



Municipal District of **GREENVIEW**

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, February 14, 2024

9:00 AM

Administration Building and Zoom
Valleyview AB

#1
CALL TO ORDER

#2
ADOPTION OF AGENDA

#3
MINUTES

- | | | |
|-----|---|---|
| 3.1 | ADOPTION OF MUNICIPAL PLANNING COMMISSION REGULAR MEETING MINUTES HELD JANUARY 10, 2024 | 3 |
| 3.2 | BUSINESS ARISING FROM MINUTES | |

#4
SUBDIVISION

- | | | |
|-----|--|---|
| 4.1 | S22-016 / COZY ACRES / MULTI-LOT SUBDIVISION / SW 29-70-24-W5M / STURGEON HEIGHTS AREA | 7 |
| | <ul style="list-style-type: none">CODY BEAIRSTO – BEAIRSTO AND ASSOC | |

#5
DEVELOPMENT PERMITS

- | | | |
|-----|---|----|
| 5.1 | D23-210 / MADER & FLORENCE / PERMITTED USE - ACCESSORY BUILDING IN FRONT YARD / SW 17-72-21-W5M / NEW FISH CREEK AREA | 25 |
| | <ul style="list-style-type: none">JENNIFER MADER | |

#6
NEXT MEETING

MARCH 13, 2024

#7
ADJOURNMENT

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Greenview Administration Building [and Zoom]
 Valleyview, Alberta, on Wednesday, January 10, 2024

**#1
 CALL TO ORDER**

Chair Ryan Ratzlaff called the meeting to order at 9:00 a.m.

PRESENT

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

ATTENDING

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

ABSENT

CAO	Stacey Wabick
-----	---------------

GUESTS

Christie Jones, Borderline Surveys (S23-012)
 Val Erker (S23-012)
 Dale Perrott (S23-012)
 Debbie Perrott(S23-012)

**#2
 AGENDA**

MOTION: 24.01.01 Moved by: Member Tyler Olsen
 That the January 10, 2024, agenda be adopted as presented.

CARRIED

**#3
 MINUTES**

3.1 MINUTES OF REGULAR MEETING

MOTION: 24.01.02 Moved by: Member Jennifer Scott
 That the minutes of the Municipal Planning Commission regular meeting held on
 December 13, 2023, be adopted as amended:

- S23-005 Condition 6, remove “and any lands shown to be protected under an Environmental Reserve Easement in Condition 9 would be removed from the reserve calculation”

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

NONE

#4 SUBDIVISIONS

4.1 S23-012 / PERROTT / FIRST PARCEL OUT / NW 20-71-25-W5M / CROOKED CREEK AREA

Municipal Planner Jan Sotocinal presented an overview of a Subdivision Application for a First Parcel out within NW 20-71-25-W5M. The property was zoned Agricultural One (A-1) District.

NW 20-71-25-W5M

MOTION: 24.01.03 Moved by: Member Dale Smith

That the Municipal Planning Commission APPROVE the subdivision application S23-012 for the creation of approximately 8.10 hectares (20 acres) parcel within the lands legally described as, NW 20-71-25-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 24-970.
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 24-970 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. In accordance with Policy 6003, road widening of 5.03 metres along the proposed subdivision frontage of Township Road 714 shall be dedicated and road widening of 5.03 metres along the remnant lands of NW 20-71-25-W5M along Township Road 714 and Range Road 255 and a corner cut of 15 metres by 15 metres at the intersection of along Township Road 714 and Range Road 255 shall be sold to the MD of Greenview No. 16 in accordance with Schedule of Fees Bylaw 24-970. The road widening and corner cut shall be registered as road within the Plan of Survey for the subdivision at no expense to the MD of Greenview No. 16.

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 D23-201 / HIRSCHER / PERMITTED USE – ACCESSORY BUILDING WITH
FRONT YARD SETBACK VARIANCE IN HR / PLAN 7821799;1;8 / DEBOLT AREA**

Development Officer Nicole Friesen presented an overview of a development permit application for Permitted Use – Accessory Building with Front Yard Setback Variance in HR on Plan 7821799; Block 1; Lot 8 within SW 12-72-01-W6M. The property was zoned Hamlet Residential (HR) District.

SW 12-72-01-W6M

MOTION: 24.01.04 Moved by: Member Tom Burton
That the Municipal Planning Commission APPROVE development permit application D23-201 for an Accessory Building (Garage, Detached), subject to the following:

Conditions:

1. That an 19% variance is granted to the front yard setback to the south property boundary, from the required 7.5 m (24.6 ft) to 6.1 m (20 ft) for the placement of the Accessory Building.
2. The Accessory Building shall be located no closer than 1.5 m (4.9 ft) from the Dwelling or another Accessory Building.
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.

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

CARRIED

**#6
NEXT MEETING**

Wednesday, February 14, 2024

**#7
ADJOURNMENT**

MOTION: 24.01.05 Moved by: Member Tyler Olsen
That the meeting be adjourned at 9:25 a.m.

CARRIED

CHAIR
RYAN RATZLAFF

DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE



REQUEST FOR DECISION

SUBJECT: **S22-016 Multi-Lot Subdivision in CR-2**
 SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
 MEETING DATE: February 14, 2024 DIRECTOR: MAV PRESENTER: NF
 REPORT TYPE: Subdivision Application MANAGER: SD WRITER: NF

FILE NO.: S22-016 LAND USE DISTRICT: Country Residential Two
 LEGAL LOCATION: SW 29-70-24-W5M (CR-2)
 AREA: Ward 7, Cosy Cove Area (Cozy Acres Area Structure Plan)
 APPLICANT/SURVEYOR: Beirsto & Associates Engineering & Survey
 LANDOWNER: Darcy & Patricia Clarke

BACKGROUND/PROPOSAL:

Administration received subdivision application S22-016 in October of 2022; however, a Minor Area Structure Plan and Land Use Bylaw Amendment were required before the application could be considered by the Municipal Planning Commission. On August 22, 2023, Council adopted the Cozy Acres Area Structure Plan Bylaw 23-948 and on November 28, 2023, Council adopted Land Use Bylaw Amendment Bylaw 23-953, rezoning the subdivision area from Agricultural One (A-1) to Country Residential Two (CR-2). The applicants completed the changes to the tentative plan of subdivision required by the Bylaws 23-948 and 23-953 on December 12, 2023, and made additional changes to accommodate approach locations due to the landscape on January 15, 2024.

The proposed subdivision is within the quarter section legally described as SW 29-70-24-W5M which is located 22 km west of the Town of Valleyview, 0.6 km south of Sturgeon Lake in the “Cosy Cove” area, north of Highway 43. The proposed subdivision is for five (5) new Country Residential Two (CR-2) lots, and one (1) Public Utility Lot (PUL) totalling 8.35 hectares (20.64 acres).

The internal subdivision road was previously developed as eight (8) lots are already subdivided from the quarter section. The new lots will be accessed from the existing internal road and no access will be permitted via Township Road 704 or Range Road 245. A condition that the applicant submit applications and pay all applicable fees for construction of gravel approaches to each of lots 9, 10, & 12-14 is included in the recommended motion.

Following circulation of the application, no concerns were received. TELUS has requested Utility Rights-of-Way be provided for servicing the development as a condition of approval, this process will be the responsibility of the applicant as stated in the recommended motion.

Site Assessment

The applicant completed the following studies for the proposed subdivision area in preparation of the Cozy Acres Area Structure Plan:

- Biophysical Impact Assessment (Desktop)

- Geotechnical Evaluation
- Groundwater Availability Study

PROPERTY DETAILS:

Proposed Servicing: Private, wells and septic holding tanks
Soil Type: Loam & Clay
Topography: Rolling
Wetland Inventory: Swamp within quarter section
LSRS Spring Grains Rating: 3(10): Moderate limitation

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

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

662(1) A subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of the parcel of land for the purpose of roads, public utilities or both.

The tentative plan of subdivision includes a Public Utility Lot (PUL) which will be in the name of the MD of Greenview No. 16 following registration of the plan. The 6.06 m (19.9 ft) PUL is intended for emergency exit from the cul-de-sac due to the 700 m (2,290 ft) dead-end road but may also be used for franchise utility lines or drainage purposes.

Municipal and school reserves

666(1) Subject to section 663, a subdivision authority may require the owner of a parcel of land that is the subject of land that is the subject of a proposed subdivision

*(b) to provide money in place of municipal reserve, school reserve or municipal and school reserve,
(3) The total amount of money that may be required to be provided under subsection (1) may not exceed 10% of the appraised market value, determined in accordance with section 667, of the parcel of land less all land required to be provided as conservation reserve or environmental reserve or made subject to an environmental reserve easement.*

(3.1) For greater clarity, for the purposes of calculating the 10% under subsection (2) or (3), the parcel of land includes any land required to be provided under section 662.

Section 666(2) of the MGA allows municipalities to specify the amount of Municipal Reserve (MR) taken during subdivision within their Municipal Development Plan. In the absence of such policy, Greenview relies solely on the above requirements of section 666 therefore, 10% of the market value of the entire subdivision area, including the PUL is required to be paid prior to registration of the subdivision. The approximate market value of the subdivided lots provided by Accurate Assessment is \$70,000 for 3-acre lots, \$80,000 for 5-acre lots, and \$10,000 for the 0.23-ac PUL. Utilizing the actual lot sizes on the tentative plan, administration has calculated a total market value of approximately \$379,886.66, equating to an average of \$18,406.36 per acre.

Municipal Development Plan (MDP)

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

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

The proposal aligns with the existing Country Residential subdivision; therefore, the requirements of the MDP are met.

Sturgeon Lake Area Structure Plan Bylaw 20-865

Residential Development Policies Section 3.2

3.2.1 The Development Area shown on Map 3 is intended primarily for residential and recreational purposes.

These areas shall, subject to rezoning and subdivision approval, be reserved for:

a. Country residential development,

3.2.2 Residential lots in the Development Area shall be:

a. A minimum of 0.2 ha (0.5 ac) provided such lots are serviced with municipal or communal water and sewer system,

b. A maximum of 4.0 ha (10 ac), and

c. Shall meet the development regulations of the CR-3 District of the LUB.

