopes greater than 15% and distance to proposed development ○ Abandoned well sites ○ Septic tank/pump-out 	<ul style="list-style-type: none"> ○ Front, rear and side yard setbacks ○ Setback distances to public roads ○ Well or other water sources ○ Rights-of-ways or easements ○ Other relevant information (signage, outdoor storage, etc.) ○ Floor plan
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Legal Location: NE ¼ of Sec 32 Twp. 70 Rge. 22 W 5
 or Registered Plan _____, Block _____, Lot _____



Declaration

I/we hereby declare that the information submitted is, to the best of my/our knowledge, factual and correct.

I/we understand that by signing this declaration, I/we also give consent for an authorized person of MUNICIPAL DISTRICT OF GREENVIEW NO. 16 to enter upon the land that is subject to a development permit application for the purposes of conducting a site inspection in order to evaluate the proposed development.

NOTE: If the applicant is not the registered landowner, the signature of the landowner(s) is required. All landowners MUST sign the application.

Signatures: May 2, 2023 [Redacted] May 2, 2023 [Redacted]
 Date Applicant Date Registered Landowner(s)/Leaseholders

The personal information collected on this form is being collected under the authority of Sections 33 and 39(1)(a)(b) of the Alberta Freedom of Information and Protection of Privacy Act, and Section 301.1 of the Municipal Government Act. The information will be used to process your application(s). Your name, contact telephone number and address may be used to carry out current and/or future construction, operating programs, services or activities of the Municipality. If you have any questions about the collection, use or disclosure of the personal information provided, please contact the Freedom of Information and Protection of Privacy Coordinator at 780.524.7600.



570m

733.74m

193m

NE-32-70-22-W5

64.97m

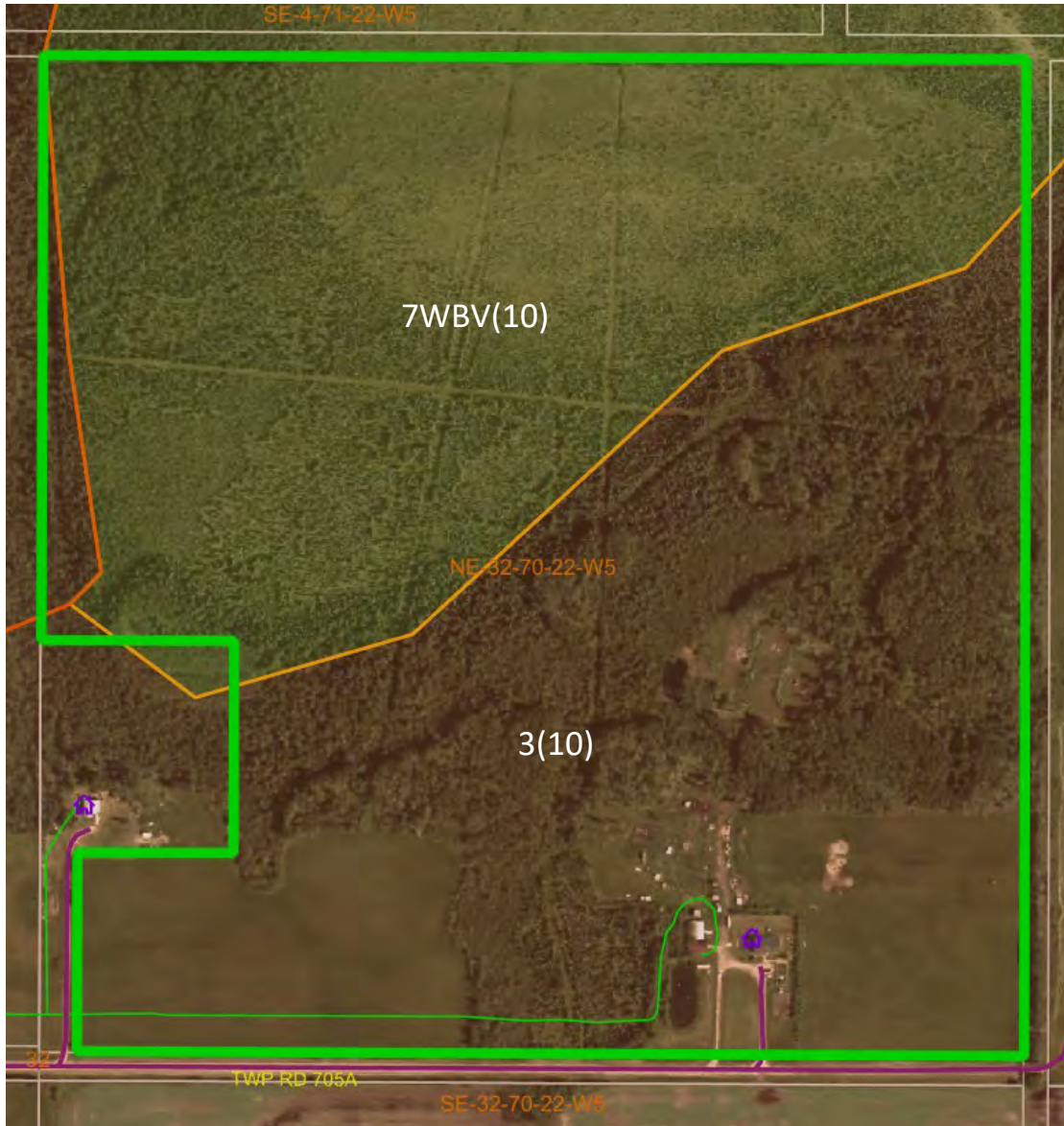
**AGRICULTURAL REGIONS OF ALBERTA SOIL INVENTORY DATABASE (AGRASID)
LAND SUITABILITY RATING SYSTEM (LSRS)**

FILE NO. D23-080

APPLICANT: CHANTEL & ROBERT LIGHTFOOT

LEGAL LOCATION: NE-32-70-22-W5M

LANDOWNER: CHANTEL & ROBERT LIGHTFOOT



Spring Grain Growth Limitations

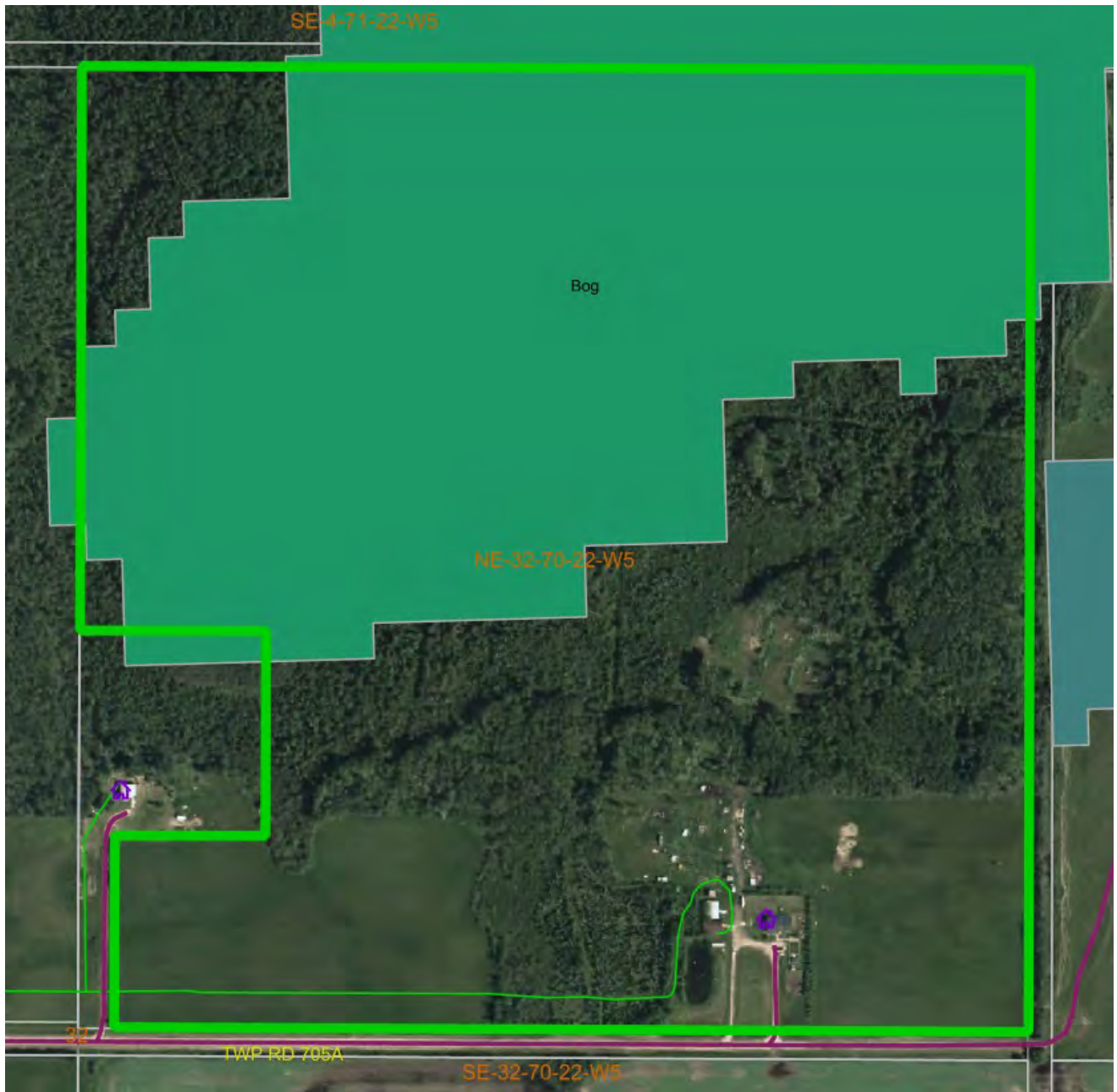
7WBV(10) – 100% of the area is Class 7, land in this class is unsuitable with limitations due to drainage, degree of composition or fibre content in the soil, and soil reaction which means soils with a PH value either too high or too low for optimal growth.

