



Municipal District of **GREENVIEW**

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, March 13, 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 FEBRUARY 14, 2024 | 3 |
| 3.2 | BUSINESS ARISING FROM MINUTES | |

**#4
SUBDIVISION**

- | | | |
|-----|------|--|
| 4.1 | NONE | |
|-----|------|--|

**#5
DEVELOPMENT PERMITS**

- | | | |
|-----|--|----|
| 5.1 | D24-018 / R360 ENVIRONMENTAL SOLUTIONS CANADA/ DISCRETIONARY USE – LANDFILL, INDUSTRIAL EXPANSION / NE 24-69-06-W6M / GROVEDALE AREA | 9 |
| 5.2 | D24-020 / NIEUWENHUIS / PERMITTED USE IN A-1 – ACCESSORY BUILDING IN FRONT YARD AND DUGOUT / NE 19-71-22-W5M / NEW FISH CREEK AREA <ul style="list-style-type: none">BRANDON NIEUWENHUIS | 25 |
| 5.3 | D24-030 / REICHERT / PERMITTED USE IN A-1 – ACCESSORY BUILDING IN FRONT YARD / SE 20-71-22-W5M / NEW FISH CREEK AREA | 43 |
| 5.4 | D24-031 / HOLLER / PERMITTED USE IN CR-3 – ACCESSORY BUILDING IN FRONT YARD / NE 33-70-24-W5M / STURGEON HEIGHTS AREA | 61 |
| 5.5 | D24-032 / RAWLYK / DISCRETIONARY USE – ABATTOIR IN EXISTING ACCESSORY BUILDING / NE 30-69-6-W6M/ GROVEDALE AREA | 79 |

**#6
NEXT MEETING**

APRIL 10, 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, February 14, 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
Member	Jennifer Scott
Member	Bill Smith (Virtual)
Member	Tom Burton
Member	Winston Delorme (Virtual)
Member	Tyler Olsen
Member	Dale Smith

ATTENDING

CAO	Stacey Wabick
Director, Planning & Economic Development	Martino Verhaeghe
Director, Infrastructure & Engineering	Roger Autio
Manager, Planning and Development	Samantha Dyck
Development Officer	Nicole Friesen
Recording Secretary	Drew Melvin

ABSENT Member Dave Berry

GUESTS Darcy Clarke (S22-016)
 Jennifer Mader (D23-210)

#2
AGENDA
 MOTION: 24.02.07 Moved by: Member Christine Schlieff
 That the February 14, 2024, agenda be adopted as presented.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Tom Burton, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith

CARRIED

#3
MINUTES
3.1 MINUTES OF REGULAR MEETING

MOTION: 24.02.08 Moved by: Member Dale Smith

That the minutes of the Municipal Planning Commission regular meeting held on January 10, 2024, be adopted as presented.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Tom Burton, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

NONE

#4 SUBDIVISIONS

4.1 S22-016 / COZY ACRES / MULTI-LOT SUBDIVISION / SW 29-70-24-W5M / STURGEON HEIGHTS AREA

Development Officer Nicole Friesen presented an overview of a Subdivision Application for a Multi-lot Subdivision within SW 29-70-24-W5M. The property was zoned Country Residential Two (CR-2) District.

SW 29-70-24-W5M

MOTION: 24.02.09 Moved by: Member Dale Smith

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 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.
5. The applicant shall pay cash-in-lieu of municipal reserve in the amount of \$13,000.00, representing 10% of the appraised market value of the land of \$130,000.00 (\$6,301.50 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. 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.

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.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Tom Burton, Member Winston Delorme, Member Dale Smith
Against: Member Tyler Olsen, Member Bill Smith

CARRIED

**#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**

Development Officer Nicole Friesen presented an overview of a development permit application for Permitted Use – Accessory Building in Front Yard within SW 17-72-21-W5M. The property was zoned Agricultural One (A-1) District.

SW 17-72-21-W5M

MOTION: 24.02.10 Moved by: Member Tom Burton
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.

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.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Tom Burton, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith

CARRIED

#6
NEXT MEETING

Wednesday, March 13, 2024

#7
ADJOURNMENT

MOTION: 24.02.11 Moved by: Member Dale Smith
That the meeting be adjourned at 9:48 a.m.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Tom Burton, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith

CARRIED

CHAIR
RYAN RATZLAFF

DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE

UNADOPTED



REQUEST FOR DECISION

SUBJECT: **Discretionary Use – Landfill, Industrial Expansion**
 SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
 MEETING DATE: March 13, 2024 DIRECTOR: MAV PRESENTER: CC
 REPORT TYPE: **Development Permit** MANAGER: SD WRITER: CC

FILE NO.: D24-018 LAND USE DISTRICT: Crown Land
 LEGAL LOCATION: NE 24-69-06-W6M
 AREA: Elmworth
 APPLICANT/SURVEYOR: R360 Environmental Solutions Canada
 LANDOWNER: Crown Land
 LEASE: MLL070082 – South Wapiti Landfill

BACKGROUND/PROPOSAL:

This application was received on February 16, 2024, from R360 Environmental Solutions Canada and is being brought forward for an expansion of the existing Class II Industrial Landfill. The construction of cell 7 will be 18,000 m² in size, will hold a volume of 450,000 m³, and is set to commence on April 15, 2024. The proposed development is a Discretionary Use within the Crown Land (C-L) District of Land Use Bylaw 18-800.

While reviewing the land file, an amendment of section 8.17 Crown Land (C-L) District of the Land Use Bylaw 18-800 was passed on April 25, 2023, to add Landfill, Industrial as a Discretionary Use. This type of development fits the definition of Landfill, Industrial within the Land Use Bylaw 18-800:

LANDFILL, INDUSTRIAL means a site used for the disposal of non-domestic or industrial solid waste which may not be disposed of at a sanitary landfill and is not intended for use by the public at large. For the purpose of this Bylaw, this includes contaminated soil remediation (land farm) operations.

The applicant has received approval from Alberta Environment and Protected Areas (AEPA) for the cell expansion and has worked diligently to be able to get approval from the MD. Attached to this report is the application with approvals.

The existing site is located off Highway 40 approximately 13 kilometers south of Grande Prairie. The area where they are located is surrounded by Crown Land and isolated from other development. Big Mountain Creek runs through the quarter section that this development sits on.

PROPERTY DETAILS:

Proposed Servicing: N/A
 Soil Type: Orthic Luvic Gleysol
 Topography: Undulating – low relief
 Wetland Inventory: Marsh and Swamp

LSRS Spring Grains: 7WVB (10) Soils in which excess water (not due to inundation) limits the production. Soils with a pH value either too high or too low for optimal growth. Organic soils in which the degree of decomposition of the organic material is not optimum for production.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Government Act

Section 619 – see attachment

The proposed facility is subject to approval granted by the Alberta Environment and Protected Areas (AEPA). AEPA is not exempt under S619. The MPC may require additional conditions of approval that are not covered under AEPA Approval #239576-01-00.

Municipal Development Plan

Section 8.3.2

When reviewing proposals for development on Crown land, consideration shall be given to the following:

- a) Adjacent land uses;*
- b) Provision of water, sewer, and emergency and community services;*
- c) Access; and*
- d) Environmental impacts.*

This is an existing facility and there are no adjacent uses. This site is surrounded by crown land adjacent to HWY 40 and no services are required. Additionally, Alberta Transport has given approval for the current access.

Grovedale Area Structure Plan (GASP)

Section 4.5.6 Heavy Industry

Heavy industrial activity in both the forestry and oil and gas sector will continue to play an important and valuable contribution in the local and regional economy; as such, existing and future heavy industrial areas need to be protected in order to manage land use conflicts between heavy industrial and non-industrial activities while facilitating the growth and expansion of the heavy industrial sector.

Policy

- 1. Promote the continued growth and expansion of the heavy industrial sector along Highway 40.*
- 2. Limit land use conflicts with non-industrial land uses by working with industry to minimize any off-site nuisances that may impact adjacent lands.*
- 3. Work with the Crown to encourage that future heavy industrial development be completed in an environmentally sensitive manner.*
- 4. Encourage synergies between industrial users by encouraging the Crown to limit industrial users to the areas defined for heavy industrial use.*

As this development is along HWY 40 and a current heavy industrial site, it complies with the Grovedale Area Structure Plan.

Land Use Bylaw (18-800)

Section 8.17 - Crown Land Districts

Discretionary Uses – Landfill, Industrial

The use Landfill, Industrial is a discretionary use and as such must be approved through the Municipal Planning Commission.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE Development Permit application D24-018 – Landfill, Industrial - Expansion, subject to the following conditions:

- 1. The applicant must obtain approval from Alberta Environment and Protected Areas (AEPA) prior to construction or commencement of any development. Copies of such approvals are to be provided to the Municipal District of Greenview No. 16. And the developer must adhere to all conditions as set by AEPA Approval #239576-01-00.**
- 2. A permit from Alberta Safety Codes Authority is required for all fuel tanks located on the site and must be submitted to Greenview. Copies of such approvals are to be provided to the Municipal District of Greenview No. 16.**
- 3. Stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring the extent of the disturbed area and the duration of exposure is minimal.**

Standards:

- 1. 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.**
- 2. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.**
- 3. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.**
- 4. Deleterious materials must not be allowed to enter any watercourse.**
- 5. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment and Protected Areas (AEPA).**

Notes:

- 1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation.**
- 2. All development must conform to the conditions of this development permit and the approved plans, and any revisions as required pursuant to this approval. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to, an expansion or intensification of the use.**
- 3. This development permit is valid upon the decision being advertised in accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.**

- 4. 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.**
-

ALTERNATIVES:

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

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

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 issuance of the decision.

FOLLOW UP ACTIONS:

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

ATTACHMENTS:

- Permit Application
- R360 Site Plan
- MGA – Section 619
- Site Aerial Main
- AGRASID Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map
- AEPA Approval #239576-01-00

DEVELOPMENT PERMIT APPLICATION – CROWN LAND



MUNICIPAL DISTRICT OF GREENVIEW No. 16

4806 36 Avenue, PO Box 1079

Valleyview, AB T0H 3N0

Phone: 780.524.7600

www.mdgreenview.ab.ca

**MUNICIPAL DISTRICT
OF GREENVIEW No. 16**

RECEIVED

February 16, 2024

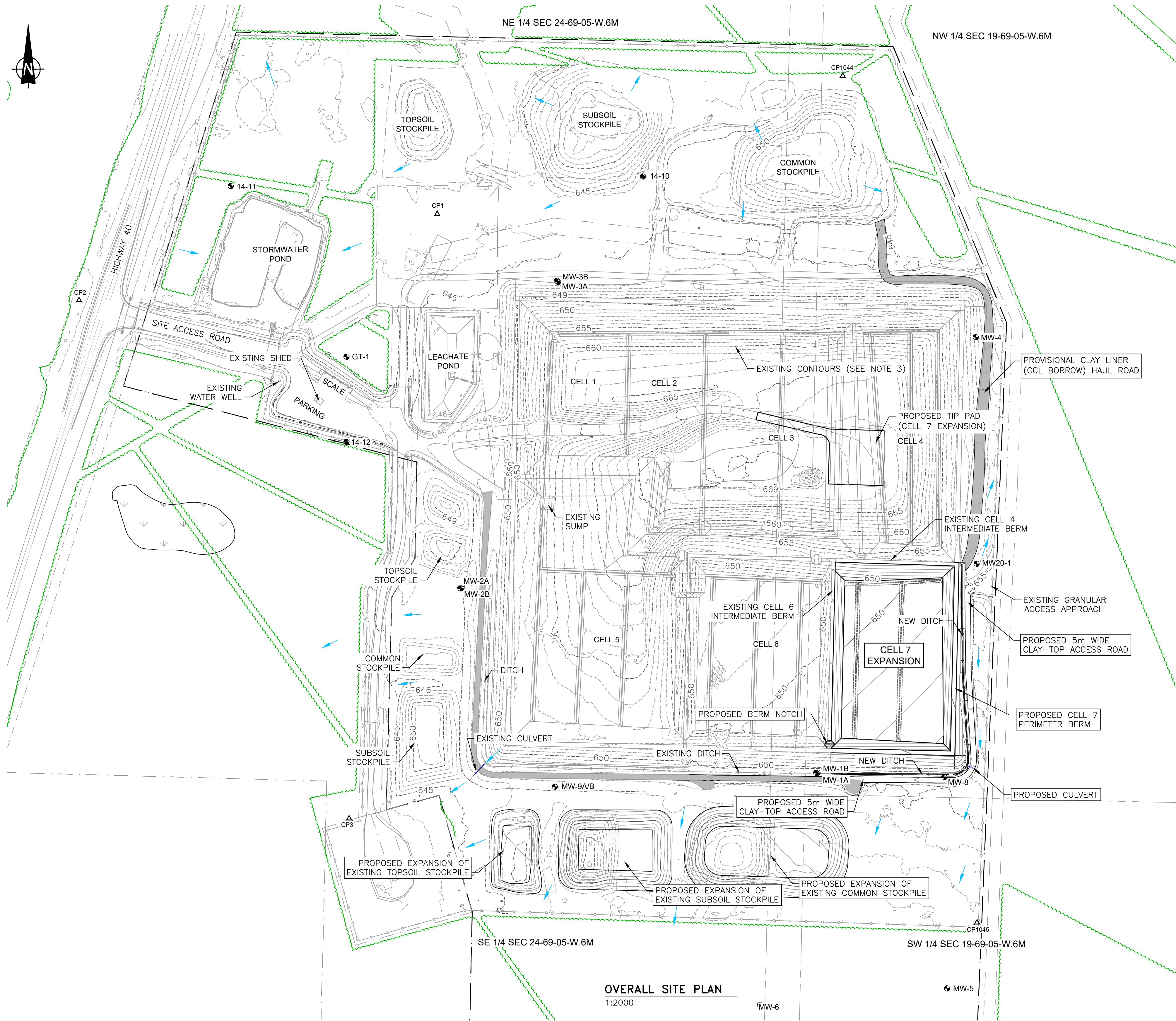
FOR ADMINISTRATIVE USE ONLY	
Appl. # D24-018	Roll # 315823
Fees \$ \$1,500	Pd Feb 27 # 400982
Land Use District CROWN LAND	
Proposed Use CELL 7 ADDITION	
<input type="checkbox"/> Permitted	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Discretionary	<input type="checkbox"/> Prohibited
Development Officer CELINE CHUPPA	

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, site plan, fees and any other information the development authority deems necessary to make an informed decision.

Applicant Information	
Applicant: <u>R360 Environmental Solutions Canada</u>	
Mailing address: _____	City: <u>Calgary</u> PC: _____
Primary phone: _____	Other phone: _____
Email: _____	(By providing an email address, you authorize Planning and Development to contact you via email)
<i>(Complete if different from applicant)</i>	
Registered landowner(s) or leaseholder(s): _____	
Mailing address: _____	City: _____ PC: _____
Primary phone: _____	Other phone: _____
Email: _____	(By providing an email address, you authorize Planning and Development to contact you via email)

Land Information	
Legal description of proposed development site: <u>LSD/QTR NE SEC 24 TWP 069 RGE 06 M 6</u>	
Registered Plan _____	Block _____ Lot _____ Lease Number <u>MLL 070082</u>
Property size: <u>50.864</u> Hectares (ha) &/or _____ Acres	
Description of the existing use of the land: <u>Class II Industrial Landfill (EPEA Approval No. 239576-01-00). Construction of Cell 7</u>	
This land is adjacent to: Highway No. _____ District road _____ LOC # <u>053810</u>	

Development Information	
Describe the proposed use of the land <i>(if additional space is required, please attach a separate sheet):</i> <u>A new landfill cell in our Alberta Government approved footprint.</u>	
Check any proposed development(s) that apply:	
<input type="checkbox"/> Work camp	<input type="checkbox"/> Work camp renewal
<input type="checkbox"/> Sand and gravel pit	<input type="checkbox"/> Office trailer
Maximum # of occupants _____	# of buildings _____
<input type="checkbox"/> Compressor _____ HP	<input type="checkbox"/> Gas plant
<input type="checkbox"/> Storage site	<input checked="" type="checkbox"/> Other
*A road access map with directions must be provided. Attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type of sewage system: _____	Where is effluent disposed? _____
If a holding tank is used, to which off-site location is effluent trucked? _____	
Construction start date: <u>Apr 15, 2024</u>	End date: <u>Oct 31, 2024</u> Completed project cost <u>\$3,000,000</u>
Has development commenced? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



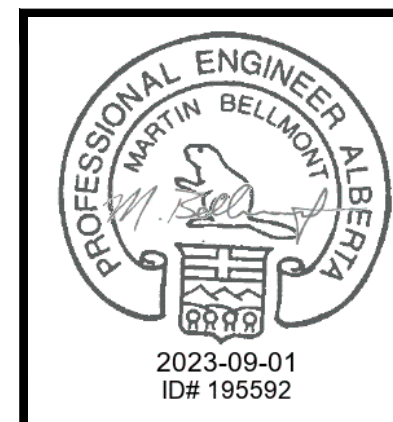
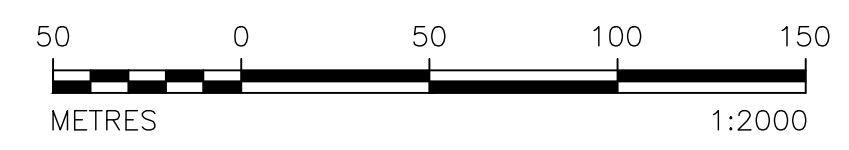
- NOTES:**
- DIMENSIONS, COORDINATES AND ELEVATIONS (GEODETIC) ARE IN METERS AND DECIMALS THEREOF.
 - COORDINATES ARE UTM NAD 83 (GRID) ZONE 11N.
 - SURVEY DATA FOR EXISTING GROUND CONTOURS PROVIDED BY CHALLENGER GEOMATICS LTD. DATA FILE 42510-SOUTH-WAPITI.DWG DATED JUNE, 2023.

- LEGEND:**
- △ CP# SURVEY CONTROL POINT
 - MW# MONITORING WELL
 - MLL BOUNDARY
 - EXISTING SECURITY FENCELINE
 - EXISTING TREELINE
 - OVERLAND DRAINAGE DIRECTION
 - DRAINAGE DITCH
 - - - 645 EXISTING CONTOUR (5m INTERVAL)
 - - - 645 EXISTING CONTOUR (1m INTERVAL)
 - - - 645 PROPOSED CONTOUR (5m INTERVAL)
 - - - 645 PROPOSED CONTOUR (1m INTERVAL)

CONTROL POINT COORDINATE TABLE *			
POINT	NORTHING	EASTING	ELEVATION
CP1	6095480.362	386877.104	643.474
CP2	6095402.062	386552.045	642.819
CP3	6094931.698	386797.223	644.008
CP1044	6095605.627	387245.178	642.671
CP1045	6094837.319	387366.995	647.551

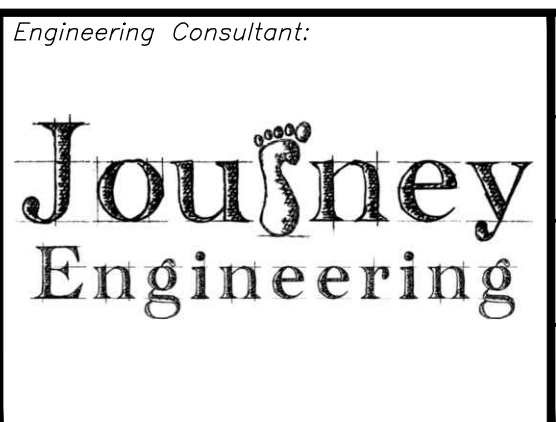
* UTM NAD83 ZONE 11 GRID COORDINATE SYSTEM WITH ELLIPSOID ELEVATIONS.

OVERALL SITE PLAN
1:2000



PERMIT TO PRACTICE
JOURNEY ENGINEERING CORPORATION
RM SIGNATURE: [Signature]
RM APEGA ID #: 84149
DATE: 2023-09-01
PERMIT NUMBER: P013943
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

REV	D	M	Y	ISSUE/REVISION DESCRIPTION	MOH	MB
14	08	23		ISSUED FOR PRICING		



Client:
Engineering Consultant:
Designed By: M. BELLMONT
Drawn By: M. O'HAGAN
Checked By: M. BELLMONT
Approved By: S. HERBST

Project: SOUTH WAPITI LANDFILL CELL 7 EXPANSION
Title: SITE PLAN GENERAL ARRANGEMENT

Project No.: 23043
CADD File: 23043-101.DWG
DATE: (yyyy-mm-dd): 2023-05-01
Drawing No.: 23043-101
Revision: 0

ALSA regional plans

618.3(1) Anything done by any of the following under a provision in this Part or a regulation under this Part must be done in accordance with any applicable ALSA regional plan:

- (a) a municipality;
- (b) a council;
- (c) a municipal planning commission;
- (d) a subdivision authority;
- (e) a development authority;
- (f) a subdivision and development appeal board;
- (g) the Land and Property Rights Tribunal;
- (h) an entity to which authority is delegated under section 625(4).

(2) If there is a conflict or an inconsistency between anything that is done under a provision of this Part or a regulation under this Part and an applicable ALSA regional plan, the ALSA regional plan prevails to the extent of the conflict or the inconsistency.

2020 cL-2.3 s24(41);2020 c39 s10(6)

Land use policies

618.4(1) Every statutory plan, land use bylaw and action undertaken pursuant to this Part by a municipality, municipal planning commission, subdivision authority, development authority or subdivision and development appeal board or the Land and Property Rights Tribunal must be consistent with the land use policies established under subsection (2).

(2) The Lieutenant Governor in Council, on the recommendation of the Minister, may by regulation establish land use policies.

2020 cL-2.3 s24(41);2020 c39 s10(6)

Division 1 Other Authorizations, Compensation

NRCB, ERCB, AER, AEUB or AUC authorizations

619(1) A licence, permit, approval or other authorization granted by the NRCB, ERCB, AER, AEUB or AUC prevails, in accordance with this section, over any statutory plan, land use bylaw, subdivision decision or development decision by a subdivision authority, development authority, subdivision and development appeal board, or the Land and Property Rights Tribunal or any other authorization under this Part.

(2) When an application is received by a municipality for a statutory plan amendment, land use bylaw amendment, subdivision approval, development permit or other authorization under this Part and the application is consistent with a licence, permit, approval or other authorization granted by the NRCB, ERCB, AER, AEUB or AUC, the municipality must approve the application to the extent that it complies with the licence, permit, approval or other authorization granted under subsection (1).

(3) An approval of a statutory plan amendment or land use bylaw amendment under subsection (2)

(a) must be granted within 90 days after the application or a longer time agreed on by the applicant and the municipality, and

(b) is not subject to the requirements of section 692 unless, in the opinion of the municipality, the statutory plan amendment or land use bylaw amendment relates to matters not included in the licence, permit, approval or other authorization granted by the NRCB, ERCB, AER, AEUB or AUC.

(4) If a municipality that is considering an application under subsection (2) holds a hearing, the hearing may not address matters already decided by the NRCB, ERCB, AER, AEUB or AUC except as necessary to determine whether an amendment to a statutory plan or land use bylaw is required.

(5) If a municipality does not approve an application under subsection (2) to amend a statutory plan or land use bylaw or the municipality does not comply with subsection (3), the applicant may appeal to the Land and Property Rights Tribunal by filing with the Tribunal

(a) a notice of appeal, and

(b) a statutory declaration stating why mediation was unsuccessful or why the applicant believes that the municipality was unwilling to attempt to use mediation.

(6) The Land and Property Rights Tribunal, on receiving a notice of appeal and statutory declaration under subsection (5),

(a) must commence a hearing within 60 days after receiving the notice of appeal and statutory declaration and give a written decision within 30 days after concluding the hearing, and

(b) is not required to notify or hear from any person other than the applicant and the municipality against whom the appeal is launched.

(7) The Land and Property Rights Tribunal, in hearing an appeal under subsection (6), may only hear matters relating to whether the proposed statutory plan or land use bylaw amendment is consistent with the licence, permit, approval or other authorization granted under subsection (1).

(8) In an appeal under this section, the Land and Property Rights Tribunal may

(a) order the municipality to amend the statutory plan or land use bylaw in order to comply with a licence, permit, approval or other authorization granted by the NRCB, ERCB, AER, AEUB or AUC, or

(b) dismiss the appeal.

(9) Section 692 does not apply when the statutory plan or land use bylaw is amended pursuant to a decision of the Land and Property Rights Tribunal under subsection (8)(a).

(10) A decision under subsection (8) is final but may be appealed by the applicant or the municipality in accordance with section 688.

(11) In this section, “NRCB, ERCB, AER, AEUB or AUC” means the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission.

(12) Repealed 2020 c39 s10(7).

