



MUNICIPAL DISTRICT OF GREENVIEW No. 16

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, September 13, 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 JULY 12, 2023 3

3.2 BUSINESS ARISING FROM MINUTES

**#4
SUBDIVISION**

4.1 S23-006 / WALSH / SECOND PARCEL OUT / SE 11-70-26-W5M / CROOKED CREEK AREA 11

4.2 S23-007 / DAY / BOUNDARY ADJUSTMENT / SW 33-70-24-W5M / STURGEON LAKE AREA 27

DELEGATE – CODY BEAIRSTO

4.3 S23-008 / AIRTH / FIRST PARCEL OUT / NW 36-71-1-W6M / DEBOLT AREA 39

4.4 S23-009 / GERVAIS / FIRST PARCEL OUT / SE 24-69-23-W5M/ VALLEYVIEW AREA 55

**#5
DEVELOPMENT PERMITS**

5.1 D23-124 / PARRAGH / SUITE, DETACHED - DWELLING UNIT, MANUFACTURED VARIANCE / SW 6-70-6-W6M / GROVEDALE AREA 69

DELEGATE - KAMARIA PARRAGH

5.2 D23-247 / MAY / PERMITTED USE WITH SIDE YARD SETBACK VARIANCES / PLAN 3978KS;1;6 / NEW FISH CREEK (SANDY BAY) AREA 89

**#6
NEXT MEETING**

OCTOBER 11, 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, July 12, 2023

#1	Chair Dale Smith called the meeting to order at 9:01 a.m.	
CALL TO ORDER		
PRESENT	Chair	Dale Smith
	Vice-Chair	Sally Rosson
	Member	Christine Schlieff
	Member	Jennifer Scott
	Member	Bill Smith (Zoom)
	Member	Tom Burton
	Member	Duane Didow (Zoom)
	Member	Tyler Olsen (Zoom)
	Member	Ryan Ratzlaff
ATTENDING	CAO	Stacey Wabick (9:05)
	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	Dave Berry
	Member	Winston Delorme
	Director, Infrastructure & Engineering	Roger Autio
GUESTS		
#2	MOTION: 23.07.29 Moved by: Member Tom Burton	
AGENDA	That the July 12, 2023, agenda be adopted as presented.	
		CARRIED
#3	3.1 MINUTES OF REGULAR MEETING	
MINUTES	MOTION: 23.07.30 Moved by: Vice Chair Sally Rosson	
	That the minutes of the Municipal Planning Commission regular meeting held on June 14, 2023, be adopted as amended:	
	- Typographic errors to be corrected.	
		CARRIED

**#4
SUBDIVISIONS**

**4.1 S23-003 / WOLFE / FIRST PARCEL OUT / NW 22-67-22-W5M / LITTLE
SMOKY AREA**

Municipal Planner Jan Sotocinal presented an overview of the first subdivision within NW 22-67-22-W5M. The property was zoned Agricultural One (A-1) District.

NW 22-67-22-W5M

MOTION: 23.07.31 Moved by: Vice Chair Sally Rosson

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 in which the subdivision is to be registered, prior to 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 date of construction of the approach.
5. In accordance with Policy 6003, road widening of 5.03 metres and corner cuts of 15.0 metres Township Road 674 and Range Road 223 and Township Road 673A and Range Road 223 shall be dedicated. Road widening of 5.03 metres along the remnant lands of Township Road 674, Township Road 673A, and Range Road 223 shall be sold to the MD of Greenview No. 16 in accordance with the Schedule of Fees Bylaw 22-930. An agreement dedicating the road widening shall be registered as a caveat 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.

CARRIED

**#5
DEVELOPMENT
PERMITS**

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

Development Officer Alysse Barks presented an overview of a development permit application for a Front Yard Variance to Accessory Building, Detached Garage on NE 32-70-22-W5M. The property was zoned Agricultural One (A-1) District.

NE 32-70-22-W5M

MOTION: 23.07.32 Moved by: Vice Chair Sally Rosson

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 32-70-22-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. 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.
5. Deleterious materials must not be allowed to enter any watercourse.
6. You are located in the vicinity of an agricultural operation.

CARRIED

Member Christine Schlieff declared a conflict of interest and excused herself at 9:49 a.m.

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

Development Officer Alysse Barks presented an overview of a development permit application for Discretionary Use - Dwelling Unit, Manufactured with Addition, and Car Port on Plan 1523806 Block 1 Lot 4 within SW 09-70-07-W6M. The property was zoned Country Residential One (CR-1) District.

SW 09-70-07-W6M

MOTION: 23.07.33 Moved by: Member Tom Burton

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 one hundred and twenty (120) 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.

CARRIED

Member Christine Schlieff returned at 9:57 a.m.

Director, Planning & Economic Development Martino Verhaeghe declared a conflict of interest and excused himself at 9:57 a.m.

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

Development Officer Nicole Friesen presented an overview of a development permit application for A Variance to the Side Yard within NW 26-70-22-W5M. The property was zoned Agricultural One (A-1) District.

NW 26-70-22-W5M

MOTION: 23.07.34 Moved by: Vice Chair Sally Rosson

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

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.

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.

CARRIED

Director, Planning & Economic Development Martino Verhaeghe returned at 10:04 a.m.

**#6
NEXT MEETING**

Wednesday, September 13, 2023

**#7
ADJOURNMENT**

MOTION: 23.07.35 Moved by: Member Ryan Ratzlaff
That the meeting be adjourned at 10:05 a.m.

CARRIED

CHAIR
DALE SMITH

DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE



REQUEST FOR DECISION

SUBJECT:	S23-006 – Subdivision Application		
SUBMISSION TO:	MUNICIPAL PLANNING COMMISSION	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	September 13, 2023	DIRECTOR:	PRESENTER: JS
REPORT TYPE:	SUBDIVISION PROPOSAL	MANAGER: SD	WRITER: JS

FILE NO.:	S23-006	LAND USE DISTRICT:	COUNTRY RESIDENTIAL ONE (CR-1)
LEGAL LOCATION:	SE 11-70-26-W5M		
AREA:	WARD 7, CROOKED CREEK AND STURGEON HEIGHTS		
APPLICANT/SURVEYOR:	NEIL WALSH		
LANDOWNER:	JACQUELINE AITKEN		

BACKGROUND/PROPOSAL:

There is an existing parcel out of the quarter section, legally described as SE 11-70-26-W5M. Since the Land Use Bylaw (LUB) District of Agricultural One (A-1) does not allow more than one parcel to be taken out of the quarter section, the portion of the quarter section that is proposed to be subdivided had to undergo a rezoning from Agricultural One (A-1) to Country Residential One (CR-1) in order to allow another second parcel out of the quarter section. On July 24, 2023, Bylaw 23-944, a Land Use Bylaw amendment to rezone part of SE 11-70-26-W5M from Agricultural One (A-1) District to Country Residential One (CR-1) District, was formally adopted. As such, the proposal to subdivide the severed parcel is now permissible under the new district for the portion that has been rezoned to CR-1 District.

The northwestern portion of the quarter section is treed while the balance of the lands is under production. The road physically bisects the quarter section, creating a clearly separate fragmented parcel due to a road plan taken in 1989. The first parcel was taken out of this quarter in 2007 (approximately 10.08 acres). This fragmented portion of land is not under cultivation and is currently treed and grassed.

A seasonal cabin has been located on the lands since at least December of 2015 without a permit and was denied a permit for relocation within the quarter section in the summer of 2017. Although the cabin does not currently have a permit, provisions under the current Land Use Bylaw (Bylaw 18-800) now allow a cabin as a permitted use in the A-1 District. Since then, administration has worked with the applicant/landowner to get a Development Permit for the cabin.

As this cabin was issued approval prior to the formal adoption of the LUB amendment for the rezoning, where it was a Permitted Use under Agricultural One (A-1) District, it is a non-conforming building since this use is not a use listed within the Country Residential (CR-1) District. As a non-conforming building, the cabin cannot “be enlarged, added to, and no structural alterations be made to or in it”, as per section 5.3.3 of the LUB.

PROPERTY DETAILS:

Proposed Servicing:	On-site servicing
Soil Type:	Gleyed Gray Luvisol
Topography:	Hummocky, low relief
Wetland Inventory:	23
LSRS Spring Grains:	2H(7) – 6W(3): Slight to extremely severe limitation due to inadequate heat units for optimal growth; Soils in which excess water (not due to inundation) limits production.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan Bylaw No. 15-742

Section 3.4.2 Subdivision of Better Agricultural Lands

Greenview may support the subdivision of better agricultural lands where the proposed subdivision is for:
(c) A fragmented parcel;

Section 3.4.4 Parcel Location

Where possible, subdivisions identified in 3.4.2 (“Subdivision of Better 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.*

Within the MDP, several policies are related to the subdivision of fragmented parcels. On lands that are designated as Better Agricultural Lands, Greenview may support the proposed subdivision if it is a fragmented parcel, as per section 3.4.2 of the MDP. In addition to this, the proposed subdivision of the fragmented parcel, which is “physically severed by a road” and “located adjacent to quarter section boundaries” is encouraged by the Greenview when it comes to reviewing the subdivision of a fragmented parcel, under section 3.4.4 of the MDP. Both policies support the subdivision proposal.

The proposed parcel is already physically severed from the quarter section so this subdivision will not be creating more fragmentation of agricultural lands. Therefore, the proposed subdivision will only formalize the physical severance that exists.

Section 3.4.5 Fragmented Parcels

The subdivision of a fragmented parcel may be approved if:

- (a) The proposed parcel(s) can be adequately serviced;*
- (b) It does not conflict with adjacent uses;*
- (c) A suitable building site is present; and*
- (d) There is legal and physical access to the proposed parcel.*

In addition to the sections cited above, section 3.4.5 provides that the subdivision of a fragmented parcel may be approved contingent upon meeting certain conditions. As per section 3.4.5 (b) of the MDP, the current use is compatible with and will not conflict with adjacent land uses if this proposed parcel is to be subdivided. With respect to section 3.4.5 (a), servicing for the fragmented parcel can be adequately provided depending on the type of water supply and sewer system that can be provided in place. Sewage systems such as outhouses and mounds required minimal setback requirements, but these would have to be determined at the time of subdivision. The site currently has a sufficient building envelope which will allow buildings or structures that are accessory to the principal building, to meet the current LUB regulations, which relate to section 3.4.5 (c). The only condition that this proposed subdivision does not meet is that there is no legal and physical access to the fragmented parcel, as per section 3.4.5 (d). However, this condition will be required at the time of subdivision as the parcel would then be required to have legal and physical access.

When reviewing the fragmented parcel's proposed subdivision compared to applicable policies within the MDP, the proposed subdivision meets and conforms to these policies. It is the view and recommendation of the administration that this proposed subdivision be approved.

Land Use Bylaw No. 18-800

The fragmented parcel within SE 11-70-26-W5M is currently zoned as Country Residential One (CR-1) district. Within the CR-1 District, the minimum parcel size allowable is 1.2 hectares (or 3.0 acres) while the maximum parcel size allowable is 4.0 hectares (9.9 acres). Since the size of the proposed subdivision is 1.94 hectares (4.80 acres), it is within the allowable range for the parcel size for the CR-1 District.

Though the cabin has been issued a development permit prior to the rezoning, the cabin will be a non-conforming building as this use is currently not listed in the CR-1 district. This means that the cabin can continue to remain on-site, however, it cannot be enlarged, added to, or structurally altered. However, if this cabin is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the cabin cannot be repaired or rebuilt except in conformity with the LUB.

In addition, Section 8.4.4 (a) of the LUB provides that “on-site servicing includes an approved wastewater disposal system and a piped or on-site water supply.” This means that on-site servicing will need to be provided for this fragmented parcel. As part of the subdivision conditions, the applicant shall provide an adequate water supply with an approved on-site sewage disposal system.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE subdivision application S23-006 for the severance of 1.94 hectares (4.80 acres) ± within the parcel legally described as SE 11-70-26-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 in which the subdivision is to be registered, prior to signing the final subdivision endorsement documents.
4. The applicant shall provide an adequate water supply which services the proposed subdivision.
5. The applicant shall provide the MD of Greenview No. 16 with a report, from an agency accredited by the Safety Codes Council, showing:
 - a) the on-site sewage disposal system for the proposed lot complies with the requirements of the Alberta Private Sewage Standards of Practice; or
 - b) a variance to the requirements has been approved; or
 - c) the relocation or replacement of the on-site sewage disposal system meeting the requirements of the Alberta Private Sewage Standards of Practice.
 All associated costs shall be the responsibility of the applicant.
6. The applicant shall apply for and pay all applicable fees in accordance with the Schedule of Fees Bylaw 22-930 for the construction of a gravel approach to the proposed subdivision. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.
7. In accordance with Policy 6003, the applicant shall enter into an agreement to dedicate lands for road widening of 5.03 metres along the proposed subdivision frontage, along Range Road 261, and to sell lands for road widening of 5.03 meters on the remainder of SW 11-70-26-W5M in accordance with the Schedule of Fees Bylaw 22-930. The agreement for the dedication of road widening shall be registered as a caveat at no expense to the M.D. of Greenview No. 16.

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.

ALTERNATIVES:

Alternative #1: 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
- AGRISID Map
- Wetland Inventory Map
- Topographical Map
- Owner Location Map
- Country Residential – One (CR-1) District Regulations



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. S23-006	
FORM A AS COMPLETED	
FEES SUBMITTED 450.00	RECEIPT NO. 374420
ROLL NO. 202061	

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:

Jacqueline Aitken Address: _____
(Name(s) in Block Capitals) Phone Num _____
Rural Address: _____ Email: _____

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:

NEIL WALSH Address _____
(Name(s) in Block Capitals) Phone N _____
Email: _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of the SE ¼ Sec. 11 Twp. 70 Range: 26 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 4.87 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. _____
- 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 Cabin b. Proposed use of land SUMMER CABIN
c. The designated use of land as classified under Municipal District No. 16's Land Use Bylaw is AG

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.)
BRUSH & SHRUBS
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) CLAY

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
LOG CABIN

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

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

I / WE NEIL WALSH 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: Jan 2/23

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

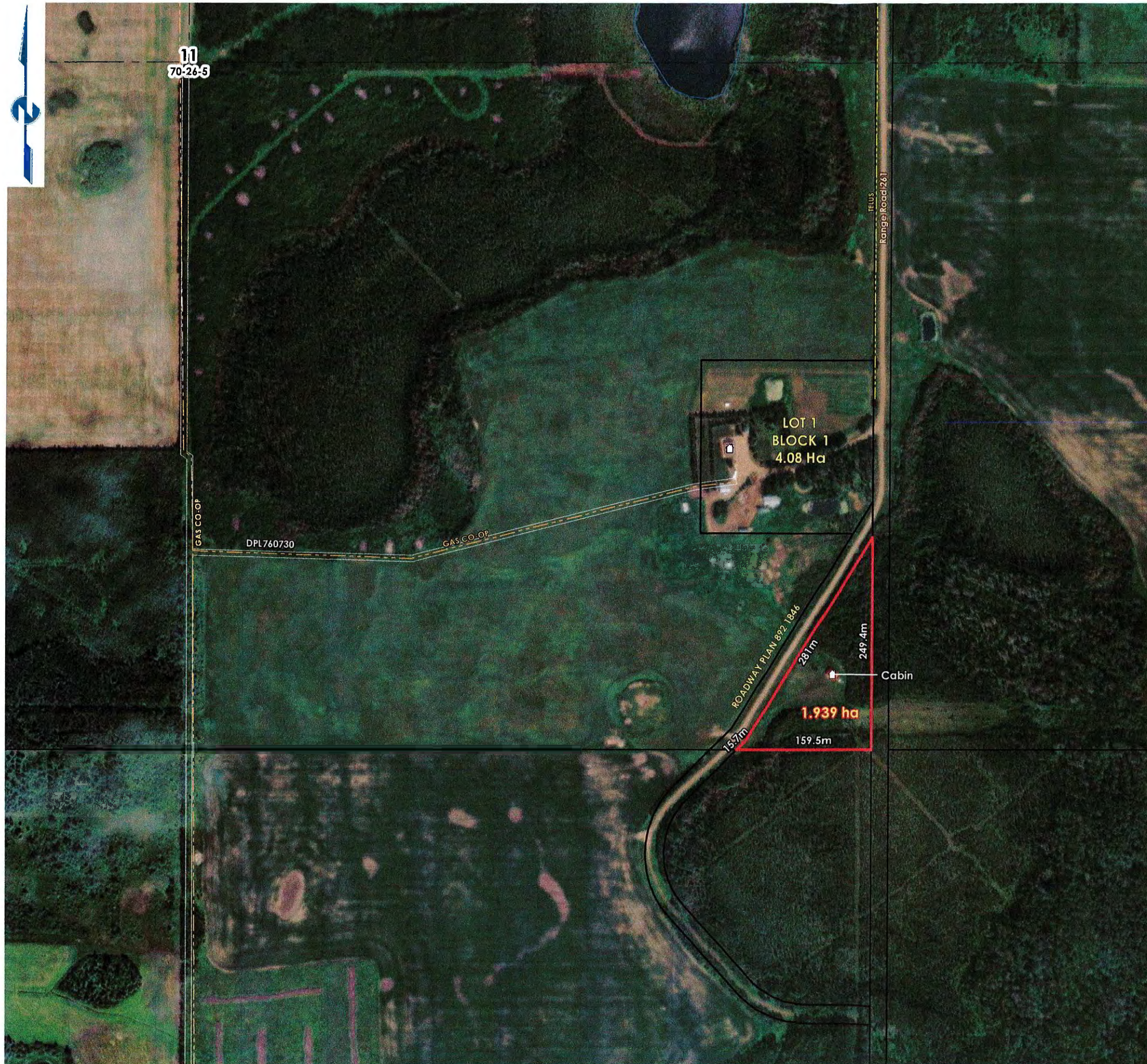
Please note below the type of water supply and sewage disposal that is either **Existing** or **Proposed** for the lots indicated on the sketch accompanying your application. *(The location of these facilities must be accurately indicated on the sketch.)*

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			✓ E
Well	✓ 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			
Septic Tank/Holding Tank	✓ E		
Tile Field/Evaporation Mound			
Sewage Lagoon			
Municipal Service			
Other <i>(Please specify)</i>			



CLIENT
JACQUELINE ANN AITKEN OF 11702 - 91B STREET GRANDE PRAIRIE ALBERTA T8X 1J2

DESCRIPTION OF PROPERTY
S.E. 1/4 Sec.11-70-26-W.5M. (C. of T. 162 180 928)
MUNICIPAL DISTRICT OF GREENVIEW NO.16 ALBERTA

PRELIMINARY

LEGEND

- Portions Referred To Outlined Thus
- Existing Lot Lines
- Gas Co-Op
- Telus Trench
- Residence

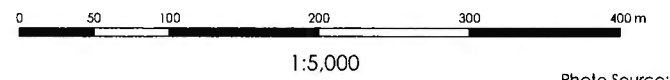
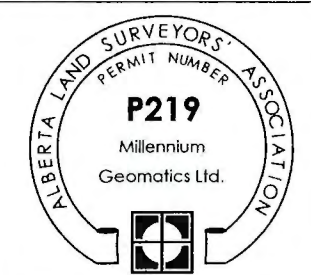


Photo Source: ArcGIS Online
Photo Date: 8-Jul-2017

TENTATIVE PLAN
SHOWING
SUBDIVISION
OF
S.E. 1/4 SEC.11, TWP.70, RGE.26, W.5M.
WITHIN
MUNICIPAL DISTRICT OF GREENVIEW NO.16
ALBERTA
SUBJECT TO APPROVAL OF THE LOCAL
APPROVING AUTHORITY

SUBDIVISION APPROVAL STAMP

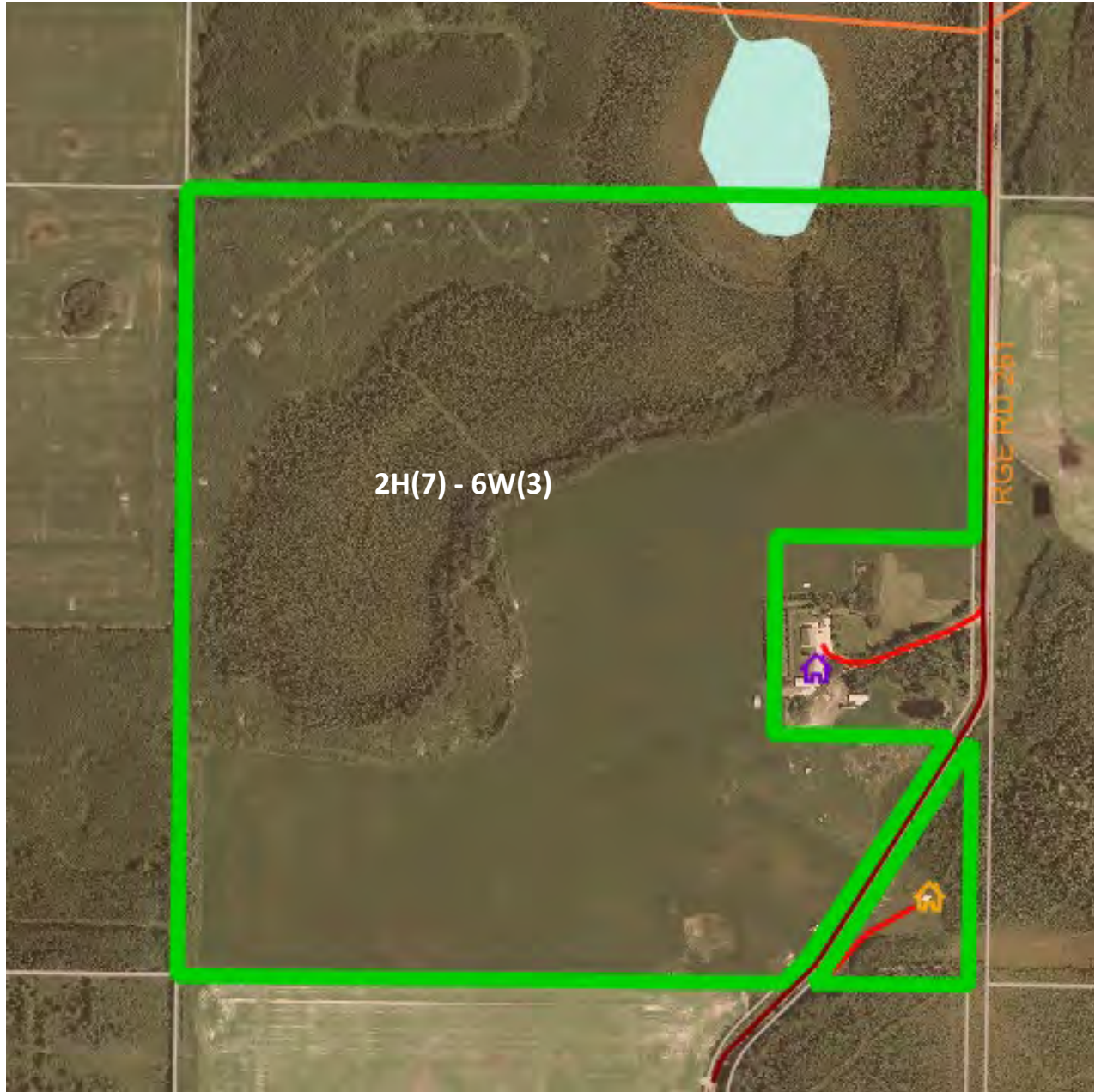


MILLENNIUM GEOMATICS <small>Tel: 403.270.9575 www.milgeo.com</small>	Job No.:		Revision:
	23-0134A		0
	0 Preliminary Issue	25-Apr-2023	

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

FILE NO. S23-006
APPLICANT: NEIL WALSH

LEGAL LOCATION: SE 11-70-26-W5M
LANDOWNER: JACQUELINE AITKEN



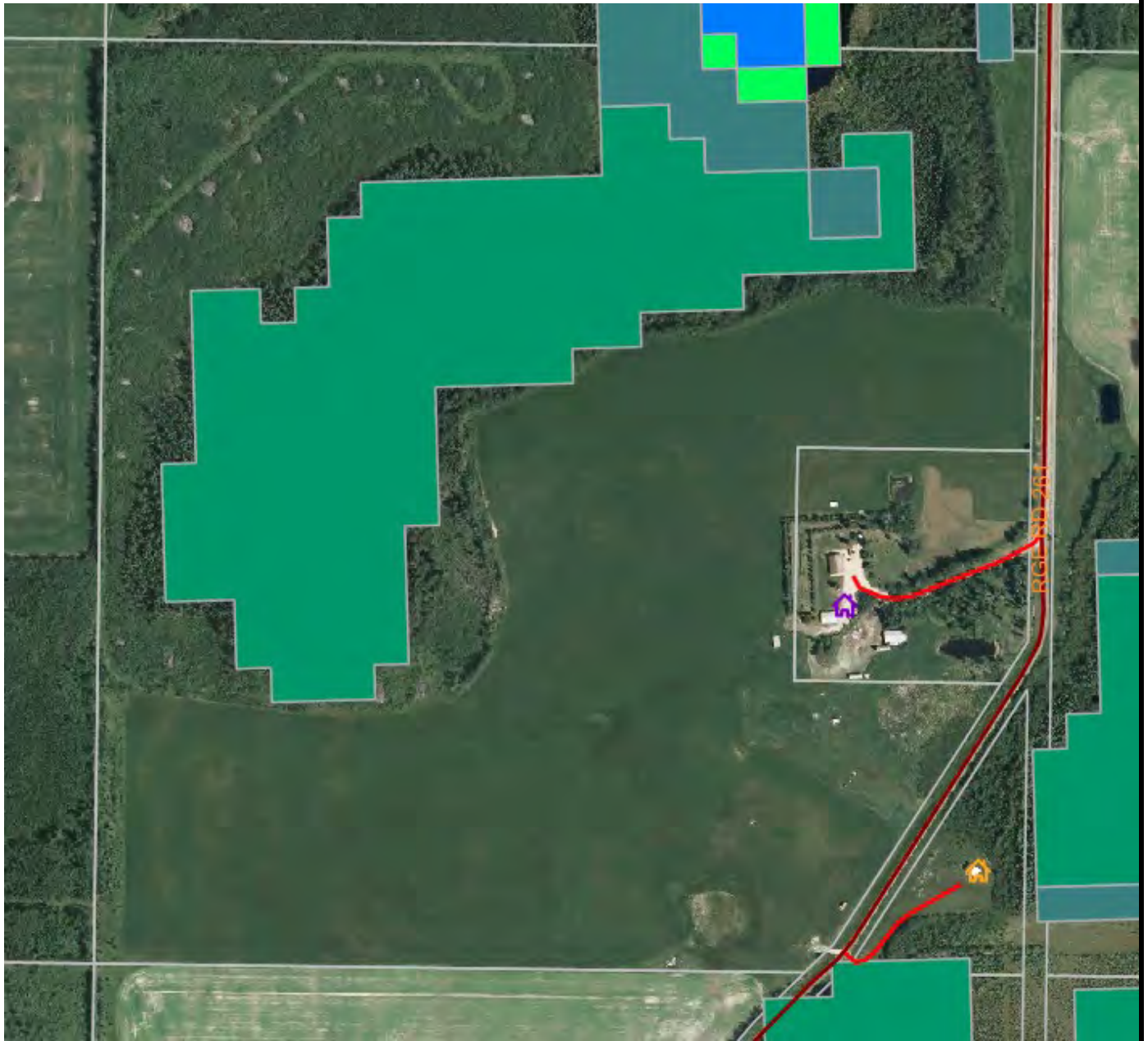
Spring Grain Growth Limitations

2H(7) – 5W(3): Slight to extremely severe limitation due to inadequate heat units for optimal growth; Soils in which excess water (not due to inundation) limits production.