The type of development proposed meets the requirements of section 3.2.1, and the lot sizes adhere to section 3.2.2. However, the subject area is zoned Country Residential Two (CR-2), which aligns with the existing lots but does not meet the intention of section 3.2.2.c.

Cozy Acres Area Structure Plan Bylaw 23-948

3.2 Air Quality, Noise, and Climate

For further conservation, a vegetated buffer of 15 metres adjacent to the township and range roads will be required to mitigate noise disturbance from the adjacent highway.

The retention of a 15 metres vegetated buffer can be addressed by registering a restrictive covenant on the lots pursuant to section 651.1 of the MGA. This requirement is stated in the recommended motion as condition 7.

3.3 Water Courses & Wetlands

At the time of development, a silt fence along the east boundary of Lot 9 will be required during construction to prevent impact to the neighbouring wetlands and to ensure that any water from the work areas does not enter the wetlands.

3.5 Biodiversity

The development is located within the B5 nesting zone (Alberta Wetland Mitigation Directive, 2018.), and the birding window extends from late April to late August. During this period, a nest search must be performed before any removal of vegetation can occur.

Sections 3.3 and 3.5 should be addressed as conditions of approval for development permits on the applicable lots. No additional conditions are required at this stage.

Land Use Bylaw 18-800

Section 8.5 Country Residential Two (CR-2) District

.2 Minimum Parcel Size 0.2 ha (0.5 ac)

.3 Maximum Parcel Size 2.0 ha (5.0 ac)

The proposed lot sizes comply with the permitted lot sizes of the Country Residential Two (CR-2) district.

Policy 6003

2. Policy Statement

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

The adjacent Range Road 245 is 25.15 m (82.5 ft) and as road widening has previously been taken from SW 29-70-24-W5M, additional road widening would typically be taken from the adjacent quarter section SE 30-70-24-W5M. Township Road 704 to the south is currently 39.1 metres (128 ft) therefore road widening is not required.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE subdivision application S22-016 for the creation of six (6) lots, including one (1) PUL, totalling 8.35 hectares (20.64 acres) within the parcel legally described as SW 29-70-24-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 24-970.**
- 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 contact TELUS at rightofwayAB@telus.com to secure the required Utility Right-of-Way for servicing the subdivided lots. Negotiations for the location and registration of the agreement shall be the responsibility of the applicant at no cost to the MD of Greenview No. 16.**
- 5. The applicant shall apply and pay all applicable fees in accordance with the Schedule of Fees Bylaw 24-970 for construction of gravel approaches to proposed lots 9, 10, & 12-14. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.**
- 6. The applicant shall pay cash-in-lieu of municipal reserve in the amount of \$37,988.67, representing 10% of the appraised market value of the land of \$379,886.66 (\$18,405.36 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.**
- 7. Pursuant to Section 651.1(2) of the Municipal Government Act, the applicant shall enter into a Restrictive Covenant with the Municipality, respecting Lots 9, 10, & 12-14 as shown on the Subdivision Plan, as the Servient Tenements and the Municipal District of Greenview No. 16 roadways and Lot 11PUL, Block 3, Plan _____ serving as the Dominant Tenements restricting that a specified portion of the Subject Property being the 15 metres of property adjacent to Range Road 245 and Township Road 704 throughout each property (the "Covenant Area") are to not be built on or otherwise cleared of vegetation. Specifically, the covenant will limit the use of the Covenant Area by requiring this area to remain in its current vegetative state with no alterations to the grading, no construction, no removal of vegetation or any other grade altering activity. The Owner will be able to use, enjoy and maintain the Covenant Area and may undertake vegetation management to limit**

or control the growth of weeds or to plant shrubs or small plants that will help to stabilize the slope, but not remove the buffering effect of the trees and natural landscaping in place. The Restrictive Covenant shall be registered on the titles of Lots 9, 10 & 12-14 at no cost the MD of Greenview No. 16.

Advisory Notes:

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

ALTERNATIVES:

Alternative #1: The Municipal Planning Commission may refuse the application, a reason for refusal must be stated. Administration does not recommend this option as the proposal meets all criteria critical for approval under the requirements of the Land Use Bylaw 18-800, Cozy Acres Area Structure Plan, Sturgeon Lake Area Structure Plan, and Municipal Development Plan.

Alternative #2: Municipal Reserve Deferral

The Municipal Planning Commission has the alternative to defer the Municipal Reserve area [approximately 0.835 ha (2.064 ac)] to the remainder of the quarter section. Administration does not recommend this option as the Cozy Acres Area Structure Plan does not provide land for future Municipal Reserve dedication and section 4.4 states MR will be dedicated in the form of cash.

Alternative Condition 6

Pursuant to Section 669(1) of the Municipal Government Act, a Deferred Reserve Caveat for 0.835 ha (2.064 ac) of Municipal Reserve owing will be registered on SW 29-70-24-W5M 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 applications 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
- Aerial Map
- Location 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: DARCY CLARKE & PATRICIA CLARKE Address: _____
 (Name(s) in Block Capitals) Phone No _____
 Rural Address: _____ Email: _____

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:
BEAIRSTO & ASSOCIATES Address: _____
 (Name(s) in Block Capitals) Phone No _____
 Email: _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 All/part of the SW $\frac{1}{4}$ Sec. 29 Twp. 70 Range: 24 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 8.35 HA 20.64 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. HWY 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 UNNAMED

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: September 20, 2022

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED Describe:
 a. Existing use of land AGRICULTURE 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-2

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.)
MOSTLY TREED WITH SOME OPEN FIELD

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

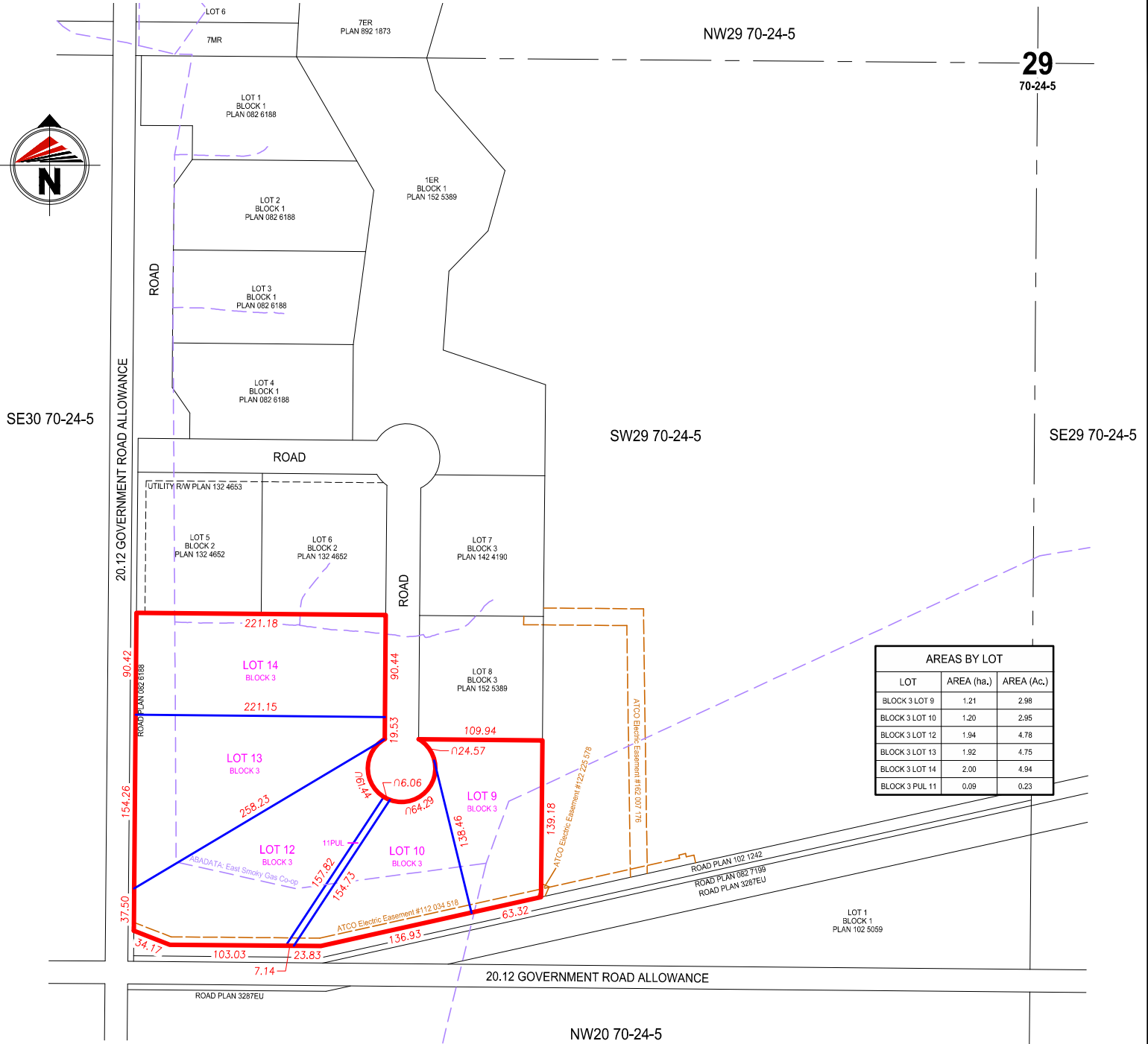
8. PLEASE COMPLETE WATER & SEWER SERVICE INFORMATION – FORM B

9. REGISTERED OWNER(S) OR AGENT ACTING ON BEHALF OF REGISTERED OWNER(S):
I / WE BEAIRSTO & ASSOCIATES ENGINEERING 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: Oct 11th, 2022

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.



