



Municipal District of **GREENVIEW**

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, December 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 ORGANIZATIONAL MEETING MINUTES HELD NOVEMBER 15, 2023 3

3.2 ADOPTION OF MUNICIPAL PLANNING COMMISSION REGULAR MEETING MINUTES HELD NOVEMBER 15, 2023 7

3.3 BUSINESS ARISING FROM MINUTES

**#4
SUBDIVISION**

4.1 S23-004 / GALLIVAN HOLDINGS LTD / SECOND PARCEL OUT AND BOUNDARY ADJUSTMENT / SW 9-70-22-W5M / VALLEYVIEW AREA 11

- BORDERLINE – JASON COATES

4.2 S23-005 / CNR HOLDINGS LTD / SECOND PARCEL OUT / SW 11-72-1-W6M / DEBOLT AREA 47

- BEIRSTO & ASSOC – CODY BEIRSTO

4.3 S23-010 / BROCHU / FIRST PARCEL OUT / NW 14-71-23-W5M / NEW FISH CREEK AREA 67

- MCELHANNEY – GERALD ANDREIUK

**#5
DEVELOPMENT PERMITS**

5.1 D23-171 / 1189220 AB LTD / OILFIELD SERVICE, SHOP WITH OFFICES AND ACCOMMODATION EMPLOYEE / SW 33-69-6-W6M / GROVEDALE AREA 93

**#6
NEXT MEETING**

JANUARY 10, 2024

**#7
ADJOURNMENT**

Minutes of a
MUNICIPAL PLANNING COMMISSION ORGANIZATIONAL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Greenview Administration Building [and Zoom]
 Valleyview, Alberta on Wednesday, November 15, 2023

#1
CALL TO ORDER Martino Verhaeghe Director, Planning and Economic Development called the meeting to order at 9:00 a.m.

PRESENT

Member		Tom Burton
Member		Ryan Ratzlaff
Member		Dave Berry (Zoom)
Member		Jennifer Scott
Member		Tyler Olsen
Member		Bill Smith (Zoom)
Member		Christine Schlieff
Member		Sally Rosson
Member		Winston Delorme

ATTENDING

Director, Planning and Economic Development		Martino Verhaeghe
Manager, Planning and Development		Samantha Dyck
Municipal Planner		Jan Sotocinal
Development Officer		Nicole Friesen
Recording Secretary		Nancy Harris

ABSENT Member Dale Smith

#2
METHOD OF VOTING MOTION: 23.11.46 Moved by: MEMBER WINSTON DELORME
 That Members of Municipal Planning Commission vote by show of hands.

CARRIED

#3
APPOINTMENT OF CHAIR

3.1 NOMINATIONS FOR CHAIR

Martino Verhaeghe Director, Planning and Economic Development called for nominations for Chair for this term. Member Winston Delorme nominated Member Ryan Ratzlaff.

Martino Verhaeghe Director, Planning and Economic Development called a second time for nominations. Member Sally Rosson nominated Member Dale Smith.

Martino Verhaeghe Director, Planning and Economic Development called a third time for nominations.

None heard

3.2 CEASE NOMINATIONS FOR CHAIR

Martino Verhaeghe Director, Planning and Economic Development asked for a motion to cease nominations for Chair.

MOTION: 23.11.47 Moved by: MEMBER CHRISTINE SCHLIEF
That nominations for Municipal Planning Commission Chair position be ceased.

CARRIED

3.3 DECLARATION OF CHAIR

After a show of hands, Member Winston Delorme declared Member Ryan Ratzlaff as Chair until the next organizational meeting.

CARRIED

Martino Verhaeghe Director, Planning and Economic Development passed the meeting to Chair Ryan Ratzlaff.

#4
APPOINTMENT OF VICE-CHAIR

4.1 NOMINATIONS FOR VICE-CHAIR

Chair Ryan Ratzlaff called for nominations for Vice-Chair for this term. Member Jennifer Scott nominated Member Sally Rosson.

Chair Ryan Ratzlaff called a second time for nominations.

None heard

Chair Ryan Ratzlaff called a third time for nominations.

None heard

4.2 CEASE NOMINATIONS FOR VICE-CHAIR

Chair Ryan Ratzlaff asked for a motion to cease nominations for Vice-Chair.

MOTION: 23.11.48 Moved by: MEMBER DAVE BERRY
That nominations for Municipal Planning Commission Vice-Chair be ceased.

CARRIED

4.3 DECLARATION OF VICE-CHAIR

Chair Ryan Ratzlaff declared Member Sally Rosson as Vice-Chair until the next organizational meeting.

MOTION: 23.11.49 Moved by: VICE CHAIR SALLY ROSSON
That the meeting be adjourned at 9:07 a.m.

CARRIED

#5
ADJOURNMENT

CHAIR
RYAN RATZLAFF

DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building [and Zoom]
Valleyview, Alberta, on Wednesday, November 15, 2023

**#1
CALL TO ORDER**

Chair Ryan Ratzlaff called the meeting to order at 9:13 a.m.

PRESENT

Chair	Ryan Ratzlaff
Vice-Chair	Sally Rosson
Member	Christine Schlieff
Member	Jennifer Scott
Member	Bill Smith (Zoom)
Member	Tom Burton
Member	Dave Berry (Zoom)
Member	Winston Delorme
Member	Tyler Olsen

ATTENDING

Director, Planning & Economic Development	Martino Verhaeghe
Manager, Planning and Development	Samantha Dyck
Municipal Planner	Jan Sotocinal
Development Officer	Nicole Friesen
Recording Secretary	Nancy Harris

ABSENT

Member	Dale Smith
CAO	Stacey Wabick
Director, Infrastructure & Engineering	Roger Autio

**#2
AGENDA**

MOTION: 23.11.46 Moved by: Member Christine Schlieff
That the November 15, 2023, agenda be adopted as presented.

CARRIED

**#3
MINUTES**

3.1 MINUTES OF REGULAR MEETING

MOTION: 23.11.47 Moved by: Vice Chair Sally Rosson
That MPC Members lift the Deferred Motion 23.09.37 adoption of minutes.

That Municipal Planning Commission Members defer motion 23.09.37 Adoption of Minutes until the October 11, 2023 MPC Meeting.

CARRIED

MOTION: 23.09.37 Moved by: Vice Chair Sally Rosson

That the minutes of the Municipal Planning Commission regular meeting held on July 12, 2023, be adopted as presented.

CARRIED

3.2 MINUTES OF REGULAR MEETING

MOTION: 23.11.48 Moved by: Member Tyler Olsen

That the minutes of the Municipal Planning Commission regular meeting held on September 13, 2023, be adopted as presented.

CARRIED

#4 SUBDIVISIONS

4.1 S23-013 / TOEWS / BOUNDARY ADJUSTMENT / NW 14-71-26-W5M / RIDGEVALLEY AREA

Municipal Planner Jan Sotocinal presented an overview of a Subdivision Application for a Boundary Adjustment within NW 14-71-26-W5M; Plan 8220798, Lot B. The property was zoned Agricultural One (A-1) District.

MOTION: 23.11.49 Moved by: Member Jennifer Scott

That the Municipal Planning Commission APPROVE the subdivision Application S23-013 for the boundary adjustment of Plan 8220798, Lot B from 3.80 Hectares (9.39 acres) to 7.85 Hectares (19.39 acres) subdivision within the parcel legally described as NW 14-71-26-W5M, subject to the following:

NW 14-71-26-W5M

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.

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.

CARRIED

#5 DEVELOPMENT PERMITS

5.1 D23-167 / LEWIS / ACCESSORY BUILDING IN FRONT YARD / SE 5-67-23-W5M / LITTLE SMOKY AREA

Development Officer Nicole Friesen presented an overview of a development permit application for Accessory Building in Front Yard SE 5-67-23-W5M. The property was zoned Agricultural One (A-1) District.

SE 5-67-23-W5M

MOTION: 23.11.50 Moved by: Vice Chair Sally Rosson
That the Municipal Planning Commission APPROVE development permit application D23-167 for an Accessory Building, subject to the following:

Conditions:

1. That a variance is granted to Land Use Bylaw 18-800 Section 5.22.1.e) allowing the Accessory Building to be located within the Yard, Front as defined by Bylaw 18-800.
2. The Accessory Building shall be located no closer than 1.5 m (4.9 ft) from the Dwelling 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.
2. 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.

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.
4. You are located in the vicinity of an agricultural operation.

CARRIED

MOTION: 23.11.51 Moved by: Vice Chair Sally Rosson

That the Municipal Planning Commission recommend to Council to amend the Land Use Bylaw 18-800 Section 5.22.1.e) to state “On residential parcels that are 1.21 hectares (3 acres) or smaller, no accessory building shall be located in the front yard.”

CARRIED

**#6
NEXT MEETING**

Wednesday, December 13, 2023

**#7
ADJOURNMENT**

MOTION: 23.11.52 Moved by: Member Tyler Olsen
That the meeting be adjourned at 9:46 a.m.

CARRIED

CHAIR
RYAN RATZLAFF

DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE



REQUEST FOR DECISION

SUBJECT: S23-004 – Second Parcel Out and Boundary Adjustment
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: December 13, 2023 DIRECTOR: MAV PRESENTER: JS
REPORT TYPE: Subdivision Application MANAGER: SD WRITER: JS

FILE NO.: S23-004 **LAND USE DISTRICT(S):** Agricultural One (A-1); Country Residential One (CR-1)
LEGAL LOCATION: Part of SW 9-70-22-W5M; Plan 1623780, Block 1, Lot 1
AREA: Ward 3, Valleyview
APPLICANT/SURVEYOR: Borderline Surveys Ltd
LANDOWNER: Gallivan Holdings Ltd.

BACKGROUND/PROPOSAL:

Administration has received a subdivision application for a boundary adjustment and a second parcel out within the lands legally described as SW 9-70-22-W5M, where there is already a parcel, Plan 1623780, Block 1, Lot 1, taken out of the quarter section. The quarter section is a mile east of Highway 43 and can be accessed via Range Road 224. The location of this quarter section is within Ward 3, Valleyview. The subdivision proposal is to increase the boundary of the parcel, Plan 1623780, Block 1, Lot 1, from 1.21 hectares (2.99 acres) to 4.53 hectares (11.2 acres), and to subdivide 4.0 hectares (9.9 acres) out of the balance of the quarter section.

The majority of the quarter section is treed with some pockets of pasture and marshy areas in the north of the quarter section. There is an approach to the northwest portion of the quarter section which provides access to the balance of the quarter section. Within the existing subdivision, there is a manufactured home, two (2) sheds, a moveable cabin, an outhouse, and associated servicing. An approach is already located which provides access to this parcel.

Though this application was received last March 10, 2023, the subdivision application was deemed incomplete due to its complexity and need for a change in the Intermunicipal Development Plan (IDP) with the Town of Valleyview and rezoning of the lands to Country Residential One (CR-1). Under the Intermunicipal Development Plan (IDP) with the Town of Valleyview, the lands were designated as Future Industrial which were subsequently amended to Agricultural and were adopted by the Town of Valleyview and M.D. of Greenview No. 16 on September 11, 2023, and September 26, 2023, respectively. The IDP amendments have been completed, which allowed for rezoning a portion of the quarter section to Country Residential One (CR-1). As such, this subdivision can now proceed as it aligns with and is in conformity with the policies and regulations within the planning framework.

PROPERTY DETAILS:

Proposed Servicing: Well and Open Discharge (Existing parcel); Well/Cistern & Hauling and Open Discharge (Proposed parcel)
Soil Type: Gleyed Solonetzic Black Chernozem

Topography: Flat
Wetland Inventory: 7
LSRS Spring Grains: 2 (10) – slight limitation

Municipal Reserve/Environmental Reserve Dedication(s): The subject application is not exempt from the dedication of municipal reserve pursuant to Section 663 of the Municipal Government Act. The remainder of the quarter section is not required to provide municipal reserve, however, both Parcels A and B would be subject to municipal reserve requirements. The value of the land must be assessed based on the market value of only the land; this prevents the valuation of the property based on the added value of a house, well, access, etc. Therefore, Administration recommends the market valuation derived for proposed Parcel B also be used for proposed Parcel A (\$8500/acre); resulting in a cash-in-lieu dedication of \$850/acre.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Intermunicipal Development Plan (IDP) with the Town of Valleyview No. 20-860

Since the quarter section is within the Intermunicipal Development Plan (IDP) with the Town of Valleyview, it is subject to the provisions of the IDP. As previously stated, the future land use designation for the quarter section was Future Industrial which was changed to the future designation of Agricultural under Bylaw 23-950. As such, the proposed subdivision is subject to section 2.7.4 Rural & Agriculture Policies within this IDP, wherein the proposed subdivision complies with the policies of this section.

Municipal Development Plan (MDP) Bylaw No. 15-742

Section 3.4.4 Parcel Location

Where possible, subdivisions identified in 3.4.2 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.*

The area of the proposed subdivision (Lot B) is located adjacent to the quarter section boundaries. The location of the proposed subdivision (Lot B) minimizes or reduces any conflicts and fragmentation of adjacent agricultural land within the quarter section. Section 3.4.4 supports the location of the proposed 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, shelter belts and required setback distances for the existing private sewage system.*

As per Section 3.4.8 of the MDP, the size of the farmstead separation is at the discretion of Greenview by way of existing developments within the proposed subdivision and existing private sewage system. The increase in size of Plan 1623780, Block 1, Lot 1, can be attributed to the meeting the setback requirements for the pump out. Even though the parcel size is increased to 4.53 hectares (11.2 acres), the parcel size of this farmstead is still permitted under the A-1 District.

3.5.1 Subdivision of Agricultural Lands

On those lands that are not defined as better agricultural lands, or that are considered exceptions by Greenview to the definition of better agricultural land by virtue of slope, configuration, surrounding land use or size, Greenview may allow the subdivision and/or development of non-agricultural uses.

Where the subdivision (Lot B) is to occur, the area is predominantly treed, and not currently used for any agricultural activity. Additionally, the land uses within the immediate vicinity are similar to the subject quarter section, where there are country residential developments with minimal agricultural activities. In this case, the rezoning and subdivision of this parcel for country residential purposes may be approved under section 3.5.1.

Land Use Bylaw (LUB) No. 18-800

The current zoning for the parcel legally described as Plan 1623780, Block 1, Lot 1 is Agricultural One (A-1) District. Within the A-1 District, for the first parcel out, the minimum parcel size is 1.2 hectares (3 acres) while the maximum parcel size is 8.1 hectares (20.0 acres). Since the proposed parcel size for the lot, Plan 1623780, Block 1, Lot 1, is within this range, the boundary adjustment of 1.21 hectares (2.99 acres) to 4.53 hectares (11.2 acres) may be allowed.

With respect to Lot B, the current zoning for this lot is Country Residential One (CR-1) District. This part of the quarter section was redistricted to CR-1 because of section 8.1.4 (b) of the LUB which says, "Only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning." Since there is already one parcel out taken, the proposed lot (Lot B), was rezoned to meet this policy of the LUB. The parcel size range for the Country Residential One (CR-1) District is 1.20 hectares (3.00 acres) to 4.00 hectares (9.9 acres).

Municipal Government Act (MGA) Division 8 - Reserve Land, Land for Roads and Utilities Use

Municipal Reserve (MR) is required during all subdivision of land unless it is exempt under section 663 of the MGA:

Reserves not required

663 *A subdivision authority may not require the owner of a parcel of land that is the subject of a proposed subdivision to provide reserve land or money in place of reserve land if*

- (a) one lot is to be created from a quarter section of land,*
- (b) land is to be subdivided into lots of 16.0 hectares or more and is to be used only for agricultural purposes,*
- (c) the land to be subdivided is 0.8 hectares or less, or*
- (d) reserve land, environmental reserve easement or money in place of it was provided in respect of the land that is the subject of the proposed subdivision under this Part or the former Act.*

Only the remnant of the quarter section qualifies under these exemptions. As there is more than one lot being created from the quarter section and the initial subdivision parcel is being expanded to nearly 3 times its previous size by the boundary adjustment. The Municipal Development Plan, pursuant to section 10.4.1, states "Greenview shall require that ten percent (10%) of the developable lands be dedicated as MR as provided under the Act,". Further to this, the MR is to "be dedicated as cash-in-lieu in all cases" except in cases identified in section 10.4.1 (a) - (e). This means that Greenview will have to take MR in the form of cash-in-lieu. If MR is deferred for any reason at this stage, The MGA allows for Deferred Reserve Caveat to be

placed on the property to identify this requirement has not yet been fulfilled, even though not exempt, on the parcel and may be collected by the municipality at a future date upon further redevelopment.

Comments Received

Prior to the MPC meeting, Administration referred the subdivision application to the relevant referral agencies and departments. To this date, Administration has received eight (8) comments from Alberta Transportation, ATCO Electric, East Smoky Gas Co-op, Telus, Town of Valleyview and Greenview's Environmental Services, Operations, and Construction and Engineering. No comments from these agencies objected to the proposed subdivisions.

In addition, Alberta Transportation and Economic Corridors commented that they anticipate minimal impact on the highway due to this subdivision proposal. The Town of Valleyview also commented that any future development of the site will comply with regulations/restrictions associated with the approval from Transport Canada and/or NAV Canada, due to its proximity to the local airport. Greenview's Construction and Engineering has provided that road widening will not be taken as it has already been previously acquired.

There were no comments or concerns received from any of the adjacent landowners circulated.

Recommendation

Administration has determined the subdivision proposal sufficiently meets policy requirements and has no technical or physical constraints which cannot be addressed or mitigated through conditions of approval. Therefore, Administration recommends Approval with the conditions provided under the Recommended Action heading. Should MPC determine that Municipal Reserve is not appropriately taken at this stage of development, a condition to register a Deferred Reserve Caveat has been drafted.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE the subdivision application S23-004 for the boundary adjustment of Plan 1623780, Block 1, Lot 1 from 1.21 Hectares (9.39 acres) to 4.53 Hectares (11.2 acres) and the creation of a 4.0 (9.9 acres) within the lands legally described as, SW 9-70-22-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 proposed subdivision. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.**
- 5. On proposed Lot B, the applicant shall pay cash-in-lieu of municipal reserve in the amount of \$8,500 (approx. \$850/acre), representing 10% of the appraised market value of the land of \$84,150 (\$8500 per acre) or a market value determined by an appraisal by a qualified appraisal professional in accordance with section 667 of the Municipal Government Act. The final calculation of the municipal reserve will be done upon receipt of the final plan of survey.**

6. On proposed Lot A, the applicant shall pay cash-in-lieu of municipal reserve in the amount of \$9,520 (approx. \$850/acre), representing 10% of the appraised market value of the land of \$95,200 (\$8500 per acre) or a market value determined by an appraisal by a qualified appraisal professional in accordance with section 667 of the Municipal Government Act. The final calculation of the municipal reserve will be done upon receipt of the final plan of survey.

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: Municipal Reserve (Deferral) for Conditions 5 and/or 6

Staff have prepared an alternative to the collection of municipal reserve condition for MPC consideration but does not recommend this approach as currently policy and statutory plans direct the collection of these funds for recreational development in other areas of Greenview. Should MPC select this option it may do so for either or both of non-exempt parcels.

MOTION: That the Municipal Planning Commission APPROVE the subdivision application S23-004 for the boundary adjustment of Plan 1623780, Block 1, Lot 1 from 1.21 Hectares (9.39 acres) to 4.53 Hectares (11.2 acres) and the creation of a 4.0 (9.9 acres) within the lands legally described as, SW 9-70-22-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 proposed subdivision. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.
5. Pursuant to Section 669(1) of the Municipal Government Act, a Deferred Reserve Caveat for the balance of the Municipal Reserve owing will be registered on the balance of SW 9-70-22-W5M concurrently with the subdivision registration. The Municipal District of Greenview will prepare and require the registration at the time of endorsement.

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.

Alternative #2: The Municipal Planning Commission may refuse the subdivision application, S23-004. Administration does not recommend this option as the proposal complies requirements of the Intermunicipal Development Plan (IDP) with the Town of Valleyview No. 20-860, Municipal Development Plan (MDP) Bylaw No. 15-742, and the Land Use Bylaw No. 18-800.

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
- Bylaw No. 23-950 – Changing future land use designation from Industrial to Agricultural
- Bylaw No. 23-938 – Rezoning from A-1 to CR-1 for SW 9-70-22-W5M
- Land Use Bylaw 18-800 – Section 8.1 Agricultural One (A-1) District
- Land Use Bylaw 18-800 – Section 8.4 Country Residential (CR-1) District
- AGRASID Map
- Topography Map
- Wetland Inventory Map
- Location Map
- Owner Map
- Photos



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. S23-004	
FORM A AS COMPLETED	
FEE(S) SUBMITTED \$ _____	RECEIPT NO. 370,730
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:
Gallivan Holdings Ltd. / James and Verna Gallivan Address: _____
 (Name(s) in Block Capitals) Phone Number: _____ Work: _____
 Rural Address: _____ Email: _____

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:
Borderline Surveys Ltd. Address: _____
 (Name(s) in Block Capitals) Phone Number: _____ Work: _____
 Email: _____



3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 All/part of the SW ¼ Sec. 9 Twp. 70 Range: 22 West of 5 Meridian
 Being all / parts of Reg. Plan No. 162 3780 Block 1 Lot 1 C. of T. No. 212222935 / 222 118 835
 Area of the above parcel of land to be subdivided 8.6 HA 21.3 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 Agriculture/Res b. Proposed use of land Agriculture /Res
 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.)
Yard site

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
See 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 Jason Coates / Borderline Surveys Ltd. 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: March 10, 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

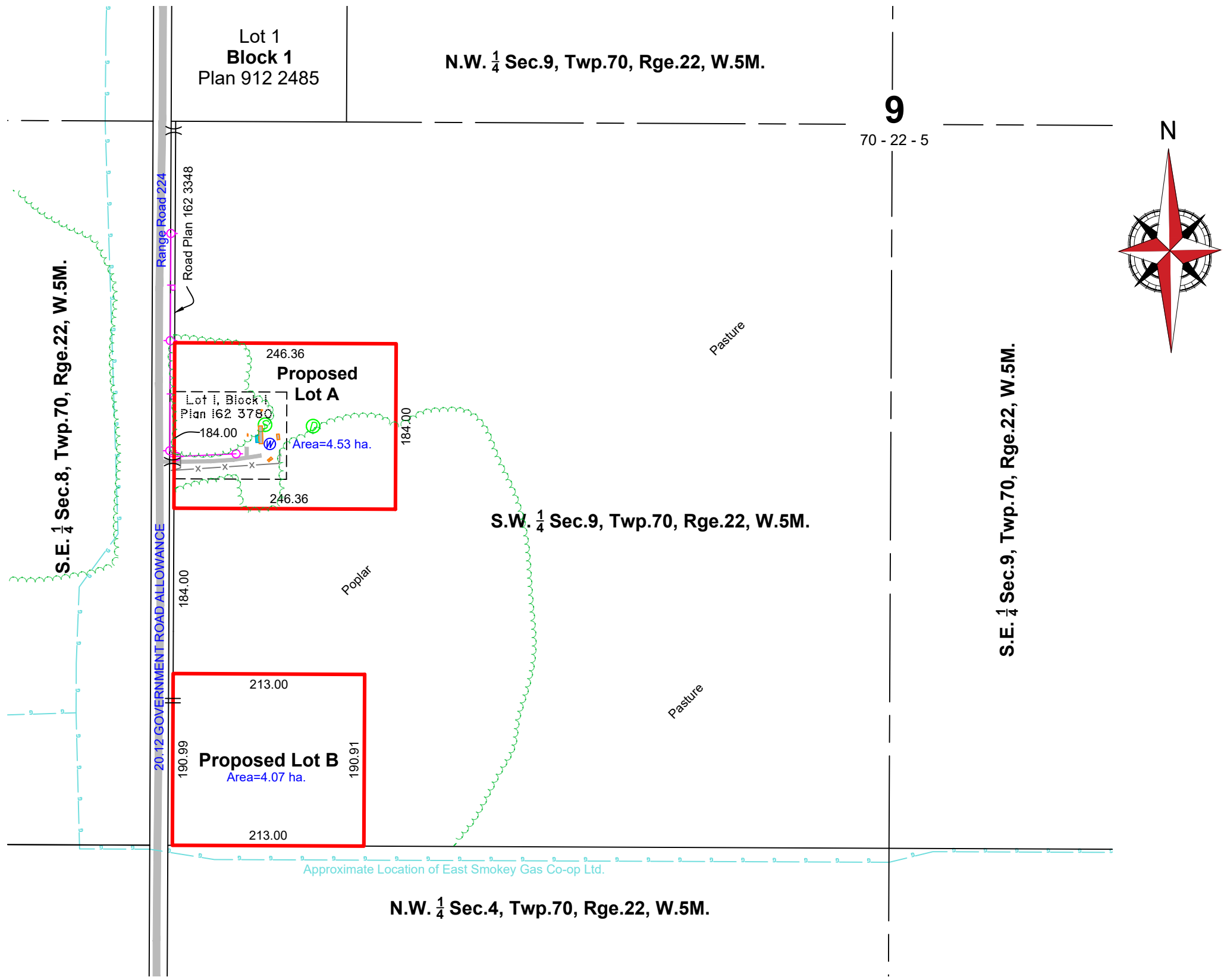
Please note below the type of water supply and sewage disposal that is either **Existing** or **Proposed** for the lots indicated on the sketch accompanying your application. *(The location of these facilities must be accurately indicated on the sketch.)*

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	E	P	
Cistern & Hauling		P	
Municipal Service			
Other <i>(Please specify)</i>			

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



TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
Descriptive Plan 162 3780, Block 1, Lot 1.
 and Part of
S.W. 1/4 Sec.9, Twp.70, Rge.22, W.5M.
 Within
 Municipal District of Greenview, Alberta

Schedule of Area(s)

Contains 2 Lots,
 Containing 8.60 ha (21.3 Ac.)

Registered Title Encumbrances (Affecting Extent of Title)

None.

Notes

- Distances are in Metres and Decimals Thereof.
- Plan measurements based from a field inspection conducted on Feb. 23, 2023.
- Bushlines are approximate, bush has been cleared since the date of the photos.