WETLAND INVENTORY

FILE NO. S23-006
APPLICANT: NEIL WALSH

LEGAL LOCATION: SE 11-70-26-W5M
LANDOWNER: JACQUELINE AITKEN



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

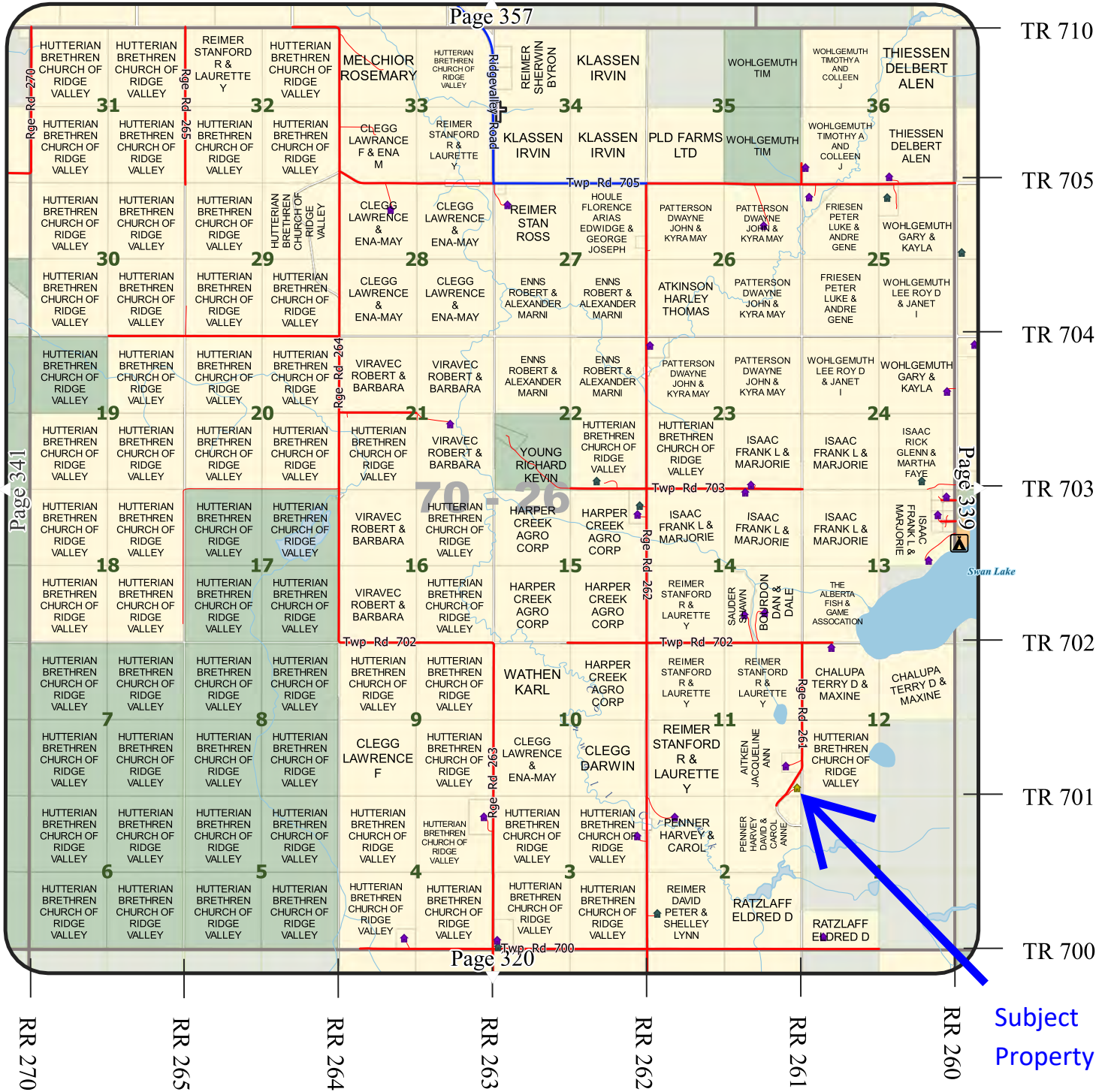
SITE TOPOGRAPHY

FILE NO. S23-006
APPLICANT: NEIL WALSH

LEGAL LOCATION: SE 11-70-26-W5M
LANDOWNER: JACQUELINE AITKEN



M.D. of Greenview No.16



Map printed: 2021-12-30

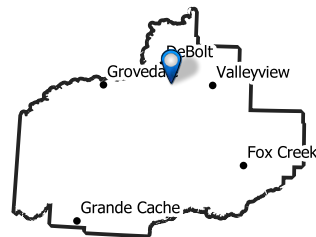
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NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



8.4 Country Residential One (CR-1) District

8.4.1 Purpose

- a) The purpose of this District is to accommodate residential development on mid-sized parcels, which include minor agricultural pursuits and allow for the keeping of a limited number of livestock.

8.4.2 Uses

- a) Table 8-7 identifies the permitted and discretionary uses within the CR-1 District:

Table 8-7: CR-1 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Coverall Building
2. Agricultural Pursuit, Minor	2.a Dwelling Unit, Manufactured
3. Backyard Beekeeping	3.a Home Occupations, Major
4. Backyard Hen Enclosure	4.a Sign
5. Bed and Breakfast	
6. Boarding and Lodging	
7. Dugout	
8. Dwelling Unit, Modular	
9. Dwelling Unit, Single Detached	
10. Home Occupation, Minor	
11. Kennel, Hobby	
12. Shipping Container	
13. Solar Collector, Minor	
14. Suite, Attached	
15. Suite, Detached	
16. Wind Energy Conversion System, Minor	

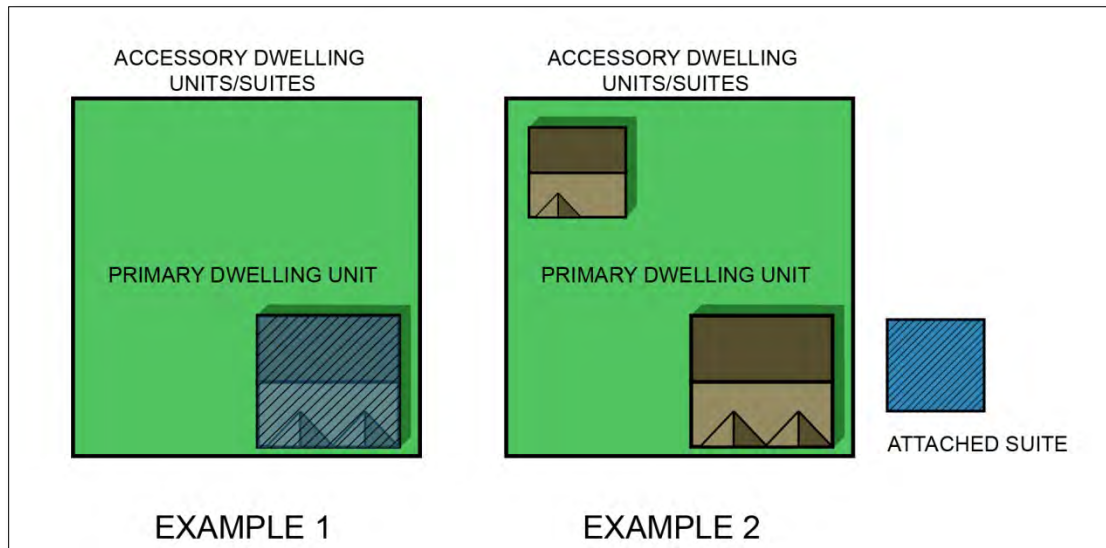
8.4.3 Regulations

- a) On a parcel located in the CR-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-8.

Table 8-8: CR-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 2 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 1 primary dwelling unit a maximum of 1 suite
.2 Minimum parcel size	1.2 ha (3.0 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	30.0m (98.4 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.) 7.5 m (24.6 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 5.0 m (16.4 ft.) 5.0 m (16.4 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

Figure 8-3: Example of CR-1 Dwelling Unit Configuration



8.4.4 Additional Regulations

- a) For this District, on-site servicing includes an approved wastewater disposal system and a piped or on-site water supply;
- b) Design guidelines for multi-parcel country residential development includes:
 - i. The provision of on-site parking; and,
 - ii. As a component of drainage management and as a water supply for fire protection, the provision of dugouts is encouraged where municipal water supplies are not available. The dugouts should be located along main access roads and should be bermed on all sides adjacent to roadways as a safety precaution.
- c) In this District, no person shall keep any livestock except in conformity with the following:
 - i. Livestock shall be limited to no more than one animal equivalency per ac or part thereof, to a maximum of three animal equivalents to be calculated in accordance with Table 8-9, which is used to determine the appropriate number of livestock.
 - ii. Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties; and,
 - iii. Adequate measures to provide for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority.

Table 8-9: CR-1 Livestock Animal Equivalents

Type of Livestock	# of Animals Equivalent
Dairy (plus calf under 6 months)	1
Beef (plus calf under 6 months)	1
Bison (plus calf under 6 months)	1
Horse (plus foal under 6 months)	1
Sheep/Goats (plus lambs / kids under 6 months)	2
Pigs (plus offspring under 2 months)	2
Fowl	50
Rabbits	30
Exotic livestock animals: Alpacas / Llamas / Ostrich / Emus	2
Others	At the discretion of the Development Authority

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



REQUEST FOR DECISION

SUBJECT: S23-007 – Boundary Adjustment in CR-3
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: September 13, 2023 **DIRECTOR:** PRESENTER: AB
REPORT TYPE: SUBDIVISION PROPOSAL **MANAGER:** SD **WRITER:** AB

FILE NO.: S23-007 **LAND USE DISTRICT:** COUNTRY RESIDENTIAL THREE (CR-3)
LEGAL LOCATION: SW-33-070-24-W6M Plan 0926546 Block 1 Lot 1 & 2
AREA: WARD 7, CROOKED CREEK & STURGEON HEIGHTS
APPLICANT/SURVEYOR: BEARISTRO & ASSOCIATES ENGINEERING LTD.
LANDOWNER: TAMMY DAY & ANITA MONRO EXECUTORS FOR GEORGE ASELDAY

BACKGROUND/PROPOSAL:

This subdivision application was received for a Boundary Adjustment, increasing the size of the existing parcel on Plan 0926546, Block 1, Lot 1 from 0.38 ha (0.94 ac) to 0.44 ha (1.08 ac). The subject lands are currently zoned Country Residential Three (CR-3), which is appropriate for the subdivision.

The applicant applied for a boundary adjustment to subdivide 0.06 ha (0.02 ac) area from Plan 0926546, Block 1, Lot 2 and consolidate with the existing subdivided lot, Plan 0926546, Block 1, Lot 1. The subject lands currently contain an unoccupied mobile home. This Boundary Adjustment would address the issue of access to the two lots, by making access available to Lot 1 from the existing approach on Range Road 244. The access to Lot 1 was removed when the subdivision road / Range Road 244, for Eagle Ridge Estates, was constructed. There is not an easement in place on Lot 2 for access to Lot 1, and as such, no legal or physical access to Lot 2 exists. This Boundary Adjustment will allow for a separate application for an approach to be built to Lot 2, ensuring legal and physical access to both lots.

Municipal Reserve (MR) is not applicable as no additional lands are being subdivided at this time and MR or cash in lieu would have been taken previously.

No comments or concerns were received from Greenview's Operations, Environmental Services, or Construction and Engineering department and no Concerns were received from external agencies regarding this application.

PROPERTY DETAILS:

Existing Servicing: Private, Cistern & Water Hauling / Septic Holding Tank
Soil Type: Loam & Clay (Gleyed Gray Luvisol)
Topography: Flat (Undulating - High Relief)
Wetland Inventory: 109, Swamp and bog 700 metres East and South of the parcel.
LSRS Spring Grains: 7WVB(10) – unsuitable due to, drainage, soil reaction, and degree of composition or fibre content.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan No. 15-742

Section 4 Country Residential

4.2 Objectives

(a) To ensure that multi-lot country residential developments are properly serviced and situated in appropriate locations.

(b) To meet the need and demand for properly serviced country residential lots throughout Greenview.

(c) To ensure that country residential development does not negatively impact surrounding land uses or local infrastructure.

4.3 Policies

4.3.6 Evaluation of Residential Subdivision Proposals

Multi-lot country residential subdivisions shall only be support if the following conditions are met:

(b) The proposed subdivision is contiguous to other country residential development to encourage cluster development unless it cannot be support due to environmental constraints;

(e) The proposal does not conflict with existing surrounding agricultural uses;

(f) The subject lot(s) contain a suitable building site;

(h) The site has legal and physical access to the satisfaction of Greenview;

The Municipal Development Plan sets the direction of Greenview for long-term development and growth of the municipality. Due to this application being for a boundary adjustment, these goals were addressed and met when the original application was reviewed and approved. This subdivision achieved Greenview's goal of not subdividing better agricultural land and keeping country residential development together encouraging cluster development.

Sturgeon Lake Area Structure Plan No. 20-865

3.0 Residential Development

3.1 Introduction

Like most recreational lakes, Sturgeon Lake has attracted a wide range of land uses including permanent and seasonal residences, campgrounds, and provincial parks. One of the primary land use planning concerns is the accommodation of an increasing demand for country residential development without affecting the lake environment.

To address this concern, the ASP establishes a Development Area to concentrate residential development in cluster form to promote an efficient land use pattern, conserve land in its natural state, and optimize servicing efficiencies.

This subdivision boundary adjustment application supports all aspects of the Sturgeon Lake Area Structure Plan by being located within the development area and by not taking any additional lands which may be considered environmentally sensitive along Sturgeon Lake.

Land Use Bylaw No. 18-800

8.6 Country Residential Three (CR-3) District

8.6.1 Purpose

a) The purpose of this district is to provide for specific areas where multi-lot country residential development may take place in proximity to lakes and rivers while allowing the development of residential and recreational uses in areas where the provision of municipal and/or community-type services would support such development.

The proposed subdivision boundary adjustment meets policy and supports the goals of the MDP. As such, the proposed subdivision boundary adjustment may be approved based on meeting the requirements and provisions within the Municipal Development Plan, Sturgeon Lake Area Structure Plan, and Greenview's Land Use Bylaw.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE subdivision application S23-007 to increase the size of Plan 0926546, Block 1, Lot 1 from 0.38 hectares (0.94 acres) to 0.44 hectares (1.08 acres), 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 Plan 0926545, Block 1, Lot 2. The MD of Greenview No. 16 reserves the right to determine the approach's construction date.**

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.**

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 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. 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 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
- AGRASID Map
- Wetland Inventory Map
- Topographical Map
- Owner Location Map



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. S23-007	
FORM A AS COMPLETED	
FEES SUBMITTED 450.00	RECEIPT NO. 380673
ROLL NO. 317349	

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:
Tammy Day & Anita Monro Address _____
 (Name(s) in Block Capitals) Phone _____
 Rural Address: _____ Email: _____

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:
Beairsto & Associates Engineering Ltd Address _____
 (Name(s) in Block Capitals) Phone N _____
 Email: _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 All/part of the SW ¼ Sec. 33 Twp. 70 Range: 24 West of 6 Meridian
 Being all / parts of Reg. Plan No. 0926546 Block 1 Lot 1 & 2 C. of T. No. _____
 Area of the above parcel of land to be subdivided 0.44 HA 1.08 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. _____

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: June 22, 2023

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED Describe:
 a. Existing use of land CR-3 b. Proposed use of land CR-3
 c. The designated use of land as classified under Municipal District No. 16's Land Use Bylaw is _____

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.)
Gravel, yard site, grass

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

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
As per locates on Tentative Plan

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

9. REGISTERED OWNER(S) OR AGENT ACTING ON BEHALF OF REGISTERED OWNER(S):
 I / WE Cody Beairsto 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
 inform: _____ best of my / our knowledge, a true statement of the facts relating
 to his/h _____
 SIGNED _____ Date: June 23, 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

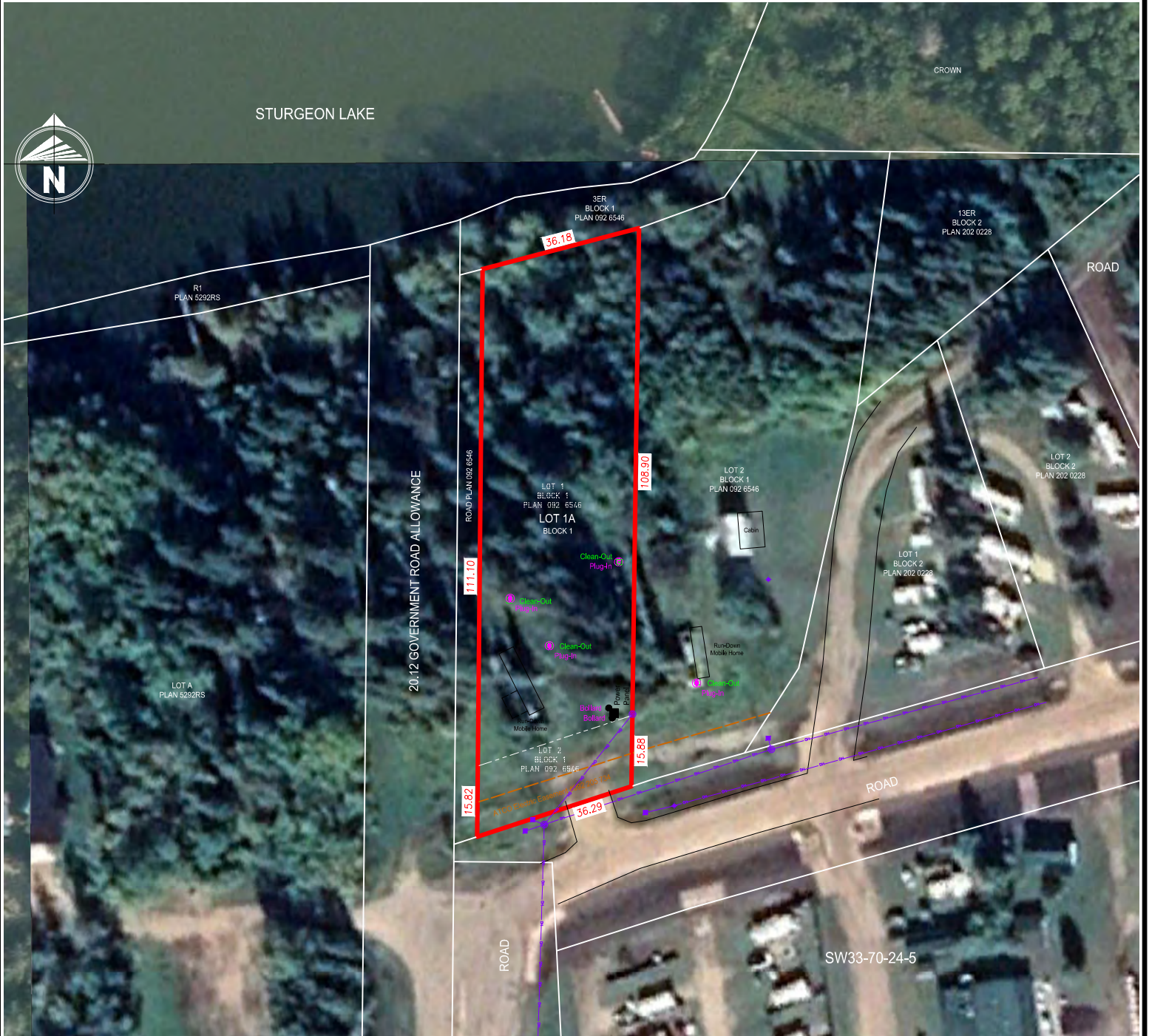
Please note below the type of water supply and sewage disposal that is either **Existing** or **Proposed** for the lots indicated on the sketch accompanying your application. *(The location of these facilities must be accurately indicated on the sketch.)*

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			
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			
Septic Tank/Holding Tank			
Tile Field/Evaporation Mound			
Sewage Lagoon			
Municipal Service			
Other <i>(Please specify)</i>			



*A FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN
*CONTAINS INFORMATION LICENSED UNDER THE
'OPEN GOVERNMENT LICENSE' - MUNICIPAL DISTRICT OF GREENVIEW NO. 16

BURIED PIPE CONTAINING
VARIOUS SUBSTANCE: ---
SOUR SUBSTANCE: ---
ABANDONED: ---
DISCONTINUED: ---

● Power Pole
■ Anchor
+ Light
▲ Pedestal
--- Water Course

PROJECT DETAILS		REVISIONS		
SURVEYOR:	BRUCE C. E. TATTRE, A.L.S.	1	BR - 06/09/23	ADDED FIELD LOCATES
PROJECT:	TAMMY DAY	2		
DRAFTED BY:	BLAKE ROSSOL	3		
CHECKED BY:	DARRIN TRYDAL	4		
DATE:	APRIL 25, 2023	5		
SCALE:	1:1250	6		

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

**FILE NO. S23-007
APPLICANT: BEAIRSTO & ASSOCIATES ENG.**

**LEGAL LOCATION: PLAN 0926545; BLOCK 1, LOT 1 & 2
LANDOWNER: TAMMY DAY & ANITA MONRO EXEC.
FOR GEORGE ASELDAY**



Spring Grain Growth Limitations

7WVB(10) – unsuitable due to, drainage, soil reaction, and degree of composition or fibre content.