RSA 2000 cM-26 s619;2007 cA-37.2 s82(14);2009 cA-26.8 s83;
2012 cR-17.3 s95;2020 cL-2.3 s24(29);2020 c39 s10(7)

Conditions prevail

620 A condition of a licence, permit, approval or other authorization granted pursuant to an enactment by the Lieutenant Governor in Council, a Minister, a Provincial agency or Crown-controlled organization as defined in the *Financial Administration Act* or a delegated person as defined in Schedule 10 to the *Government Organization Act* prevails over any condition of a development permit that conflicts with it.

1995 c24 s95

Compensation

621(1) Except as provided in this Part and in section 28 of the *Historical Resources Act*, nothing in this Part or the regulations or bylaws under this Part gives a person a right to compensation.

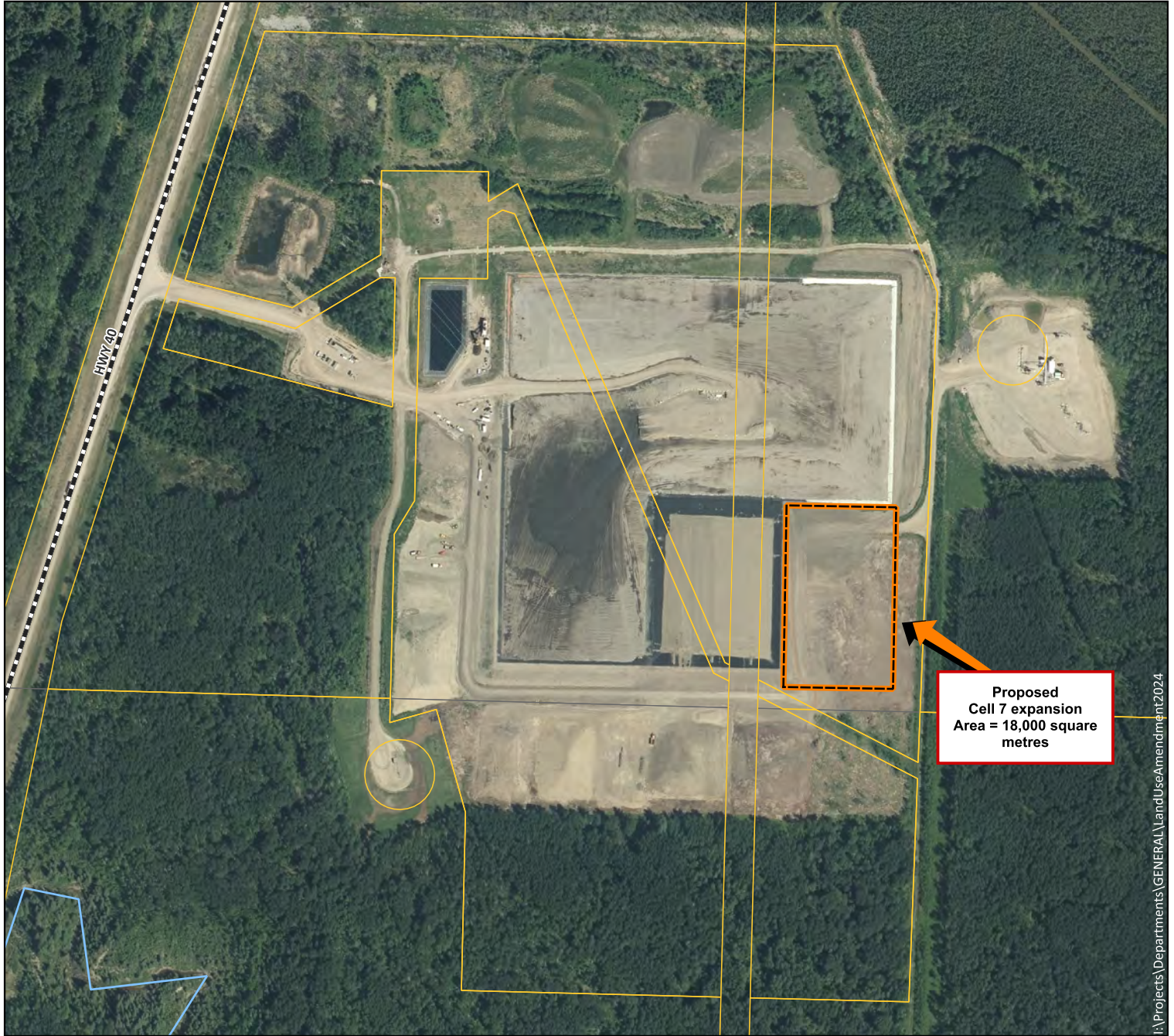
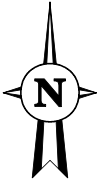


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-018



NW-19-69-05-W6M

Main




I:\Projects\Departments\GENERAL\LandUseAmendment\2024

LEGEND


-  Proposed Cell 7 expansion
-  Cadastre

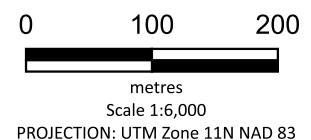
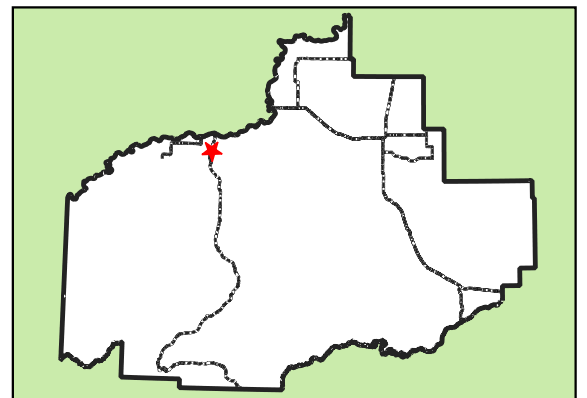
GV Imagery 2023

TRANSPORTATION

-  Paved Highways

HYDRO FEATURES

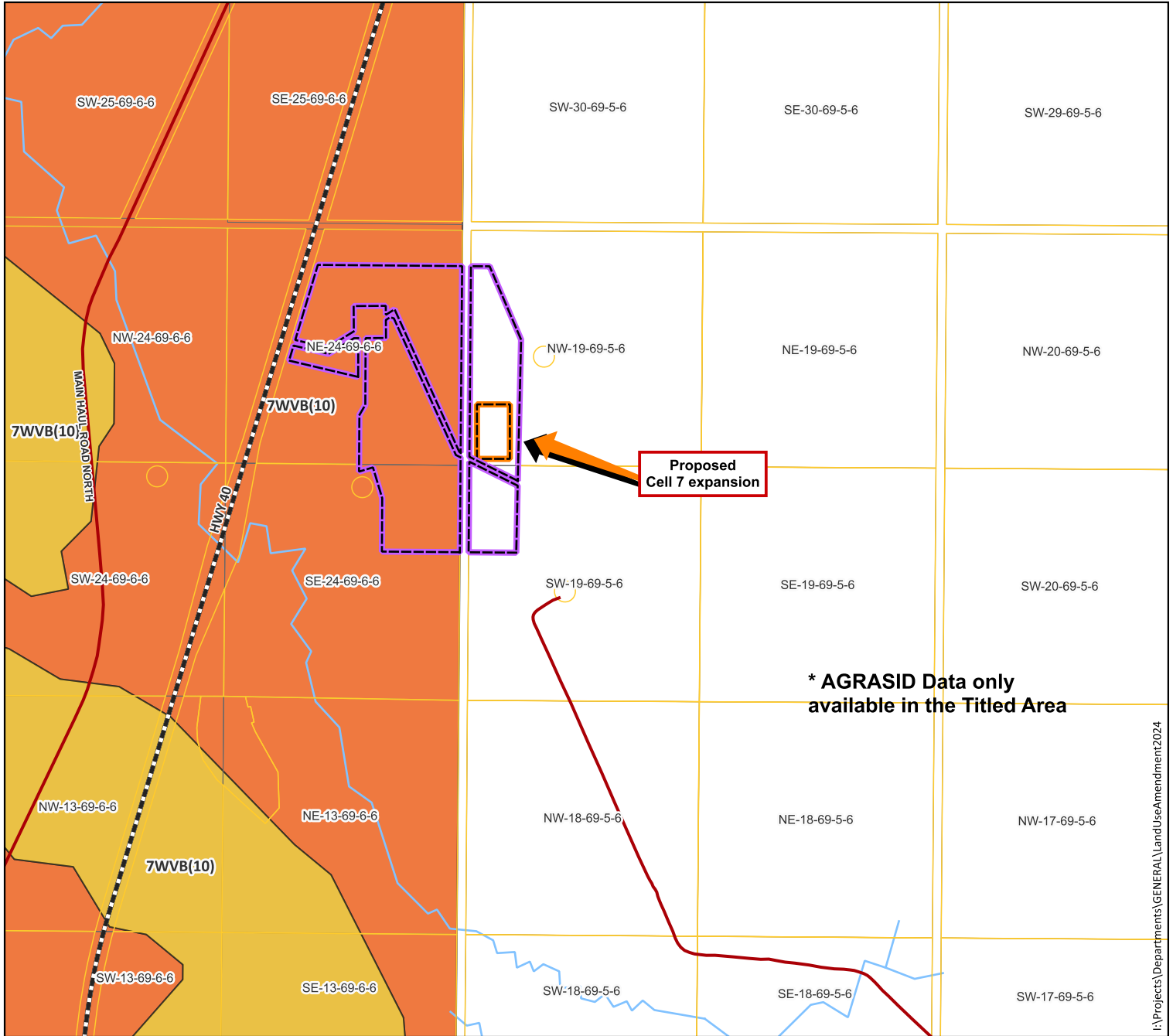
-  Stream / Creek



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MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Development Permit D24-018
 NW-19-69-05-W6M
 AGRASID



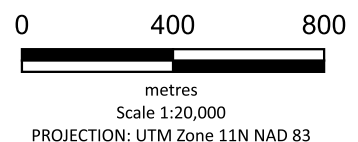
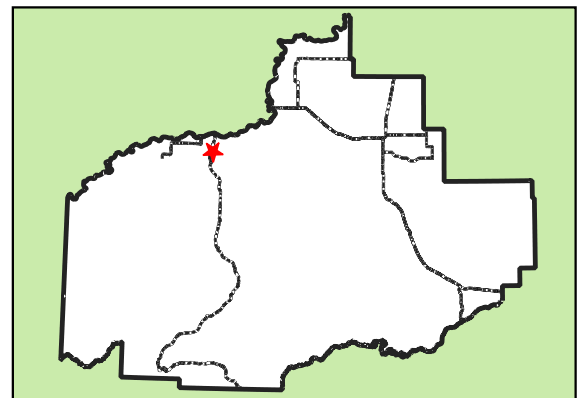
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LEGEND

- | | |
|---------------------------|-----------------------|
| Proposed Cell 7 expansion | TRANSPORTATION |
| Subject Property | Paved Highways |
| AGRASID | Gravel Road |
| level organic | HYDRO FEATURES |
| undulating - low relief | Stream / Creek |

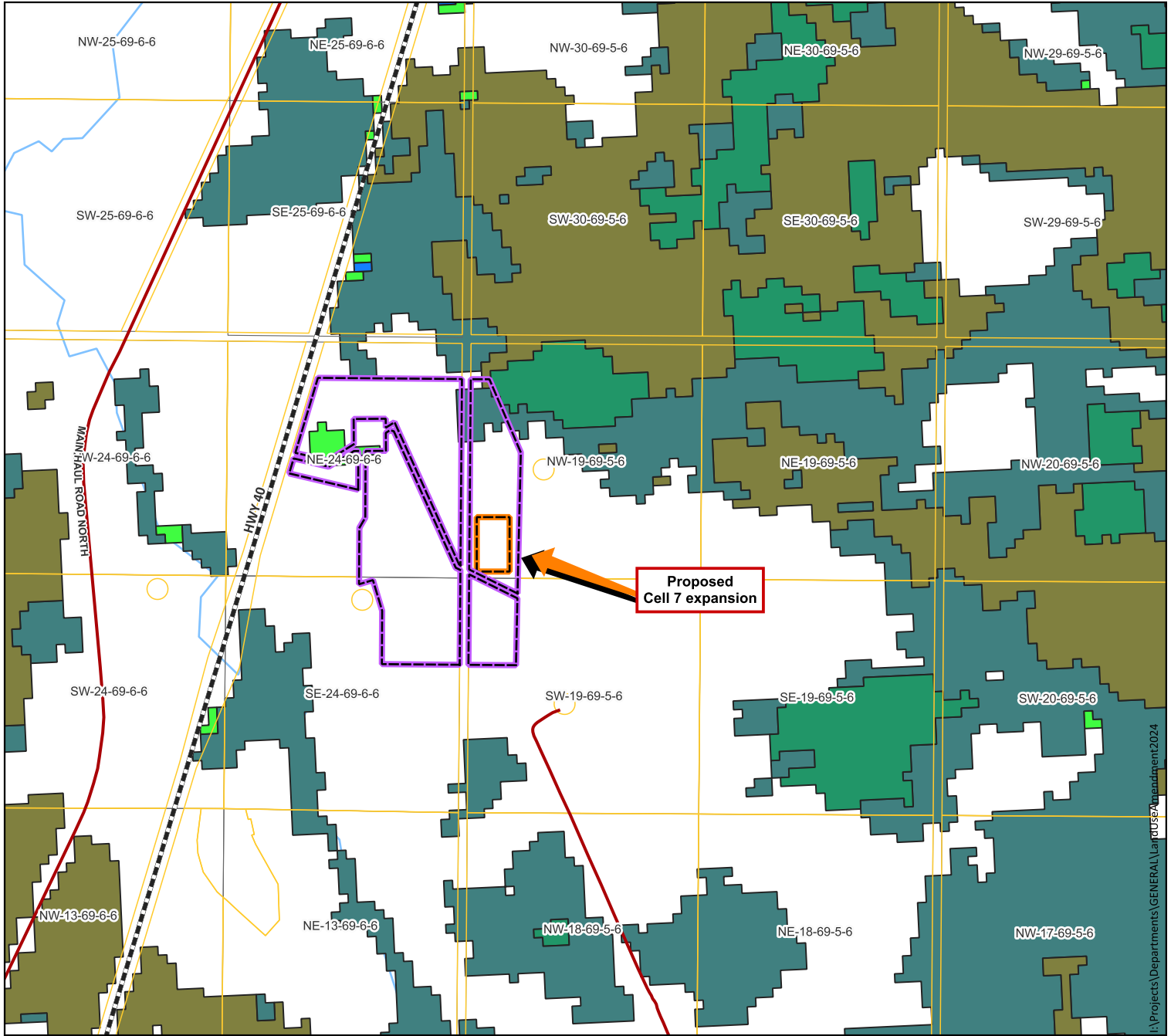
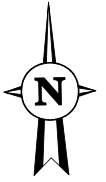
** Spring Grain LSRS Values Displayed**

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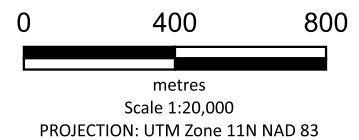
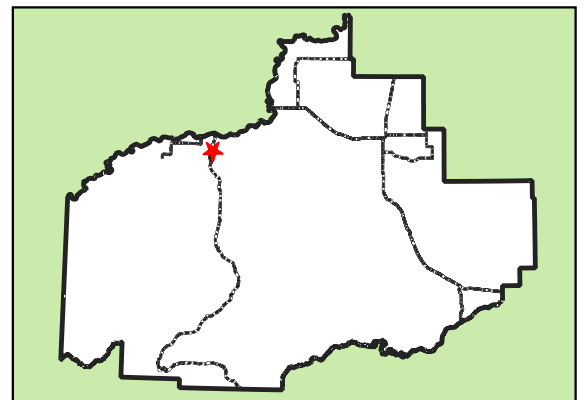


MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Development Permit D24-018
 NW-19-69-05-W6M
 Wetland



LEGEND

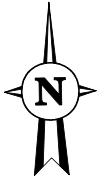
-  Proposed Cell 7 expansion
-  Subject Property
- Wetland Inventory**
-  Bog
-  Fen
-  Marsh
-  Open Water
-  Swamp
- TRANSPORTATION**
-  Paved Highways
-  Gravel Road
- HYDRO FEATURES**
-  Stream / Creek



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MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Development Permit D24-018
 NW-19-69-05-W6M
 Topography



LEGEND

Proposed Cell 7 expansion

Subject Property

Contour Line(m)

Minor Break

Major Break

TRANSPORTATION

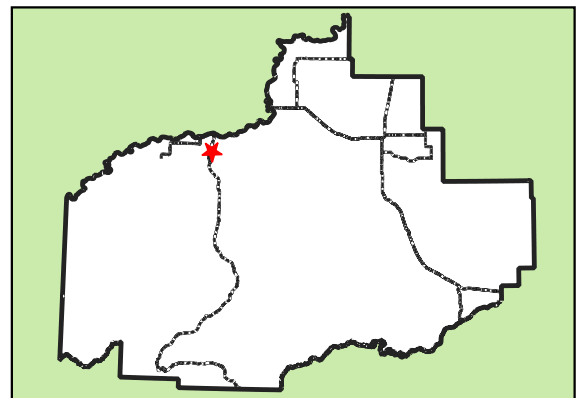
Paved Highways

Gravel Road

HYDRO FEATURES

Stream / Creek

GV Imagery 2023



0 400 800



metres

Scale 1:20,000

PROJECTION: UTM Zone 11N NAD 83

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Map Print Date : March 01, 2024

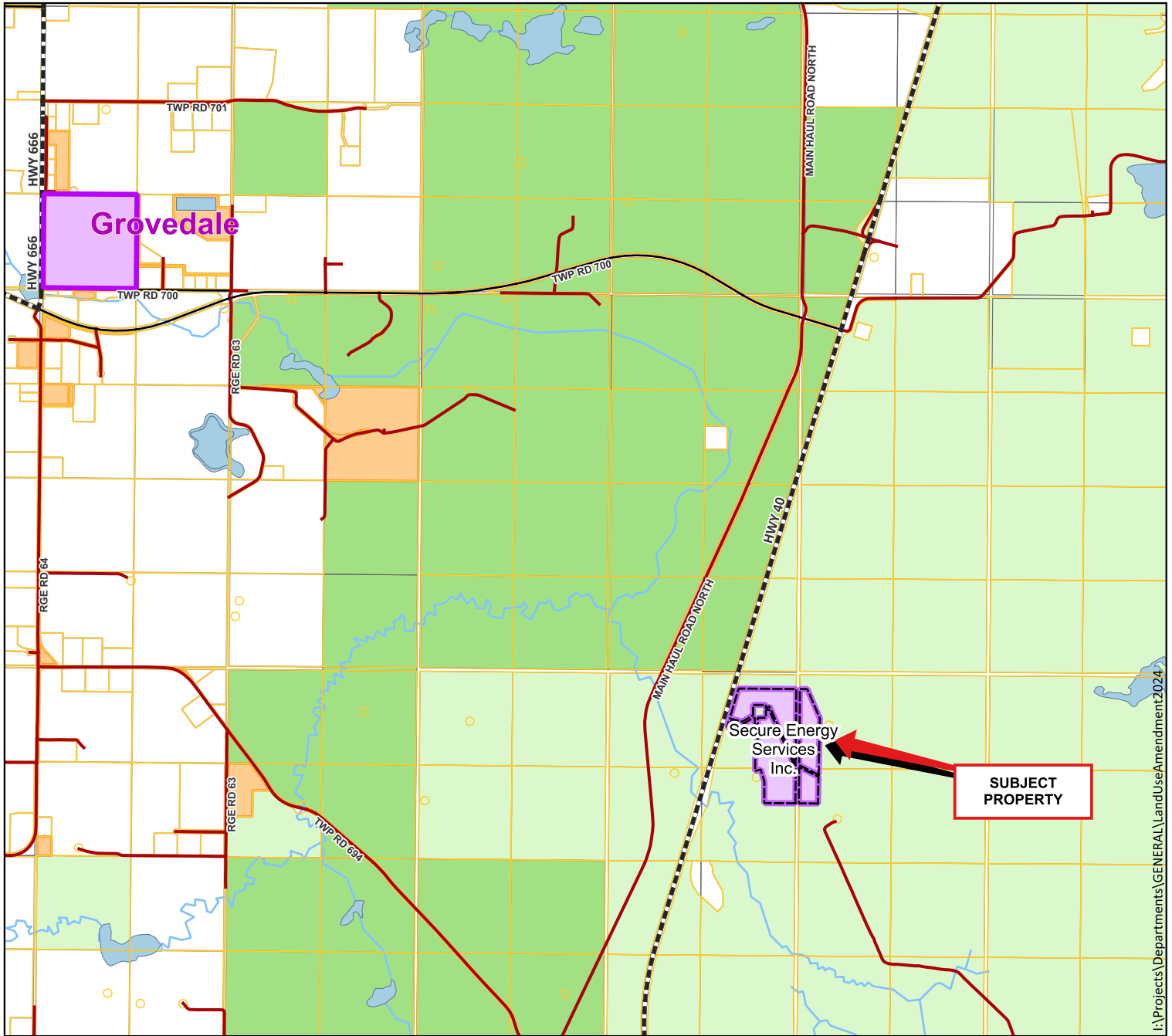
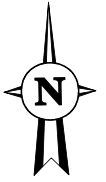


MUNICIPAL DISTRICT OF GREENVIEW NO. 16













Development Permit D24-018

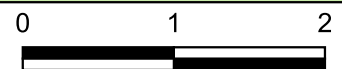
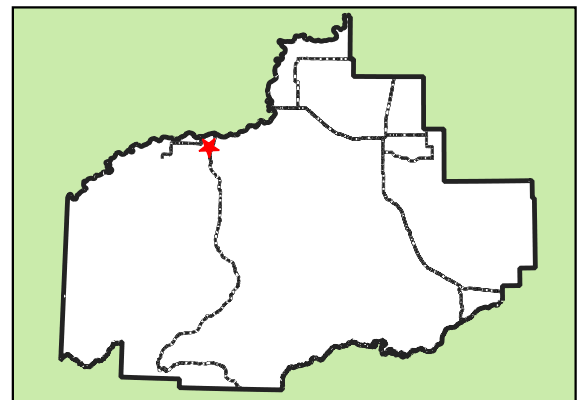
NW-19-69-05-W6M

Ownership Map



LEGEND

- | | |
|--|--|
|  Subject Property |  Stream / Creek |
|  Hamlet / Localities | LAND CLASSIFICATION |
| TRANSPORTATION |  Titled Land |
|  Paved Highways |  Crown Land |
|  Gravel Road |  Grazing Leases |
|  Paved Road |  Cadastre |
| HYDRO FEATURES |  Municipal Property |
|  Lake / River | |



kilometres
Scale 1:50,000
PROJECTION: UTM Zone 11N NAD 83

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Map Print Date : March 01, 2024

February 5, 2024

File No.: 0202-239576

Delivered via Email to:

Dear Mr. Nelson:

**RE: Secure Energy Services Inc. South Wapiti Class II Landfill
Environmental Protection and Enhancement Act Approval No. 239576-01-00
Landfill Cell 7 Construction Plan and Specifications and QA/QC Plan Authorization**

Thank you for your letter dated September 20, 2023 providing the Detailed Construction Plan and Specifications, the Construction Quality Assurance (QA) Plan, and the Construction Quality Control (QC) Plan for the South Wapiti Class II Landfill Cell 7 as required by section 3.1.2 of Approval 239576-01-00. Alberta Environment and Protected Areas (EPA) has reviewed your request relative to the *Environmental Protection and Enhancement Act* (EPEA) and the terms and conditions of your Approval.

As per condition 3.1.4 of your Approval, this letter serves as authorization to implement the Construction Plan and Specifications, the QA Plan, and the QC Plan as included in your submissions.

In addition, we remind you of your obligation to comply with the other requirements within your current approval. It is your responsibility to retain a copy of this letter and have it available for review, along with Approval No. 239576-01-00, when requested by EPA staff conducting an inspection.

If you have any questions, please contact Hao Shi, Industrial Approvals Engineer, |

Yours truly,

Fidelma.Horgan
Digitally signed by
Fidelma.Horgan
Date: 2024.02.05 11:38:09 -07:00

Fidelma Horgan, P.Eng.
Designated Director under the Act

cc: Hao Shi, EPA



REQUEST FOR DECISION

SUBJECT: D24-020 Permitted Use in A-1; Accessory Building in Front Yard and Dugout
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: March 13, 2024 **DIRECTOR:** MAV **PRESENTER:** AB
REPORT TYPE: Development Permit **MANAGER:** SD **WRITER:** AB

FILE NO.: D24-020 **LAND USE DISTRICT:** Agricultural One (A-1)
LEGAL LOCATION: NE-19-71-22-W5M
AREA: Ward 5, New Fish Creek
APPLICANT/SURVEYOR: Brandon Nieuwenhuis
LANDOWNER: [REDACTED]

BACKGROUND/PROPOSAL:

This application was received in February 2024 for an Accessory Building, Shop & Dugout with a front yard variance in the Agricultural One (A-1) land use District. 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, even though it adheres to standard setback requirement.