Legend

- Area Affected by This Plan is Outlined Thus..... ▬
- Roads Shown Thus..... ▬
- Fence Shown Thus..... -x-x-x-
- Gas Co-op Shown Thus..... -G-G-
- Overhead Power Shown Thus.... -P-
- Power Pole Shown Thus..... ○
- Water Well/Cistern Shown Thus..... ⊙
- Septic Tank Shown Thus.... ⊙
- Septic Discharge Shown Thus..... ⊕

Land Owner(s)

Gallivan Holdings Ltd. James Gallivan
 C. of T. 212 222 935 Verna Gallivan
 C. of T. 222 118 835

Site Information

Address: 70121 Rge. Rd. 224



#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	MM	JC	JC	March 3, 2023
Client File No: N/A					0 Revision
File No: 230037T		Job No: 230037		Sheet: 1 of 4	

SCALE 1:5000

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
 Descriptive Plan 162 3780, Block 1, Lot 1.
 and Part of
 S.W. $\frac{1}{4}$ Sec.9, Twp.70, Rge.22, W.5M.
 Within
 Municipal District of Greenview, Alberta



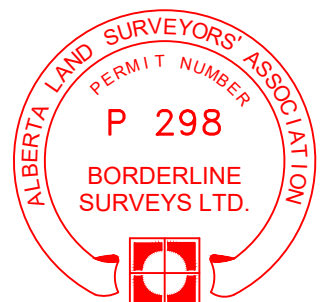
SCALE 1:2500

Notes

- Lot A is to be served by a septic pumpout, where no discharge currently exists.
- Lot A water source is a well.
- Some buildings may have been erected and others moved since the date of this photo.
- Lot B is to be served by a septic pumpout / tank and a cistern or water well.



#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	MM	JC	JC	March 3, 2023
Client File No: N/A					
File No: 230037T		Job No: 230037		Sheet: 2 of 4	

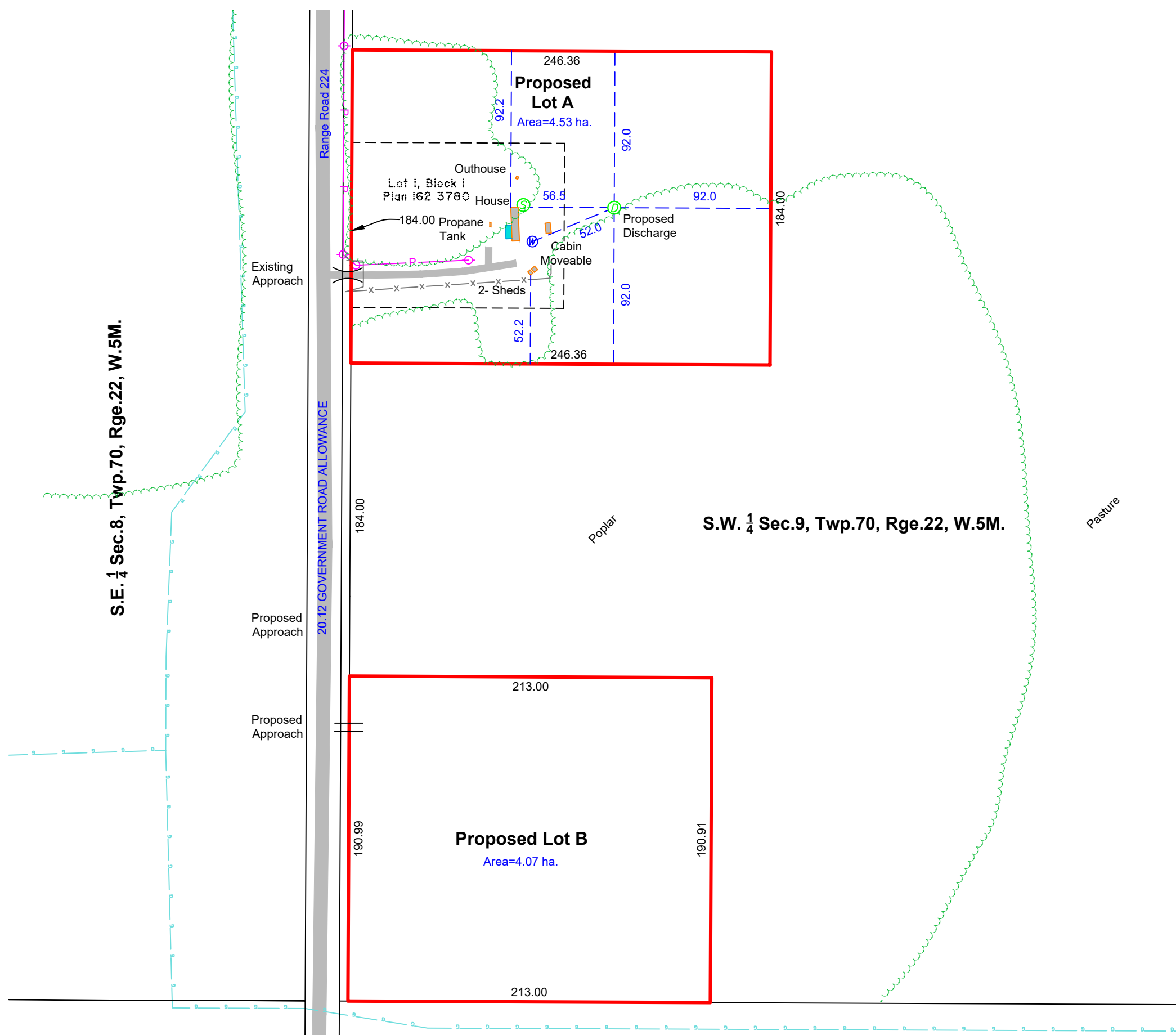




Photo is current Bing Imagery



SCALE 1:5000

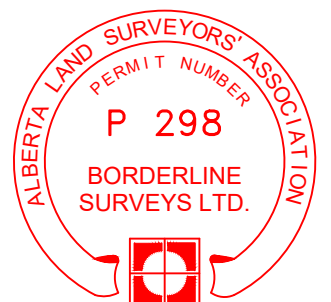
TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
 Descriptive Plan 162 3780, Block 1, Lot 1.
 and Part of
 S.W. $\frac{1}{4}$ Sec.9, Twp.70, Rge.22, W.5M.
 Within
 Municipal District of Greenview, 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	MM	JC	JC	March 3, 2023
Client File No: N/A					0 Revision
File No: 230037T		Job No: 230037		Sheet: 3 of 4	



S.E. ¼ Sec.8, Twp.70, Rge.22, W.5M.

Range Road 224
20.12 GOVERNMENT ROAD ALLOWANCE

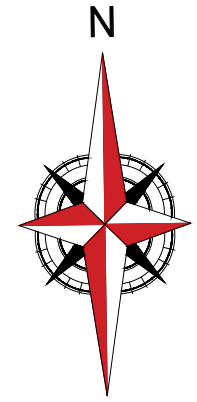
246.36
Proposed Lot A
184.00
Lot 1, Block 1
Plan 162 3780
184.00
246.36

S.W. ¼ Sec.9, Twp.70, Rge.22, W.5M.

213.00
Proposed Lot B
190.91
190.91
213.00

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
Descriptive Plan 162 3780, Block 1, Lot 1.
and Part of
S.W. ¼ Sec.9, Twp.70, Rge.22, W.5M.
Within
Municipal District of Greenview, Alberta



SCALE 1:2500



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

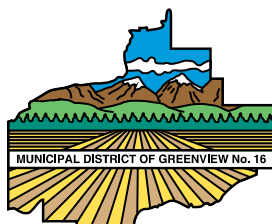


PREPARED BY
Jason Coates, A.L.S.

Revision Table

No.	Revision Type	Drafted	Chk'd	Surveyed	Date
0	Original	MM	JC	JC	March 3, 2023

Client File No: N/A					
File No: 230037T	Job No: 230037	Sheet: 4 of 4			



BYLAW No. 23-950 of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to provide for an amendment to the Valleyview Intermunicipal Development Plan (IDP) Bylaw No. 20-860

Whereas, pursuant to Section 631 of the Municipal Government Act, RSA 2000, cM-26, as amended, two or more councils of municipalities that share common boundaries to adopt an intermunicipal development plan to include lands lying within the boundaries of the municipalities as they deemed necessary; and

Whereas, the Councils of the Municipal District of Greenview No. 16 and Town of Valleyview adopted the Intermunicipal Development Plan (IDP) Municipal District of Greenview No. 16 and Town of Valleyview, being Municipal District of Greenview No. 16 Bylaw No. 20-860 and Town of Valleyview Bylaw No. 2020-08, to coordinate the planning and development of lands between the two municipalities; and

Whereas, pursuant to section 191(1) of the Municipal Government act, RSA 2000, cM-26, the Councils of Municipal District of Greenview No. 16 and Town of Valleyview have deemed it necessary to amend the Intermunicipal Development Plan, to ensure that consistency and conformity of plans and the land use bylaw.

Therefore, the Council of the Municipal District of Greenview No. 16, duly assembled, hereby enacts as follows:

1. **TITLE**
 - 1.1. This Bylaw shall be cited as the “Valleyview Intermunicipal Development Plan Amendment”
2. **AMENDMENT**
 - 2.1. That section Figure 5: Future Land Use Map be amended to change the future land use for the following parcels:
 - (a) SW 9-70-22-W5M from “Future Industrial” to “Agricultural”
as per schedule A.
3. **SEVERABILITY**
 - 3.1. Should any provision of this Bylaw be declared invalid by a court of competent jurisdiction, then the invalid provision shall be severed, and the remainder of the Bylaw shall remain in effect.

4. **COMING INTO FORCE**

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

Read a first time this 10th day of August, 2023.

Read a second time this 26th day of September, 2023.

Read a third time this 26th day of September 2023.



REEVE



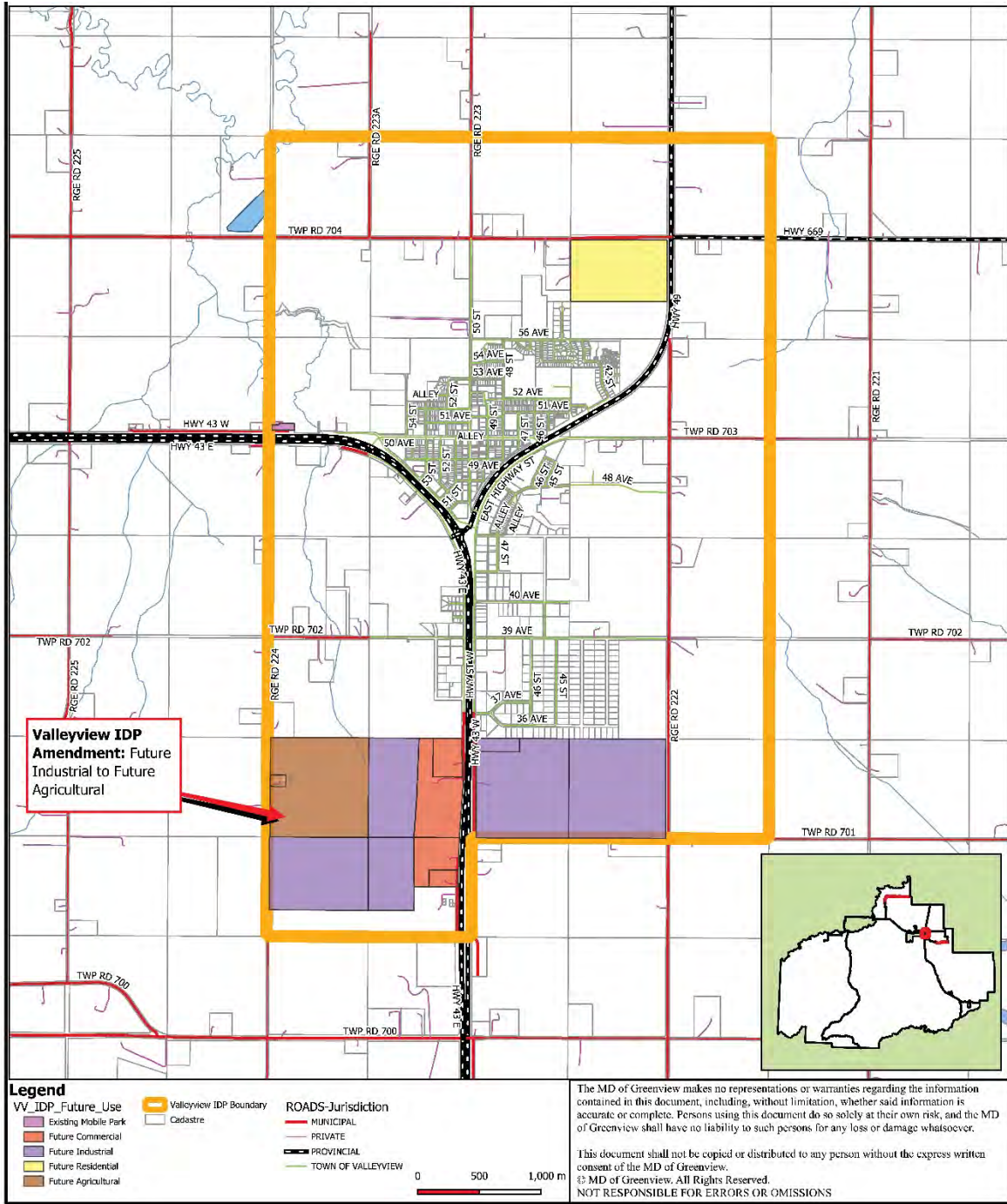
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A"

To Bylaw No. 23-950

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All of the Southwest (SW) Quarter of Section Nine (9) Within Township Seventy (70) Range Twenty-Two (22) West of the Fifth Meridian (W5M) be redesignated from "Future Industrial" to "Agricultural" as depicted below:





BYLAW No. 23-938

of the Municipal District of Greenview No. 16

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

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

1. That Map No. 15 in the Land Use Bylaw, being Bylaw No. 18-800, be amended to redistrict the following area:

All that Portion of the
Southwest (SW) Quarter of Section Nine (9)
Within Township Seventy (70)
Range Twenty-Two (22) West of the Fifth Meridian (W5M)

As identified on Schedule "A" attached.

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

Read a first time this 11th day of July, 2023.

Read a second time this 24th day of October, 2023.

Read a third time and passed this 24th day of October, 2023.

REEVE

CHIEF ADMINISTRATIVE OFFICER

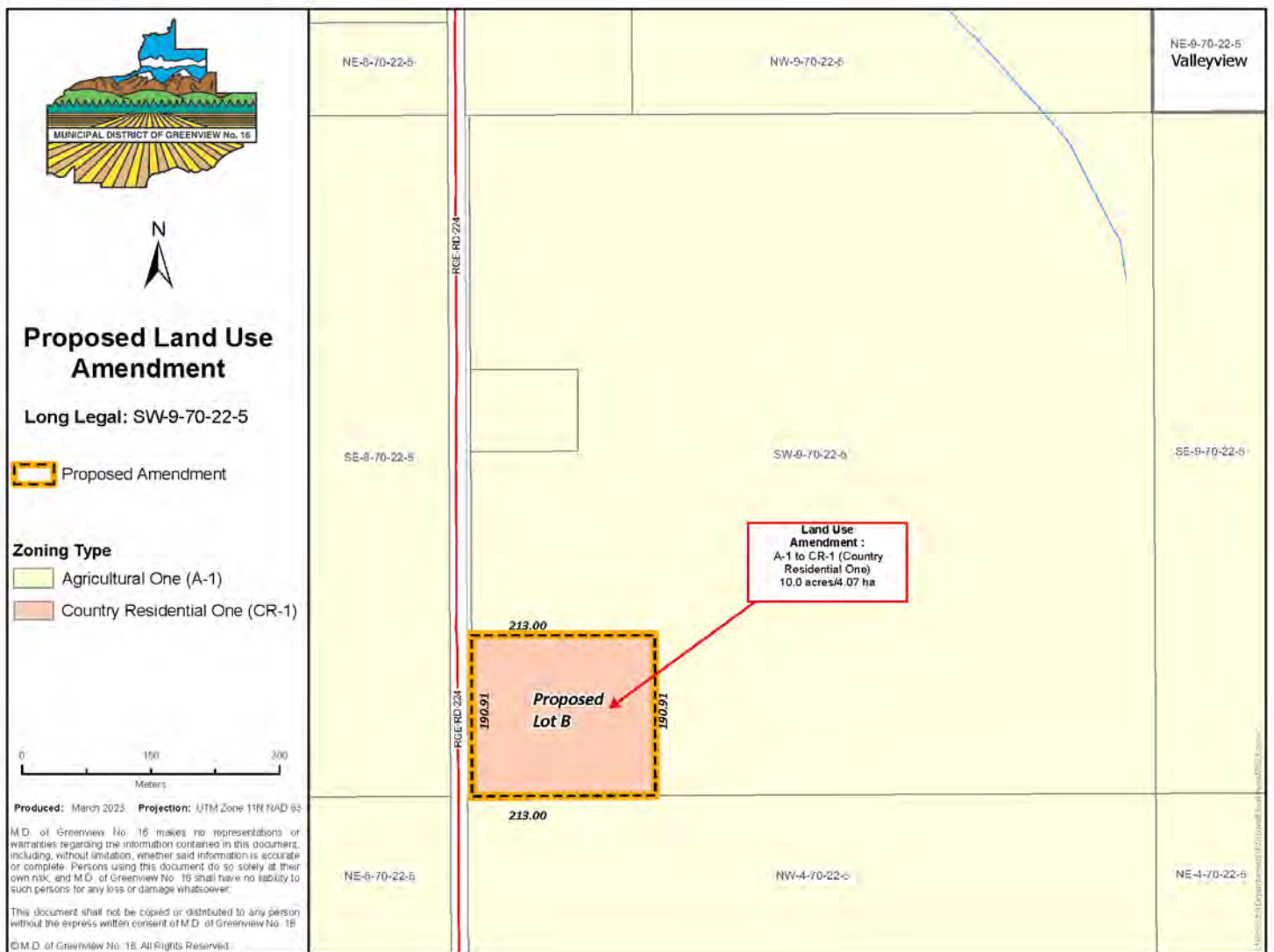
SCHEDULE "A"

To Bylaw No. 23-938

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of the
Southwest (SW) Quarter of Section Nine (9)
Within Township Seventy (70)
Range Twenty-Two (22) West of the Fifth Meridian (W5M)

Is reclassified from Agricultural One (A-1) District to Country Residential One (CR-1) District as identified below:



8.0 LAND USE DISTRICTS

8.1 Agricultural One (A-1) District

8.1.1 Purpose

- a) The purpose of this District is to protect and preserve better agricultural lands. The uses allowed in this District are those which may be compatible with extensive agricultural operations, and which minimize the loss of agricultural lands to non-agricultural uses.

8.1.2 Uses

- a) Table 8-1 identifies the permitted and discretionary uses within the A-1 District.

Table 8-1: A-1 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Abattoir
2. Agricultural Processing	2.a Airstrip
3. Agriculture, Horticulture	3.a Compressor
4. Animal Breeding Establishment	4.a Coverall Building
5. Apiary	5.a Craft Brewery and Distillery
6. Bed and Breakfast	6.a Home Occupation, Major
7. Boarding and Lodging	7.a Natural Resource Extraction
8. Borrow Pit	8.a Oil and Gas Facility
9. Cabin	9.a Recreation, Outdoor Motorized Vehicle
10. Cannabis Production Facility	10.a Recreation, Outdoor Passive
11. Dugout	11.a Recreational Vehicle Storage
12. Dwelling Unit, Accessory	12.a Solar Collector, Major
13. Dwelling Unit, Manufactured	13.a Utilities, Major
14. Dwelling Unit, Modular	14.a Wind Energy Conversion System, Major
15. Dwelling Unit, Single Detached	15.a Work Camp, Project Oriented
16. Greenhouse	
17. Home Occupation, Minor	
18. Housing Collective, Communal	
19. Kennel, Commercial	
20. Kennel, Hobby	
21. Sign	
22. Solar Collector, Minor	
23. Storage, Outdoor	
24. Suite, Attached	
25. Suite, Detached	
26. Wind Energy Conversion System, Minor	

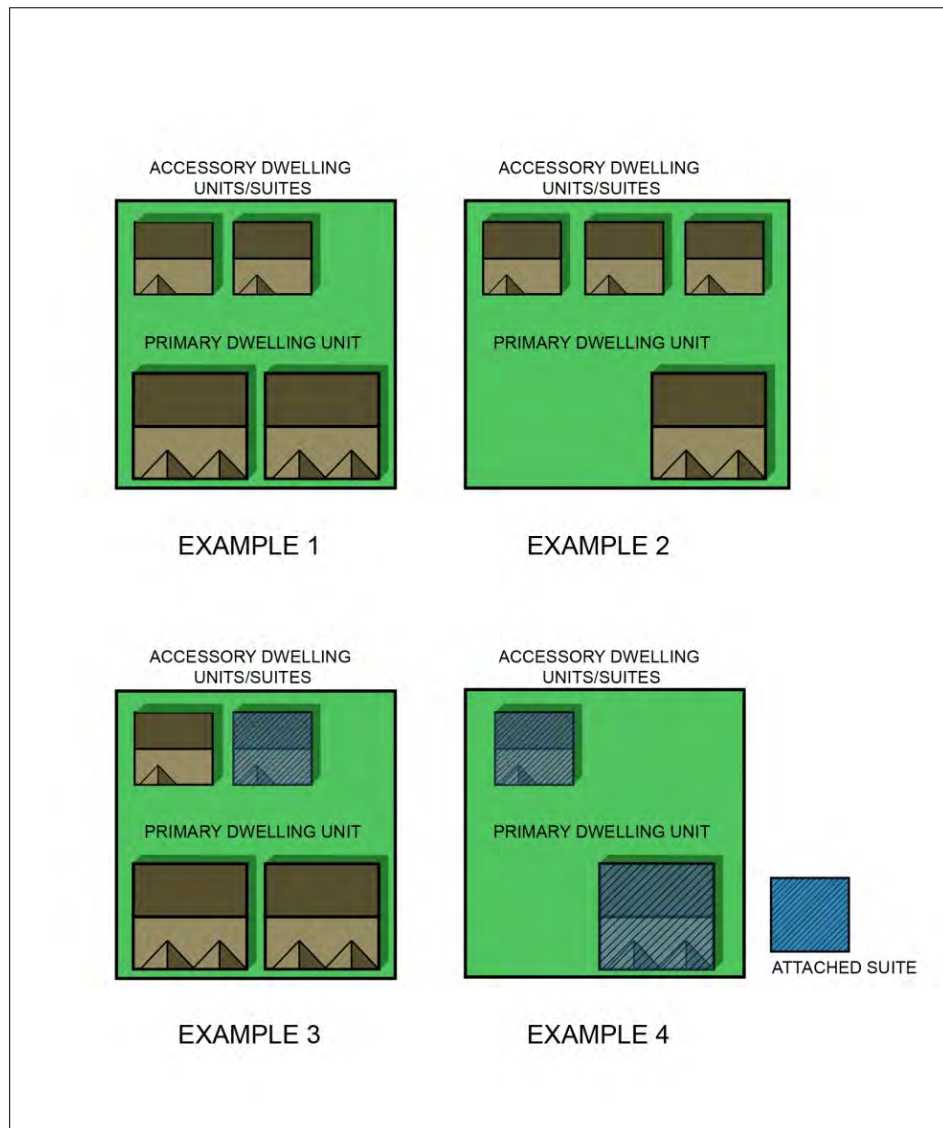
8.1.3 Regulations

- a) On a parcel located in an A-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-2.

Table 8-2: A-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 4 dwelling units per parcel, which may include: <ul style="list-style-type: none"> • a maximum of 2 primary dwelling units • a maximum of 3 accessory dwelling units and/or suites
.2 Minimum parcel size	1.2 ha (3 ac)
.3 Minimum parcel width	100 m (328.1 ft.)
.4 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.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.5 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.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.6 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.)
.7 Maximum parcel coverage (all buildings)	30 %

Figure 8-1: Examples of A-1 Dwelling Unit Configurations



8.1.4 Other Regulations

- a) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the Agricultural Operation Practices Act;
- b) Only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning. Work Camp, Project-Oriented – Only within 400.00 m (1,312.3 ft.) of highways;
- c) First Parcel Out: Minimum: 1.2 ha (3.0 ac)
 Maximum: 8.1 ha (20.0 ac)
- d) An application to create two titles based upon a fragmented parcel may be approved notwithstanding the size of parcels to be created on either side of the fragmentation line with the following conditions:
 - i. Minimum parcel sizes and other development considerations must be adhered to;
 - ii. Parcels fragmented by water bodies or ravines would still be subject to environmental reserve evaluation and dedication.
- e) Agricultural parcels that are fragmented will be prorated by the size of the parcel to determine the number and size of parcels that are to qualify for subdivision from each fragmented portion as follows:
 - i. The amount of land that may be subdivided from a fragmented parcel will be directly proportionate to its percentage of the quarter section.