AREAS BY LOT		
LOT	AREA (ha.)	AREA (Ac.)
BLOCK 3 LOT 9	1.21	2.98
BLOCK 3 LOT 10	1.20	2.95
BLOCK 3 LOT 12	1.94	4.78
BLOCK 3 LOT 13	1.92	4.75
BLOCK 3 LOT 14	2.00	4.94
BLOCK 3 PUL 11	0.09	0.23

MUNICIPAL DISTRICT OF GREENVIEW NO. 16
TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION OF
PART OF THE
S.W. 1/4 SEC. 29, TWP. 70, RGE. 24, W.5M.

LAND DEALT WITH BY THIS
PLAN IS SHOWN OUTLINED THUS: ———
AND CONTAINS: 8.35 HECTARES (20.64 ACRES)

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)	
Reg. No.	Name
792 302 448	Utility R/W - East Smoky Gas Co-op Ltd.
112 034 518	Caveat - ATCO Electric Ltd.
122 225 578	Caveat - ATCO Electric Ltd.
162 007 176	Caveat - ATCO Electric Ltd.
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.



*NO FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN

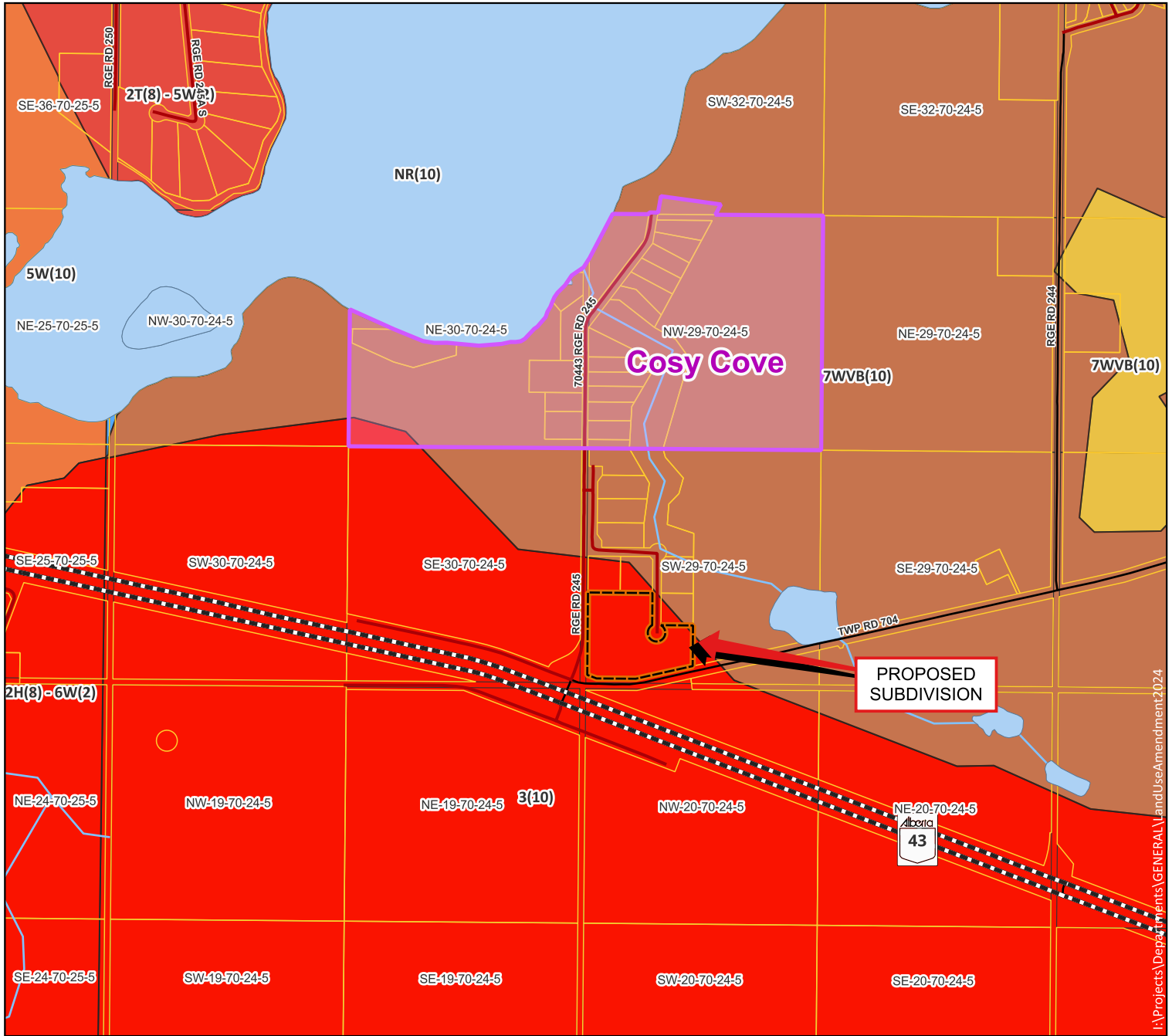
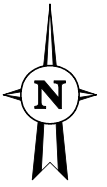
- BURIED PIPE CONTAINING
- VARIOUS SUBSTANCE: - - - - -
 - SOUR SUBSTANCE: - - - - -
 - ABANDONED: - - - - -
 - DISCONTINUED: - - - - -
- Power Pole
 - Anchor
 - ◆ Light
 - ▲ Pedestal
 - Water Course

PROJECT DETAILS		REVISIONS	
SURVEYOR:	BRUCE C. E. TATTRIE, A.L.S.	1	BR - 02/24/23 ADDED SHADOW PLAN
PROJECT:	DARCY CLARKE	2	BR - 10/06/23 ADDED PUL
DRAFTED BY:	BLAKE ROSSOL	3	BR - 12/12/23 ADJUST LOT SIZES
CHECKED BY:	DARRIN TRYDAL	4	BR - 01/04/24 ADJUST BOUNDARIES
DATE:	JANUARY 10, 2022	5	
SCALE:	1:5000	6	



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Proposed Subdivision S22-016 AGRASID



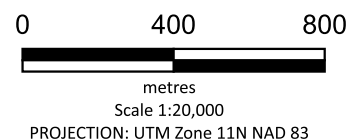
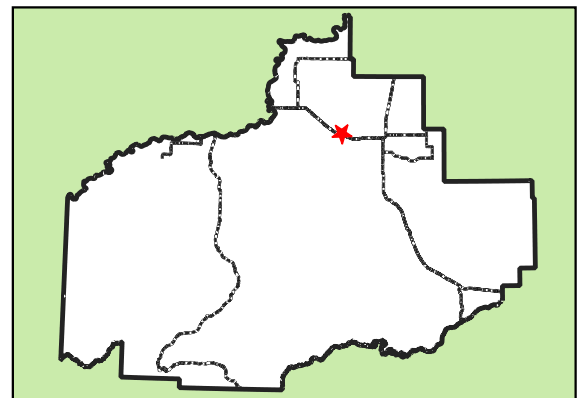
LEGEND

- | | |
|--------------------------|--------------------------|
| Proposed Subdivision | undulating - high relief |
| AGRASID | undulating - low relief |
| hummocky - low relief | HYDRO FEATURES |
| hummocky - medium relief | River / Lake |
| large single water body | Stream / Creek |
| level organic | |

** Spring Grain LSRS Values Displayed**

M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16. © 2023 Municipal District of Greenview No. 16. All Rights Reserved. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

Map Print Date : January 30, 2024



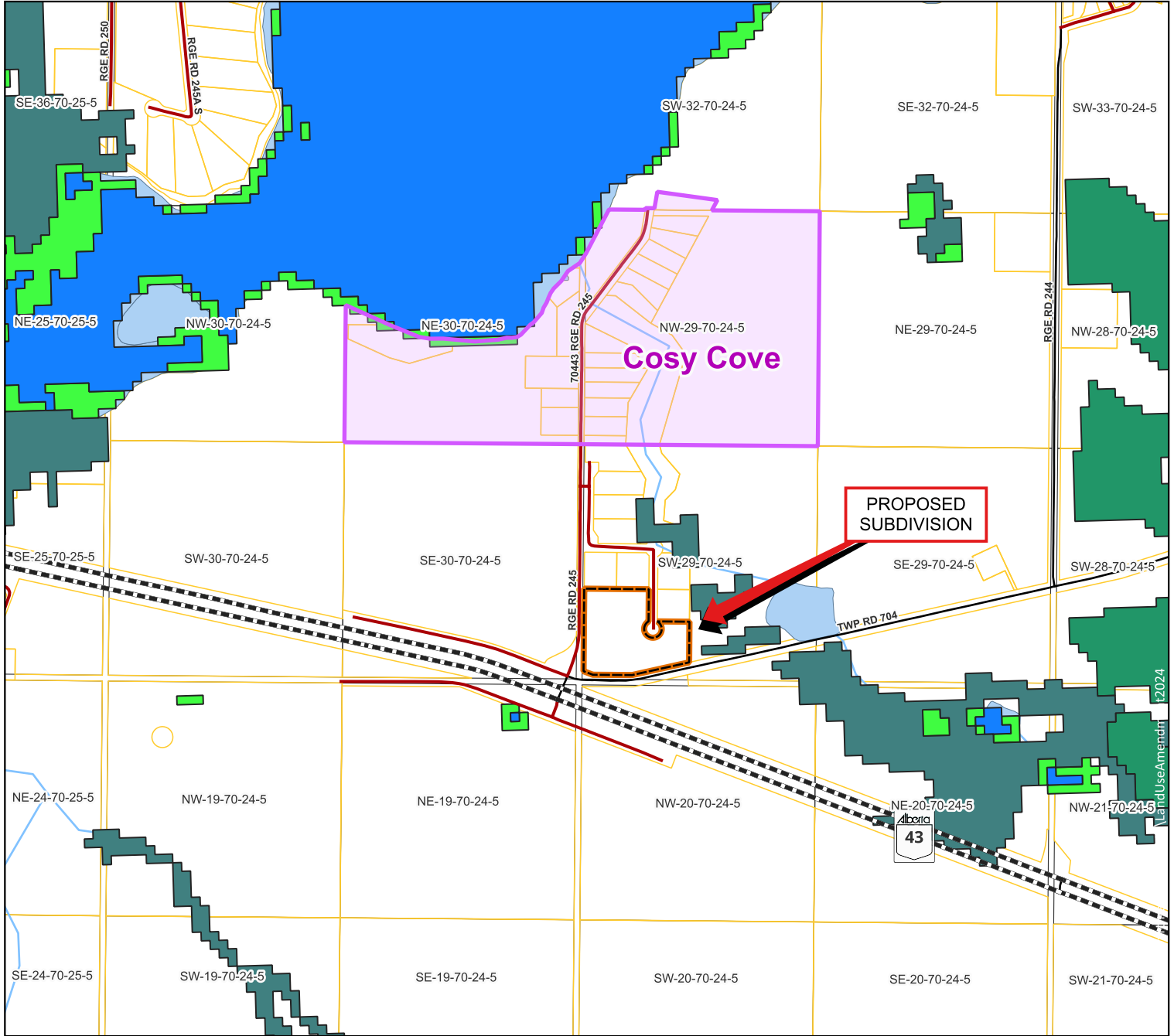
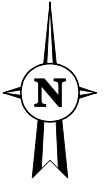
I:\Projects\Departments\GENERAL\LandUseAmendment2024





MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Proposed Subdivision S22-016

Wetland





LEGEND

-  Proposed Subdivision
-  Hamlet / Localities

WETLAND INVENTORY

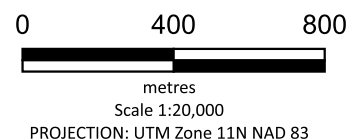
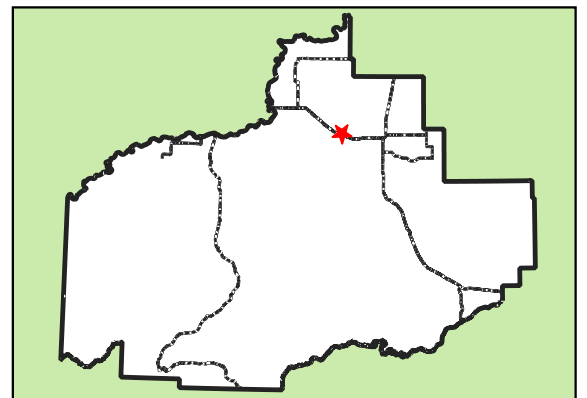
-  Bog
-  Marsh
-  Open Water
-  Swamp

HYDRO FEATURES

-  River / Lake
-  Stream / Creek

TRANSPORTATION

-  Paved Highways
-  Gravel Road
-  Paved Road

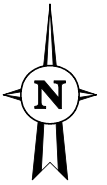


M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16. © 2023 Municipal District of Greenview No. 16. All Rights Reserved. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Proposed Subdivision S22-016 Topography



LEGEND

- Proposed Subdivision
- Hamlet / Localities
- Gravel Road
- Paved Road

CONTOUR LINE(M)

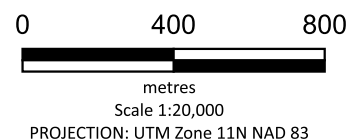
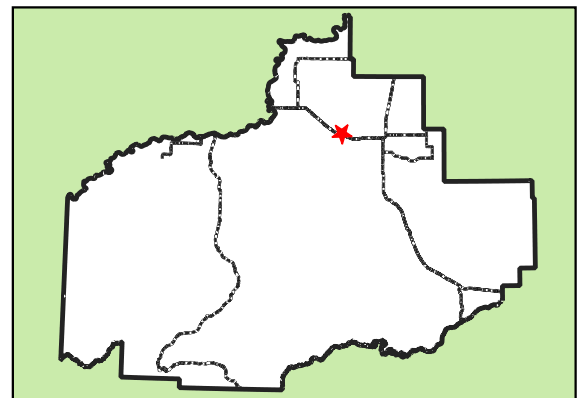
- Minor Break
- Major Break

HYDRO FEATURES

- River / Lake
- Stream / Creek

TRANSPORTATION

- Paved Highways



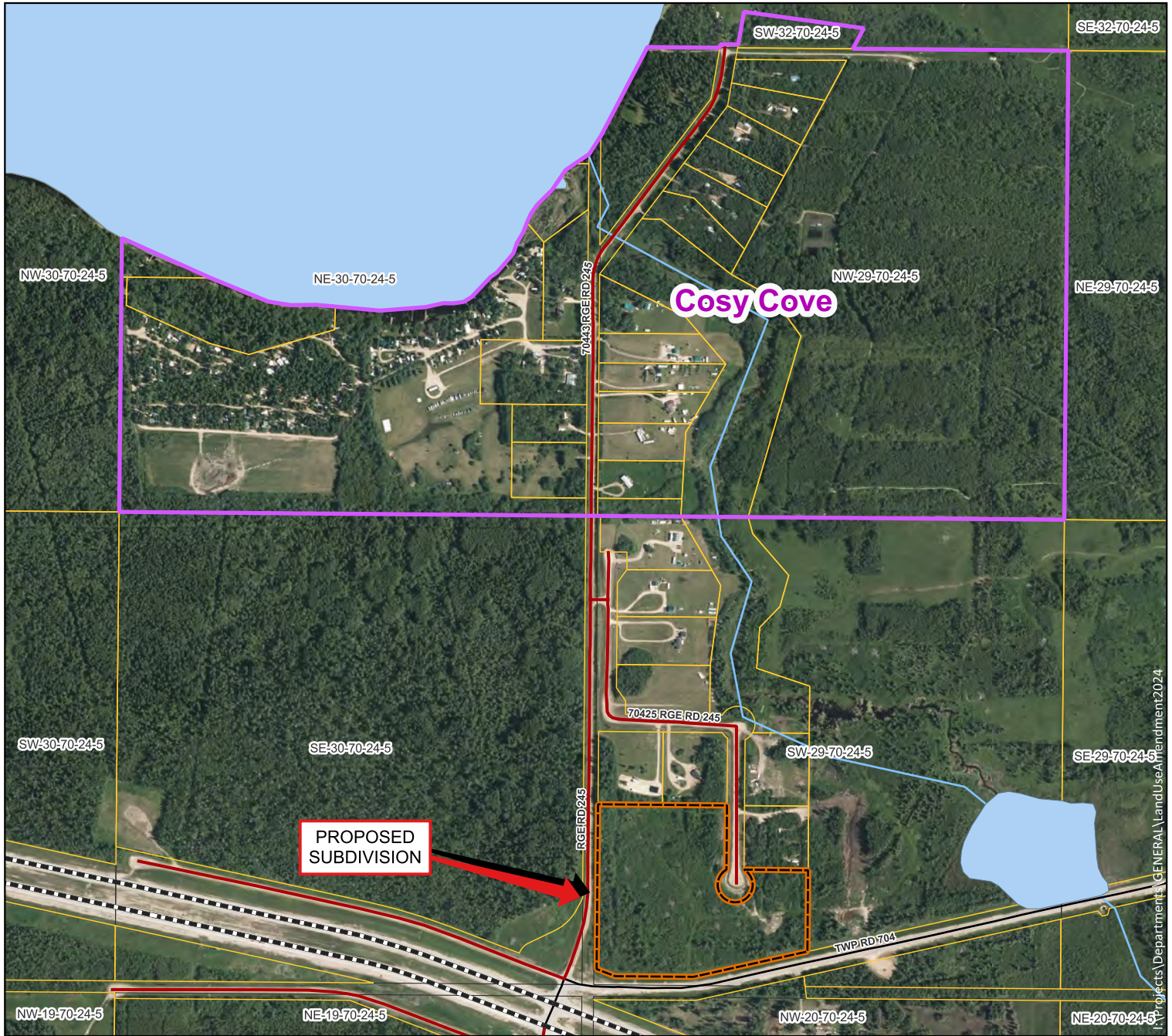
M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16. © 2023 Municipal District of Greenview No. 16. All Rights Reserved. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Proposed Subdivision S22-016