3(10) – 100% of the area is Class 3, land in this class has moderate limitations that restrict the growth of the specified crops or require modified management practices.

WETLAND INVENTORY

FILE NO. D23-080
APPLICANT: CHANTEL & ROBERT LIGHTFOOT

LEGAL LOCATION: NE-32-70-22-W5M
LANDOWNER: CHANTEL & ROBERT LIGHTFOOT



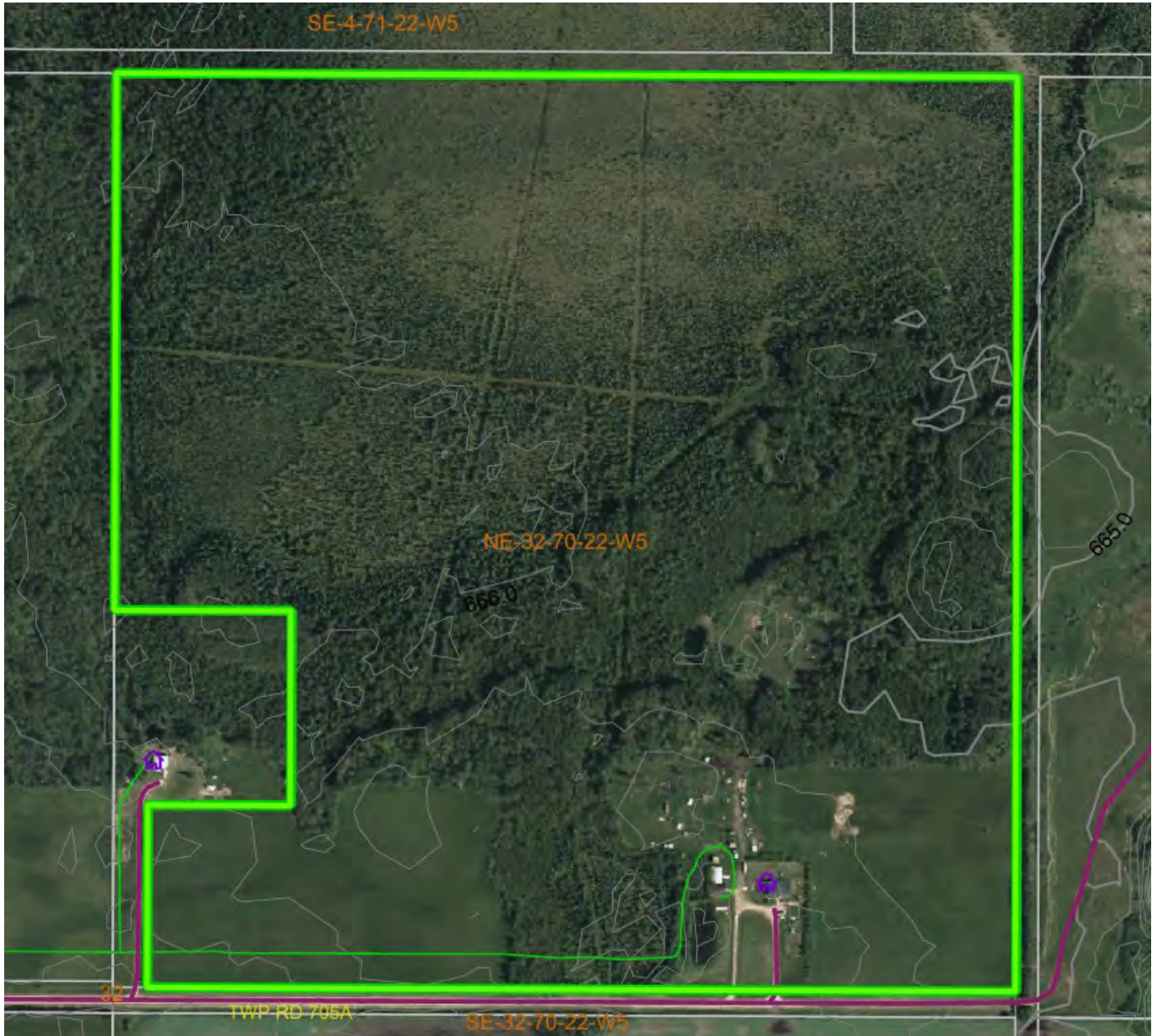
SITE TOPOGRAPHY

FILE NO. D23-080

APPLICANT: CHANTEL & ROBERT LIGHTFOOT

LEGAL LOCATION: NE-32-070-22-W5M

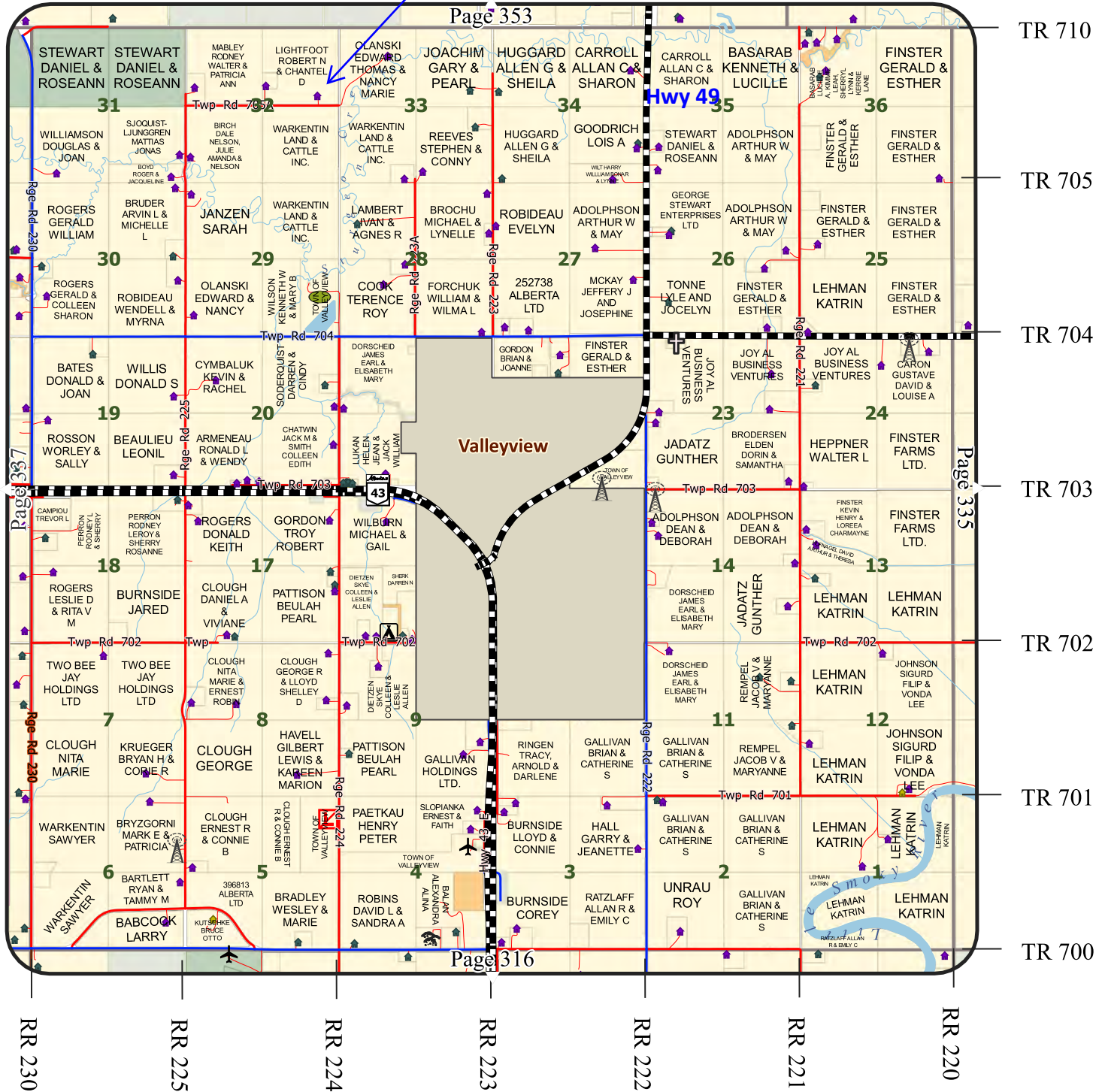
LANDOWNER: CHANTEL & ROBERT LIGHTFOOT



M.D. of Greenview No.16



Subject Property



Map printed: 2021-12-30

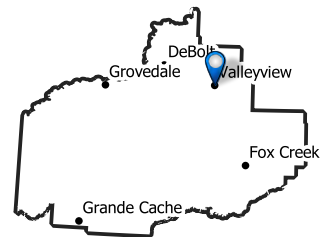
M.D. of Greenview No. 16 makes no representation or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16.