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

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

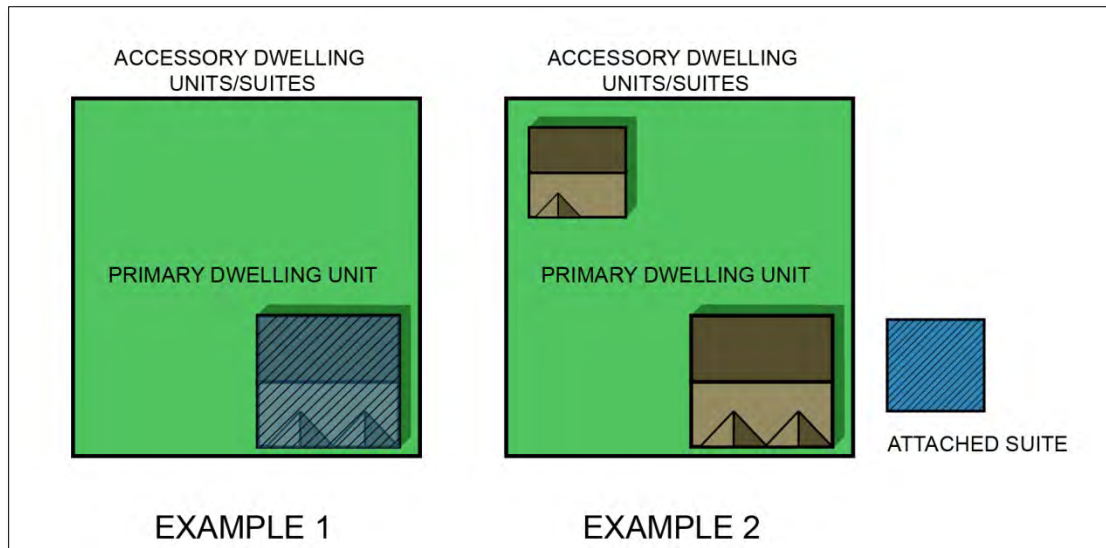
Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Coverall Building
2. Agricultural Pursuit, Minor	2.a Dwelling Unit, Manufactured
3. Backyard Beekeeping	3.a Home Occupations, Major
4. Backyard Hen Enclosure	4.a Sign
5. Bed and Breakfast	
6. Boarding and Lodging	
7. Dugout	
8. Dwelling Unit, 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

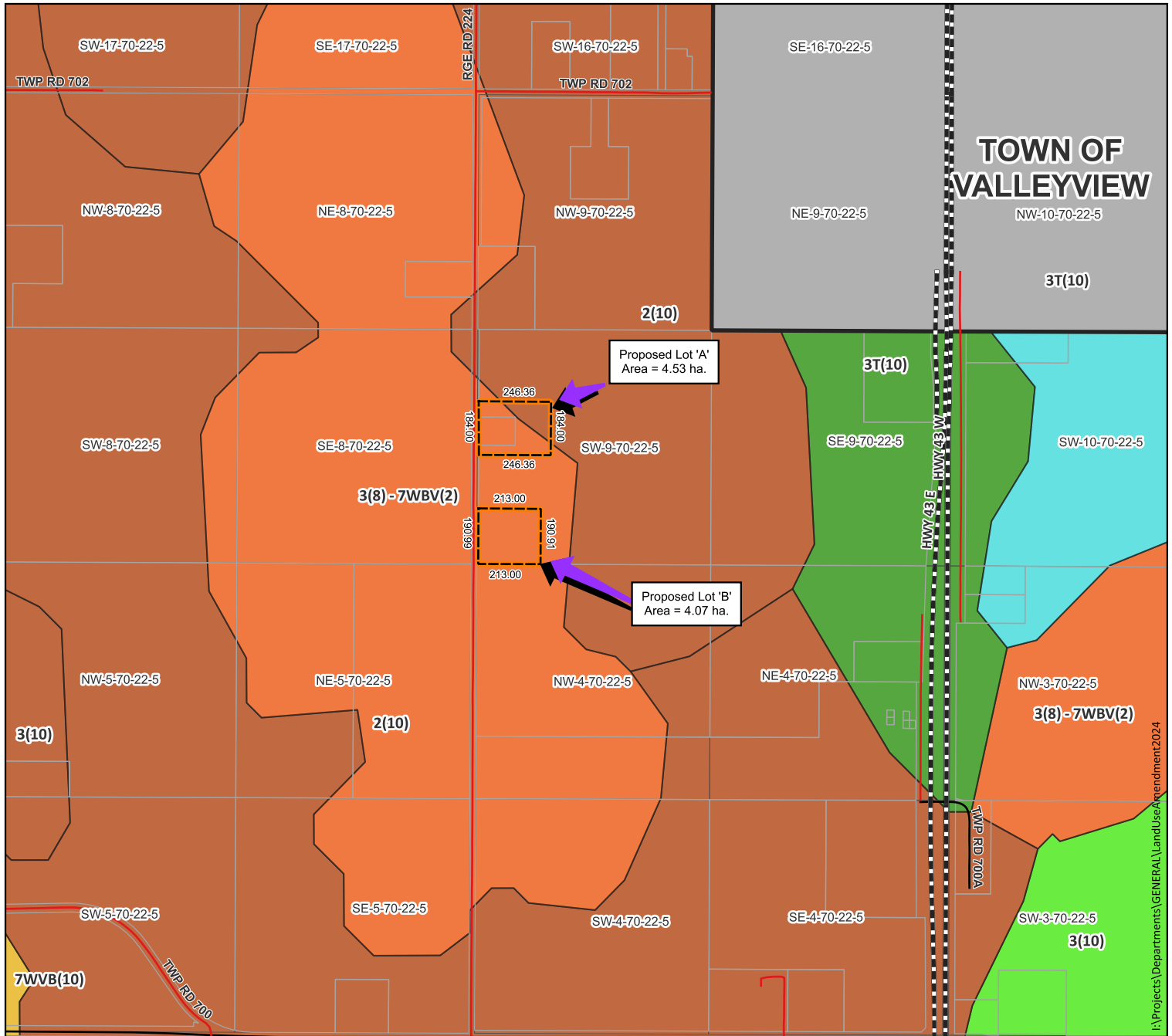
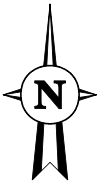
Type of Livestock	# of Animals Equivalent
Dairy (plus calf under 6 months)	1
Beef (plus calf under 6 months)	1
Bison (plus calf under 6 months)	1
Horse (plus foal under 6 months)	1
Sheep/Goats (plus lambs / kids under 6 months)	2
Pigs (plus offspring under 2 months)	2
Fowl	50
Rabbits	30
Exotic livestock 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. ***



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

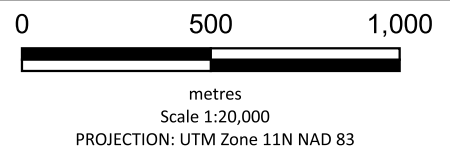
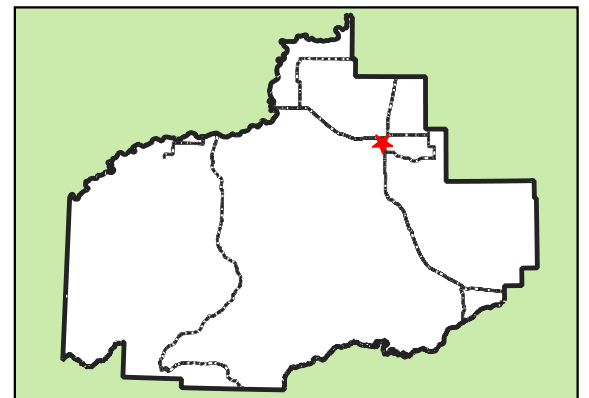
Subdivision Application AGRASID



LEGEND

- | | | |
|-------------------------------|--------------------------|-------------|
| Proposed Subdivision | ridged - low relief | Gravel Road |
| AGRASID | undulating - high relief | Paved Road |
| inclined plain - low relief | undulating - low relief | Town |
| inclined with BR - low relief | TRANSPORTATION | Cadastre |
| level organic | Paved Highways | |

** Spring Grain LSRS Values Displayed**

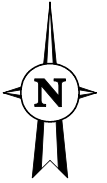


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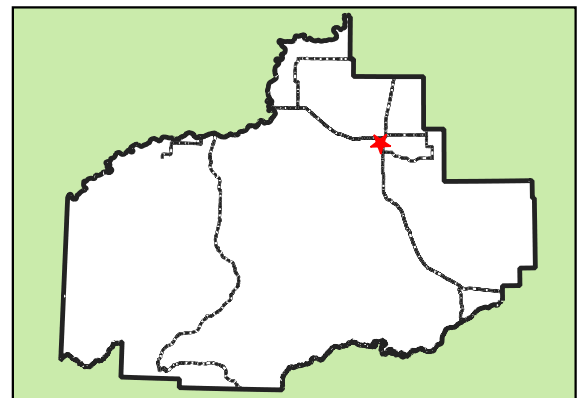
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application Topography



LEGEND

- | | | | |
|--|----------------------|---|----------------|
|  | Proposed Subdivision | TRANSPORTATION | |
|  | Contour Line(m) |  | Paved Highways |
|  | Minor Break |  | Gravel Road |
|  | Band 1: Band #0 |  | Paved Road |
|  | Band 2: Band #1 |  | Town |
|  | Band 3: Band #2 |  | Cadastre |



0 500 1,000



metres

Scale 1:20,000

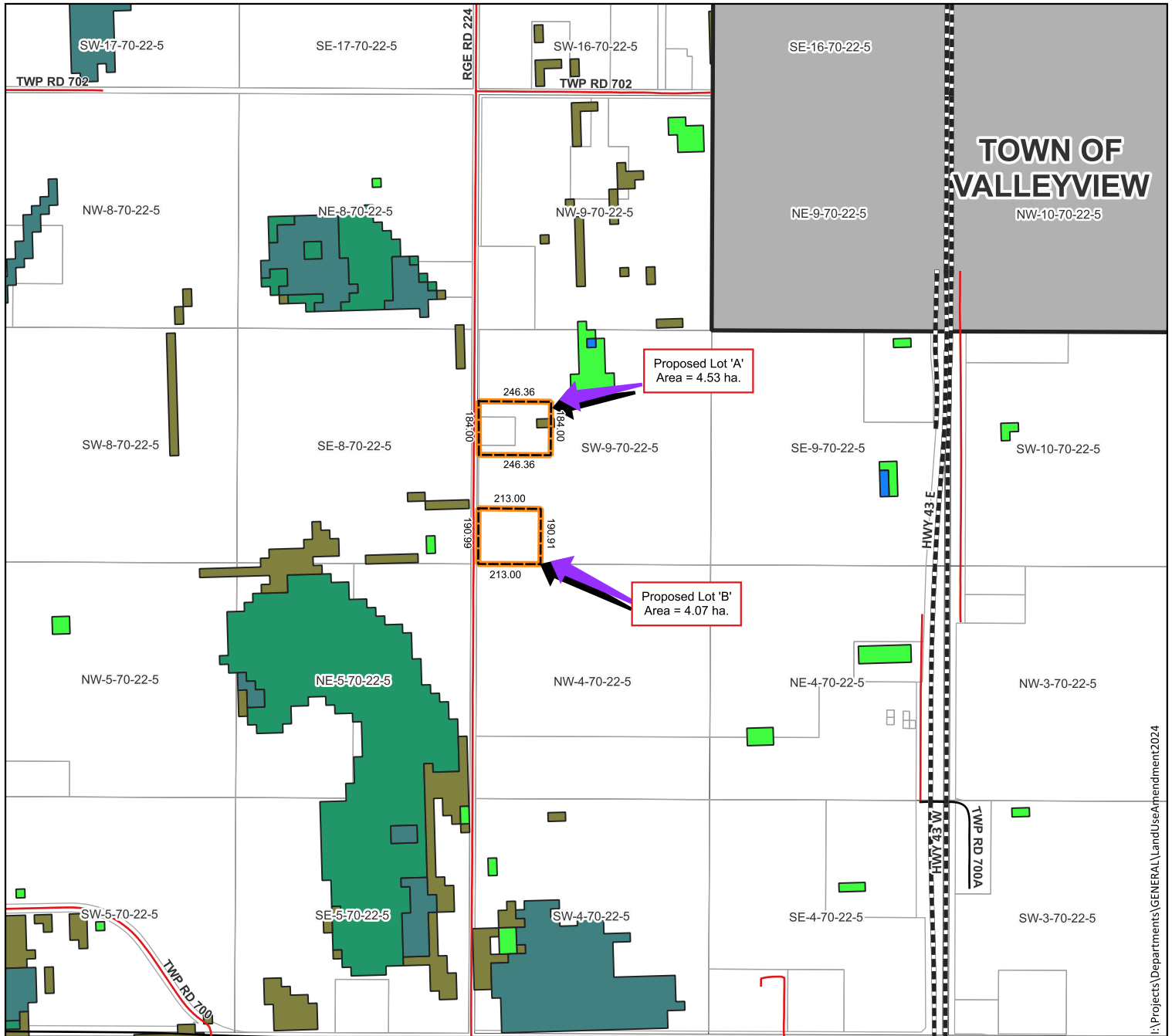
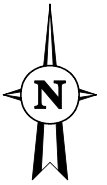
PROJECTION: UTM Zone 11N NAD 83

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MUNICIPAL DISTRICT OF GREENVIEW NO. 16

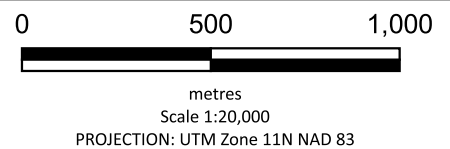
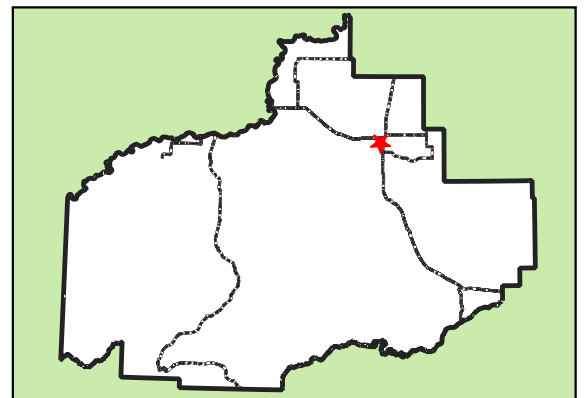
Subdivision Application Wetland



I:\Projects\Departments\GENERAL\LandUseAmendment2024

LEGEND

- | | | |
|--------------------------|-----------------------|------------|
| Proposed Subdivision | Open Water | Paved Road |
| Wetland Inventory | Swamp | Town |
| Bog | TRANSPORTATION | Cadastre |
| Fen | Paved Highways | |
| Marsh | Gravel Road | |



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Map Book 2023
Municipal District of Greenview No.16

LEGEND

MAP POINTS

- Airport
- Building
- Cemetery
- Community Hall
- Drainage
- Fire Hall
- Gravel Pit
- Lagoon
- Lift Station
- Recreation Area
- Stockpile
- Transfer Station & Landfill
- Walking Trail
- Water Fill Station
- Water Treatment Plant

LAND CLASSIFICATIONS

- Titled Land
- Crown Land
- Grazing Leases
- Municipal Property
- GC Co-ops
- Cree-Nation Reserves
- Hamlet/Localities
- Town
- Provincial Park
- Multi Family Parcel
- Section Grid
- Township Grid
- MD Boundary
- Electoral Districts

TRANSPORTATION

- Gravel Highways
- Paved Highways
- Railway
- Fair-Weather Road

HYDRO FEATURES

- Lake/River
- Stream/Creek

HAMLETS, LOCALITIES & SUBDIVISIONS	
LABEL	NAME
A	LITTLE SMOKEY
B	STURGEON LAKE
C	CALAIS
D	SANDY BAY
E	THE NARROWS
F	COSY COVE
G	RIDGEVALLEY
H	DEBOLT
I	LANDRY HEIGHTS
J	GROVEDALE
K	ASPEN GROOVE
L	NOSE CREEK
M	GRANDE CACHE
N	WANYANDIE CO-OP EAST
O	WANYANDIE CO-OP WEST
P	JOACHIM ENTERPRISE
Q	VICTOR LAKE CO-OP
R	GRANDE CACHE LAKE ENTERPRISE (KAMISAK)
S	SUSA CREEK CO-OP
T	MUSKEG SEEPLE CO-OP



KILOMETERS
SCALE 1:1,050,000
PRODUCED: October 02, 2023
PROJECTION: UTM Zone 11N NAD 83

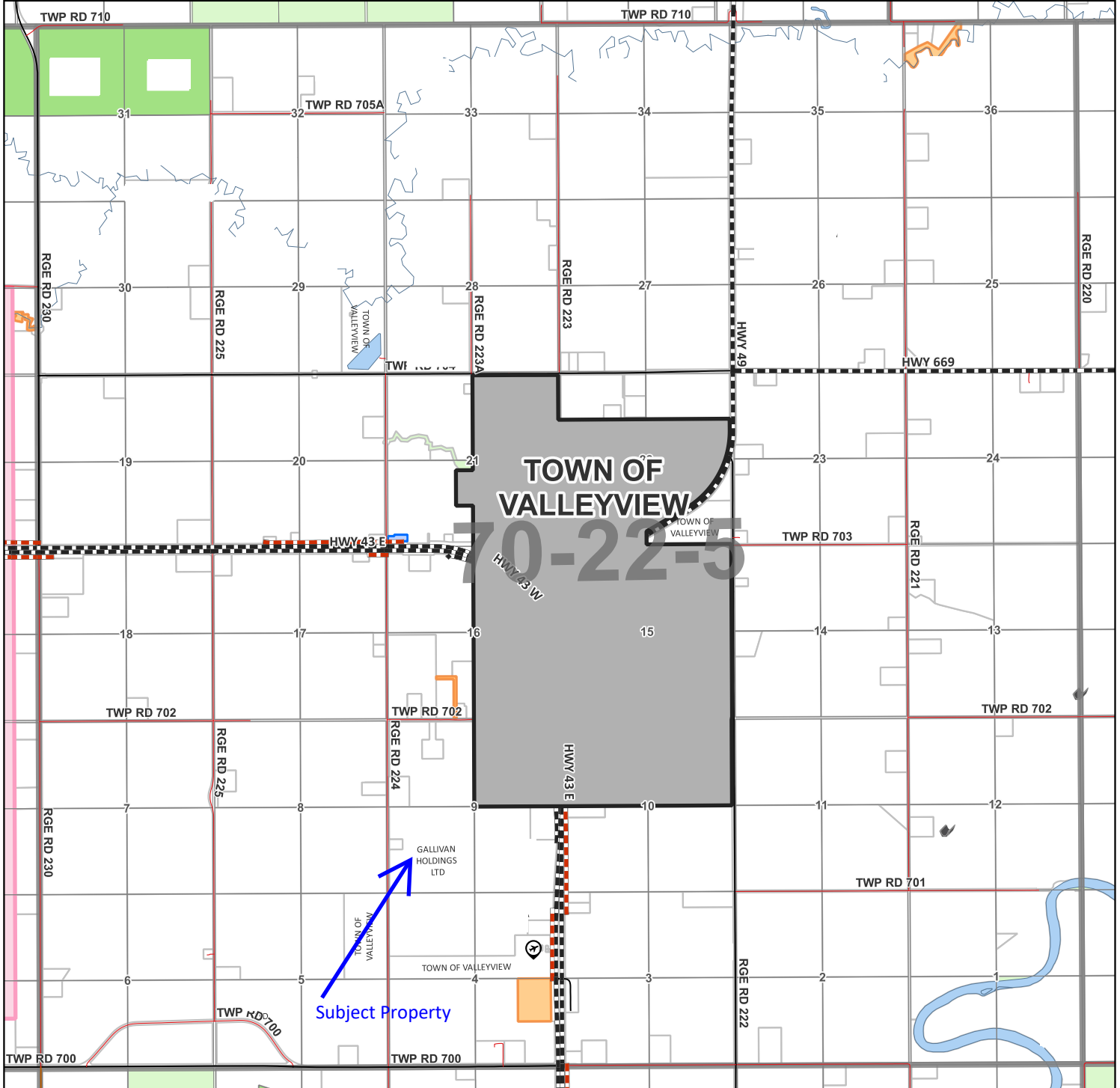
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Compiled from the Rural Cadastral Digital Base September 10, 2023
Land Ownership Compiled from municipal tax data, September 10, 2023.
Building/Site/Feature information compiled from municipal assessment data, September 2023.



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Township : 70
Range : 22
Meridian : 5



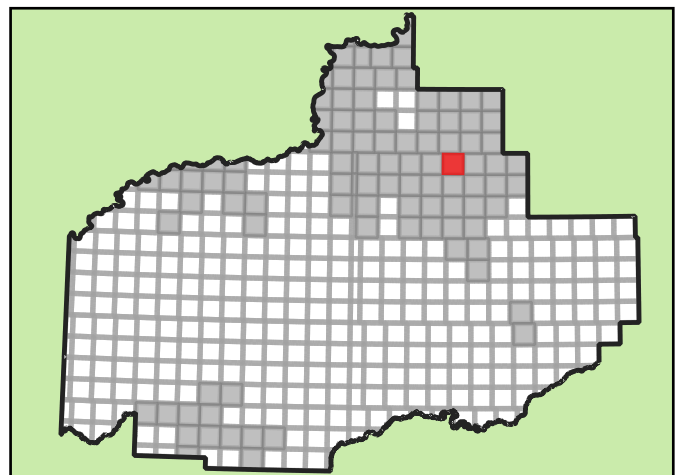
kilometres
Scale 1:52,000

PROJECTION: UTM Zone 11N NAD 83



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Compiled from the Rural Cadastral Digital Base September 10, 2023
Land Ownership Compiled from municipal tax data, September 10, 2023.
Building/Site/Feature information compiled from municipal assessment data, September 2023.



SITE INSPECTION PHOTOS

S23-004 GALLIVAN HOLDINGS LTD.



a. Existing Subdivision on SW 9-70-22-W5M



b. Access to the existing subdivision on SW 9-70-22-W5M, from Range Road 224



c. Approach to the existing subdivision on SW 9-70-22-W5M, along Range Road 224



- d. Approximate location of the proposed subdivision on SW 9-70-22-W5M, along Range Road 224



- e. Existing approach and access to the remainder of the quarter section SW 9-70-22-W5M, located northwest of the quarter section.



REQUEST FOR DECISION

SUBJECT: S23-005 Second Parcel Subdivision in CR-1
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: December 13, 2023 **DIRECTOR:** MAV **PRESENTER:** NF
REPORT TYPE: Subdivision Application **MANAGER:** SD **WRITER:** NF

FILE NO.: S23-005 **LAND USE DISTRICT:** Country Residential One
LEGAL LOCATION: SW 11-72-1-W6M (C. of T. 182 269 549) (CR-1)
AREA: Ward 6, DeBolt Area
APPLICANT/SURVEYOR: Beairsto & Associates Engineering & Survey
LANDOWNER: CNR Holdings Ltd.

BACKGROUND/PROPOSAL:

Administration has received an application to subdivide a vacant parcel, being 1.62 hectares (4.00 acres) in size, from the parcel legally described as SW 11-72-1-W6M (C. of T. 182 269 549) which is ± 14.32 ha (± 35.39 ac). The subject property is located approximately 0.9 kms west of the Hamlet of DeBolt, 0.3 kms north of Highway 43, adjacent to Township Road 721A. The quarter section is fragmented by Township Road 721A, with the subject lands being separated from the title in 1993 as a single parcel out of the quarter section.

The fragmented parcel is developed with a house, garage, and pole shed and is serviced by a well and open discharge (pumpout). The existing pumpout does not meet the setback requirements of the Alberta Private Sewage Systems Standards of Practice 2021 from the Township Road 721A right of way (90 metres) however, the proposed subdivision does not affect the system and therefore it is not required to be addressed by the Municipal Planning Commission.

According to Greenview's wetland mapping, the proposed subdivision contains a swamp over a significant portion of the lands. Administration has determined that there is an adequate build site on the property while adhering to the minimum setbacks required by the Land Use Bylaw 18-800 and maintaining a 10-metre setback from the swamp. However, administration completed a site inspection on December 1, 2023, and the vegetation on the site was not indicative of a wetland (swamp) within the subdivision area. The application was circulated to Alberta Environment and Protected Areas on November 17, 2023, and December 1, 2023, but no response has been received. If comments are received prior to the scheduled Municipal Planning Commission meeting, they will be shared today.

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

PROPERTY DETAILS:

Proposed Servicing: Private, well and mound
Soil Type: Loam & Clay
Topography: Mostly Flat

Wetland Inventory: Swamp within the parcel
LSRS Spring Grains Rating: 3(7) – 6W(3): Moderate limitation, extremely severe limitation due to drainage,
2(8) – 6W(2): Slight limitation, extremely severe limitation due to drainage

Municipal Reserve/Environmental Reserve Dedication(s): The subject application is not exempt from the dedication of municipal reserve pursuant to Section 663 of the Municipal Government Act (MGA) nor does it appear to be exempt from the potential dedication of Environmental Reserve Easement due to a desktop review of wetlands mapping. Both issues are detailed in the report.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan (MDP)

1.5.1 Fragmented Parcel

Means a portion of a parcel of land that is physically severed from the balance by a road, railway, water body, watercourse, ravine or similar feature that limits the agricultural productivity or viability of the severed portion.

The parent parcel meets the definition of a fragmented parcel as it is separated from the remainder of the quarter by Township Road 721A. The fragmented parcel was separated from the title of the quarter section on September 13, 1993.

2.3.4 Wetland Assessment

*Further to Policy 2.3.3(c) (“Compatible Uses”), a wetland assessment, prepared by a qualified professional, shall be prepared for any development or subdivision proposal that is deemed to affect or potentially affect a wetland in accordance with the **Alberta Wetland Policy**.*

The provincial wetland inventory indicates a potential swamp within the subdivision area however, the relative wetland rating indicates approximately 10 ha of wetlands within section 11-72-1-W6M and the more apparent wetlands within the section account for almost this entire area. A site inspection did not indicate a clear presence of wetlands within the proposed subdivision. Given the relative absence of any visual markers of swamp-type wetlands apparent on the site, administration believes the conditions limiting impacts to and from a high-water table may be sufficient to mitigate concerns; however, Alberta Environment and Protected Areas has provided no comments, and the site has not been assessed by a qualified professional at the time of writing this report.

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;

3.5.1 Subdivision of Agricultural Land

On those lands that are not defined as better agricultural lands, or that are considered exceptions by Greenview to the definition of better agricultural land by virtue of slope, configuration, surrounding land use or size, Greenview may allow the subdivision and/or development of non-agricultural uses.

The parcel meets the definition of Better Agricultural Land due to its AGRASID rating, however in accordance with section 3.4.8, the area is of lower agricultural value due to its size and shape. Therefore, subdivision within the fragment of SW 11-72-1-W6M is supported.

3.4.8 Parcel Size Requirements

(b) The size of a subdivided lot approved under Policy 3.4.3 (“Vacant First Parcel Out”) shall be in accordance with LUB requirements.

The subject area is zoned Country Residential One (CR-1) which allows parcels between 1.2 ha (3.0 ac) and 4.0 ha (9.9 ac), the proposed 1.62 ha (4.00 ac) parcel meets this requirement.

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 Township Road 721A is currently 33.19 metres (1.650 chains) therefore road widening is not necessary.

Municipal Government Act (MGA) Part 17, Division 8 - Reserve Land, Land for Roads and Utilities

Land Dedication

661 *The owner of a parcel of land that is the subject of a proposed subdivision must provide, without compensation,*

(b) subject to section 663, to the Crown in right of Alberta, a municipality, one or more school boards or a municipality and one or more school boards, land for municipal reserve, school reserve, or municipal and school reserve, money in place of any or all of those reserves or a combination of reserves and money,

as required by the subdivision authority pursuant to this Division.

Reserves not required

663 *A subdivision authority may not require the owner of a parcel of land that is subject of a proposed subdivision to provide reserve land or money in place of reserve land if*

(a) one lot is to be created from a quarter section of land,

(b) land is to be subdivided into lots of 16.0 hectares or more and is to be used for agricultural purposes,

(c) the land to be subdivided is 0.8 hectares or less, or

(d) reserve land, environmental reserve easement or money in place of it was provided in respect of the land that is the subject of the proposed subdivision under this Part or the former Act.

Neither the proposed 1.62-ha (4-ac) parcel nor the ±12.70-ha (±31.39-ac) remainder parcel qualify as exempt from dedication of municipal reserve. The MDP, pursuant to section 10.4.1, states “Greenview shall require that ten percent (10%) of the developable lands be dedicated as MR as provided under the Act,”. Further to this, the MR is to “be dedicated as cash-in-lieu in all cases” except in cases identified in section 10.4.1 (a) - (e). This means that Greenview will have to take MR in the form of cash-in-lieu given the area is not shown to be in a designated growth area for the Hamlet of DeBolt.

The MGA does allow for a Deferred Reserve Caveat to be placed on the property to identify this requirement has not yet been fulfilled, even though not exempt, on the parcel and may be collected by the municipality at a future date upon further. It is not unreasonable for the 12.70-ha (31.39-ac) remainder to be re-subdivided in the future, given its location in proximity to the Hamlet of DeBolt. Further to this, the size of the remnant lands makes the payment of the cash-in-lieu cost prohibitive for a single lot subdivision; therefore an Alternative Condition for a Deferred Reserve Caveat on the remainder parcel has been draft for consideration by the MPC.