The applicant has submitted a variance application for the proposed Accessory Building to be located in their front yard. The original building was lost in the 2023 wildfire and the applicant is applying to rebuild his shop to continue to operate his previously approved mechanical repair business on his property.

The proposed building will be located approximately 79.2 metres from the Township 714 right-of-way and 110.3 metres in front of the existing dwelling. The proposed building is to be built larger than the original building with the total dimensions being 30.48m (100') by 16.45m (54') and 5.5m (18') in height, for a total floor area of 501.6m (5400ft²). The Accessory Building aligns with all other current Land Use Bylaw Regulations.

The Dugout portion of the application meets all current Land Use Bylaw Regulations.

PROPERTY DETAILS:

Soil Type: Gleyed Dark Gray Luvisol
Topography: U1h – Undulating – high Relief
Wetland Inventory: 76 wetland rating with large swamp portions on the West side of the section.
LSRS Spring Grains: 3(7)-6W(3); 70% of the land has moderate limitation and 30% of the land has extremely severe limitation due to drainage.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

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

Land Use Bylaw 18-800

Section 3.8 Variances

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

- a) Unduly interfere with the amenities of the neighbourhood; and,*
- b) Materially interfere with or affect the use, enjoyment, or value of neighbouring properties.*

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

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

Section 5.22 Accessory Buildings, Structures and Uses

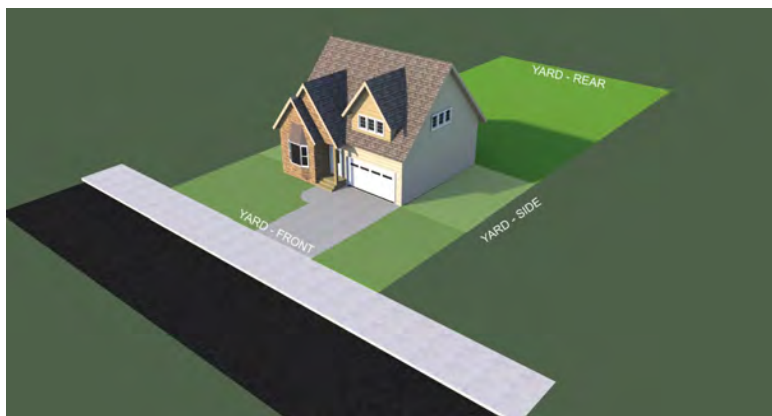
5.22.1 Accessory buildings and structures are permitted in all Districts provided they comply with the following regulations:

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

Section 9.0 Definitions

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

Figure 9-11: Illustration of Yards



Accessory Buildings are a permitted use within the A-1 district. If MPC grants the Front Yard Variance for the Accessory Building, this will allow the applicant to build the structure with the standard conditions listed in Greenview's Land Use Bylaw. Administration does not see any effect from this development which would interfere with neighbouring properties, by approving the structure's location in the applicant's front yard.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission **APPROVE** development permit application D24-020 for an Accessory Building on NE-19-71-22-W5M 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. 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.
2. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
3. Deleterious materials must not be allowed to enter any watercourse.
4. The Dugout shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are approved by Alberta Forestry, Parks, and Tourism.

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, Electrical permits, in accordance with the Safety Codes Act of Alberta.
4. The exterior of the building shall be completed within twenty-four (24) months from the issuance of the development permit. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired, and without effect, unless an extension to this period has been previously granted.
5. You are located in the vicinity of an agricultural operation.

ALTERNATIVES:

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

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

FINANCIAL IMPLICATION:

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

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

The Municipal Government Act allows applications for variances or discretionary use development permits to be appealed by affected parties up to 21 days following 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
- Aerial Map
- AGRISID Rating 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
February 1, 2024
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): Brandon Viewenhuys

Mailing Address: _____ City: _____ Postal Code: _____

Primary Phone: _____ Other Phone: _____

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

(Complete if different from 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. NE SEC. 19 TWP. 71 RGE. 22 M. W5

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

Property size: Hectares: 60.70 Acres: 150 Description of the existing use of the land: Replacing burnt down shop / same use

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

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

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

FOR ADMINISTRATIVE USE

ROLL NO.: 158864 APPLICATION NO.: D24-020

FEES: \$ 150, \$150 (DP AND VARIANCE) DATE PAID: JANUARY 31, 2024

RECEIPT NO.: 398944 DEEMED COMPLETE:

LAND USE DISTRICT: A-1 PROPOSED USE: ACCESSORY BUILDING Shop with Front Yard Variance and Dugout

COMMENTS: REPLACING SHOP IN FRONT YARD WITH VARIANCE and building a Dugout

PERMITTED USE VARIANCE
 DISCRETIONARY USE PROHIBITED USE





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)

Rebuilding shop that burnt down in wind fire, building larger building Adding dugout to yard

Size of the proposed development: Dugout Dimensions: Length 20 m Width 20 m Depth 5 m

Length 30.48 metres Width 16.45 metres Building height metres 5.486
160 feet 54 feet 18 Inside feet

Accessory building: (if applicable) Total Floor area 501.67 Sq. metres Sq. feet Height Metres Attached Detached
5400 Sq. feet Feet

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

Total floor area of primary residence: Sq. metres Sq. feet Dugout Setbacks: Frt Yrd 60 m Rear Yrd 707 Side Yard 536

Indicate the proposed setback from the property line: Side Yard 182 m
Front yard metres 260' feet Rear yard metres 2320' feet Side yard (1) metres 1560' feet Side Yard (2) metres 950' feet

Does this development require a variance? Yes, explain NO Shop located in Front Yard No (If yes, please submit a Variance Request Form)

Construction Start Date: March 15 2024 End Date: April 15 2024 Completed Project Cost: \$ 250,000.00

Has the development commenced? Yes No

Manufactured Home

Manufacturer: _____ Model: _____ Year: _____

Sewage System

Type of sewage system: septic tank

Abandoned Well Information

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

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

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

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

APPLICATION FOR DEVELOPMENT PERMIT

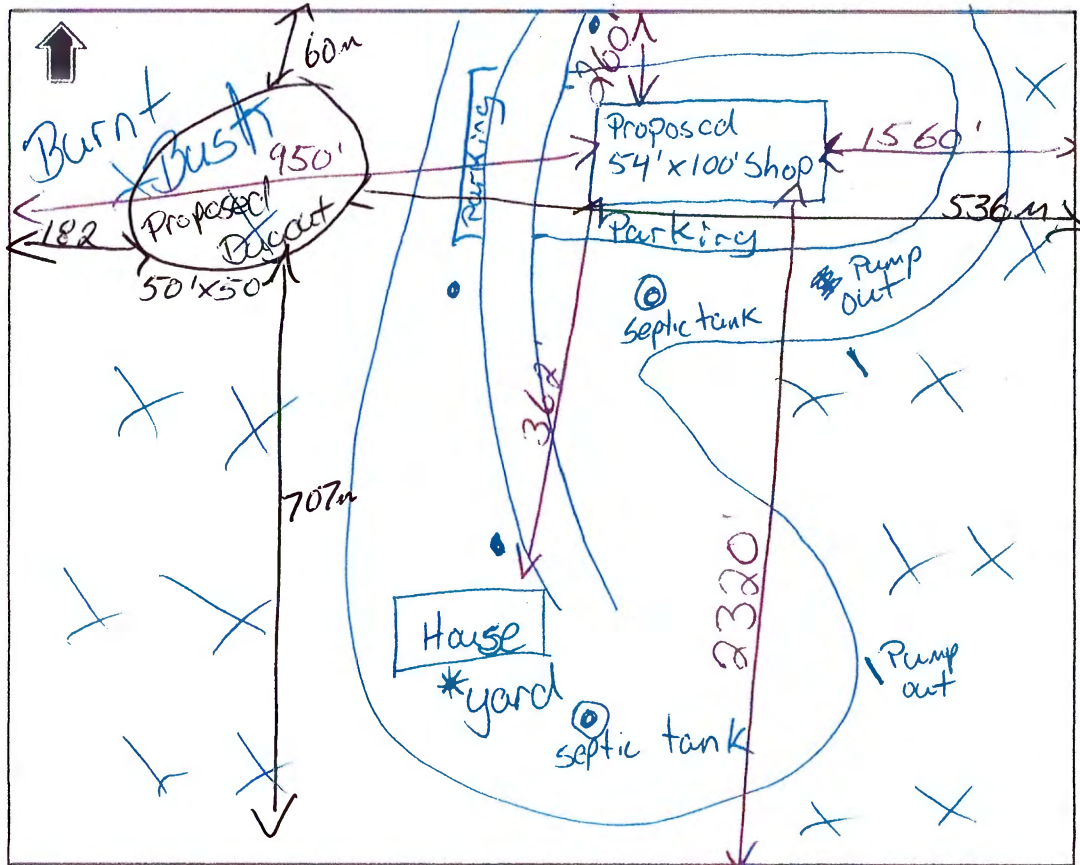
Plot Plan

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

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

Legal Location: 15 ¼ of Sec 19 Twp. 71 Rge. 22 W 5
 or Registered Plan _____, Block _____, Lot _____

- utility Poles
- ⊙ Septic tank
- X Bush (Burnt)
- ∨ Septic pump out
- * well



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: Jan 31 2024 [Redacted] Jan 31 2024 [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.

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.	D24-020
DATE RECEIVED	FEBRUARY 1, 2024
ROLL #	158864

Applicant Information

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

(Complete if different from application)

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

Land Information

Legal description of proposed development site: LSD/QTR. NE SEC. 19 TWP. 71 RGE. 22 M. 5
Registered plan: Block _____ Lot _____

Variations Requested

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

1. Accessory Building, Shop to be built in front yard of property.

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)

rebuilding shop that had burnt in the wildfire
all setbacks will remain the same however the
structure is being built slightly larger than previous.

Old Structure (burnt) = 40' x 60'

new structure = 100' x 54'

old shop approved on D.P. D98-126

Declaration

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

[Redacted Signature]

Signature of Applicant

Jan 31 / 2024

Date:

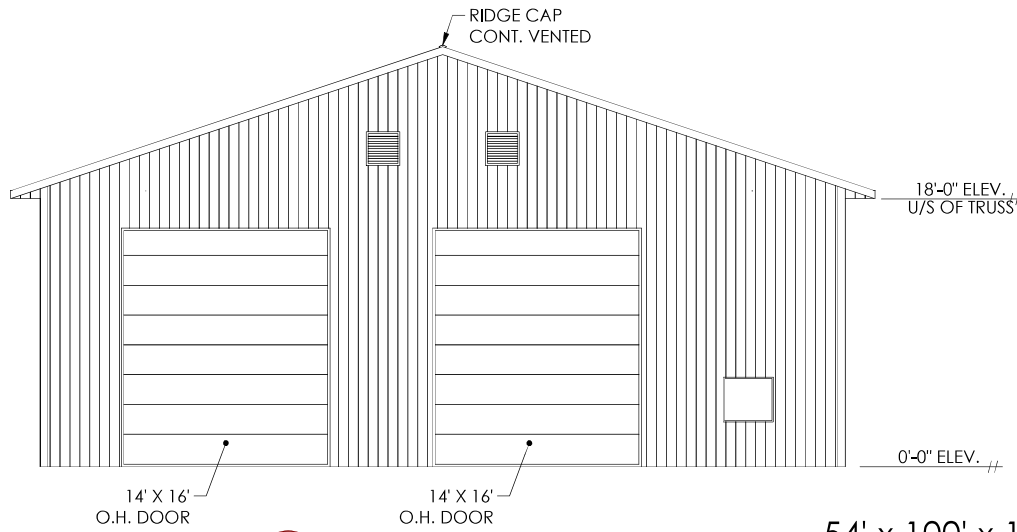
[Redacted Signature]

Signature of Registered Landowner(s)

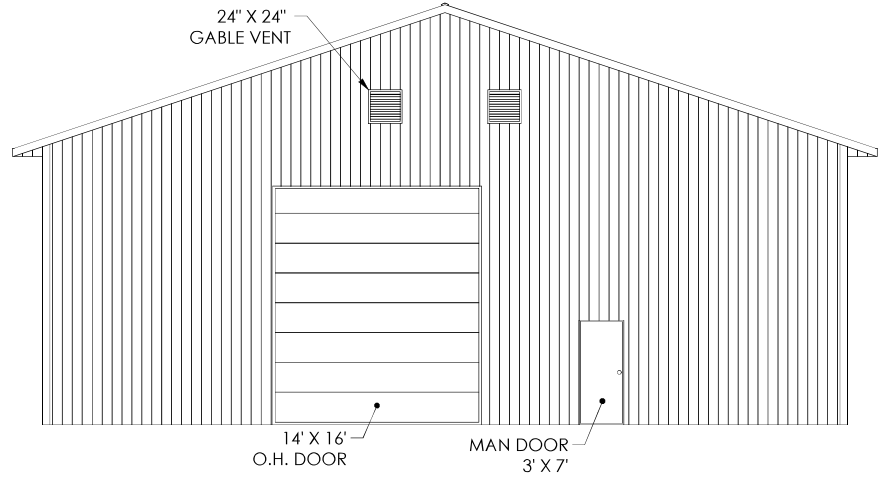
Jan 31 / 2024

Date:

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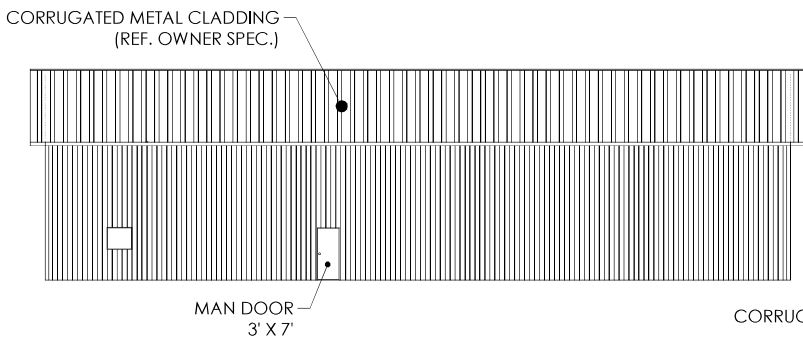


1 WEST ELEVATION
A1.0 SCALE 1/100 (1"=100")

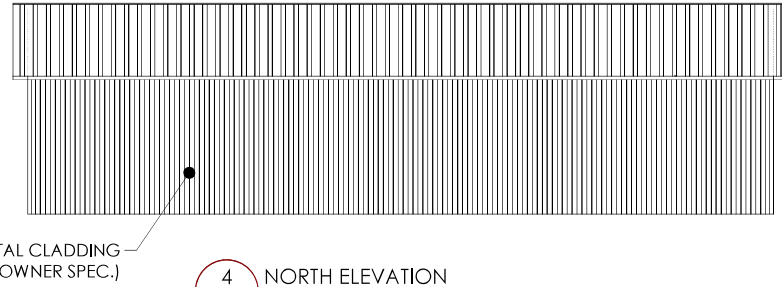


2 EAST ELEVATION
A1.0 SCALE 1/100 (1"=100")

54' x 100' x 18'
NEW SHOP



3 SOUTH ELEVATION
A1.0 SCALE 1/200 (1"=200")



4 NORTH ELEVATION
A1.0 SCALE 1/200 (1"=200")

- DRAWING NOTES**
- FOR MAN DOORS, INSTALL ALL HARDWARE AS SUPPLIED
 - LOCK SETS TO BE GRAND MASTER KEYED
 - EXTERIOR METAL DOORS TO BE 18 ga. w/ INSULATED CORES
 - INTERIOR METAL DOORS TO BE 18 ga. HONEY COMB CORE
 - DOORS TACK WELDED @ 6" SPACING AND GRIND SMOOTH
 - METAL DOOR FRAMES TO BE 16 ga. FULLY WELDED SINGLE PIECE

DOOR & HARDWARE REQUIREMENTS						
DOOR TYPE	QTY	DIMENSIONS	SLAB SPEC.	FRAME	FINISHING	
MAN DOOR	2	3' X 7'	METAL/INSULATED/PAINT	METAL/PAINT	WEATHER STRIPPING	
OVERHEAD DOOR	3	14' X 16'	METAL/INSULATED/PAINT	METAL/PAINT	WEATHER STRIPPING	

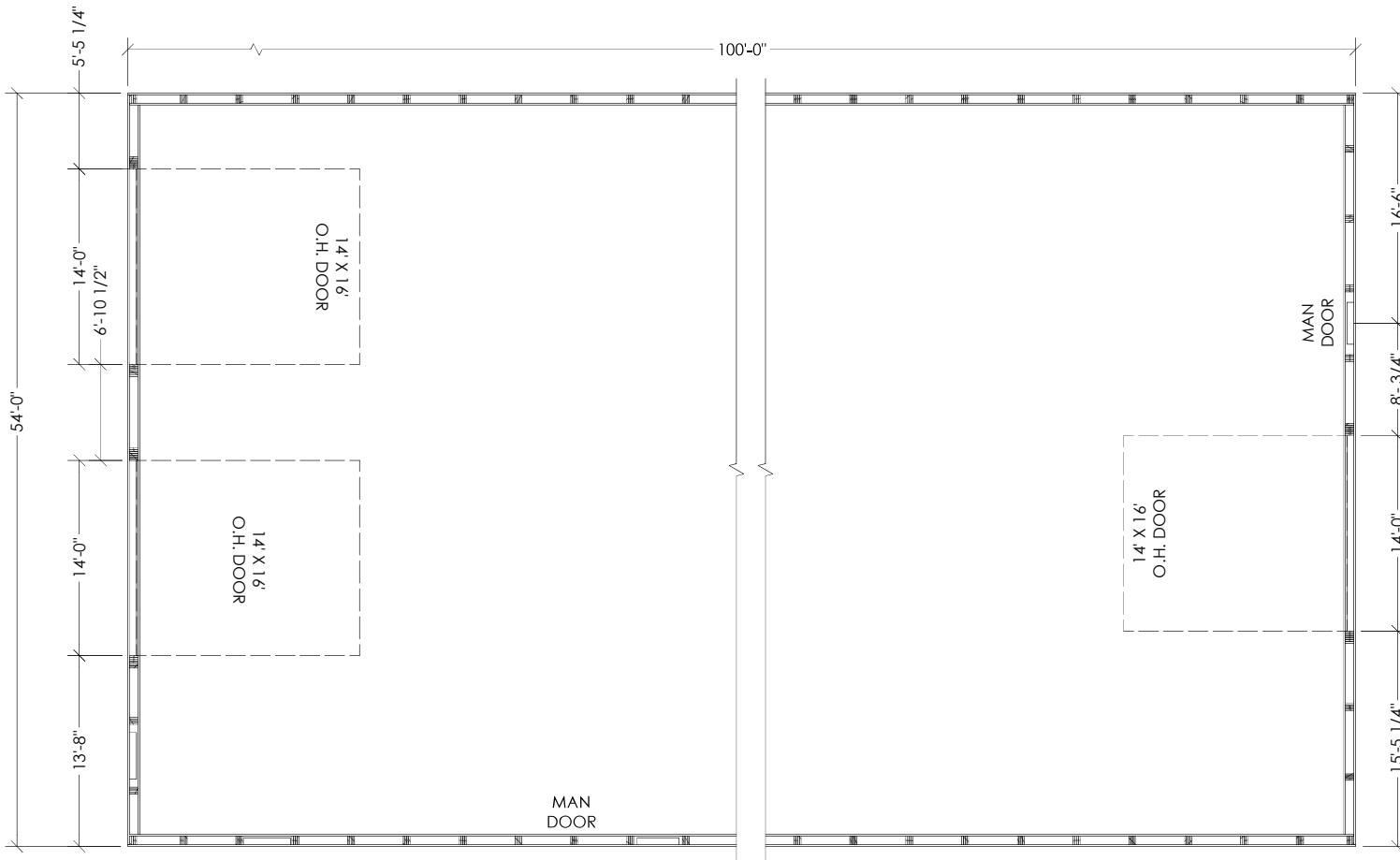
PERMIT TO PRACTICE
RUS-TEC ENGINEERING LTD.
 RM SIGNATURE: *Gus Rus*
 RM APEGA ID # 88839
 DATE: 2024-02-21
PERMIT NUMBER: P012368
 The Association of Professional Engineers and Geoscientists of Alberta (APEGA)



RUS-TEC STRUCTURAL 75 SASKATCHEWAN AVENUE DEVON, ALBERTA, CANADA (780) 966-0362 rus-tec.ca

DESIGNED BY: SCM ENG. APPROV.: GMR
 CUSTOMER: GOODON INDUSTRIES
 PROJECT #: 24-137 (187-058)
 PROJECT OWNER: NIEUWENHUIS
 LOCATION: NE-15-19-71-22 W5 VALLEYVIEW, AB
 DATE: 02/21/2024
 DRAWING TITLE: COVER PAGE
 DRAWING #: A1.0 SHEET: 1 of 8 REV: 0

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1 FLOOR PLAN
 S1.1 SCALE 1/100 (1"=100')

DRAWING NOTES:
 12' X 100' LEDGER BOARD FOR FUTURE MEZZANINE

PERMIT TO PRACTICE
RUS-TEC ENGINEERING LTD.
 RM SIGNATURE: *[Signature]*
 RM APEGA ID # 88839
 DATE: 2024-02-21
PERMIT NUMBER: P012368
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RUS-TEC 75 SASKATCHEWAN AVENUE
 STRUCTURAL DEVON, ALBERTA, CANADA
 (780) 966-0362
 rus-tec.ca

DESIGNED BY:	SCM	ENG. APPROV.:	GMR
CUSTOMER:	GOODON INDUSTRIES		
PROJECT #:	24-137 (187-058)		
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LOCATION:	NE-15-19-71-22 W5 VALLEYVIEW, AB		
DATE:	02/21/2024		
DRAWING TITLE:	FLOOR PLAN		
DRAWING #:	SHEET:	REV:	
S1.1	3 of 8		0

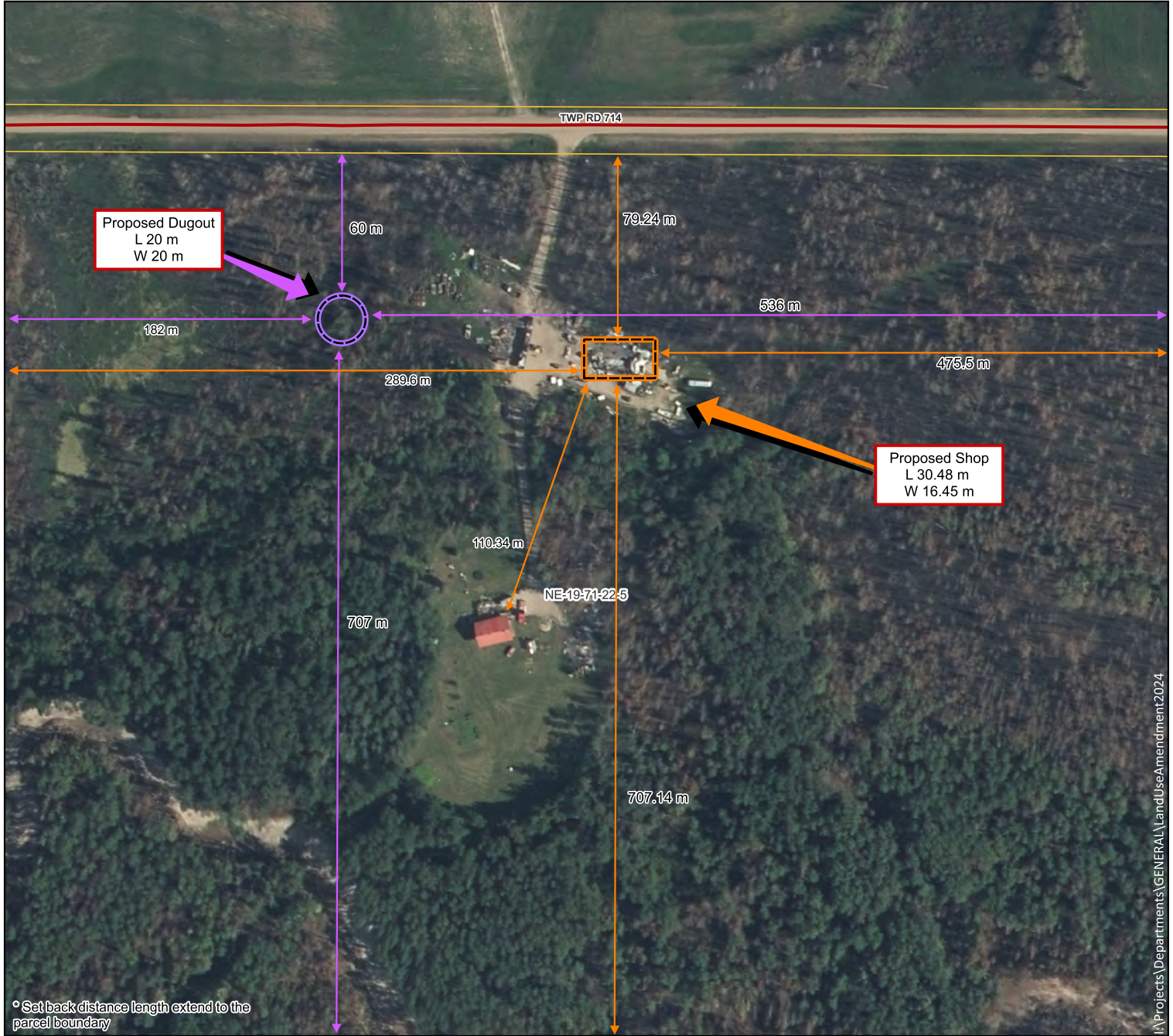
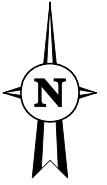