Aerial



LEGEND

LAND CLASSIFICATIONS

- Cadastre
- Hamlet / Localities
- Proposed Subdivision

Gravel Road

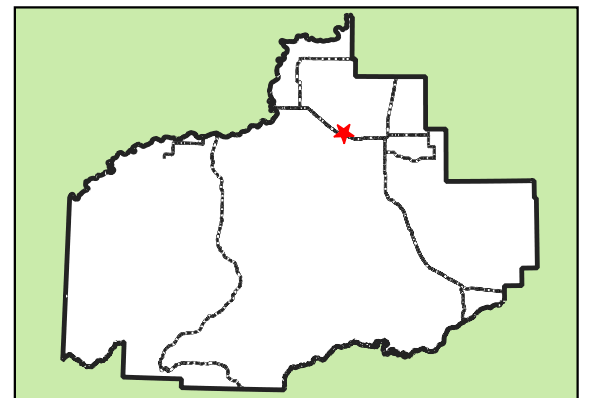
Paved Road

HYDRO FEATURES

- River / Lake
- Stream / Creek

TRANSPORTATION

- Paved Highways



0 200 400

metres

Scale 1:10,000

PROJECTION: UTM Zone 11N NAD 83

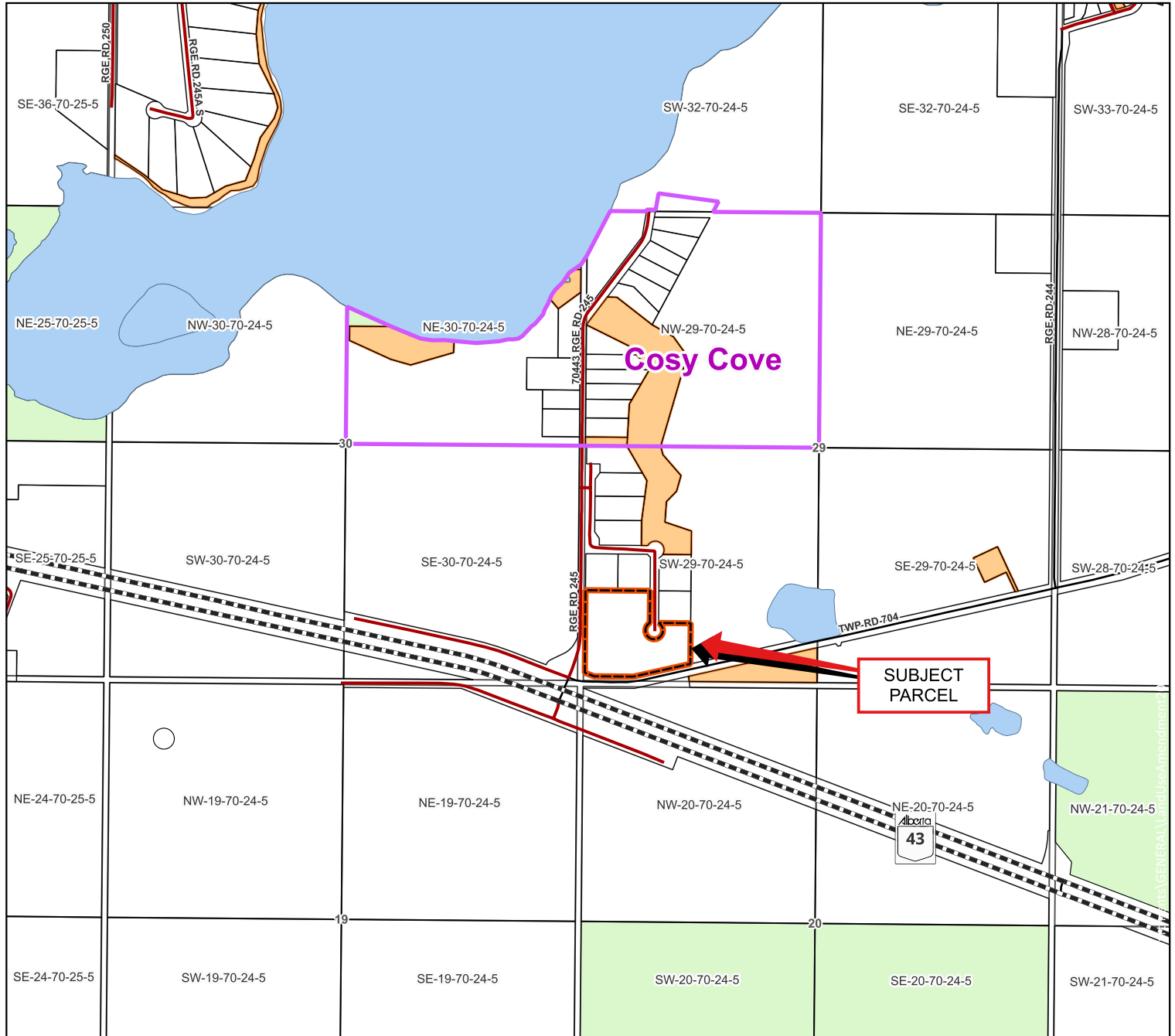
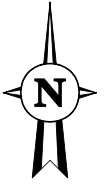
M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16. © 2023 Municipal District of Greenview No. 16. All Rights Reserved. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Proposed Subdivision SW-29-70-24-W5M

Location



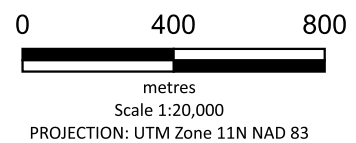
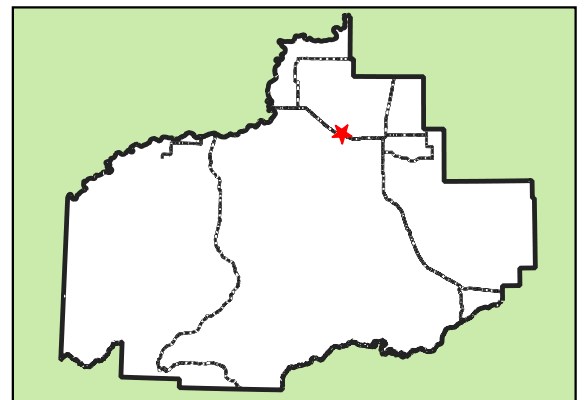
LEGEND

LAND CLASSIFICATIONS TRANSPORTATION

- Titled Land
- Crown Land
- Municipal Property
- Hamlet / Localities
- Subject Parcel
- Paved Highways
- Gravel Road
- Paved Road

HYDRO FEATURES

- River / Lake



M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16. © 2023 Municipal District of Greenview No. 16. All Rights Reserved. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

SITE INSPECTION PHOTOS

S22-016 Darcy & Patricia Clarke SW 29-70-24-W5M



cul de sac facing south and southwest



cul de sac facing southeast



ditch on west and east sides of road



REQUEST FOR DECISION

SUBJECT: **D23-210 Permitted Use in A-1; Accessory Building in Front Yard**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: February 14, 2024 DIRECTOR: MAV PRESENTER: NF
REPORT TYPE: Development Permit MANAGER: SD WRITER: NF

FILE NO.: D23-210 LAND USE DISTRICT: Agricultural One (A-1)
LEGAL LOCATION: SW 17-72-21-W5M
AREA: Ward 5, New Fish Creek
APPLICANT: Jennifer Mader & Alexander Florence
LANDOWNER: Jennifer Mader & Alexander Florence

BACKGROUND/PROPOSAL:

Administration has received a development permit application for an accessory building on SW 17-72-21-W5M. The accessory building has already been constructed as a farm building, therefore not requiring a development permit. However, the applicants would also like to use the building as a shop for personal use and are seeking a development permit for the existing structure to achieve compliance with the Land Use Bylaw 18-800. The subject property is not subdivided and is located approximately 17 km north of the Town of Valleyview, 1.5 km east of Highway 49, adjacent to Township Road 722. Accessory buildings are permitted within all districts however, this application requires a variance due to the building being within the Front Yard which is not permitted by Section 5.22.1.e) of Land Use Bylaw 18-800.

The accessory building is located 51.8 metres (170 feet) from the front (south) property line, meeting the minimum setback requirement in the Agricultural One (A-1) district of 40.0 m (131.2 ft). The applicants chose this location rather than behind the home as they have cleared some of the area behind the home to increase the agricultural use of the land. Administration does not have concerns with the variance request as the shop is screened from view of the adjacent road by a mature tree line.

PROPERTY DETAILS:

Proposed Servicing: Private; well and open discharge
Soil Type: Clay, Sandy Clay
Topography: Flat
Wetland Inventory: 18; some swamp within section
LSRS Spring Grains: 5W(8) – 3(2); very severe limitation due to drainage and moderate limitation

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Land Use Bylaw 18-800

3.8 Variances

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

The proposed accessory building is permitted within the district and will be contained within the parcel; therefore, the intent of the bylaw is met.

5.22 Accessory Buildings, Structures and Uses

5.22.1 Accessory buildings and structures are permitted in all Districts provided they comply with the following regulations:

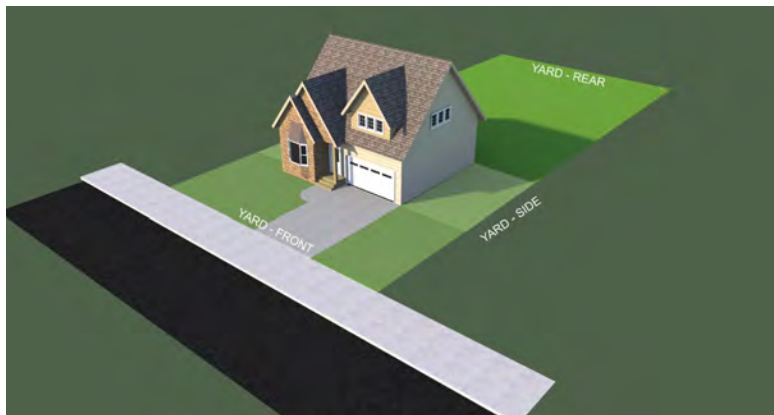
e) An accessory building should not be located within the front yard;

Administration brought the clarity issue of section 5.22.1.e) “accessory buildings *should* not be located in the front yard” to the Municipal Planning Commission at the November 15, 2023, meeting where the motion was made to correct the section in the new Land Use Bylaw rather than amending Land Use Bylaw 18-800. To comply with Land Use Bylaw 18-800 as it is written today, applications which do not meet section 5.22.1.e), whether intended as mandatory or optional, should be approved with a variance to the section.

9.0 Definitions

Yard, Front means part of a parcel lying between the front parcel line and the front of the principal building and extended across the full width of the parcel, as shown in Figure 9-11.

Figure 9-11: Illustration of Yards



The definition of Yard, Front applies to all parcels regardless of size or land use district, however, it is common on agricultural and larger residential parcels for accessory buildings to be located closer to the road than the home or principal structure.

RECOMMENDED ACTIONS:

MOTION: That the Municipal Planning Commission APPROVE development permit application D23-210 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.
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.

Advisory Notes:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation.
2. All development must conform to the conditions of this development permit and the approved plans, and any revisions as required pursuant to this approval. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to, an expansion or intensification of the use.
3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing, and Electrical permits, in accordance with the Safety Codes Act of Alberta.
4. You are located in the vicinity of an agricultural operation.

ALTERNATIVES:

Alternative #1: The Municipal Planning Commission may refuse the application, a reason for refusal must be stated. Administration does not recommend this option as the proposal complies with the requirements of Land Use Bylaw 18-800 as a permitted use. Additionally, Section 5.22.1.e) being a "should" statement is unlikely to hold up in the event of an appeal, therefore it should not be used as grounds for refusal.