Recommendation:

Administration has determined the subdivision proposal sufficiently meets policy requirements and although challenging to develop, has no technical or physical constraints which cannot be addressed or mitigated through conditions of approval. Therefore, Administration recommends Approval with the conditions provided under the Recommended Action heading. Should MPC determine that Municipal Reserve is not appropriately taken at this stage of development for the ±12.70-ha (±31.39-ac) remainder parcel, a condition to register a Deferred Reserve Caveat has been drafted in the alternatives for Condition 6.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE subdivision application S23-005 for the creation of a 1.62-hectare (4.00-acre) subdivision within the parcel legally described as SW 11-72-1-W6M (C. of T. 182 269 549), with a ±12.70-ha (±31.39-ac) remainder, 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 proposed subdivision. The MD of Greenview No. 16 reserves the right to determine the construction date of the approach.
5. A corner cut of 15 metres by 15 metres at the intersection of Township Road 721A and Range Road 12 shall be registered as road within the Plan of Survey for the subdivision at no expense to the MD of Greenview No. 16.
6. On the proposed 1.62-ha (4.00-ac) Lot 1, Block 1, the applicant shall pay cash-in-lieu of municipal reserve in the amount of \$8,500 (approx. \$2,125 per acre), representing 10% of the appraised market value of the land of \$85,000 (\$21,250 per acre) or a market value determined by an appraisal by a qualified appraisal professional in accordance with section 667 of the Municipal Government Act. The final calculation of the municipal reserve will be done upon receipt of the final plan of survey and any lands shown to be protected under an Environmental Reserve Easement in Condition 9 would be removed from the reserve calculation.
7. On the proposed 12.70-ha (31.39-ac) remainder described as a portion of the SW 11-72-1-W6M (C. of T. 182 269 549), the applicant shall pay cash-in-lieu of municipal reserve in the amount of \$66,703.75 (approx. \$2,125 per acre), representing 10% of the appraised market value of the land of \$667,037 (\$21,250 per acre) or a market value determined by an appraisal by a qualified appraisal

professional in accordance with section 667 of the Municipal Government Act. The final calculation of the municipal reserve will be done upon receipt of the final plan of survey and any lands shown to be protected under an Environmental Reserve Easement in Condition 9 would be removed from the reserve calculation.

8. In accordance with section 2.3.4 of the Municipal Development Plan, the applicant must submit a Wetland Assessment of the subdivision area, both proposed Lot 1 and the remainder
9. The applicant shall submit an Environmental Reserve Easement agreement in accordance with the prepared Wetland Assessment. The agreement shall be registered on the title of both proposed Lot 1 and the remainder, as it is applicable, at no cost to the MD of Greenview No. 16 as a condition of approval on the land titles registration.
10. Pursuant to Section 651.1(2) of the Municipal Government Act, a restrictive covenant shall be registered against the title of the proposed Lot 1 prohibiting:
 - a) The construction of any subgrade development or basement unless as high-water table analysis is provided showing the water table is more than 2.4 m in the fall/winter or 1.8 m in the spring/summer below grade;
 - b) The development of any private sewage disposal systems which would allow for the infiltration of seasonal flooding into the septic tank or effluent disposal into/onto the ground; and
 - c) The development of a well.

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.
3. The subdivision may contain sensitive wetland resources which will impact future development of the site.

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 is capable of meeting all criteria critical for approval under the requirements of the Land Use Bylaw and Municipal Development Plan.

Alternative #2: The Municipal Planning Commission may defer the application to the next regular meeting pending completion of a Wetland Assessment and determination of Environmental Reserve Easement area. This is a valid policy decision as the results of a Wetland Assessment will determine the presence or absence of wetlands on the parcel and therefore the necessary conditions of approval may be affected.

MOTION: That the Municipal Planning Commission DEFER subdivision application S23-005 to a future meeting, following the completion of a Wetland Assessment.

Alternative #3: Removal of Wetlands Assessment / Environmental Reserve Easement Conditions 8 & 9
The Municipal Planning Commission may approve the subdivision application without conditions 8 & 9 addressing the potential wetland. This option may be supported by the results of a site inspection completed by administration on December 1, 2023, which determined the lack of the presence of a wetland. However, administration does not support this decision as a qualified professional has not determined the absence of a wetland.

Alternative #4: Municipal Reserve (Deferral) for Conditions 7

Staff have prepared an alternative to the collection of municipal reserve condition on the remainder lands for MPC consideration. Although there is no policy support for the deferral of MR on the subject parcel, the MGA does provide this alternative to the Subdivision Authority and the large size of this parcel and close proximity to the Hamlet of DeBolt does make future redevelopment of this parcel more likely in the future. Lastly, the significant amount of funds required due to the size of the remainder is prohibitive and is likely to be contested through appeal or hinder the completion of the subdivision. Should MPC select this option it may do so for either or both of the non-exempt parcels, however, deferral of the MR dedication on the 1.62-ha (4-ac) parcel is highly discouraged as it is unlikely this parcel would ever see further redivision into smaller lots and therefore the dedication of cash in lieu would never be collected.

Alternative Condition 7

Pursuant to Section 669(1) of the Municipal Government Act, a Deferred Reserve Caveat for the balance of the Municipal Reserve owing will be registered on SW 11-72-1-W6M (C. of T. 182 269 549) concurrently with the subdivision registration. The Municipal District of Greenview No. 16 will prepare and require registration at the time of endorsement.

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
- Land Use Map
- Site Inspection Photos



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:

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

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:

Beirsto & Associates Engineering Ltd Ad _____
(Name(s) in Block Capitals) Phc _____
Em: _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of the SW $\frac{1}{4}$ Sec. 11 Twp. 72 Range: 1 West of 6 Meridian
Being all / parts of Reg. Plan No. _____ Block _____ Lot _____ C. of T. No. 182269549
Area of the above parcel of land to be subdivided 1.62 HA 4.00 AC

4. LOCATION OF LAND TO BE SUBDIVIDED

- a. Is the land situated immediately adjacent to the municipal boundary? Yes No
If "yes", the adjoining municipality is _____
- b. Is the land situated within 1.6 km (1600 m) of the right-of-way of a Highway? Yes No
If "yes", the Highway is No. 43
- c. Does the proposed parcel contain or is it bounded by a river, stream, lake, other body of water, drainage ditch or canal?
Yes No If "yes" state its name _____
- d. Is the proposed parcel located within 1.5 km of a sour gas facility? Yes No
- e. You must provide the **Abandon Wellbore Search** Information to identify all well locations or confirming the absence of any abandoned wells as per ERCB Directive 079 (see attached info). Date Search Complete: March 1, 2023

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

- a. Existing use of land Vacant
- b. Proposed use of land Residential
- c. The designated use of land as classified under Municipal District No. 16's Land Use Bylaw is CR-1

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.)
Treed
- 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
N/A

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 Beirsto hereby certify that
(full name is block capitals)

I am
infor
to hi
SIGN

agent authorized to act on behalf of the registered owner, and that the
to the best of my / our knowledge, a true statement of the facts relating

Date: April 28, 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

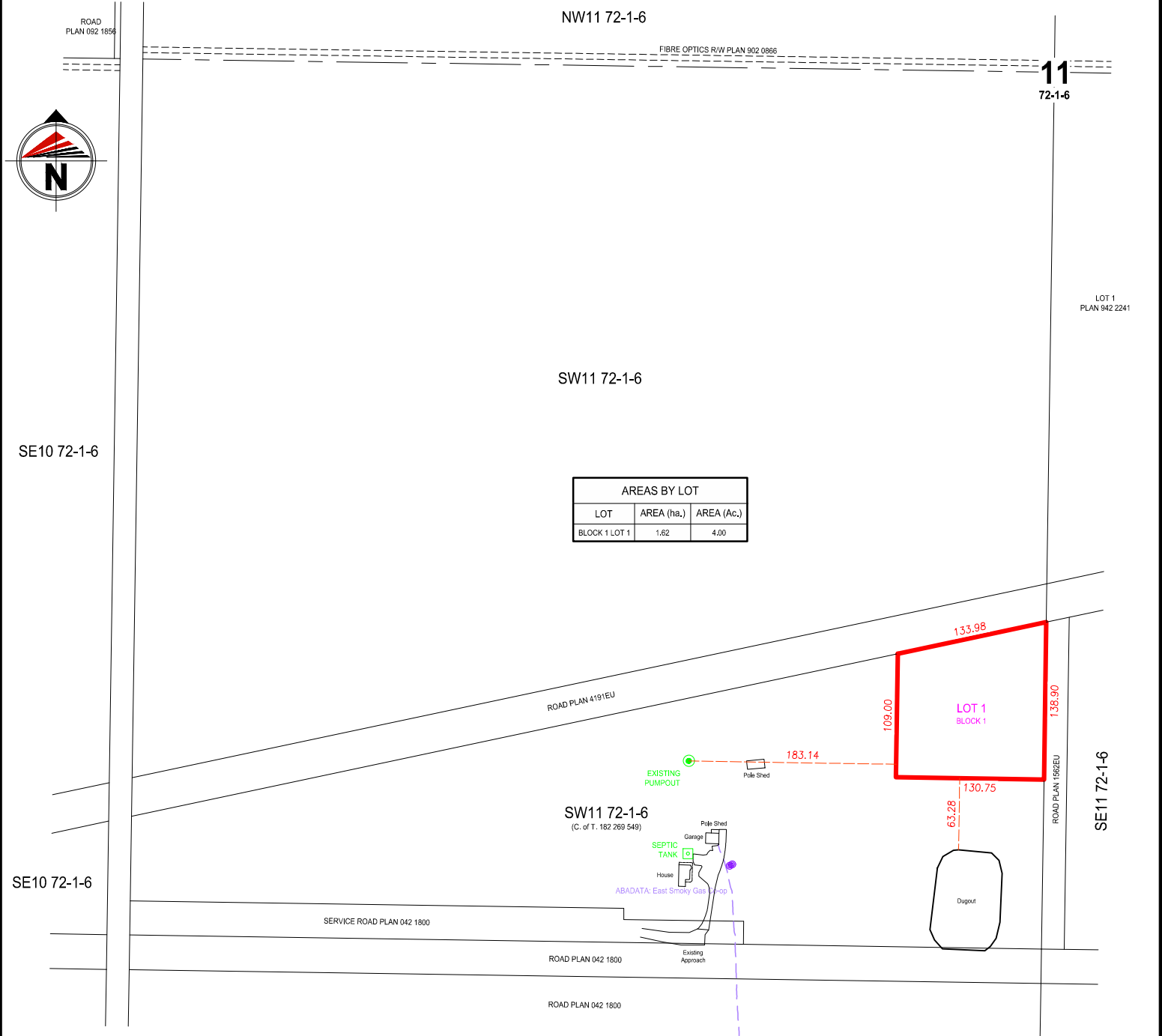
Please note below the type of water supply and sewage disposal that is either **Existing** or **Proposed** for the lots indicated on the sketch accompanying your application. *(The location of these facilities must be accurately indicated on the sketch.)*

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>			



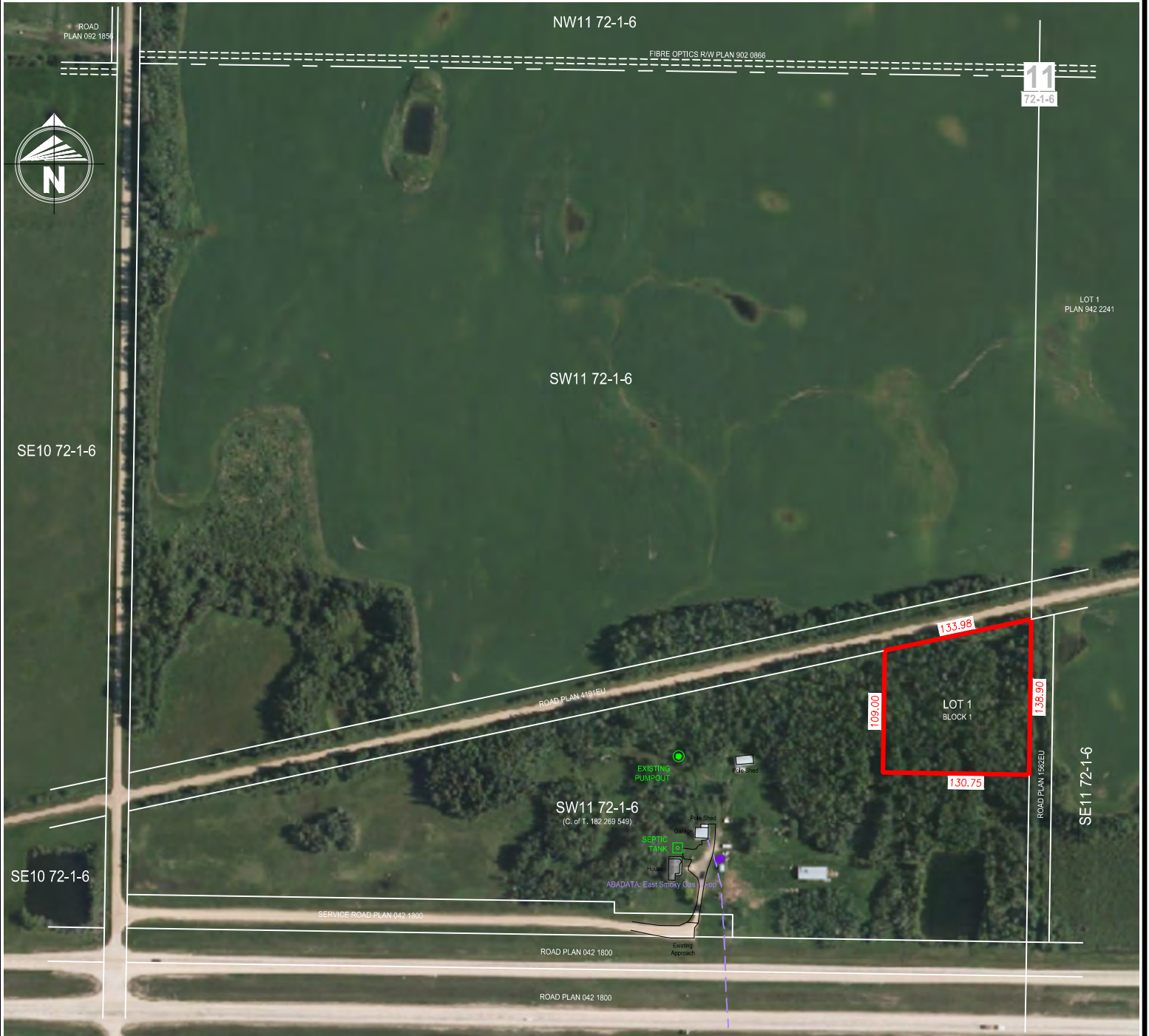
AREAS BY LOT		
LOT	AREA (ha.)	AREA (Ac.)
BLOCK 1 LOT 1	1.62	4.00

MUNICIPAL DISTRICT OF GREENVIEW NO. 16
TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION OF
PART OF THE
S.W. 1/4 SEC. 11, TWP. 72, RGE. 1, W.6M.
(C. OF T. 182 269 549)
ALL WITHIN THE
S.W. 1/4 SEC. 11, TWP. 72, RGE. 1, W.6M.

LAND DEALT WITH BY THIS
PLAN IS SHOWN OUTLINED THUS:
AND CONTAINS: 1.62 HECTARES (4.00 ACRES)

SCALE: 1:5000

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)	
Reg. No.	Name
792 302 439	Utility R/W - East Smoky Gas Co-op Ltd.
142 043 296	Caveat: Utility R/W - ATCO Electric Ltd.
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*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. TATTRIE, A.L.S.	1	BR - 06/06/23	ADDED FIELD LOCATES
PROJECT:	CNR HOLDINGS	2		
DRAFTED BY:	BLAKE ROSSOL	3		
CHECKED BY:	DARRIN TRYDAL	4		
DATE:	FEBRUARY 16, 2023	5		
SCALE:	1:5000	6		



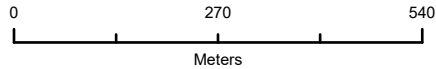
Proposed Subdivision- Aerial

Long Legal: SW-11-72-1-6

 Proposed Subdivision

40cm Imagery, 2016

Scale: 1:10,000

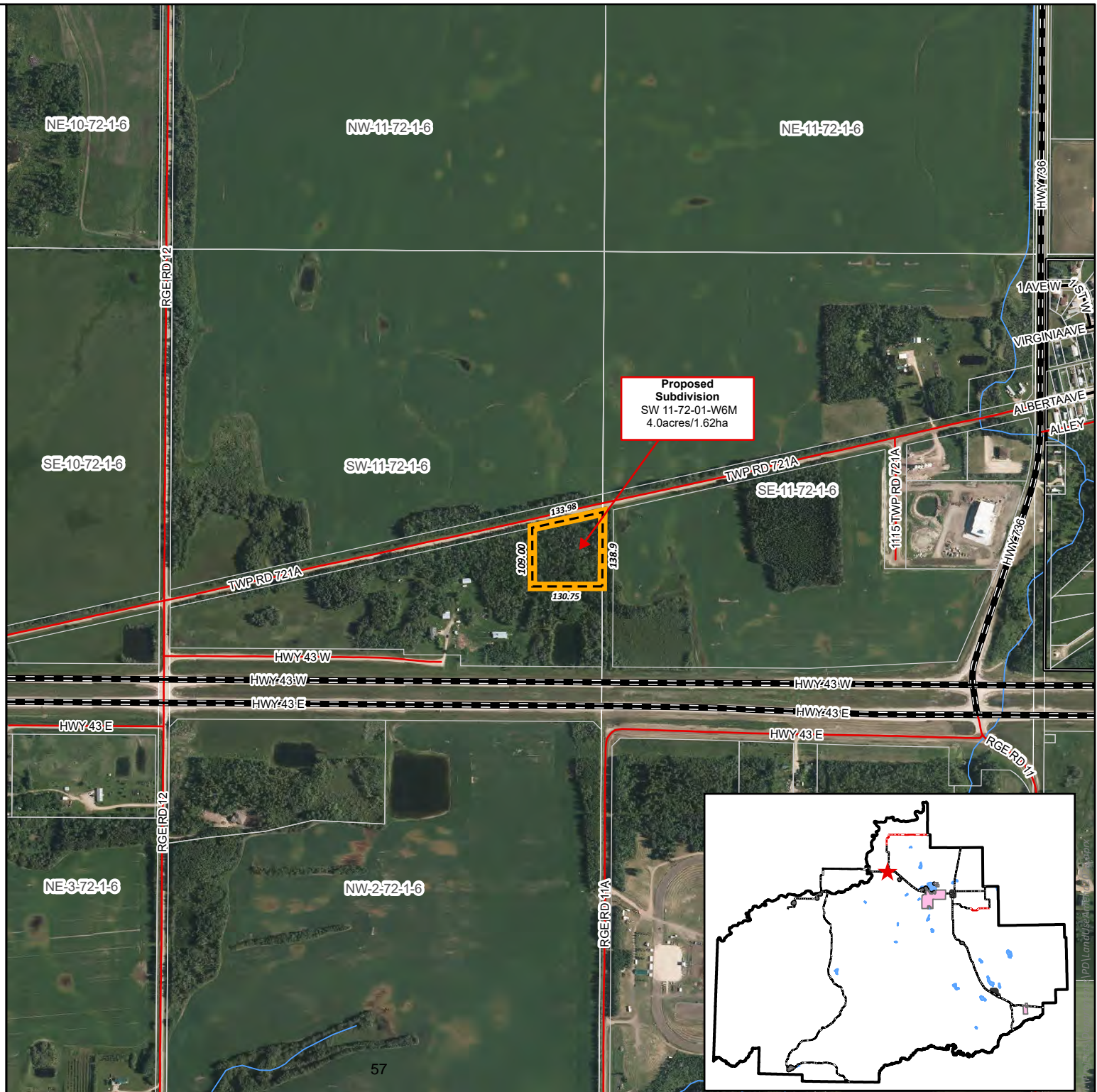


Produced: November 2023 Projection: UTM Zone 11N NAD 83

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Proposed Subdivision- AGRASID




Long Legal: SW-11-72-1-6

 Proposed Subdivision

Legend

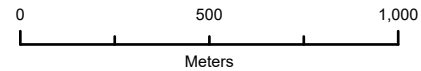
AGRASID

Icode_desc

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

** Spring Grain LSRS Values Displayed**

Scale: 1:20,000

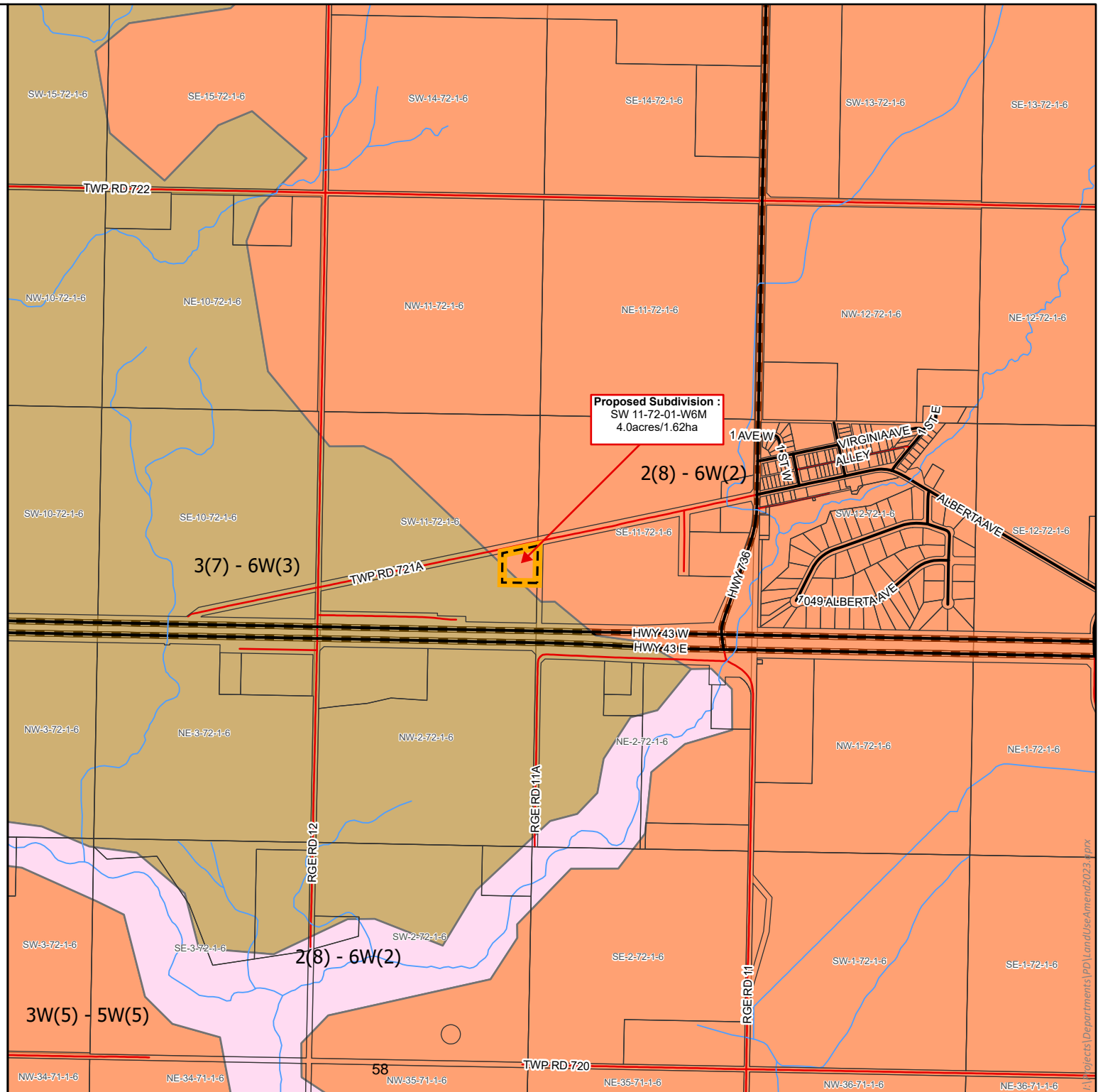


Produced: November 2023 Projection: UTM Zone 11N NAD 83

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Proposed Subdivision WETLAND

Long Legal: SW-11-72-1-6

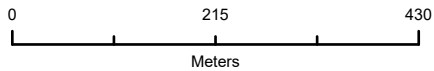
 Proposed Subdivision

Legend

Wetland Inventory

-  Swamp
-  Open Water
-  Marsh
-  Fen
-  Bog

Scale: 1:8,000



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

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Proposed Subdivision - Topography

Long Legal: SW-11-72-1-6

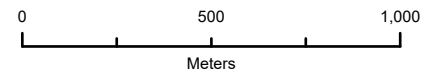
 Proposed Subdivision

Legend Contour Line(m)