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-020

NE-19-71-22-W5M

Main



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LEGEND

- Proposed Dugout
- Proposed Shop

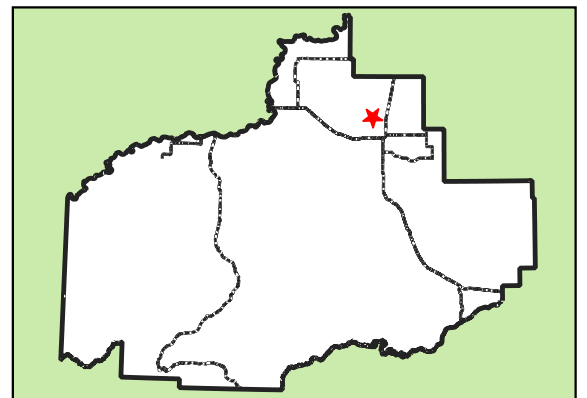
TRANSPORTATION

- Gravel Road

GV Imagery 2023

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Map Print Date : February 27, 2024



0 50 100



metres

Scale 1:2,500

PROJECTION: UTM Zone 11N NAD 83

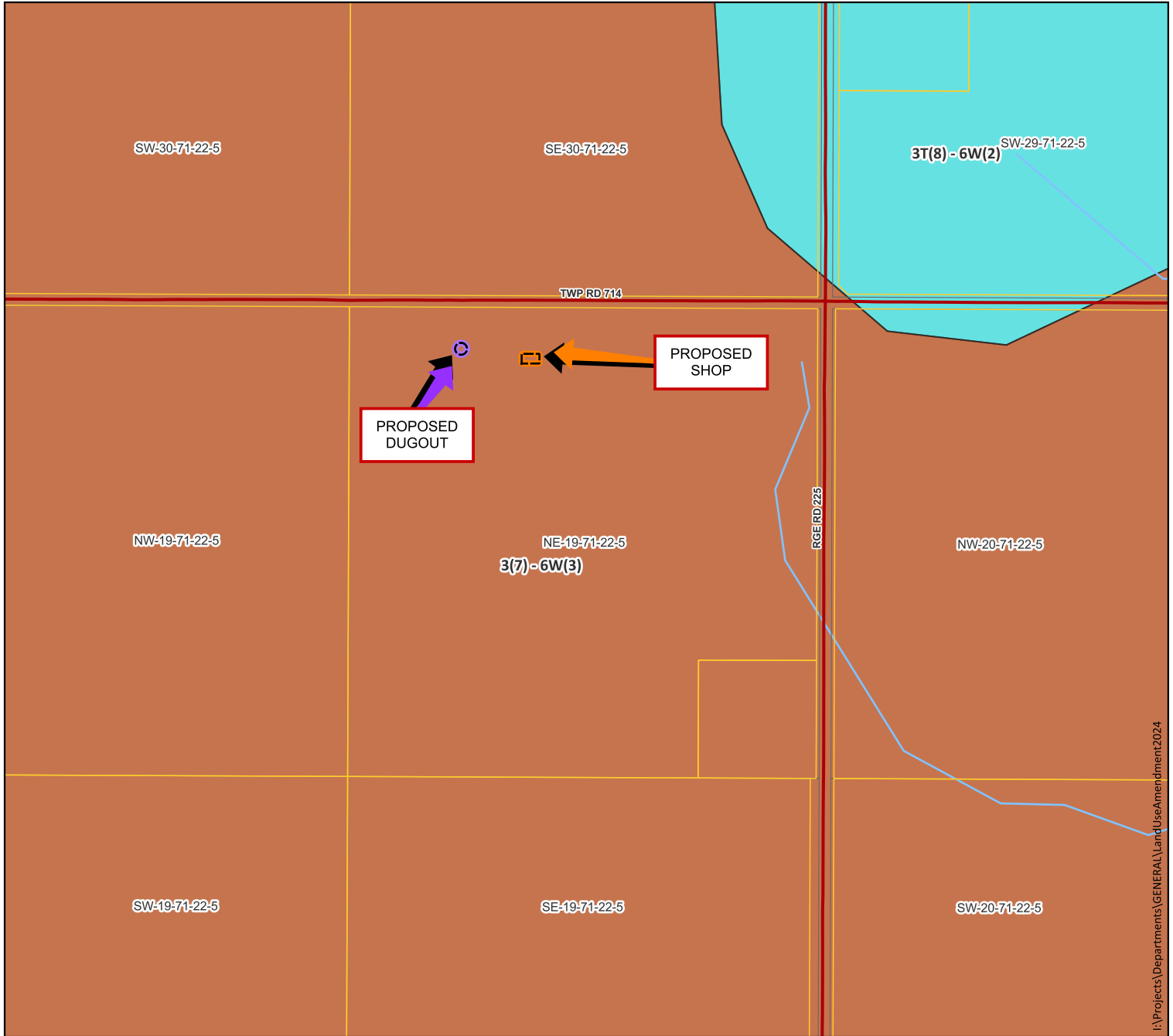
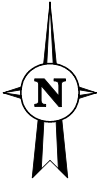


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-020

NE-19-71-22-W5M

AGRASID



LEGEND

Proposed Dugout

Proposed Shop

AGRASID

ridged - low relief

undulating - high relief

TRANSPORTATION

Gravel Road

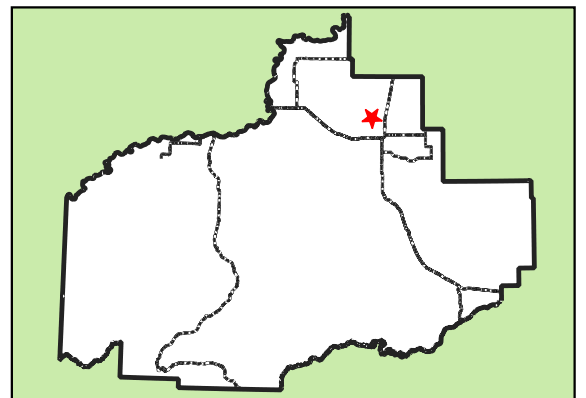
HYDRO FEATURES

Stream / Creek

** Spring Grain LSRS Values Displayed**

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Map Print Date : February 27, 2024



0 200 400



metres

Scale 1:10,000

PROJECTION: UTM Zone 11N NAD 83

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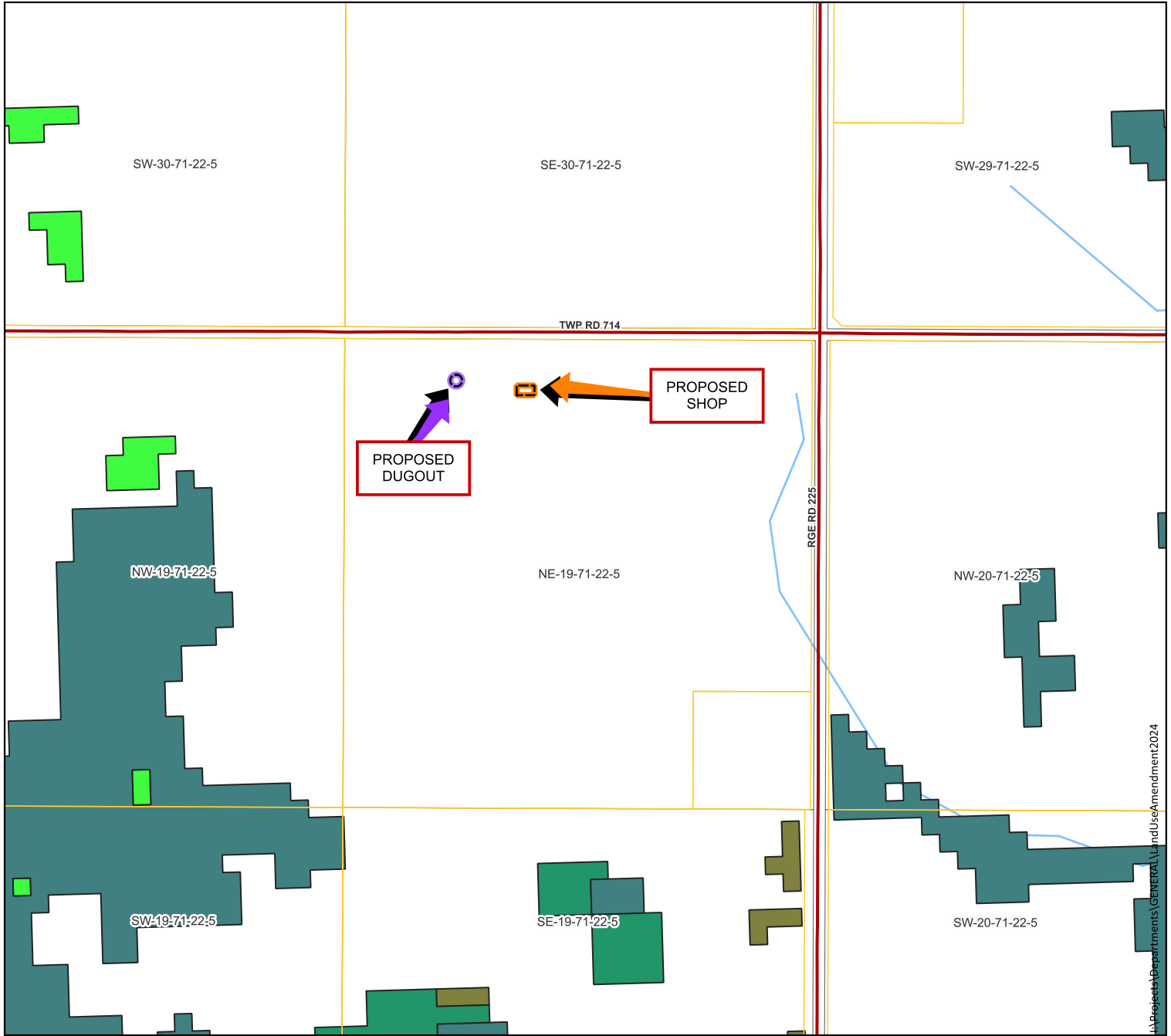
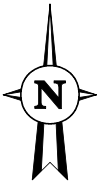


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-020









NE-19-71-22-W5M

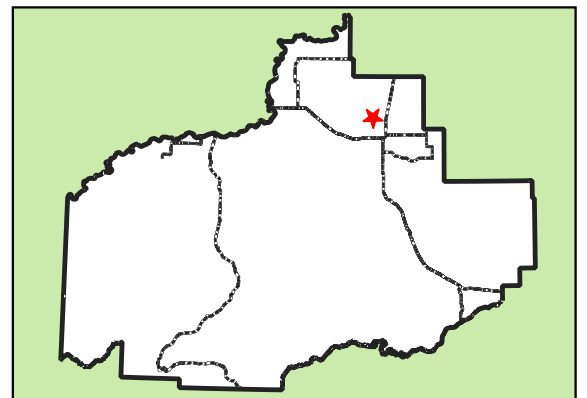
Wetland



I:\Projects\Departments\GENERAL Land Use\Amendment2024

LEGEND

- | | | | |
|--|-----------------|---|----------------|
|  | Proposed Dugout |  | Swamp |
|  | Proposed Shop | TRANSPORTATION | |
| Wetland Inventory | |  | Gravel Road |
|  | Bog | HYDRO FEATURES | |
|  | Fen |  | Stream / Creek |
|  | Marsh | | |



0 200 400



metres

Scale 1:10,000

PROJECTION: UTM Zone 11N NAD 83

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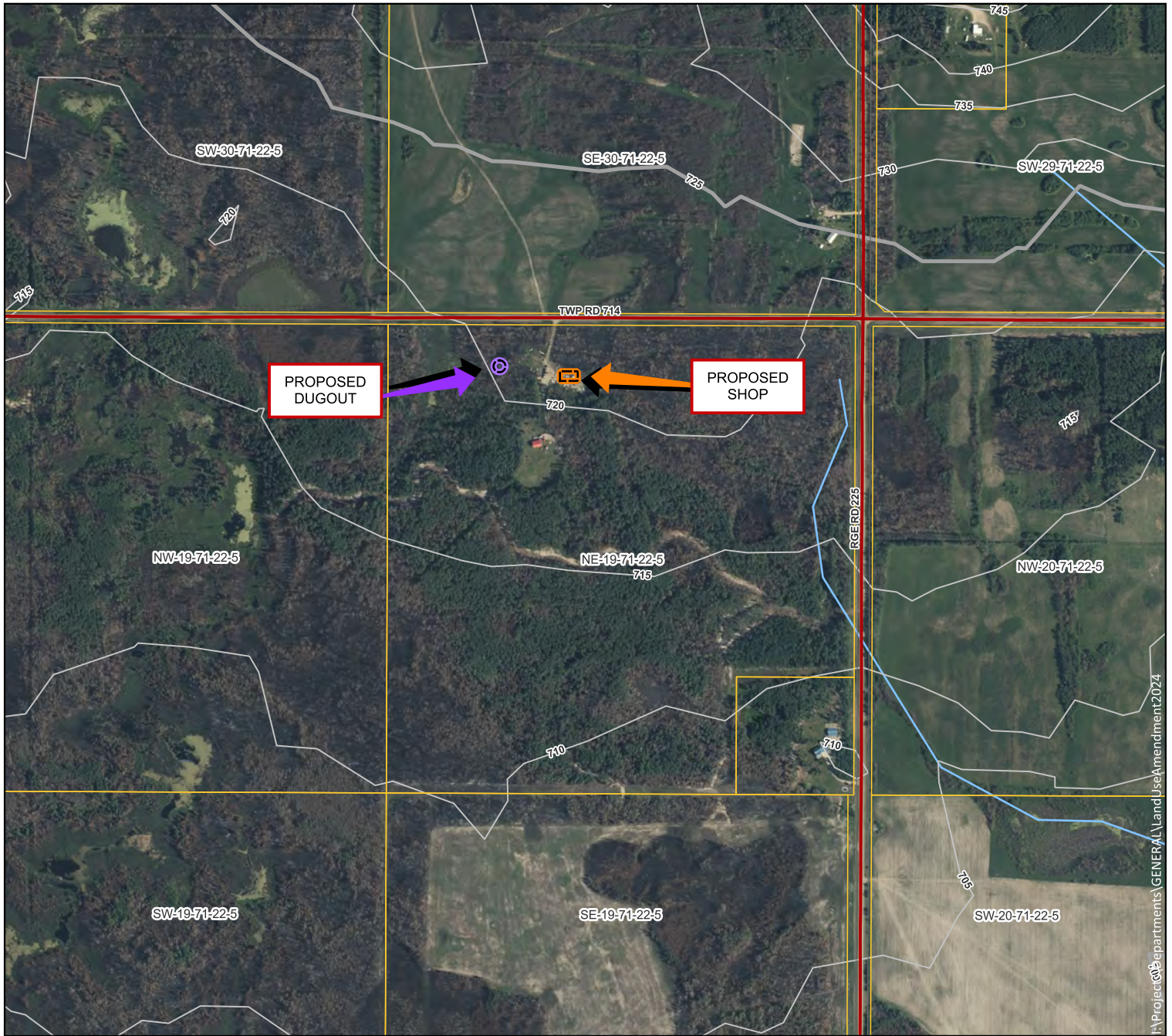
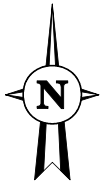


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-020

NE-19-71-22-W5M

Topography



LEGEND

Proposed Dugout

Proposed Shop

TRANSPORTATION

Gravel Road

Contour Line(m)

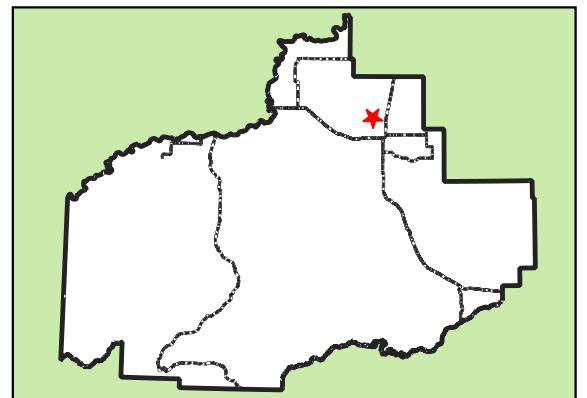
Minor Break

Major Break

HYDRO FEATURES

Stream / Creek

GV Imagery 2023



0 200 400



metres

Scale 1:10,000

PROJECTION: UTM Zone 11N NAD 83

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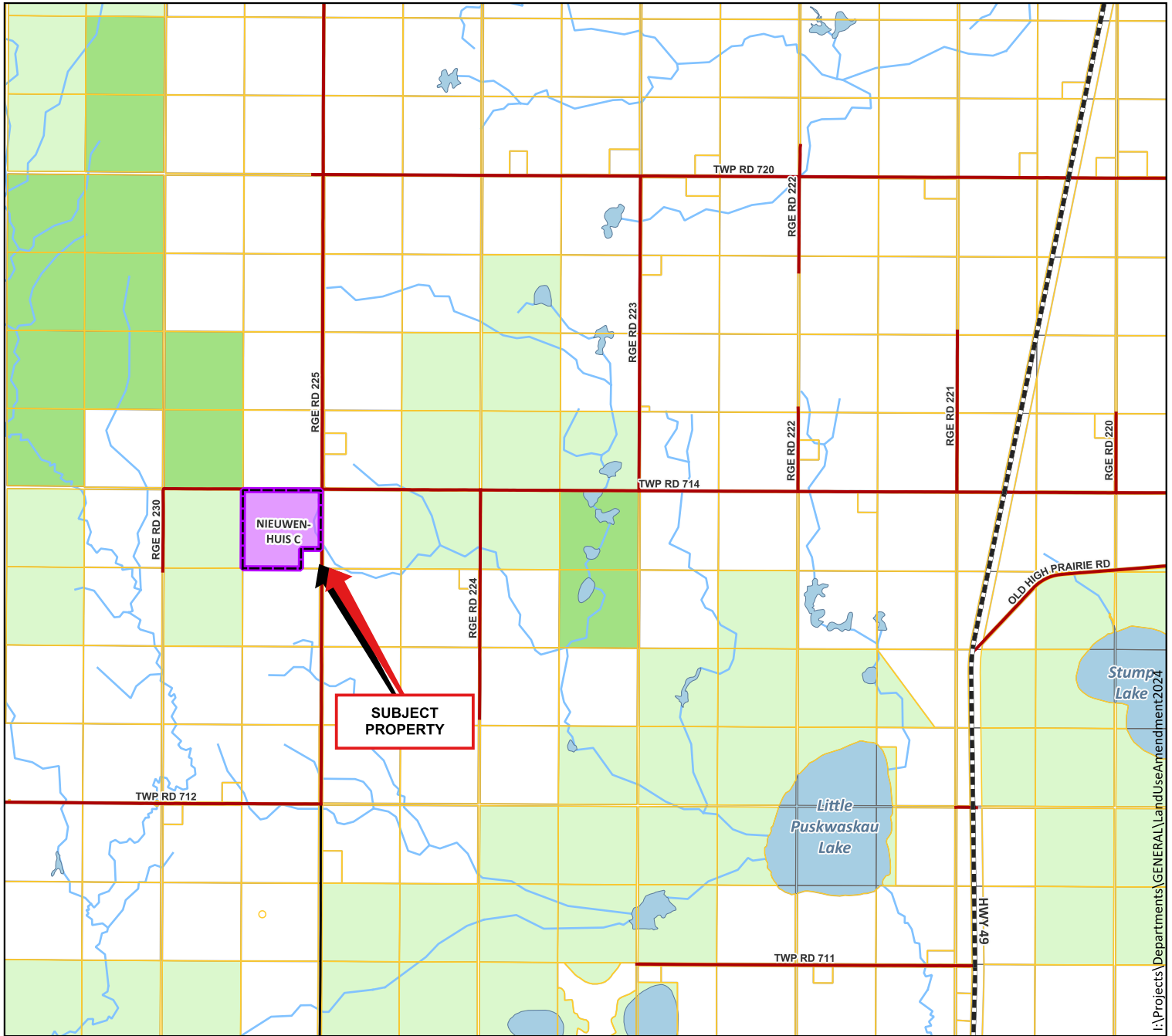
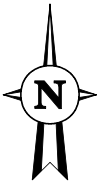


MUNICIPAL DISTRICT OF GREENVIEW NO. 16











Development Permit D24-020

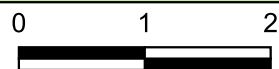
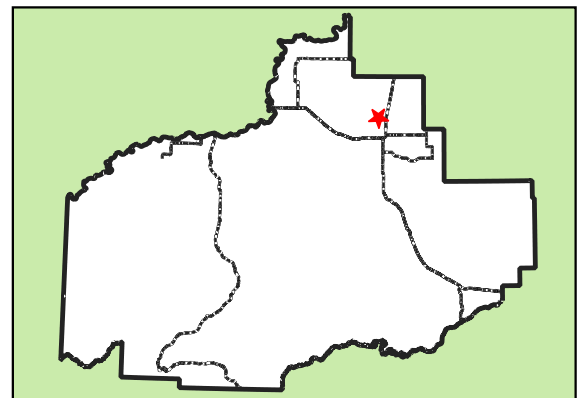
NE-19-71-22-W5M

Ownership



LEGEND

- | | |
|---|--|
|  Subject Property |  Stream / Creek |
| TRANSPORTATION | LAND CLASSIFICATION |
|  Paved Highways |  Titled Land |
|  Gravel Road |  Crown Land |
|  Paved Road |  Grazing Leases |
| HYDRO FEATURES |  Cadastre |
|  Lake / River | |



kilometres
Scale 1:60,000
PROJECTION: UTM Zone 11N NAD 83

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Map Print Date : February 27, 2024

SITE INSPECTION PHOTOS

D24-020 Brandon Nieuwenhuis NE-19-71-22-W5M



Development Area facing East on property



Development Area facing Northeast on Property



REQUEST FOR DECISION

SUBJECT: **D24-030 Permitted Use in A-1; Accessory Building in Front Yard**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: March 13, 2024 DIRECTOR: MAV PRESENTER: NF
REPORT TYPE: Development Permit MANAGER: SD WRITER: NF

FILE NO.: D24-030 LAND USE DISTRICT: Agricultural One (A-1)
LEGAL LOCATION: SE 20-71-22-W5M
AREA: Ward 5, New Fish Creek
APPLICANT: Brian & Christine Reichert
LANDOWNER: Brian & Christine Reichert

BACKGROUND/PROPOSAL:

Administration has received a development permit application for an accessory building on SE 20-71-22-W5M. The applicants lost their shop in the 2023 wildfires and are looking to rebuild. The subject property is located approximately 10 km north of the Town of Valleyview, 5 km west of Highway 49, adjacent to Range Road 224. 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 proposed to be located 47.55 metres (156 feet) from the front (east) property line, meeting the minimum setback requirement in the Agricultural One (A-1) district of 40.0 m (131.2 ft). There is an abandoned well within the quarter section and the minimum 5 metre setback for developments is met. Administration does not have any 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: 22; some swamp within section
LSRS Spring Grains: 2(7) – 6W(3); moderate limitation and extremely severe limitation due to drainage

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:

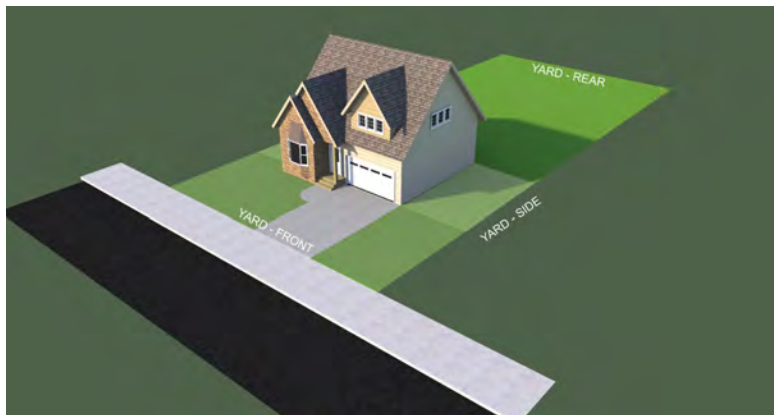
e) An accessory building should not be located within the front yard;

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), must 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
 FEBRUARY 21, 2024
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): REICHERT Brian + Christine

(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. SE SEC. 20 TWP. 71 RGE. 22 M. 5

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

Property size: Hectares: 60.30 Acres: 149.02 Description of the existing use of the land: Farming/Recreation

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

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

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

FOR ADMINISTRATIVE USE		<input checked="" type="checkbox"/> PERMITTED USE	<input checked="" type="checkbox"/> VARIANCE
		<input type="checkbox"/> DISCRETIONARY USE	<input type="checkbox"/> PROHIBITED USE
ROLL NO.: <u>37915</u>	APPLICATION NO.: <u>D24-030</u>		
FEES: <u>\$50 DP + \$150 Var</u>	DATE PAID: <u>22-02-2024 & 26-02-2024</u>		
RECEIPT NO.:	DEEMED COMPLETE: <u>February 27, 2024</u>		
LAND USE DISTRICT: <u>A-1</u>	PROPOSED USE: <u>ACCESSORY BUILDING - SHOP</u>		
COMMENTS:			



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

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

Development Information

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

Replacing a shop lost in fire May 6, 2023.