© 2021 M.D. of Greenview No. 16. All Rights Reserved.

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/Site/Feature information compiled from municipal assessment data, December 2019.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





REQUEST FOR DECISION

SUBJECT: D23-094 Discretionary Use - Dwelling Unit, Manufactured with Addition, and Car Port

SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: July 12, 2023 DIRECTOR: SAS PRESENTER: AB

REPORT TYPE: Development Permit MANAGER: SD WRITER: AB

FILE NO.: D23-094 **LAND USE DISTRICT:** CR – 1 Country Residential One

LEGAL LOCATION: Plan 1523806; 1; 4 located on SW-09-070-07-W6M

AREA: Grovedale

APPLICANT/SURVEYOR: Thilo Schlief

LANDOWNER: Thilo Schlief

BACKGROUND/PROPOSAL:

This application was received in June 2023 for a Dwelling Unit, Manufactured with Addition and Car Port in the Country Residential One (CR-1) district. The use of a Dwelling Unit, Manufactured is a Discretionary Use in Greenview's CR-1 District.

The proposed structures are previously constructed, and the applicant is proposing to move the proposed structures onto his previously subdivided parcel from another location. The applicant has indicated on his development permit application that the dimensions of the manufactured home are 13.4 meters by 20.7 meters by 3.0 meters in height, the Addition to the manufactured home will be 3.9 meters by 8.5 meters, and the attached Car Port to be 4.6 meters by 8.5 meters. All of the structures will be attached to each other. The buildings will be setback approximately 93 metres from Township Road 701A right-of-way. The proposed development aligns with current Land Use Bylaw Regulations.

PROPERTY DETAILS:

Soil Type: Orthic Gray Luvisol

Topography: U1h – Undulating – High Relief

Wetland Inventory: None

LSRS Spring Grain: 4M(8) – 6W(2) – 80% of the area is rated Class 4 with severe limitations and water holding capacity/texture. Crops are adversely affected by lack of water due to inherent soil characteristics. 20% of the area is rated Class 6 with extremely severe limitations to drainage. Soils in which excess water (not due to inundation) limits the production.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

The proposed development aligns with the provisions of the Municipal Development Plan standards and regulations.

Grovedale Area Structure Plan

The proposed development is located within the agricultural area within the Grovedale Area Structure Plan. The proposed development aligns with the provisions of the Grovedale Area Structure Plan standards and regulations.

Land Use Bylaw 18-800

Section 5.27 Manufactured Homes

5.27.1 All manufactured homes shall be of sound construction and appearance to the satisfaction of the Development Authority.

5.27.2 Every manufactured home within Greenview must be placed on a permanent foundation and meet Alberta Building Codes (Alberta Safety Codes Authority).

5.27.3 If a manufactured home has been damaged or structurally altered, the manufactured home must be certified as safe by an accredited structural engineer.

5.27.5 Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.

5.27.6 The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the foundation.

Section 8.4 – Country Residential One (CR-1) District

The use Dwelling Unit, Manufactured is a discretionary use and must be approved through the Municipal Planning Commission.

Section 9.0 Definitions

DWELLING UNIT, MANUFACTURED means a residential unit that may be constructed with a heavy transport chassis that allows for the permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the unit. A manufactured home may be a single structure (“single-wide”) or consist of two parts which are put together to comprise a complete dwelling unit (“double-wide”), but it excludes a modular home, travel trailers, recreational vehicle, park model recreational unit or industrial camp trailer.

Dwelling Unit, Manufactured is a discretionary use in the CR-1 district, and if the application is approved, it will allow the applicant to develop with the standard conditions listed in Greenview’s Land Use Bylaw. Administration does not see any effect from this development which would interfere with or negatively impact neighbouring properties. The recommended conditions of approval are standard for Dwelling Unit, Manufactured developments.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE Development Permit application D23-094 for a Dwelling Unit, Manufactured with an Addition and Carport on Plan 1523806 Block 1 Lot 4 subject to the following conditions:

- 1. The manufactured home shall be placed on an engineer-approved foundation, basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.**
- 2. Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.**

3. The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the foundation.
4. The exterior of the manufactured home shall be finished within one (1) year of placement. All finish materials shall either be factory fabricated or of equivalent quality so that the design and construction complement the dwelling.

Standards:

1. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

Notes:

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. Prior to construction or commencement of any development, it is 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 does not exceed pre-development flows.
5. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Forestry, Parks, and Tourism.
6. Deleterious materials must not be allowed to enter any watercourse.
7. You are located in the vicinity of an agricultural operation.

ALTERNATIVES:

Alternative #1: The Municipal Planning Commission may refuse the application; however, Administration does not recommend this option as the proposal complies requirements of the Land Use Bylaw, Area Structure Plan, and Municipal Development Plan.

Alternative #2: The Municipal Planning Commission may table the application to the next regular meeting or until additional information is received.

FINANCIAL IMPLICATION:

All costs associated with the application will be borne by the applicant.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

The Municipal Government Act requires that applications for discretionary use development permits be circulated for a minimum of 21 days following the issuance of the decision.

FOLLOW UP ACTIONS:

No follow up action is required by the Municipal Planning Commission. Following the decision, the applicant and adjacent landowners will be notified of the decision. This decision will be advertised on Greenview's website and social media for two weeks.

ATTACHMENTS:

- Development Permit Application
- Proposed Site Plan
- Site Plan with Setbacks
- AGRISID Rating Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0

T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

www.mdgreenview.ab.ca

MUNICIPAL DISTRICT
OF GREENVIEW No. 16

RECEIVED

June 1, 2023

VALLEYVIEW

I / We understand that this application will only be processed if submitted in complete form and accompanied by the applicable fee. A completed application includes the forms completely filled out, signatures, plot plan, fees and any other information the development authority deems necessary to make an informed decision.

Applicant Information

Name of Applicant(s): Thilo Schlief

Mailing Address: [REDACTED]

City: [REDACTED]

Postal Code: [REDACTED]

Primary Phone: [REDACTED]

Other Phone: _____

Email: [REDACTED]

(By providing email address you authorize Planning and Development Services to contact you via email)

(Complete if different from applicant)

Registered Landowner(s) or Leaseholder(s) N/A

Mailing Address: _____

City: _____

Postal Code: _____

Primary Phone: _____

Other Phone: _____

Email: _____

(By providing email address you authorize Planning and Development Services to contact you via email)

Land Information

Legal description of proposed development site: LSD/QTR. S.W. SEC. 9 TWP. 70 RGE. 7 M. W.6

Registered plan: 1523806 Block 1 Lot 4

MLL/MSL/LEASE NO.: N/A

Property size:
Hectares: 5.1
Acres: 12.6

Description of the existing use of the land:
Access road and lot cleared, remaining largely treed, 1 dugout

The land is adjacent to: Highway _____ District Road TWP RD 70: LOC# _____

How is the site to be accessed? Existing approach Proposed approach (please fill out and submit an approach application)

Do you have a rural address? Yes Address: 7343 TWP RD 701A No

FOR ADMINISTRATIVE USE

- PERMITTED USE
- VARIANCE
- DISCRETIONARY USE
- PROHIBITED USE

ROLL NO.: 318178

APPLICATION NO.: D23-094

FEES: 150.00

DATE PAID: June 1, 2023

RECEIPT NO.: 377092

DEEMED COMPLETE:

LAND USE DISTRICT: CR-1 Country Residential One PROPOSED USE: DWELLING UNIT, MANUFACTURED, WITH

COMMENTS: ADDITION AND CAR PORT



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0

T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

www.mdgreenview.ab.ca

Development Information

Describe your proposed development: *(if additional space is required please attach sheet)*

To move mobile home with addition and car port Manufactured Home = 16' X 68' Addition = 13' X 28'
Car Port = 15' X 28'

Size of the proposed development:

Length: ~~70~~ ^{20.7} metres feet
 Width: ~~46~~ ^{13.4} metres feet
 Building height: ~~10~~ ^{3.0} metres feet

Accessory building: *(if applicable)*
 Total Floor area: n/a Sq. metres Sq. feet
 Height: Metres Feet
 Attached Detached

Secondary suite information: *(if applicable)*
 Existing suite New suite Attached Detached

Total floor area of primary residence: Sq. metres Sq. feet

Indicate the proposed setback from the property line:

Front yard: ~~306~~ ^{93.27} metres feet
 Rear yard: ~~640~~ ^{195.07} metres feet
 Side yard (1): ~~99~~ ^{49.57 m} metres feet
 Side Yard (2): ~~308~~ ^{93.88} metres feet

Does this development require a variance?
 Yes, explain No *(If yes, please submit a Variance Request Form)*

Construction Start Date: June 30 /23 End Date: October 31/23 Completed Project Cost: \$ ~~35,000~~

Has the development commenced? Yes No \$105,000.00

Manufactured Home

Manufacturer: Manufactured homes of / Model: Ridgewood Year: 1990

Sewage System

Type of sewage system: Septic tank to At-Grade Field

Abandoned Well Information

ALL development permit applications require a printout of a map from [Alberta Energy Regulator](#) (AER, previously known as ERCB). This can be obtained via website, phone, email, fax or mail.