FINANCIAL IMPLICATION:

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

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

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

FOLLOW UP ACTIONS:

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

ATTACHMENTS:

- Development Permit Application

- Variance Request Form
- Site Plan
- Aerial Map
- AGRASID Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map
- Site 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

**MUNICIPAL DISTRICT
 OF GREENVIEW No. 16**
RECEIVED
 December 14, 2023
VALLEYVIEW

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

Applicant Information

Name of Applicant(s): Jennifer Mader & Alexander Florence

(Complete if different from applicant)
 Registered Landowner(s) or Leaseholder(s) _____

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

Land Information

Legal description of proposed development site: LSD/QTR. SW SEC. 17 TWP. 72 RGE. 21 M. 5

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

Property size: Hectares: 64.74 Acres: 160 Description of the existing use of the land:
There's a modular home and small sheds on this quarter and the rest of the quarter is used for grain farming.

The land is adjacent to: Highway _____ District Road TWP722 LOC# _____

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

Do you have a rural address? Yes Address: _____ No

FOR ADMINISTRATIVE USE

PERMITTED USE VARIANCE
 DISCRETIONARY USE PROHIBITED USE

ROLL NO.: _____ APPLICATION NO.: D23-210
 FEES: _____ DATE PAID: December 15, 2023
 RECEIPT NO.: 395534 DEEMED COMPLETE: _____
 LAND USE DISTRICT: A-1 PROPOSED USE: Accessory building
 COMMENTS: _____



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

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

T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

www.mdgreenview.ab.ca

Development Information

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

We are looking to build a shop on our home quarter for our farm.

Size of the proposed development:

Length ^{18.28} metres
60 feet

Width ^{12.2} metres
40 feet

Building height ^{5.5} metres
18 feet

Accessory building:
(if applicable)

Total Floor area ²²³ Sq. metres
2400 Sq. feet

Height Metres Attached
18 Feet Detached

Secondary suite information:
(if applicable)

Existing suite New suite

Attached
 Detached

Total floor area of primary residence: ¹⁶⁷ Sq. metres
1800 Sq. feet

House

Indicate the proposed setback from the property line:

25ft between shop & house.

Front yard ^{51.8} metres
20170 feet

Rear yard ⁷³⁰ metres
2393 feet

Side yard (1) ^{144.5} metres
4M4 feet

Side Yard (2) ⁶⁴² metres
2106 feet

Does this development require a variance?

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

Construction Start Date: 2023 End Date: February 2024 Completed Project Cost: \$ 120,000

Has the development commenced? Yes No

Manufactured Home

Manufacturer: _____ Model: _____ Year: _____

Sewage System

Type of sewage system: Pump out

Abandoned Well Information

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

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

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

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

VARIANCE REQUEST



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

FOR ADMINISTRATIVE USE	
APPLICATION NO.	
DATE RECEIVED	
ROLL #	

Applicant Information

Name of Applicant(s): Jennifer Mader & Alex Florence
City: _____

(Complete if different from application)

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

Mailing Address: _____ City: _____ Postal Code: _____

Primary Phone: _____ Other Phone: _____

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

Land Information

Legal description of proposed development site: LSD/QTR. SW SEC. 17 TWP. 72 RGE. 21 M. 5

Registered plan: Block _____ Lot _____

Variations Requested

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

1. Shop is to be located in our front yard Southwest of our home.

2.

3.

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

The reason we are choosing to build the shop in the front yard is because we are converting the land behind our home from pasture to cultivate land.

Declaration

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

Jan 2, 2024
Date:

Jan 2, 2024
Date:

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



SW-17-72-21-W5

4774 Ft

Pump out

2393 Ft

SHOP

140 Ft

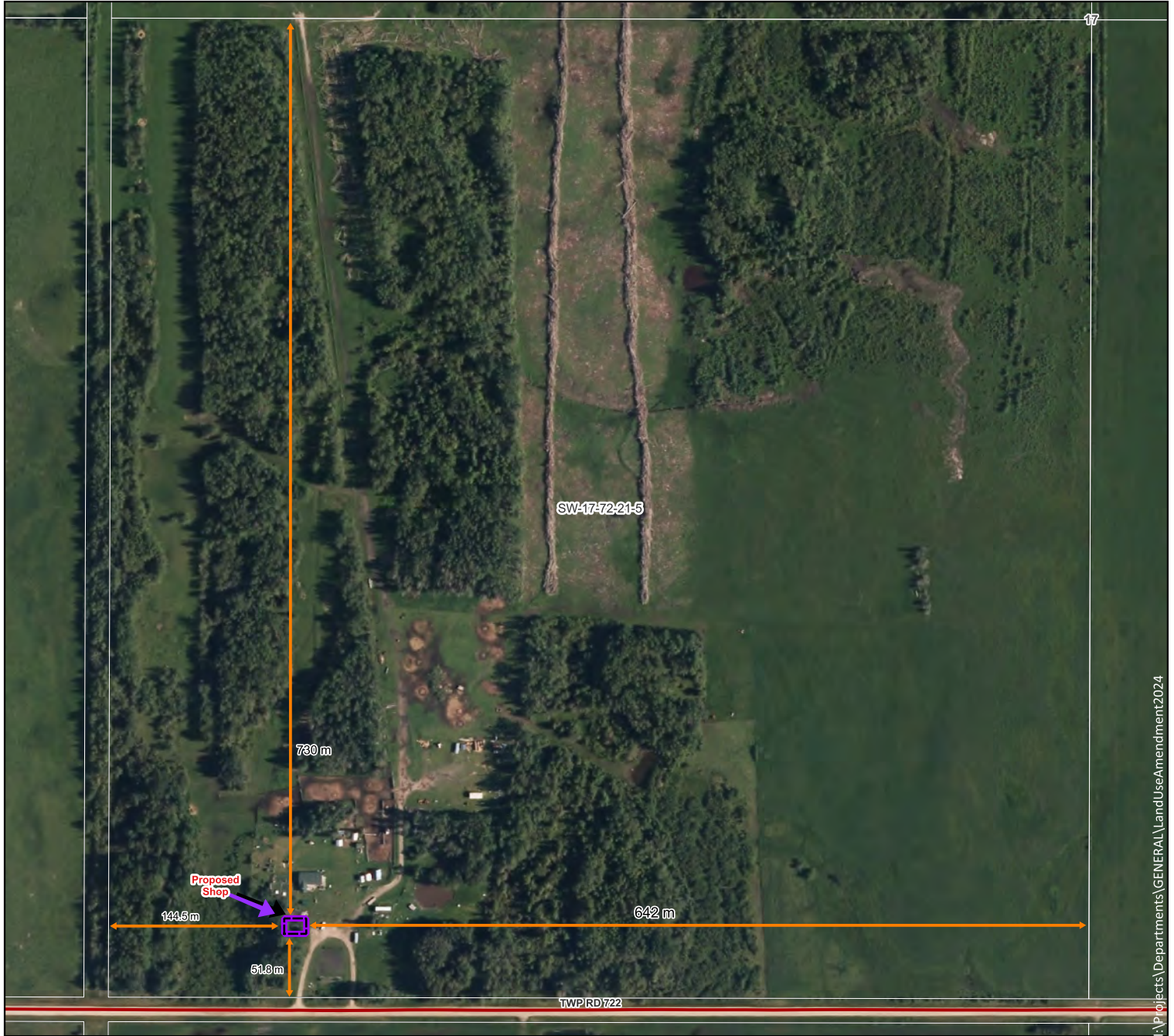
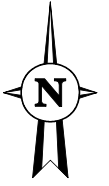
2106 Ft



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D23-210

Aerial



I:\Projects\Departments\GENERAL\LandUseAmendment2024

LEGEND

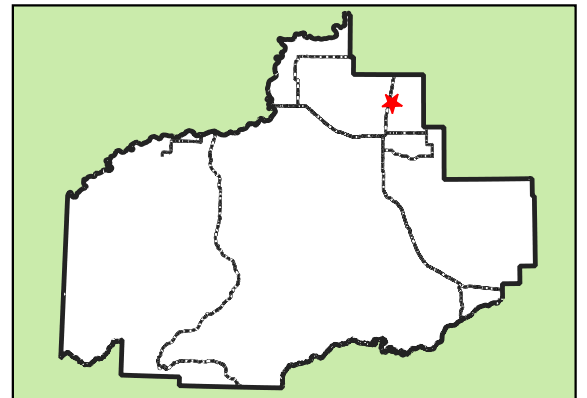
 Proposed Shop

Cadastre

TRANSPORTATION

 Gravel Road

GV - Hamlet Imagery 2016



0 100 200



metres

Scale 1:4,800

PROJECTION: UTM Zone 11N NAD 83

M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16. © 2023 Municipal District of Greenview No. 16. All Rights Reserved. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