Size of the proposed development:

Length ^{15.85} metres feet Width ^{7.32} metres feet Building height ^{4.88} metres feet
52 *24* *16*

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

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

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

Indicate the proposed setback from the property line:

Side Yard 1 metres Rear yard metres Front Yard ^{47.55} metres Side Yard (2) metres
~~Front yard~~ feet *745.13* feet Side yard (1) feet *258* feet
325 *156'*

Does this development require a variance?

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

Construction Start Date: *June 1st* End Date: *July 15th* Completed Project Cost: \$ *87,570.00*

Has the development commenced? Yes No

Manufactured Home

Manufacturer: _____ Model: _____ Year: _____

Sewage System

Type of sewage system: _____

Abandoned Well Information

ALL development permit applications require a printout of a map from [Alberta Energy Regulator](http://www.aer.ca) (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: *Tourmaline Oil Corp.*

#0368522

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): REICHERT, BRIAN + CHRISTINE

(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. SE SEC. 20 TWP. 71 RGE. 22 M. 5

Registered plan: Block _____ Lot _____

Variations Requested

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

1. - Change to the location of a fence shop in our yard -
 > it will be further North of previous location
- 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)

We lost this shop in May 2023
fires on our property -
by moving it straight North
it puts it in a more convenient
location, and closer to our
other SHOP building.

Thanks for considering this
variance request.

(*see attached)

Declaration

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

Date: Feb 24/2024

Date: Feb 24/2024

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It would go straight
north of former location.

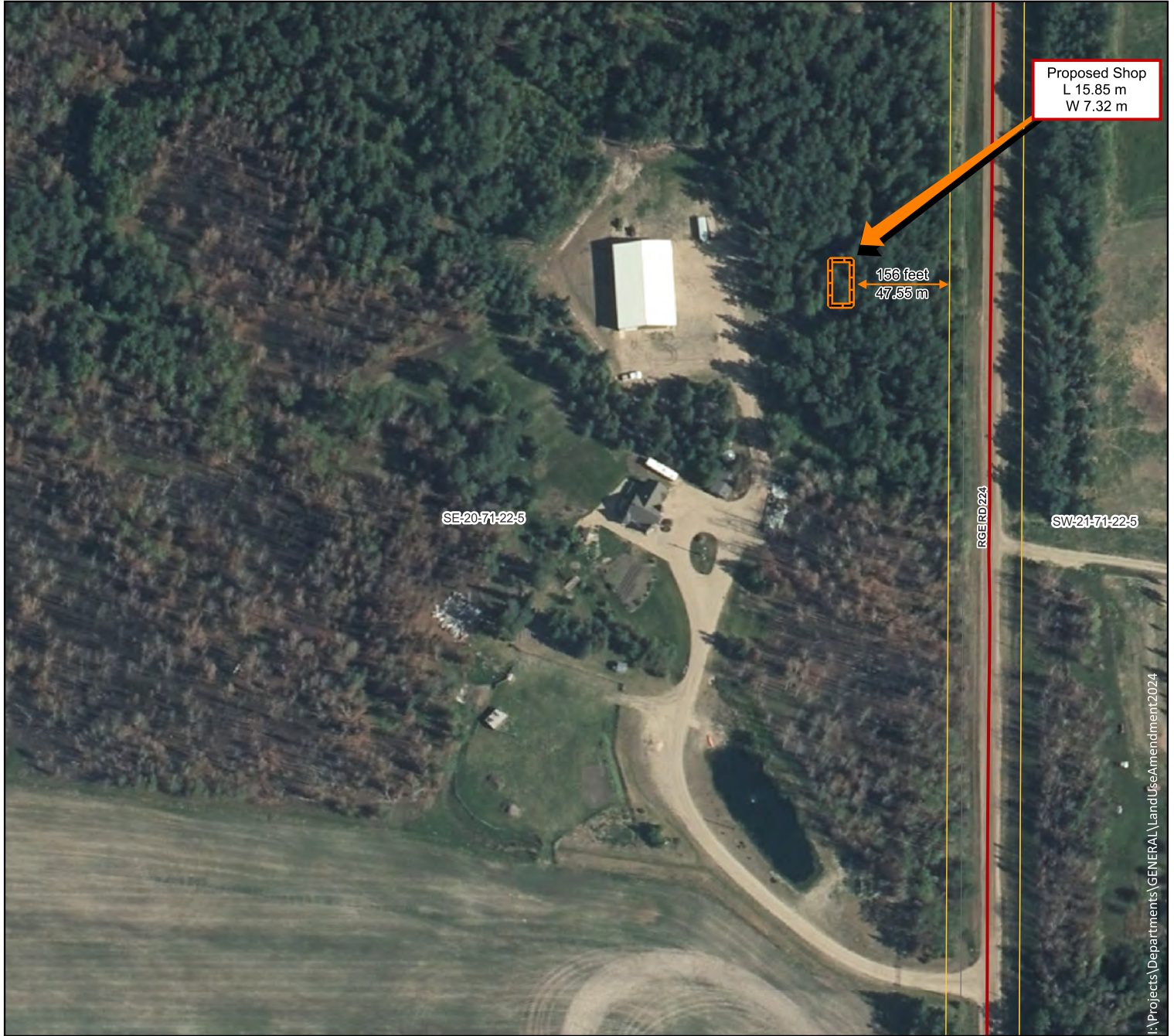
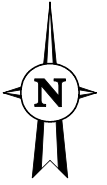


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-030


SE-20-71-22-W5M

Main



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LEGEND

 Proposed Shop

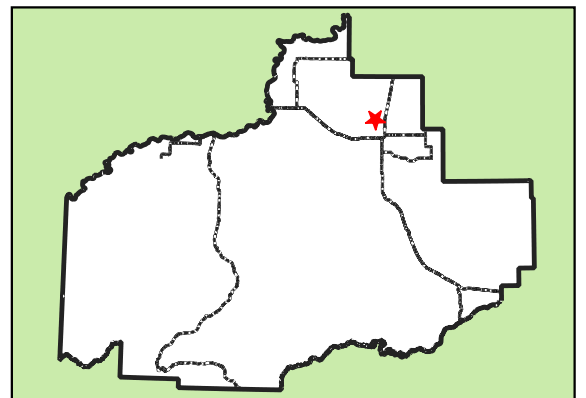
TRANSPORTATION

 Gravel Road

GV Imagery 2023

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Map Print Date : March 05, 2024



0 50 100



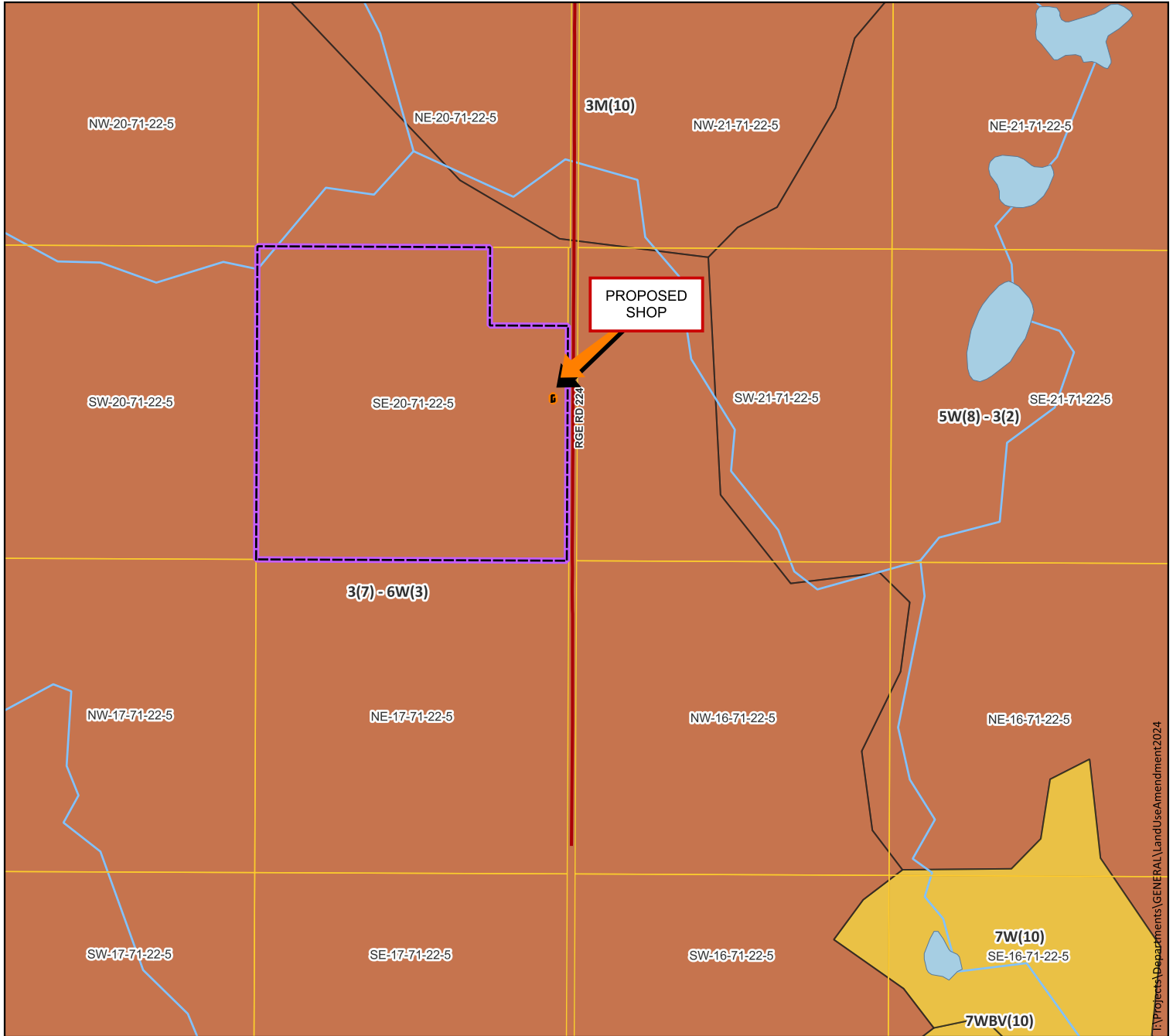
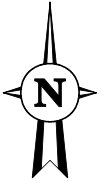
metres

Scale 1:2,000

PROJECTION: UTM Zone 11N NAD 83



MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Development Permit D24-030
 SE-20-71-22-W5M
 AGRASID

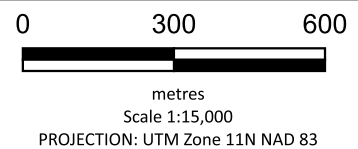
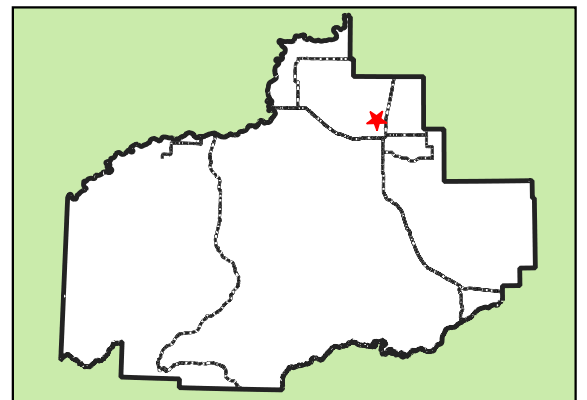


LEGEND

- Proposed Subdivision
- Subject Property
- AGRASID**
- level organic
- undulating - high relief
- TRANSPORTATION**
- Gravel Road
- HYDRO FEATURES**
- Lake / River
- Stream / Creek

** Spring Grain LSRS Values Displayed**

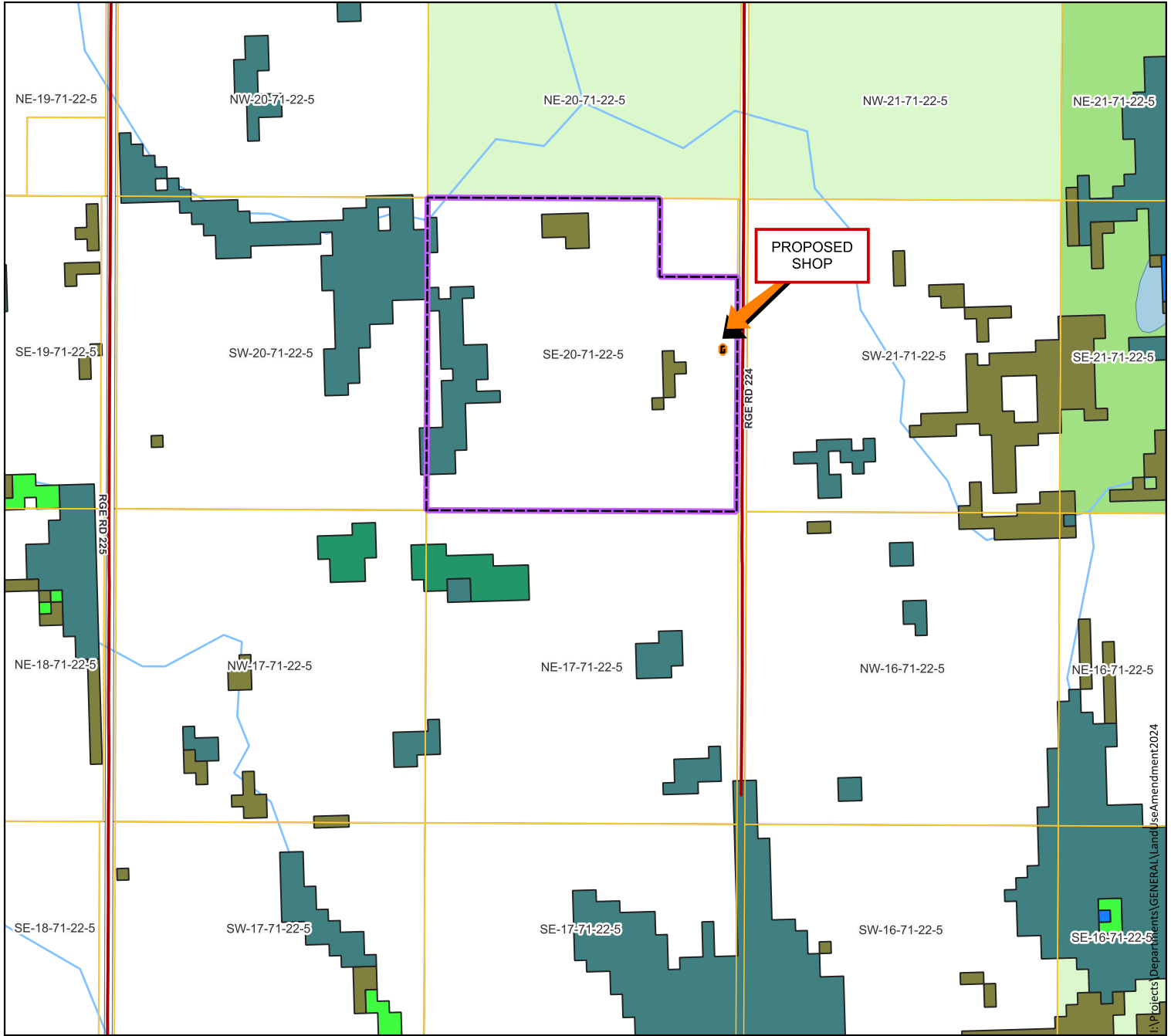
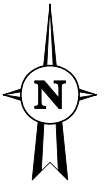
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MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Development Permit D24-030
 SE-19-71-22-W5M
 Wetland



LEGEND

Proposed Subdivision

Subject Property

Wetland Inventory

Bog

Fen

Marsh

Open Water

Swamp

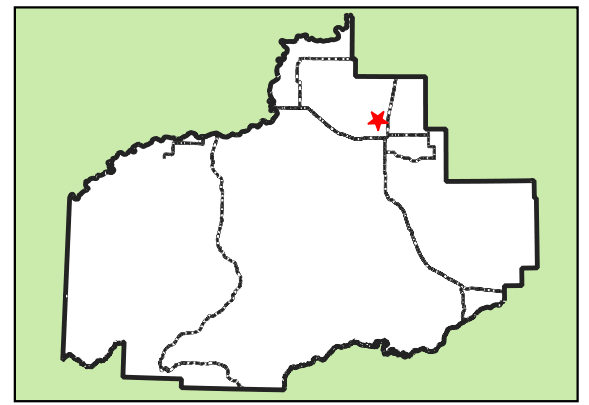
TRANSPORTATION

Gravel Road

HYDRO FEATURES

Lake / River

Stream / Creek



0 300 600



metres
 Scale 1:15,000

PROJECTION: UTM Zone 11N NAD 83

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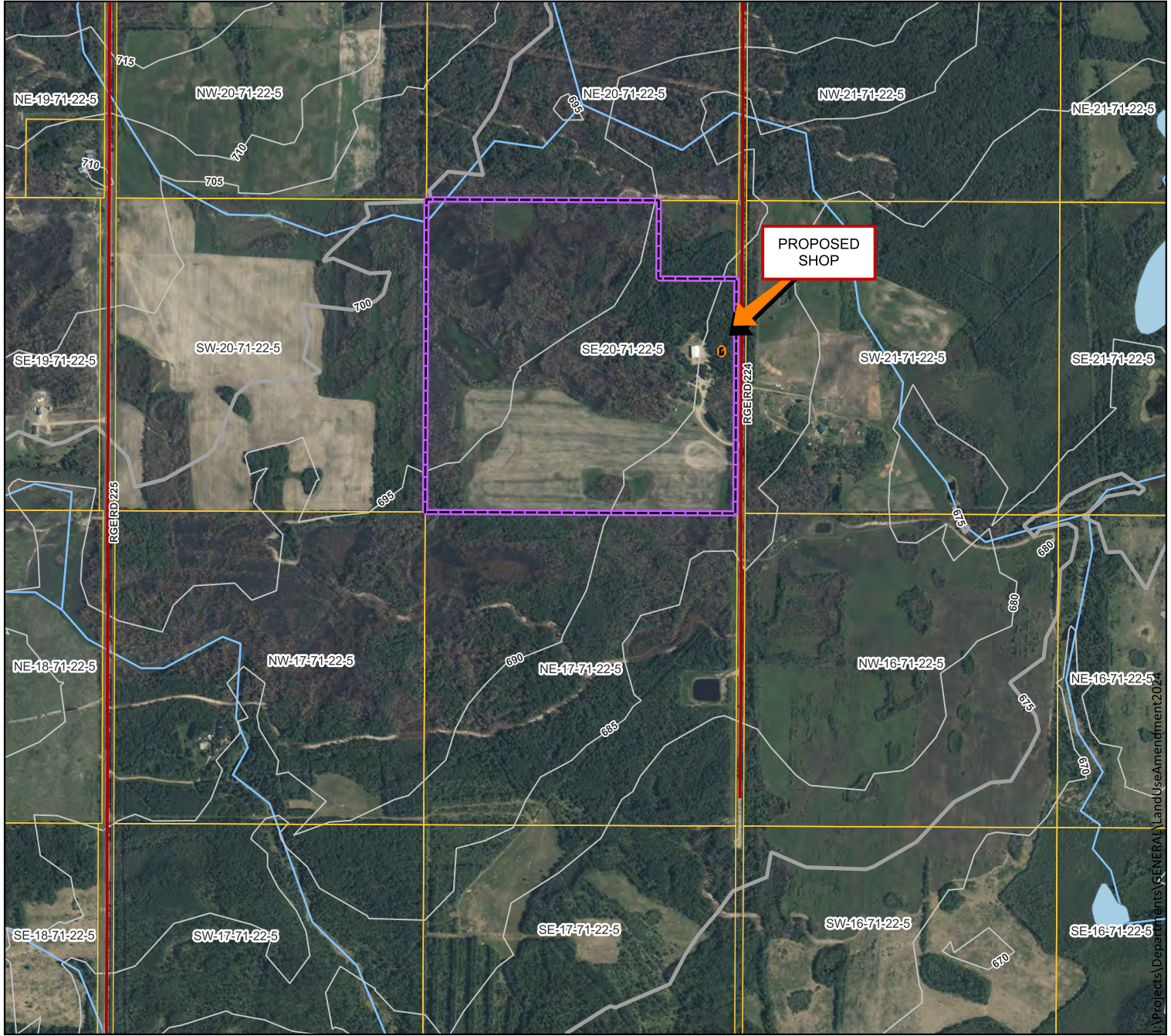
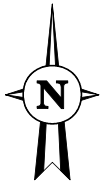


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-030

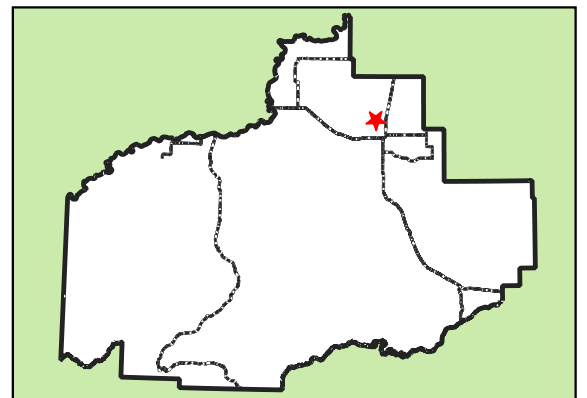
SE-20-71-22-W5M

Topography



LEGEND

- Proposed Subdivision
- Subject Property
- TRANSPORTATION**
- Gravel Road
- Contour Line(m)**
- Minor Break
- Major Break
- HYDRO FEATURES**
- Stream / Creek
- GV Imagery 2023**