Is there an abandoned well or pipeline on the property? Yes No *(printout must still be provided)*
 Licensee name:

If you require any assistance or do not have access to the internet please contact AER at 1.855.297.8311

The location of all abandoned oil and gas well sites as well as the setback distances in relation to existing or proposed building sites must be shown on all applications. Please note: The Development Authority cannot approve a development application if the lot(s) do(es) not comply with the setback directed by the ERCB Directive 079. Abandoned well site information must be provided by the applicant and can be obtained by contacting Alberta Energy Regulator.

APPLICATION FOR DEVELOPMENT PERMIT

Plot Plan

Please ensure the following are present on the plot plan for the proposed development: (see example on page 4)

<ul style="list-style-type: none"> <input type="checkbox"/> Dimensions <input type="checkbox"/> Existing and proposed private roads or driveways <input type="checkbox"/> Natural features (trees, water runs, creeks, etc.) <input type="checkbox"/> Utility poles <input type="checkbox"/> Off-street parking and loading areas 	<ul style="list-style-type: none"> <input type="checkbox"/> Setback distances to existing buildings or structures (identify structures) <input type="checkbox"/> Access to development <input type="checkbox"/> Slopes greater than 15% and distance to proposed development <input type="checkbox"/> Abandoned well sites <input type="checkbox"/> Septic tank/pump-out 	<ul style="list-style-type: none"> <input type="checkbox"/> Front, rear and side yard setbacks <input type="checkbox"/> Setback distances to public roads <input type="checkbox"/> Well or other water sources <input type="checkbox"/> Rights-of-ways or easements <input type="checkbox"/> Other relevant information (signage, outdoor storage, etc.) <input type="checkbox"/> Floor plan
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Legal Location: _____ ¼ of Sec _____ Twp. _____ Rge. _____ W _____
 or Registered Plan _____, Block _____, Lot _____

Declaration

I/we hereby declare that the information submitted is, to the best of my/our knowledge, factual and correct. I/we understand that by signing this declaration, I/we also give consent for an authorized person of MUNICIPAL DISTRICT OF GREENVIEW NO. 16 to enter upon the land that is subject to a development permit application for the purposes of conducting a site inspection in order to evaluate the proposed development.

NOTE: If the applicant is not the registered landowner, the signature of the landowner(s) is required. All landowners MUST sign the application.

Signatures: May 31/23 [REDACTED] _____
 Date Applicant Date Registered Landowner(s)/Leaseholders

The personal information collected on this form is being collected under the authority of Sections 33 and 39(1)(a)(b) of the Alberta Freedom of Information and Protection of Privacy Act, and Section 301.1 of the Municipal Government Act. The information will be used to process your application(s). Your name, contact telephone number and address may be used to carry out current and/or future construction, operating programs, services or activities of the Municipality. If you have any questions about the collection, use or disclosure of the personal information provided, please contact the Freedom of Information and Protection of Privacy Coordinator at 780.524.7600.

47



Color coded Legend

Septic Tank and Field with At-Grade end at 80ft to closest border

Power pole and under ground cable to breaker boxes

New driveway and pad to Mobile Home

Mobile trailer ~~70x17~~ Mobile Home is 16 X 68 - see email from Thilo Schlieff for verification of size.

Addition 13X28

Car Port 15x28

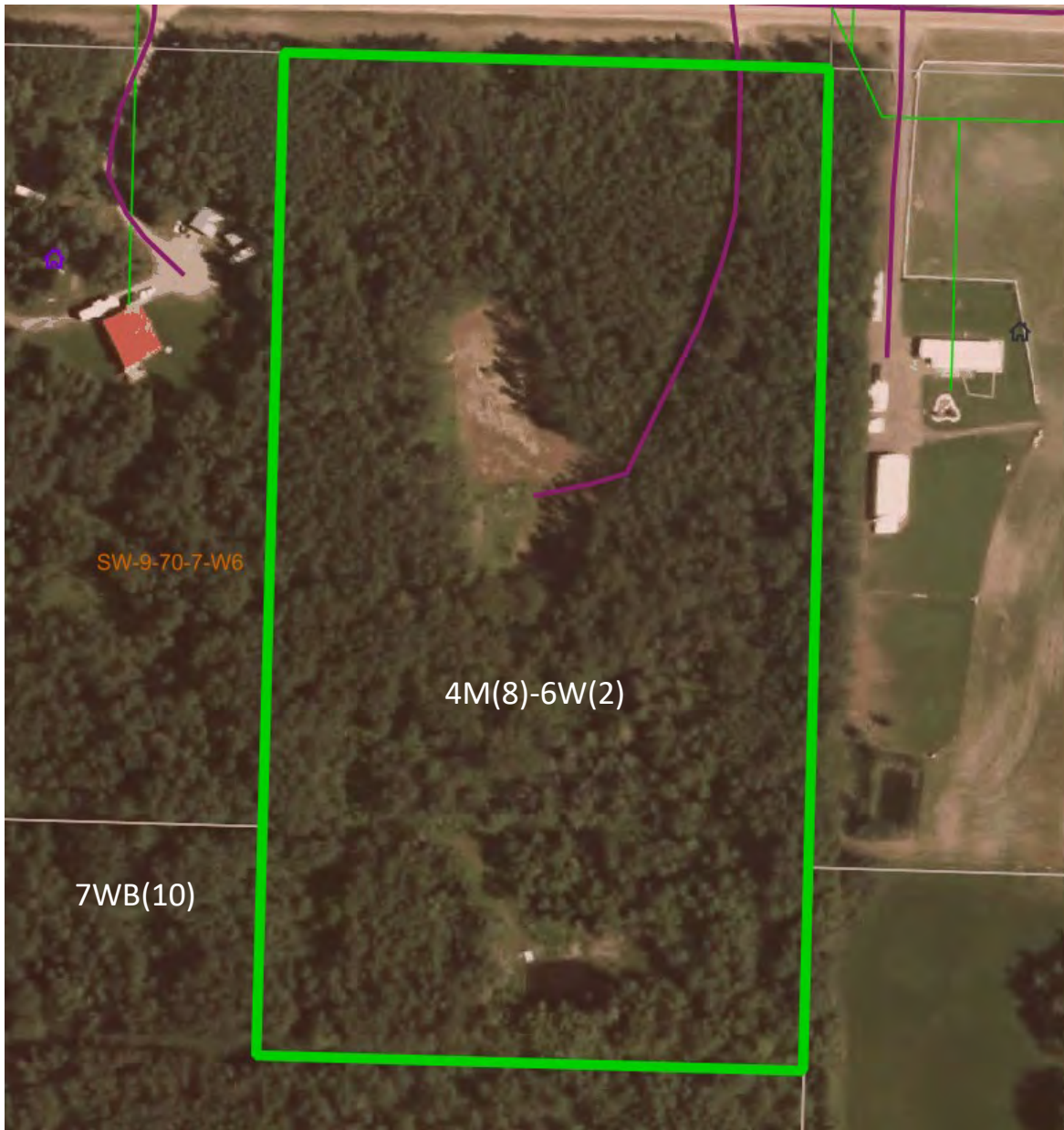
Water Cystem



AGRICULTURAL REGIONS OF ALBERTA SOIL INVENTORY DATABASE (AGRASID)
LAND SUITABILITY RATING SYSTEM (LSRS)

FILE NO. D23-094
APPLICANT: THILO SCHLIEF

LEGAL LOCATION: PLAN 1523806; 1; 4 SW-09-070-07-W6M
LANDOWNER: THILO SCHLIEF



Spring Grain Growth Limitations

4M(8) – 6W(2) – 80% of the area is rated Class 4 with severe limitations and water holding capacity / texture. Crops are adversely affected by lack of water due to inherent soil characteristics. 20% of the area is rated Class 6 with extremely severe limitations to drainage. Soils in which excess water (not due to inundation) limits the production.