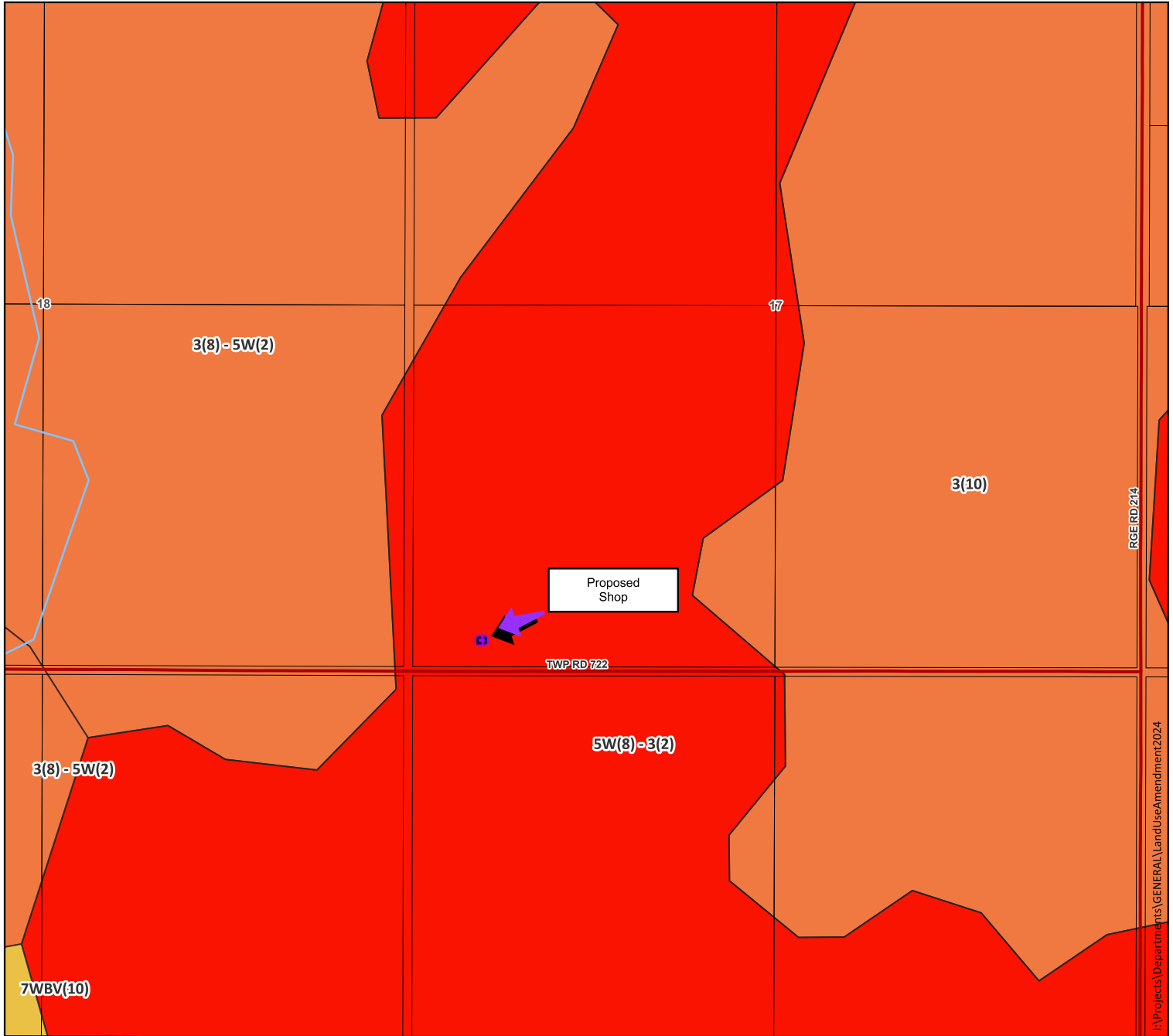
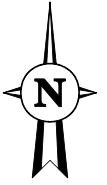
Map Print Date : January 17, 2024



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D23-210

AGRASID



LEGEND

Proposed Shop

TRANSPORTATION

Gravel Road

AGRASID

hummocky - low relief

HYDRO FEATURES

level organic

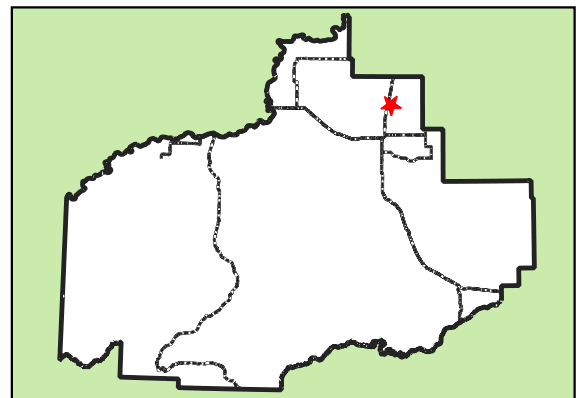
Stream / Creek

undulating - low relief

** Spring Grain LSRS Values Displayed**

M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16. © 2023 Municipal District of Greenview No. 16. All Rights Reserved. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

Map Print Date : January 17, 2024



0 300 600



metres

Scale 1:13,000

PROJECTION: UTM Zone 11N NAD 83

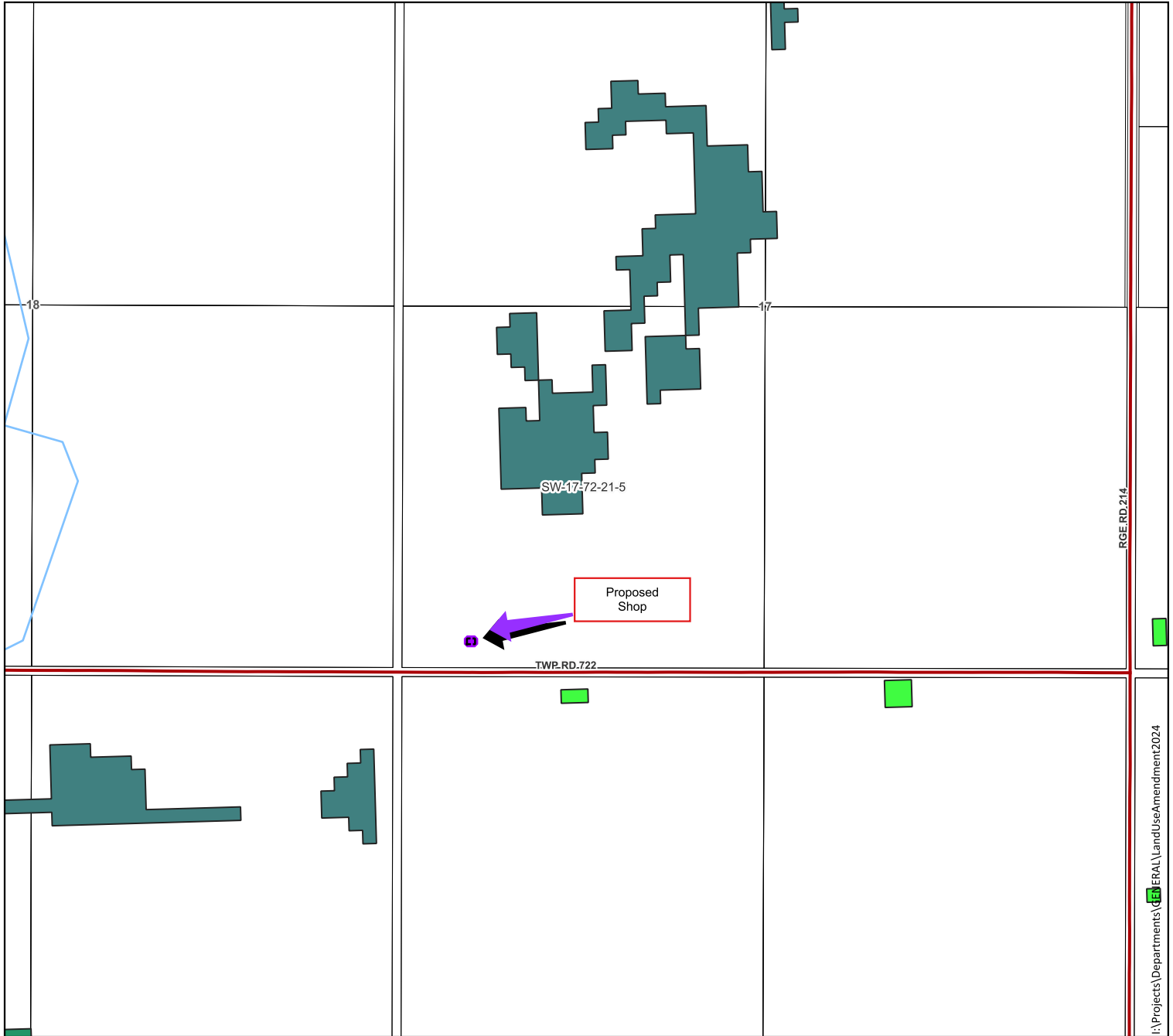
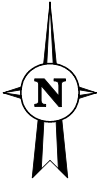
I:\Projects\Departments\GENERAL\LandUse\Amendment2024



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D23-210

Wetland



I:\Projects\Departments\CE\FRAL\LandUseAmendment2024

LEGEND

Proposed Shop

TRANSPORTATION

Gravel Road

Wetland Inventory

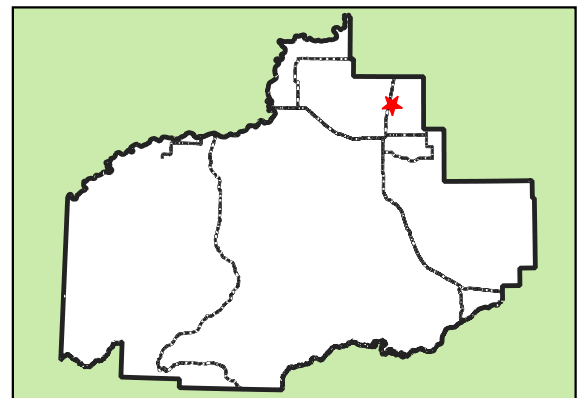
HYDRO FEATURES

Bog

Stream / Creek

Marsh

Swamp



0 300 600



metres

Scale 1:13,000

PROJECTION: UTM Zone 11N NAD 83

M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16. © 2023 Municipal District of Greenview No. 16. All Rights Reserved. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