0 300 600



metres
Scale 1:15,000
PROJECTION: UTM Zone 11N NAD 83

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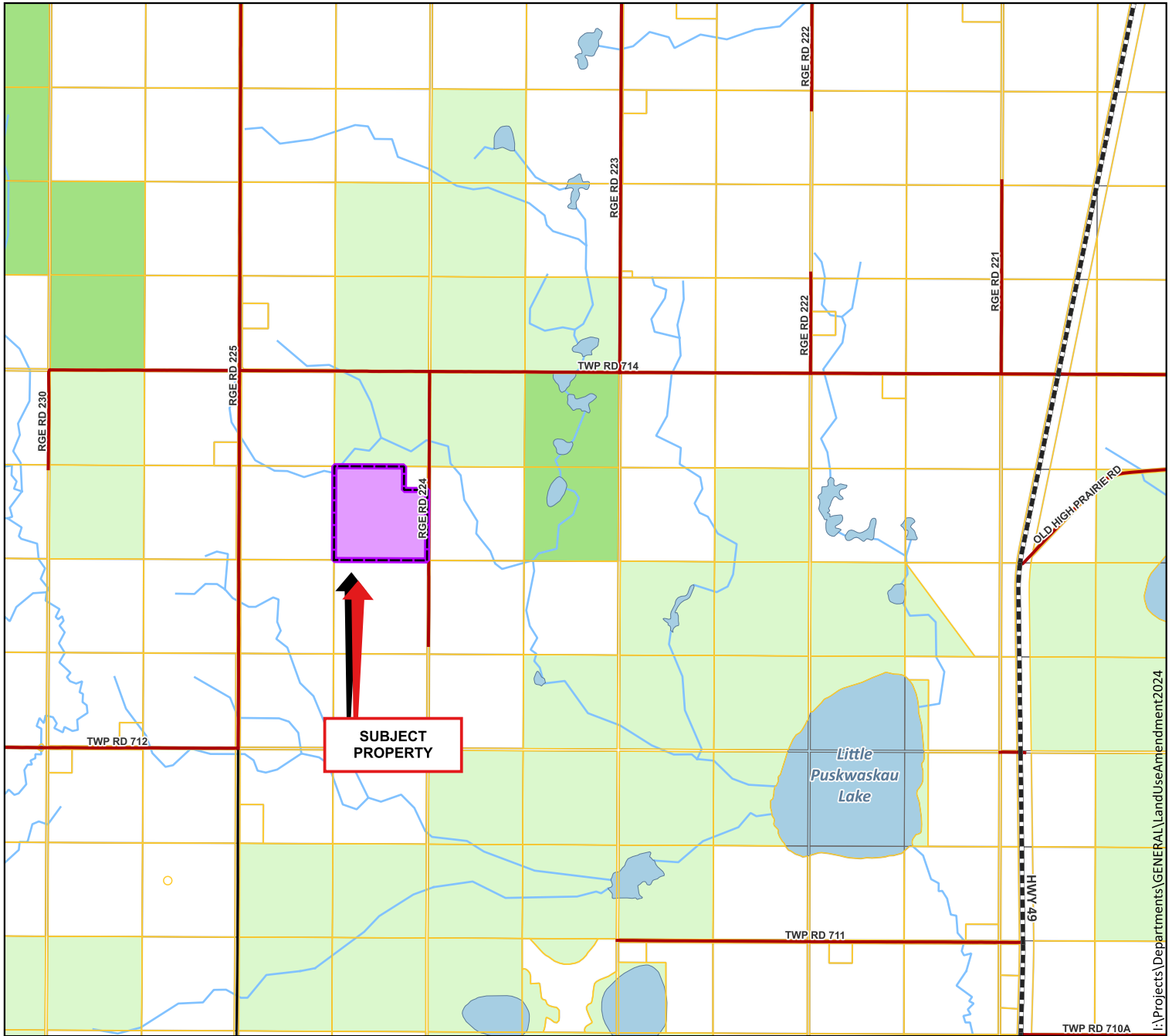
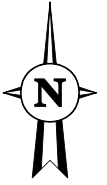


MUNICIPAL DISTRICT OF GREENVIEW NO. 16











Development Permit D24-030

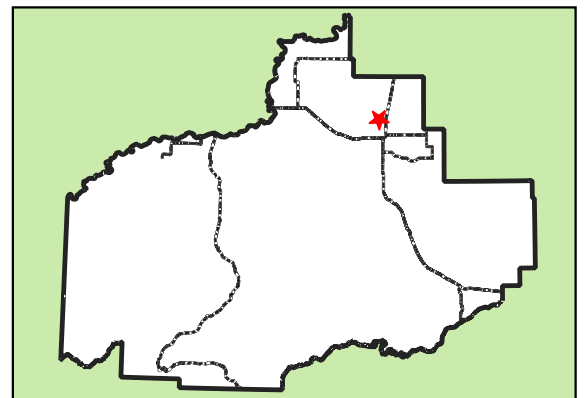
SE-20-71-22-W5M

Location



LEGEND

- | | |
|---|--|
|  Subject Property |  Stream / Creek |
| TRANSPORTATION | LAND CLASSIFICATION |
|  Paved Highways |  Titled Land |
|  Gravel Road |  Crown Land |
|  Paved Road |  Grazing Leases |
| HYDRO FEATURES |  Cadastre |
|  Lake / River | |



kilometres
Scale 1:50,000
PROJECTION: UTM Zone 11N NAD 83

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SITE INSPECTION PHOTOS

D24-030 Brian & Christine Reichert SE 20-71-22-W5M



View of yard site from approach



View facing new build site from approach



REQUEST FOR DECISION

SUBJECT: D24-031 Permitted Use in CR-3; Accessory Building in Front Yard
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: March 13, 2024 **DIRECTOR: MAV** **PRESENTER: AB**
REPORT TYPE: Development Permit **MANAGER: SD** **WRITER: AB**

FILE NO.: D24-031 **LAND USE DISTRICT:** Country Residential Three (CR-3)
LEGAL LOCATION: Plan 8220383 Block 2 Lot 17 NE-33-70-24-W5M
AREA: Ward 7, Crooked Creek
APPLICANT/SURVEYOR: Gary Holler
LANDOWNER: Gary Holler

BACKGROUND/PROPOSAL:

This application was received in February 2024 for an Accessory Building, Shop with a front yard variance in the Narrows subdivision zoned Country Residential Three (CR-3). 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 applicant has submitted a variance application for the proposed Accessory Building to be located in the front yard. The proposed building will be located approximately 18 metres from the internal subdivision road 1st Ave right-of-way, 3 metres from the East side yard, and 25 metres from the existing dwelling. The proposed building's total dimensions are as follows: 14.6m (48ft) by 11m (36ft) and 6.1m (20ft) in height, for a total floor area of 160.5m (1728ft²).

Condition 3 and 4 state:

3. *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.*
4. *The applicant is required to tie into the existing holding tank or install a new holding tank for the proposed development. The holding tank must be installed in a location that is accessible for regular cleaning and maintenance and must meet the tank and installation must meet Alberta Private Sewage Systems Standards of Practice.*

These conditions were utilized to inform the applicant that the Accessory Building cannot be used for secondary residential use if the building is serviced. The servicing of accessory buildings in Greenview must meet the appropriate setbacks and regulations as determined by the Alberta Safety Codes Authority, and the appropriate safety codes permits must be obtained. The Narrows Subdivision is located within the Development Area of the Sturgeon Lake Area Structure Plan and therefore all developments located within the development area are required to provide holding tanks for sewage disposal, or the upgrading of existing sewage facilities.

PROPERTY DETAILS:

Soil Type:	Gleyed Gray Luvisol
Topography:	U1h – Undulating – high Relief
Wetland Inventory:	Rating of 109 with marsh areas along the edge of Sturgeon Lake.
LSRS Spring Grains:	7WVB(10); 100% of the area is unsuitable with limitations due to soil drainage, reaction, and degree of decomposition or fibre content.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

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

Sturgeon Lake Area Structure Plan

Section 8.0 INFRASTRUCTURE

8.2 Servicing

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

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

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

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

A condition indicating that the Accessory Building, Shop must be serviced by a septic holding tank has been utilized to ensure compliance with the Sturgeon Lake Area Structure Plan (SLASP) servicing regulations. The application adheres to all other relevant provisions of the SLASP.

Land Use Bylaw 18-800

Section 3.8 Variances

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

- a) Unduly interfere with the amenities of the neighbourhood; and,*
- b) Materially interfere with or affect the use, enjoyment, or value of neighbouring properties.*

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

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

Section 5.22 Accessory Buildings, Structures and Uses

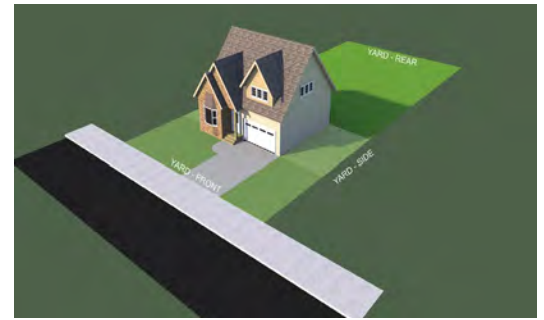
5.22.1 Accessory buildings and structures are permitted in all Districts provided they comply with the following regulations:

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

Section 9.0 Definitions

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

Figure 9-11: Illustration of Yards



Accessory Buildings are a permitted use within the CR-3 district. If MPC grants the Front Yard Variance for the Accessory Building, this will allow the applicant to build the structure with the standard conditions listed in Greenview's Land Use Bylaw. Administration does not see any effects from this development interfering with neighbouring properties, by approving the structure's location in the applicant's front yard.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission **APPROVE** development permit application D24-031 for an Accessory Building on Plan8220383 Block 2 Lot 17 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.
3. 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.
4. The applicant is required to tie into the existing holding tank or install a new holding tank for the proposed development. The holding tank must be installed in a location that is accessible for regular cleaning and maintenance and must meet the tank and installation must meet Alberta Private Sewage Systems Standards of Practice.

Standards:

1. Any exterior lighting shall be positioned in such a manner that it does not cause a nuisance for surrounding landowners and/or interfere with the safe movement of traffic on nearby roads.
2. 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.
3. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
4. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Forestry, Parks, and Tourism.
5. Deleterious materials must not be allowed to enter any watercourse.

6. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.

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, Electrical permits, in accordance with the Safety Codes Act of Alberta.
4. The exterior of the building shall be completed within twenty-four (24) months from the issuance of the development permit. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired, and without effect, unless an extension to this period has been previously granted.
5. No storage or activity may be undertaken that would in the opinion of the Development Authority unduly interfere with the amenities of the district or materially interfere with or affect the use, enjoyment, or value of neighboring properties, by reason of excessive noise, smoke, steam, odor, glare, dust, vibration, refuse matter, or other noxious emissions or containment of hazardous materials.
6. You are located in the vicinity of an agricultural operation.

ALTERNATIVES:

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

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

FINANCIAL IMPLICATION:

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

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

The Municipal Government Act allows applications for variances or discretionary use development permits to be appealed by affected parties up to 21 days following 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 From
- Aerial Map
- AGRISID Rating 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

FEBRUARY 21, 2024

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

(Complete if different from 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. NE SEC. 33 TWP. 70 RGE. 24 M. 5

Registered plan: Block 2 Lot 17 MLL/MSL/LEASE NO.: _____
8220383

Property size: Hectares: _____ Acres: _____ Description of the existing use of the land: RESIDENTIAL

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

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

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

FOR ADMINISTRATIVE USE

PERMITTED USE VARIANCE
 DISCRETIONARY USE PROHIBITED USE

ROLL NO.: 213456

APPLICATION NO.: D24-031

FEES: \$100 DP/ \$150 VARIANCE

DATE PAID: FEBRUARY 21, 2024

RECEIPT NO.: 400530

DEEMED COMPLETE: February 22, 2024

LAND USE DISTRICT: CR-3

PROPOSED USE: ACCESSORY BUILDING - SHOP with FRONT YARD VARIANCE

COMMENTS:

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): GARY HOLLER

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

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

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

Land Information

Legal description of proposed development site: LSD/QTR. NE SEC. 33 TWP. 70 RGE. 24 M. 5

Registered plan: Block 2 Lot 17
8220583

Variations Requested

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

- Front yard Variance
-
-

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)

Accessory Building: Shop to be located in the front yard.

Declaration

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

Signature of Applicant

FEB 21, 24
Date:

Signature of registered landowner(s)

FEB 21, 24
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.

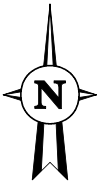


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-031

Plan 8220383, Block 02, Lot 17

Main



LEGEND

Proposed Shop

TRANSPORTATION

Gravel Road

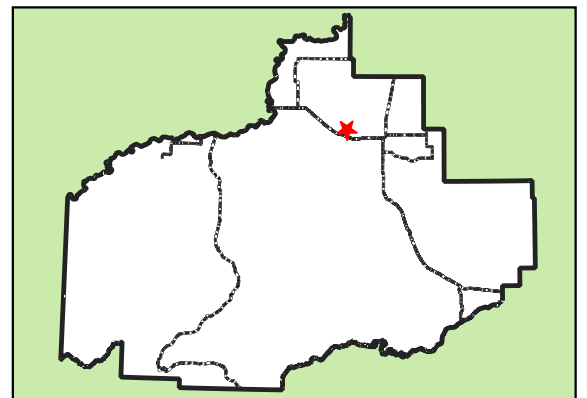
GV Imagery 2023

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Map Print Date : March 05, 2024



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metres
Scale 1:750

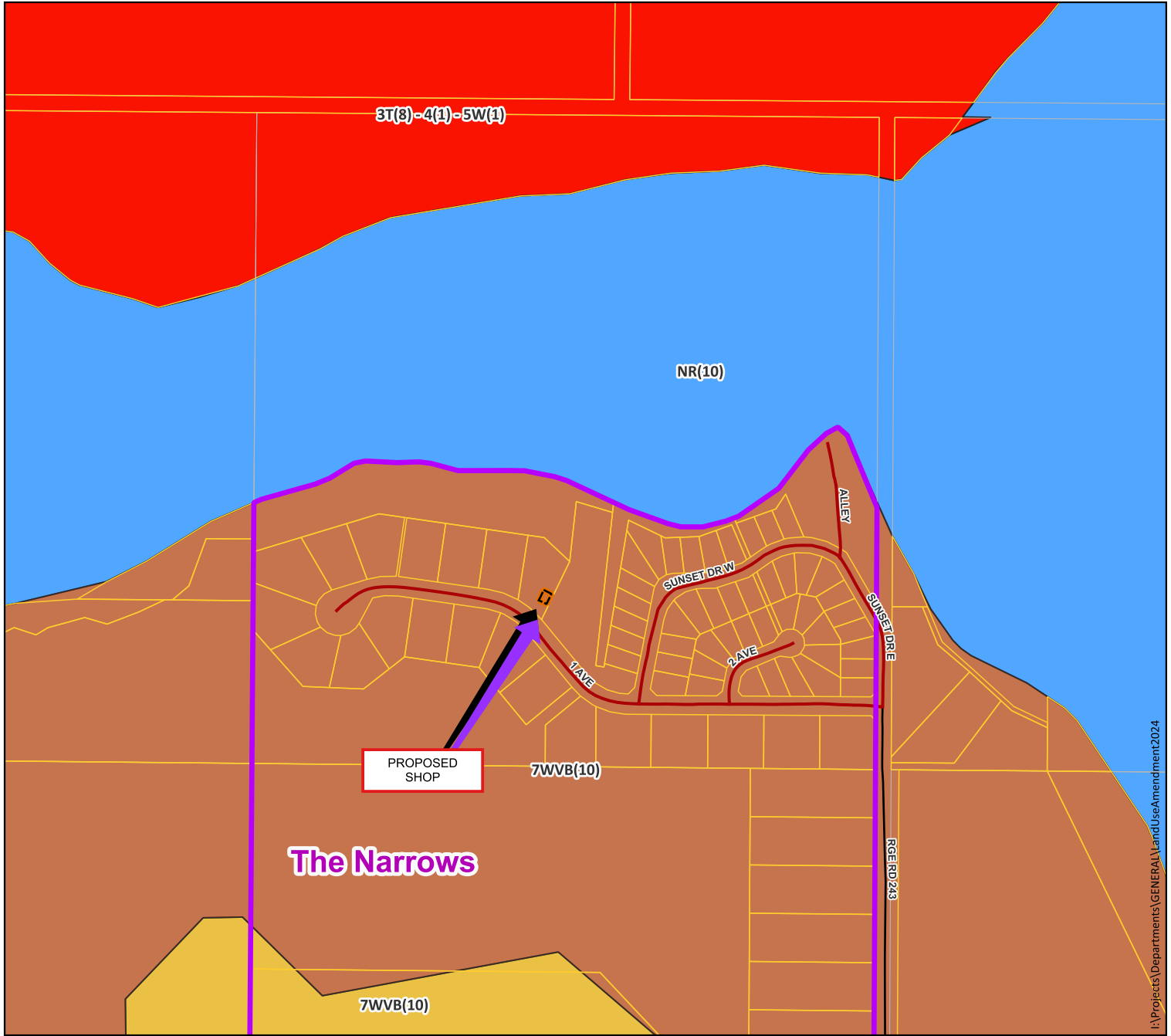
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MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-031

AGRASID



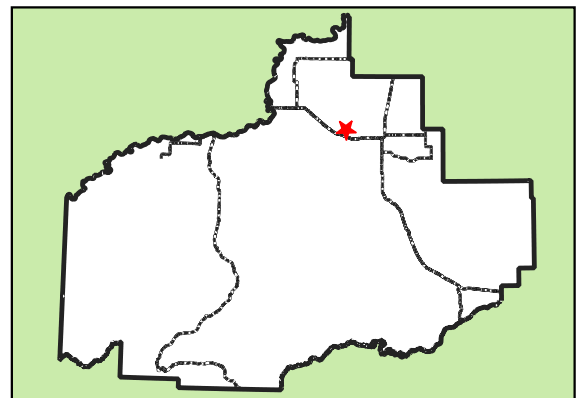
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LEGEND

- | | | |
|---------------------|-------------------------|--------------------------|
| Proposed Shop | AGRASID | undulating - high relief |
| Hamlet / Localities | hummocky - low relief | TRANSPORTATION |
| Cadastre | large single water body | Gravel Road |
| Section Grid | level organic | Paved Road |

** Spring Grain LSRS Values Displayed**

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0 200 400



metres

Scale 1:7,500

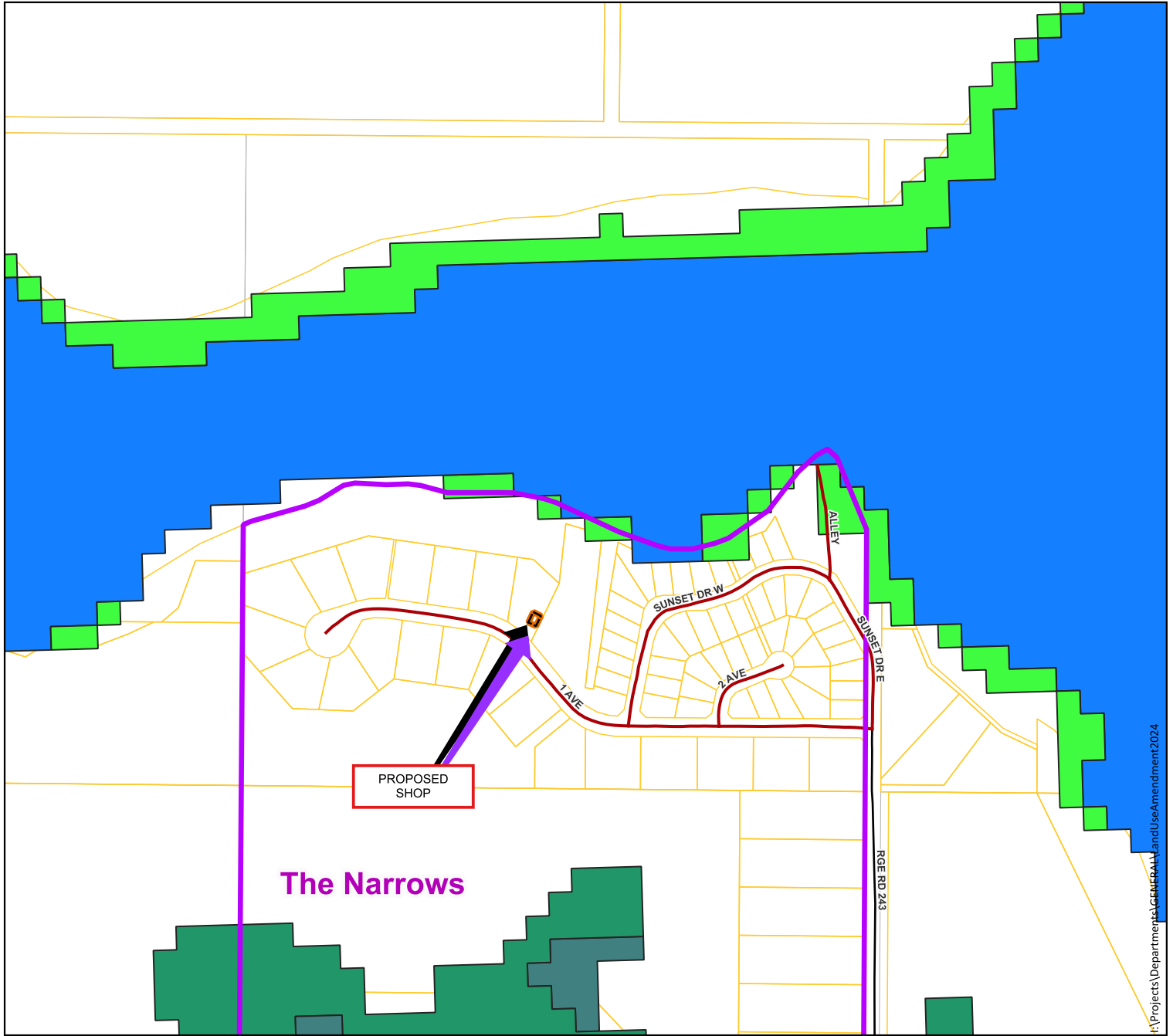
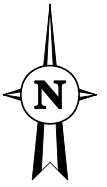
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MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-031

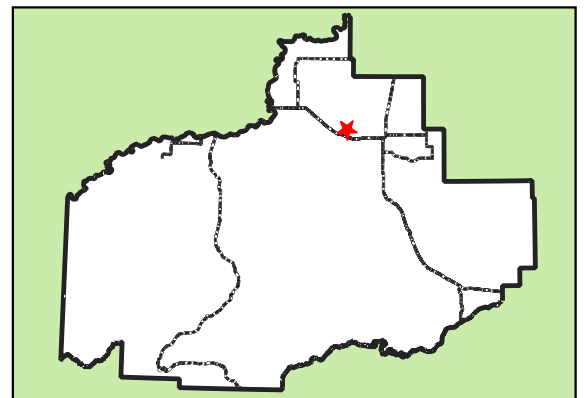
Wetland



I:\Projects\Departments\GENERAL\Land Use\Amendment\2024

LEGEND

- | | |
|---------------------|------------|
| Proposed Shop | Marsh |
| Hamlet / Localities | Open Water |
| Cadastre | Swamp |
| Section Grid | |
- TRANSPORTATION**
- | |
|-------------|
| Gravel Road |
| Paved Road |
- WETLAND INVENTORY**
- | |
|-----|
| Bog |
|-----|



metres
Scale 1:7,500
PROJECTION: UTM Zone 11N NAD 83

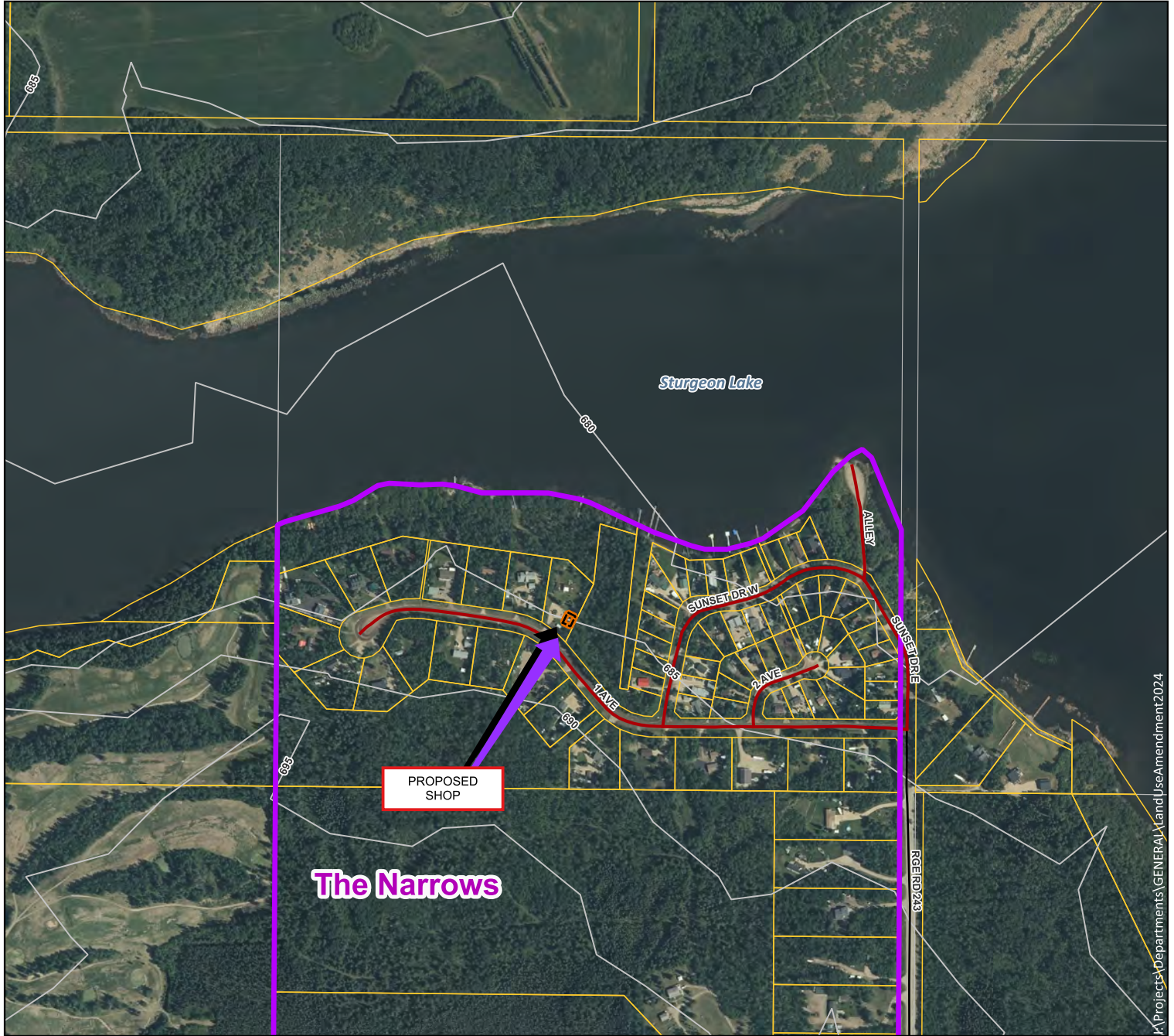
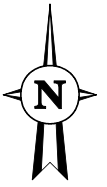
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MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-031