WETLAND INVENTORY

FILE NO. D23-094
APPLICANT: THILO SCHLIEF

LEGAL LOCATION: PLAN1523806; 1; 4 SW-09-070-07-W6M
LANDOWNER: THILO SCHLIEF



- | | | |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|  Bog |  Fen |  Marsh |
|  Open Water |  Swamp | |

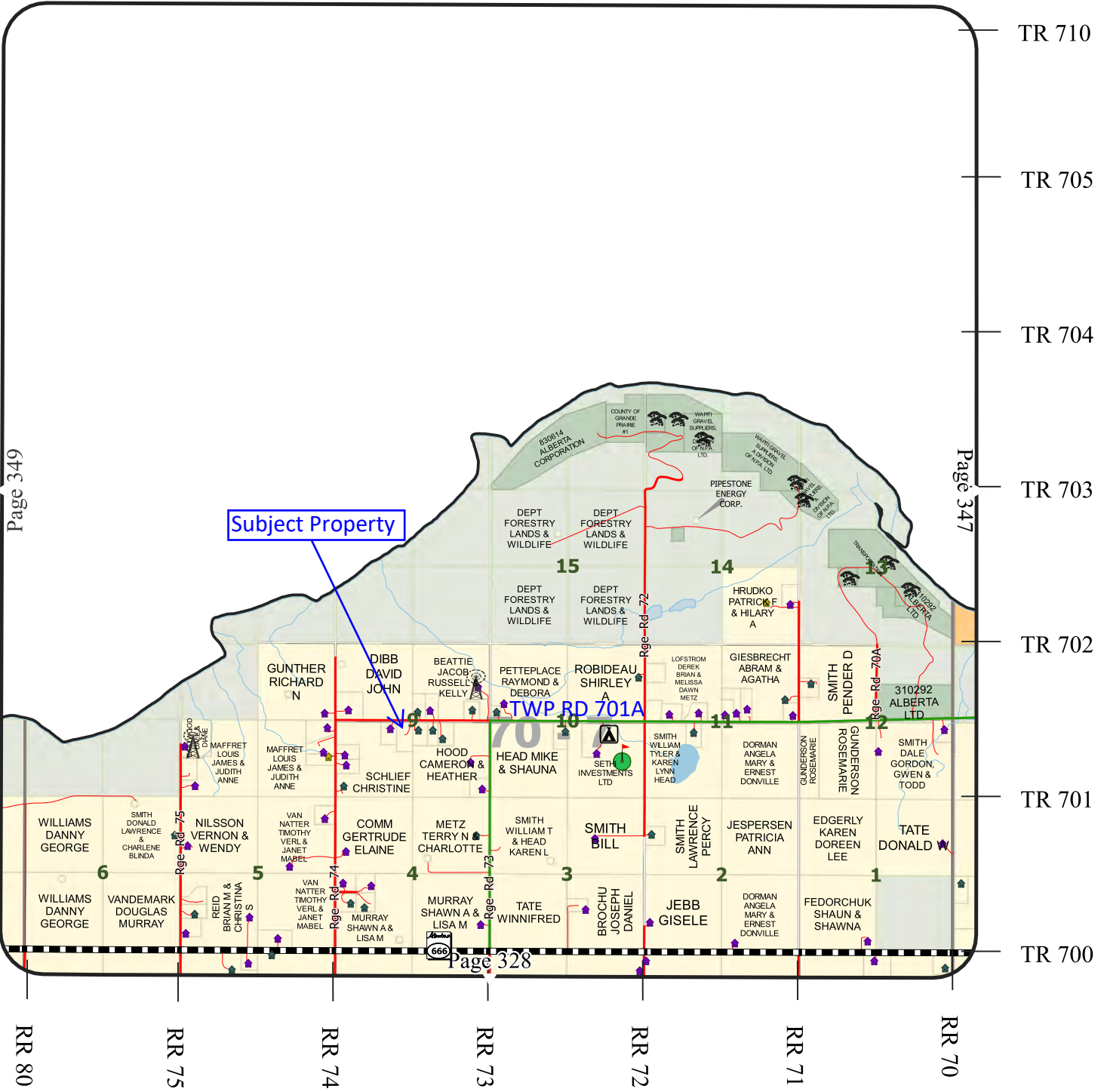
SITE TOPOGRAPHY

FILE NO. D23-094
APPLICANT: THILO SCHLIEF

LEGAL LOCATION: PLAN 1523806; 1; 4 SW-09-070-07-W6M
LANDOWNER: THILO SCHLIEF



M.D. of Greenview No.16



Page 349

Page 347

Page 328

Map printed: 2021-12-30

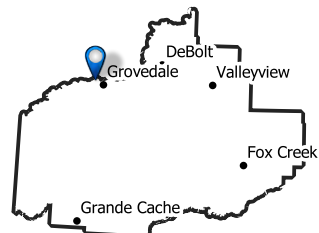
M.D. of Greenview No. 16 makes no representation or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16.

© 2021 M.D. of Greenview No. 16. All Rights Reserved.

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/Site/Feature information compiled from municipal assessment data, December 2019.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





REQUEST FOR DECISION

SUBJECT: **D23-110 Permitted Use with Side Yard Setback Variance in A-1**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: July 12, 2023 DIRECTOR: SAS PRESENTER: NF
REPORT TYPE: **Development Permit** MANAGER: SD WRITER: NF

FILE NO.: D23-110 LAND USE DISTRICT: Agricultural One (A-1)
LEGAL LOCATION: Plan 762 0101; ; 1 within NW 26-70-22-W5M
AREA: Valleyview
APPLICANT/SURVEYOR: Dinah King
LANDOWNER: Dinah King & Chad Woolston

BACKGROUND/PROPOSAL:

Administration has received an application for development for a Dwelling Unit, Manufactured with a side yard setback variance on the lot legally described as Plan 762 0101, , Lot 1. The subject property is located approximately 2 kms north of the Town of Valleyview, adjacent to Highway 49. The applicant is requesting the side yard setback be varied by 25% or 3.7 metres (12.2 feet) from the minimum required 15 metres (49.2 feet) to allow a setback of 11.3 m (37 ft) from the north property line.

The yard contains an old home which is dilapidated and not currently occupied. The yard is being cleaned up by the current property owners who would like to begin occupying the lot in an older mobile home before building a new house in the future. The reason the applicants are requesting the variance is due to the layout of the lot as it is narrow with the driveway and existing developments toward the middle, limiting the area available for new development. The Dwelling Unit, Manufactured will be contained within existing fence lines, however, the original yard site was fenced outside of the actual surveyed property lines. The owners have recently had the property surveyed and have no intention of developing outside their property lines but will continue to maintain the fenced area. The setback variance is not expected to impact the adjacent lands.

PROPERTY DETAILS:

Proposed Servicing: Private, well and septic mound
Soil Type: Clay, Sandy Clay
Topography: Flat
Wetland Inventory: None
LSRS Spring Grains: 2(10); Slight limitation

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Land Use Bylaw 18-800

3.8 Variances

3.8.2 *In the case of permitted uses, should an appropriate case be made, the Development Officer may allow a variance not exceeding 10% to any regulations.*

3.8.3 *The Municipal Planning Commission may approve a variance of the regulations and standards stated in the Bylaw provided the intent of the Bylaw are met.*

The variance requested represents a 25% relaxation of the required side yard setback, therefore requiring MPC consideration. The Use is permitted within the district and will be contained within the established yard site; therefore, the intent of the bylaw is met.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE development permit application D23-110 for a Dwelling Unit, Manufactured with a variance to the required north side yard setback of 15m to 11.3m, subject to the following conditions:

1. **Prior to construction or commencement of any development it is 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. Copies of such permits are to be provided to the Municipal District of Greenview No. 16.**

Standards:

1. **Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.**
2. **The exterior of the manufactured home shall be finished within one (1) year of placement. All finish materials shall either be factory fabricated or of equivalent quality so that the design and construction complement the dwelling.**
3. **The manufactured home shall be placed on an engineer-approved foundation, basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.**
4. **The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the foundation.**
5. **The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.**

Advisory Notes:

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. **Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment and Protected Areas (AEP).**
 4. **You are located in the vicinity of an agricultural operation.**
-

ALTERNATIVES:

Alternative #1: The Municipal Planning Commission may refuse the application, a reason for refusal must be stated. Administration does not recommend this option as the proposal complies requirements of the Land Use Bylaw.

Alternative #2: The Municipal Planning Commission may table the application to the next regular meeting or until additional information is received. Administration does not recommend this option as the applicant has provided all information required to provide a decision.

FINANCIAL IMPLICATION:

All costs associated with the application will be borne by the applicant.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

The Municipal Government Act allows applications for discretionary use development permits to be appealed by affected parties up to 21 days following the issuance of the decision.

FOLLOW UP ACTIONS:

No follow-up action is required by the Municipal Planning Commission. Following approval, the applicant may proceed with the development as stated in the application and meet the conditions listed on the approval.