WETLAND INVENTORY

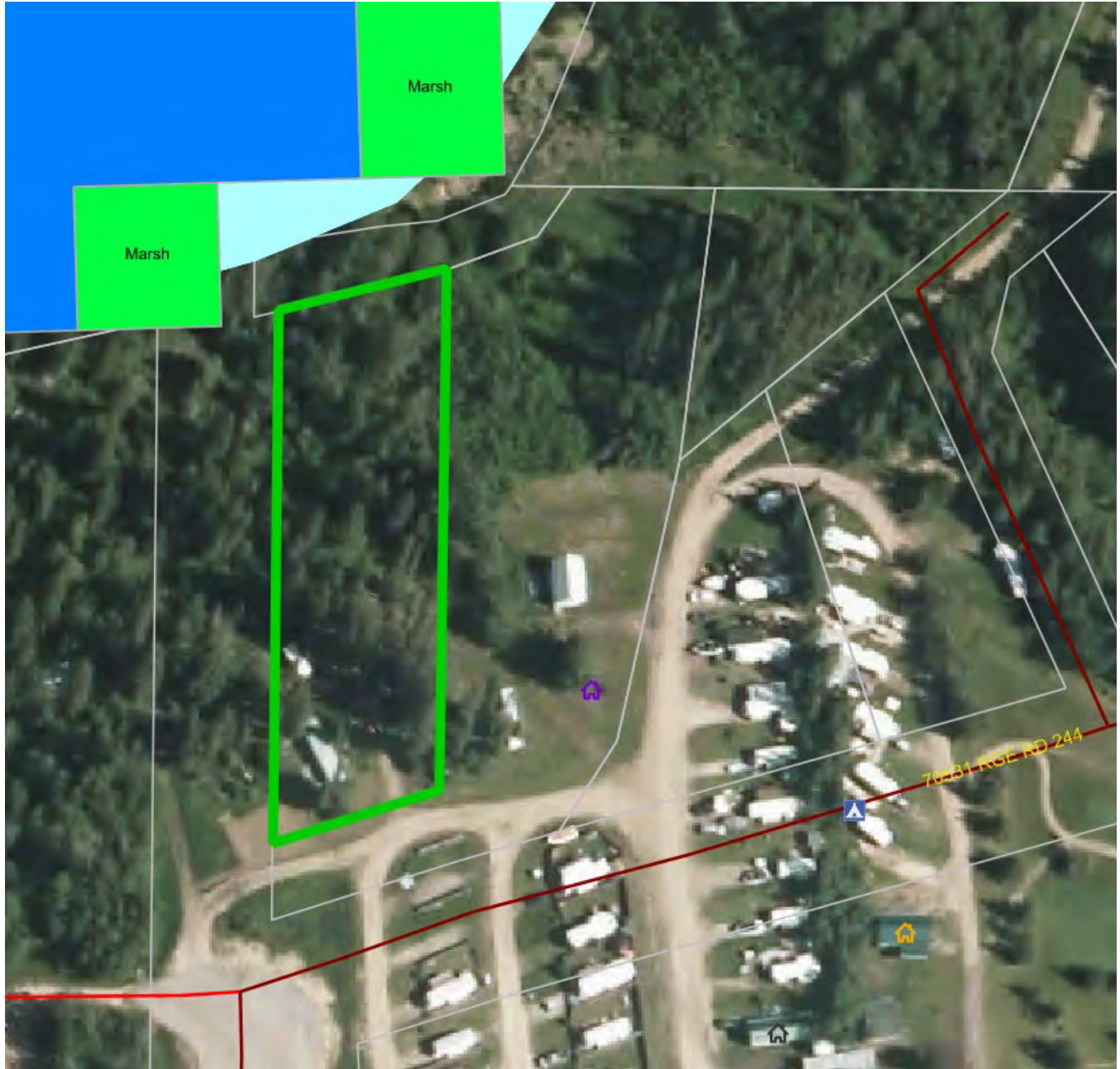
FILE NO. S23-007

APPLICANT: BEAIRSTO & ASSOCIATES ENG.

LEGAL LOCATION: PLAN 0926546, BLOCK 1, LOT 1 & 2

LANDOWNER: TAMMY DAY & ANITA MONRO EXEC.

FOR GEORGE ASEL DAY



SITE TOPOGRAPHY

FILE NO. S23-007

APPLICANT: BEIRSTO & ASSOCIATES ENG.

LEGAL LOCATION: PLAN 0926546, BLOCK 1, LOT 1 & 2

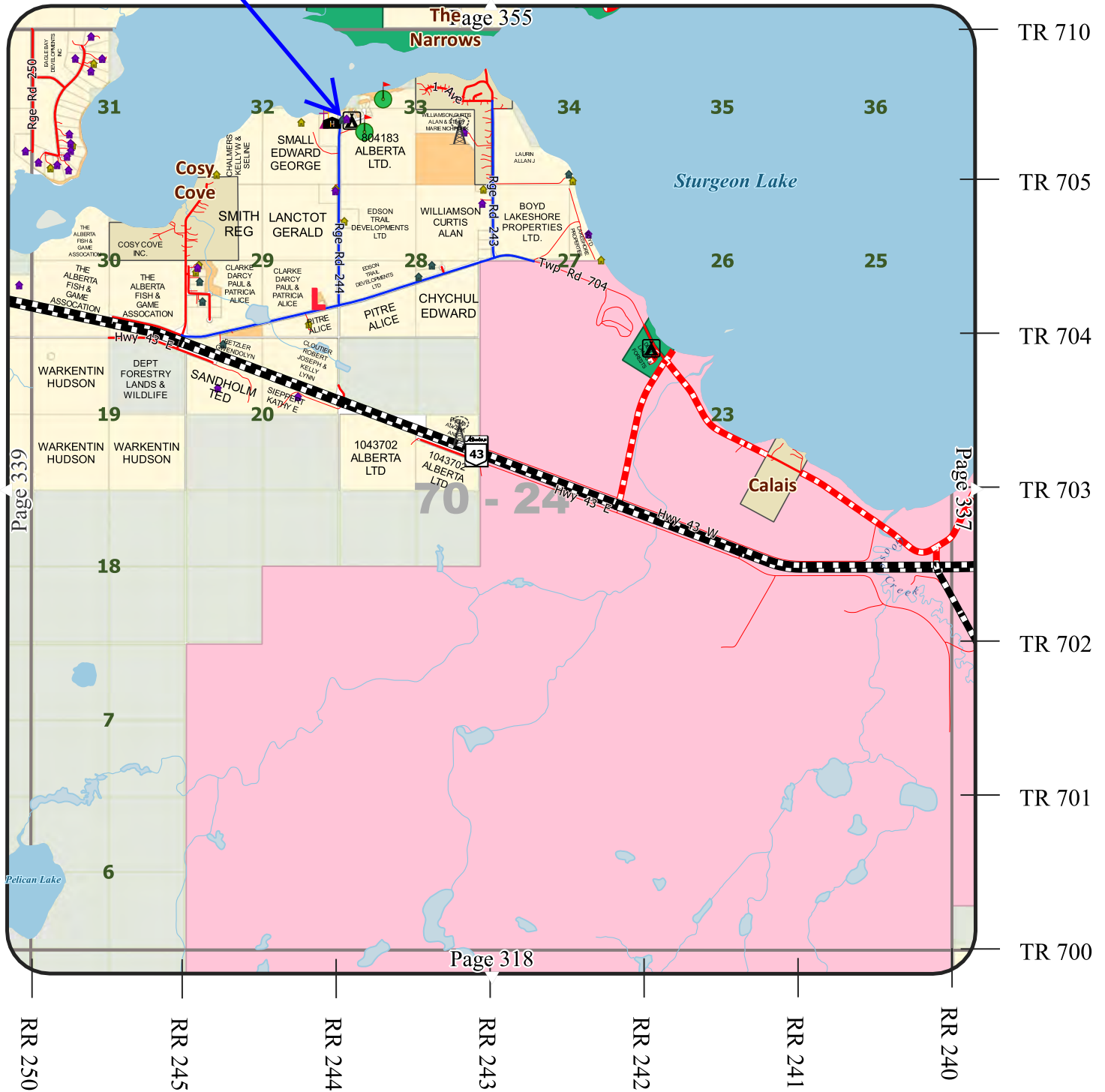
**LANDOWNER: TAMMY DAY & ANITA MONRO EXEC.
FOR GEORGE ASELD DAY**



M.D. of Greenview No.16



Subject Property



Map printed: 2021-12-30

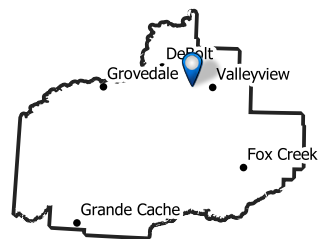
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NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





REQUEST FOR DECISION

SUBJECT: **S23-008 First Parcel Subdivision in A-1**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: September 13, 2023 DIRECTOR: PRESENTER: NF
REPORT TYPE: Subdivision Application MANAGER: SD WRITER: NF

FILE NO.: S23-008 LAND USE DISTRICT: Agricultural One (A-1)
LEGAL LOCATION: NW 36-71-1-W6M
AREA: Ward 6, DeBolt
APPLICANT/SURVEYOR: Velocity Group – Chris Chiasson
LANDOWNER: Andrew Airth & Jessica Unger

BACKGROUND/PROPOSAL:

Administration has received an application to subdivide an existing yard site, approximately 8.19 hectares (20.23 acres) in size, from the parcel legally described as NW 36-71-1-W6M. The subject property is located approximately 1.6 km south of the Hamlet of DeBolt. The developed yard site includes a modular home, shed, and sea can and is serviced by a well and open septic discharge (pump out).

The larger size is proposed to accommodate the setback requirements for the open discharge to the south property line. Although the size exceeds the maximum size allowed for a first parcel subdivision within the Agricultural One (A-1) district of 8.1 ha (20.0 ac) administration does not have concerns with the proposal as the size will be reduced by 0.09 ha (0.23 ac) following road widening along the parcel frontage of 5.03 metres therefore meeting the maximum subdivision size permitted in the district.

The approach to the proposed subdivision is also used to access the remainder parcel. Included in the recommended conditions of approval is that the landowner pay for the construction of a gravel approach to the remainder.

PROPERTY DETAILS:

Proposed Servicing: Private, existing well and open discharge
Soil Type: Loam
Topography: Flat
Wetland Inventory: 14 – swamp south of subdivision
LSRS Spring Grains: 2(8) – 6W(2); Slight limitation, Extremely severe limitation due to drainage

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan (MDP)

3.4.2 Subdivision of Better Agricultural Land

Greenview may support the subdivision of better agricultural land where the proposed subdivision is for:

(a) A farmstead separation;

The yard site was approved for development in April 2009 therefore it may be considered a Farmstead as it was developed more than ten (10) years ago.

3.4.4 Parcel Location

Where possible, subdivisions identified in 3.4.2 (“Subdivision of Better Agricultural Land”) will be encouraged to located 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.

The proposed subdivision is located adjacent to the quarter section boundary and adjacent and partially containing a wetland (swamp) therefore meeting both requirements of section 3.4.4.

3.4.8 Parcel Size Requirements

- (a) The size of a farmstead separation shall be at the discretion of Greenview based on the location of the existing buildings, fences, shelter belts and required setback distances for the existing private sewage system.

The proposed size is to accommodate the setback requirement for the open discharge from the new property lines therefore it meets the requirements of section 3.4.8.

Land Use Bylaw 18-800 (LUB)

8.1 Agricultural One (A-1) District

8.1.4 Other Regulations

- a) First Parcel Out: Minimum: 1.2 ha (3.0 ac)
 Maximum: 8.1 ha (20.0 ac)

The application proposes a first parcel subdivision larger than the size permitted by the district, however, following road widening, the size will be reduced to the maximum allowed thereby satisfying the requirement of the LUB.

Policy 6003

2. Policy Statement

2.1 Road Widening will be taken along road rights-of-way on all parcels being subdivided in accordance with the MGA, unless previously taken along the respective road rights-of-way or as recommended by the Director of Infrastructure & Engineering.

Neither the adjacent Township Road 720 nor the adjacent Range Road 11 have been previously widened, therefore road widening of 5.03 metres is required by Policy 6003.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE subdivision application S23-008 for the creation of an 8.1 hectare (20.0 acre) within the parcel legally described as NW 36-71-1-W6M, 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 for 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 36-71-1-W6M. The MD of Greenview No. 16 reserves the right to determine the construction date of the approach.
5. In accordance with Policy 6003, road widening of 5.03 metres along the proposed subdivision frontage of Township Road 720 shall be dedicated and road widening of 5.03 metres along the remnant lands of NW 36-71-1-W6M along Township Road 720 and Range Road 11 and a corner cut of 15 metres by 15 metres at the intersection of along Township Road 720 and Range Road 11 shall be sold to the MD of Greenview No. 16 in accordance with Schedule of Fees Bylaw 22-930. The road widening and corner cut shall be registered as road within the Plan of Survey for the subdivision at no expense to the MD of Greenview No. 16.

Advisory 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.

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 and Municipal Development Plan.

Alternative #2: The Municipal Planning Commission may table the application subject to a Land Use Bylaw amendment rezoning the proposed subdivision to Agricultural Two (A-2) to accommodate the proposed size of 8.19 ha (20.23 ac). Administration does not recommend this option as the parcel will meet the size restriction of the Agricultural One (A-1) district following road widening which is included in the recommended conditions of approval.

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 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.

ATTACHMENTS:

- Subdivision Application
- Tentative Plan
- AGRASID Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map



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. S23-008	
FORM A AS COMPLETED	
FEEs SUBMITTED 450.00	RECEIPT NO. 382692
ROLL NO. 39335	

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:

(Name(s) in Block Capitals) Addre _____
Phone _____
Rural Address: _____ Email: _____

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:

(Name(s) in Block Capitals) Addres _____
Phone _____
Email: _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of the _____ ¼ Sec. _____ Twp. _____ Range: _____ West of _____ 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. _____
- 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 _____
- b. Proposed use of land _____
- c. The designated use of land as classified under Municipal District No. 16's Land Use Bylaw is _____

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) _____
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) _____
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) _____

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

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

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

I / WE _____ 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.
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.



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

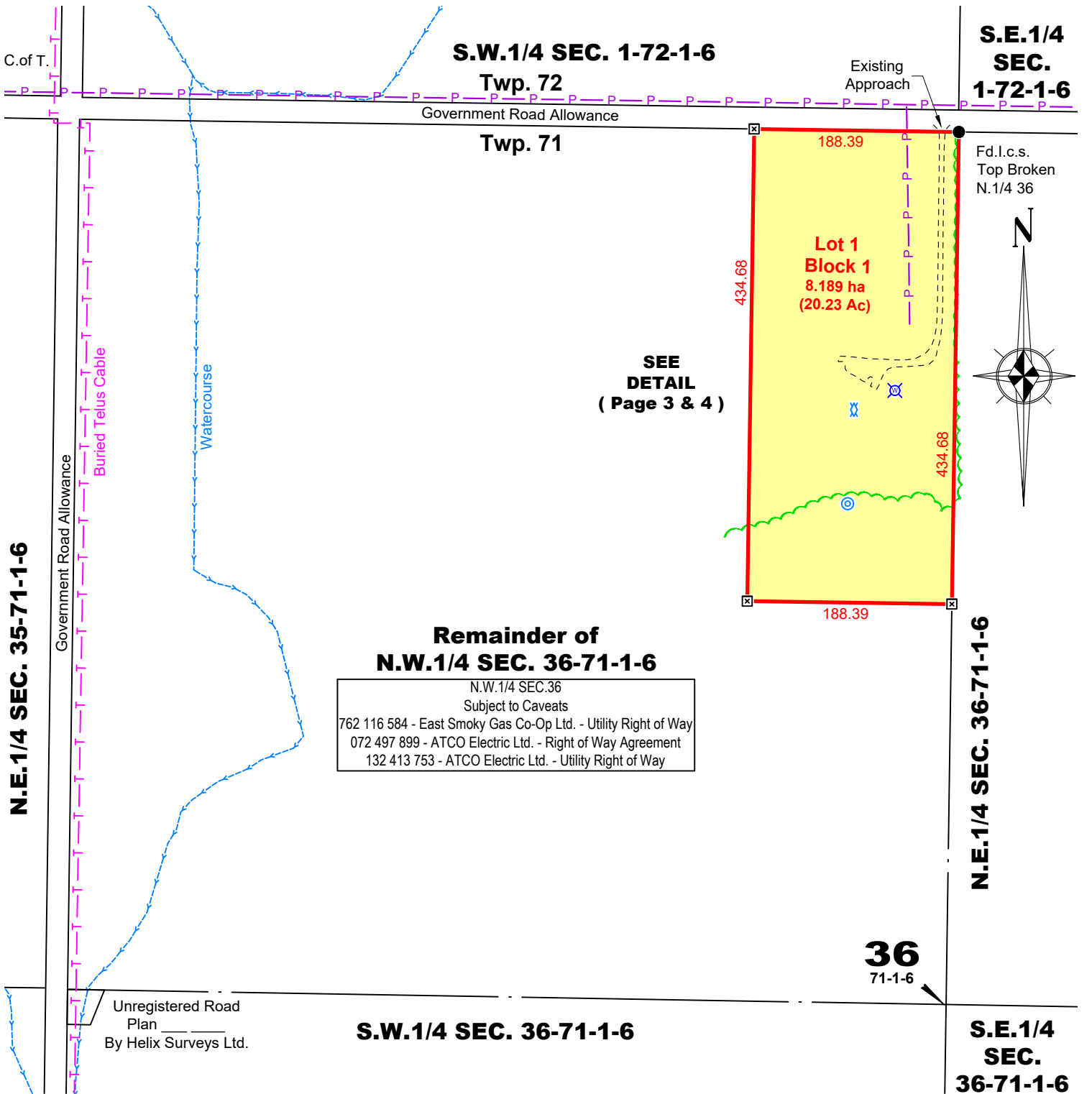
Please note below the type of water supply and sewage disposal that is either **Existing** or **Proposed** for the lots indicated on the sketch accompanying your application. *(The location of these facilities must be accurately indicated on the sketch.)*

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			
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			
Septic Tank/Holding Tank			
Tile Field/Evaporation Mound			
Sewage Lagoon			
Municipal Service			
Other <i>(Please specify)</i>			



N.E.1/4 SEC. 35-71-1-6

S.W.1/4 SEC. 1-72-1-6
Twp. 72
 Government Road Allowance
Twp. 71

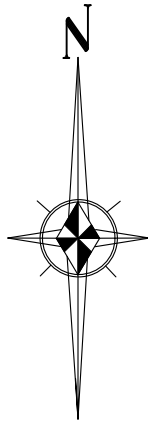
S.E.1/4 SEC. 1-72-1-6

**SEE
 DETAIL
 (Page 3 & 4)**

**Remainder of
 N.W.1/4 SEC. 36-71-1-6**

N.W.1/4 SEC.36
 Subject to Caveats
 762 116 584 - East Smoky Gas Co-Op Ltd. - Utility Right of Way
 072 497 899 - ATCO Electric Ltd. - Right of Way Agreement
 132 413 753 - ATCO Electric Ltd. - Utility Right of Way

Fd.l.c.s.
 Top Broken
 N.1/4 36



N.E.1/4 SEC. 36-71-1-6

36
 71-1-6

S.W.1/4 SEC. 36-71-1-6

S.E.1/4 SEC. 36-71-1-6

Unregistered Road
 Plan _____
 By Helix Surveys Ltd.

PREPARED FOR:

Andrew Thomas Airth and Jessica Lee Unger (C.of T. 092 102 423)

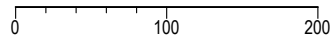
LEGEND:

- Area to be subdivided shown thus: - - - - -
- Power Pole shown thus: - - - - -
- Calculated positions shown thus: - - - - -
- Statutory Iron Posts found shown thus: - - - - -
- Powerlines shown thus: - - - - -
- Bush Lines shown thus: - - - - -
- Water Flow Direction shown thus: - - - - -

NOTES:

- Total area to be subdivided = 8.189 Hectares (20.23 Acres).
- Field inspection and survey was carried out on April 20th, 2023.

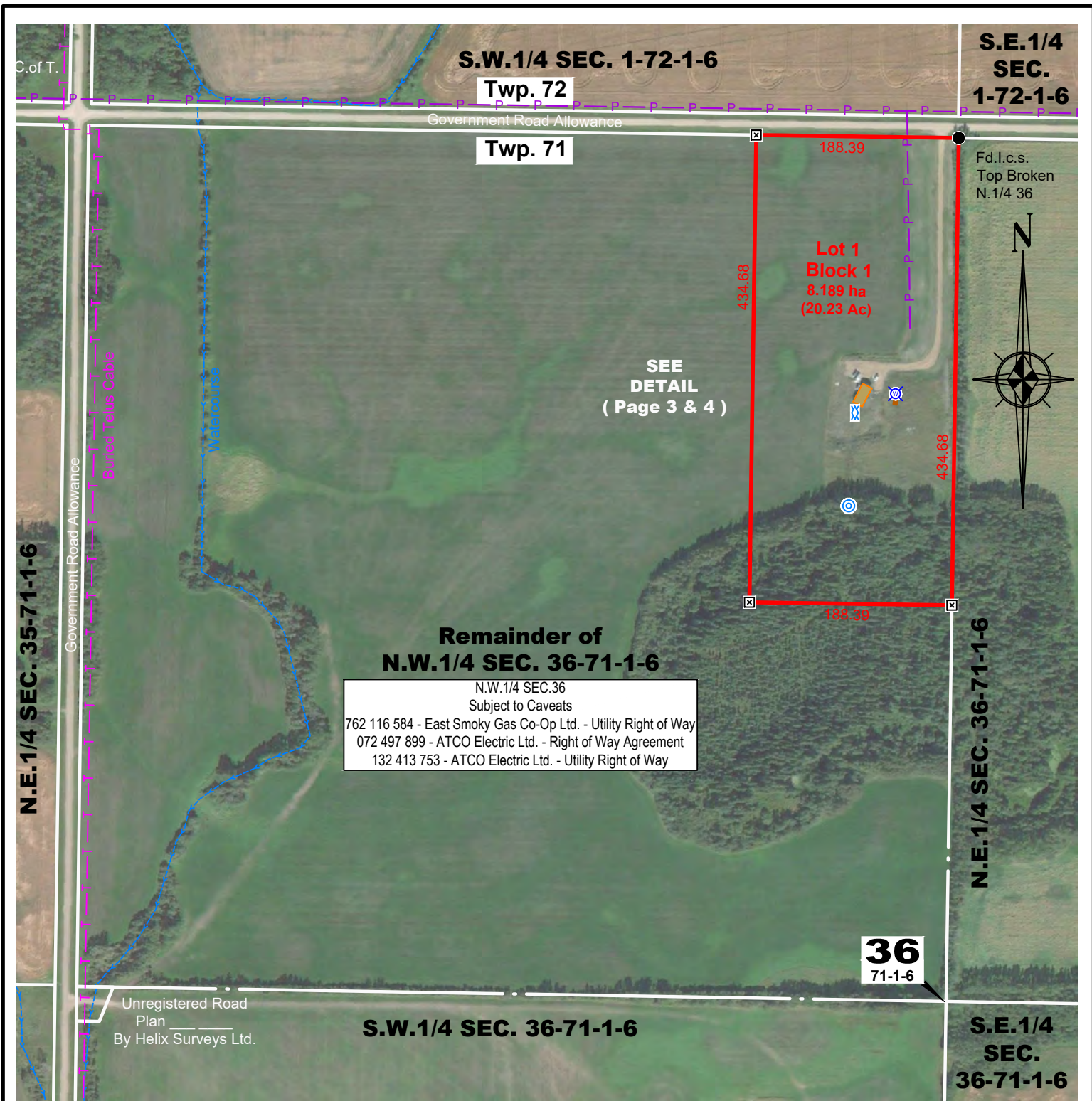
SKETCH
 SCALE = 1:5000



SKETCH

SHOWING PROPOSED SUBDIVISION
 within
N.W.1/4 SEC. 36 TWP. 71 RGE. 1 W.6M.
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

0	Plan Issued	May 4, 2023	SG - JS - RDS
REV.	REVISION	DATE	INITIALS
VELOCITY GROUP Grande Prairie Peace River Beaumont Surveying & Engineering Toll Free Phone # 1-877-283-3016		Job No. : 230272	
		CAD File: 230272_TE	
		Page 1 of 5	



**Remainder of
N.W.1/4 SEC. 36-71-1-6**

N.W.1/4 SEC.36
Subject to Caveats
762 116 584 - East Smoky Gas Co-Op Ltd. - Utility Right of Way
072 497 899 - ATCO Electric Ltd. - Right of Way Agreement
132 413 753 - ATCO Electric Ltd. - Utility Right of Way

36
71-1-6

PREPARED FOR:

Andrew Thomas Airth and Jessica Lee Unger (C.of T. 092 102 423)

LEGEND:

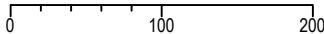
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- Power Pole shown thus: - - - - - PP
- Calculated positions shown thus: - - - - -
- Statutory Iron Posts found shown thus: - - - - -
- Powerlines shown thus: - - - - - P P
- Bush Lines shown thus: - - - - -
- Water Flow Direction shown thus: - - - - -

NOTES:

- Total area to be subdivided = 8.189 Hectares (20.23 Acres).
- Field inspection and survey was carried out on April 20th, 2023.