-  Minor
-  Major

40cm Imagery, 2016

Scale: 1:20,000

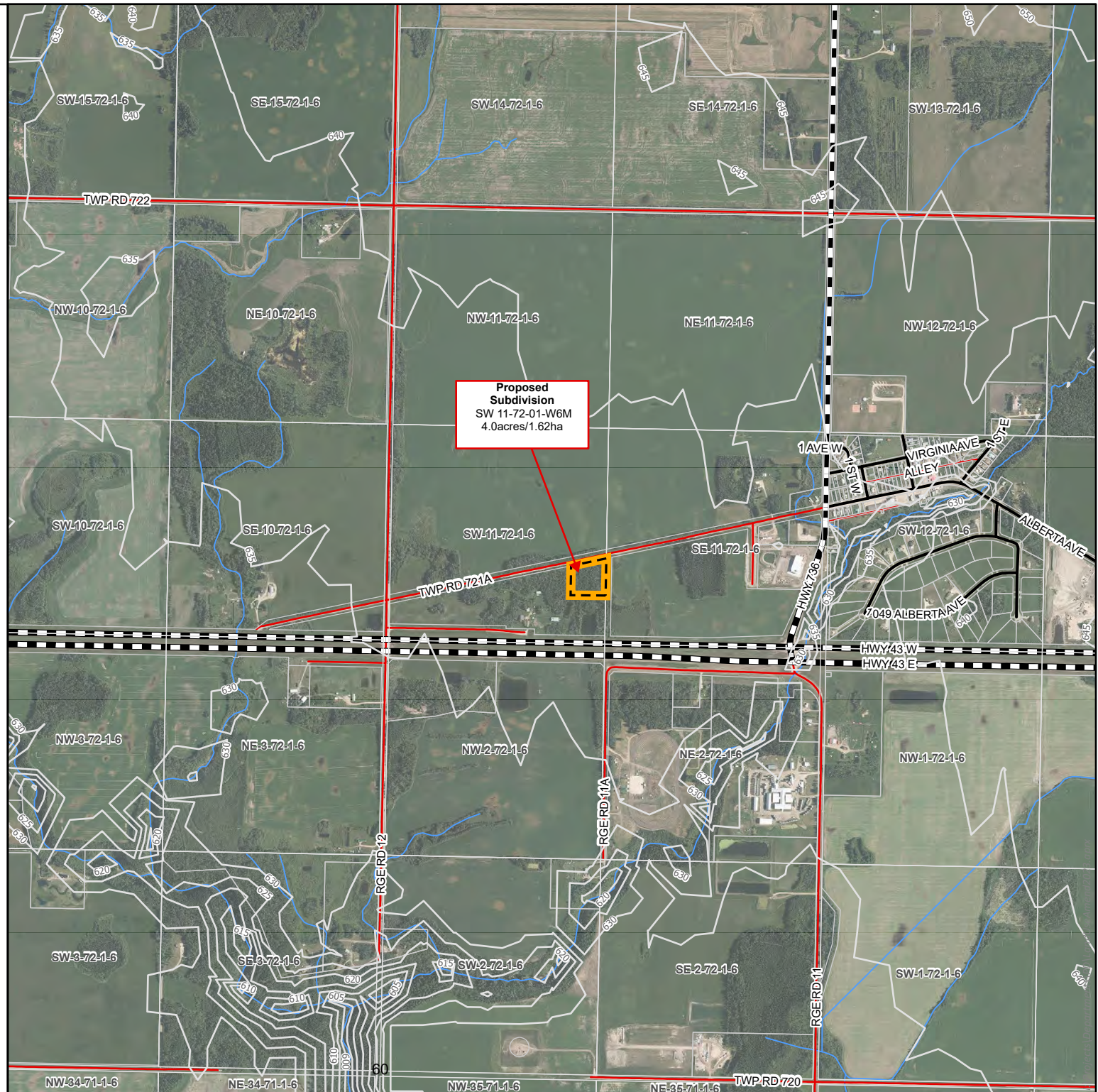


Produced: November 2023 Projection: UTM Zone 11N NAD 83

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





Proposed Subdivision

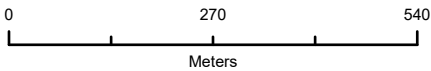
Long Legal: SW-11-72-1-6

 Proposed Subdivision

Zoning Type

-  Agricultural One (A-1)
-  Agricultural Two (A-2)
-  Country Residential One (CR-1)
-  Institutional (INS)
-  Recreational (REC)

Scale: 1:10,000

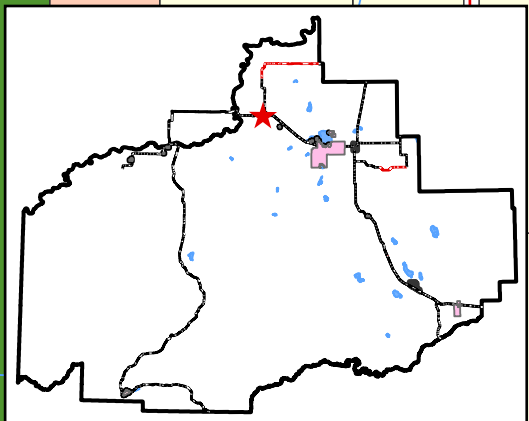
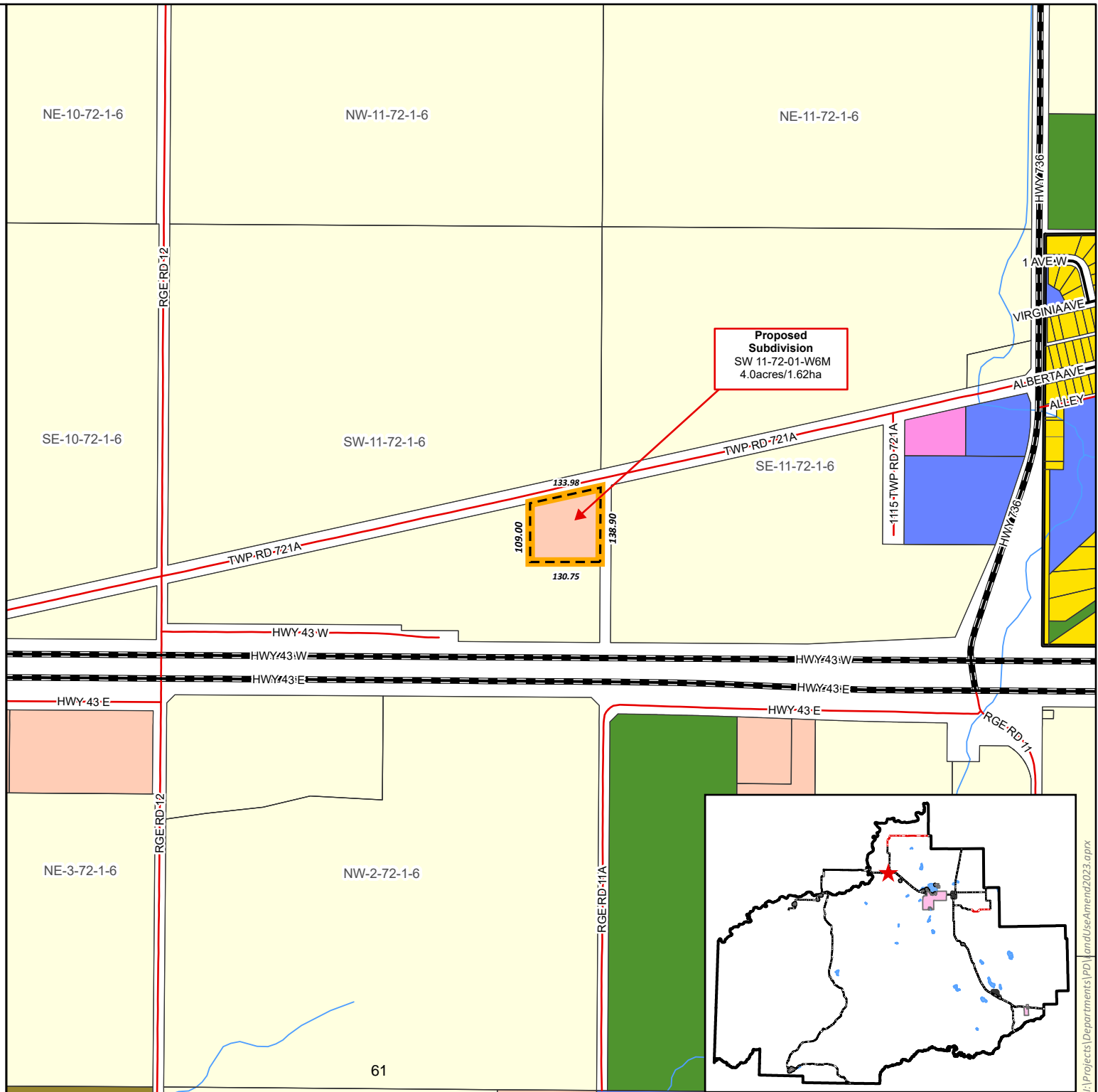


Produced: November 2023 Projection: UTM Zone 11N NAD 83

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SITE INSPECTION PHOTOS

S23-005 CNR Holdings



Cleared Driveway – North Side of Parcel



Cleared Area – Center/East Side of Parcel



Cleared Area – Center/West Side of Parcel



Approximate South Boundary of Subdivision



Approximate South Boundary of Subdivision



REQUEST FOR DECISION

SUBJECT: **S23-010 – First Parcel Out Subdivision**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION **REVIEWED AND APPROVED FOR SUBMISSION**
MEETING DATE: December 13, 2023 **DIRECTOR:** MAV **PRESENTER:** JS
REPORT TYPE: Subdivision Application **MANAGER:** SD **WRITER:** JS

FILE NO.: S23-010 **LAND USE DISTRICT:** Agricultural One (A-1)
LEGAL LOCATION: NW 14-71-23-W5M
AREA: Ward 5, New Fish Creek
APPLICANT: McElhanney
LANDOWNER: Thomas Brochu

BACKGROUND/PROPOSAL:

Administration has received the subdivision application for a first parcel out within the lands legally described as NW 14-71-23-W5M (the Subject Lands). The subject lands are a mile north of Township Road 712 and can be accessed via Range Road 232. The location of the subject lands is within Ward 5, New Fish Creek. The proposal is to subdivide ± 8.08 hectares (±19.9 acres) parcel out from an unsubdivided quarter section.

The majority of the remainder of the subject lands are treed areas, with some pockets of pasture lands in the southern part of the subject lands. Within the proposed subdivision, there is a manufactured home with associated servicing, surrounded by a treed area and an approach from Range Road 232, providing access to the proposed subdivision.

Range Road 232 does not extend north of the proposed subdivision and limits options for direct, physical access to the remainder parcel without a road construction condition on the approval. As an alternative to road construction, the surveyor has provided an alternative Tentative Plan, as shown on Attachment 3, which satisfies minimum access requirements for physical and legal access to the remainder.

PROPERTY DETAILS:

Proposed Servicing: Well; Septic Tank with Discharge
Soil Type: Gleyed Gray Luvisol
Topography: Mixed
Wetland Inventory: 45
LSRS Spring Grains: 3(8) – 6(W)2: moderate limitation to extremely severe limitation due to soils in which excess (not due to inundation) limits the production.

Municipal Reserve/Environmental Reserve Dedication(s): The subject application and remainder are exempt from dedication of municipal reserve pursuant to section 663(a) and environmental reserve pursuant to section 664(1).

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Matters Related to Subdivision and Development Regulation

Section 11 Road Access

Every proposed subdivision must provide to each lot to be created by it:

- (a) direct access to a road as defined in section 616 (aa) of the Act, or*
- (b) lawful means of access satisfactory to the subdivision authority.*

No approach provides access to the remainder of the quarter section. With the current subdivision proposal, this can be remedied by either providing an easement agreement to allow access to the remainder of the quarter section or extending a portion of Range Road 232 where an approach can be built.

Further construction of Range Road 232 is not an ideal scenario as Range Road 232 does not lead to areas that can be developed for agricultural operations or other Country Residential developments. This will also lead to increased maintenance costs along this area, with a road that leads to nowhere. These lands are districted as Crown Land, which are public lands. In such a case, an easement agreement can be used to grant access to the remainder of the quarter section, which would satisfy the requirement of a “lawful means of access” as per section 11 of the Matters Related to the Subdivision and Development Regulation.

After a discussion with a representative of the landowner, the landowner sees no problem with moving the boundaries of the subdivision northerly, while shortening the north-south boundaries and widening the proposed subdivision towards the east. This amended tentative plan would then allow an approach to be built to provide access to the remainder of the quarter section, while also satisfying Section 11 (a) of the *Matters Related to Subdivision and Development Regulations*. The map depicting this configuration is shown in Attachment 3.

Municipal Development Plan (MDP) Bylaw No. 15-742

Section 3.4.4 Parcel Location

Where possible, subdivisions identified in 3.4.2 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.*

The area of the proposed subdivision is located near or adjacent to the quarter section boundaries, which minimizes or reduces any conflicts and fragmentation of adjacent agricultural land within the quarter section. The current subdivision proposal is supported by section 3.4.4.

Even though this subdivision proposal is supported by section 3.4.4, the proposal is not necessarily bound by the policy to be “adjacent to or near quarter section boundaries.” Since this policy is only “encouraged”, it is in the best interest of Greenview to relax this policy, and to allow to relocate the boundaries of the proposed subdivision northerly to allow access to the remainder of the quarter section, as depicted in Attachment 3. Doing so will allow the remainder of the quarter section to have a direct access without Greenview having to build Range Road 224 just to provide access to the remnant lands.

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, shelter belts and required setback distances for the existing private sewage system.

As per Section 3.4.8 of the MDP, the size of the farmstead separation shall be at the discretion of Greenview by way of existing developments and private sewage within the proposed. In this specific instance, the proposed subdivision does not currently meet the setback requirement for a septic pump-out as it will need to be 90 meters from the easterly parcel line for the septic discharge to meet the provincial regulations. If the MPC were to approve a subdivision based on Attachment 3, this would place the subdivision proposal in a better position to provide the landowner with more separation distance for the open discharge. With that, the parcel size of a farmstead separation can still be within the maximum parcel size for the Land Use Bylaw (LUB) District.

3.5.1 Subdivision of Agricultural Lands

On those lands that are not defined as better agricultural lands, or that are considered exceptions by Greenview to the definition of better agricultural land by virtue of slope, configuration, surrounding land use or size, Greenview may allow the subdivision and/or development of non-agricultural uses.

Based on the site characteristics of the subject quarter section, and the adjacent lands, this subdivision proposal may be allowed on the basis that the surrounding areas, especially to the west, north and east of the quarter section, are all forested areas which are Crown land or public lands. Although there are cultivated lands to the south of the subject quarter section, the current development of a residential parcel poses minimal impact on the neighboring lands which has existing and has the potential for further agricultural operations. There is also a row of trees (or “shelterbelt”) located within the south boundary of the subject quarter section, which provides screening to the neighboring lands to the south. If the Municipal Planning Commission (MPC) were to approve the subdivision proposal based on Attachment 3, this would have minimal impact on the neighboring lands. On this basis, the MPC may approve the proposed subdivision based on Section 3.5.1 of the MDP.

Land Use Bylaw (LUB) No. 18-800

The current zoning for the parcel legally described as is Agricultural One (A-1) District. Within the A-1 District, for the first parcel out, the minimum parcel size is 1.2 hectares (3 acres) while the maximum parcel size is 8.1 hectares (20.0 acres). Since this proposed subdivision is the first parcel out of the subdivision, the subdivision proposal may be approved as this is within the maximum parcel size for the A-1 District.

Comments Received

Prior to the MPC meeting, Administration referred the subdivision application to the relevant referral agencies and departments. To date, Administration has received five (5) comments from ATCO Electric, East Smoky Gas Co-op, Telus, and Greenview's Environmental Services, Operations, and Construction and Engineering.

ATCO Electric, East Smoky Gas Co-op, and Greenview's Environmental Services do not have any concerns with the proposed subdivision. On the other hand, Operations has concerns that the remainder of the quarter section does not have access. Additionally, Construction and Engineering has commented that the current proposal will "force Greenview to build out Range Road 232 to provide access to the balance of the quarter" and has advised that road widening should not be taken as there exist power poles and a 15 meter Right-of-Way to the east of Range Road 232.

There were no comments or concerns received from any of the adjacent landowners circulated.

Recommendation

Administration has determined the subdivision proposal sufficiently meets policy requirements and has no technical or physical constraints which cannot be addressed or mitigated through conditions of approval. In this specific application it is recommended that an Alternative Tentative Plan, leaving an approximately 90m wide section of cleared land between the proposed parcel and the southern boundary of the quarter section within the remainder parcel, is in the public interest as it removes the need for unnecessary development and future maintenance of additional road infrastructure. Therefore, Administration recommends Approval with the conditions provided under the Recommended Action heading.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE the subdivision application S23-010 for the creation of approximately 8.09 hectares (19.99 acres) based on the amended tentative plan parcel within the lands legally described as, NW 14-71-23-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 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 the quarter section. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.**

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 accept the subdivision application, S23-010 with the existing tentative plan. Administration does not recommend this option as the proposal will be costly to the applicant in terms of road construction to provide access to the quarter section and to the M.D. of Greenview for the future maintenance of unnecessary road infrastructure. However, it does comply with the Municipal Development Plan (MDP) Bylaw No. 15-742, and the Land Use Bylaw No. 18-800. If MPC approves the subdivision application S23-010 without an amendment to the tentative plan, the subdivision conditions are, as follows:

MOTION: That the Municipal Planning Commission **APPROVE** the subdivision application **S23-010** for the creation of an **8.081 hectares (19.97 acres)** parcel within the lands legally described as, **NW 14-71-23-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 in which the subdivision is to be registered, prior to signing the final subdivision endorsement documents.**
4. **The applicant shall enter into an agreement pursuant to Section 655(1)(b)(i) of the Municipal Government Act for the construction of the extension of Range Road 232 to provide access to the remainder of the quarter section and the construction of the new approach.**
5. **Once the road construction agreement has been entered into, 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 the quarter section. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.**

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.**

Alternative #2: If MPC approves the subdivision application S23-010 without an amendment to the tentative plan, but allows for an access easement agreement to provide lawful access to the quarter section, the subdivision conditions are, as follows:

MOTION: That the Municipal Planning Commission **APPROVE** the subdivision application **S23-010** for the creation of an **8.081 hectares (19.97 acres)** parcel within the lands legally described as, **NW 14-71-23-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 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 an additional gravel approach to the proposed parcel at a location allowing the use of the Access Easement pursuant to Condition 5 as sufficient physical access to the remainder of the quarter section. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.
5. The applicant shall enter into and register an access easement over the proposed parcel (servient tenement) in favour of the remainder parcel (dominant tenement) which is deemed to be sufficient means of physical access to the remainder of the quarter section, NW 14-71-23-W5M. The easement shall have no term and must be registered with the subdivision plan at land titles as a condition of approval.

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.

Alternative #3: The Municipal Planning Commission may refuse the subdivision application, S23-010. Administration does not recommend this option as the proposal complies requirements of the Municipal Development Plan (MDP) Bylaw No. 15-742, and the Land Use Bylaw No. 18-800.

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
- Alternative Tentative Plan
- Land Use Bylaw 18-800 – Section 8.1 Agricultural One (A-1) District
- AGRASID Map
- Topography Map
- Wetland Inventory Map
- Location Map
- Owner Map
- Photos



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. S23-010	
FORM A AS COMPLETED	
FEES SUBMITTED	RECEIPT NO.
ROLL NO. 218068	

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:
 THOMAS BROCHU
 (Name(s) in Block Capitals) Address: _____
 Phone Number: _____ Work: _____
 Rural Address: _____ Email: _____

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:
 AMY BROCHU
 (Name(s) in Block Capitals) Address: _____
 Phone Number: _____ Work: _____
 Email: _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 All/part of the NW $\frac{1}{4}$ Sec. 14 Twp. 71 Range: 23 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 20 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: August 25, 2023

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED Describe:
 a. Existing use of land Agriculture b. Proposed use of land Agriculture
 c. The designated use of land as classified under Municipal District No. 16's Land Use Bylaw is AG1

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

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

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

c. Describe the kind of soil on the land (sandy, loam, clay, etc.) Dark Wooded/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
8x6 wooden shed, 22x76 modular home - Both to stay on subdivided parcel

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

9. REGISTERED OWNER(S) OR AGENT ACTING ON BEHALF OF REGISTERED OWNER(S):
 I / WE THOMAS BROCHU 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: 2023-08-29

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.

Revision: April 3, 2020



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.)*

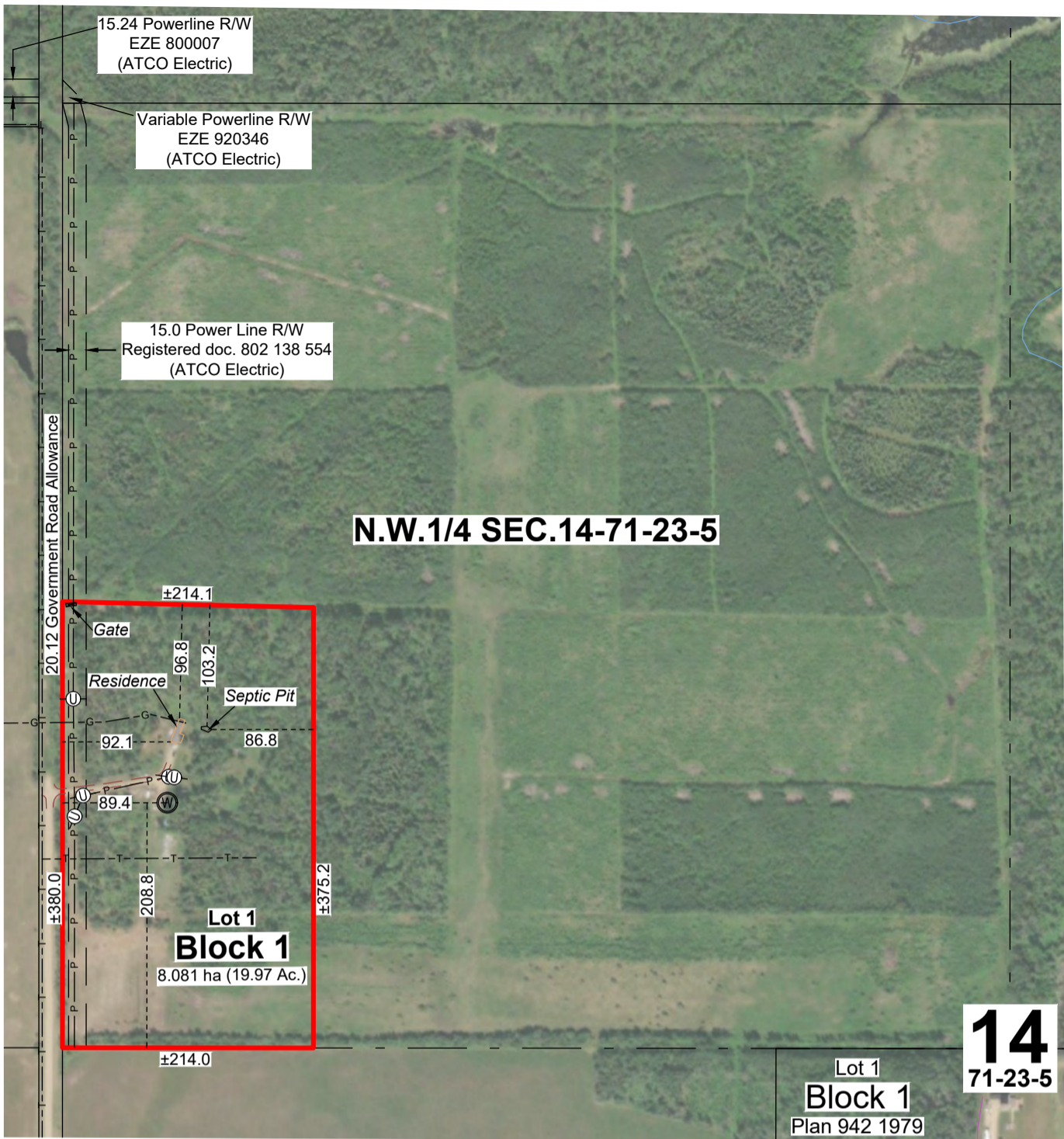
Please indicate if water and sewer services are existing or proposed by entering the initial as follows:

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	E		
Cistern & Hauling			
Municipal Service			
Other <i>(Please specify)</i>			

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

Revision: April 3, 2020



LEGEND

- G- Approximate location of East Smoky Gas Co-op
- T- Approximate location of Telus Telephone Cable
- - - Edge of Gravel
- P-P- Overhead Power Line
- ⊖ Power Pole
- ⊗ Well

NOTES:

Distances are in metres and decimals thereof.
 Area of Proposed Subdivision is bound thus:
 and contains:
 Lot 1 Block 1 8.081 ha. (19.97 Ac.)
 Date of Survey: September 29, 2023



McElhanney

McElhanney Land Surveys (Alta.) Ltd.
 111-11706 104th Avenue,
 Grande Prairie AB T8V 6K3
 Tel. 780-532-0633



SCALE 1:5000 UNLESS OTHERWISE NOTED

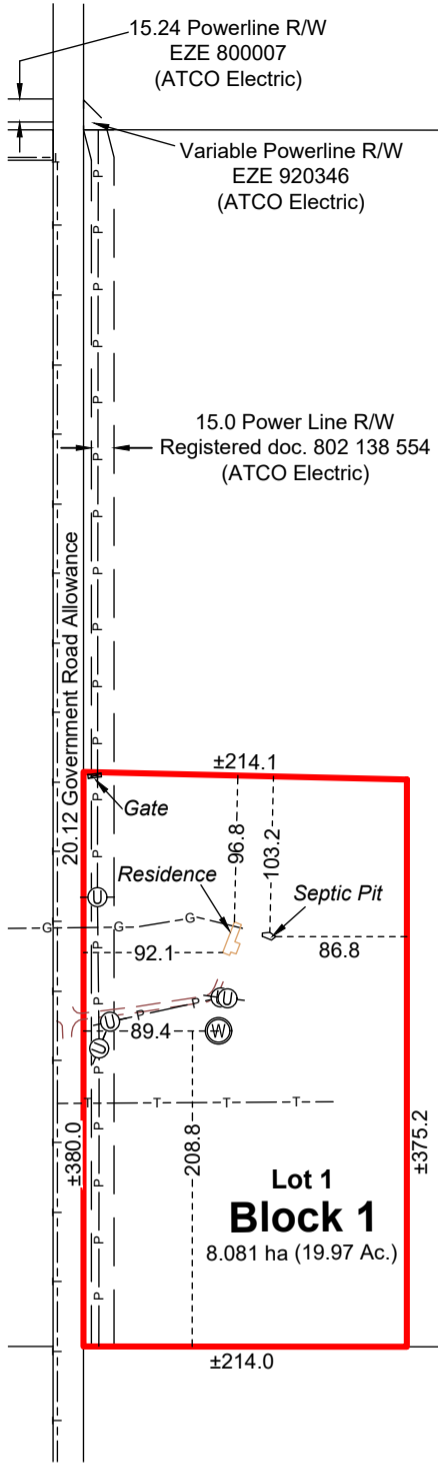
**TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION
 WITHIN
 N.W. 1/4 SEC. 14
 TWP. 71 RGE. 23 W.5 M.
 MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 ALBERTA**

OWNERS: THOMAS HENRY BROCHU

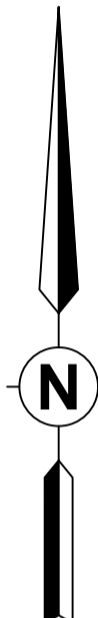
**GERALD ANDREIUK
 ALBERTA LAND SURVEYOR**

REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV
0	Nov. 15/23	Plan Issued	NFH	JAR	----

REVISIONS
 Plan ID.: 35111211900-VL-TENT-001



N.W. 1/4 SEC. 14-71-23-5



Lot 1
Block 1
Plan 942 1979

14
71-23-5

LEGEND

- G- Approximate location of East Smoky Gas Co-op
- T- Approximate location of Telus Telephone Cable
- - - Edge of Gravel
- P-P- Overhead Power Line
- ⊖ Power Pole
- ⊗ Well

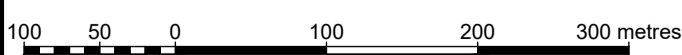
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 111-11706 104th Avenue,
 Grande Prairie AB T8V 6K3
 Tel. 780-532-0633