ATTACHMENTS:

- Development Permit Application
- Variance Request Form
- Site Plan
- AGRASID Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

www.mdgreenview.ab.ca

MUNICIPAL DISTRICT
OF GREENVIEW No. 16

RECEIVED

June 26, 2023

VALLEYVIEW

I / We understand that this application will only be processed if submitted in complete form and accompanied by the applicable fee. A completed application includes the forms completely filled out, signatures, plot plan, fees and any other information the development authority deems necessary to make an informed decision.

Applicant Information

Name of Applicant(s): Dinah King

(Complete if different from applicant)

Registered Landowner(s) or Leaseholder(s) _____

Mailing Address: _____

City: _____ Postal Code: _____

Primary Phone: _____

Other Phone: _____

Email: _____

(By providing email address you authorize Planning and Development Services to contact you via email)

Land Information

Legal description of proposed development site: LSD/QTR. NW SEC. 26 TWP. 70 RGE. 22 M. W5

Registered plan: Block _____ Lot _____ MLL/MSL/LEASE NO.: _____

7620101 _____ 1 _____

Property size: Hectares: _____ Acres: _____ Description of the existing use of the land: AG1 Developed acreage, current non-occupancy

_____ 5.27 _____

The land is adjacent to: Highway 49 District Road _____ LOC# _____

How is the site to be accessed? Existing approach Proposed approach (please fill out and submit an approach application)

Do you have a rural address? Yes Address: 70457 HWY 49 AB No

FOR ADMINISTRATIVE USE

- PERMITTED USE
- VARIANCE
- DISCRETIONARY USE
- PROHIBITED USE

ROLL NO.:	<u>182231</u>	APPLICATION NO.:	<u>D23-110</u>
FEES:	<u>300.00</u>	DATE PAID:	<u>June 28, 2023</u>
RECEIPT NO.:	<u>379856</u>	DEEMED COMPLETE:	
LAND USE DISTRICT:	<u>A-1 - AGRICULTURAL ONE</u>	PROPOSED USE:	<u>DWELLING UNIT, MANUFACTURED</u>
COMMENTS:			



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608
www.mdgreenview.ab.ca

Development Information

Describe your proposed development: *(if additional space is required please attach sheet)*

Move mobile home to property set on blocking foundation. Hook up services to mobile home.

Renovations to mobile home; siding, updated light fixtures, flooring, baseboards, paint, appliances.

Size of the proposed development:

Length 20.11 metres feet Width 4.27 metres feet
66 feet 14 feet Building height 4.15 metres
13.6 feet

Accessory building: Total Floor area Sq. metres Height Metres Attached
(if applicable) Sq. feet Feet Detached

Secondary suite information: Attached
(if applicable) Existing suite New suite Detached

Total floor area of Sq. metres
 primary residence: Sq. feet

Indicate the proposed setback from the property line:

Front yard 68.58 metres feet Rear yard 11.28 metres feet Side yard (1) 164.59 metres feet
225 feet 37 feet 540 feet Side Yard (2) 32.00 metres feet
105 feet

Does this development require a variance?

Yes, explain Variance to maintained boundary (rear) No *(If yes, please submit a Variance Request Form)*

Construction Start Date: June 30th, 2023 End Date: August 15th, 2023 Completed Project Cost: \$ 75,000

Has the development commenced? Yes No

Manufactured Home

Manufacturer: WINALTA SHELTERS INC Model: Spec WIN1466913183SP Year: 1991

Sewage System

Type of sewage system: Septic Mound

Abandoned Well Information

ALL development permit applications require a printout of a map from **Alberta Energy Regulator (AER, previously known as ERCB)**. This can be obtained via website, phone, email, fax or mail.

Is there an abandoned well or pipeline Yes No *(printout must still be provided)*
 on the property? Licensee name: _____

If you require any assistance or do not have access to the internet please contact AER at 1.855.297.8311

The location of all abandoned oil and gas well sites as well as the setback distances in relation to existing or proposed building sites must be shown on all applications. Please note: The Development Authority cannot approve a development application if the lot(s) do(es) not comply with the setback directed by the ERCB Directive 079. Abandoned well site information must be provided by the applicant and can be obtained by contacting Alberta Energy Regulator.

VARIANCE REQUEST



Municipal District of Greenview No. 16
4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608
www.mdgreenview.ab.ca

FOR ADMINISTRATIVE USE	
APPLICATION NO.	
DATE RECEIVED	
ROLL #	

Applicant Information

Name of Applicant(s): Dinah King

(Complete if different from application)

Registered Landowner(s) or Leaseholder(s): _____

Mailing Address: _____

City: _____ Postal Code: _____

Primary Phone: _____

Other Phone: _____

Email: _____

(By providing email address you authorize Planning and Development Services to contact you via email)

Land Information

Legal description of proposed development site: LSD/QTR. NW SEC. 26 TWP. 70 RGE. 22 M. W5

Registered plan: _____ Block _____ Lot 1

Variations Requested

List variances requested. Each variance should also be marked on the site drawing.

1. Request variance on rear side of mobile home to setback property line.

2.

3.

Provide a written rationale for each variance being requested. The written rationale should indicate the reasons for the variance(s) being requested and why current regulations cannot be accommodated. (Attach additional pages if necessary)

Landowner is requesting a variance for setback of rear yard for mobile home placement. The variance is being request to accommodate restricted yard space due to how narrow the current property lines sit. Landowner maintains the acreage passed the property line, to existing fence line. The request is of 12.3 ft to the north rear side of property. The variance would sit inside of already developed fence line, where landowner is currently maintaining. Surrounding agriculture not physically affected by request.

Declaration

I/We HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.

06/26/23
Date:

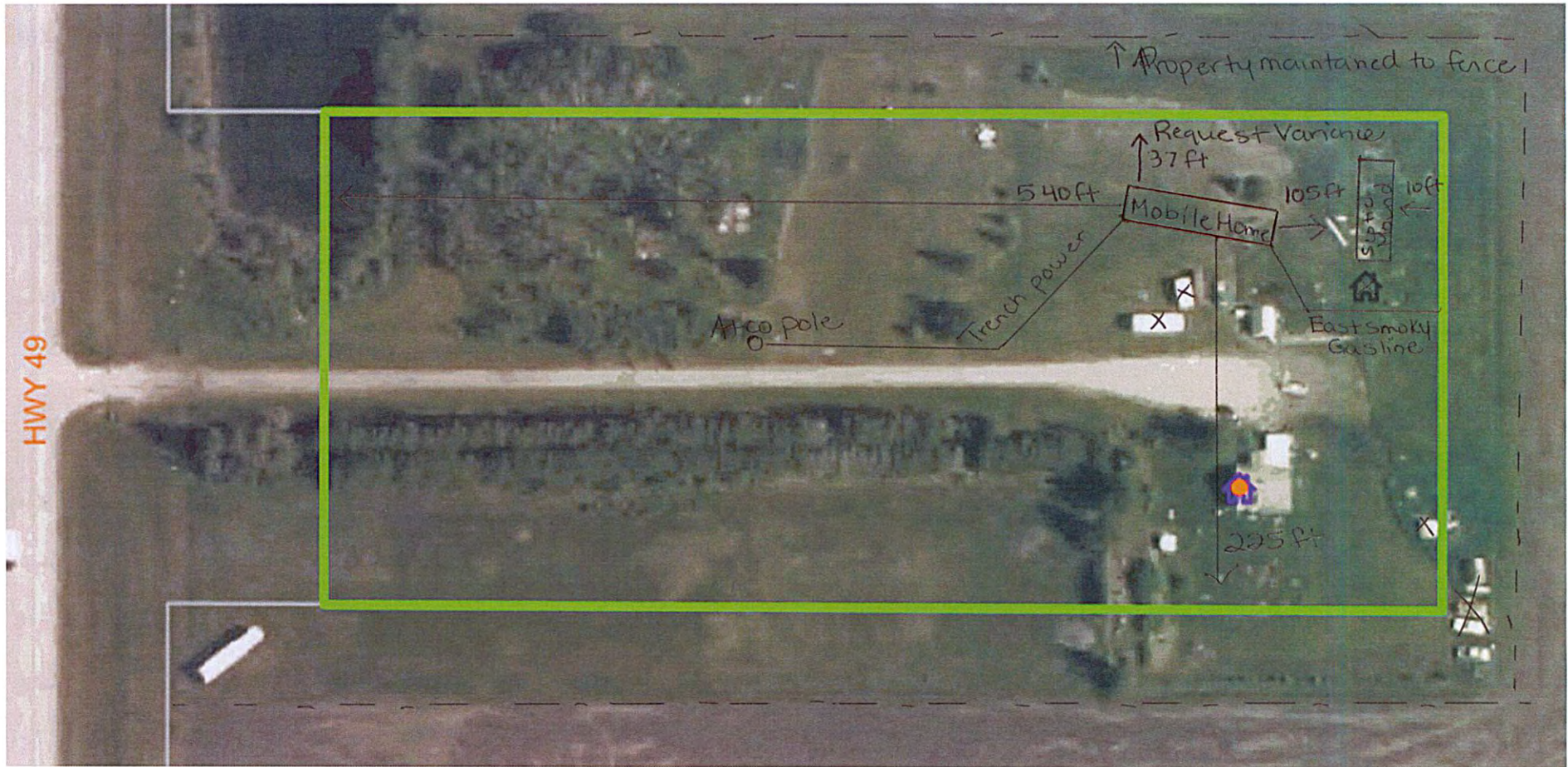
Signature of Registered Landowner(s)

06/26/23
Date:

The personal information collected on this form is being collected under the authority of Sections 33 and 39(1)(a)(b) of the Alberta Freedom of Information and Protection of Privacy Act, and Section 301.1 of the Municipal Government Act. The information will be used to process your application(s). Your name, contact telephone number and address may be used to carry out current and/or future construction, operating programs, services or activities of the Municipality. If you have any questions about the collection, use or disclosure of the personal information provided, please contact the Freedom of Information and Protection of Privacy Coordinator at 780.524.7600.