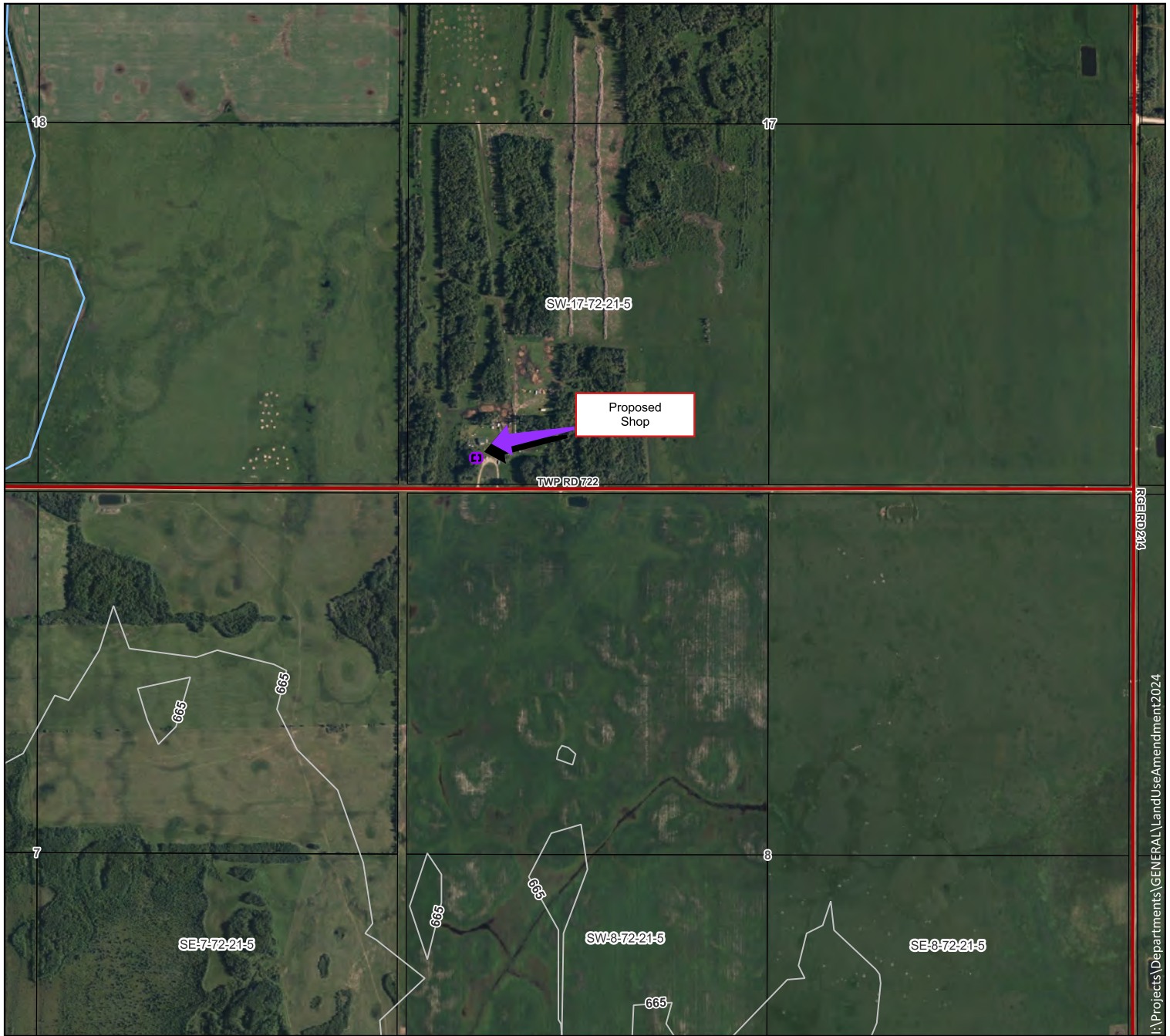
Map Print Date : January 17, 2024



MUNICIPAL DISTRICT OF GREENVIEW NO. 16


Development Permit D23-210

Topography



I:\Projects\Departments\GENERAL\LandUseAmendment2024

LEGEND

 Proposed Shop

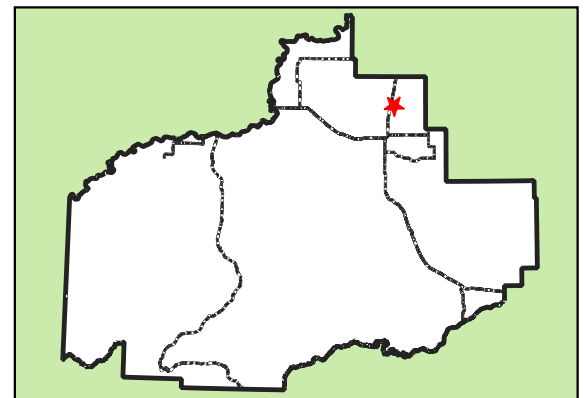
Contour Line(m)

 Minor Break

TRANSPORTATION

 Gravel Road

GV Imagery 2016



0 300 600



metres

Scale 1:13,000

PROJECTION: UTM Zone 11N NAD 83

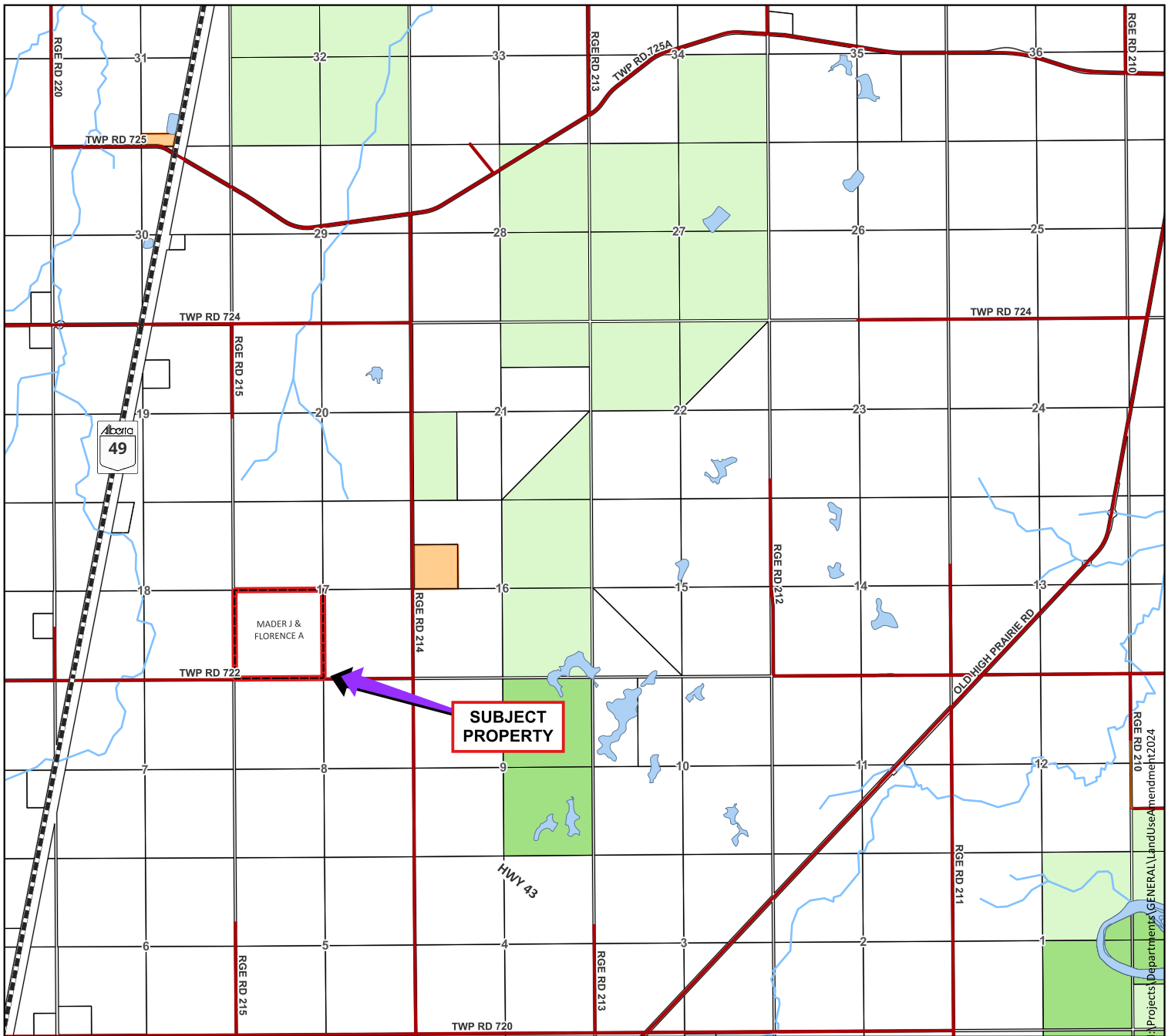
M.D. of Greenview No. 16 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and M.D. of Greenview No. 16 shall have no liability to such persons for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of M.D. of Greenview No. 16. © 2023 Municipal District of Greenview No. 16. All Rights Reserved. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

Map Print Date : January 17, 2024

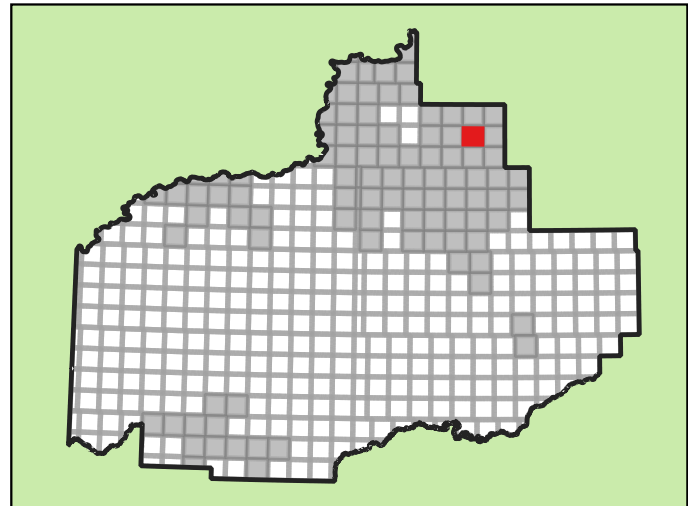


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Township : 71
Range : 25
Meridian : 5



kilometres
Scale 1:52,000
PROJECTION: UTM Zone 11N NAD 83



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

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

© 2023 Municipal District of Greenview No. 16. All Rights Reserved. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

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

D23-210 Jennifer Mader & Alexandre Florence SW 17-72-21-W5M



Shop facing west and north on property



View of property facing North from Township Road 722



View of property facing North from Township Road 722



View of property facing Northwest from Township Road 722