SCALE 1:5000 UNLESS OTHERWISE NOTED

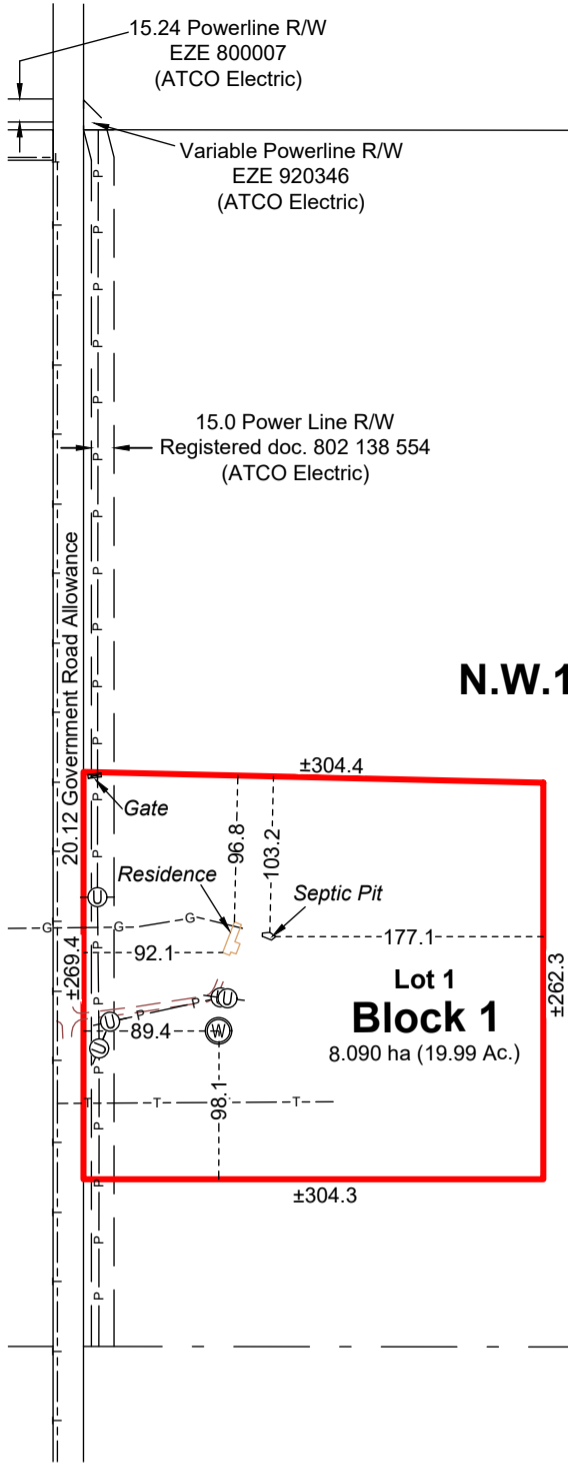
**TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION
 WITHIN
 N.W. 1/4 SEC. 14
 TWP. 71 RGE. 23 W.5 M.
 MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 ALBERTA**

OWNERS: THOMAS HENRY BROCHU

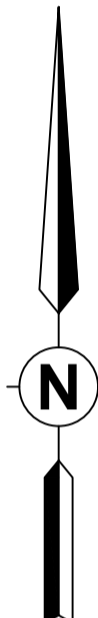
GERALD ANDREIUK
 ALBERTA LAND SURVEYOR

REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV
0	Nov. 15/23	Plan Issued	NFH	JAR	----

REVISIONS



N.W.1/4 SEC.14-71-23-5



Lot 1
Block 1
Plan 942 1979

14
71-23-5

LEGEND

- G— Approximate location of East Smoky Gas Co-op
- T— Approximate location of Telus Telephone Cable
- Edge of Gravel
- P—P— Overhead Power Line
- ⊙ Power Pole
- ⊙ Well

NOTES:

Distances are in metres and decimals thereof.
 Area of Proposed Subdivision is bound thus:
 and contains:
 Lot 1 Block 1 8.090 ha. (19.99 Ac.)
 Date of Survey: September 29, 2023

**TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION
 WITHIN
 N.W. 1/4 SEC. 14
 TWP. 71 RGE. 23 W.5 M.
 MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 ALBERTA**

OWNERS: THOMAS HENRY BROCHU

**GERALD ANDREIUK
 ALBERTA LAND SURVEYOR**

REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV
0	Dec. 4/23	Plan Issued	NFH/KLL	JAR	----

REVISIONS

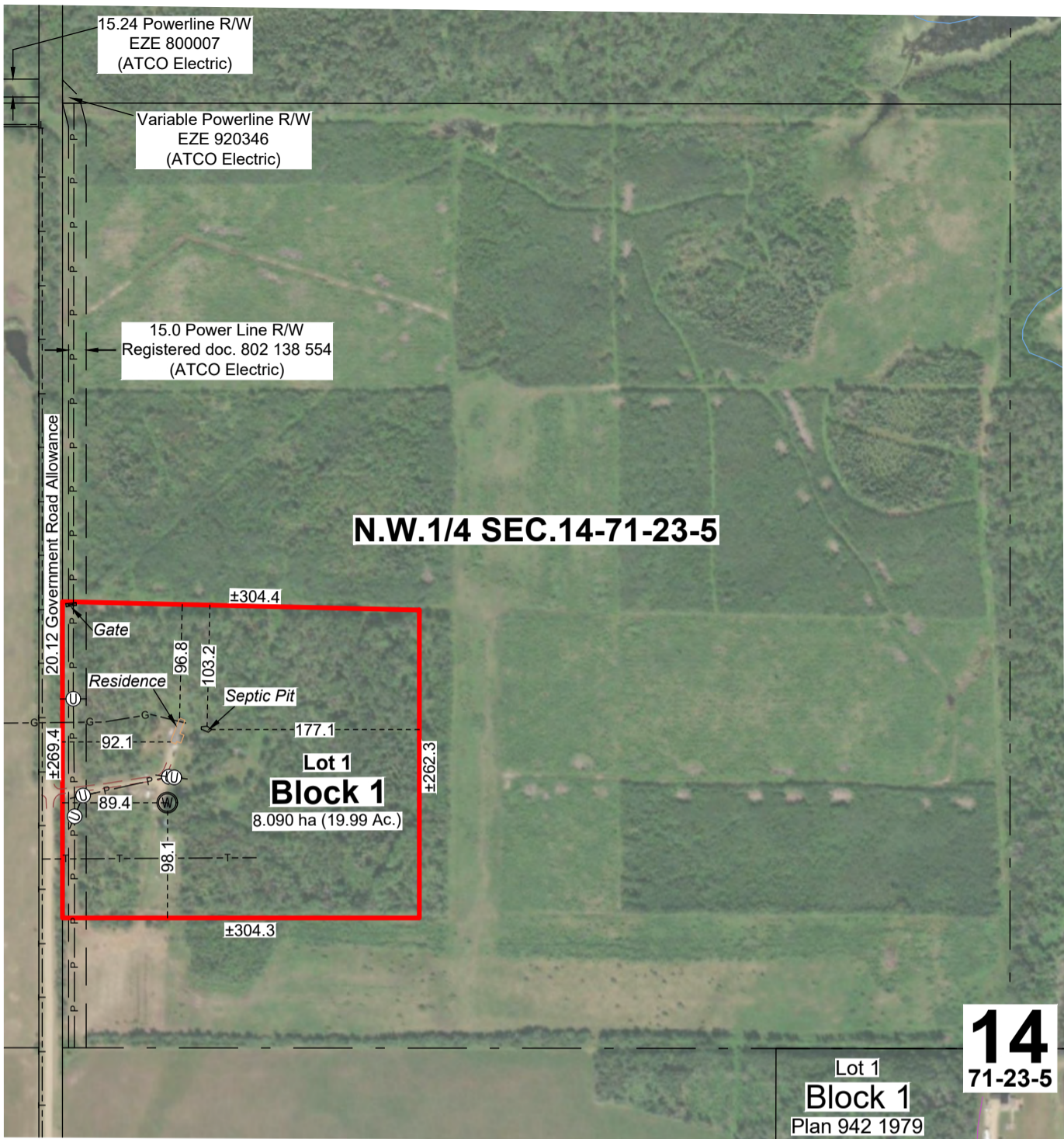


McElhanney

McElhanney Land Surveys (Alta.) Ltd.
 111-11706 104th Avenue,
 Grande Prairie AB T8V 6K3
 Tel. 780-532-0633



SCALE 1:5000 UNLESS OTHERWISE NOTED



LEGEND

- G- Approximate location of East Smoky Gas Co-op
- T- Approximate location of Telus Telephone Cable
- - - Edge of Gravel
- P-P- Overhead Power Line
- ⊖ Power Pole
- ⊗ Well

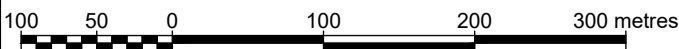
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**TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION
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 N.W. 1/4 SEC. 14
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 MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 ALBERTA**

OWNERS: THOMAS HENRY BROCHU

**GERALD ANDREIUK
 ALBERTA LAND SURVEYOR**

REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV
0	Dec. 4/23	Plan Issued	NFH/KLL	JAR	----

REVISIONS

8.0 LAND USE DISTRICTS

8.1 Agricultural One (A-1) District

8.1.1 Purpose

- a) The purpose of this District is to protect and preserve better agricultural lands. The uses allowed in this District are those which may be compatible with extensive agricultural operations, and which minimize the loss of agricultural lands to non-agricultural uses.

8.1.2 Uses

- a) Table 8-1 identifies the permitted and discretionary uses within the A-1 District.

Table 8-1: A-1 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Abattoir
2. Agricultural Processing	2.a Airstrip
3. Agriculture, Horticulture	3.a Compressor
4. Animal Breeding Establishment	4.a Coverall Building
5. Apiary	5.a Craft Brewery and Distillery
6. Bed and Breakfast	6.a Home Occupation, Major
7. Boarding and Lodging	7.a Natural Resource Extraction
8. Borrow Pit	8.a Oil and Gas Facility
9. Cabin	9.a Recreation, Outdoor Motorized Vehicle
10. Cannabis Production Facility	10.a Recreation, Outdoor Passive
11. Dugout	11.a Recreational Vehicle Storage
12. Dwelling Unit, Accessory	12.a Solar Collector, Major
13. Dwelling Unit, Manufactured	13.a Utilities, Major
14. Dwelling Unit, Modular	14.a Wind Energy Conversion System, Major
15. Dwelling Unit, Single Detached	15.a Work Camp, Project Oriented
16. Greenhouse	
17. Home Occupation, Minor	
18. Housing Collective, Communal	
19. Kennel, Commercial	
20. Kennel, Hobby	
21. Sign	
22. Solar Collector, Minor	
23. Storage, Outdoor	
24. Suite, Attached	
25. Suite, Detached	
26. Wind Energy Conversion System, Minor	

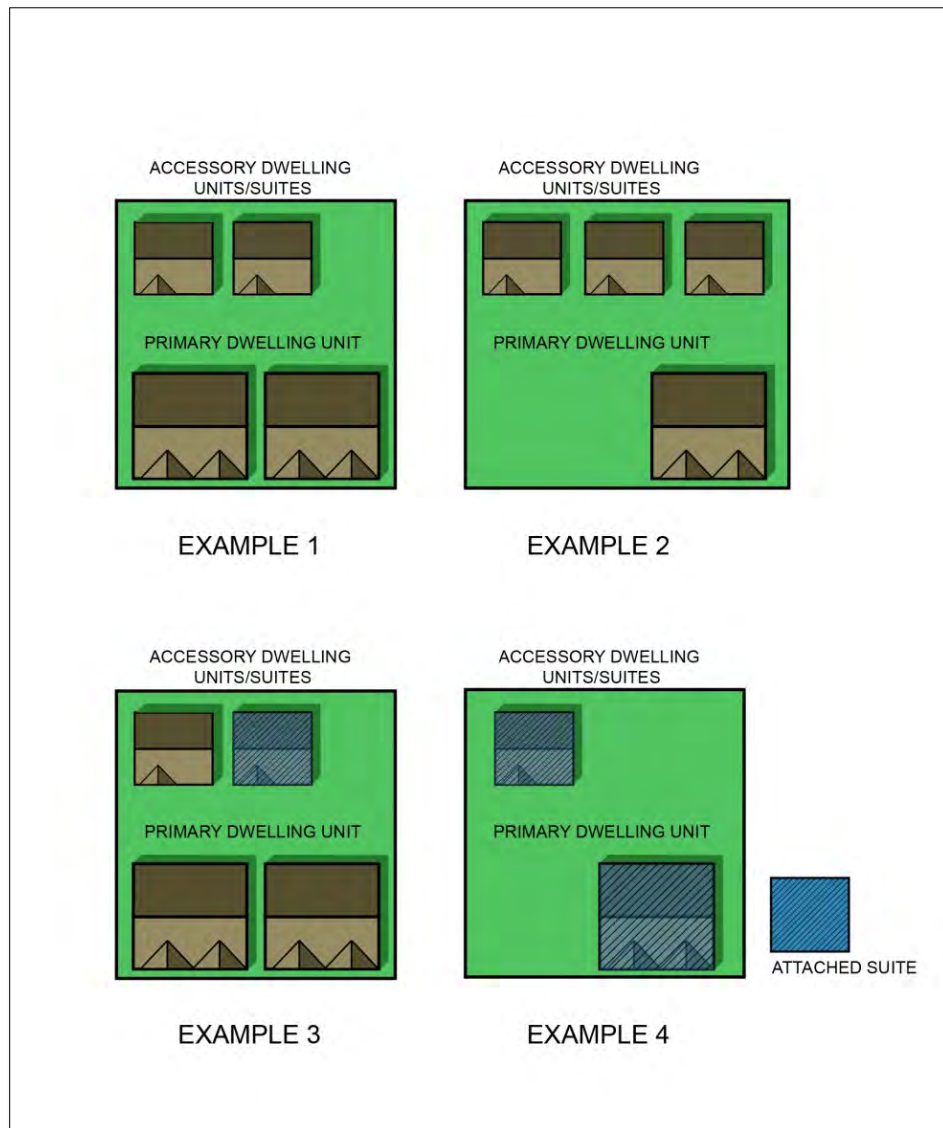
8.1.3 Regulations

- a) On a parcel located in an A-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-2.

Table 8-2: A-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 4 dwelling units per parcel, which may include: <ul style="list-style-type: none"> • a maximum of 2 primary dwelling units • a maximum of 3 accessory dwelling units and/or suites
.2 Minimum parcel size	1.2 ha (3 ac)
.3 Minimum parcel width	100 m (328.1 ft.)
.4 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.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.5 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.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.6 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.)
.7 Maximum parcel coverage (all buildings)	30 %

Figure 8-1: Examples of A-1 Dwelling Unit Configurations



8.1.4 Other Regulations

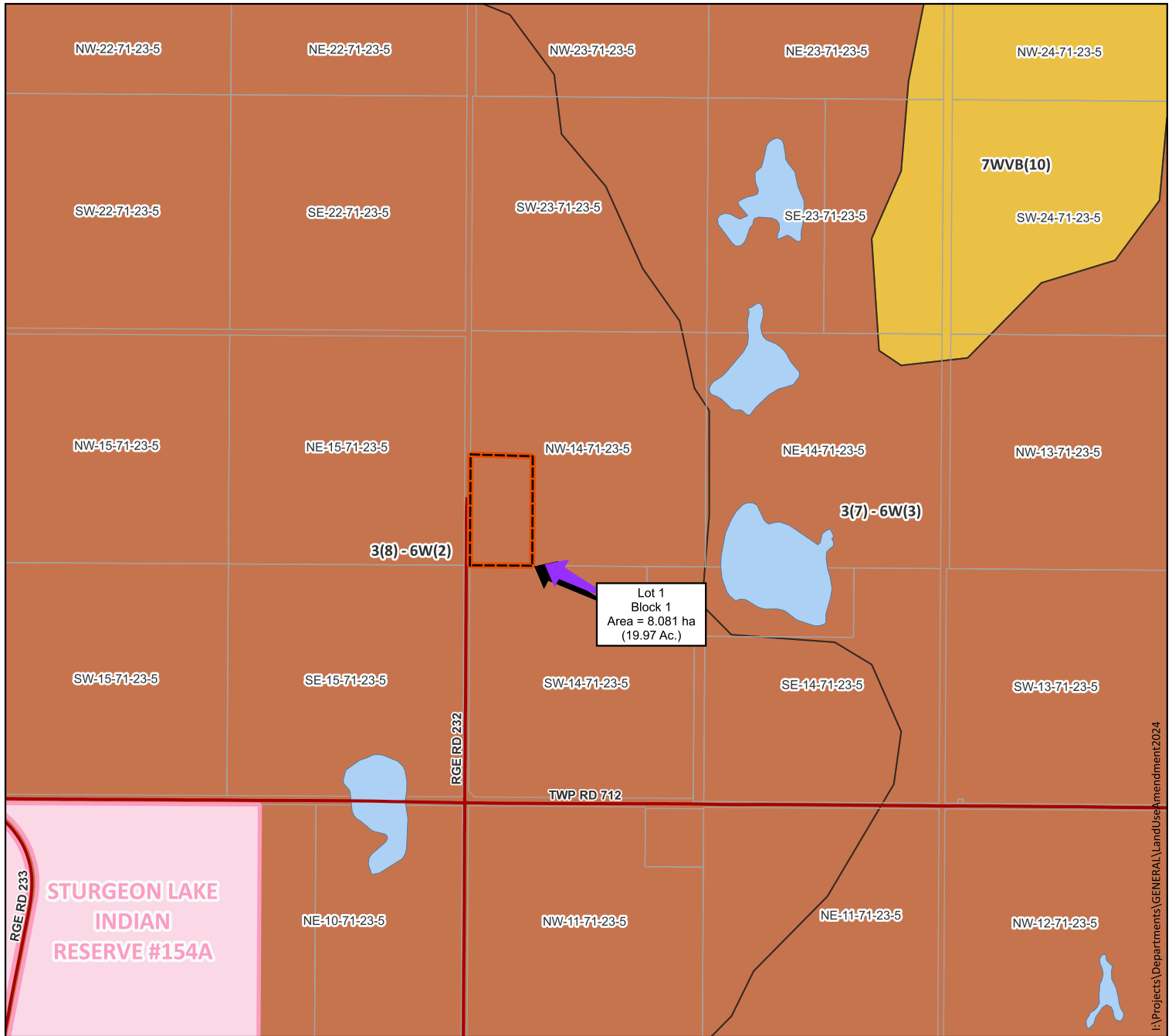
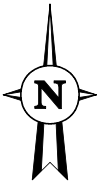
- a) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the Agricultural Operation Practices Act;
- b) Only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning. Work Camp, Project-Oriented – Only within 400.00 m (1,312.3 ft.) of highways;
- c) First Parcel Out: Minimum: 1.2 ha (3.0 ac)
 Maximum: 8.1 ha (20.0 ac)
- d) An application to create two titles based upon a fragmented parcel may be approved notwithstanding the size of parcels to be created on either side of the fragmentation line with the following conditions:
 - i. Minimum parcel sizes and other development considerations must be adhered to;
 - ii. Parcels fragmented by water bodies or ravines would still be subject to environmental reserve evaluation and dedication.
- e) Agricultural parcels that are fragmented will be prorated by the size of the parcel to determine the number and size of parcels that are to qualify for subdivision from each fragmented portion as follows:
 - i. The amount of land that may be subdivided from a fragmented parcel will be directly proportionate to its percentage of the quarter section.

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



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application AGRASID

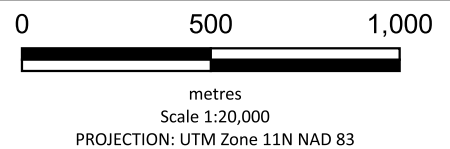
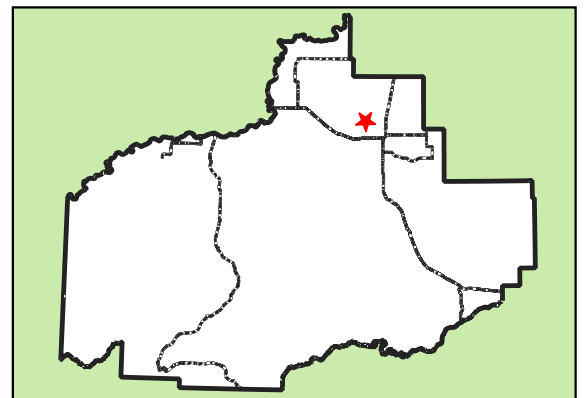


LEGEND

- | | | |
|--------------------------|-----------------------|-----------------------|
| Proposed Subdivision | TRANSPORTATION | HYDRO FEATURES |
| level organic | Fair-Weather | Lake / River |
| undulating - high relief | Gravel Road | Cadastre |

** Spring Grain LSRS Values Displayed**

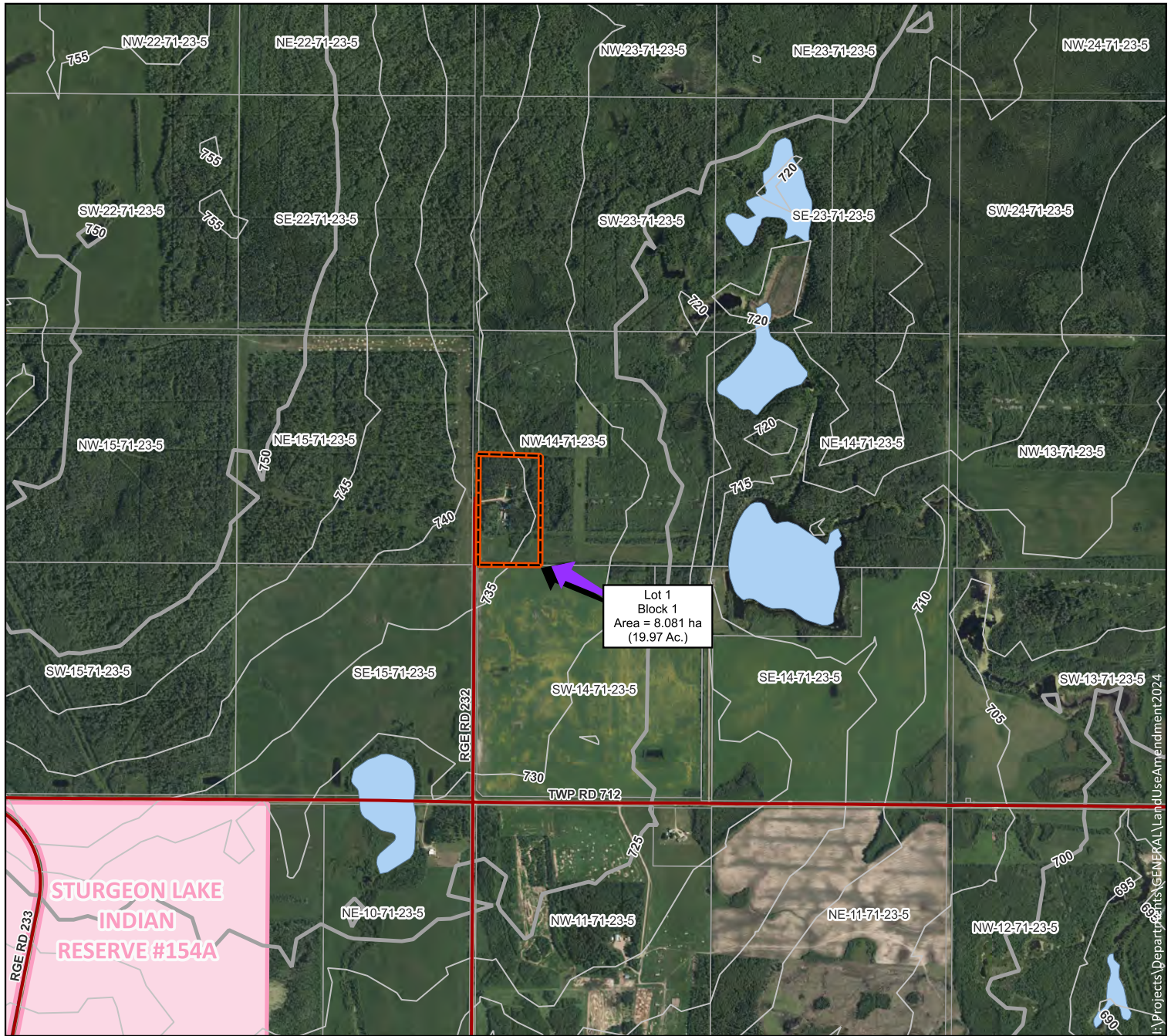
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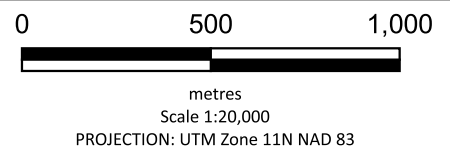
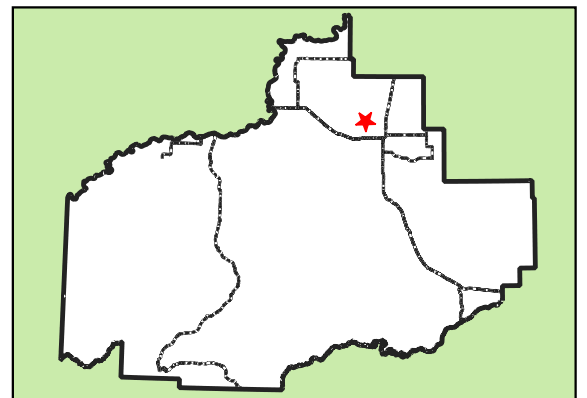
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application Topography



LEGEND

- Proposed Subdivision
- Band 2: Band #1
- Contour Line(m)**
- Band 3: Band #2
- Major Break
- TRANSPORTATION**
- Minor Break
- Fair-Weather
- GV Imagery 2022**
- Band 1: Band #0
- Gravel Road
- Cadastre