Dinah King - 70457 HWY 49 AB

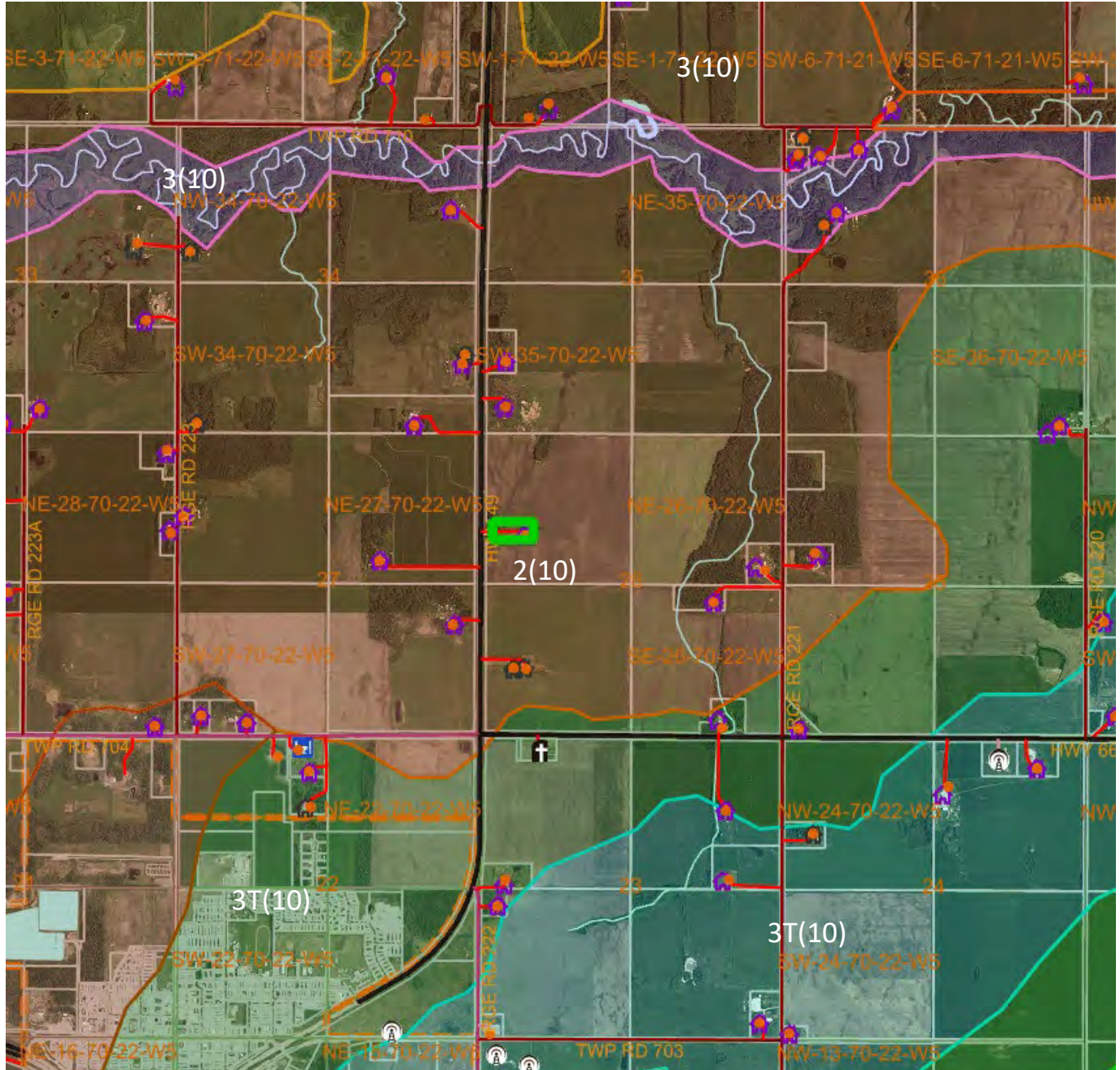
NW-26-70-22 W5



**AGRICULTURAL REGIONS OF ALBERTA SOIL INVENTORY DATABASE (AGRASID)
LAND SUITABILITY RATING SYSTEM (LSRS)**

**FILE NO. D23-110
APPLICANT: DINAH KING**

**LEGAL LOCATION: Plan 7620101; ; 1 (NW 26-70-22-W5M)
LANDOWNER: DINAH KING & CHAD WOOLSTON**



Spring Grain Growth Limitations

2(10): Slight limitation

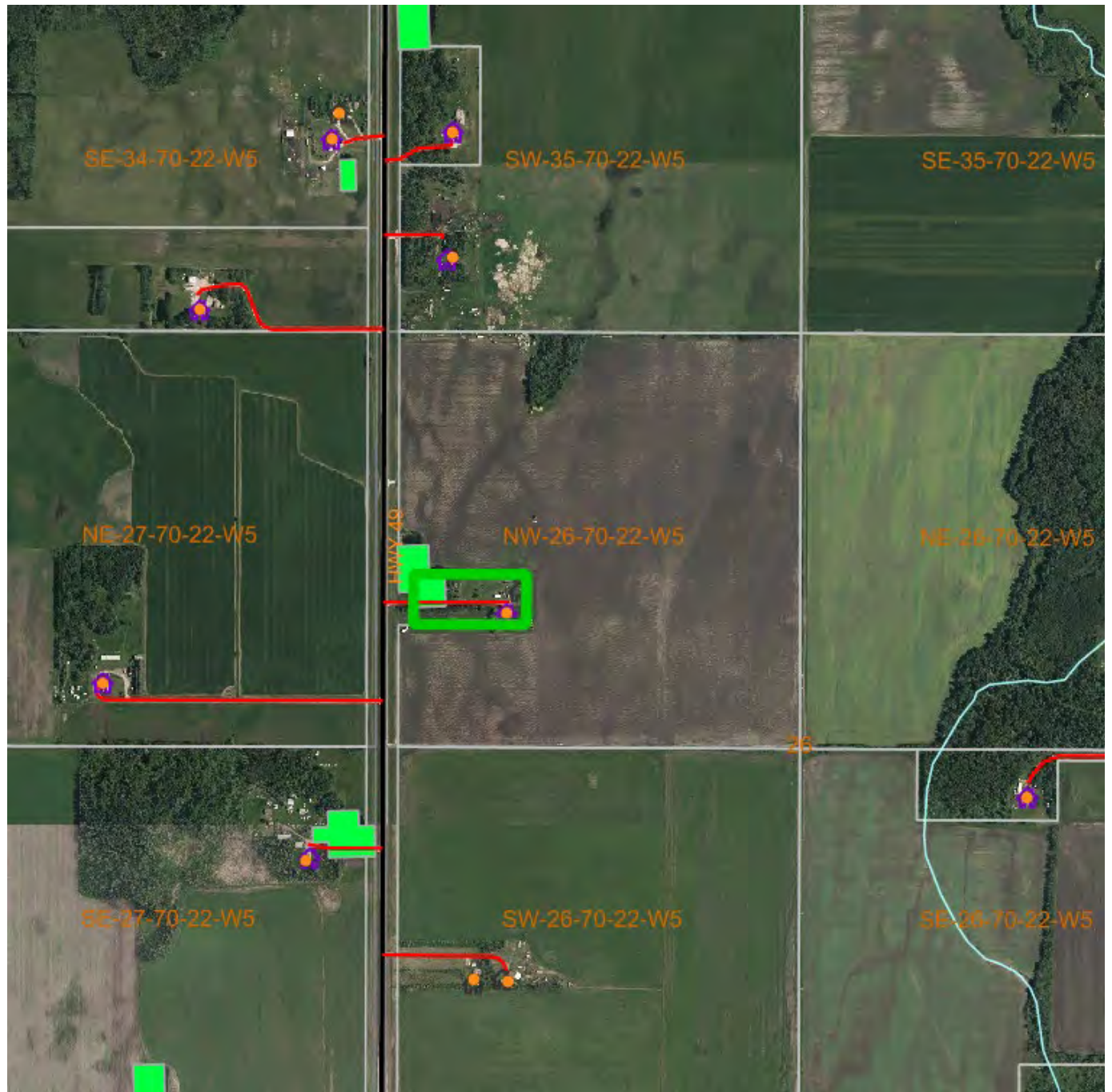
3T(10): Moderate limitation due to slope