Topography



LEGEND

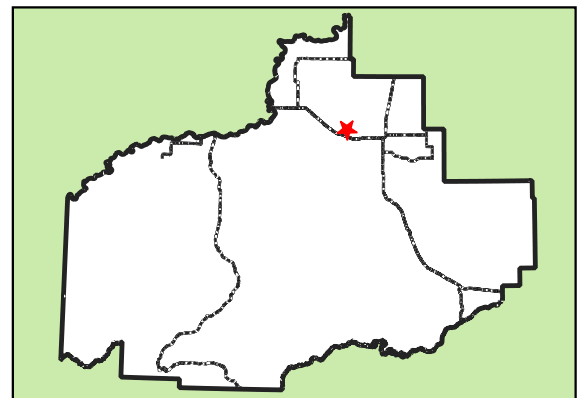
-  Proposed Shop
-  Hamlet \ Localities
-  Cadastre
-  Section Grid

TRANSPORTATION

-  Gravel Road
-  Paved Road

GV Imagery 2023

- Contour Line(m)**
-  Minor Break



0 200 400



metres

Scale 1:7,500

PROJECTION: UTM Zone 11N NAD 83

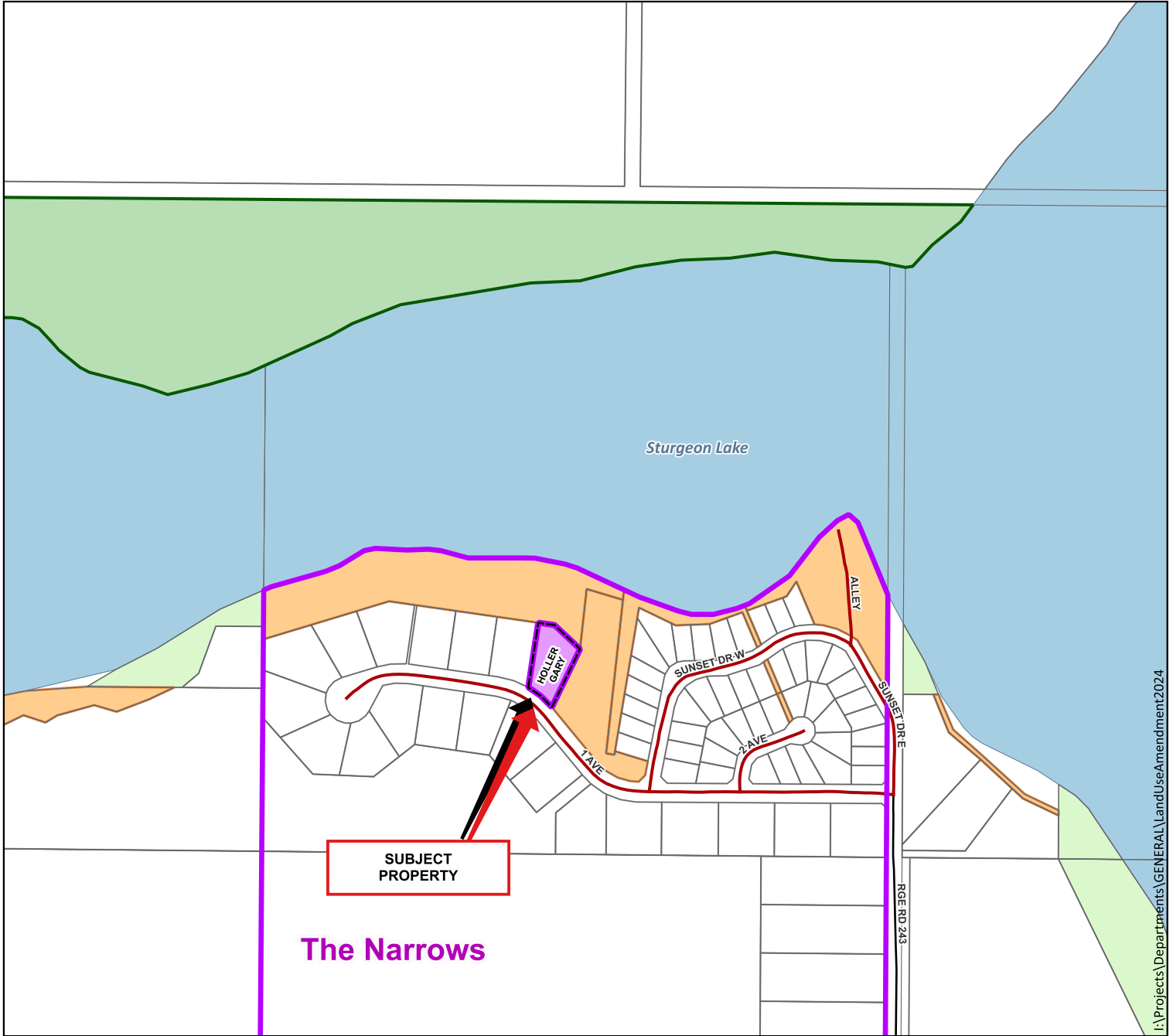
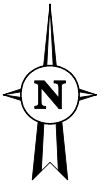
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MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-031

Ownership



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LEGEND

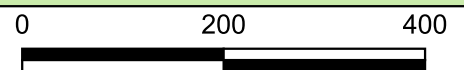
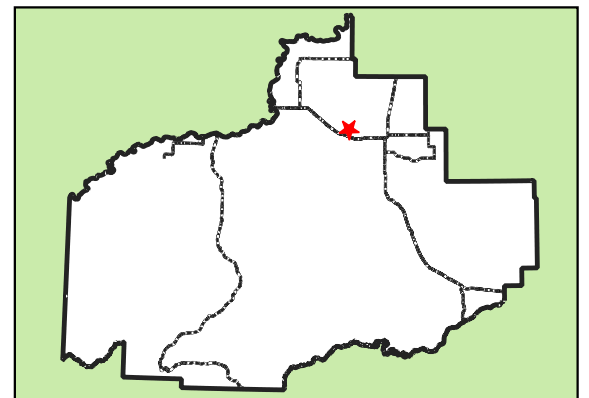
- Subject Property
- Hamlet / Localities

TRANSPORTATION

- Gravel Road
- Paved Road

LAND CLASSIFICATION

- Titled Land
- Crown Land
- Cadastre
- Municipal Property



metres
Scale 1:7,500
PROJECTION: UTM Zone 11N NAD 83

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Map Print Date : February 26, 2024

SITE INSPECTION PHOTOS

D24-031 Gary Holler Plan 8220383 Block 2 Lot 17; NE 33-70-24-W5M



Development Location facing Southeast on property



Development location facing Southeast on property (Zoomed Out)



Development location from Internal Subdivision Road facing Northeast



REQUEST FOR DECISION

SUBJECT: D24-032 Discretionary Use in A-1; Abattoir in Existing Accessory Building
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: March 13, 2024 **DIRECTOR:** MAV **PRESENTER:** NF
REPORT TYPE: Development Permit **MANAGER:** SD **WRITER:** NF

FILE NO.: D24-032 **LAND USE DISTRICT:** Agricultural One (A-1)
LEGAL LOCATION: NE 30-69-6-W6M
AREA: Ward 8, Grovedale Area
APPLICANT: Mitch Rawlyk
LANDOWNER: [REDACTED]

BACKGROUND/PROPOSAL:

Administration has received a development permit application for a new Abattoir in an existing Accessory Building on NE 30-69-6-W6M. The subject property is located approximately 3 km southwest of the Hamlet of Grovedale, 1.6 km south of Highway 666, adjacent to Range Road 65 (Bald Mountain Tower Road). The Accessory Building is currently being used as a shop by the property owner, the applicant is planning to lease the building and renovate it to accommodate a new meat packing facility. Abattoir is a discretionary use within the Agricultural One (A-1) district.

The applicant is in the process of obtaining a Mobile Butcher Facility Licence through Alberta Agriculture, Forestry, and Rural Economic Development. The licence allows the facility operator to transport, disassemble, and package uninspected carcasses including wild game for the owner’s personal and household consumption, as well as transport, disassemble, and package inspected carcasses from a provincially licenced Abattoir for sale or wholesale. Greenview’s Land Use Bylaw does not have any specific regulation addressing Abattoirs or meat processing facilities; however, the operation and facility are subject to numerous provincial and federal acts and regulations which dictate the processing and disposal of the carcasses as well as the standard of the facility. Some of the acts and regulations include the *Meat Inspection Act*, *Meat Inspection Regulation*, *Disposal of Dead Animals Act*, *Animal Health Act*, and *Health of Animals Act (Canada)*. The facility is not subject to Alberta Health Services approval as they do not plan to include a storefront; the current development permit application does not include a retail component.

PROPERTY DETAILS:

Proposed Servicing: Private; well and lagoon
Soil Type: Clay, Sandy Clay
Topography: Flat
Wetland Inventory: 28; some bog on southwest quarter
LSRS Spring Grains: 3(7) – 5W(3); moderate limitation and very severe limitation due to drainage

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Meat Inspection Act

1(a) “abattoir” means premises, including a multi-location abattoir,

- (i) where animals are slaughtered, or
- (ii) where animals and meat is
 - (A) prepared,
 - (B) packaged, or
 - (C) stored.

Alberta’s Slaughter Licences – A summary of the types of slaughter licences issued by the Government of Alberta

Mobile Butcher Facility Licence

This license is for a processing facility owned or operated by a licensed mobile butcher. Processing of uninspected meat is permitted from mobile butcher services, on-farm slaughter operation, wild game or purchased inspected meat. Regulatory inspections are conducted on a risk-based frequency to ensure that the premise and processing activities meet regulatory requirements.

Meat processed from animals slaughtered without inspection cannot be distributed beyond the household of the owner of the live animal. Inspected meat that is purchased for processing at a mobile butcher facility may be sold through retail, wholesale, food service or custom orders within Alberta.

The applicant does not plan to complete any slaughtering on-site and will only be taking in carcasses killed elsewhere such as licensed Abattoirs and from hunters or farmers, in accordance with provincial and federal regulations. While this meets the definition of *abattoir* within the *Meat Inspection Act* it is not subject to an abattoir licence.

Grovedale Area Structure Plan (GASP)

4.5 *Commerce & Industry*

4.5.1 *Agriculture – Policy*

- 4. *Support the development of agriculturally related industries.*

The subject property is designated as Agricultural within the Grovedale Area Structure Plan; the proposed use is supported by the GASP as an agriculturally related industry.

Land Use Bylaw 18-800

5.17 *Conversion of Building Use*

5.17.1 *Buildings may be converted, altered or remodelled for another use, provided the converted building conforms to all the provisions and regulations prescribed for the District in which it is located, as well as any applicable provisions and regulations of the Alberta Building Code (Alberta Safety Codes Authority) and Greenview bylaws.*

The existing accessory building meets the regulations of the A-1 district. Greenview does not have specific regulations for Abattoirs or similar uses however, the facility operation and building standards will be subject to provincial and federal regulations.

ABATTOIR *means the use of land or building in which animals are slaughtered and may include the packing, treating, storing and sale of the product.*

Although the applicant does not plan to perform the slaughtering on site, the definition of Abattoir is the best fit for the proposed meat packing facility and aligns with provincial regulations.

RECOMMENDED ACTIONS:

MOTION: That the Municipal Planning Commission APPROVE development permit application D24-032 for an Abattoir, subject to the following conditions:

1. The applicant must obtain a Mobile Butcher Facility Licence from the Province of Alberta and provide a copy to the Municipal District of Greenview No. 16.
2. No offensive noise or odour shall be produced by the business that would affect the privacy and enjoyment of adjacent residences.
3. The Abattoir shall be operated solely within the Accessory Building.
4. Any outdoor storage or storage of waste associated with the Abattoir shall be bear proofed and screened from view from the neighbouring parcels and roadways.

Standards:

1. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
2. Any outdoor storage or storage of waste associated with the Abattoir shall be in bear proof as follows:
 - a. Lids and doors recessed, self-closing and tight fitting to prevent odours from escaping.
 - b. Latches on all lids and doors must be bear-resistant (i.e., bear's claws unable to reach the latch trigger mechanism).
 - c. Hinges and latches for lids must be sufficiently strong such that they cannot be pried open by claws (able to withstand several thousands of pounds of force). The rule of thumb is that if it can be dismantled using a crowbar then it is not bear-resistant.
 - d. If the container is not able to be stored indoors, it must be sufficiently stable or capable of being anchored to a solid, stationary base to prevent tipping by large bears.
 - e. Container material must be sufficiently strong to prevent bears from chewing, battering or crushing the container.
 - f. Container should be constructed from corrosion-resistant materials to prevent rust and ensure long product life.

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. The meat processing facility is subject to the *Meat Inspection Act* and Meat Inspection Regulation and shall at all times comply with the regulations and requirements therein.
3. The abattoir is subject to the *Disposal of Dead Animals Regulation, Animal Health Act, and Health of Animals Act (Canada)* and shall at all times comply with the regulations and requirements therein.
4. 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.

5. 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.
6. 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.

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.

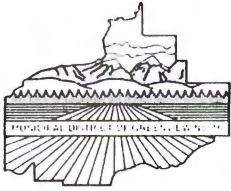
The Municipal Government Act allows applications for variances or discretionary use development permits to be appealed by affected parties up to 21 days following the issuance of the decision.

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
- Site Plan
- Aerial Map
- AGRASID Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map
- Site Photos
- Alberta's Slaughter Licences



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

**MUNICIPAL DISTRICT
 OF GREENVIEW No. 16**
RECEIVED
 FEBRUARY 22, 2024
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.

Owner: _____

Name of Applicant(s): _____

Applicant: _____
 (Complete if different from applicant)
 Registered Landowner(s) or Leaseholder(s) Mitch Rowlyk

Mailing Address: _____ City: _____ Postal Code: _____
 Other Phone: _____

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

Legal description of proposed development site: LSD/QTR. NE SEC. 30 TWP. 69 RGE. 0 M. 6

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

Property size: Hectares: 64.75 Acres: 160 Description of the existing use of the land: Agriculture

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

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

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

ROLL NO.: 39970 APPLICATION NO.: D24-032

FEES: \$150/ \$150 DATE PAID: February 22, 2024

RECEIPT NO.: 400690 DEEMED COMPLETE:

LAND USE DISTRICT: A-1 PROPOSED USE: Abattoir (in Existing Accessory Building)

COMMENTS:

PERMITTED USE VARIANCE
 DISCRETIONARY USE PROHIBITED USE



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

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

Abattoir - Meat Processing Facility in existing shop, upgrading power service and interior renovations

Size of the proposed development:

Length ^{15.24} metres
50 feet

18' x 50' lean-to ^{5.48*15.24}
Width ^{10.97} metres
36 feet

Building height metres
 feet

Accessory building:
(if applicable)

Total Floor area
2615 ^{242.94} Sq. metres
 Sq. feet

Height
 Metres Attached
 Feet Detached

Secondary suite information:
(if applicable)

Existing suite New suite

Attached
 Detached

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

Indicate the proposed setback from the property line:

Front yard metres
60 feet

Rear yard metres
712 feet

Side yard (1) metres
687 feet

Side Yard (2) metres
98 feet

Does this development require a variance?

Yes, explain Discretionary in A-1 No (If yes, please submit a Variance Request Form)

Construction Start Date: February 23, 2014 End Date: TBD Completed Project Cost: \$ 300,000

Has the development commenced? Yes No

includes equipment

Manufactured Home

Manufacturer: n/a Model: n/a Year: n/a

Sewage System

Type of sewage system: lagoon

ALL development permit applications require a printout of a map from as ERCB. This can be obtained via website, phone, email, fax or mail.

(AER, previously known

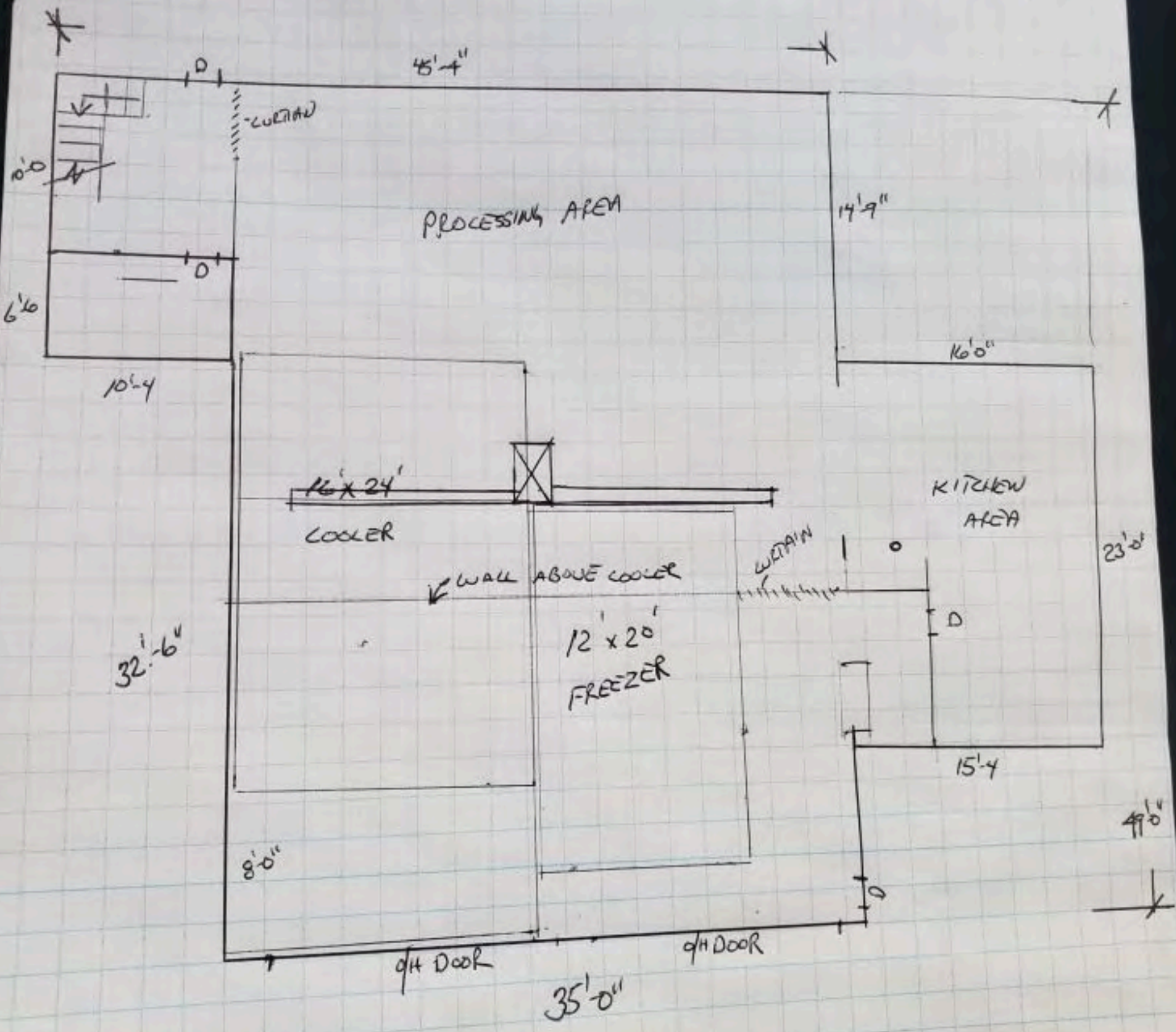
Is there an abandoned well or pipeline on the property? Yes No (printout must still be provided)
Licensee name: _____

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.



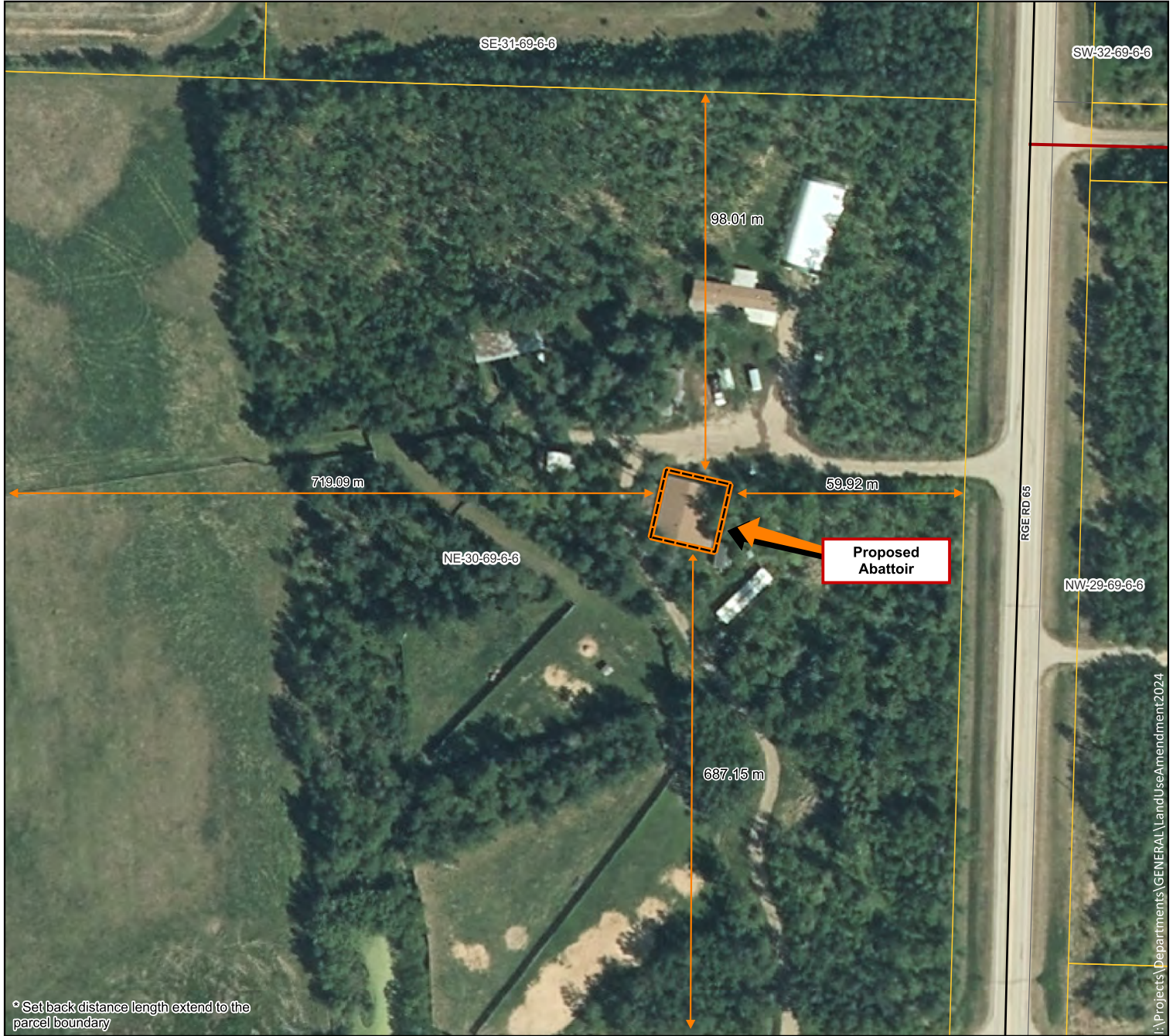
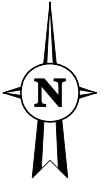




NOTE: ALL MEASUREMENTS 1/5 WALL $\frac{1}{8}'' = 1'-0''$



MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Development Permit D24-032
 NE-30-69-06-W6M
 Main



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LEGEND

Proposed Abattoir

TRANSPORTATION

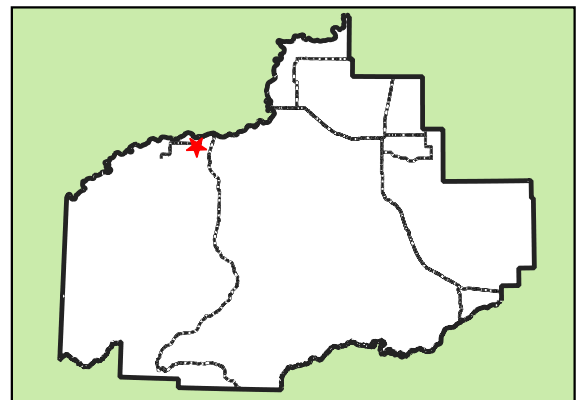
Gravel Road

Paved Road

GV Imagery 2023

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Map Print Date : February 29, 2024



0 25 50



metres

Scale 1:1,500

PROJECTION: UTM Zone 11N NAD 83

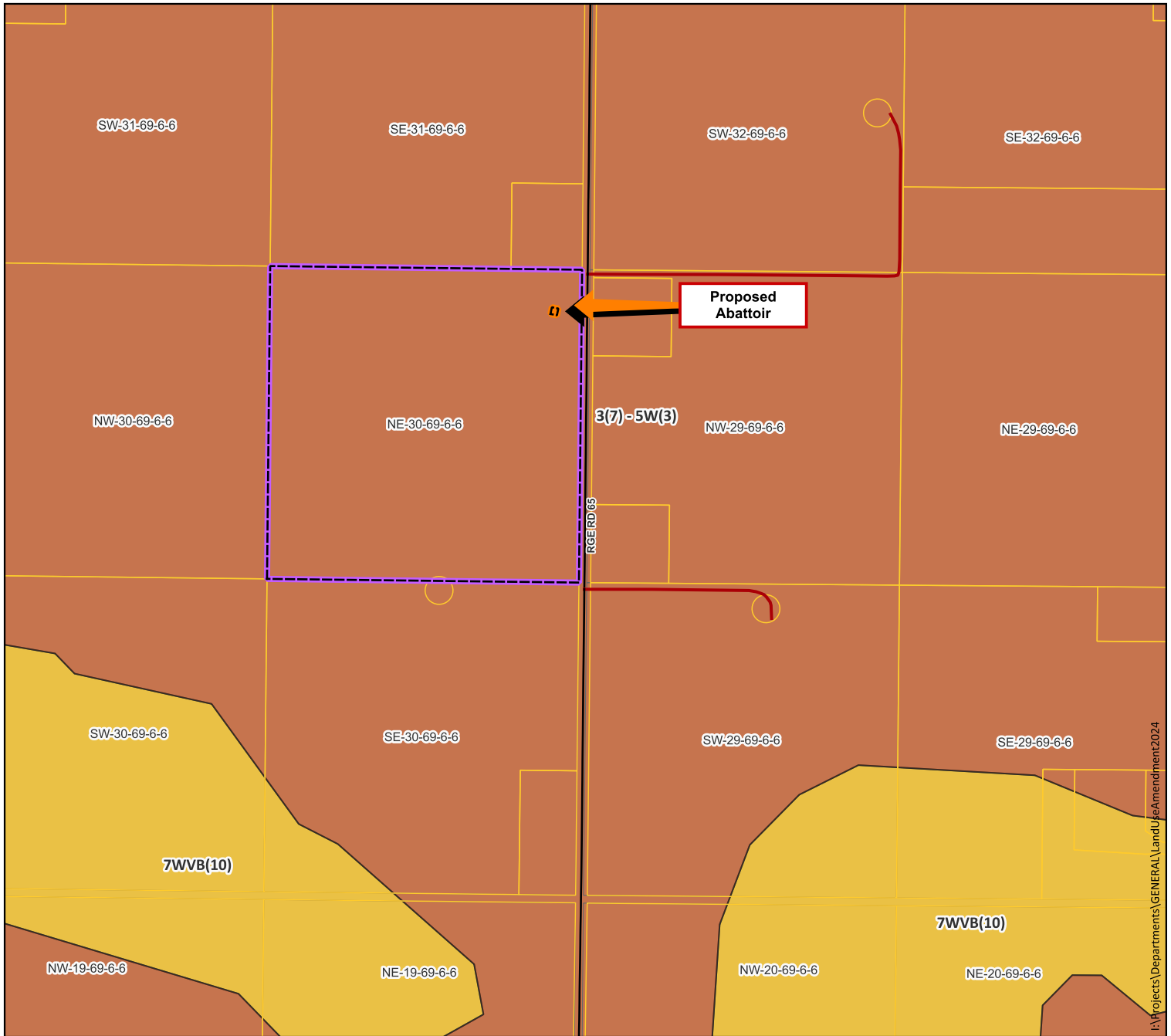
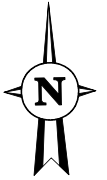


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-032

NE-30-69-06-W6M

AGRASID



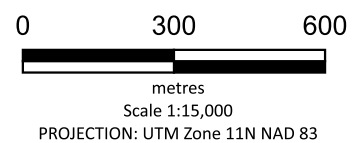
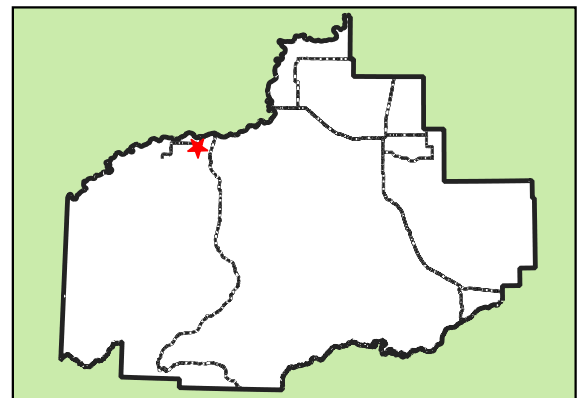
LEGEND

- Proposed Abattoir
- Subject Property
- AGRASID**
- level organic
- undulating - high relief
- TRANSPORTATION**
- Gravel Road
- Paved Road

** Spring Grain LSRS Values Displayed**

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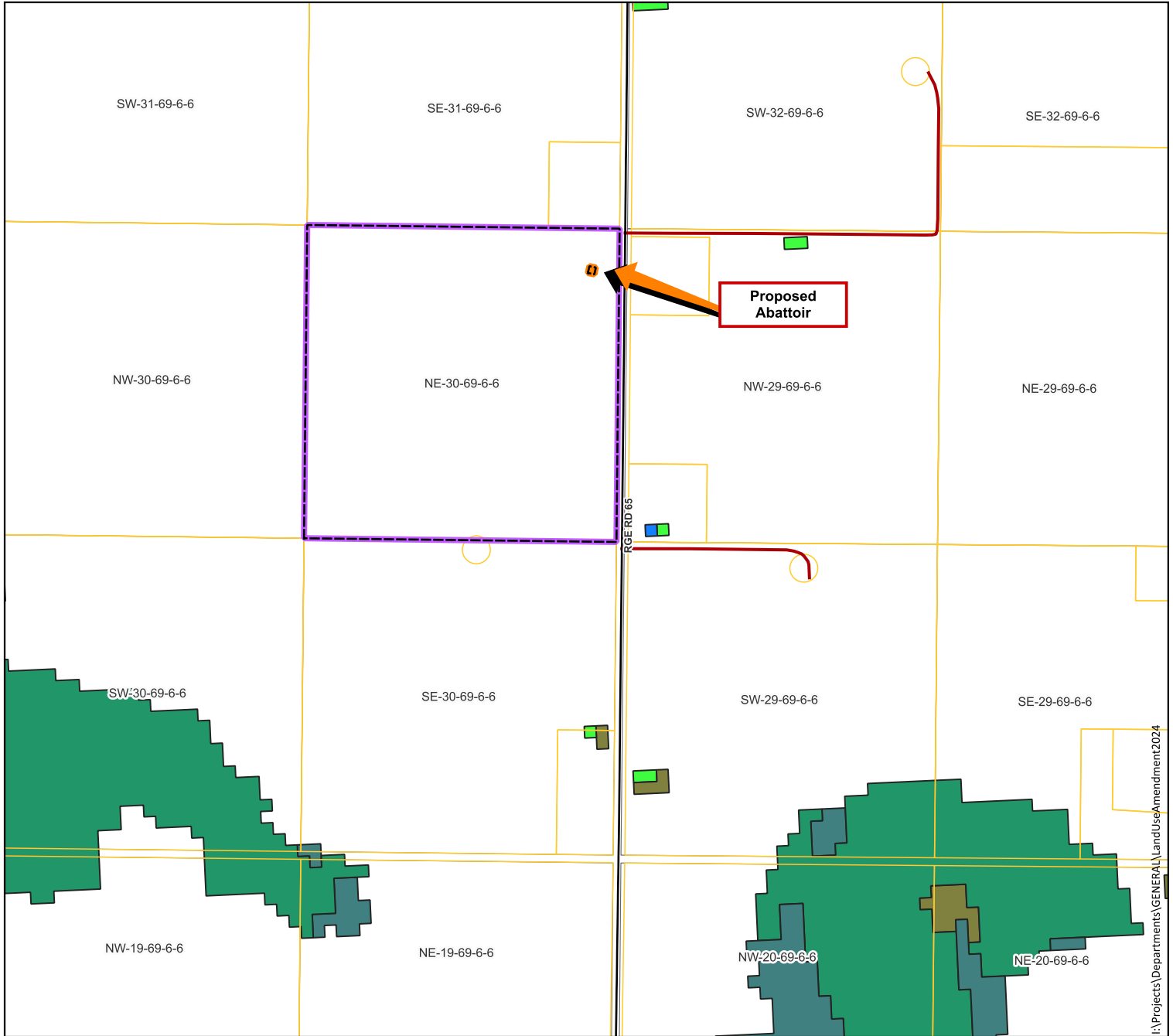
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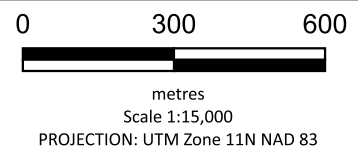
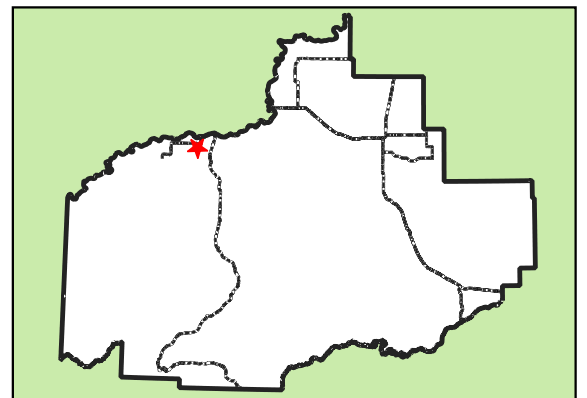


MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Development Permit D24-032
 NE-30-69-06-W6M
 Wetland



LEGEND

- | | | |
|--------------------------|-----------------------|--|
| Proposed Abattoir | Open Water | |
| Subject Property | Swamp | |
| Wetland Inventory | | |
| Bog | TRANSPORTATION | |
| Fen | Gravel Road | |
| Marsh | Paved Road | |



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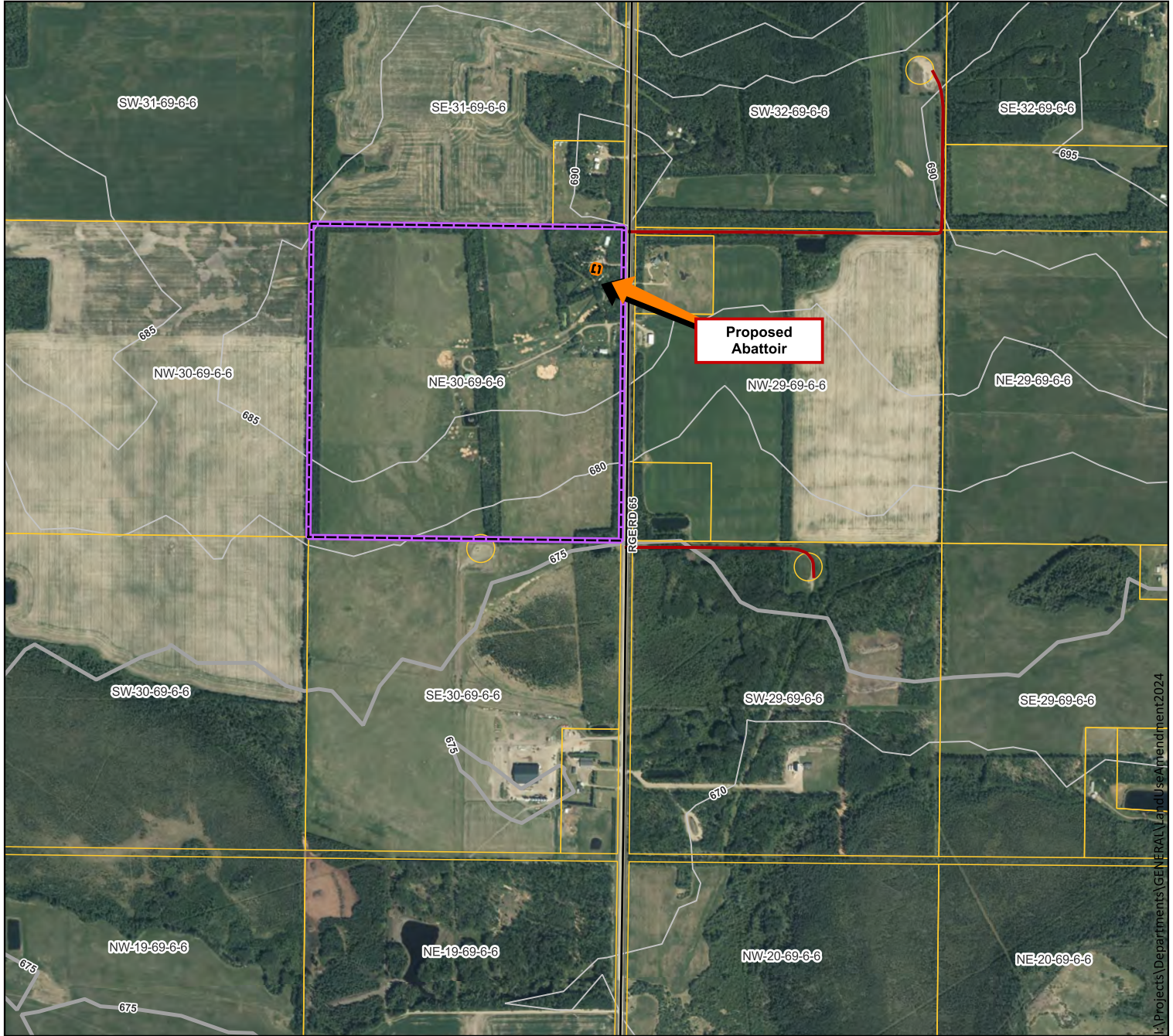
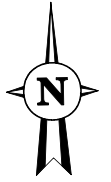


MUNICIPAL DISTRICT OF GREENVIEW NO. 16







Development Permit D24-032

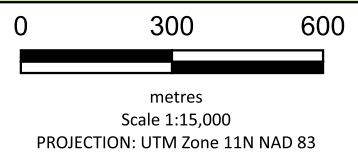
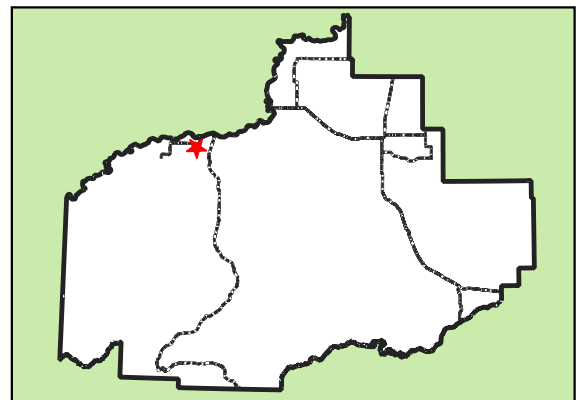
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Topography



LEGEND

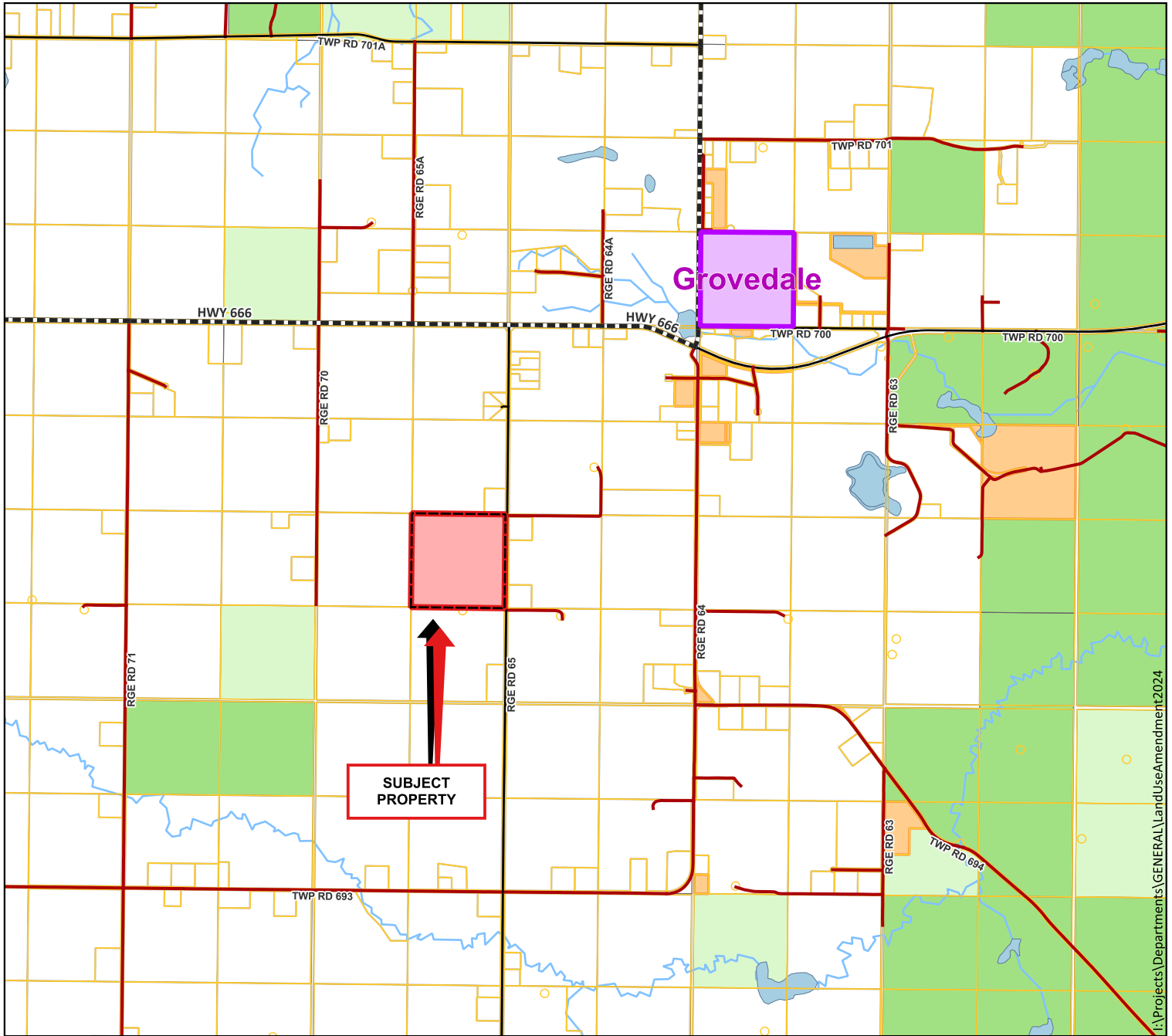
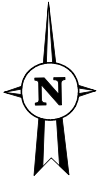
-  Proposed Abattoir
-  Subject Property
- Contour Line(m)**
-  Minor Break
-  Major Break
- TRANSPORTATION**
-  Gravel Road
-  Paved Road
- GV Imagery 2023**















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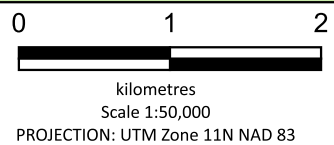
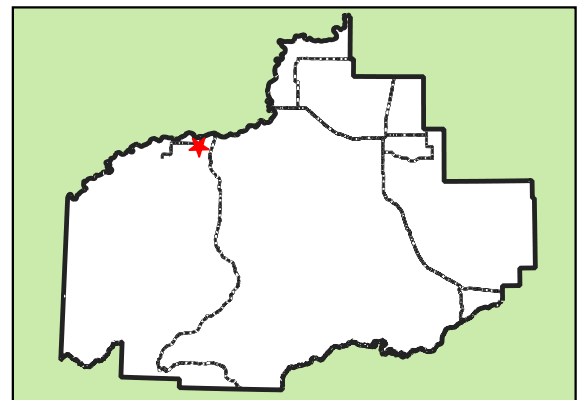


MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Development Permit D24-032
 NE-30-69-06-W6M
 Location



LEGEND

- | | |
|--|--|
|  Subject Property |  Stream / Creek |
|  Hamlet / Localities | LAND CLASSIFICATION |
| TRANSPORTATION |  Titled Land |
|  Paved Highways |  Crown Land |
|  Gravel Road |  Grazing Leases |
|  Paved Road |  Cadastre |
| HYDRO FEATURES |  Municipal Property |
|  Lake / River | |



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SITE INSPECTION PHOTOS

D24-032 Rawlyk, Mitch NE 30-69-6-W5M



Shop from Bald Mountain Tower Road

Alberta's slaughter licences

A summary of the types of slaughter licences issued by the Government of Alberta

Overview

Slaughter and meat processing is a diverse industry in Alberta and there are a number of ways you can licence your business. The licence that you need for your operation is dependent on the disposition of the final product.

To sell meat in Alberta, a series of inspections is required. An approved inspector must do an ante-mortem inspection on the live animal to monitor the general health of the animal. The inspector must do a post-mortem inspection after the evisceration of the animal to monitor the internal organs for disease. If the inspections are passed and the inspector deems the meat fit for human consumption, it may be processed in an inspected facility and sold.

Abattoir licence

Under this licence, animals are slaughtered in a building that meets the regulatory requirements; processing of the resulting meat may be included in the licence's scope. This is the only slaughter licence offered by the government of Alberta that provides inspection services, which means it is the only one that enables the sale of the resulting meat products.

Inspected carcasses can be processed or sold whole through retail, wholesale, foodservice or custom orders throughout Alberta, but cannot be sold outside of Alberta.

Mobile butcher licence

This licence enables you to conduct custom uninspected slaughter for another person who owns both the animal and the land where it is slaughtered.

The meat resulting from the carcasses is uninspected and is only for consumption by the household of the producer who owned the live animal.

Mobile butcher facility licence

This license is for a processing facility owned or operated by a licensed mobile butcher. Processing of uninspected meat is permitted from mobile butcher services, on-farm slaughter operation, wild game or purchased inspected meat. Regulatory inspections are conducted on a risk-based frequency to ensure that the premise and processing activities meet regulatory requirements.

Meat processed from animals slaughtered without inspection cannot be distributed beyond the household of the owner of the live animal. Inspected meat that is purchased for processing at a mobile butcher facility may be sold through retail, wholesale, foodservice or custom orders within Alberta.

On-farm slaughter operation licence

This licence allows you, or someone you designate, to slaughter animals on land that you own, lease or otherwise control. You may process the carcass on the same land as the slaughter site if you have the skill and equipment to ensure the safety of the product. The slaughter must occur outdoors and cannot be done inside a building. Your customers can buy a live animal from you, or bring a live animal sourced elsewhere, for your slaughter and/or processing services.

The meat from the carcasses is uninspected and is for consumption by the household(s) of the owner(s) of the live animal only. The slaughter is not inspected and no inspected meat can be processed at the facility.

Comparison of the activities enabled by each licence

This chart compares the scope of the various licences

To determine which licence is appropriate for your business, ensure that the licence that you have or are planning to apply for supports the activities that you wish to conduct. Please note that you can have more than one licence and this might be necessary in order for you to meet the objectives of your business plan.

NOTE: A producer who slaughters **their** animals **themselves**, on **their** land, for consumption by **their** household, does not need a licence.

Licence type	Slaughter is inspected	Processing facility is inspected	Processing of inspected meat is allowed	Processing of uninspected meat is allowed (including wild game)	Meat from the slaughter can be sold	The processed inspected meat can be sold	The meat can be sold at farmers markets or farm gates	A carcass can be shared by more than one owner
Abattoir licence	Yes	Yes Processing is optional	Yes	Yes	Yes	Yes	Yes	Yes The meat can be shared by unlimited customers
Mobile butcher licence	No	N/A This is not a processing licence	N/A This is not a processing licence	N/A This is not a processing licence	No	N/A This is not a processing licence	No	No
Mobile butcher facility licence	N/A This is not a slaughter licence	Yes	Yes Inspected meat can be purchased, processed, and sold	Yes	Yes and No Only meat from an inspected slaughter can be sold	Yes If the slaughter was inspected	Yes If the slaughter was inspected	Yes and No Only inspected meat or a large animal from an OFSO can be shared
On-farm slaughter operation licence	No	No	No	Yes	No	No Inspected meat cannot be purchased or processed under this licence	No	Yes A carcass (>227 kg live weight) can be shared by up to four owners' households