SKETCH

SCALE = 1:5000



SKETCH

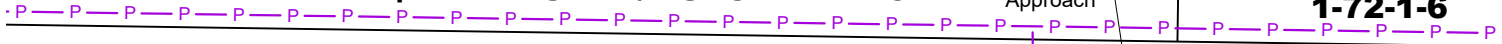
SHOWING PROPOSED SUBDIVISION
within

**N.W.1/4 SEC. 36 TWP. 71 RGE. 1 W.6M.
MUNICIPAL DISTRICT OF GREENVIEW NO. 16**

0	Plan Issued	May 4, 2023	SG - JS - RDS
REV.	REVISION	DATE	INITIALS
VELOCITY GROUP Grande Prairie Peace River Beaumont Surveying & Engineering Toll Free Phone # 1-877-263-3016		Job No. : 230272	
		CAD File: 230272_TE	
		Page 2 of 5	

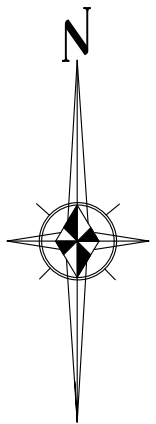
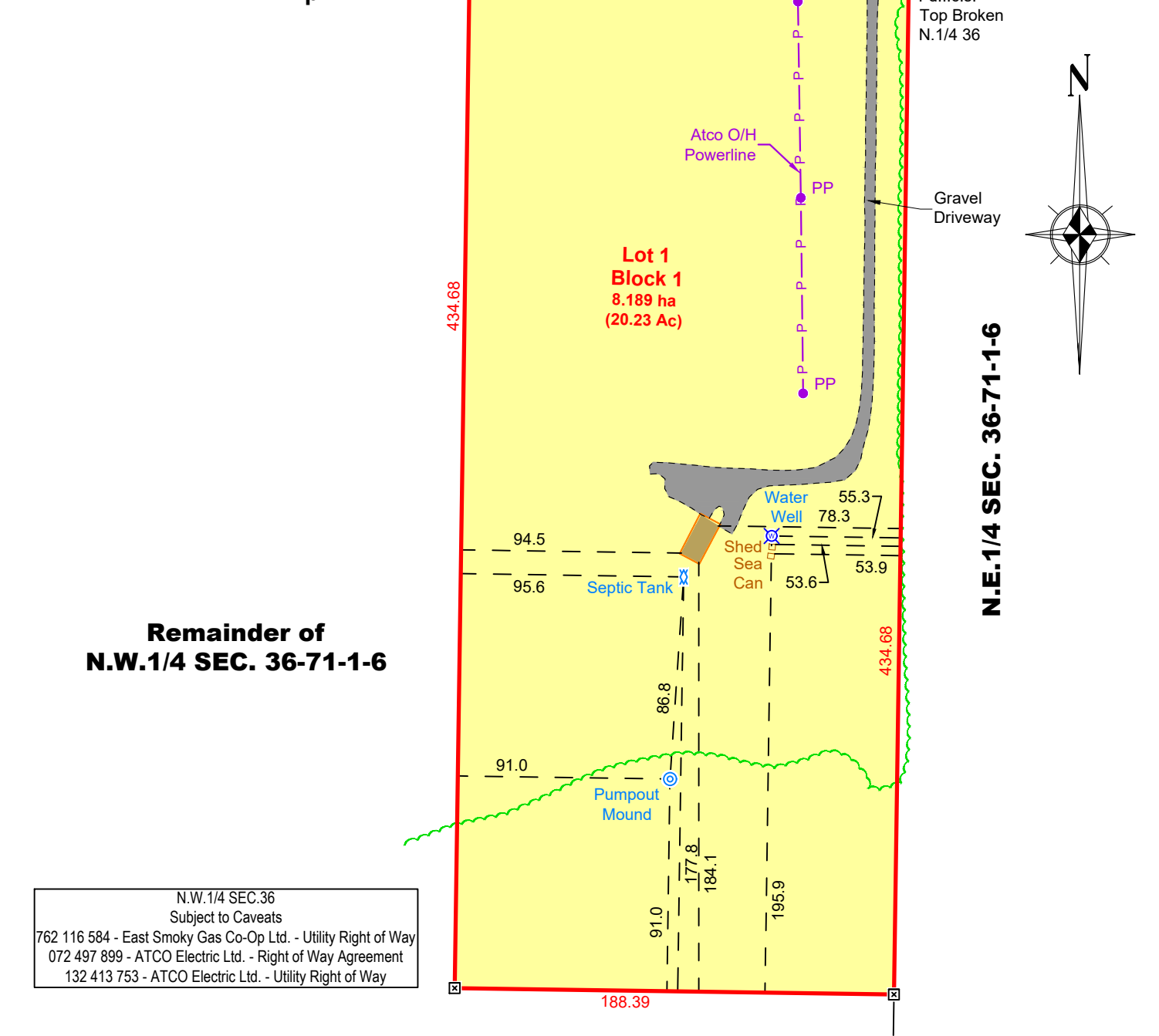
Twp. 72 S.W.1/4 SEC. 1-72-1-6

S.E.1/4 SEC. 1-72-1-6



Government Road Allowance

Twp. 71



N.E.1/4 SEC. 36-71-1-6

Remainder of N.W.1/4 SEC. 36-71-1-6

N.W.1/4 SEC.36
 Subject to Caveats
 762 116 584 - East Smoky Gas Co-Op Ltd. - Utility Right of Way
 072 497 899 - ATCO Electric Ltd. - Right of Way Agreement
 132 413 753 - ATCO Electric Ltd. - Utility Right of Way

PREPARED FOR:
 Andrew Thomas Airth and Jessica Lee Unger (C.of T. 092 102 423)

- LEGEND:**
- Area to be subdivided shown thus: - - - - -
 - Power Pole shown thus: - - - - -
 - Calculated positions shown thus: - - - - -
 - Statutory Iron Posts found shown thus: - - - - -
 - Powerlines shown thus: - - - - -
 - Bush Lines shown thus: - - - - -
 - Water Flow Direction shown thus: - - - - -

NOTES:

- Total area to be subdivided = 8.189 Hectares (20.23 Acres).
- Field inspection and survey was carried out on April 20th, 2023.

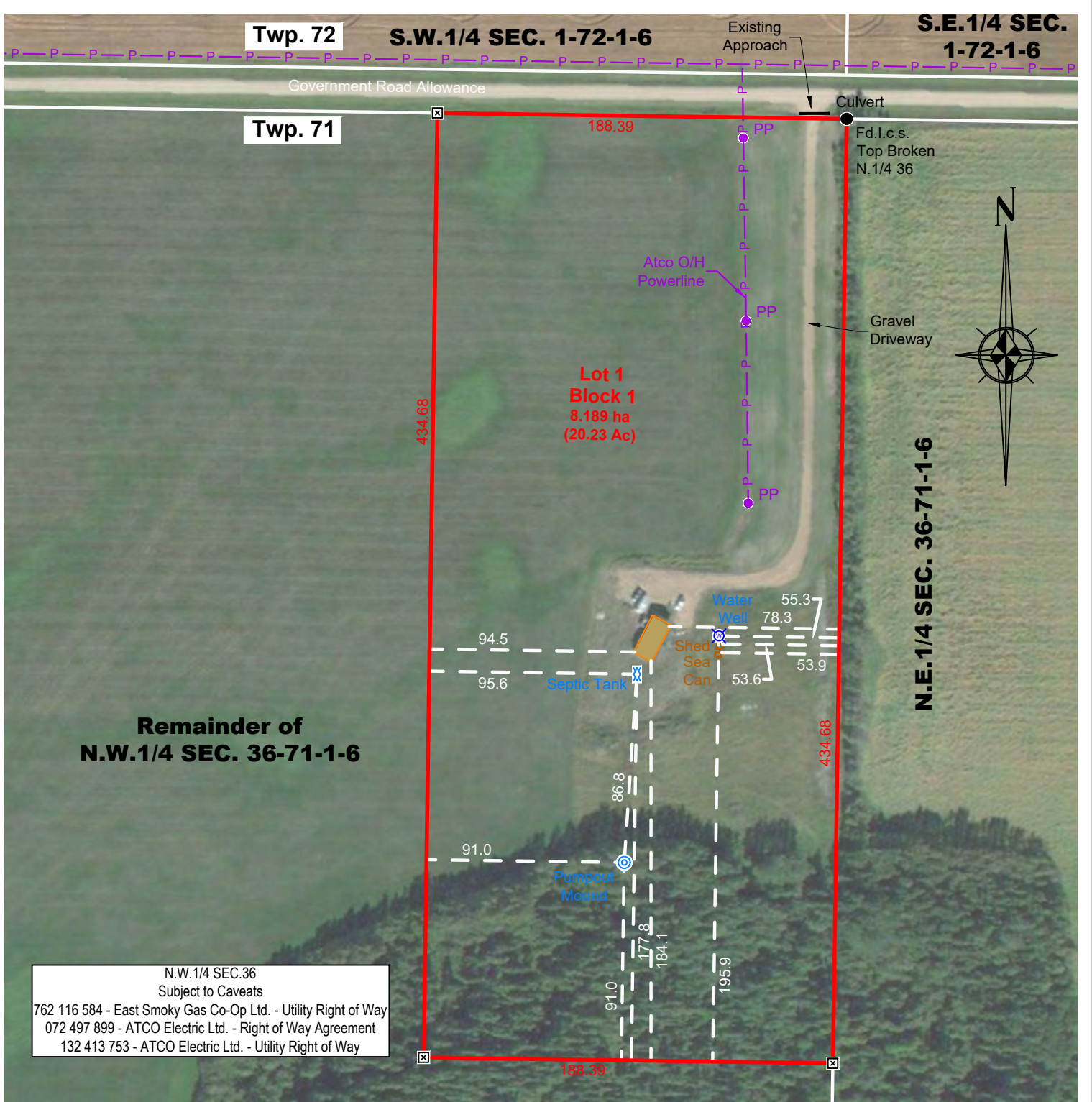
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SKETCH

SHOWING PROPOSED SUBDIVISION
 within
N.W.1/4 SEC. 36 TWP. 71 RGE. 1 W.6M.
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

0	Plan Issued	May.4, 2023	SG - JS - RDS
REV.	REVISION	DATE	INITIALS
		Job No. : 230272	
Grande Prairie Peace River Beaumont		CAD File: 230272_TE	
Surveying & Engineering Toll Free Phone # 1-877-263-3016		Page 3 of 5	



N.W.1/4 SEC.36
 Subject to Caveats
 762 116 584 - East Smoky Gas Co-Op Ltd. - Utility Right of Way
 072 497 899 - ATCO Electric Ltd. - Right of Way Agreement
 132 413 753 - ATCO Electric Ltd. - Utility Right of Way

PREPARED FOR:

Andrew Thomas Airth and Jessica Lee Unger (C.of T. 092 102 423)

LEGEND:

- Area to be subdivided shown thus : - - - - -
- Power Pole shown thus:- - - - -
- Calculated positions shown thus: - - - - -
- Statutory Iron Posts found shown thus:- - - - -
- Powerlines shown thus: - - - - - P - P -
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- Water Flow Direction shown thus: - - - - -

SKETCH
 SCALE = 1:2000




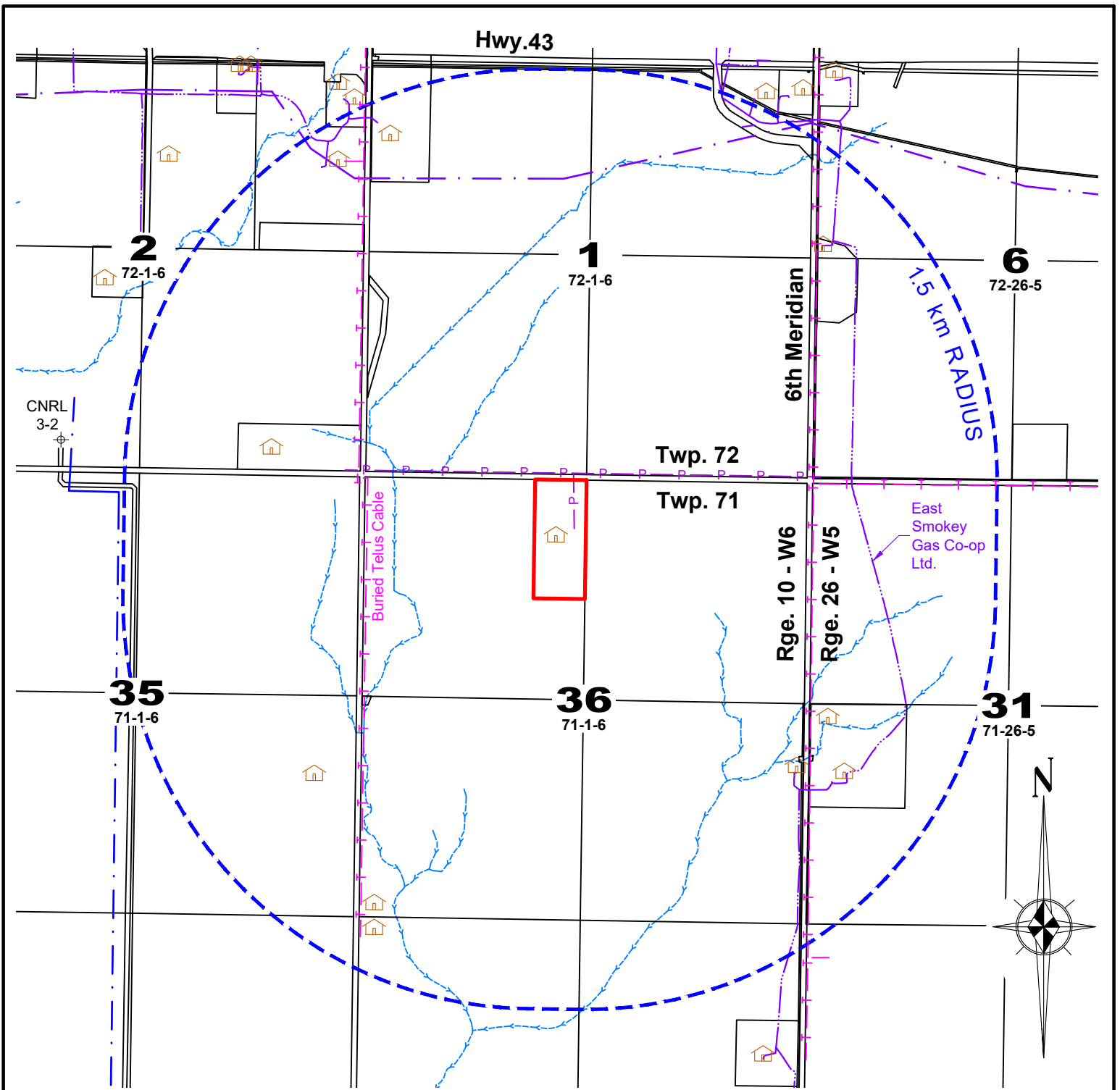
SKETCH

SHOWING PROPOSED SUBDIVISION
 within
N.W.1/4 SEC. 36 TWP. 71 RGE. 1 W.6M.
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

NOTES:

- Total area to be subdivided = 8.189 Hectares (20.23 Acres).
- Field inspection and survey was carried out on April 20th, 2023.

0	Plan Issued	May 4, 2023	SG - JS - RDS
REV.	REVISION	DATE	INITIALS
 VELOCITY GROUP Grande Prairie Peace River Beaumont Surveying & Engineering Toll Free Phone # 1-877-263-3016		Job No. : 230272 CAD File: 230272_TE	
Page 4 of 5			



PREPARED FOR:

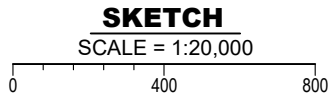
Andrew Thomas Airth and Jessica Lee Unger (C.of T. 092 102 423)

LEGEND:

- Area to be subdivided shown thus:
- Residences shown thus:
- High Pressure Water Pipelines shown thus:
- High Pressure Gas Sweet Pipelines shown thus:
- Low Pressure Gas Sweet Pipelines shown thus:
- Powerlines shown thus:
- Water Flow Direction shown thus:

NOTES:

- Total area to be subdivided = 8.189 Hectares (20.23 Acres).
- Field inspection and survey was carried out on April 20th, 2023.



SKETCH

SHOWING PROPOSED SUBDIVISION
within

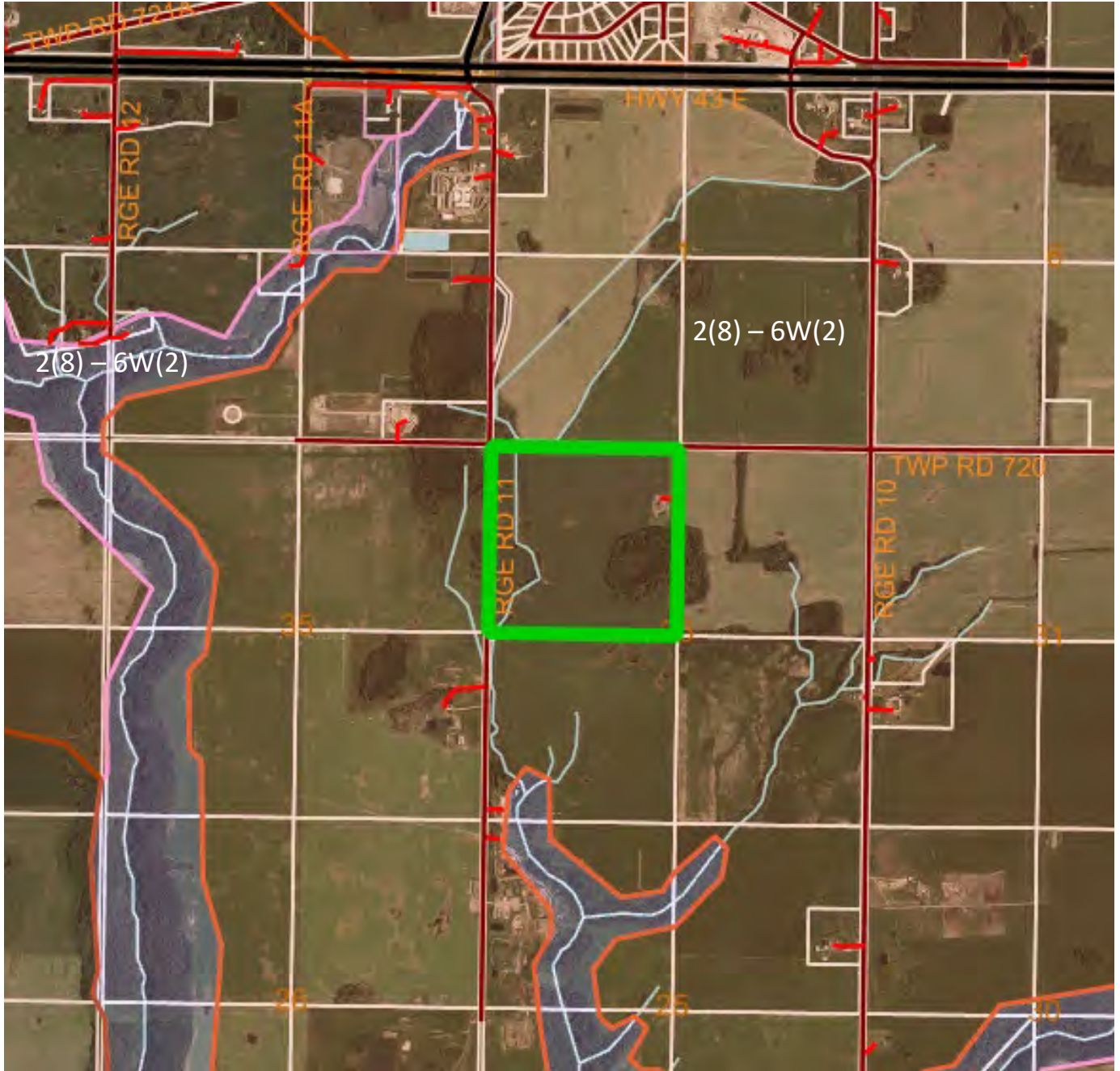
N.W.1/4 SEC. 36 TWP. 71 RGE. 1 W.6M.
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

0	Plan Issued	May.4, 2023	SG - JS - RDS
REV.	REVISION	DATE	INITIALS
VELOCITY GROUP Grande Prairie Peace River Beaumont Surveying & Engineering Toll Free Phone # 1-877-283-3016		Job No. : 230272	
		CAD File: 230272_TE	
		Page 5 of 5	

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

**FILE NO. S23-008
APPLICANT: VELOCITY GROUP**

**LEGAL LOCATION: NW 36-71-1-W6M
LANDOWNER: ANDREW AIRTH & JESSICA UNGER**



Spring Grain Growth Limitations

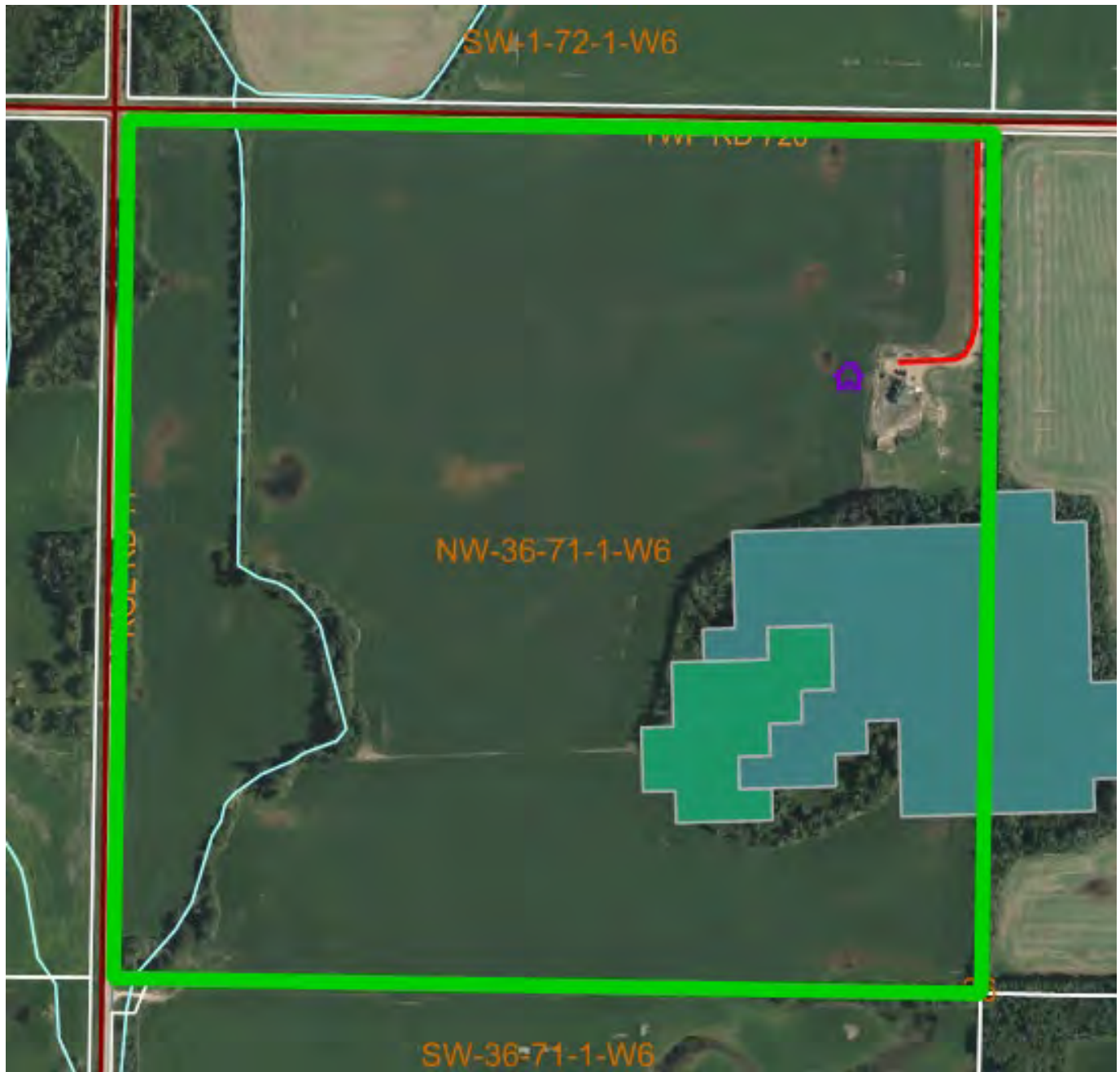
2(8) - 6W(2): Slight limitation - extremely severe limitation due to drainage

7WBV(10): Unsuitable due to drainage, degree of decomposition or fibre content, soil reaction

WETLAND INVENTORY

FILE NO. S23-008
APPLICANT: VELOCITY GROUP

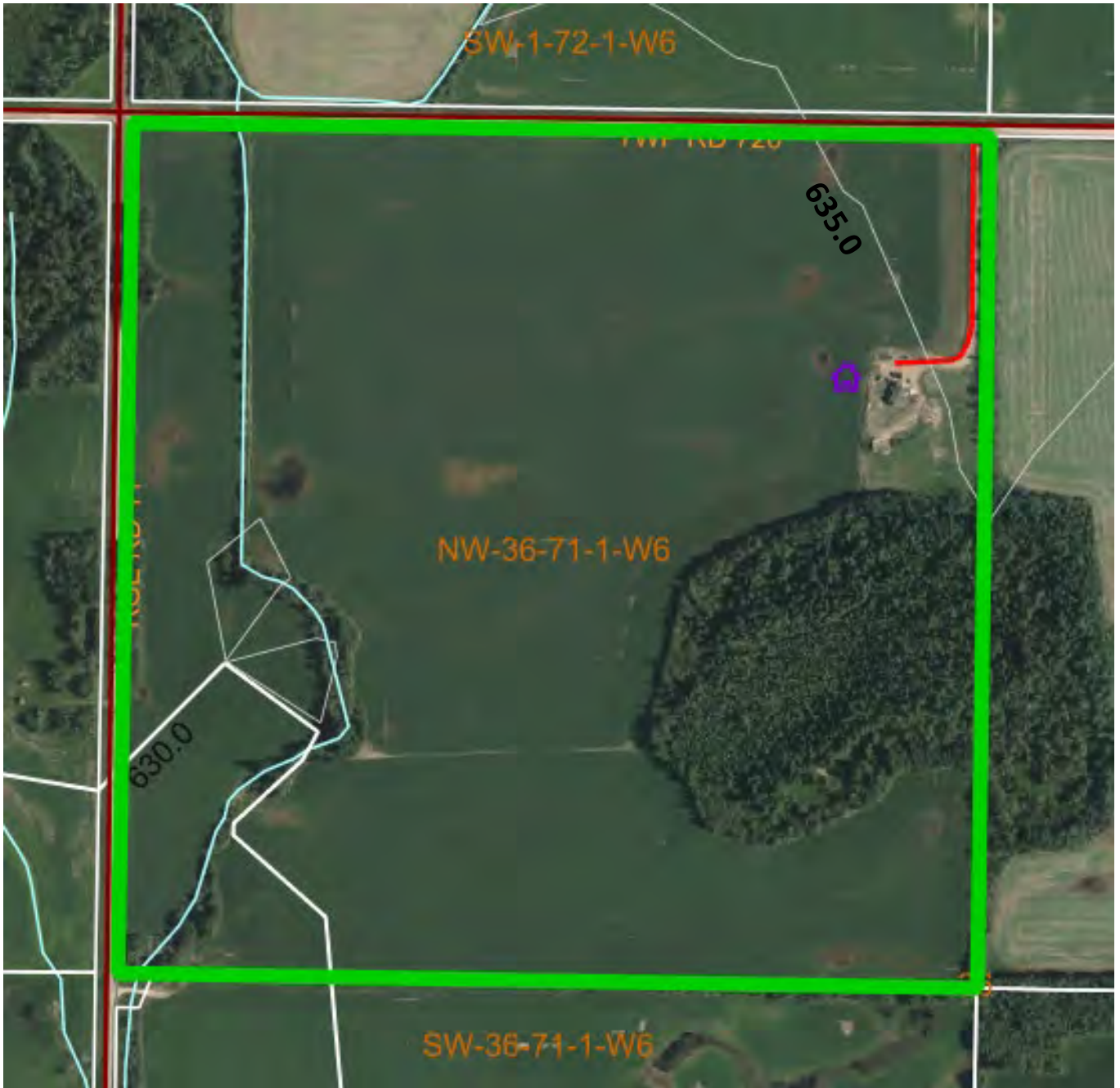
LEGAL LOCATION: NW 36-71-1-W6M
LANDOWNER: ANDREW AIRTH & JESSICA UNGER



SITE TOPOGRAPHY

FILE NO. S23-008
APPLICANT: VELOCITY GROUP

LEGAL LOCATION: NW 36-71-1-W6M
LANDOWNER: ANDREW AIRTH & JESSICA UNGER



M.D. of Greenview No.16

Subject
Property



Map printed: 2021-12-30

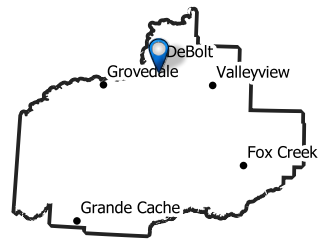
M.D. of Greenview No. 16 makes no representation or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no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

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

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





REQUEST FOR DECISION

SUBJECT: **S23-009 First Parcel Subdivision in A-1**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: September 13, 2023 DIRECTOR: PRESENTER: NF
REPORT TYPE: Subdivision Application MANAGER: SD WRITER: NF

FILE NO.: S23-009 LAND USE DISTRICT: Agricultural One (A-1)
LEGAL LOCATION: SE 24-69-23-W5M
AREA: Ward 3, Valleyview Area
APPLICANT/SURVEYOR: Borderline Surveys
LANDOWNER: Jeff Gervais & Jennifer Gervais

BACKGROUND/PROPOSAL:

Administration has received an application to subdivide an existing yard site, approximately 6.39 hectares (15.8 acres) in size, from the parcel legally described as SE 24-69-23-W5M. The subject property is located approximately 12 km southwest of the Town of Valleyview, and 5 km west of Highway 43. The yard site contains a house, garage, sea cans (2), several sheds, and a dugout and is serviced by a well and open septic discharge (pump out).

The existing pump out does not meet the setback requirements of the Alberta Private Sewage Systems Standards of Practice 2021 from the property line adjacent to the road (90 metres) or from the house (45 metres). The landowner is already working to relocate the discharge west of the house to comply with current standards.

There is currently no approach to the remainder parcel therefore this has been included in the recommended conditions of approval to be paid for by the applicant.

PROPERTY DETAILS:

Proposed Servicing: Private, existing well and open discharge (to be relocated)
Soil Type: Clay
Topography: Flat
Wetland Inventory: 24 – creek and marsh north of subdivision
LSRS Spring Grains: 3(8) – 6W(2); Moderate limitation, Extremely severe limitation due to drainage

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan (MDP)

3.4.2 Subdivision of Better Agricultural Land

Greenview may support the subdivision of better agricultural land where the proposed subdivision is for:

(a) A farmstead separation;

The garage was approved for development in 2003 with the house predating Greenview's records. The proposal meets the intent of section 3.4.2 as the yard is well established.

3.4.4 Parcel Location

Where possible, subdivisions identified in 3.4.2 ("Subdivision of Better Agricultural Land") will be encouraged to located 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.

The proposed subdivision is not located adjacent to a quarter section boundary which does not meet the requirement of section 3.4.4(b). Portions of the proposed subdivision contain wetlands and are therefore of lower agricultural capability, partially meeting 3.4.4(a). As the proposal is for a farmstead separation, there is no alternate location for the subdivision.

3.4.8 Parcel Size Requirements

- (a) The size of a farmstead separation shall be at the discretion of Greenview based on the location of the existing buildings, fences, shelter belts and required setback distances for the existing private sewage system.

The proposed size is to accommodate the setback requirement for the dugout and relocation of the septic discharge. The current septic discharge does not meet the required setbacks from the adjacent road or the house and the landowner is in the process of relocating it.

Land Use Bylaw 18-800 (LUB)

8.1 Agricultural One (A-1) District

8.1.4 Other Regulations

- a) First Parcel Out: Minimum: 1.2 ha (3.0 ac)
 Maximum: 8.1 ha (20.0 ac)

The application proposes a first parcel subdivision within the size requirements of the Agricultural One (A-1) district.

Policy 6003

2. Policy Statement

2.1 Road Widening will be taken along road rights-of-way on all parcels being subdivided in accordance with the MGA, unless previously taken along the respective road rights-of-way or as recommended by the Director of Infrastructure & Engineering.

The adjacent Range Road 230 has not previously been widened, therefore road widening of 5.03 metres is required by Policy 6003.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission **APPROVE** subdivision application S23-009 for the creation of a 6.39-hectare (15.8-acre) subdivision within the parcel legally described as SE 24-69-23-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 for 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 SE 24-69-23-W5M. The MD of Greenview No. 16 reserves the right to determine the construction date of the approach.
5. The applicant shall provide the MD of Greenview No. 16 with a report, from an agency accredited by the Alberta Safety Codes Council, showing:
 - a) the on-site sewage disposal system for the proposed lot complies with the requirements of the Alberta Private Sewage Standards of Practice; or
 - b) a variance to the requirements has been approved; or
 - c) the relocation or replacement of the on-site sewage disposal system meeting the requirements of the Alberta Private Sewage Standards of Practice.All associated costs shall be the responsibility of the applicant.
6. In accordance with Policy 6003, road widening of 5.03 metres along the proposed subdivision frontage of Range Road 230 shall be dedicated and road widening of 5.03 metres along the remnant lands of SE 24-69-23-W5M along Range Road 230 shall be sold to the MD of Greenview No. 16 in accordance with Schedule of Fees Bylaw 22-930. The road widening shall be registered as road within the Plan of Survey for the subdivision at no expense to the MD of Greenview No. 16.

Advisory 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.

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 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. 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 requires that 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.

ATTACHMENTS:

- Subdivision Application
- Tentative Plan
- AGRASID Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map



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.	
FORM A AS COMPLETED	
FEES SUBMITTED	RECEIPT NO.
ROLL NO.	

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:

_____ Address _____
 (Name(s) in Block Capitals) Phone _____
 Rural Address: _____ Email: _____

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:

_____ Addr _____
 (Name(s) in Block Capitals) Phon _____
 _____ Email: _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of the _____ ¼ Sec. _____ Twp. _____ Range: _____ West of _____ 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. _____
 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 _____ b. Proposed use of land _____
 c. The designated use of land as classified under Municipal District No. 16's Land Use Bylaw is _____

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) _____
 b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) _____
 c. Describe the kind of soil on the land (sandy, loam, clay, etc.) _____

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

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

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

I / WE _____ 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 applic
 SIGNED: _____ 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.



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

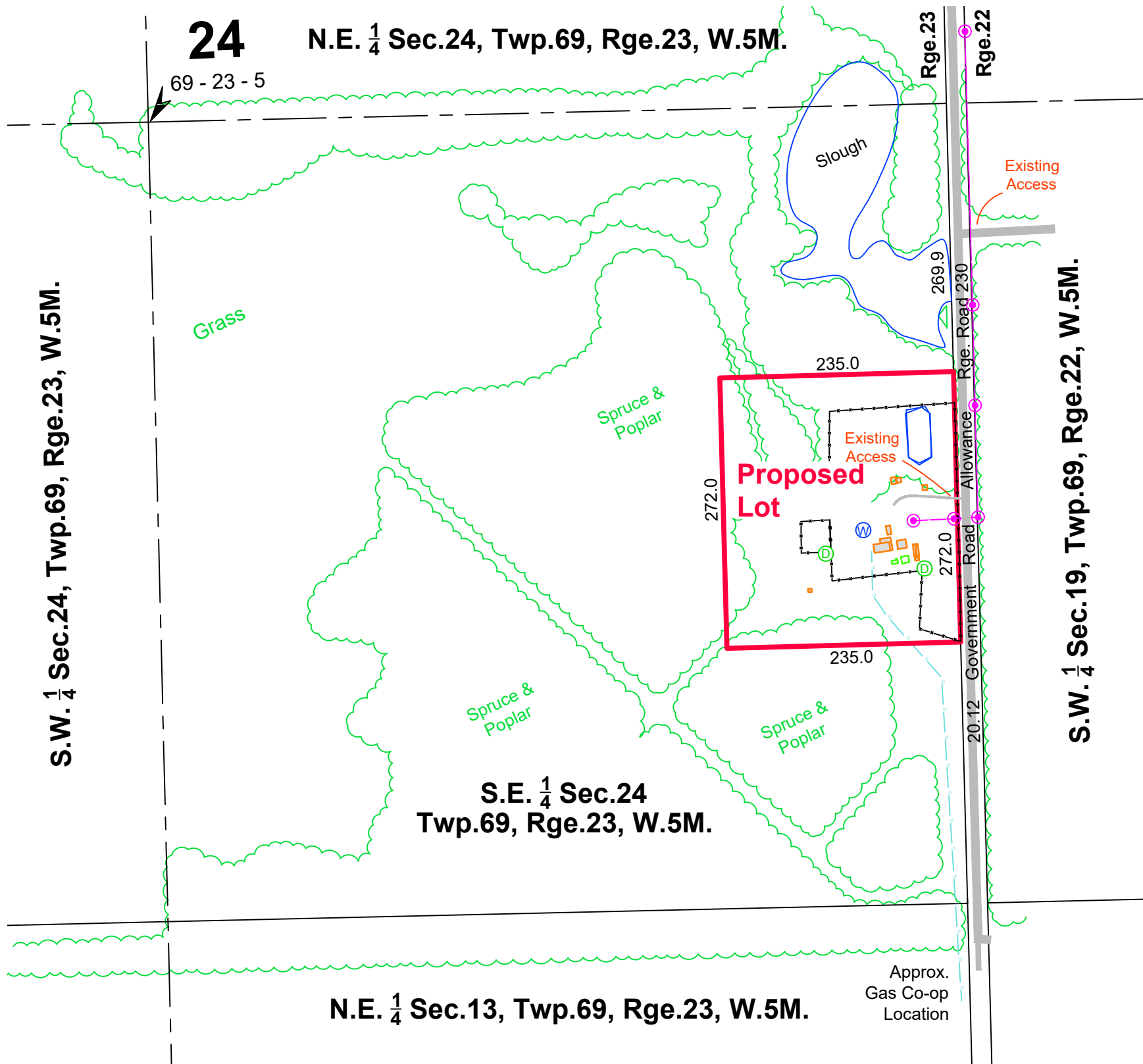
Please note below the type of water supply and sewage disposal that is either **Existing** or **Proposed** for the lots indicated on the sketch accompanying your application. *(The location of these facilities must be accurately indicated on the sketch.)*

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			
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			
Septic Tank/Holding Tank			
Tile Field/Evaporation Mound			
Sewage Lagoon			
Municipal Service			
Other <i>(Please specify)</i>			



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
S.E. 1/4 Sec. 24, Twp. 69, Rge. 23, W. 5M.
 (For Farmyard Separation)
 Within
 Municipal District of Greenview No. 16, Alberta

Schedule of Area(s)

Contains 1 Lot,
 Containing 6.39 ha (15.8 Ac.)

Registered Title Encumbrances (Affecting Extent of Title)

972 143 797 - Utility Right-of-Way - East Smoky Gas Co-op Ltd.

Notes

- Distances are in Metres and Decimals Thereof.
- Plan measurements based from a field inspection conducted on July 13th, 2023.

Legend

- | | |
|--|------------------------------------|
| Area Affected by This Plan is Outlined Thus..... | Power Pole Shown Thus..... |
| Roads Shown Thus..... | Water Well/Cistern Shown Thus..... |
| Fence Shown Thus..... | Septic Tank Shown Thus..... |
| Gas Co-op Shown Thus..... | Septic Discharge Shown Thus..... |
| Overhead Power Shown Thus..... | |

Land Owner(s)

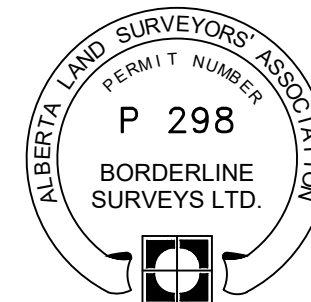
Jeff Gervais
 Jennifer Gervais
 C. of T. 982 208 754

Site Information

Address: 69322 Range Road 230



#103-2, 8301 99 Street
 Clairmont, Alberta T8X 5B1
 Phone: (780) 538-1955
 E-mail: jwc.surveyor@gmail.com



PREPARED BY
 Jason Coates, A.L.S.

Revision Table

No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	LB	JC	JC	July 24, 2023
Client File No: N/A					0 Revision
File No: 230143		Job No: 230143T		Sheet: 1 of 4	

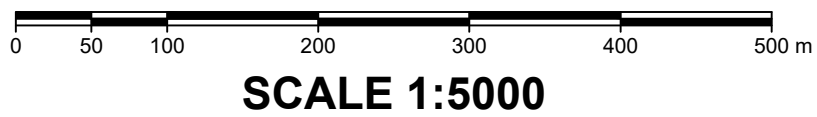
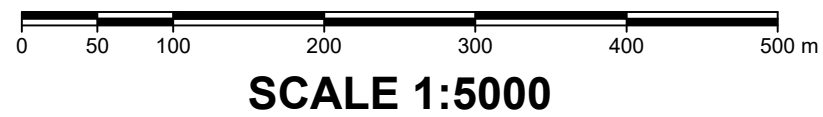


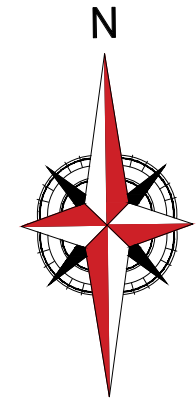


Photo is current Bing Imagery



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
S.E. 1/4 Sec. 24, Twp. 69, Rge. 23, W. 5M.
 (For Farmyard Separation)
 Within
 Municipal District of Greenview No. 16, Alberta



Notes

- The house is served by a septic discharge tank system. Existing septic discharge to be moved.
- Water source is a Water Well.
- Some buildings may have been erected and others moved since the date of this photo.



#103-2, 8301 99 Street
 Clairmont, Alberta T8X 5B1
 Phone: (780) 538-1955
 E-mail: jwc.surveyor@gmail.com

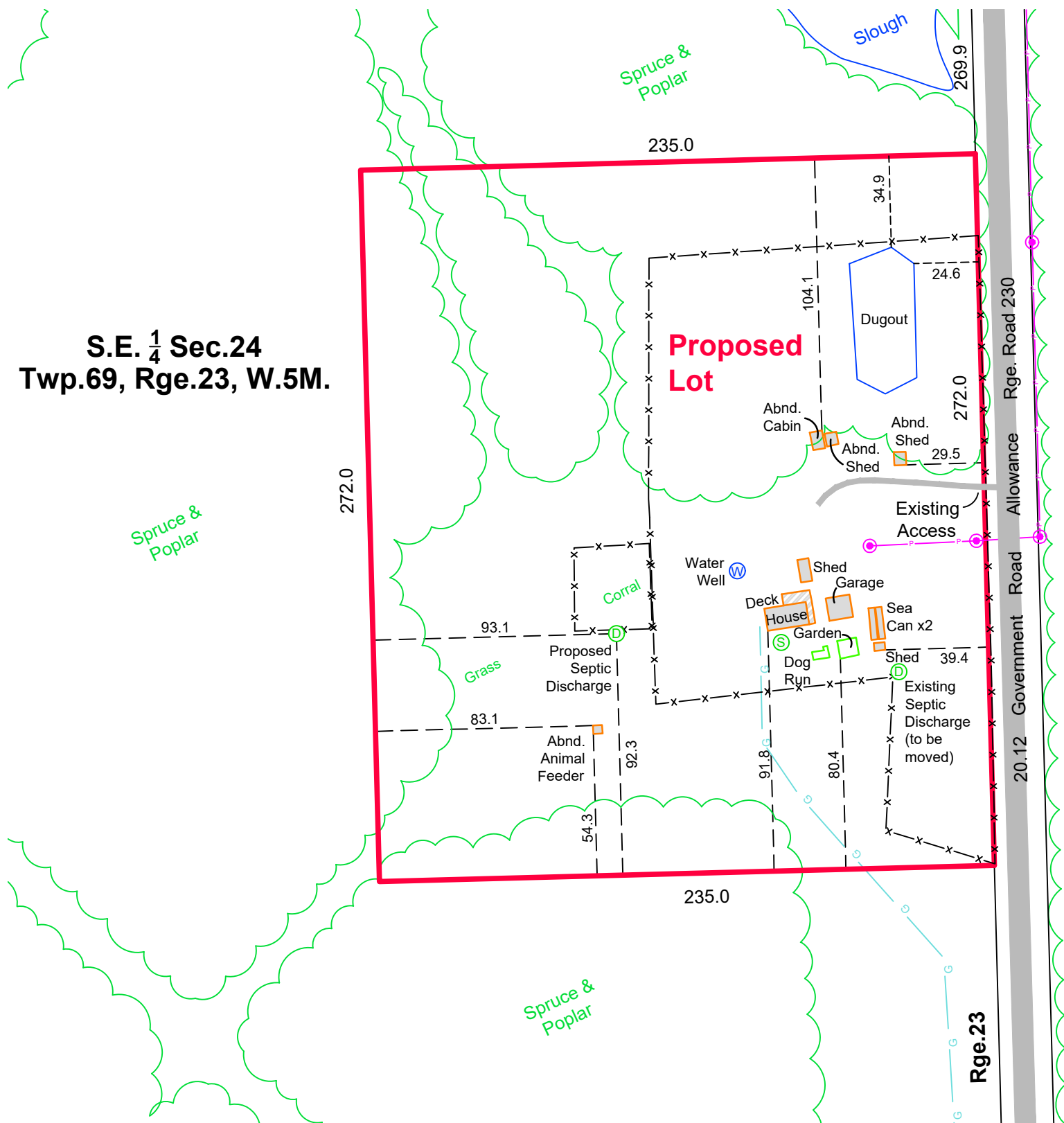


PREPARED BY
 Jason Coates, A.L.S.

Revision Table

No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	LB	JC	JC	July 24, 2023
Client File No: N/A					 0 Revision
File No: 230143		Job No: 230143T		Sheet: 2 of 4	

S.E. 1/4 Sec.24
Twp.69, Rge.23, W.5M.

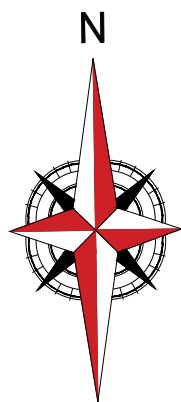


SCALE 1:2000

S.W. 1/4 Sec.19, Twp.69, Rge.22, W.5M.

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
S.E. 1/4 Sec.24, Twp.69, Rge.23, W.5M.
(For Farmyard Separation)
Within
Municipal District of Greenview No.16, Alberta



Additional Ties

- Proposed discharge to Water Well = 52.0m
- Proposed discharge to House = 57.2m



#103-2, 8301 99 Street
Clairmont, Alberta T8X 5B1
Phone: (780) 538-1955
E-mail: jwc.surveyor@gmail.com



PREPARED BY
Jason Coates, A.L.S.

Revision Table

No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	LB	JC	JC	July 24, 2023
Client File No: N/A					
File No: 230143 Job No: 230143T Sheet: 3 of 4					

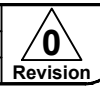




Photo is current Bing Imagery



SCALE 1:2000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
S.E. 1/4 Sec. 24, Twp. 69, Rge. 23, W. 5M.
 (For Farmyard Separation)
 Within
 Municipal District of Greenview No. 16, Alberta



BORDERLINE SURVEYS

#103-2, 8301 99 Street
 Clairmont, Alberta T8X 5B1
 Phone: (780) 538-1955
 E-mail: jwc.surveyor@gmail.com



PREPARED BY
 Jason Coates, A.L.S.

Revision Table					
No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	LB	JC	JC	July 24, 2023
Client File No: N/A					 0 Revision
File No: 230143		Job No: 230143T		Sheet: 4 of 4	

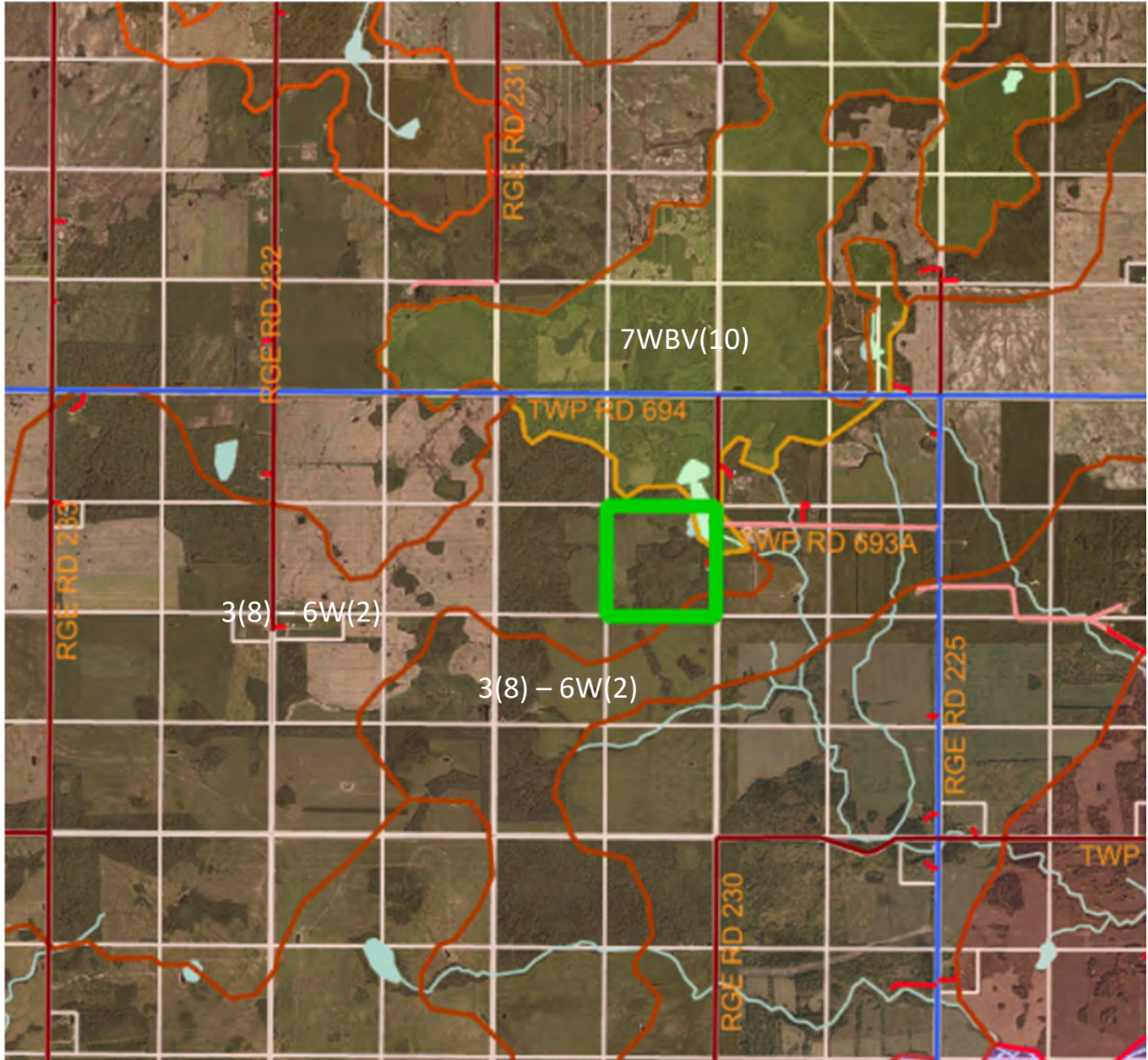
**AGRICULTURAL REGIONS OF ALBERTA SOIL INVENTORY DATABASE (AGRASID)
LAND SUITABILITY RATING SYSTEM (LSRS)**

FILE NO. S23-009

APPLICANT: BORDERLINE SURVEYS

LEGAL LOCATION: SE 24-69-23-W5M

LANDOWNER: JEFF GERVAIS & JENNIFER GERVAIS



Spring Grain Growth Limitations

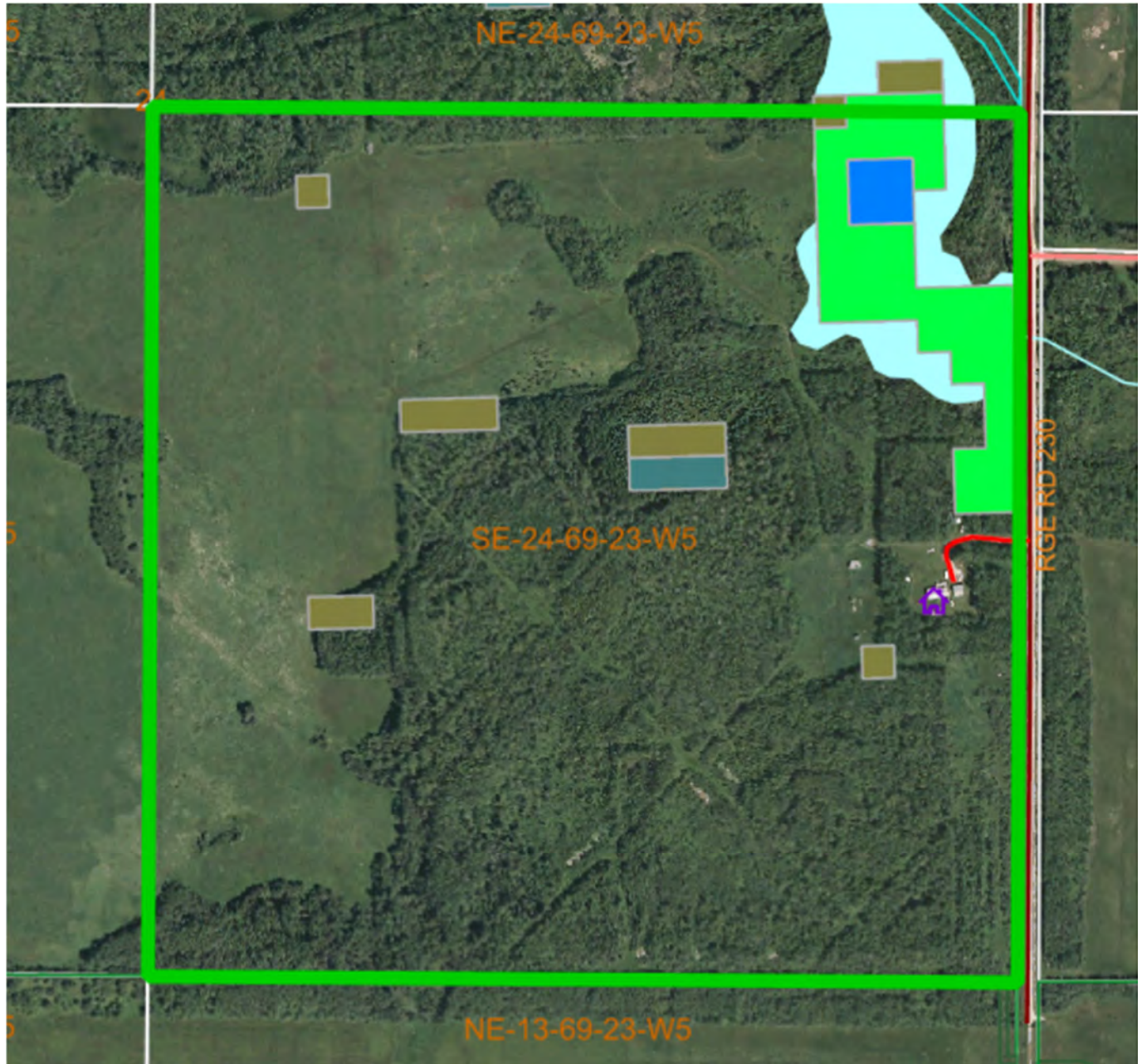
3(8) – 6W(2): Moderate limitation – extremely severe limitation due to drainage

7WBV(10): Unsuitable due to drainage, degree of decomposition or fibre content, soil reaction

WETLAND INVENTORY

FILE NO. S23-009
APPLICANT: BORDERLINE SURVEYS

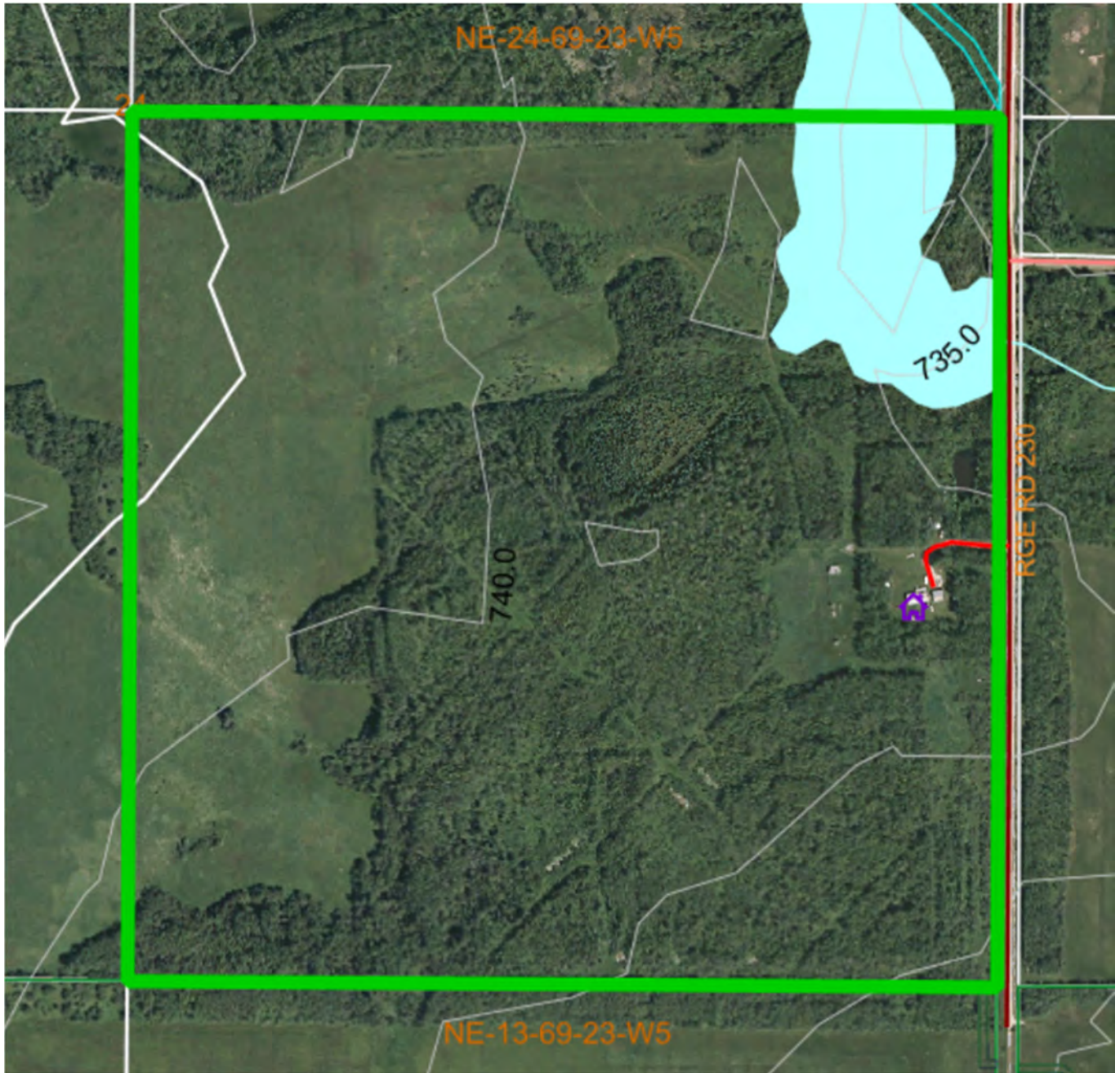
LEGAL LOCATION: SE 24-69-23-W5M
LANDOWNER: JEFF GERVAIS & JENNIFER GERVAIS



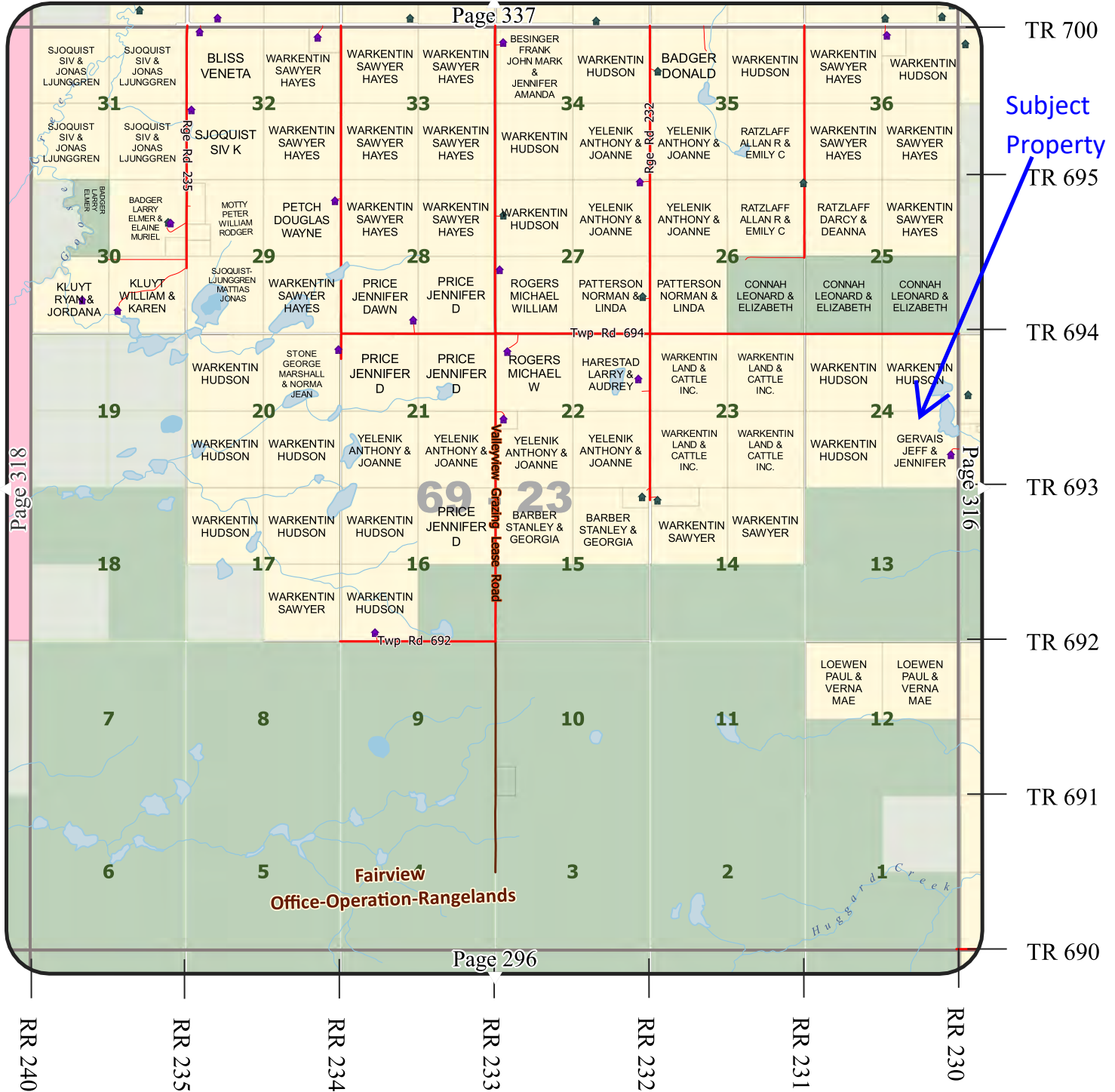
SITE TOPOGRAPHY

FILE NO. S23-009
APPLICANT: BORDERLINE SURVEYS

LEGAL LOCATION: SE 24-69-23-W5M
LANDOWNER: JEFF GERVAIS & JENNIFER GERVAIS



M.D. of Greenview No.16



Subject Property

Map printed: 2021-12-30

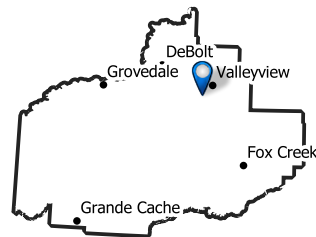
M.D. of Greenview No. 16 makes no representation or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no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

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

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





REQUEST FOR DECISION

SUBJECT: **Suite, Detached – Variance to Size Requirements**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: September 13, 2022 DIRECTOR: PRESENTER: SD
REPORT TYPE: **Development Permit** MANAGER: SD WRITER: SD

FILE NO.: D23-124 LAND USE DISTRICT: CR-1
LEGAL LOCATION: SW 6-70-6-W6M
AREA: Grovedale
APPLICANT/SURVEYOR: Kamaria Parragh
LANDOWNER: Justin & Tanya Michel

BACKGROUND/PROPOSAL:

The landowners purchased the property in 2012 and at that time there were two (2) residences on site. In 2015/16 the 1970 mobile home was removed from the site. As there were two residences on-site at the time of the purchase, the landowners had the understanding that they could have two (2) primary residences on site.

In reviewing the application and the current Land Use Bylaw 18-800 regulations for CR-1, it was noted that only one (1) primary residence is permitted within the CR-1 district. However, a suite is a permitted second residence. A suite can be permitted on this property so long as the suite area is no larger than 110.0 m² (1184.0 ft²) OR 45% of the gross floor area of the primary residence, whichever is less. As the primary residence on site has a floor area of 116.41m² (1253 ft²), 45% of this area equals 52.38 m² (563.85 ft²).

The landowners wish to allow their daughter to live on their lands in her own residence with her children. In order to have enough space to live comfortably with three (3) children at home, Ms. Parragh has purchased a manufactured home. The manufactured home is a total of 156.21 m² (1681.42 ft²) which is greater than the permitted suite size and therefore requires a variance to the suite size. The area variance required is 103.83m² or 198% of the permitted suite floor area.

PROPERTY DETAILS:

Proposed Servicing: Septic
Soil Type: Gleyed Gray Luvisol
Topography: Undulating – High Relief
Wetland Inventory: N/A
LSRS Spring Grains: 3(7) – 5W(3): Moderate limitation, soils in which excess water limits production.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Grovedale Area Structure Plan

4.3 Centralized Living

4.3.1 Small-Scale Agriculture

Intent

The Small-Scale Agriculture area is intended to facilitate the development of a variety of small-scale agricultural operations not requiring extensive amounts of land in a centralized area, so as to minimize the impacts on more traditional agricultural lands and operations. These small-scale agricultural operations can consist of anything from the rearing livestock, produce production, apiaries to u-pick operations, and are generally not the primary income source for the resident.

Policy

- 1. The nature and form of development is not compatible with confined feeding operations, as such, they are discouraged.*
- 2. Individual lots within multi-lot subdivisions are to be privately serviced.*
- 3. Access to lots within multi-lot subdivisions shall be from the internal subdivision roads.*
- 4. A diverse range of agricultural operations is encouraged, provided that they do not adversely impact adjacent landowners.*

The property in question is within the Small Scale Agriculture designation of the Centralized Living Area. The property is mostly cleared and appears to have plenty of space to add in another residence on site.

Land Use Bylaw (18-800)

5.23 Suites

5.23.1 Where permitted within a District, suites (attached and detached) must comply with the following regulations:

- a) Unless otherwise stated, a maximum of one (1) attached suite and one (1) detached suite is permitted as an accessory use to a single detached dwelling unit;*
- b) Suites shall be accessory and subordinate to the principal single detached dwelling unit on the same parcel;*
- c) A suite may be allowed within a single detached dwelling unit, within a building other than the principal dwelling unit, or as a detached suite;*
- d) A suite must be serviced from the utilities servicing the principal single detached dwelling unit, and shall not be serviced independently;*
- e) The principal single detached dwelling unit on the parcel containing the suite must be occupied by the owner of the principal single detached dwelling unit, with the exception of a caretaker residence;*
- f) Suites must meet Alberta Building Code requirements;*
- g) In Hamlet Districts, one (1) additional on-site parking space must be provided for the suite, in addition to any parking requirements for the single detached dwelling unit;*
- h) The maximum allowable habitable floor area of a suite shall be determined based on all stories, including basements but excluding the garage area and common areas of egress:
 - i. 110.0 m² (1184.0 ft²) with a maximum of two (2) bedrooms for an attached suite;*
 - ii. 110.0 m² (1184.0 ft²) with a maximum of two (2) bedrooms for a detached suite;*
 - or,*
 - iii. 45% of the gross floor area of the principal single detached dwelling unit, whichever is less.**
- i) A detached suite must:
 - i. Be constructed on a permanent foundation;*
 - ii. Not exceed 5.5 m (18.0 ft.) in height; and**

- iii. Not contain a basement.*
- j) An attached suite must:*
 - i. Be considered part of the total building area; and,*
 - ii. Not exceed 45% of the gross floor area of the single detached dwelling unit.*

The proposed Suite, Detached is a manufactured home. As such, it is larger than the allowable size for suites under Section 5.23.1 (h) and requires a variance to be permitted on-site.

The Country Residential One District allows for parcels that are a maximum of 4.0 ha (9.9 ac) in size. The subject property consists of 25.6 acres and is capable of providing enough space for two (2) residences.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE development permit application D23-124 – Suite, Detached – Manufactured Home, subject to the following conditions:

- 1. The applicant is granted a variance of 103.83 m² (1117.62 ft²) or 198% to the allowable floor area permitted for a detached suite. The total floor area permitted under this notice for the Suite, Detached is 156.21 m² (1681.42 ft²).**
- 2. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800/799 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.**
- 3. 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.**
- 4. 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 the same are to be provided to the Municipal District of Greenview No. 16.**
- 5. Any exterior lighting shall be positioned in such a manner that it does not cause a nuisance for surrounding landowners and/or interfere with the safe movement of traffic on nearby roads.**
- 6. The detached suite must be serviced from the utilities that service the principal single detached dwelling unit and shall not be serviced independently.**
- 7. The detached suite must meet Alberta Building Code requirements.**
- 8. The manufactured home shall be placed on an engineer-approved permanent foundation, basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.**
- 9. Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.**
- 10. The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the foundation.**

11. 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.

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 18-800/799 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. 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.
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 Environment and Protected Area (AEP).

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 with the Grovedale Area Structure Plan and Greenview's Municipal Development Plan.

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 requires that application for subdivision be circulated to adjacent landowners and referral agencies for a minimum of fourteen (14) days.

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.

This application was circulated to adjacent landowners and three (3) responded to the notice in favor of the application.

FOLLOW UP ACTIONS:

No follow-up action is required by the Municipal Planning Commission. The applicant will be able to proceed with their development.

ATTACHMENTS:

- Development Permit Application
- Variance Application
- Site Plan
- CR-1 Regulations
- AGRSID Rating
- Wetland Inventory
- Topography



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

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): Kamania Parraah.

[Redacted]

[Redacted]

[Redacted] if different from applicant)

Registered Landowner(s) or Leaseholder(s) Justin Michel; Tanya Michel.

[Redacted]

[Redacted]

(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. SW SEC. 6 TWP. 70 RGE. 6 M. 6

Registered plan: 1220825 Block 1 Lot 2 MLL/MSL/LEASE NO.:

Property size: Hectares: _____ Acres: 26 acres. Description of the existing use of the land: Living, farm.

The land is adjacent to: Highway _____ District Road RR 65A 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: [Redacted] No

FOR ADMINISTRATIVE USE

- PERMITTED USE
- VARIANCE
- DISCRETIONARY USE
- PROHIBITED USE

ROLL NO.:	APPLICATION NO.:
FEES: <u>\$150.00</u>	DATE PAID: <u>August 15, 2023</u>
RECEIPT NO.: <u>384032</u>	DEEMED COMPLETE: <u>August 15, 2023</u>
LAND USE DISTRICT:	PROPOSED USE: <u>Suite, Detached with Variance to Size</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)*

Mobile home

Size of the proposed development:

Length metres feet 70 Width metres feet 24 Building height metres feet 14'4"

Accessory building: *(if applicable)* Total Floor area 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 metres 300 feet Rear yard metres 200 feet Side yard (1) metres 300 feet Side Yard (2) metres 200 feet

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

Construction Start Date: Aug. 1st 2022 End Date: unknown Completed Project Cost: \$ 200,000

Has the development commenced? Yes No

Manufactured Home

Manufacturer: Jandal Homes Model: Sight Year: 2022

Sewage System

Type of sewage system: septic

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.

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.	D23-124
DATE RECEIVED	July 31, 2023
ROLL #	317055

Applicant Information

Name of Applicant(s): Kamania J. Parragh

[Redacted]

City: [Redacted]

Other Phone: [Redacted]

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

(Complete if different from application)

Registered Landowner(s) or Leaseholder(s): Justin + Tanya Mickel

[Redacted]

[Redacted]

(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. SW SEC. 6 TWP. 70 RGE. 6 M. 6

Registered plan: Block Lot
1110525 1 2

Variations Requested

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

1. Variance request for build to be 1550 sq ft. rather than 1100 sq ft. in order to allow more space.

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)

The variance request is for myself and my three Children. We cannot fit everyone in 1100 sq ft and could use the extra 400 feet to store our stuff and have more room without the children all having to share one bedroom. As well, finding homes with only 2 bedrooms and under 1100 sq ft allow us a very limited range and we are unable to find a mobile home under 1100 sq ft with only 2 bedrooms. This accommodation would allow us to proceed with a home that we have already secured providing permits are given without needing to apply for permits later on to expand, as well as no need to add a garage for extra storage space. I feel this would simplify the situation and make things easier to work with currently rather than trying to make accommodations in the future for more space.

Declaration

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

[Redacted Signature] _____
[Redacted Name] _____
Signature of Registered Landowner(s)

[Redacted Date] _____
Date: [Redacted Date] _____
Da [Redacted Name] _____

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.

8.4 Country Residential One (CR-1) District

8.4.1 Purpose

- a) The purpose of this District is to accommodate residential development on mid-sized parcels, which include minor agricultural pursuits and allow for the keeping of a limited number of livestock.

8.4.2 Uses

- a) Table 8-7 identifies the permitted and discretionary uses within the CR-1 District:

Table 8-7: CR-1 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Coverall Building
2. Agricultural Pursuit, Minor	2.a Dwelling Unit, Manufactured
3. Backyard Beekeeping	3.a Home Occupations, Major
4. Backyard Hen Enclosure	4.a Sign
5. Bed and Breakfast	
6. Boarding and Lodging	
7. Dugout	
8. Dwelling Unit, Modular	
9. Dwelling Unit, Single Detached	
10. Home Occupation, Minor	
11. Kennel, Hobby	
12. Shipping Container	
13. Solar Collector, Minor	
14. Suite, Attached	
15. Suite, Detached	
16. Wind Energy Conversion System, Minor	

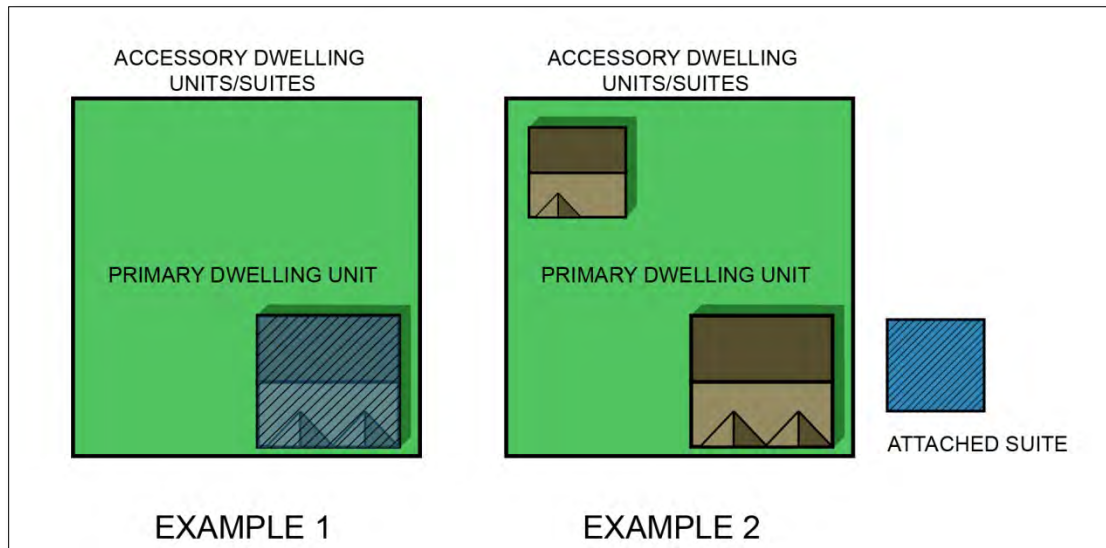
8.4.3 Regulations

- a) On a parcel located in the CR-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-8.

Table 8-8: CR-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 2 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 1 primary dwelling unit a maximum of 1 suite
.2 Minimum parcel size	1.2 ha (3.0 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	30.0m (98.4 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.) 7.5 m (24.6 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 5.0 m (16.4 ft.) 5.0 m (16.4 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

Figure 8-3: Example of CR-1 Dwelling Unit Configuration



8.4.4 Additional Regulations

- a) For this District, on-site servicing includes an approved wastewater disposal system and a piped or on-site water supply;
- b) Design guidelines for multi-parcel country residential development includes:
 - i. The provision of on-site parking; and,
 - ii. As a component of drainage management and as a water supply for fire protection, the provision of dugouts is encouraged where municipal water supplies are not available. The dugouts should be located along main access roads and should be bermed on all sides adjacent to roadways as a safety precaution.
- c) In this District, no person shall keep any livestock except in conformity with the following:
 - i. Livestock shall be limited to no more than one animal equivalency per ac or part thereof, to a maximum of three animal equivalents to be calculated in accordance with Table 8-9, which is used to determine the appropriate number of livestock.
 - ii. Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties; and,
 - iii. Adequate measures to provide for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority.

Table 8-9: CR-1 Livestock Animal Equivalents

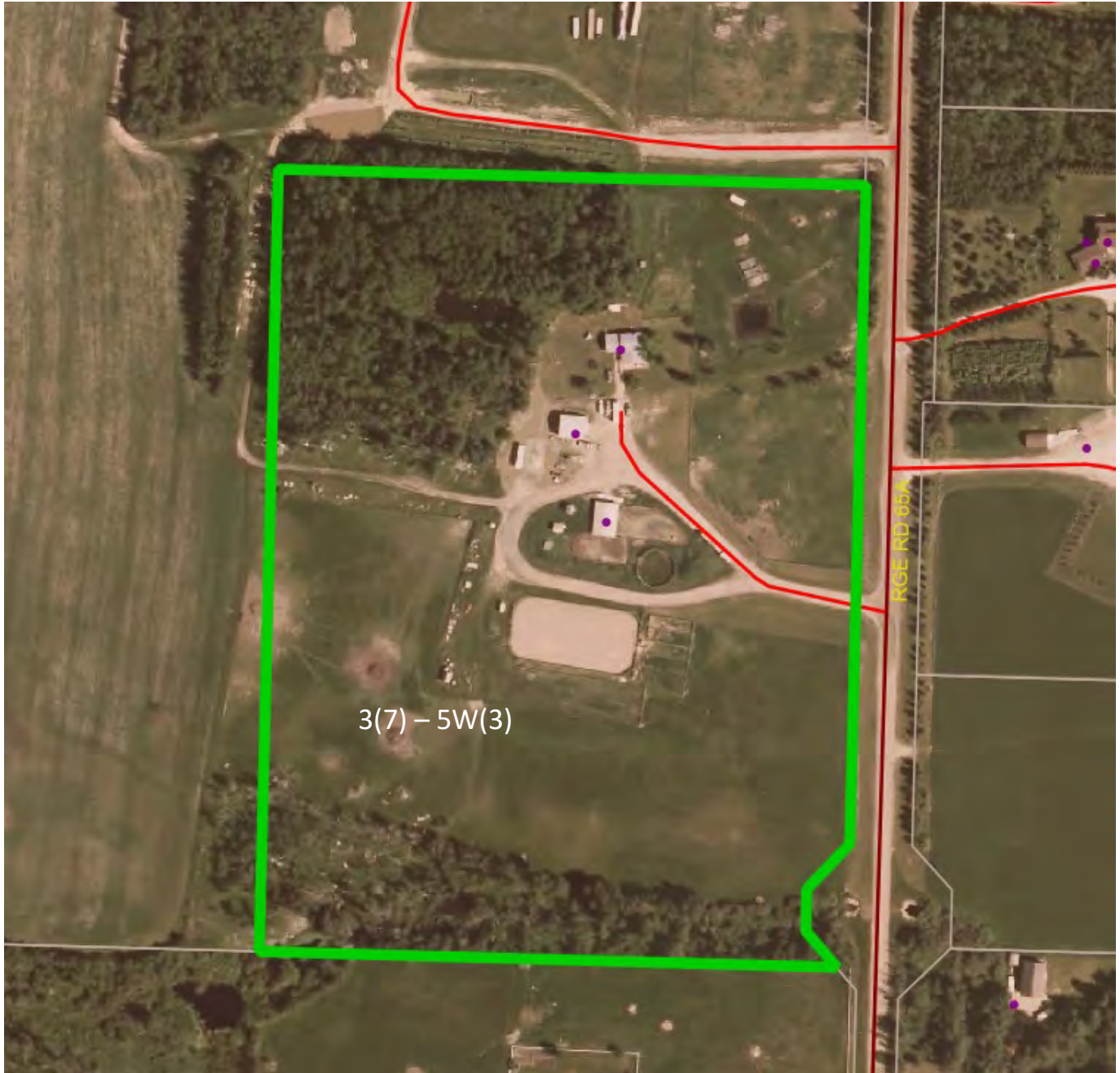
Type of Livestock	# of Animals Equivalent
Dairy (plus calf under 6 months)	1
Beef (plus calf under 6 months)	1
Bison (plus calf under 6 months)	1
Horse (plus foal under 6 months)	1
Sheep/Goats (plus lambs / kids under 6 months)	2
Pigs (plus offspring under 2 months)	2
Fowl	50
Rabbits	30
Exotic livestock animals: Alpacas / Llamas / Ostrich / Emus	2
Others	At the discretion of the Development Authority

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***

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

**FILE NO. D23-124
APPLICANT: Kamaria Parragh**

**LEGAL LOCATION: PLAN 122 0525; BLOCK 1; LOT 2
LANDOWNER: Justin & Tanya Michel**



Spring Grain Growth Limitations

3(7) - 5W(3): Moderate limitation, soils in which excess water limits production.

SITE TOPOGRAPHY

FILE NO. D23-124
APPLICANT: KAMARIA PARRAGH

LEGAL LOCATION: PLAN 122 0525; BLOCK 1; LOT 2
LANDOWNER: JUSTIN & TANYA MICHEL



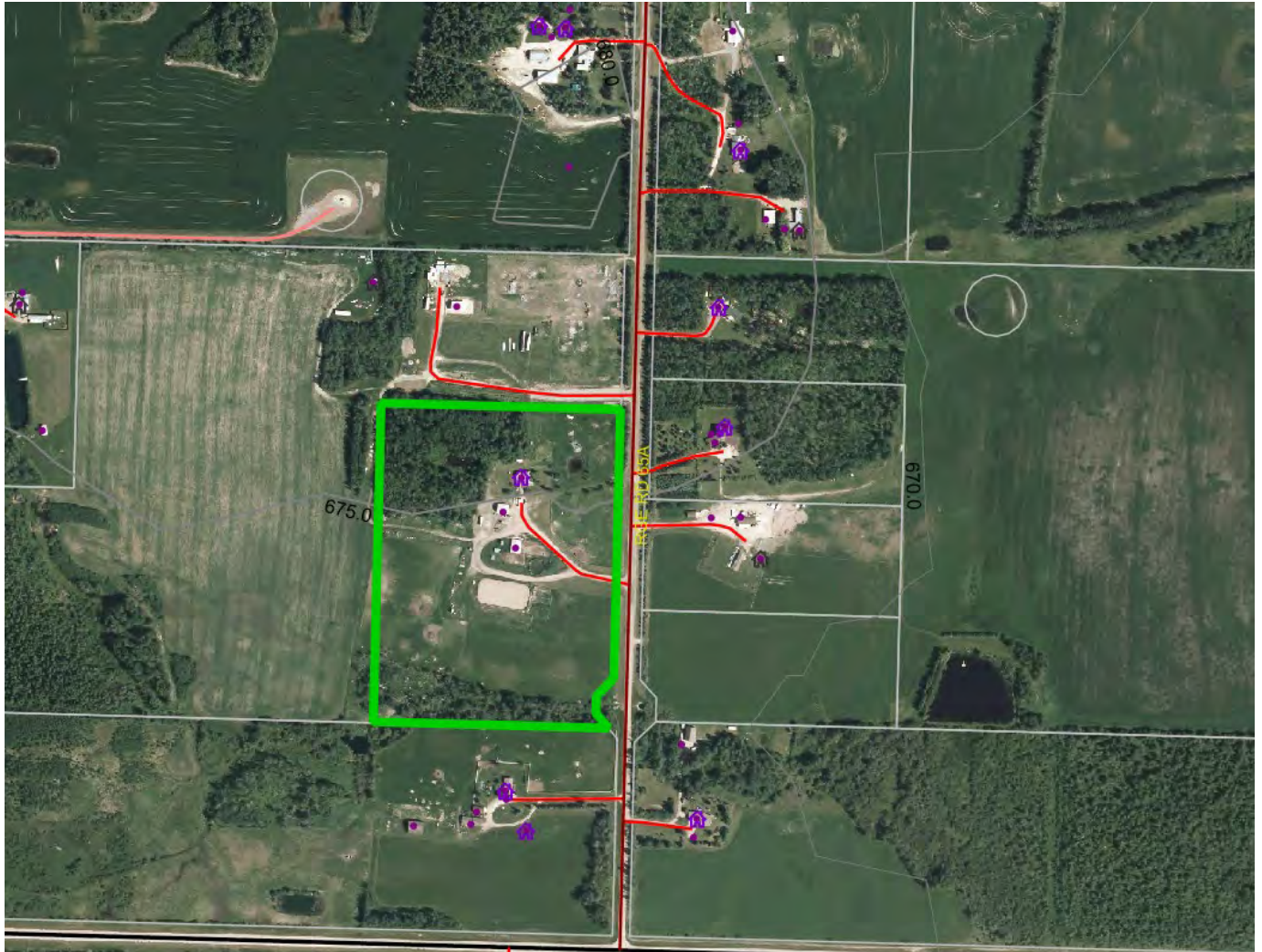
SITE TOPOGRAPHY

FILE NO. D23-124

APPLICANT: KAMARIA PARRAGH

LEGAL LOCATION: PLAN 122 0525; BLOCK 1; LOT 2

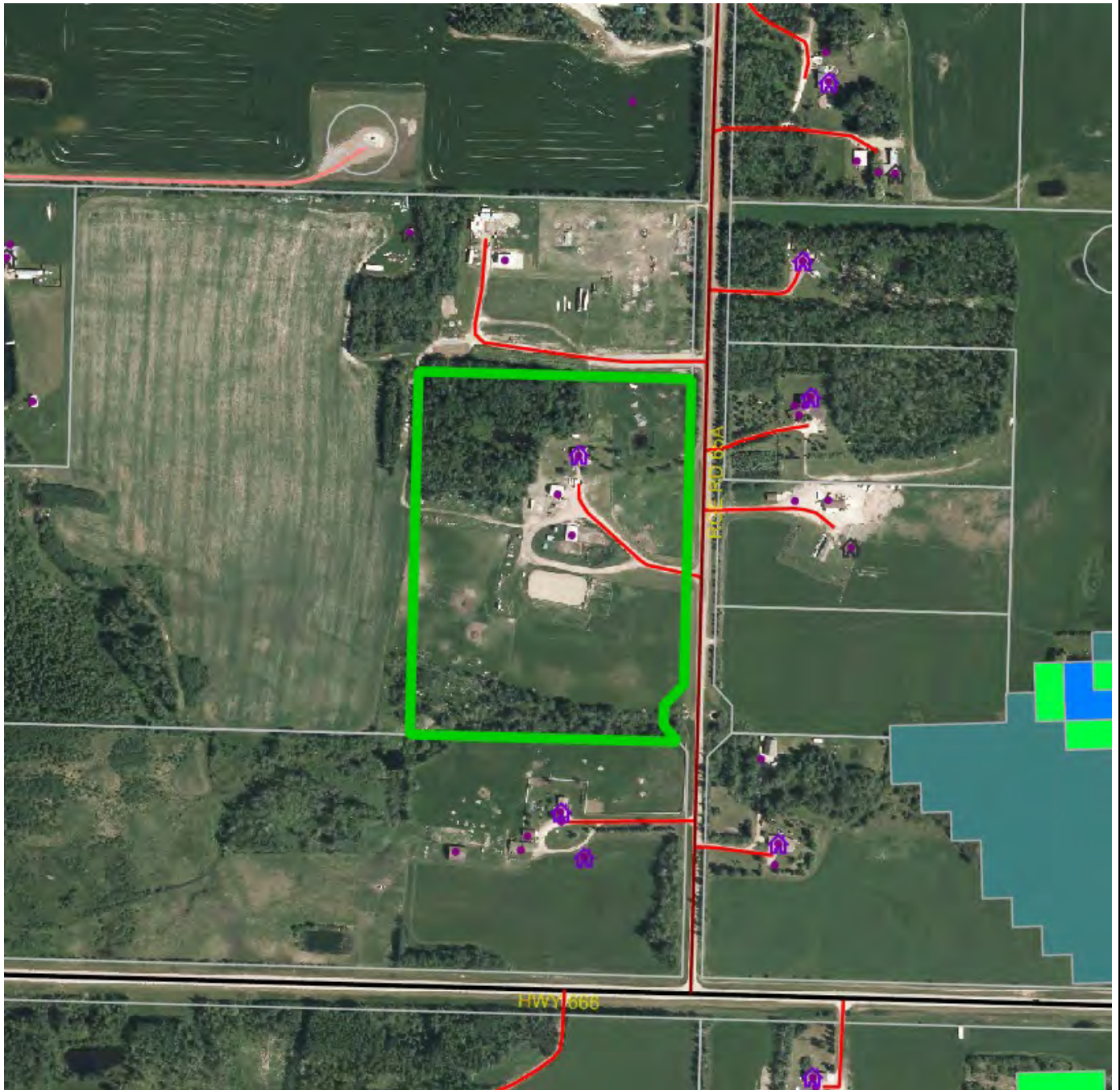
LANDOWNER: JUSTIN & TANYA MICHEL



WETLAND INVENTORY

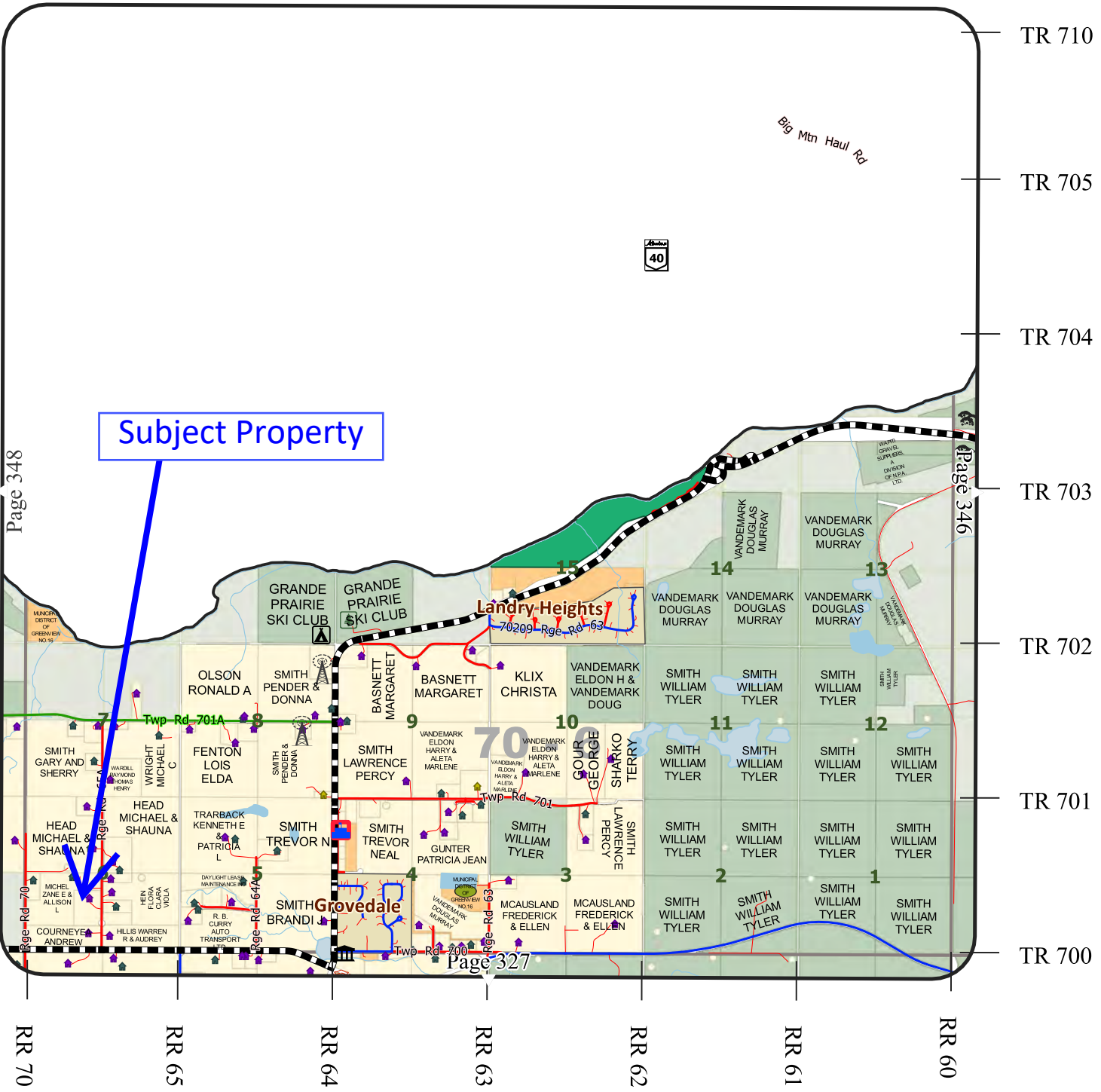
FILE NO. D23-124
APPLICANT: KAMARIA PARRAGH

LEGAL LOCATION: PLAN 122 0525; BLOCK 1; LOT 2
LANDOWNER: JUSTIN & TANYA MICHEL



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

M.D. of Greenview No.16



Subject Property

Map printed: 2021-12-30

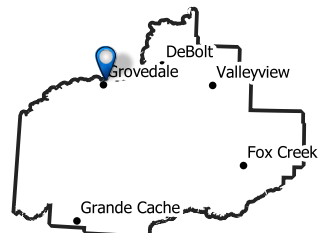
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Compiled from the Rural Cadastral Digital Base September 15, 2020, 1:20,000 Digital Base. Land Ownership compiled from municipal tax data, September 15, 2020. Building/Site/Feature information compiled from municipal assessment data, December 2019.

NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





REQUEST FOR DECISION

SUBJECT: D23-147 Permitted Use with Side Yard Setback Variances in CR-3
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION **REVIEWED AND APPROVED FOR SUBMISSION**
MEETING DATE: September 13, 2023 **DIRECTOR: PRESENTER: NF**
REPORT TYPE: Development Permit **MANAGER: SD** **WRITER: NF**

FILE NO.: D23-147 **LAND USE DISTRICT:** Country Residential Three
LEGAL LOCATION: Plan 3978KS; 1; 6 **(CR-3)**
AREA: Sandy Bay
APPLICANT/SURVEYOR: Dan & Kari May
LANDOWNER: Dan & Kari May

BACKGROUND/PROPOSAL:

Administration has received an application for the development of a Dwelling Unit, Modular, and four (4) Accessory Buildings; a Boathouse, Woodshed, garden shed, and privy (outhouse) on the lot legally described as Plan 3978KS, Block 1, Lot 6. The subject property is located approximately 20 kms northwest of the Town of Valleyview, within the Sandy Bay recreational development. The applicant is requesting the side yard setback be varied by 40% or 0.6 metres (1.9 feet) from the minimum required 1.5 m (4.9 ft) to allow a setback of 0.9 m (3.0 ft) from the east and west property lines. The woodshed is proposed to be located 0.9 m (3.0 ft) from the east property line while the boathouse is proposed to be located 0.9 m (3.0 ft) from the west property line. The applicants are also proposing to install a privy (outhouse) and 1.8 m x 2.4 m (6 ft x 8 ft) garden shed 0.9 m (3.0 ft) from the east property line; although these structures do not typically require approval from Greenview, a variance is required to locate the structures within the required minimum setback from property lines.

The subject lot was devastated by the Sturgeon Lake/Little Puskwaskau wildfires in May, 2023 where all structures were lost including a cabin, boathouse, privy, and several smaller outbuildings. The landowners plan to rebuild the lot as it was previously however, several buildings were located closer to property lines than the minimum required setback for the Country Residential Three (CR-3) district and variances are now required for placement. A reduced setback would allow the landowners to maximize the size of their backyard and allow further separation of the existing firepit from the buildings. The principal structure, a Dwelling Unit, Modular, will be located to meet minimum setback requirements and is a permitted use within the district.

PROPERTY DETAILS:

Proposed Servicing: Private, well and septic holding tank
Soil Type: Clay, Sandy Clay
Topography: Flat
Wetland Inventory: Fen
LSRS Spring Grains: 3(8) – 6W(2); Moderate limitation, Extremely severe limitation due to drainage

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Land Use Bylaw 18-800

3.3 Permits Not Required

3.3.1 The following development and uses shall not require a development permit provided they conform to all provisions of this Bylaw:

j) Accessory buildings which have a floor area of no greater than 15.0 m² (161.5 ft²).

Although the privy and garden shed do not require a development permit, they must meet the setback requirements of the district, therefore a variance is required to reduce setback.

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 40% relaxation of the required side yard setback, therefore requiring MPC consideration. The proposed Uses are permitted within the district and will be contained within the parcel; therefore, the intent of the bylaw is met.

5.12 Setback Exceptions

5.12.1 The front, side and rear yard setback regulations of this Bylaw so not apply to the following:

k) Underground structures may be sited in any portion of a parcel provided that the top surface of the structure shall at no point extended above the average finished ground elevation.

The setbacks of the district do not apply to the privy holding tank as it is located underground, therefore a variance is only required for the above ground structure.

8.6 Country Residential Three (CR-3) District

Table 8-13: CR-3 District Regulations

- .2 Minimum parcel size 0.2 ha (0.5 ac)*
- .3 Maximum parcel size 4.0 ha (9.9 ac)*
- .8 Maximum parcel coverage (all buildings) 40%*

The subject parcel is smaller than the minimum parcel size at approximately 1,219 m² (13,125 ft²) or 0.12 ha (0.29 ac), therefore size constraints may support the setback variance request. The total area of all buildings will be approximately 249.7 m² (2,688 ft²) covering approximately 20% of the lot area.

Sturgeon Lake Area Structure Plan (SLASP) Bylaw 20-865

8.2 Servicing

8.2.1 Greenview shall require all developments to provide holding tanks or composting toilets for sewage disposal for:

a. New residential development or subdivision located within the Development Area,

b. *New development or subdivision, including vacant first parcels out and the resubdivision of existing lots in the ASP area but outside a Development Area if the proposed sewage system is located within 91 m (300 ft) of a permanent watercourse that drains to the lake.*

It is intended that all holding tanks be installed at locations that are easily accessible for a vacuum truck and are to be pumped out regularly for disposal at a licensed facility.

8.2.6 *In the case of existing development, Greenview encourages the upgrading of existing sewage facilities. To this end, as existing developments require development permits to renovate, reconstruct or enlarge, such permits shall be approved with a condition requiring that a sewage holding tank be installed in accordance with Policy 8.2.1.*

The proposal is supported by the ASP as the lot will be serviced with a privy containing a holding tank.

Alberta Private Sewage Systems Standards of Practice 2021

10.1.2 Privies – Prescriptive Requirements and Installation Standards

10.1.2.1 Location of Privies

2) *Notwithstanding the requirements of Sentence (1), a privy equipped with a water-tight holding tank to contain the wastes shall not be located within*

c) 1 m (3.25 ft) of a property line as measured from the tank wall, and

d) 1.8 m (6 ft) of a property line as measured from the tank vent termination.

The proposed variance satisfies the requirements of the Alberta Private Sewage Systems Standards of Practice 2021.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE development permit application D23-147 for a Dwelling Unit, Modular and four (4) Accessory Buildings – Boathouse, Woodshed, Garden Shed, & Privy subject to the following conditions:

- 1. That a setback variance is granted to the west side yard setback from 1.5 m (4.9 ft) to 0.9 m (3.0 ft) for the placement of the Accessory Building (Boathouse).**
- 2. That a setback variance is granted to the east side yard setback from 1.5 m (4.9 ft) to 0.9 m (3.0 ft) for the placement of the Accessory Building (Woodshed).**
- 3. That a setback variance is granted to the east side yard setback from 1.5 m (4.9 ft) to 0.9 m (3.0 ft) for the placement of the Accessory Building (Garden Shed).**
- 4. That a setback variance is granted to the east side yard setback from 1.5 m (4.9 ft) to 0.9 m (3.0 ft) for the placement of the Accessory Building (Privy).**
- 5. The Dwelling Unit, Modular shall be placed on a permanent foundation which meets the requirements of the National Building Code 2019, Alberta Edition.**
- 6. Skirting must be installed on the Dwelling Unit, Modular within ninety (90) days from the date which the home is placed on the foundation.**
- 7. The Dwelling Unit, Modular shall be located or constructed prior to or simultaneously with the construction or placement of any Accessory Building.**
- 8. Each Accessory Building shall be located no closer than 1.5 m (4.9 ft) from the Dwelling Unit, Modular or another Accessory Building.**

Standards:

1. 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. 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.

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 with the requirements of the Land Use Bylaw, Sturgeon Lake Area Structure Plan, and Alberta Private Sewage Systems Standards of Practice 2021.

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
August 28, 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): <u>Dan and Kari May</u>	
<small>City: _____ O (By providing email address you authorize Planning and Development Services to contact you via email)</small>	
<i>(Complete if different from applicant)</i>	
Registered Landowner(s) or Leaseholder(s) _____	
Mailing Address: _____	City: _____ Postal Code: _____
Primary Phone: _____	Other Phone: _____
Email: _____	<i>(By providing email address you authorize Planning and Development Services to contact you via email)</i>

Land Information	
Legal description of proposed development site: LSD/QTR. _____ SEC. _____ TWP. <u>71127</u> RGE. <u>234</u> M. _____	
Registered plan: Block <u>1</u> Lot <u>6</u> MLL/MSL/LEASE NO.: _____	
<u>3978</u> <u>Sandy Bay</u>	
Hectares: _____ Acres: <u>0.3.</u>	Description of the existing use of the land: <u>cabin</u>
Property size: _____	
The land is adjacent to: <input type="checkbox"/> Highway _____ <input type="checkbox"/> District Road _____ <input type="checkbox"/> LOC# _____	
How is the site to be accessed? <input checked="" type="checkbox"/> Existing approach <input type="checkbox"/> Proposed approach <i>(please fill out and submit an approach application)</i>	
Do you have a rural address? <input type="checkbox"/> Yes Address: _____ <input checked="" type="checkbox"/> No	

FOR ADMINISTRATIVE USE	
ROLL NO: <u>184068</u>	APPLICATION NO: <u>D23-147</u>
FEES: <u>300.00</u>	DATE PAID: <u>August 28, 2023</u>
RECEIPT NO: <u>384976</u>	DEEMED COMPLETE: _____
LAND USE DISTRICT: <u>CR-3 - COUNTRY RESIDENTIAL THREE</u>	PROPOSED USE: <u>DWELLING UNIT, MODULAR AND ACCESSORY BUILDING</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)*

replace our dwelling and boathouse that were lost to wildfire may 2023

Size of the proposed development:

Length ^{15.24} metres feet Width ^{8.53} metres feet Building height ^{6.40} metres feet
50 28 21

Accessory building: *(if applicable)* Total Floor area Height
Deck ^{31.22} Sq. metres Sq. feet 2 Metres Feet Attached Detached

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

Total floor area of primary residence: ^{130.99} Sq. metres Sq. feet
1410

Indicate the proposed setback from the property line:

Front yard ^{7.62} metres feet Rear yard ^{30.48} metres feet Side yard (1) ^{3.05} metres feet Side Yard (2) ^{11.28} metres feet
25 100 10 37

Does this development require a variance?

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

Construction Start Date: Aug 13/23 End Date: Mar 15/24 Completed Project Cost: \$ 400,000

Has the development commenced? Yes No RTM home ordered

Manufactured Home

Manufacturer: Nelson Homes Model: Oakville Year: 2024

Sewage System

Type of sewage system: septic container

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.

VARIANCE REQUEST



Municipal District of Greenview No. 16
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www.mdgreenview.ab.ca

FOR ADMINISTRATIVE USE	
APPLICATION NO.	
DATE RECEIVED	
ROLL #	

Applicant Information

Name of Applicant(s): Dan and Kari May

(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. _____ SEC. _____ TWP. _____ RGE. _____ M. _____

Registered plan: Block _____ Lot _____
3978 1 6

Sandy Bay

Variations Requested

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

1. Place bathhouse set back 3 feet from side yard (2)
to maximize back yard width and space utilization

2. Place woodshed set back 3 feet from side yard (1)
to maximize back yard width and space utilization
plus add distance from fire pit,

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)

Current zoning regulations (CR-3) are for a minimum lot size of 0.5 acre. Our parcel is less than 0.33 acre. In order to maximize the space in our back yard and keep combustible buildings away from the existing firepit, we are requesting this adjustment to our development.

We lost our cabin and outbuildings to the wildfire May 6, 2023. Your consideration of our small request would be appreciated.

Declaration

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

Date: Aug 27, 2023

Signature of Registered Landowner(s)

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.

Additional Items
VARIANCE REQUEST



Municipal District of Greenview No. 16
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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): Dan and Kari May
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)

(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)

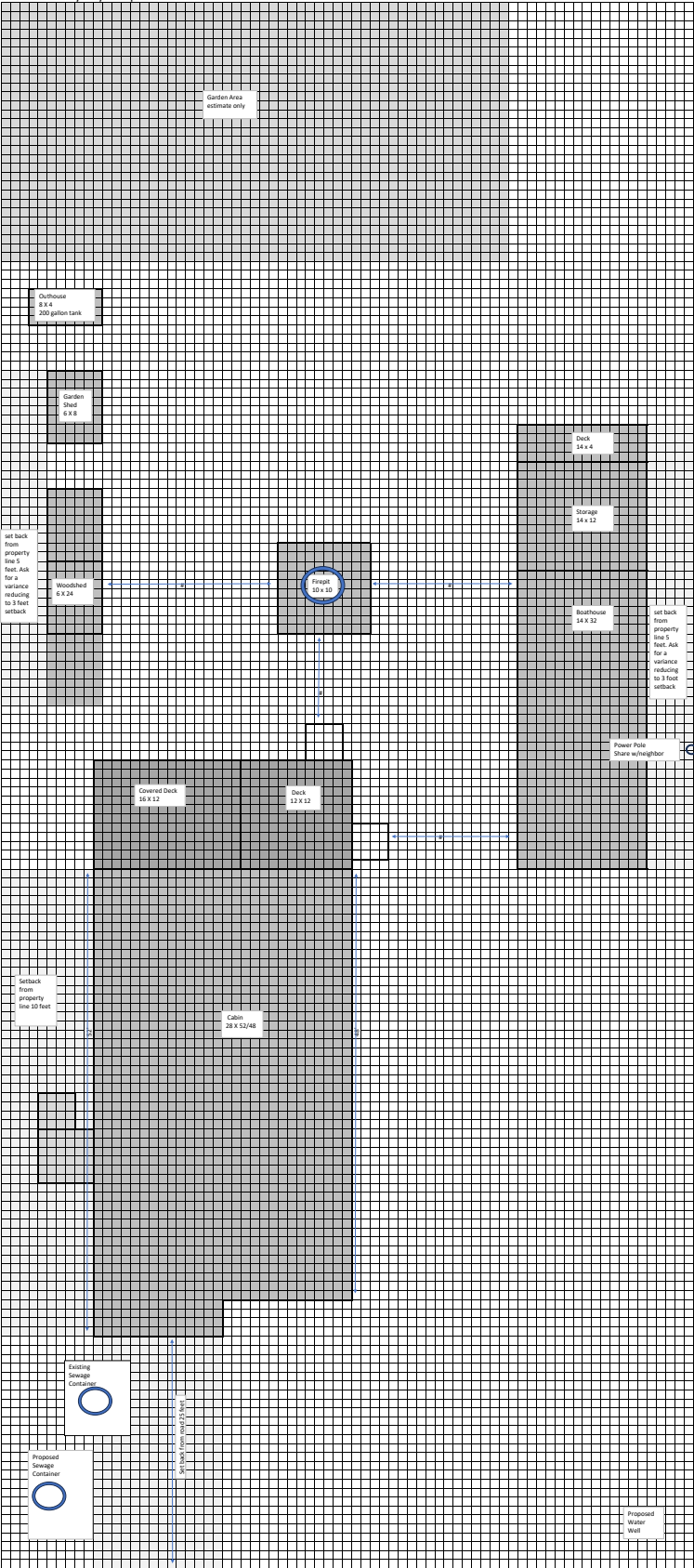
Land Information

Legal description of proposed development site: LSD/QTR. _____ SEC. _____ TWP. _____ RGE. _____ M. _____
Registered plan: Block _____ Lot _____
3978 1 6
Sandy Bay

Variations Requested

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

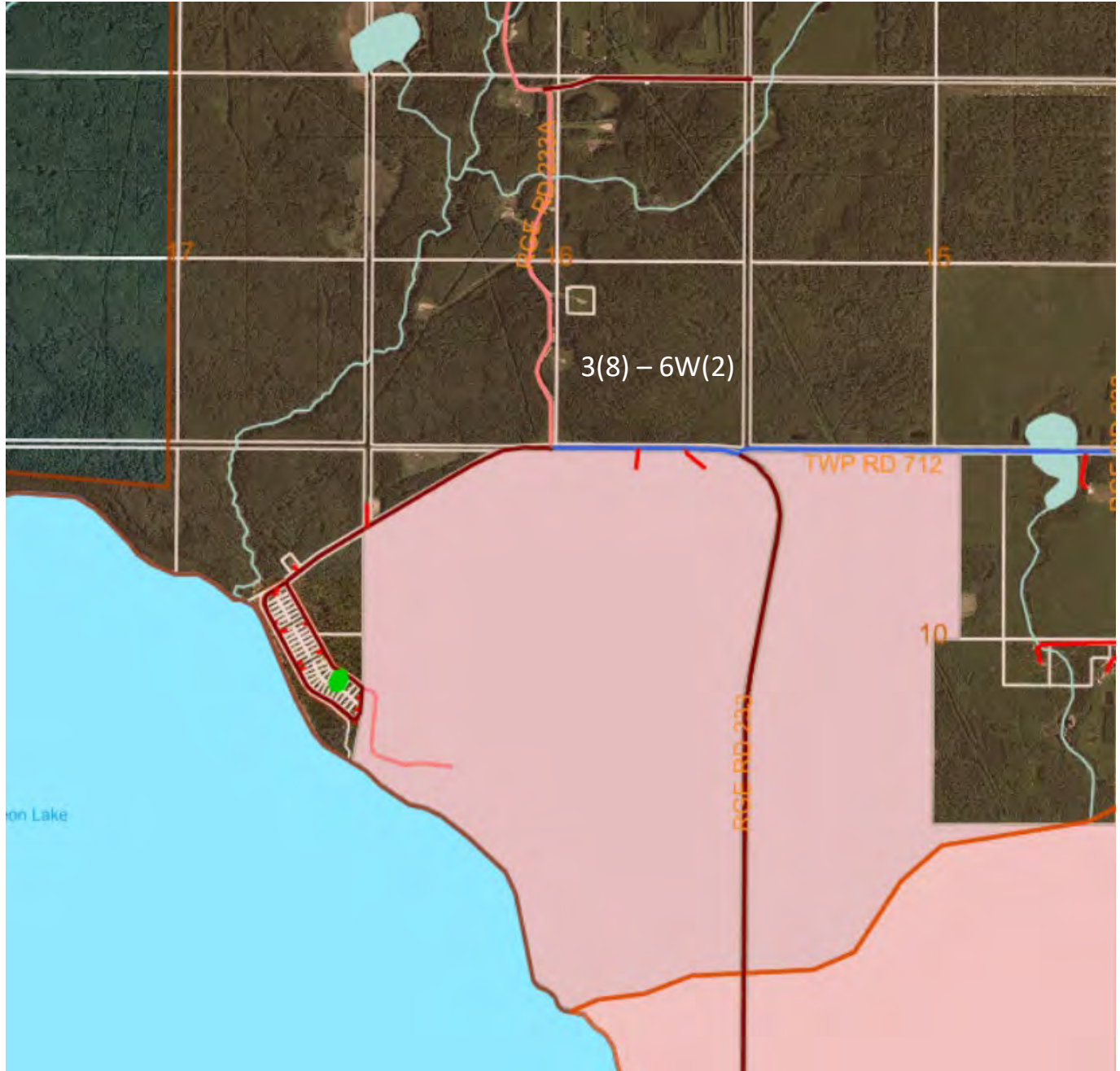
1. Place garden shed setback 3 feet from side yard(i) to align with woodshed frontage.
2. Place outhouse ^{tank} setback at required 1m from side yard (i) but in the event the structure on top is within 5 foot setback to align with manway, we will need a variance to approve.
- 3.



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

FILE NO. D23-147
APPLICANT: DAN & KARI MAY

LEGAL LOCATION: PLAN 3978KS; 1; 6
LANDOWNER: DAN & KARI MAY



Spring Grain Growth Limitations

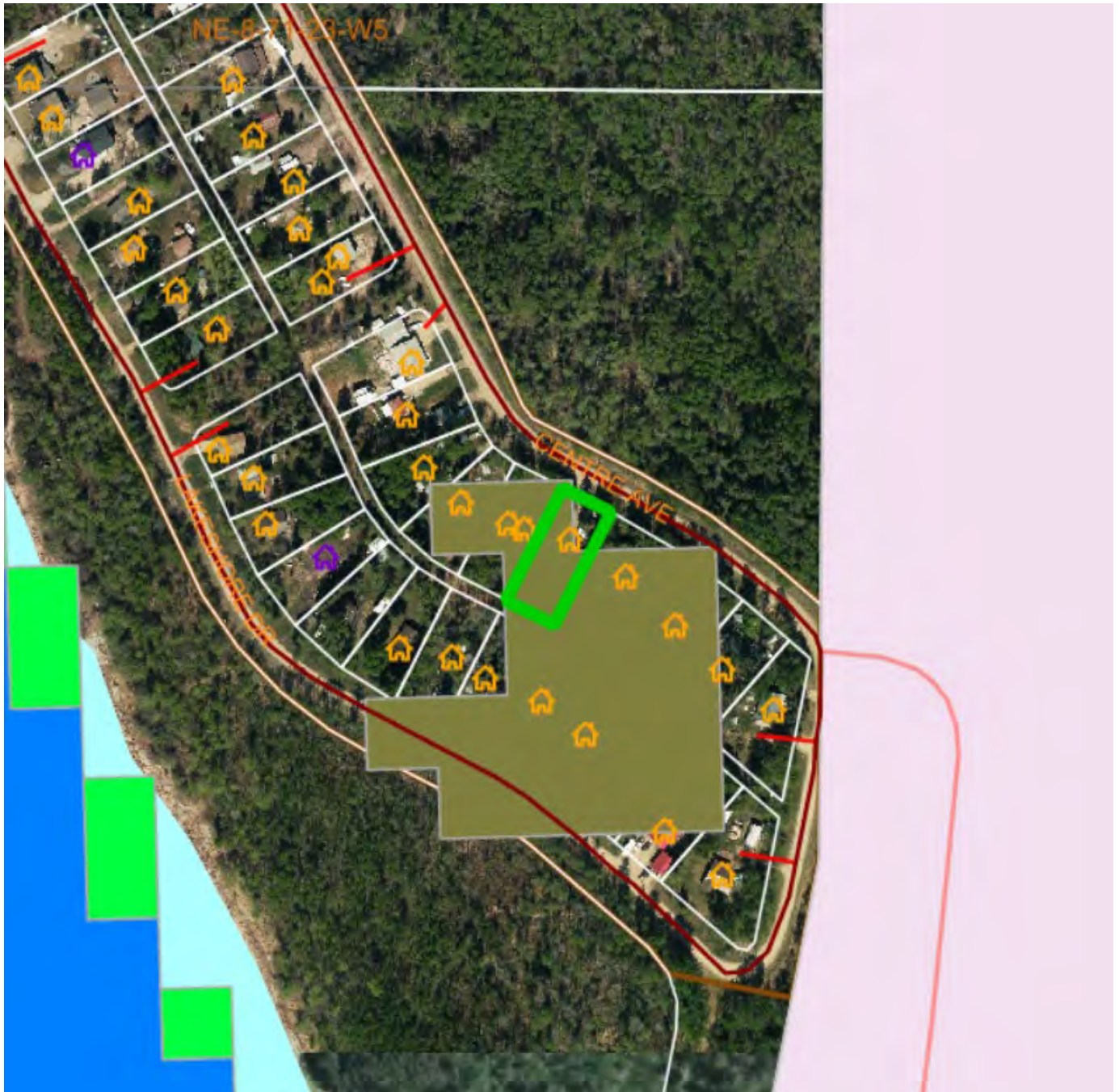
3(8) - 6W(2): Moderate limitation, extremely severe limitation due to drainage

7WBV(10): Unsuitable due to drainage, degree of decomposition or fibre content, soil reaction

WETLAND INVENTORY

FILE NO. D23-147
APPLICANT: DAN & KARI MAY

LEGAL LOCATION: PLAN 3978KS; 1; 6
LANDOWNER: DAN & KARI MAY



SITE TOPOGRAPHY

FILE NO. D23-147
APPLICANT: DAN & KARI MAY

LEGAL LOCATION: PLAN 3978KS; 1; 6
LANDOWNER: DAN & KARI MAY