7BW(10): Unsuitable due to drainage and degree of decomposition or fibre content

WETLAND INVENTORY

FILE NO. D23-110
APPLICANT: DINAH KING

LEGAL LOCATION: Plan 7620101; ; 1 (NW 26-70-22-W5M)
LANDOWNER: DINAH KING & CHAD WOOLSTON

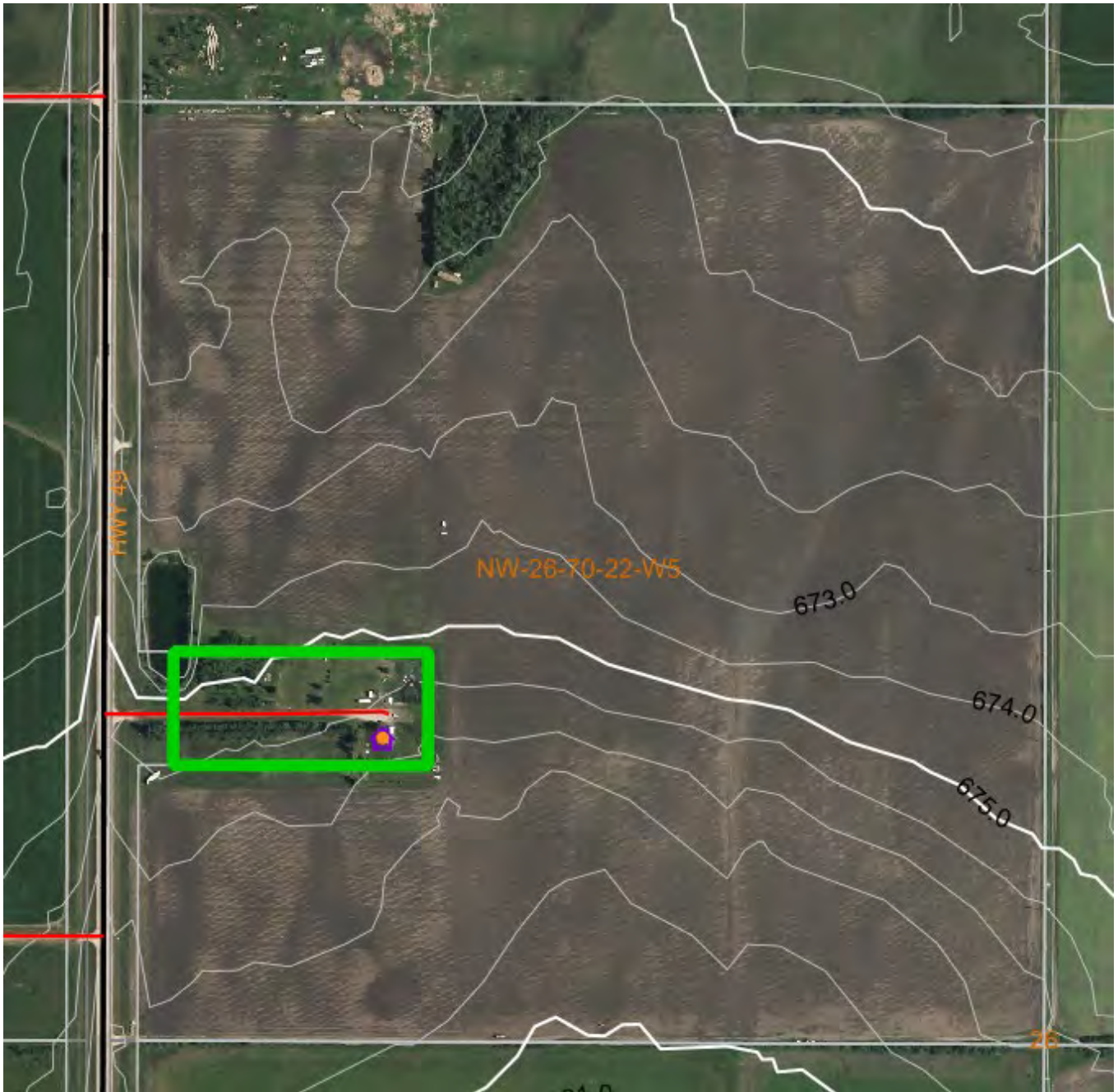


- Bog
- Open Water
- Fen
- Swamp
- Marsh

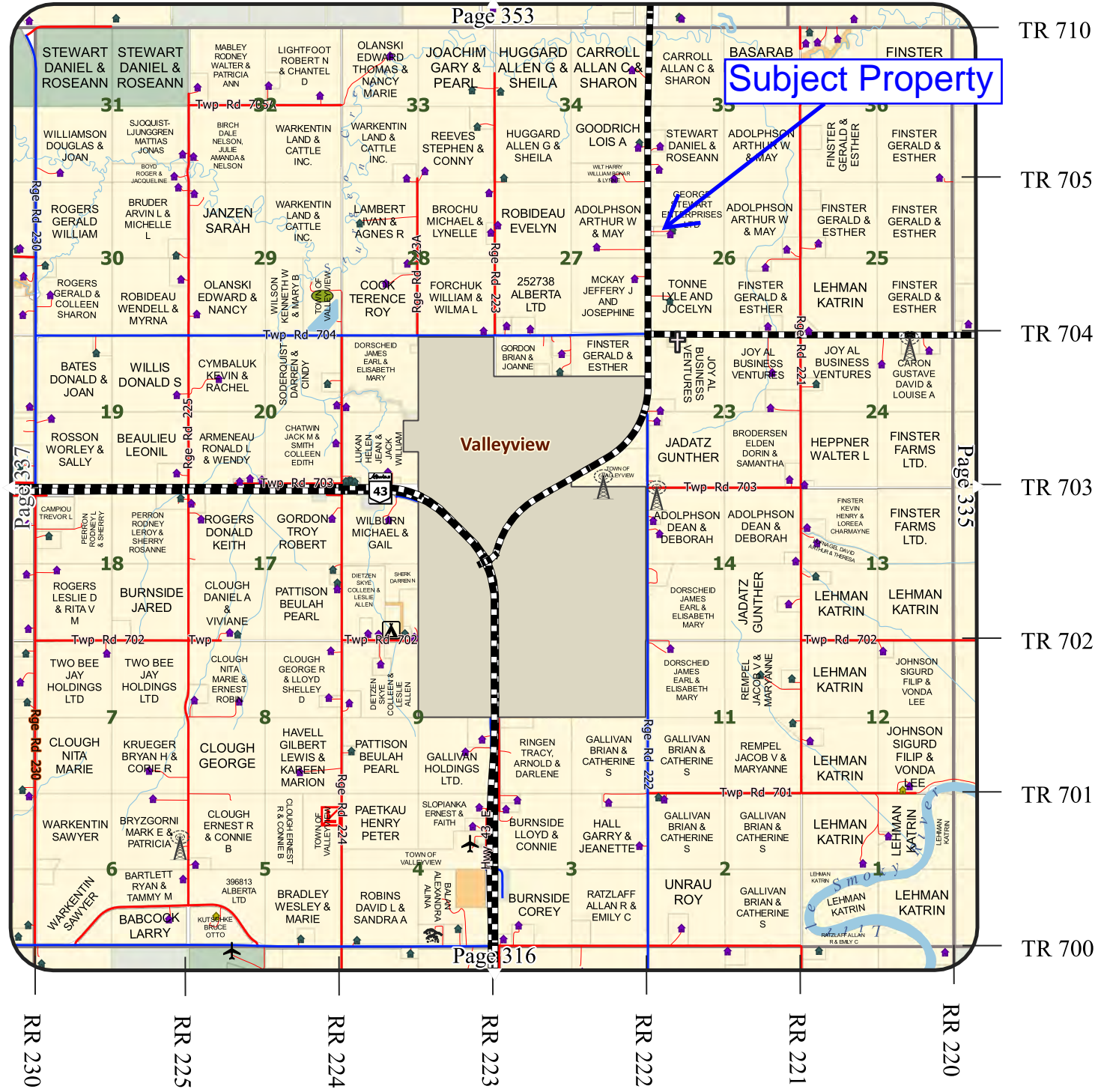
SITE TOPOGRAPHY

FILE NO. D23-110
APPLICANT: DINAH KING

LEGAL LOCATION: Plan 7620101; ; 1 (NW 26-70-22-W5M)
LANDOWNER: DINAH KING & CHAD WOOLSTON



M.D. of Greenview No.16



Subject Property

M.D. of Greenview No. 16 makes no representation or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16.

© 2021 M.D. of Greenview No. 16. All Rights Reserved.

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/Site/Feature information compiled from municipal assessment data, December 2019.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