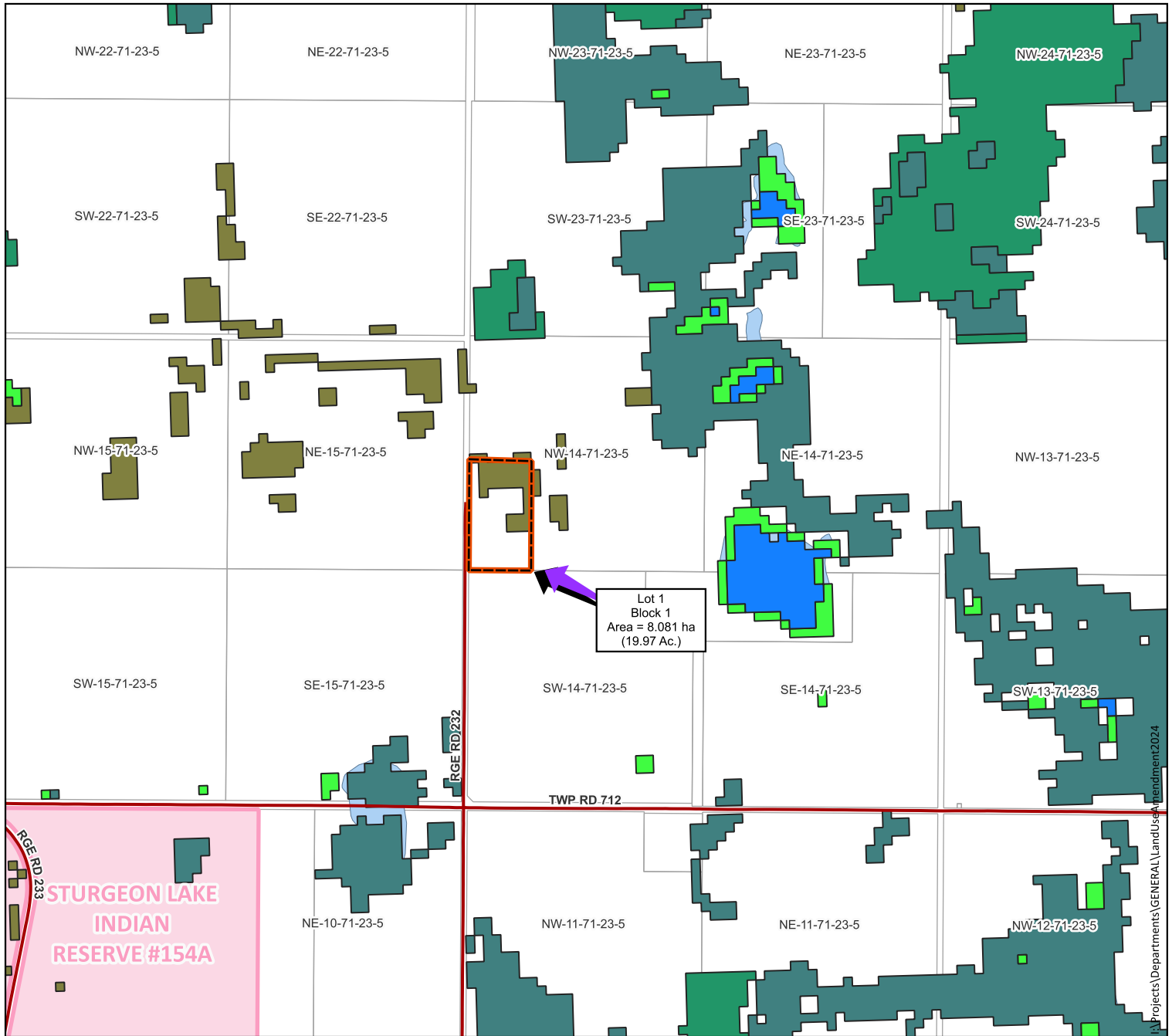
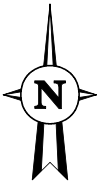


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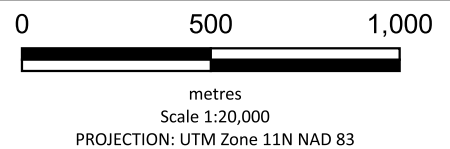
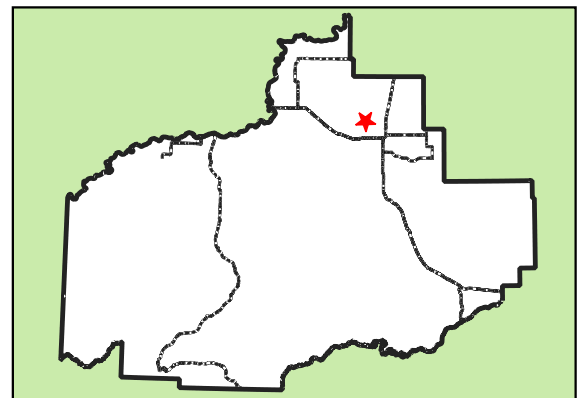
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application Wetland



LEGEND

- | | | |
|--------------------------|-----------------------|-----------------------|
| Proposed Subdivision | Open Water | HYDRO FEATURES |
| Wetland Inventory | Swamp | Lake / River |
| Bog | TRANSPORTATION | Cadastre |
| Fen | Fair-Weather | |
| Marsh | Gravel Road | |



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Map Book 2023 Municipal District of Greenview No.16

LEGEND

MAP POINTS

- Airport
- Building
- Cemetery
- Community Hall
- Drainage
- Fire Hall
- Gravel Pit
- Lagoon
- Lift Station
- Recreation Area
- Stockpile
- Transfer Station & Landfill
- Walking Trail
- Water Fill Station
- Water Treatment Plant

LAND CLASSIFICATIONS

- Titled Land
- Crown Land
- Grazing Leases
- Municipal Property
- GC Co-ops
- Cree-Nation Reserves
- Hamlet/Localities
- Town
- Provincial Park
- Multi Family Parcel
- Section Grid
- Township Grid
- MD Boundary
- Electoral Districts

TRANSPORTATION

- Gravel Highways
- Paved Highways
- Railway
- Fair-Weather Road

HYDRO FEATURES

- Lake/River
- Stream/Creek

HAMLETS, LOCALITIES & SUBDIVISIONS	
LABEL	NAME
A	LITTLE SMOKY
B	STURGEON LAKE
C	CALAIS
D	SANDY BAY
E	THE NARROWS
F	COSY COVE
G	RIDGEVALLEY
H	DEBOLT
I	LANDRY HEIGHTS
J	GROVEDALE
K	ASPEN GROOVE
L	NOSE CREEK
M	GRANDE CACHE
N	WANYANDIE CO-OP EAST
O	WANYANDIE CO-OP WEST
P	JOACHIM ENTERPRISE
Q	VICTOR LAKE CO-OP
R	GRANDE CACHE LAKE ENTERPRISE (KAMISAK)
S	SUSA CREEK CO-OP
T	MUSKEG SEEPLE CO-OP



KILOMETERS
SCALE 1:1,050,000
PRODUCED: October 02, 2023
PROJECTION: UTM Zone 11N NAD 83

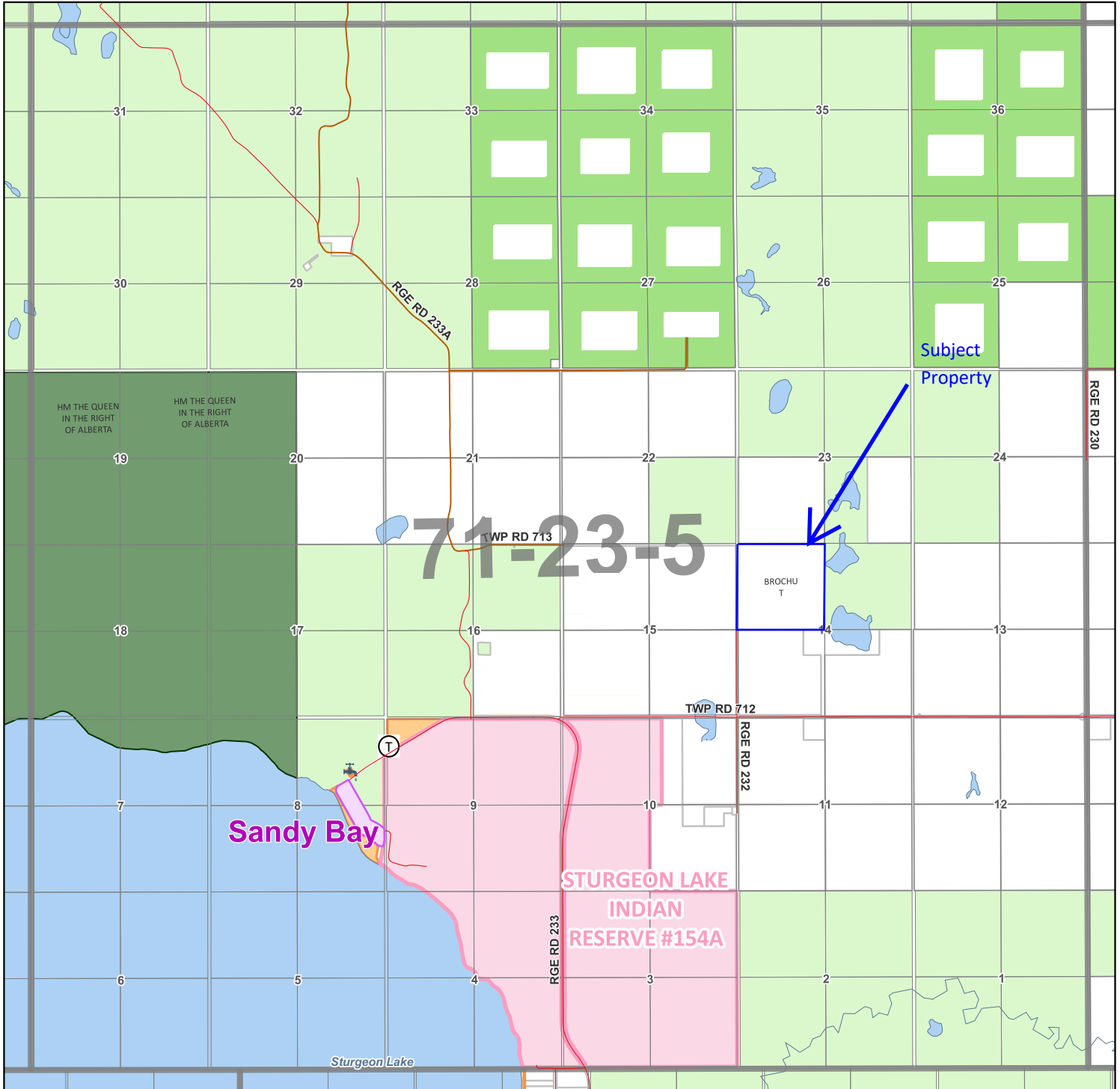
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Compiled from the Rural Cadastral Digital Base September 10, 2023
 Land Ownership Compiled from municipal tax data, September 10, 2023.
 Building/Site/Feature information compiled from municipal assessment data, September 2023.



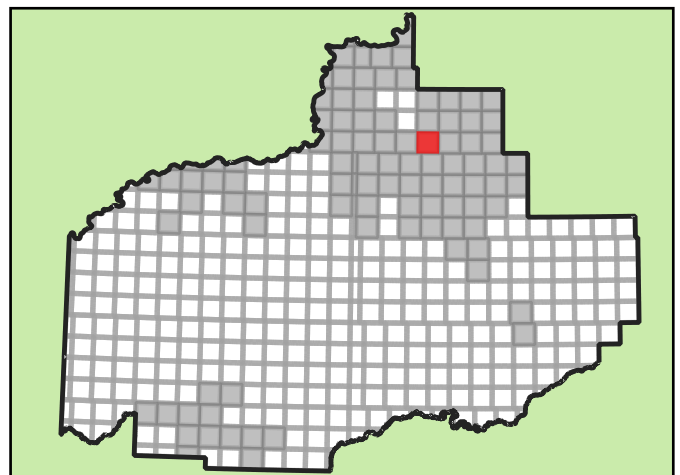
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Township : 71
Range : 23
Meridian : 5



kilometres
Scale 1:52,000

PROJECTION: UTM Zone 11N NAD 83



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Compiled from the Rural Cadastral Digital Base September 10, 2023
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Building/Site/Feature information compiled from municipal assessment data, September 2023.

SITE INSPECTION PHOTOS

S23 – 010 BROCHU



a. End of Range Road 232 (1); rest is undeveloped road



b. End of Range Road 224 (2); rest is undeveloped road



c. Existing access to the proposed subdivision on NW 14-71-23-W5M, along Range Road
232



d. Southwest edge of the quarter section NW 14-71-23-W5M



REQUEST FOR DECISION

SUBJECT: **D23-171 Oilfield Service, Shop with Offices, and Accommodation Employee**
 SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
 MEETING DATE: December 13, 2023 DIRECTOR: MAV PRESENTER: AB
 REPORT TYPE: **Development Permit** MANAGER: SD WRITER: AB

FILE NO.: D23-171 LAND USE DISTRICT: M-1 Industrial Light
 LEGAL LOCATION: Plan 1621185; Block 2; Lot 2/NW-33-069-06-W6M
 AREA: Grovedale
 APPLICANT: 1189220 AB Ltd.
 LANDOWNER: 1189220 AB Ltd.

BACKGROUND/PROPOSAL:

This application was received on October 18, 2023, for an Oilfield Service business – Apex Services, Shop with Offices, and Employee Accommodation located in the Industrial Light (M-1) Land Use District. The use of Employee Accommodation is a discretionary use; however, the primary use, Oilfield Service and Shop with Offices, are permitted uses within Greenview’s M-1 District.

The applicant is proposing to build a 2373 m² Office Building including the Shop, and to move a 440.2 m² Employee Accommodation building onto the property. The Employee Accommodation will house employees who work off-site, while on shift.

The applicant has also received an approved Development Permit for Site Stripping & Grading for this lot, which included an approved Storm Water Management Plan completed by a qualified Engineer. The plan has been reviewed and approved by Greenview’s Infrastructure and Engineering departments to ensure site drainage is being properly facilitated on the parcel.

The Grovedale Area Structure Plan states that once municipal servicing is available to the property, the applicant will be required to connect to the municipal water/wastewater system(s). The property will be serviced by septic holding tanks, which will be pumped out by a third-party service, and a cistern for potable water service, until such time municipal servicing is available. A condition of the development permit will state that prior to the operation of the Employee Accommodation and Office, the applicant must provide a Final Inspection Certificate for the installation of the cistern for the potable drinking water service.

The applicant will be erecting a fence on the property and will utilize the existing access approach located on the North side of the parcel. The applicant has built a second approach on the East side of the parcel, North of the traffic bulb for truck access. The second approach on the East side will be handled as a condition of the Development Permit. Since the applicant has built the approach himself and has not applied to Greenview for the subsidized cost of having Greenview build the approach, approach fees will not apply. However, the second approach will be required to pass an inspection by Greenview’s Roads Supervisor to ensure it has been built to Greenview’s standard and any drainage concerns are addressed.

This application has been referred to Greenview's internal Operations and Construction & Engineering departments where no concerns were received. The application was also referred to Greenview's Environmental Services department where the Manager of Environmental Services advised that a sitem would be preferable for potable water servicing, due to a water well adding more pressure on an aquifer and the potential for a contamination source, if the lot were to be tied into municipal servicing in the future.

The Oilfield Service Business, Office- Trade with Shop, and Employee Accommodation align with all current Land Use Bylaw and Grovedale Area Structure Plan Regulations.

PROPERTY DETAILS:

Soil Type: Gleyed Gray Luvisol - Clay

Topography: U1h – Undulating – High Relief

Wetland Inventory: None

LSRS Spring Grains: 3(7) – 5W(3) – 70% of the area is Class 3 indicating moderate limitations to growth. 30% of the land has very severe limitations to growth. The limitations are due to drainage where soils in which excess water (not due to inundation) limits the production.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

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

Grovedale Area Structure Plan 17-785

1.1 Conformance & Process

1.1.2 Greenview Municipal Development Plan

The Greenview Municipal Development Plan (MDP) was adopted September 21, 2016. The Grovedale ASP is in alignment with the objectives and policies of the Municipal Development Plan. The proposed Central Living area is in alignment with Section 5 of the MDP, which accommodates the future expansion of the Hamlets of Grovedale and Landry Heights and encourages commercial, industrial and institutional uses to locate in these centres by fostering sustainable growth and a desirable lifestyle in a livable, safe and walkable community environment.

3.1.2 Guiding Principles

Economic

A strong and vibrant community is supported by a strong and diverse local and regional economy. Historically important sectors such as agriculture, forestry and oil/gas inclusive of heavy industrial activities, should be supported and encouraged to expand through the use of new and innovative practices; while new opportunities associated with tourism, value-added agriculture, green energy and manufacturing need to be fostered and nurtured in order to assist in creating a long-term sustainable local economy.

4.5.5 Light Industry

Intent

Light Industrial development servicing the agricultural, forestry and oil and gas sector is focused in future industrial parks along the Highway 666 and Township Road 695A corridor in order to provide a local

employment opportunity for residents, easy access to the regional and provincial road networks, and to promote synergies between industrial users while minimizing the impact on nonindustrial land uses.

Policy

- 1. Support the development of (an) industrial park(s) to address a variety of industrial activities whose operations occur both inside and outside of an industrial building.*
- 2. Nuisances resulting from the industrial operations shall be limited to the industrial operations site and not impact adjacent properties or land use.*
- 3. At the discretion of Greenview, future industrial park(s) or development may be partially serviced with municipal water and wastewater infrastructure through a combination of “trickle water” and a low-pressure sanitary system. Alternatively, and at the discretion of Greenview, private water and wastewater servicing may be allowed on an interim basis until such time as municipal infrastructure is made available. Upon municipal infrastructure being made available, industrial users shall be required to connect to the municipal system.*
- 4. The internal/local road network shall be designed so as to ensure the ease of access to and the visibility of industrial parcels.*
- 5. All industrial parcels shall be accessed from the internal local road network. Direct access to provincial highways or township and range roads shall not be permitted.*
- 6. Encourage a wide range of parcel sizes in order to support the needs of various industrial users while at the same time allowing for the flexibility to size industrial parcels as necessary to meet the varying needs of industrial users.*
- 7. Landscaping and buffering to the satisfaction of Greenview shall be required for all industrial developments in order to create an aesthetically pleasing industrial streetscape.*
- 8. Landscaping and buffering to the satisfaction of Greenview shall be required along the Highway 666 and Township Road 695A corridor in order to present a visually appealing entry into the community.*
- 9. A trail and park system shall be developed within the industrial area in order to provide for recreation opportunities for employees, as well as to provide for pedestrian and cyclist connectivity to the trail network in other areas of the community.*
- 10. A stormwater management system shall be developed so as to allow for stormwater management ponds to be utilized as a source of fire suppression water and green space.*

7 Services & Infrastructure

The degree of water, wastewater and stormwater servicing will range throughout the plan area from locations, which are entirely privately serviced to those with full municipal servicing. The level of servicing will be directly related to the form of development and the ability to deliver services in a cost-effective and efficient manner. Servicing levels will vary between rural uses and urban uses with each of the areas below being serviced in a manner unique to themselves.

7.1 Water Servicing

Intent

The level of servicing for water will range throughout the plan area with the level of service being directly related to land use, in order to develop an efficient, safe, and cost-effective water servicing network. The level of servicing will range from a private water supply for rural developments to full municipal services in urban areas.

Policy

5. Lands designated as Village Centre, Commercial or Industrial Business shall be serviced with a water supply to a full urban standard, including satisfactory fire flows to support high-density urban development. At the discretion of Greenview, Industrial Business and Service Commercial lands may be serviced using alternative means on an interim basis until such time as an urban water supply become available.

6. Lands designated as Light Industrial, and located directly south of Highway 666, shall ultimately be serviced using a trickle water system; however, at the discretion of Greenview, these lands may be privately serviced until such time as water servicing becomes available.

7.2 Wastewater Servicing

Intent

Wastewater servicing is to be provided in an efficient and cost-effective manner that is environmentally sensitive and effectively utilizes existing infrastructure within the plan area. The level of service will range from a private onsite wastewater treatment system for rural developments to full municipal wastewater collection and treatment systems in urban areas.

Policy

5. Lands designated as Village Centre, Commercial or Industrial Business shall be serviced with a wastewater system designed to a full urban standard. However, at the discretion of Greenview, Industrial Business and Service Commercial lands may be serviced via alternative means on an interim basis until such time as urban wastewater infrastructure becomes available.

6. Lands designated as Light Industrial, and located directly south of Highway 666, shall ultimately be privately serviced using an on-site private wastewater system.

The Grovedale Area Structure Plan provides guidance and regulations for the water and wastewater servicing and the requirements for industrial development to provide Greenview with a Storm Water Management Plan prior to any development taking place.

Land Use Bylaw 18-800

5.38 Employee Accommodation

5.38.1 Employee accommodation shall only be allowed when it is associated with an industrial or commercial use for which a development permit has been issued.

5.38.2 Employee accommodation shall be clearly secondary and accessory to the principal use on the same parcel, and shall be operated for the sole purpose of on-site housing of employees of the principal use of that parcel.

5.38.3 All parking must be provided on the lot and areas or parking developed to the satisfaction of the Development Authority.

Employee Accommodation is a discretionary use within the M-1 district and the use will coincide with the industrial use of the lot indicated on this application, being Oilfield Service with a Shop and Offices. The Employee Accommodation will be secondary and accessory to the principal industrial use of the parcel. Administration does not see any effect from this development, which would interfere with neighbouring properties, by approving the use of an Employee Accommodation in the industrial area.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE Development Permit application D23-171 for an Oilfield Service, Shop with Offices, and Accommodation Employee, on Plan 1621185, Block 2, Lot 2, subject to the following conditions:

1. Prior to the occupation of the Employee Accommodations or operation of the offices, evidence of a potable water source or evidence of the installation of a Cistern for potable water, must be provided to the Municipal District of Greenview No. 16.
2. A Temporary Construction Approach developed on the East Boundary of the parcel must pass an inspection by the M.D. of Greenview No. 16 Roads Supervisor. Should the approach not pass inspection, this approach must be removed, and the ditch remediated or upgraded to meet the M.D. of Greenview No. 16 approach standards, at the developers expense.
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 submitted to the Municipal District of Greenview No. 16.
4. Fencing shall not exceed 2.5 m (8.2 ft) in height and shall be set back a minimum of 0.3 m (1.0 ft) from the property line adjacent to the road right-of-way.
5. 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 and in accordance with the approved Storm Water Management Plan.

Standards:

1. No signage related to the business is permitted and a separate permit will be required before any signage is installed in relation to this site's activities.
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. The exterior of the buildings 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.
4. This development permit is valid upon the decision being advertised in accordance with Municipal District Greenview No. 16's Advertising Bylaw and no appeal against said decision being successful.
5. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
6. 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.
7. Deleterious materials must not be allowed to enter any watercourse.
8. You are located in the vicinity of an agricultural operation.

ALTERNATIVES:

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

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

MOTION: That the Municipal Planning Commission TABLES this item to the next regular meeting in 2024.

FINANCIAL IMPLICATION:

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

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

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

FOLLOW UP ACTIONS:

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

ATTACHMENTS:

- Development Permit Application
- Site Layout Drawing
- AGRISID Rating Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map
- GASP Centralize Living Area Map
- Site Inspection Photos



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): <u>1199720 AB LTD</u>		City: [REDACTED]	Postal Code: [REDACTED]
Mailing Address: [REDACTED]		Other Phone: _____	
Primary Phone: [REDACTED]		<i>(By providing email address you authorize Planning and Development Services to contact you via email)</i>	
Email: [REDACTED]			
<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. _____ RGE. _____ M. _____	
Registered plan: <u>1621185</u>	Block <u>2</u> Lot <u>2</u> MLL/MSL/LEASE NO.: _____
Property size: Hectares: _____ Acres: <u>14</u>	Description of the existing use of the land: <u>RAW COMMERCIAL</u>
The land is adjacent to: <input type="checkbox"/> Highway _____ <input checked="" type="checkbox"/> District Road _____ <input type="checkbox"/> LOC# _____	
How is the site to be accessed? <input 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 checked="" type="checkbox"/> Yes Address: _____ <input type="checkbox"/> No	

FOR ADMINISTRATIVE USE

ROLL NO.:	APPLICATION NO.:	<input type="checkbox"/> PERMITTED USE	<input type="checkbox"/> VARIANCE
FEES:	DATE PAID:	<input type="checkbox"/> DISCRETIONARY USE	<input type="checkbox"/> PROHIBITED USE
RECEIPT NO.:	DEEMED COMPLETE:		
LAND USE DISTRICT:	PROPOSED USE:		
COMMENTS:			

SHOP



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)

NEW SHOP - BUILD FOR APEX WELL SERVICE AND EMPLOYER ACCOMMODATIONS AND OFFICE OIL FIELD SERVICE

Size of the proposed development:

Length 220 [] metres [x] feet Width 120 [] metres [x] feet Building height 26 [] metres [x] feet

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

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

Total floor area of primary residence: 4320 [] Sq. metres [x] Sq. feet CAMP

Indicate the proposed setback from the property line:

Front yard [] metres [] feet Rear yard [] metres [] feet Side yard (1) [] metres [] feet Side Yard (2) [] metres [] feet

Does this development require a variance?

[] Yes, explain [x] No (If yes, please submit a Variance Request Form)

Construction Start Date: APR 1 End Date: NOV 1 Completed Project Cost: \$ 1,000,000.00

Has the development commenced? [] Yes [] No

Manufactured Home

Manufacturer: ACTA FAB Model: ACTA FAB Year: 2008

Sewage System

Type of sewage system: HOLDING TANKS

Abandoned Well Information

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

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

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

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

APPLICATION FOR DEVELOPMENT PERMIT

Plot Plan

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

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

Legal Location: _____ ¼ of Sec _____ Twp. _____ Rge. _____ W _____
 or Registered Plan 1621185, Block 2, Lot 2

PLEASE SEE OTHER PAGE

Declaration

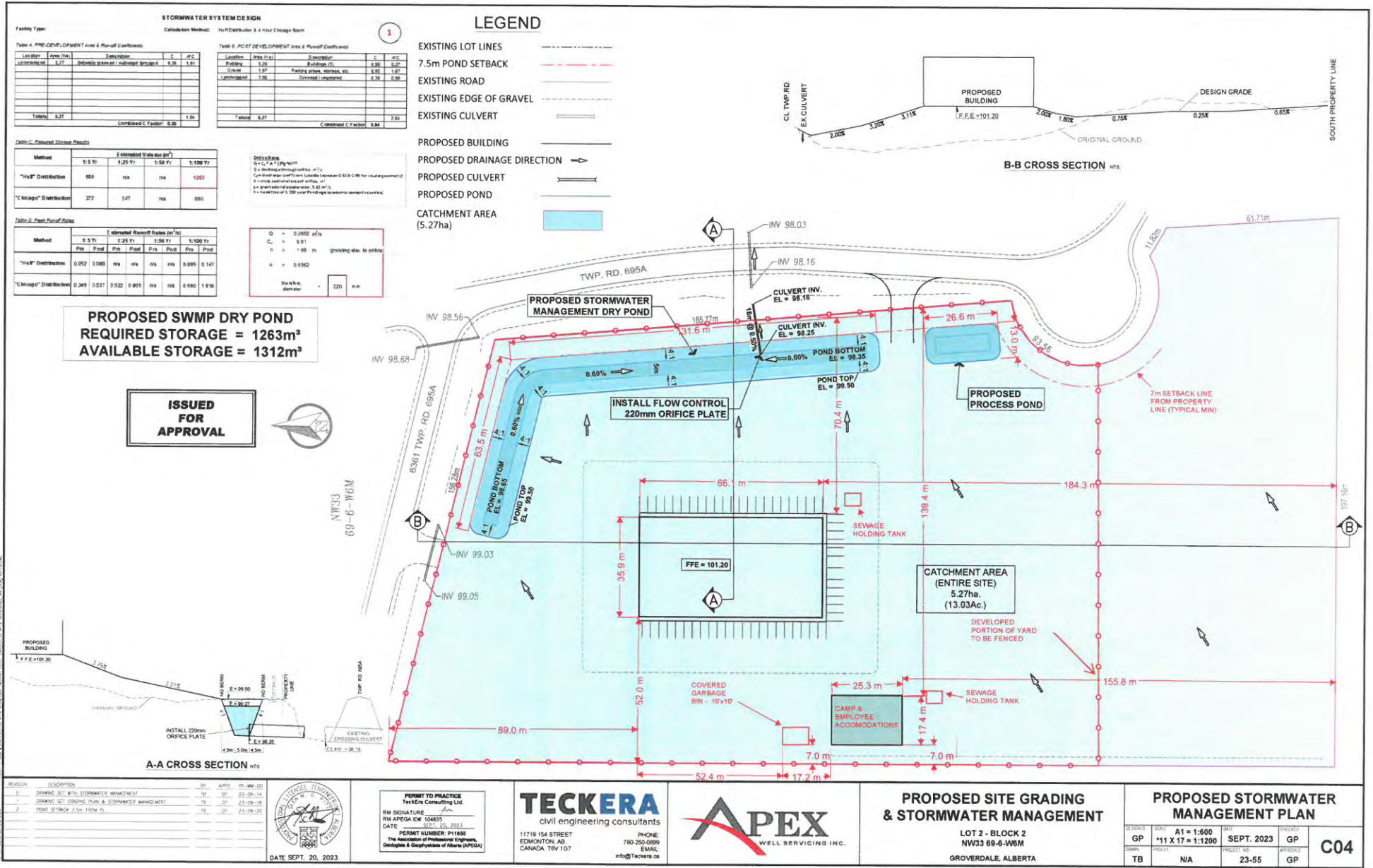
I/we hereby declare that the information submitted is, to the best of my/our knowledge, factual and correct.
 I/we understand that by signing this declaration, I/we also give consent for an authorized person of MUNICIPAL DISTRICT OF GREENVIEW NO. 16 to enter upon the land that is subject to a development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

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

Signatures: Oct 10 [Redacted] Oct 10/2023 [Redacted]

Date Applicant Date Registered Landowner(s)/Leaseholders


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








Development Planning Application(DPA)- AGRASID

Long Legal: NW-33-69-06-6

 Proposed Subdivision

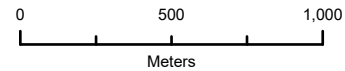
Legend

AGRASID

-  level organic
-  undulating - low relief
-  undulating - high relief

**** Spring Grain LSRS Values Displayed****

Scale: 1:25,000

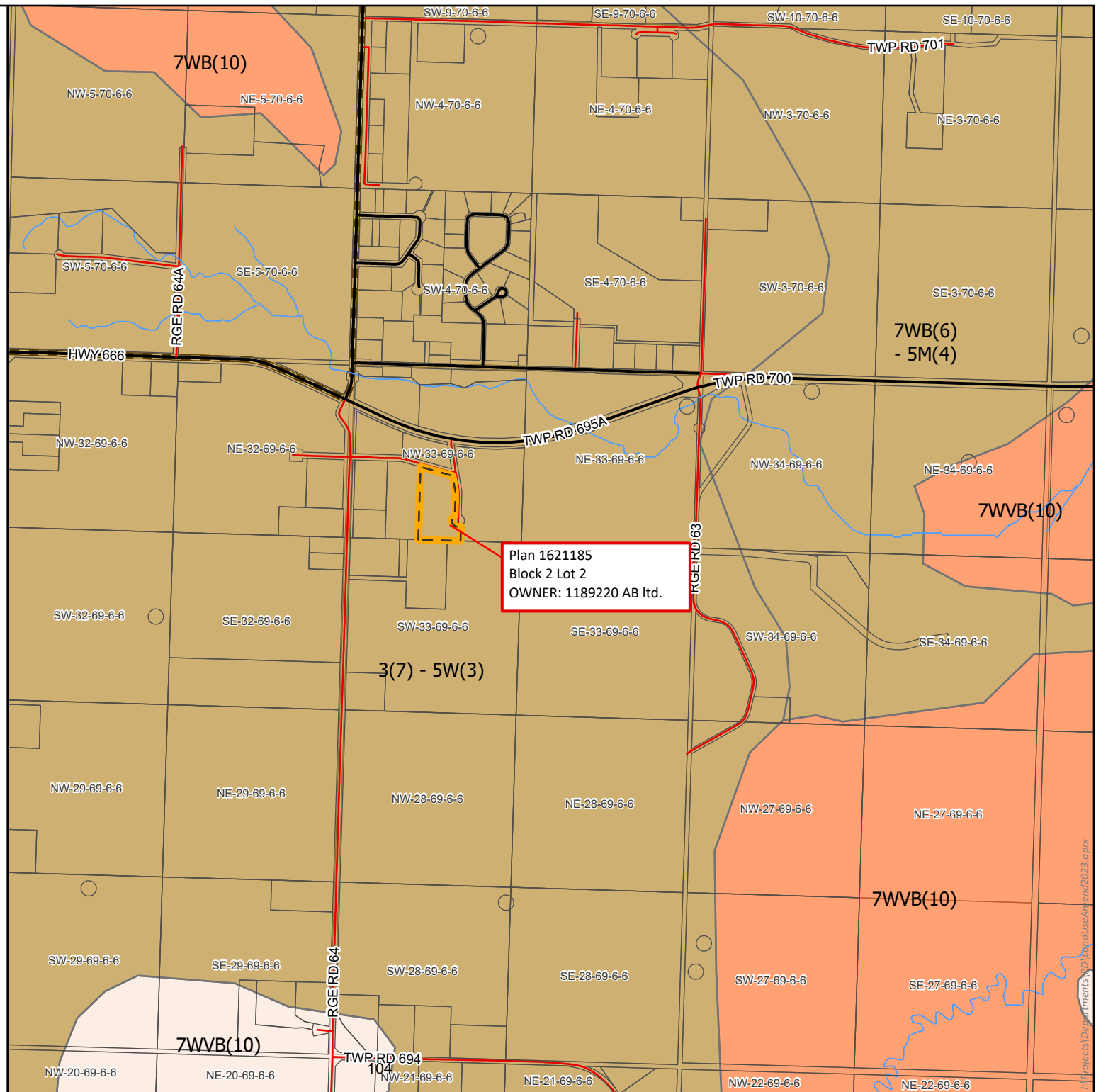


Produced: November 2023 **Projection:** UTM Zone 11N NAD 83

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Development Planning Application(DPA)- WETLAND

Long Legal: NW-33-69-06-6

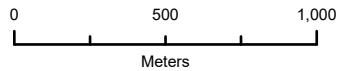
 Proposed Subdivision

Legend

Wetland Inventory

-  Swamp
-  Open Water
-  Marsh
-  Fen
-  Bog

Scale: 1:25,000

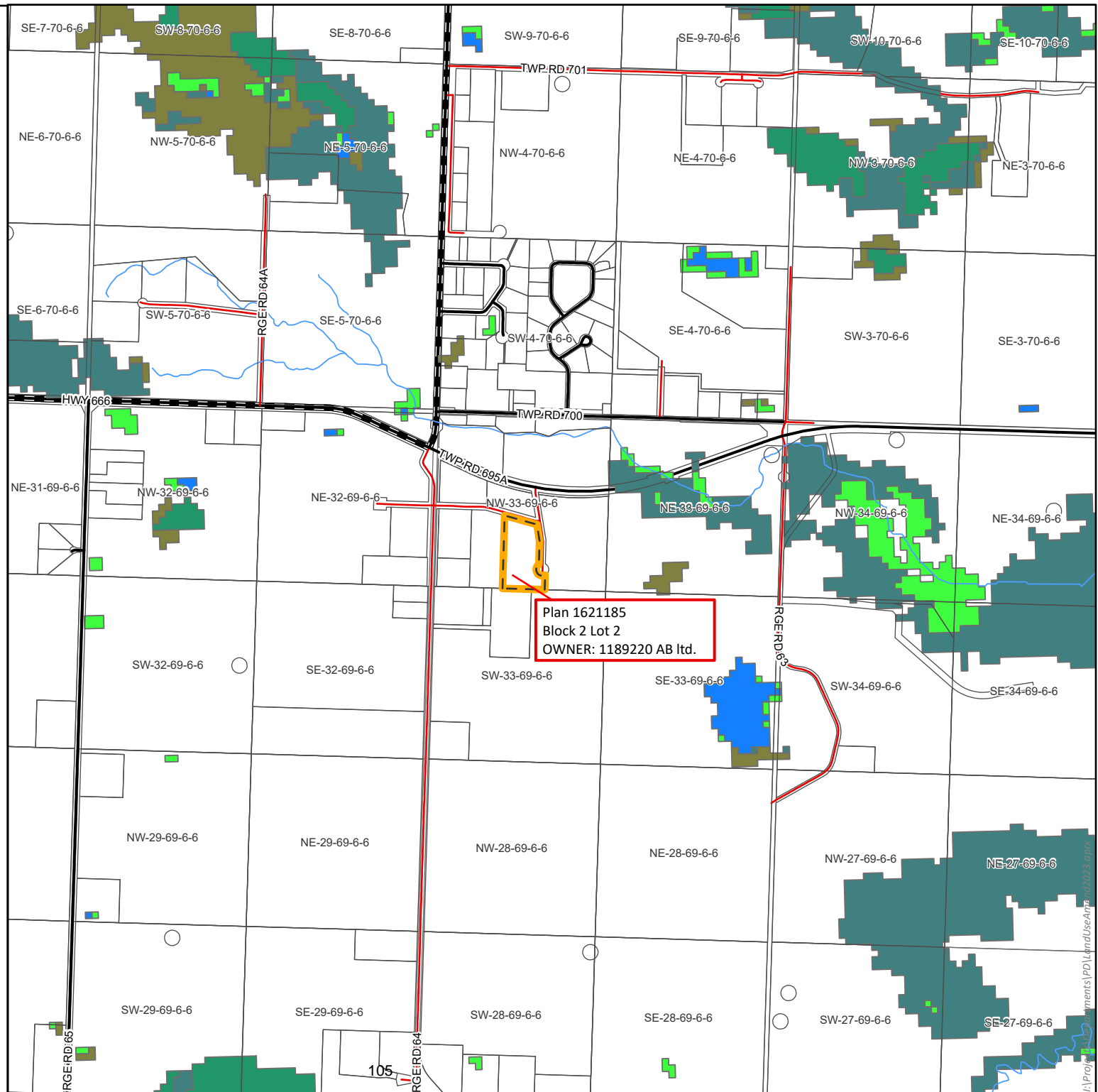


Produced: November 2023 Projection: UTM Zone 11N
NAD 83

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I:\Projects\PD\LandUse\Map\2023\23_01185\1621185.dwg



Development Planning Application- Topography

Long Legal: NW-33-69-06-6

 Proposed Subdivision

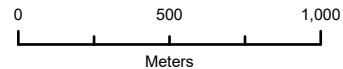
Legend

Contour Line(m)

— Minor

40cm Imagery, 2022

Scale: 1:25,000

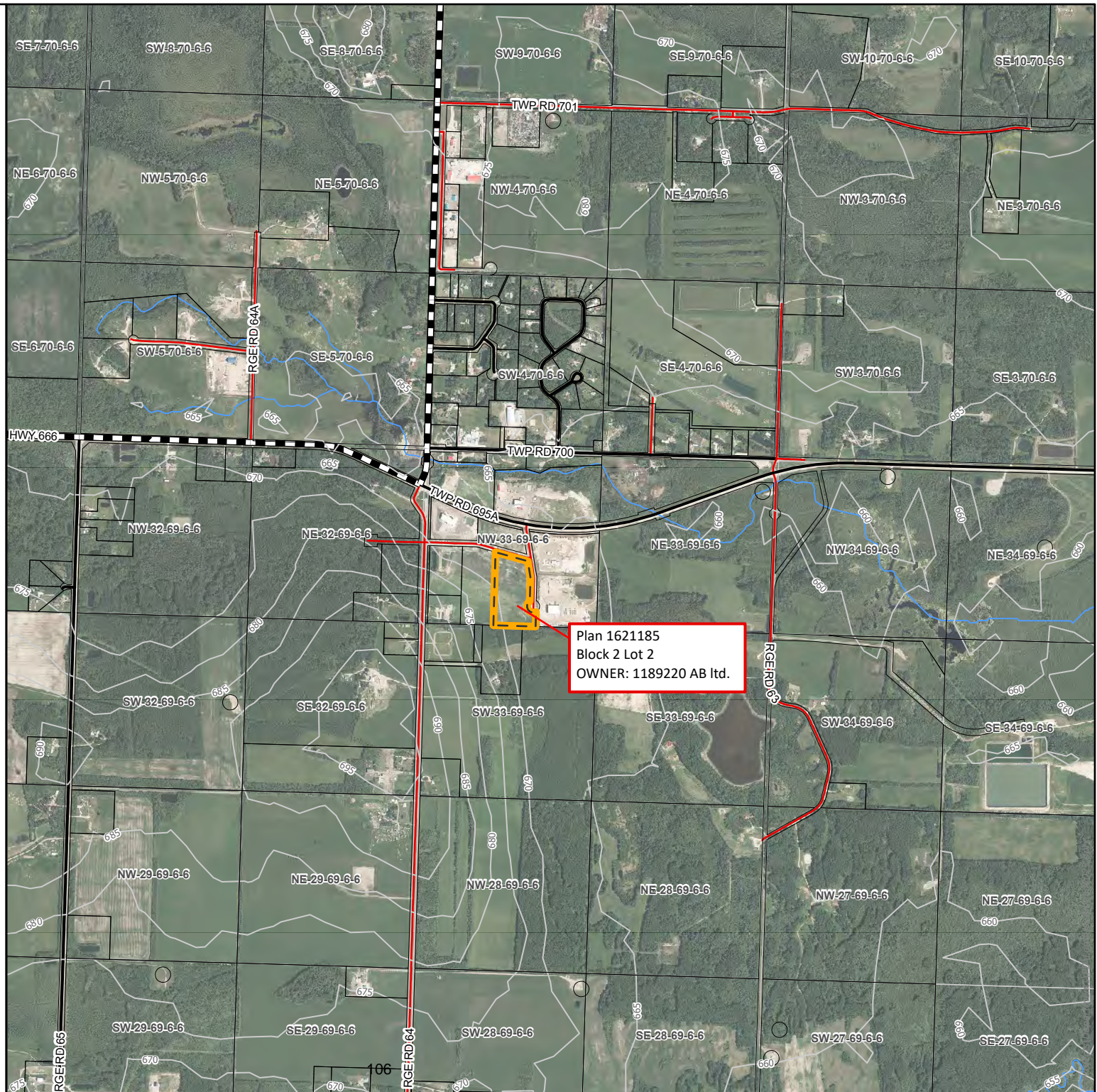


Produced: November 2023 Projection: UTM Zone 11N
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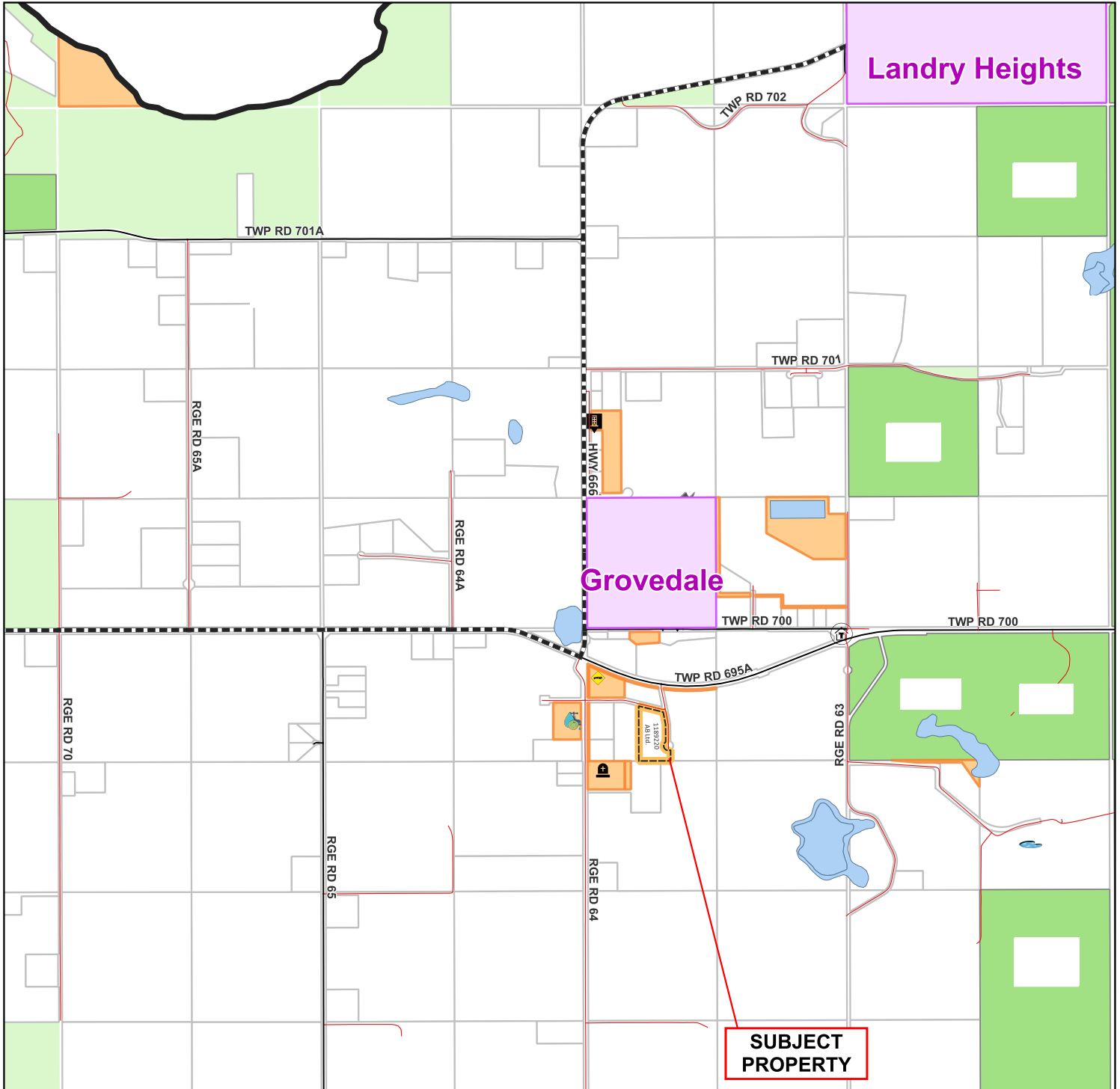
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MUNICIPAL DISTRICT OF GREENVIEW NO. 16



LEGEND

MAP POINTS

- Building
- Cemetery
- Fire Hall
- Lagoon
- Lift Station
- Water Fill Station

TRANSPORTATION

- Paved Highways
- Gravel Road
- Paved Road

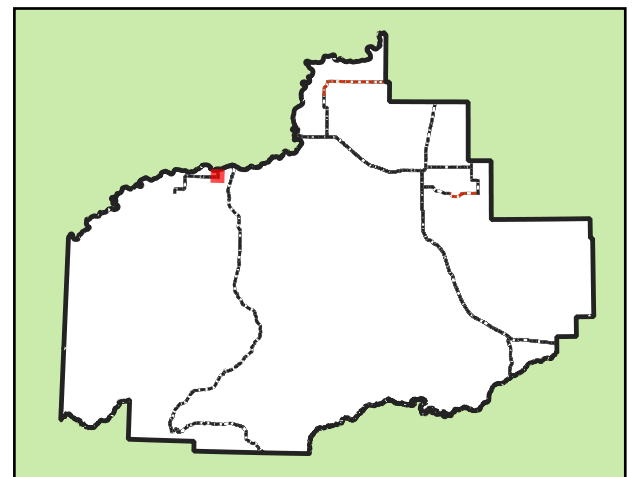
HYDRO FEATURES

- Lake/River
- Stream/Creek

LAND CLASSIFICATION

- Titled Land
- Crown Land
- Municipal Property
- Grazing Leases
- Hamlet/Localities
- M.D. Boundary
- Subject Property

**SUBJECT
PROPERTY**



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Compiled from the Rural Cadastral Digital Base September 10, 2023.
Land Ownership Compiled from municipal tax data, September 10, 2023.
Building/Site/Feature information compiled from municipal assessment data, September 2023.

Map Print Date : November 06, 2023

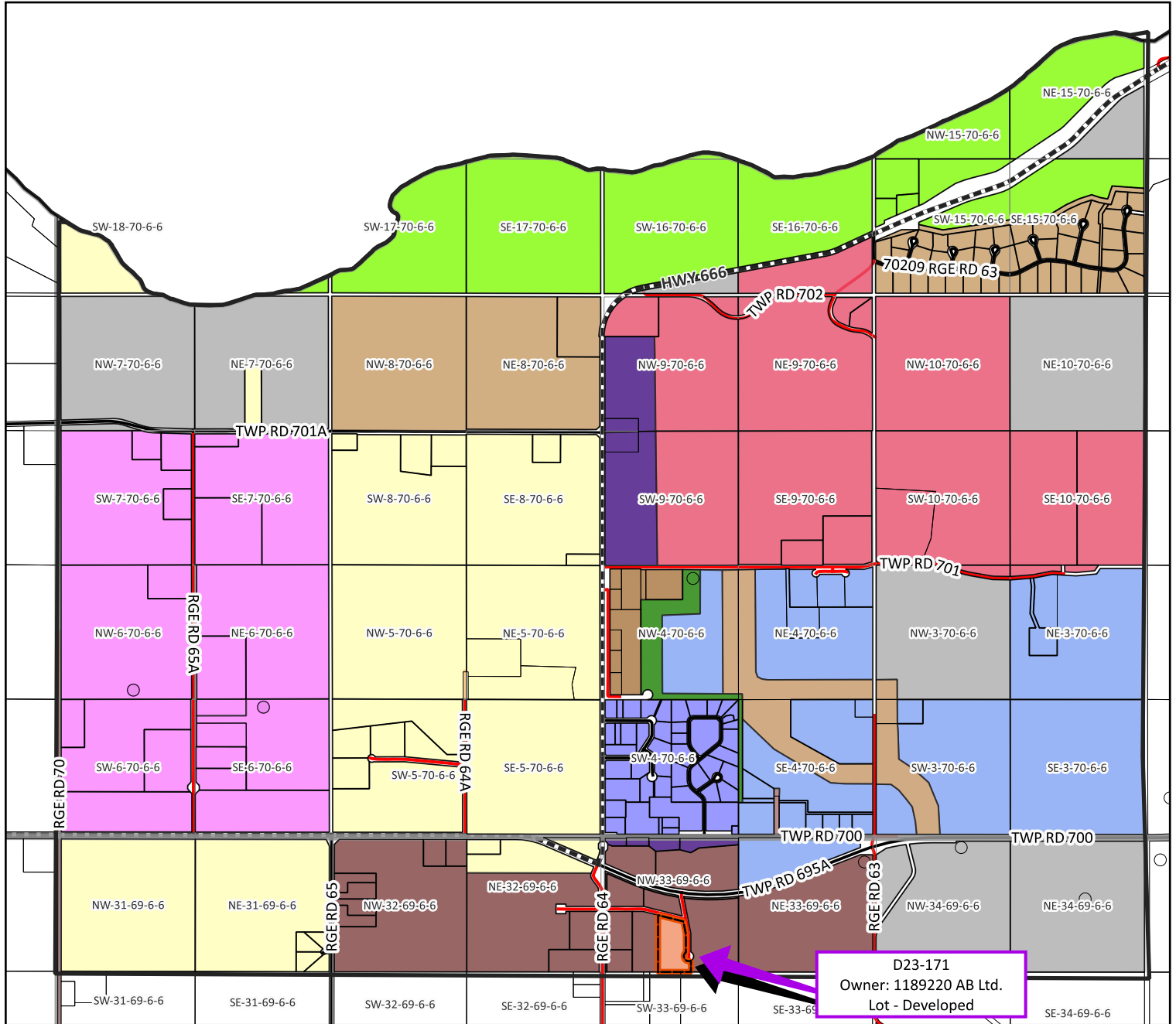


107
Kilometers
Scale 1:35,000

PROJECTION: UTM Zone 11N NAD 83



Centralized Living Area Map - Grovedale MUNICIPAL DISTRICT OF GREENVIEW NO. 16



LEGEND

CENTRALIZED LIVING LANDUSE

- AGRICULTURAL
- VILLAGE GREEN
- HAMLET
- VILLAGE CENTRE
- VILLAGE CENTRE COMMERCIAL
- ESTATE LIVING
- ENVIRONMENTALLY SENSITIVE
- RIVER VALLEY RESIDENTIAL
- SMALL SCALE AGRICULTURE
- SERVICE COMMERCIAL
- BUSINESS INDUSTRIAL

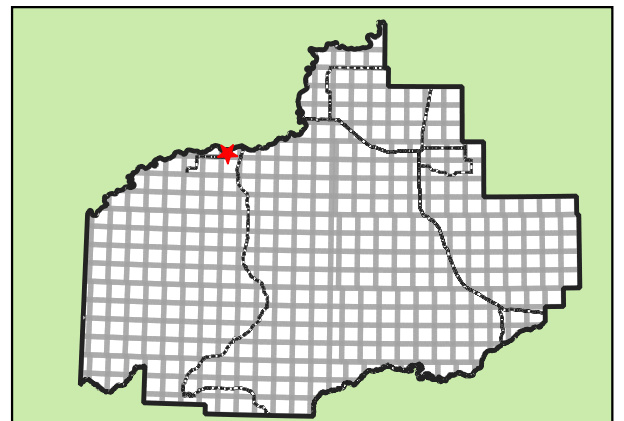
- LIGHT INDUSTRIAL
- DISTRIBUTED PARKS
- CROWN LAND

TRANSPORTATION

- Paved Highways
- Gravel Road
- Paved Road

Greenview Imagery 2016

- Cadastre
- Highlighted Lot
- Centralized Living Area



0 500 1,000

metres

Scale 1:35,000

PROJECTION: UTM Zone 11N NAD 83

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Site Inspection Photos

D23-171 1189220 AB Ltd.

Photo Description: Existing North Boundary Approach facing Southwest:



Photo Description: Storm Water Management Pond being developed on North Boundary. Facing West:



Photo Description: Approach developed on East Boundary by Applicant facing West:



Photo Description: Storm Water Pond being developed on East side of North Approach. Facing South:



Photo Description: East boundary approach developed by applicant. Facing South:



Photo Description: View of Lot facing West:



Photo Description: Water Pit developed on East Boundary of lot South of the Traffic Bulb. Facing Southwest.
Requiring update to the Storm Water Management Plan:



Photo description: Water Pit on East Boundary of lot South of the Traffic Bulb. Facing West.
Requiring update to the SWMP:

