



# Municipal District of **GREENVIEW**

## MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, May 15, 2024

9:00 AM

Administration Building and Zoom  
Valleyview AB

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**#1  
CALL TO ORDER**

**#2  
ADOPTION OF AGENDA**

**#3  
MINUTES**

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

**#4  
SUBDIVISION**

NONE

**#5  
DEVELOPMENT PERMITS**

- |     |   |    |
|-----|---|----|
| 5.1 | D24-034 / D BLOCK / OILFIELD SERVICE, SHOP WITH OFFICES,<br>AND ACCOMMODATION EMPLOYEE / PLAN 1621185; 2; 2/<br>GROVEDALE AREA          | 11 |
| 5.2 | D24-053 / E ERME & K DOWLING / DISCRETIONARY USE IN<br>CR-1; HOME OCCUPATION, MAJOR - ADDITION / PLAN 082<br>3266; 1; 4/ GROVEDALE AREA | 33 |
| 5.3 | D24-055 / D MARTIN / PERMITTED USE WITH FRONT YARD<br>SETBACK VARIANCE IN A-1 / SE 23-70-26-W5M / CROOKED<br>CREEK AREA                 | 49 |

**#6  
NEXT MEETING**

- |     |   |  |
|-----|---|--|
| 6.1 | NEXT MEETING JUNE 12, 2024                    |  |
| 6.2 | RESCHEDULE JULY 10, 2024 MPC MEETING (VERBAL) |  |

**#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, April 10, 2024

- #1**  
**CALL TO ORDER**  
 Chair Ryan Ratzlaff called the meeting to order at 9:00 a.m.
- PRESENT**
- |            |  |                        |
|------------|--|------------------------|
| Chair      |  | Ryan Ratzlaff          |
| Vice-Chair |  | Sally Rosson           |
| Member     |  | Jennifer Scott         |
| Member     |  | Bill Smith (Zoom)      |
| Member     |  | Dave Berry             |
| Member     |  | Marko Hackenberg       |
| Member     |  | Tom Burton (Zoom 9:05) |
- ATTENDING**
- |   |  |                |
|---|--|----------------|
| CAO                                       |  | Stacey Wabick  |
| Director, Infrastructure & Engineering    |  | Roger Autio    |
| Interim Manager, Planning and Development |  | Jan Sotocinal  |
| Development Officer                       |  | Nicole Friesen |
| Recording Secretary                       |  | Nancy Harris   |
- ABSENT**
- |        |  |                    |
|--------|--|--------------------|
| Member |  | Christine Schlieff |
| Member |  | Winston Delorme    |
| Member |  | Tyler Olsen        |
| Member |  | Dale Smith         |
- GUESTS**
- |  |  |                          |
|--|--|--------------------------|
|  |  | Kyle Miller (S24-001)    |
|  |  | Rod (S24-001)            |
|  |  | Christie Jones (S24-002) |
|  |  | Wade Morrison (S24-004)  |
- #2**  
**AGENDA**
- MOTION: 24.04.20 Moved by: Vice Chair Sally Rosson  
 That the April 10, 2024, agenda be adopted as presented.
- For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Marko Hackenberg

**CARRIED**

**#3**  
**MINUTES**

**3.1 MINUTES OF REGULAR MEETING**

MOTION: 24.04.21 Moved by: Member Dave Berry

That the minutes of the Municipal Planning Commission regular meeting held on March 13, 2024, be adopted as amended:

- **Members for corrected in motion 3.1**

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Marko Hackenberg

**CARRIED**

### **3.2 BUSINESS ARISING FROM MINUTES**

NONE

#### **#4 SUBDIVISIONS**

#### **4.1 S24-001 / GREEN LEAF HOLDINGS INC / ONE LOT SUBDIVISION / PLAN 822 3273; 34; 6 / HAMLET OF GRANDE CACHE**

Development Officer Nicole Friesen presented an overview of subdivision application for One Lot Subdivision in DC-FMBP Plan 822 3273; 34; 6 The property was zoned Direct Control – Floyd McLennan Business Park (DC-FMBP) District.

#### **822 3273; 34; 6**

MOTION: 24.04.22 Moved by: Vice Chair Sally Rosson

That the Municipal Planning Commission for the Municipal District of Greenview No. 16 APPROVE subdivision application S24-001 for the creation of a one (1) lot and road, totalling approximately 1.4 ha (3.46 ac) from the parcel legally described as Plan 822 3273, Block 34, Lot 6 and the adjacent roadways, subject to the following:

Conditions:

1. The applicant shall submit to the Municipal District 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, including road right of way widths of 20.5 metres.
2. The applicant shall submit to the Municipal District of Greenview No. 16 a Plan of Survey for a Utility Right of Way, 3.0 metres in width, adjacent to the proposed road, suitable for registration with Alberta Land Titles.
3. The applicant shall close those portions of road within Plan 69TR (105 Avenue) and Plan 042 6473 (99 Street) adjacent to Plan 822 3273, Block 34, Lot 6. All costs associated with closure and consolidation of the roads shall be the responsibility of the applicant and the applicant shall pay all applicable fees in accordance with the Schedules of Fees Bylaw 24-970. Registration of the road closure shall occur concurrently with registration of the Plan of Survey for the subdivision.
4. The applicant shall pay a final subdivision endorsement fee in accordance with the Municipal District of Greenview No. 16 Schedules of Fees Bylaw 24-970.

5. The applicant shall pay all taxes owing to the Municipal District of Greenview No. 16 up to the year in which the subdivision is to be registered prior to signing the final subdivision endorsement documents.
6. The applicant shall enter into and comply with the terms of a development agreement in accordance with the Municipal Government Act, s. 655 for provision of the following, as required:
  - a) Road access, extending to the north boundary of the subdivision and any temporary road extension, cul de sac, or turnaround;
  - b) Municipal water service and extensions;
  - c) Municipal sewer service and extensions;
  - d) Municipal storm sewer service and extensions;
  - e) Franchise utility services and any Utility Rights-of-Way (URWs);
  - f) Street lighting;
  - g) Street signage;
  - h) Sidewalks and pedestrian connections, if any; and
  - i) Performance securities.

The developer shall prepare engineered drawings in accordance with the Municipal District of Greenview No. 16 Development Guidelines and Municipal Servicing Standards. The elements above, forming part of the development agreement shall be prepared by the developer, submitted to the Municipal District of Greenview No. 16 for review and approval, and constructed by the developer to the satisfaction of the Municipal District of Greenview No. 16, in accordance with the terms of the development agreement. The development agreement shall be registered by caveat on the title of the subject lands pursuant to Section 655(2) of the Municipal Government Act. The Municipal District of Greenview No. 16 shall prepare the development agreement as per the Schedules of Fees Bylaw 24-970.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Marko Hackenberg

**CARRIED**

**4.2 S24-002 / MITHCELL / FIRST PARCEL OUT / NW 14-69-20-W5M / SUNSET HOUSE AREA**

Acting Manager, Planning & Development Jan Sotocinal presented an overview of subdivision application for First Parcel Out within NW 14-69-20-W5M The property was zoned Agricultural One (A-1) District.

**NW 14-69-20-W5M**

MOTION: 24.04.23 Moved by: Member Dave Berry

That the Municipal Planning Commission of the Municipal District of Greenview No. 16 hereby APPROVE subdivision application S24-002 for the creation of approximately 4.05 hectares (10.0 acres) parcel within the lands legally described as, NW 14-69-20-W5M, subject to the following:

**Conditions:**

1. The applicant shall submit to the Municipal District 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 Municipal District of Greenview No. 16's Schedule of Fees Bylaw 24-970.
3. The applicant shall pay all taxes owing to the Municipal District of Greenview No. 16, up to the year in which the subdivision is to be registered, prior to signing the final subdivision endorsement documents.
4. The applicant shall apply and pay all applicable fees in accordance with the Schedule of Fees Bylaw 24-970 for construction of a gravel approach to the remainder of the quarter section. The Municipal District of Greenview No. 16 reserves the right to determine the date of construction of the approach.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Marko Hackenberg, Member Tom Burton

**CARRIED**

**4.2 S24-004 / MORRISON / FIRST PARCEL OUT / SW 16-75-24-W5M / PUSKWASKAU AREA**

Acting Manager, Planning & Development Jan Sotocinal presented an overview of subdivision application for First Parcel Out within SW 16-75-24-W5M The property was zoned Agricultural One (A-1) District.

**SW 16-75-24-W5M** MOTION: 24.04.24 Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE the subdivision application S24-004 for the creation of approximately 8.10 hectares (20 acres) parcel within the lands legally described as, SW-16-75-24-W5M subject to the following:

**Conditions:**

1. The applicant shall submit to the Municipal District 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 Municipal District of Greenview No. 16's Schedule of Fees Bylaw 24-970.
3. The applicant shall pay all taxes owing to the Municipal District of Greenview No. 16, up to the year in which the subdivision is to be registered, prior to signing the final subdivision endorsement documents.

4. Obtain and comply with the conditions of a development permit for the two cabin structures on the proposal lot or provide evidence of their removal or demolition.

**Advisory Notes:**

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

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Marko Hackenberg, Member Tom Burton

**CARRIED**

**#5  
DEVELOPMENT  
PERMITS**

**5.1 D24-024 / VERDECHEM TECHNOLOGIES INC / PERMITTED USE IN M-2;  
ACCESSORY BUILDING WITH VARIANCES / PLAN 082 2151; 1; 2 / DEBOLT AREA**

Development Officer Nicole Friesen presented an overview of a development permit application for Permitted Use in M-2; Accessory Building with Variances Plan 082 2151; 1; 2 within SW 9-72-1-W6M. The property was zoned Industrial General (M-2) District.

**SW 9-72-1-W6M**

MOTION: 24.04.25 Moved by: Member Tom Burton

MOTION: That the Municipal Planning Commission APPROVE development permit application D24-024 for an Accessory Building on Plan 082 2151; 1; 2, 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. That a 71% variance is granted to the 5.0 metre (16.4 feet) maximum building height, allowing the Accessory Building (Equipment Storage and Wash Bay) to be 8.57 metres (28.12 feet) in height.
3. Prior to operation of the Wash Bay, the applicant shall provide proof of installation of a septic tank and containment system to the Municipal District of Greenview No. 16.
4. Grading of the site shall be completed in accordance with the approved site grade plan prepared by the developer.
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. Copies of all required permits are to be provided to the

Municipal District of Greenview No. 16's Planning & Development department at [planning@mdgreenview.ab.ca](mailto:planning@mdgreenview.ab.ca).

6. The Accessory Building shall be located no closer than 1.5 m (4.9 ft) from another building.
7. The applicant shall obtain a roadside development permit from Alberta Transportation & Economic Corridors and submit a copy to the Municipal District of Greenview No. 16, prior to operation of the facility.

**Standards:**

1. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
2. The exterior of the building shall be completed within twenty-four (24) months from the issuance of the development permit. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired, and without effect, unless an extension to this period has been previously granted.
3. Stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring the extent of the disturbed area and the duration of exposure is minimal.
4. Deleterious materials must not be allowed to enter any watercourse.
5. Additional development such as an outdoor wash bay will be subject to additional permitting.

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

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Marko Hackenberg, Member Tom Burton

**CARRIED**



## **5.2 D24-041 / ANDREWS / PERMITTED USE IN CR-3 – ACCESSORY BUILDING IN FRONT YARD / NE 19-71-22-W5M / SANDY BAY AREA**

Development Officer Nicole Friesen presented an overview of a development permit application for Permitted Use – Accessory Building in Front Yard Plan 3978KS; 1;4 within NE 19-71-22-W5M. The property was zoned Country Residential Three (CR-3) District.

**NE 19-71-22-W5M** MOTION: 24.04.26 Moved by: Vice Chair Sally Rosson  
That the Municipal Planning Commission APPROVE development permit application D24-041 for a Cabin with Deck, Accessory Building (Garage), & Fence on Plan 3978KS; 1; 4, 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. That a 7% variance is granted to the 3.0 metre (9.8 feet) east side yard setback requirement, allowing the Cabin to be located 2.74 metres (9.0 feet) from the east property line.
3. That a 50% variance is granted to the 1.2 metre (3.9 feet) maximum fence height, allowing the fence to be 1.8 metres (6.0 feet) in height in the Yard, Front.
4. The Accessory Building shall be located no closer than 1.5 m (4.9 ft) from the Cabin or another Accessory Building.
5. The applicant is required to install a holding tank to service the proposed development. The landowner is responsible for regular evacuation, cleaning, and maintenance of the tank which must meet the tank and installation requirements of the Alberta Private Sewage Systems Standards of Practice.

### **Standards:**

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

### **Notes:**

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation.
2. All development must conform to the conditions of this development permit and the approved plans, and any revisions as required pursuant to this approval. Any subsequent changes, amendments, or additions to this

development permit shall require a new development permit application, including but not limited to, an expansion or intensification of the use.

3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing, and Electrical permits, in accordance with the Safety Codes Act of Alberta. Copies of such permits are to be provided to the Municipal District of Greenview No. 16.
4. 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.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Marko Hackenberg, Member Tom Burton

**CARRIED**

**#6  
NEXT MEETING**

Wednesday, May 15, 2024

**#7  
ADJOURNMENT**

MOTION: 24.04.27 Moved by: Member Jennifer Scott  
That the meeting be adjourned at 10:02 a.m.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Marko Hackenberg, Member Tom Burton

**CARRIED**

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CHAIR  
RYAN RATZLAFF

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DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT  
MARTINO VERHAEGHE



# REQUEST FOR DECISION

SUBJECT: **D24-034 Oilfield Service, Shop with Offices, and Accommodation Employee**  
 SUBMISSION TO: MUNICIPAL PLANNING COMMISSION      REVIEWED AND APPROVED FOR SUBMISSION  
 MEETING DATE: May 15, 2024      DIRECTOR: MAV      PRESENTER: AB  
 REPORT TYPE: **Development Permit**      MANAGER: JS      WRITER: AB

FILE NO.: D24-034      LAND USE DISTRICT: M-1 Industrial Light  
 LEGAL LOCATION: Plan 1621185; Block 2; Lot 2/NW-33-069-06-W6M  
 AREA: Grovedale  
 APPLICANT: Dan Block  
 LANDOWNER: 1189220 AB Ltd.

## BACKGROUND/PROPOSAL:

This application was received on February 26, 2024, for an Oilfield Service business – Apex Services, Shop with Offices, and Accommodation, Employee located in the Industrial Light (M-1) Land Use District. The landowner has already received an approval of D23-171 from the Municipal Planning Commission at the December 13, 2023 meeting, however, the applicant is applying to move the Employee Accommodation building, re-orientate the Oilfield Service Shop with Offices, and re-locate the Process Pond.

Due to the use of Accommodation, Employee being a discretionary use in Greenview’s M-1 district, this application is being brought to the Municipal Planning Commission for review. The primary use of the lot will continue as an Oilfield Service business and Shop with Offices, which are permitted uses within Greenview’s M-1 District.

The applicant is proposing to build a 2556 m<sup>2</sup> Oilfield Service Shop with Offices, and to move a 900 m<sup>2</sup> Employee Accommodation building onto the property. In comparison to Development Permit D23-171, the size of the Oilfield Service Shop with Offices has increased a total of 183m<sup>2</sup>, which was previously approved as 2373 m<sup>2</sup>. The size of the Employee Accommodation building has also increased from the previous approved size of 440.22m<sup>2</sup> to 900 m<sup>2</sup>. The Employee Accommodation building will house employees who work off site, while on shift. All buildings and development on the property meet the appropriate setbacks from all property lines. The process pond has moved from the East boundary, North of the traffic bulb, to the North boundary of the Lot, East of the existing approach.

The landowner has also received an approved Development Permit D23-138 for Site Stripping & Grading for this lot, which included an approved Storm Water Management Plan completed by a qualified Engineer. The plan was reviewed and approved by Greenview’s Infrastructure and Engineering departments to ensure site drainage is being properly facilitated on the parcel.

The Oilfield Service Shop with Offices and the Employee Accommodation building will both be serviced by their own separate septic holding tanks and will be pumped out by a third-party service. Potable water services will be provided by means of a Cistern, separately for both the Shop and Office building, and the

Employee Accommodation building, until such time municipal services are available to the parcel. The Grovedale Area Structure Plan states when municipal servicing is available to the property, the applicant will be required to connect to the municipal water/wastewater system(s). Condition 2 states that prior to the operation of the Employee Accommodation and Office, the applicant must provide a Final Inspection Certificate for the installation of the cistern for the potable drinking water service.

The applicant will be erecting a fence on the property and will utilize the existing access approach located on the North side of the parcel. The applicant has built a second approach on the East side of the parcel, North of the traffic bulb, for truck access. Condition 3 has been added to this Development Permit to address the second approach on the East side of the property. Since the landowner has already built the second approach without submitting an approach application to Greenview for construction, approach construction fees will not apply. However, the second approach will be required to pass an inspection by Greenview's Director of Infrastructure and Engineering to ensure it has been built to Greenview's Municipal Servicing Standards and any drainage concerns are addressed. The applicant has submitted an approach application to Greenview and paid the applicable application fee of \$175.00 on March 22, 2024.

This application has been referred to Greenview's Operations, Construction & Engineering, and Environmental Services departments. Greenview's Manager of Operations provided comment stating no objections with the proposed development. Greenview's Manager of Construction & Engineering provided comments stating to ensure positive drainage, however, no other concerns were received. Greenview's Manager of Environmental Services advised that a cistern would be required for potable water servicing, due to a water well adding more pressure on the aquifer and the potential for a contamination source if the lot were to be tied into municipal servicing in the future.

The use of Oilfield Service, Shop with Offices, and Accommodation, Employee, align with all regulations of the current Land Use Bylaw and Grovedale Area Structure Plan, therefore, Administration is recommending approval for this application. This approval replaces the previous approval of this use on the lands and accommodates or clarifies all conditions placed on the previous approval which are applicable to this permit.

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**PROPERTY DETAILS:**

Soil Type: Gleyed Gray Luvisol - Clay

Topography: U1h – Undulating – High Relief

Wetland Inventory: None

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

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**RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:**

**Municipal Development Plan**

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

**Grovedale Area Structure Plan 17-785**

**1.1 Conformance & Process**

**1.1.2 Greenview Municipal Development Plan**

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

### *3.1.2 Guiding Principles*

#### *Economic*

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

### *4.5.5 Light Industry*

#### *Intent*

*Light Industrial development servicing the agricultural, forestry and oil and gas sector is focused in future industrial parks along the Highway 666 and Township Road 695A corridor in order to provide a local employment opportunity for residents, easy access to the regional and provincial road networks, and to promote synergies between industrial users while minimizing the impact on nonindustrial land uses.*

#### *Policy*

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

9. *A trail and park system shall be developed within the industrial area in order to provide for recreation opportunities for employees, as well as to provide for pedestrian and cyclist connectivity to the trail network in other areas of the community.*
10. *A stormwater management system shall be developed so as to allow for stormwater management ponds to be utilized as a source of fire suppression water and green space.*

## *7 Services & Infrastructure*

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

### *7.1 Water Servicing*

#### *Intent*

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

#### *Policy*

5. *Lands designated as Village Centre, Commercial or Industrial Business shall be serviced with a water supply to a full urban standard, including satisfactory fire flows to support high-density urban development. At the discretion of Greenview, Industrial Business and Service Commercial lands may be serviced using alternative means on an interim basis until such time as an urban water supply become available.*
6. *Lands designated as Light Industrial, and located directly south of Highway 666, shall ultimately be serviced using a trickle water system; however, at the discretion of Greenview, these lands may be privately serviced until such time as water servicing becomes available.*

### *7.2 Wastewater Servicing*

#### *Intent*

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

#### *Policy*

5. *Lands designated as Village Centre, Commercial or Industrial Business shall be serviced with a wastewater system designed to a full urban standard. However, at the discretion of Greenview, Industrial Business and Service Commercial lands may be serviced via alternative means on an interim basis until such time as urban wastewater infrastructure becomes available.*
6. *Lands designated as Light Industrial, and located directly south of Highway 666, shall ultimately be privately serviced using an on-site private wastewater system.*

Under the Grovedale Area Structure Plan, the future land use designation for this parcel is Light Industrial, which aligns with the proposed use. The Grovedale Area Structure Plan provides guidance and regulations

for the water and wastewater servicing and the requirements for industrial development to provide the Municipal District of Greenview No. 16 with a Storm Water Management Plan prior to any development taking place.

## **Land Use Bylaw 18-800**

### *5.38 Employee Accommodation*

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

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

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

Employee Accommodation is a discretionary use within the M-1 district. The use will be secondary to the principal industrial use of Oilfield Service, Shop with Offices. Administration does not see any effect or interference from this development with neighbouring properties, by approving the use of an Employee Accommodation in the industrial area.

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### RECOMMENDED ACTION:

**MOTION: That the Municipal Planning Commission APPROVE Development Permit application D24-034 for an Oilfield Service, Shop with Offices, and Accommodation Employee, on Plan 1621185, Block 2, Lot 2, subject to the following conditions:**

- 1. Prior to construction or commencement of any development, it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing, and Electrical permits, in accordance with the Safety Codes Act of Alberta. Copies of such permits are to be submitted to the Municipal District of Greenview No. 16.**
- 2. Prior to the occupation of the Accommodation, Employee structures or operation of the Oilfield Service, Shop with Offices, evidence of a potable water source or evidence of the installation of a Cistern for potable water, must be provided to the Municipal District of Greenview No. 16.**
- 3. The Second Approach developed on the East Boundary of the parcel must pass an inspection and be signed off by the Municipal District of Greenview No. 16's Director of Infrastructure and Engineering. Should the approach fail to pass inspection, the approach must be upgraded to meet the Municipal District of Greenview No. 16 approach standards, or the approach must be removed, and the ditch remediated, to the satisfaction of the Municipal District of Greenview No. 16, at the developer's expense.**
- 4. Fencing shall not exceed 2.5 m (8.2 ft) in height and shall be setback a minimum of 0.3 m (1.0 ft) from the property line adjacent to the road right-of-way.**
- 5. Stripping of vegetation or grading shall be completed in accordance with Development Permit D23-138 pursuant to the approved Storm Water Management Plan. The Storm Water Management Plan**

will now include the re-location of the process pond to be along the North property boundary as per the approved D24-034 site plan.

6. The applicant must submit a Real Property Report showing the final development and all applicable setbacks to the Municipal District of Greenview No. 16 within 60 days of the completion of the proposed development and Storm Water Management Plan.
7. The approval of this Development Permit D24-034 revokes and replaced the previous approval of Development Permit D23-171 relating to this development on the subject lands.

**Standards:**

1. No signage related to the business is permitted and a separate permit will be required before any signage is installed in relation to this site's activities.
2. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

**Notes:**

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation.
2. All development must conform to the conditions of this development permit and the approved plans, and any revisions as required pursuant to this approval. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to, an expansion or intensification of the use.
3. The exterior of the buildings shall be completed within twenty-four (24) months from the issuance of the development permit. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases, and the permit itself is deemed void, expired, and without effect unless an extension to this period has been previously granted.
4. This development permit is valid upon the decision being advertised in accordance with Municipal District Greenview No. 16's Advertising Bylaw and no appeal against said decision being successful.
5. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
6. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Forestry, Parks, and Tourism.
7. Deleterious materials must not be allowed to enter any watercourse.
8. You are located in the vicinity of an agricultural operation.

---

ALTERNATIVES:



**Alternative #1:** The Municipal Planning Commission may refuse the application, 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, the Grovedale Area Structure Plan 17-785, and all relevant legislation.

---

**FINANCIAL IMPLICATION:**

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

---

**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

---

**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

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

---

**FOLLOW UP ACTIONS:**

No follow up action is required by the Municipal Planning Commission. Following 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 Layout Drawing
- Aerial Map
- AGRISID Rating Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map
- GASP Centralize Living Area Map
- Site Inspection Photos



# APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0  
 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608  
[www.mdgreenview.ab.ca](http://www.mdgreenview.ab.ca)

**MUNICIPAL DISTRICT  
 OF GREENVIEW No. 16**

**RECEIVED**

FEBRUARY 26, 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): Dan Block

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. NW SEC. 33 TWP. 69 RGE. 6 M. W6

Registered plan: Block 2 Lot 2 MLL/MSL/LEASE NO.: \_\_\_\_\_

1621185

Property size: Hectares: 5.66 Acres: 14 Description of the existing use of the land: Raw Land, No Services

The land is adjacent to:  Highway \_\_\_\_\_  District Road 6361 TWP F  LOC# \_\_\_\_\_

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

Do you have a rural address?  Yes Address: \_\_\_\_\_  No

**FOR ADMINISTRATIVE USE**

PERMITTED USE  VARIANCE  
 DISCRETIONARY USE  PROHIBITED USE

ROLL NO.: \_\_\_\_\_ APPLICATION NO.: D24-034

FEES: \_\_\_\_\_ DATE PAID: Feb 26, 2024

RECEIPT NO.: 400866 DEEMED COMPLETE: \_\_\_\_\_

LAND USE DISTRICT: M-1 PROPOSED USE: OILFIELD SERVICE, SHOP WITH OFFICES AND ACCOMODATION, EMPLOYEE

COMMENTS: Previous approval for lot D23-171 APPR24-07 for East Approach to remain permanent



# 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](http://www.mdgreenview.ab.ca)

## Development Information

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

**Oilfield Service Shop, with offices and employee accomodation**

Size of the proposed development:

Length <sup>70.71</sup>  metres  
232  feet

Width <sup>36.57</sup>  metres  
120  feet

Building height <sup>12.8</sup>  metres  
42  feet

Accessory building:  
*(if applicable)*

Total Floor area <sup>840.58</sup>  Sq. metres  
9048  Sq. feet

Height <sup>3.65</sup>  Metres  Attached  
12  Feet  Detached

Secondary suite information:  
*(if applicable)*

Existing suite  New suite  Attached  
 Detached

Total floor area of  
primary residence: <sup>2586.42</sup>  Sq. metres  
2784  Sq. feet

Indicate the proposed setback from the property line:

Front yard <sup>103.93</sup>  metres  feet 341  feet  
Rear yard <sup>91.44</sup>  metres  feet 300  feet  
Side yard (1) <sup>9.14</sup>  metres  feet 30  feet  
Side Yard (2) <sup>60.96</sup>  metres  feet 200  feet

Does this development require a variance?

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

Construction Start Date: April 1/2024 End Date: April 1/2025 Completed Project Cost: \$ 1,000.00

Has the development commenced?  Yes  No

### Manufactured Home

Manufacturer: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

### Sewage System

Type of sewage system: Holding Tanks

## Abandoned Well Information

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

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

*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.*

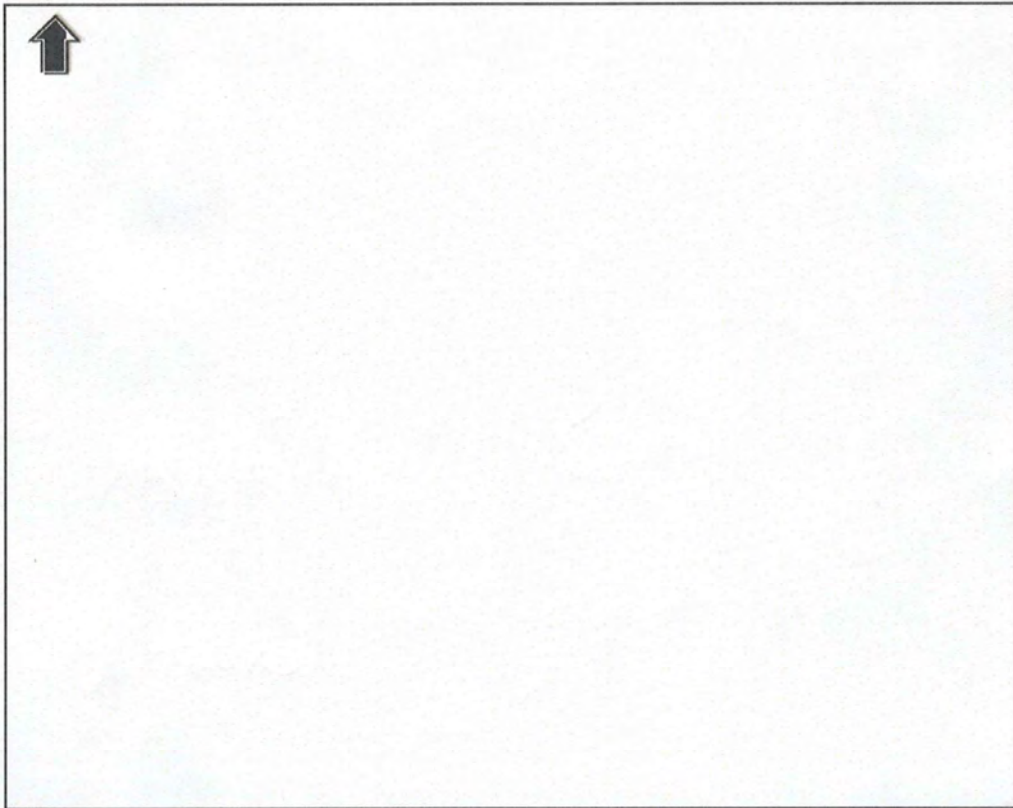
## APPLICATION FOR DEVELOPMENT PERMIT

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

Legal Location: NW ¼ of Sec 33 Twp. 69 Rge. 6 W 6  
 or Registered Plan 1621185, Block 2, Lot 2



### 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.

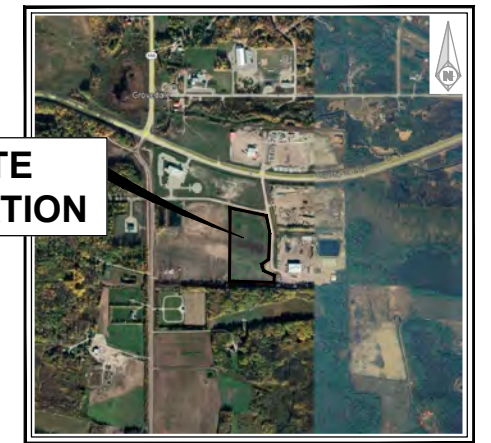
**NOTE:** If the applicant is not the registered landowner, the signature of the landowner(s) is required. All landowners **MUST** sign the application.

Signatures: FRB20/ \_\_\_\_\_  
 Date 2024 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.



GROVERDALE, ALBERTA



**SITE LOCATION**

KEY PLAN  
N.T.S.

**LEGEND**

- EXISTING LOT LINES -----
- COUNTY SETBACK LINE - - - - -
- EXISTING ROAD -----
- EXISTING EDGE OF GRAVEL - - - - -
- EXISTING CULVERT = = = = =
- PROPOSED BUILDING -----
- PROPOSED DRAINAGE DIRECTION →
- PROPOSED GRADE LINE - - - - -
- PROPOSED CULVERT = = = = =
- PROPOSED POND =====
- DESIGN ELEVATIONS AND PREFIX
- 1) SWMP BOTTOM x 000.00(BOT)
- 2) POND TOP x 000.00(TOP)
- 3) DESIGN GRADE x 000.00(DGN)
- 4) FINISHED FLOOR FFE = 101.20

**PROPOSED SWMP POND**  
REQUIRED STORAGE = 1263m<sup>3</sup>  
AVAILABLE STORAGE = 1312m<sup>3</sup>

**400Ømm CULVERT**  
c/w 220mm ORIFICE  
FLOW CONTROL

EXISTING CULVERT

SEWAGE HOLDING TANK

**BUILDING**

PROPOSED CAMP

SEWAGE HOLDING TANK

DEVELOPED PORTION OF YARD TO BE FENCED

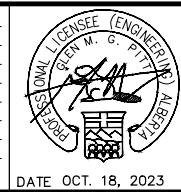
**PROCESS POND**

EXISTING CULVERT

EXISTING CULVERT

DATE: October 18, 2023

REVISION	DESCRIPTION	BY	APPD.	YR-MM-DD
0	DRAWING SET WITH STORMWATER MANAGEMENT	TB	GP	23-09-14
1	DRAWING SET GRADING PLAN & STORMWATER MANAGEMENT	TB	GP	23-09-18
2	POND SETBACK 7.5m FROM PL	TB	GP	23-09-20
3	ROTATE BUILDING 90°	TB	GP	23-10-18



**PERMIT TO PRACTICE**  
TeckEra Consulting Ltd.

RM APEGA ID#: 104835  
DATE: OCT. 18, 2023  
PERMIT NUMBER: P11665  
The Association of Professional Engineers, Geologists & Geophysicists of Alberta (APEGA)

**TECKERA**  
civil engineering consultants

11719 154 STREET  
EDMONTON, AB.  
CANADA. T6V 1G7

PHONE: 780-250-0899  
EMAIL: info@Teckera.ca



**PROPOSED SITE GRADING & STORMWATER MANAGEMENT**

LOT 2 - BLOCK 2  
NW33 69-6-W6M  
GROVERDALE, ALBERTA

**GRADING PLAN**

DESIGNED	SCALE	DATE	CHECKED
GP	A1 = 1:600	SEPT. 2023	GP
DRAWN	PROFILE	PROJECT NO:	APPROVED
TB	N/A	23-55	GP

**C03**

**ISSUED FOR APPROVAL**

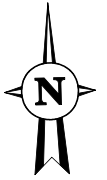


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-034

Plan 1621185, Block 2, Lot 2

Main



I:\Projects\Departments\GENERAL\Land\1621185\024

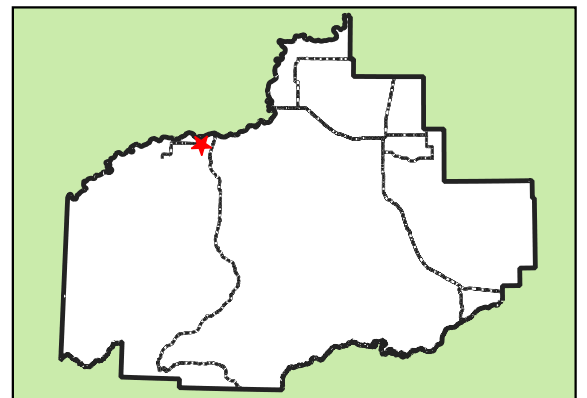
## LEGEND

- Proposed Building
- Proposed Camp
- Process Pond
- Subject Property
- Cadastre

## TRANSPORTATION

- Gravel Road

GV Imagery 2023



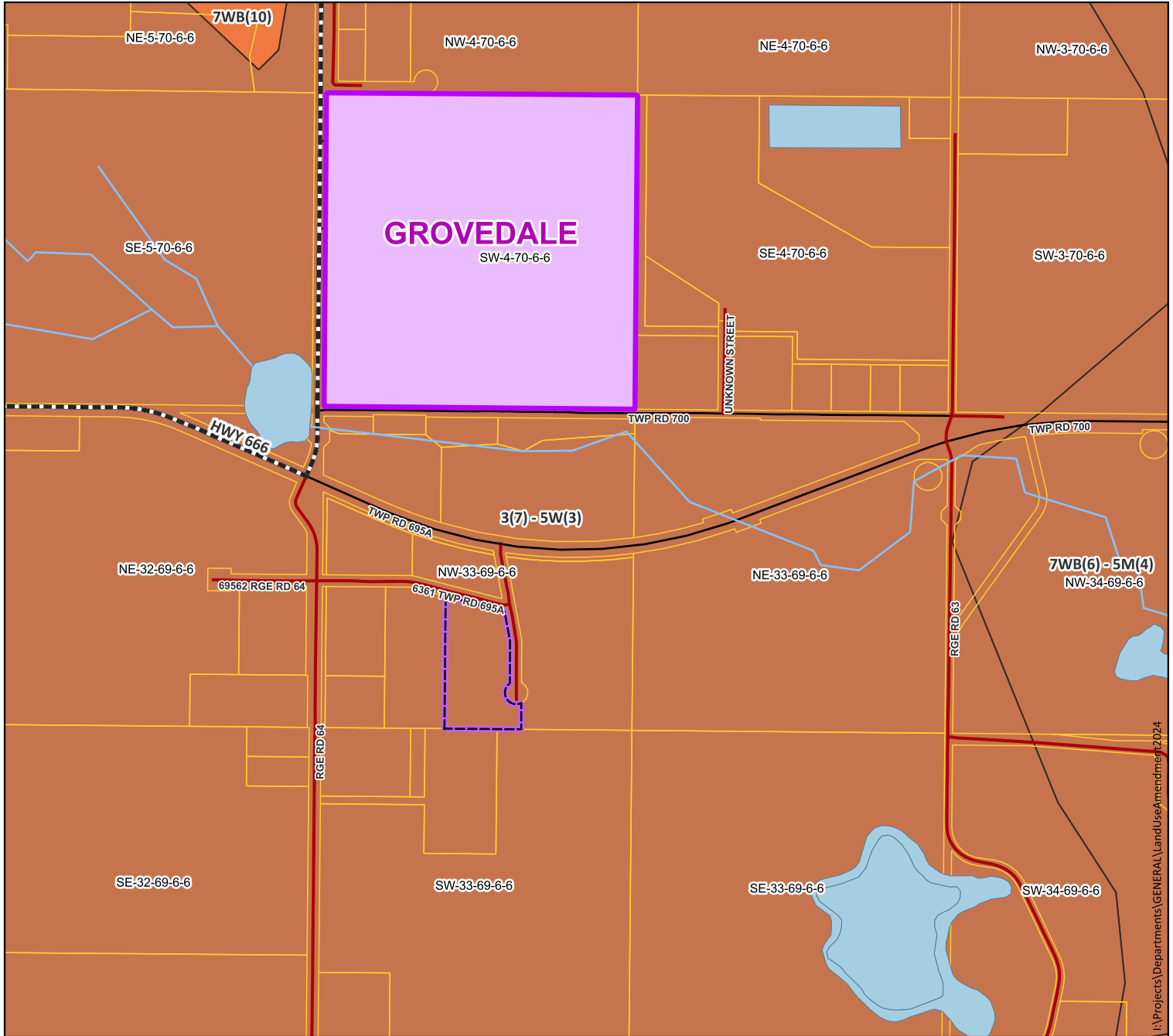
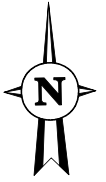
metres  
Scale 1:2,200  
PROJECTION: UTM Zone 11N NAD 83

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**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
 Development Permit D24-034  
 Plan 1621185, Block 2, Lot 2  
**AGRASID**



**LEGEND**

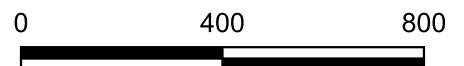
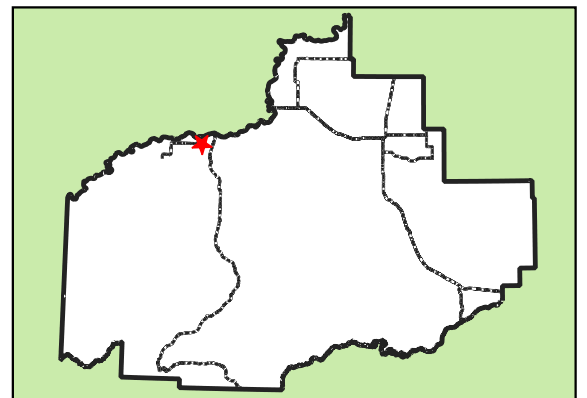
- Subject Property
- Hamlet / Localities
- AGRASID**
- undulating - high relief
- undulating - low relief
- TRANSPORTATION**
- Gravel Road
- Paved Road
- HYDRO FEATURES**
- Lake / River
- Stream / Creek

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

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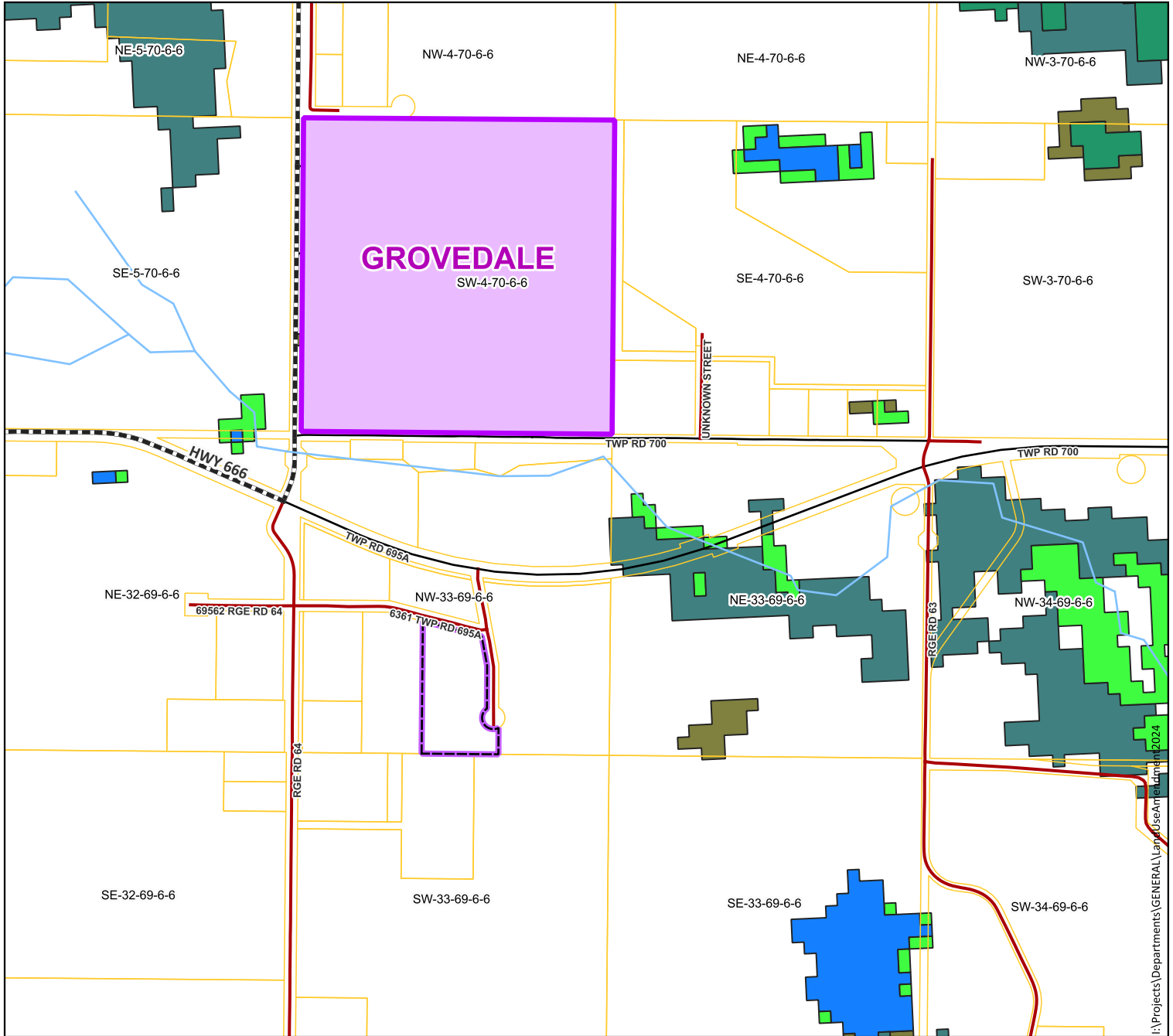
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metres  
 Scale 1:15,000  
 PROJECTION: UTM Zone 11N NAD 83



**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
 Development Permit D24-034  
 Plan 1621185, Block 2, Lot 2  
 Wetland



**LEGEND**

Subject Property

**Wetland Inventory**

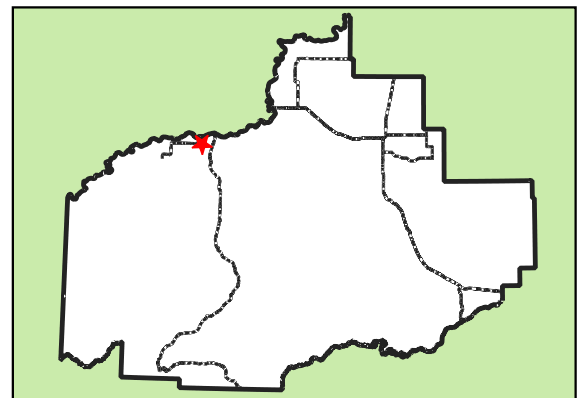
- Bog
- Fen
- Marsh
- Open Water
- Swamp

**TRANSPORTATION**

- Gravel Road
- Paved Road

**HYDRO FEATURES**

- Stream / Creek



0 400 800



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

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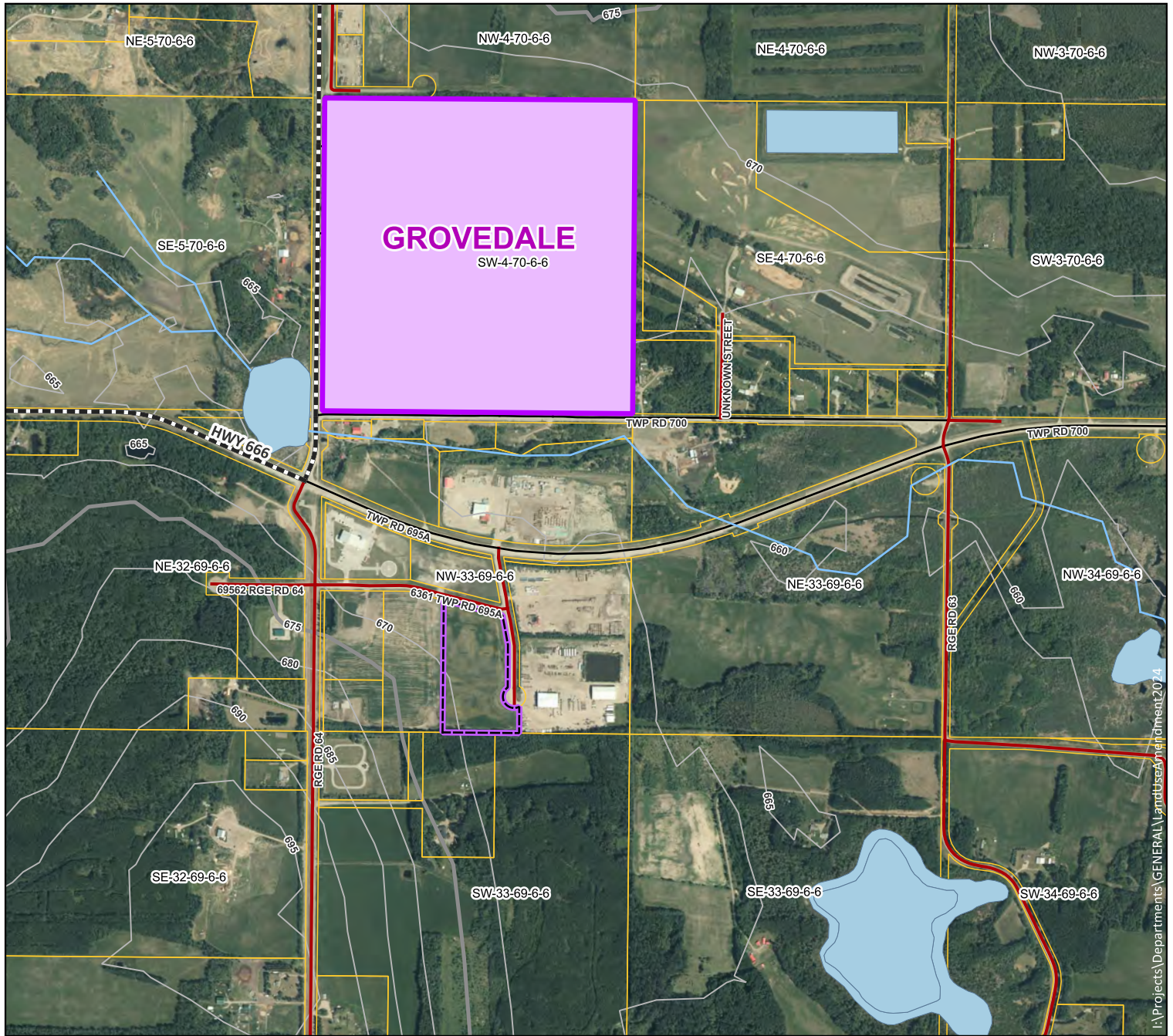
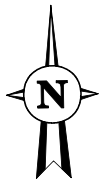


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-034

Plan 1621185, Block 2, Lot 2

Topography



## LEGEND

- Subject Property
- Hamlet / Localities

### Contour Line(m)

- Minor Break
- Major Break

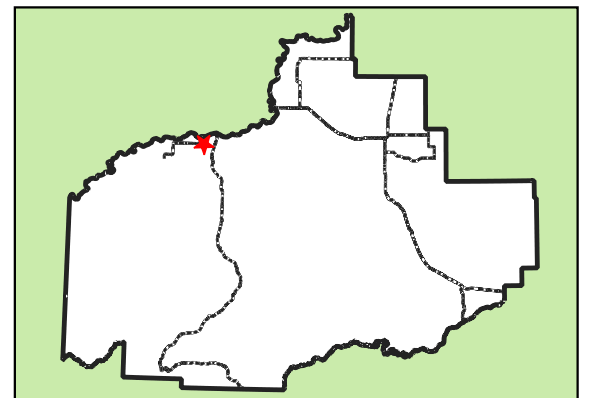
### TRANSPORTATION

- Gravel Road
- Paved Road

### HYDRO FEATURES

- Lake / River
- Stream / Creek

### GV Imagery 2023



0 400 800



metres  
Scale 1:15,000

PROJECTION: UTM Zone 11N NAD 83

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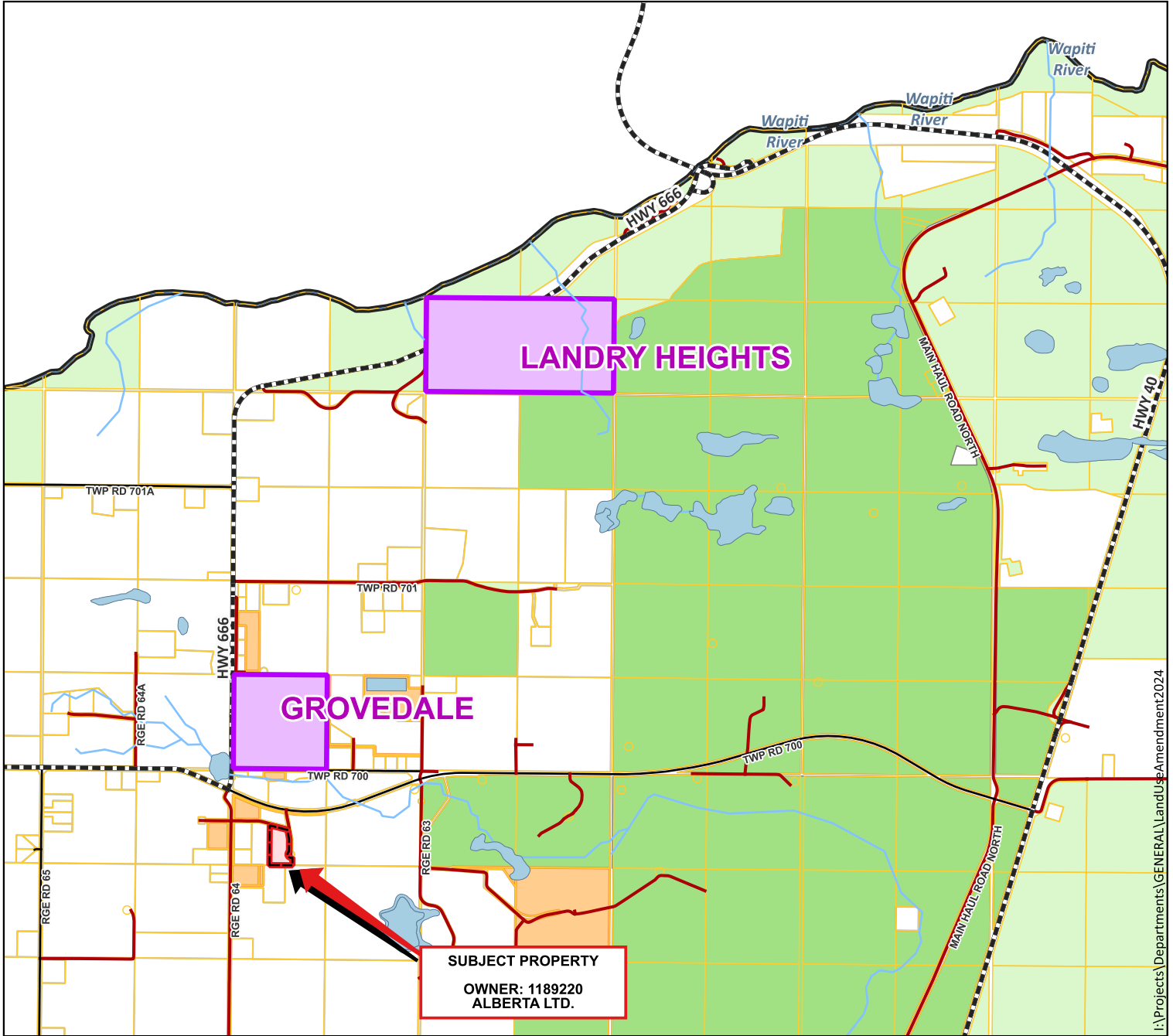


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-034

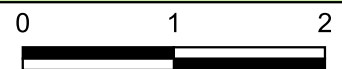
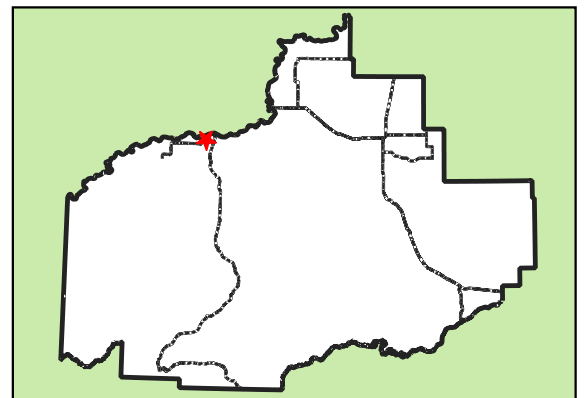
Plan 1621185, Block 2, Lot 2

Ownership Map



## LEGEND

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



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

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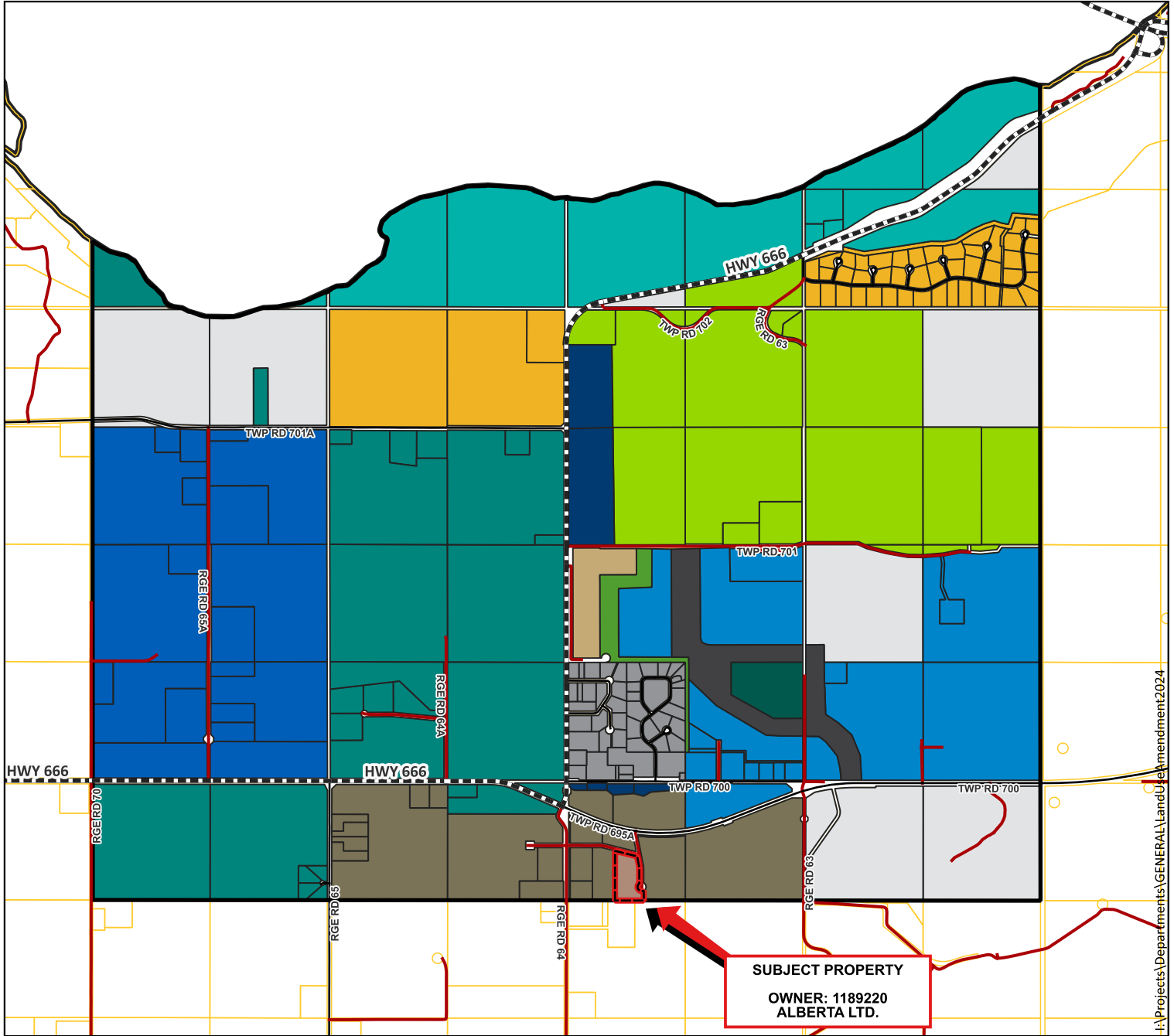


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-034

Plan 1621185, Block 2, Lot 2

Centralized Living Area Map



**SUBJECT PROPERTY**  
OWNER: 1189220  
ALBERTA LTD.

## LEGEND

### CENTRALIZED LIVING

#### LAND USE

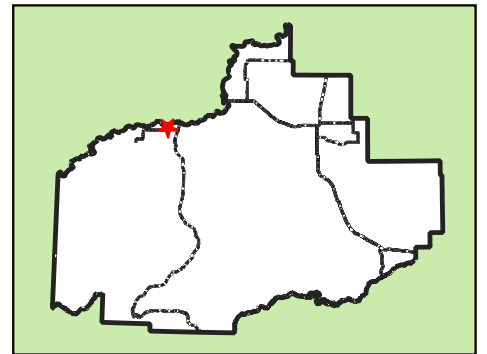
- AGRICULTURAL
- VILLAGE GREEN
- HAMLET
- VILLAGE CENTRE
- VILLAGE CENTRE COMMERCIAL

- ESTATE LIVING
- ENVIRONMENTALLY SENSITIVE
- RIVER VALLEY RESIDENTIAL
- SMALL SCALE AGRICULTURE
- SERVICE COMMERCIAL
- BUSINESS INDUSTRIAL
- LIGHT INDUSTRIAL

- DISTRIBUTED PARKS
- CROWN LAND
- Subject Property

#### TRANSPORTATION

- Gravel Road
- Paved Road



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kilometres  
Scale 1:40,000  
PROJECTION: UTM Zone 11N NAD 83

## SITE INSPECTION PHOTOS

D24-034 Dan Block Plan 1621185; Block 2; Lot 2, Winters Industrial Park



North Lot Boundary facing South



North Lot Boundary facing SE



NE Corner facing SW



East Lot Boundary at Traffic Bulb facing NW



East Lot Boundary at Traffic Bulb facing North





## REQUEST FOR DECISION

---

SUBJECT: **D24-053 Discretionary Use in CR-1; Home Occupation, Major - Addition**  
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION  
MEETING DATE: May 15, 2024 DIRECTOR: MAV PRESENTER: NF  
REPORT TYPE: Development Permit MANAGER: JS WRITER: NF

---

FILE NO.: D24-053 LAND USE DISTRICT: Country Residential One  
LEGAL LOCATION: Plan 082 3266; 1; 4 (CR-1)  
AREA: Ward 8, Grovedale Area  
APPLICANT: Eric Erme & Kristeva Dowling  
LANDOWNER: Eric Erme & Kristeva Dowling

---

### BACKGROUND/PROPOSAL:

Administration has received a development permit application for an addition to an Accessory Building on Plan 082 3266, Block 1, Lot 4. The subject property is located approximately 8.5 km southeast of the Hamlet of Grovedale, 0.6 km south of Township Road 692, adjacent to Range Road 63.

The Accessory Building is currently being used for wine/mead production (Stolen Harvest Meadery), which received approval as a Home Occupation, Minor in 2019 but expanded to a Home Occupation, Major in 2022 when an additional building, a tasting room, was added to the business. Home Occupation, Major is a discretionary use in the Country Residential One (CR-1) district, therefore any changes or additions to the use are also discretionary and must be decided upon by the Municipal Planning Commission.

Administration has no concerns with the proposed addition to the Accessory Building or expansion of the Home Occupation, Major and expects no adverse impacts on the adjacent properties.

---

### PROPERTY DETAILS:

Proposed Servicing: Private; dugout & open discharge  
Soil Type: Clay, Sandy Clay  
Topography: Flat  
Wetland Inventory: 0  
LSRS Spring Grains: 6W(6) – 3(4); extremely severe limitation due to drainage and moderate limitation

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### RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

#### **Municipal Development Plan (MDP)**

#### *6.5 Home-Based Business*

#### *6.5.1 Home Based Business Supported*

#### *6.5.1 Greenview supports and encourages the continued development of home-based business provided that:*

- (a) the scale of the proposed business is appropriate for the character of the neighborhood;*
- (b) It is compatible with the uses in the area where it is located;*

- (c) There is, in the opinion of Greenview, negligible impact on the environment, water, municipal infrastructure or neighbouring properties;*
- (d) It is clearly secondary in nature to the residential or agricultural use of the property; and...*

In accordance with the MDP policy 6.5.1, the proposed expansion of the existing development meets the conditions for Greenview to support and encourage this home-based business.

**Grovedale Area Structure Plan (GASP)**

**4.5 Commerce & Industry**

**4.5.1 Agriculture – Policy**

- 7. Support the creation of a home-based business that are small in scale and do not have a detrimental impact on surrounding lands.*

The subject property is designated as Agricultural within the Grovedale Area Structure Plan; the proposed use expansion is supported by the GASP as home-based business with little or no impact on the adjacent lands.

**Land Use Bylaw 18-800**

The subject parcel is zoned Country Residential One (CR-1) district where Home Occupation, Major is a discretionary use. The expansion of the existing development has limited impact on the development footprint, meeting the regulations for the district. The proposed development meets the regulations set out in Section 5.25 Home Occupations as a Home Occupation, Major.

---

**RECOMMENDED ACTIONS:**

**MOTION: That the Municipal Planning Commission APPROVE development permit application D24-053 on Plan 082 3266; 1; 4 for a Home Occupation, Major – Addition, subject to the following conditions:**

- 1. The Home Occupation, Major (Stolen Harvest Meadery) shall be operated solely within the two (2) Accessory Buildings as approved by Development Permits D19-004 & D22-156.**
- 2. Lighting shall be designed, installed, and operated in such as manner so as not to cause disturbance to adjacent lands and/or interfere with the safe movement of traffic on nearby roads.**

**Standards:**

- 1. The applicant is responsible for weed control. Contact Greenview’s Agricultural Fieldman at 780.524.7602 for further information.**
- 2. The Home Occupation, Major shall produce no extensive noise between the hours of 10 p.m. and 7 a.m.**
- 3. No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detachable beyond the property boundary shall be produced by the business.**
- 4. The Home Occupation, Major shall not result in traffic that exceeds the equivalent of five (5) full-time employees and eight (8) customer visits per day.**

**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. This development permit is valid upon the decision being advertised in accordance with the Municipal District of Greenview No. 16's advertising bylaw and no appeal against said decision being successful.
5. You are located in the vicinity of an agricultural operation.

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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.

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FINANCIAL IMPLICATION:

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

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STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

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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.

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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.

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ATTACHMENTS:

- Development Permit Application
- Variance Request Form
- Site Plan
- Aerial Map
- AGRASID Map
- Wetland Inventory Map

- Topography Map
- Location Map



# APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

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

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): Eric Erme + Kristeva Dowling

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. 9 TWP. 69 RGE. 6 M. W6

Registered plan: 0823266 Block 1 Lot 4 MLL/MSL/LEASE NO.: \_\_\_\_\_

Property size: Hectares: \_\_\_\_\_ Acres: 10 Description of the existing use of the land: HOME OCCUPATION MINOR

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.: 317307 APPLICATION NO.: D24-053

RECEIPT NO.: \_\_\_\_\_ DATE PAID: \_\_\_\_\_

LAND USE DISTRICT: CR-1 PROPOSED USE: HOME OCCUPATION, MAJOR - ADDITION

COMMENTS: \_\_\_\_\_



**APPLICATION FOR DEVELOPMENT PERMIT**  
**Municipal District of Greenview No. 16**  
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www.mdgreenview.ab.ca

**Development Information**

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

INCREASE THE SIZE OF THE GARAGE CURRENTLY BEING USED FOR WINE PRODUCTION

Size of the proposed development:

Length 12.19  metres  feet  
Width 4.88  metres  feet  
Building height 2.74  metres  feet

Accessory building: (if applicable) Total Floor area 59.46  Sq. metres  Sq. feet  
Height 2.74  Metres  Feet  
 Attached  Detached

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

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

Indicate the proposed setback from the property line:

Front yard  metres 121.92  feet  
Rear yard  metres 85.34  feet  
Side yard (1)  metres 91.44  feet  
Side Yard (2)  metres 99.06  feet

Does this development require a variance?

Yes, explain Discretionary Use - Expansion  No (If yes, please submit a Variance Request Form)

Construction Start Date: MAY 16/24 End Date: JULY 16/24 Completed Project Cost: \$ 25,000

Has the development commenced?  Yes  No

**Manufactured Home**

Manufacturer: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

**Sewage System**

Type of sewage system: \_\_\_\_\_

**Abandoned Well Information**

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

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

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

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

# 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): ERIC ERME KRISTEVA DOWLING  
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. 9 TWP. 69 RGE. 6 M. W6  
Registered plan: 0823266 Block 1 Lot 4

## Variations Requested

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

1. We would like to add an addition onto the existing garage/meadery.

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)

Lined area for providing a written rationale for each variance being requested.

**Declaration**

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

\_\_\_\_\_  
Signature of Applicant

April 22 / 2024  
Date:

\_\_\_\_\_  
Signature of Registered Landowner(s)

April 22 / 2024  
Date:

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



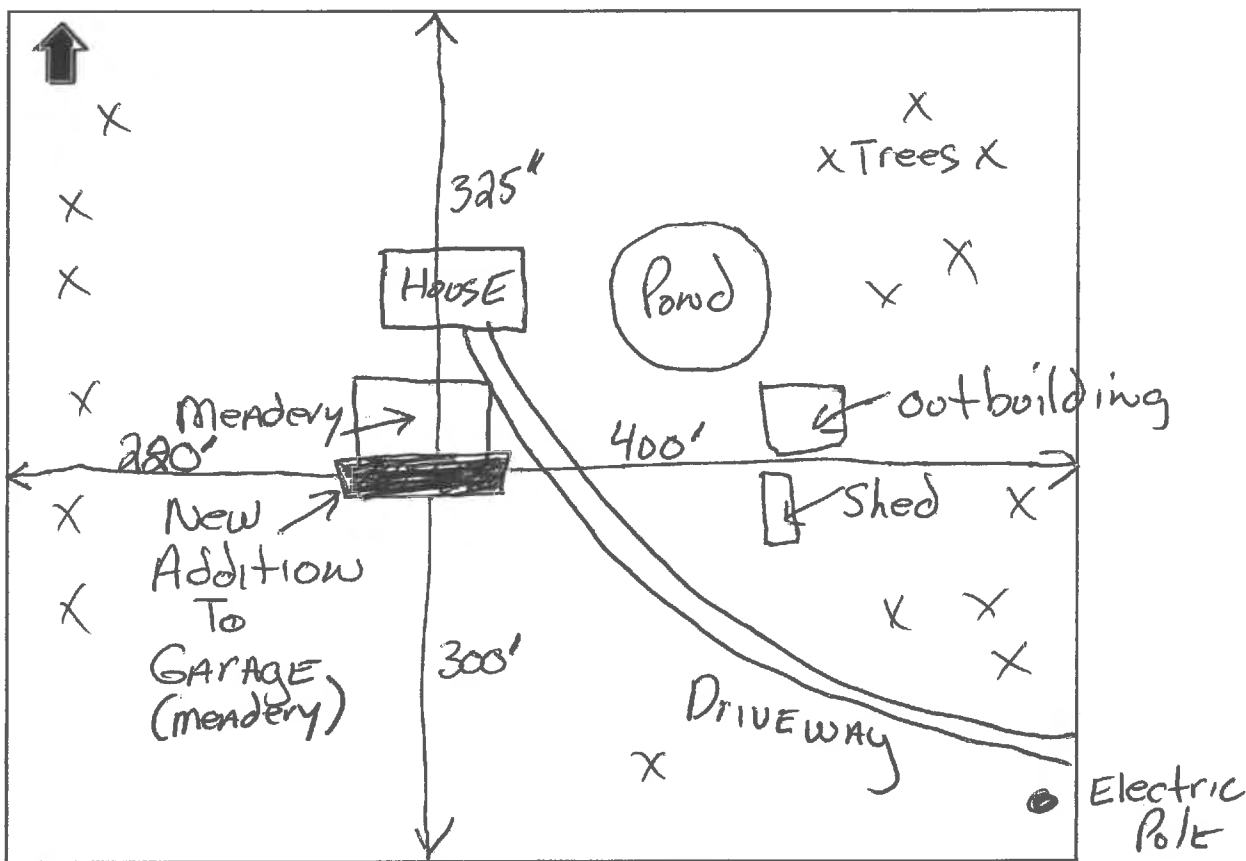
## APPLICATION FOR DEVELOPMENT PERMIT

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

Legal Location: NE ¼ of Sec 9 Twp. 69 Rge. 6 W W6  
 or Registered Plan 0823266, Block 1, Lot 4



### 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: Apr 22/24 Applicant                      Apr 22/24 Registered Landowner(s)/Leaseholders  
 Date    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.

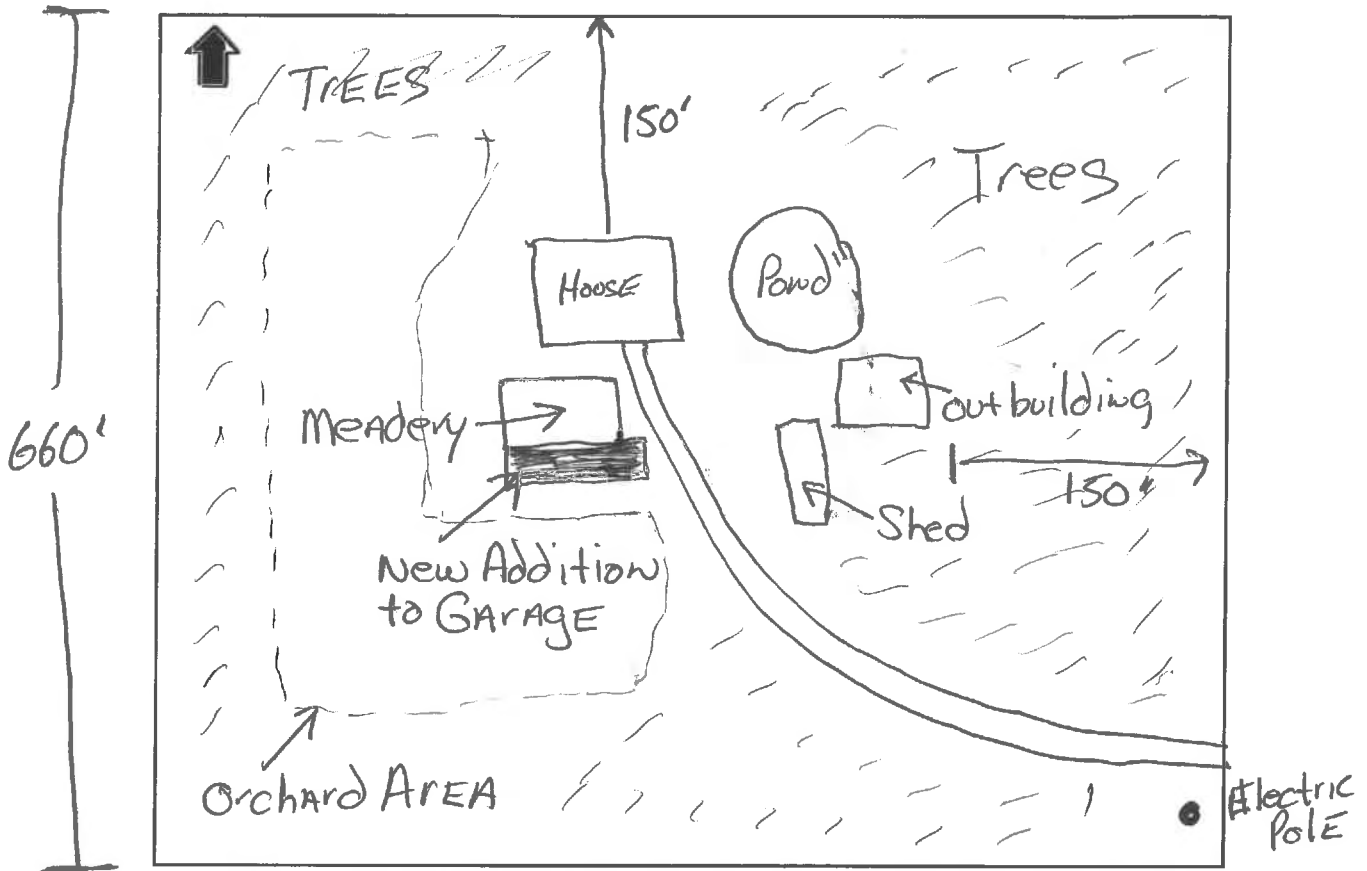
# APPLICATION FOR DEVELOPMENT PERMIT

## 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"> <li>○ Dimensions</li> <li>○ Existing and proposed private roads or driveways</li> <li>○ Natural features (trees, water runs, creeks, etc.)</li> <li>○ Utility poles</li> <li>○ Off-street parking and loading areas</li> </ul>	<ul style="list-style-type: none"> <li>○ Setback distances to existing buildings or structures (identify structures)</li> <li>○ Access to development</li> <li>○ Slopes greater than 15% and distance to proposed development</li> <li>○ Abandoned well sites</li> <li>○ Septic tank/pump-out</li> </ul>	<ul style="list-style-type: none"> <li>○ Front, rear and side yard setbacks</li> <li>○ Setback distances to public roads</li> <li>○ Well or other water sources</li> <li>○ Rights-of-ways or easements</li> <li>○ Other relevant information (signage, outdoor storage, etc.)</li> <li>○ Floor plan</li> </ul>
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Legal Location: NE ¼ of Sec 9 Twp. 69 Rge. 6 W 6  
 or Registered Plan 0823266, Block 1, Lot 4



### 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: Apr 1/24 \_\_\_\_\_ Date Applicant Apr 1/24 \_\_\_\_\_ 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.

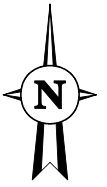


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-053



Plan 0823266, Block 1, Lot 4

Aerial

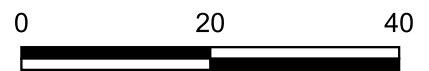
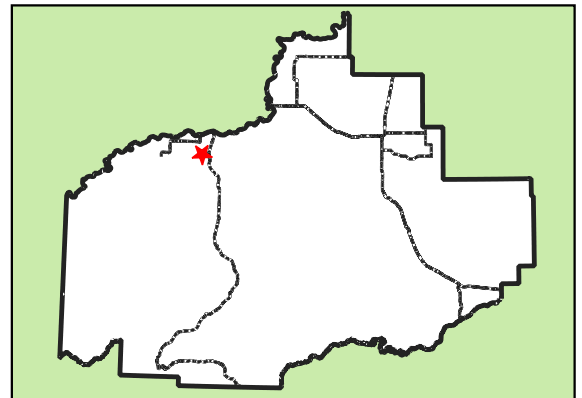


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## LEGEND

-  Proposed Development
-  Cadastre

GV Imagery 2023



metres  
Scale 1: 800

PROJECTION: UTM Zone 11N NAD 83

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Map Print Date : May 01, 2024

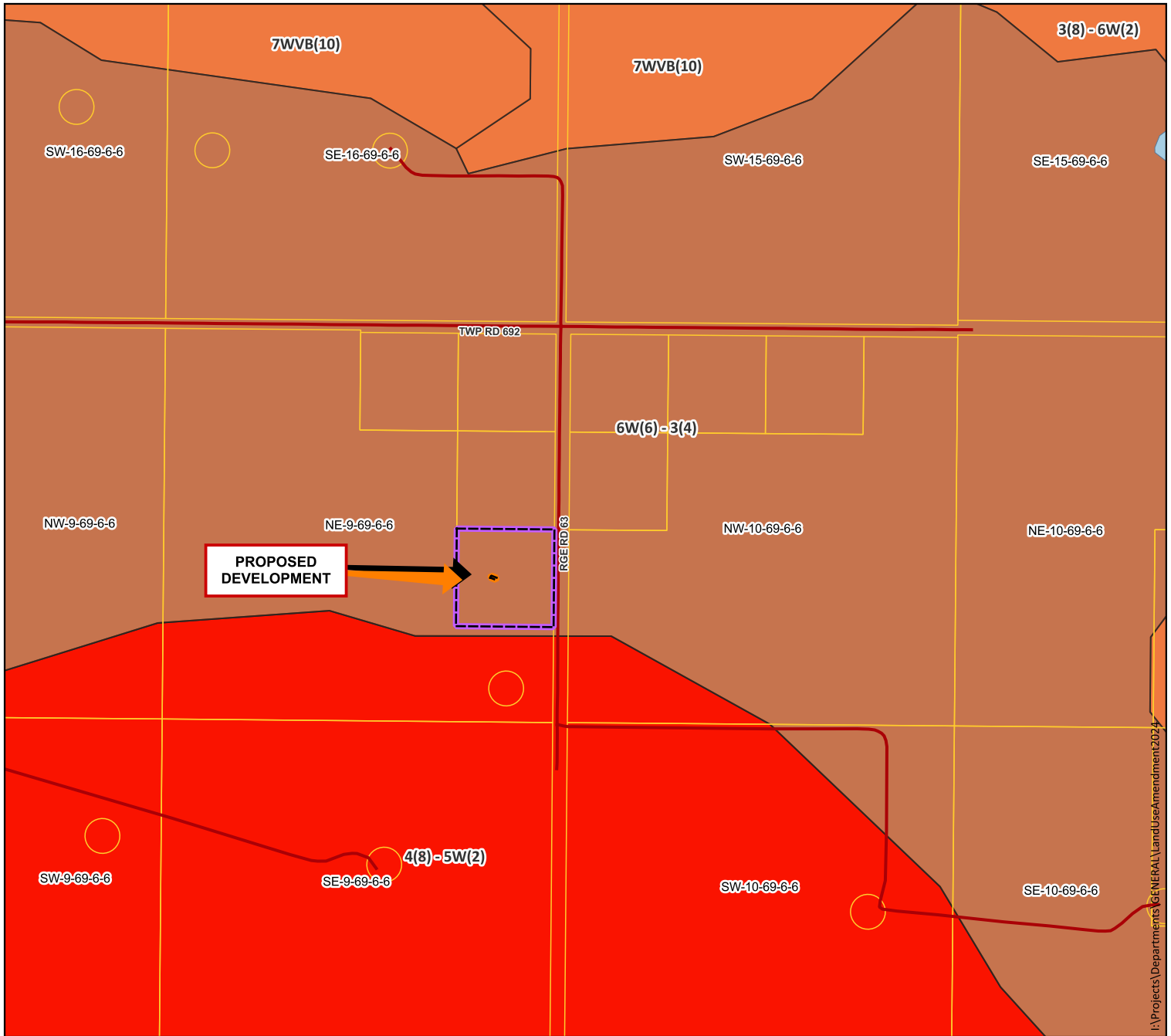


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-053

Plan 0823266, Block 1, Lot 4

AGRASID



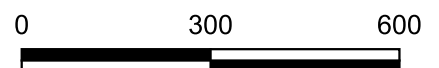
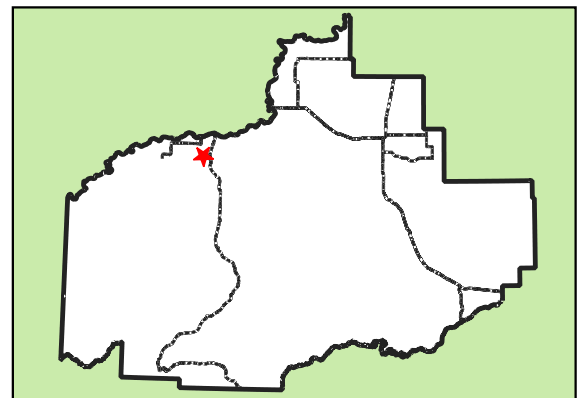
## LEGEND

- Proposed Development
- Subject Property
- AGRASID**
- hummocky - low relief
- undulating - high relief
- TRANSPORTATION**
- Gravel Road
- HYDRO FEATURES**
- Lake / River

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

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Map Print Date : May 01, 2024



metres  
Scale 1:12,000  
PROJECTION: UTM Zone 11N NAD 83

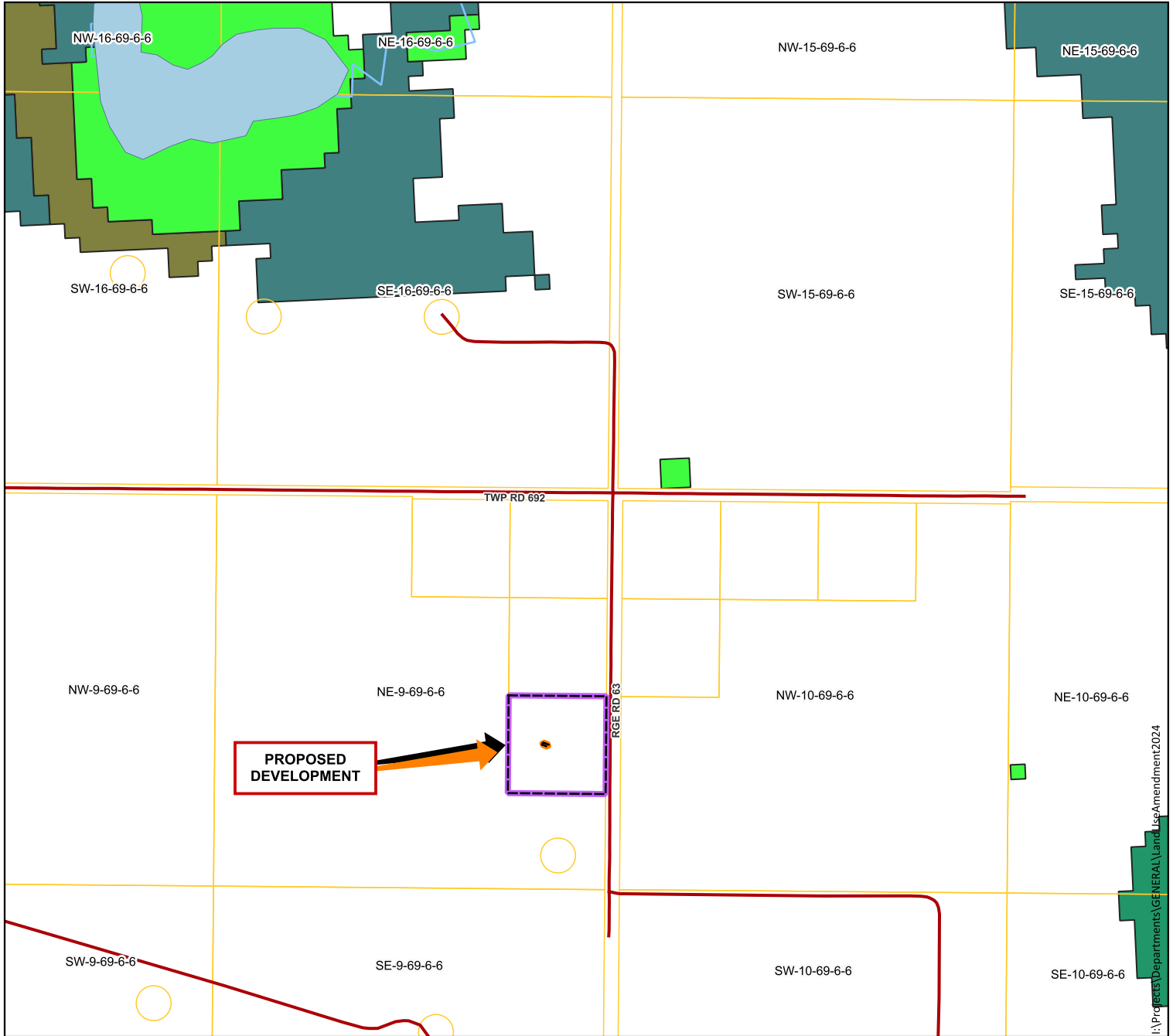
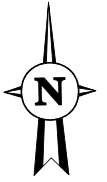


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

## Development Permit D24-053










### Plan 0823266, Block 1, Lot 4

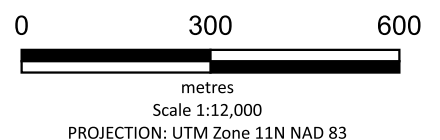
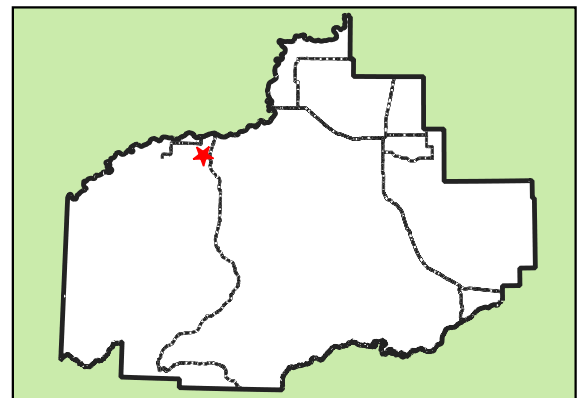
#### Wetland



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

### LEGEND

- |   |  |
|---|--|
|  Proposed Development | <b>TRANSPORTATION</b>  |
|  Subject Property     |  Gravel Road    |
| <b>Wetland Inventory</b>  | <b>HYDRO FEATURES</b>  |
|  Bog                  |  Lake / River   |
|  Fen                  |  Stream / Creek |
|  Marsh                |  |
|  Swamp                |  |



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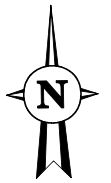


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

## Development Permit D24-053

### Plan 0823266, Block 1, Lot 4

### Topography



### LEGEND

Proposed Development

Subject Property

#### Contour Line(m)

Minor Break

Major Break

#### TRANSPORTATION

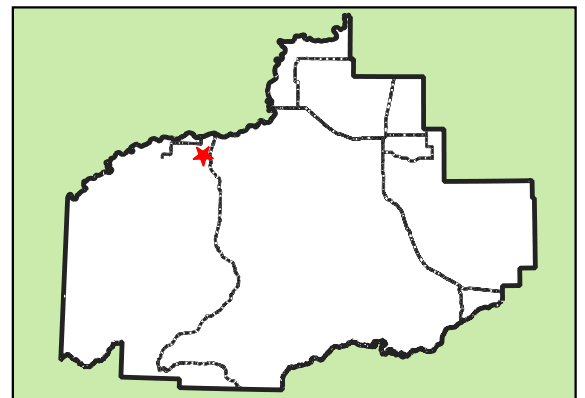
Gravel Road

#### HYDRO FEATURES

Lake / River

Stream / Creek

GV Imagery 2023



0 300 600



metres

Scale 1:12,000

PROJECTION: UTM Zone 11N NAD 83

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Map Print Date : May 01, 2024

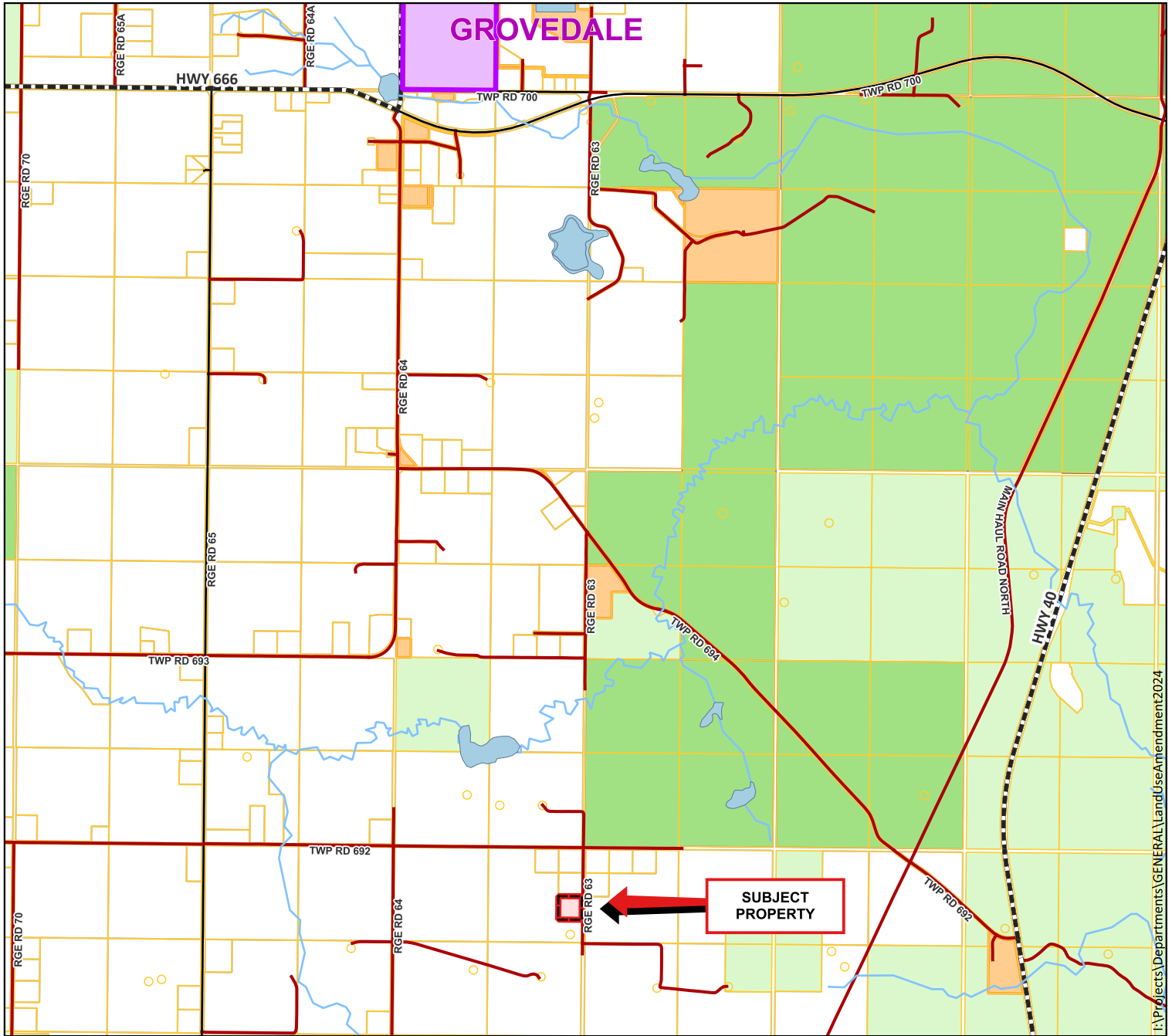


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-053

Plan 0823266, Block 1, Lot 4

Location



## LEGEND

- Subject Property
- Hamlet / Localities

### TRANSPORTATION

- Gravel Road
- Paved Road

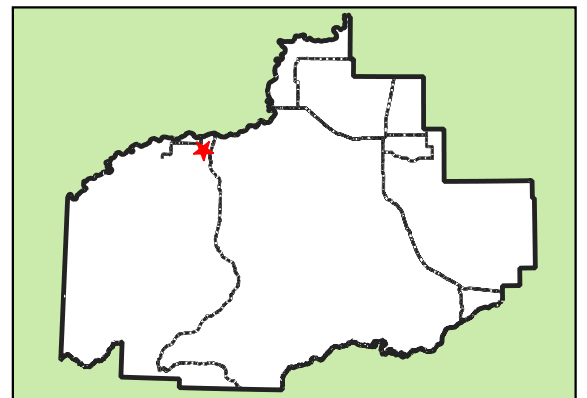
### HYDRO FEATURES

- Lake / River

Stream / Creek

### LAND CLASSIFICATION

- Titled Land
- Crown Land
- Grazing Leases
- Cadastre
- Municipal Property



0 1 2



kilometres  
Scale 1:50,000

PROJECTION: UTM Zone 11N NAD 83

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# REQUEST FOR DECISION

**SUBJECT: D24-055 Permitted Use with Front Yard Setback Variance in A-1**  
**SUBMISSION TO: MUNICIPAL PLANNING COMMISSION**      **REVIEWED AND APPROVED FOR SUBMISSION**  
**MEETING DATE: May 15, 2024**      **DIRECTOR: MAV**      **PRESENTER: AB**  
**REPORT TYPE: Development Permit**      **MANAGER: JS**      **WRITER: AB**

**FILE NO.:** D24-055      **LAND USE DISTRICT:** A-1 Agriculture One  
**LEGAL LOCATION:** SE-23-70-26-W5M  
**AREA:** Crooked Creek  
**APPLICANT:** Deana Martin  
**LANDOWNER:**

## BACKGROUND/PROPOSAL:

Administration has received an application for the development of a Dwelling Unit, Single Detached and Accessory Building – Detached Garage on the property legally described as SE-23-70-26-W5M in the Agriculture One (A-1) Land Use District. The subject property is located approximately 10km south of the hamlet of Ridgevalley in the Crooked Creek area. The applicant is requesting the front yard setback for the Dwelling Unit, Single Detached be varied 50% or 20 metres (65.6 feet) from the minimum required 40 metre (131.2 feet) setback to allow for a setback of 20 metres (65.6 feet) from the front (south) property line. The applicant is also requesting the front yard setback for the Accessory Building – Detached Garage be varied 38% or 15 metres (49.2 feet) from the minimum required 40 metre (131.2 feet) setback to allow for a setback of 25 metres (82 feet) from the front (south) property line.

The subject lot has an existing residential farmyard including a dwelling unit, accessory building- shop, and outbuildings on the property. The variance is being requested due to the topography of the parcel and hill which slopes to the north within the treed area. The applicant is wishing to locate their residence and detached garage closer to the road and within the front yard setback area, in order to have their sewer system located within the treed area and to discharge north away from the home, as well as align their proposed residence with the existing dwelling unit on the parcel. The existing dwelling unit is approximately 23 metres setback from the front yard property line. As a note, road widening has not been taken along Township Road 703, if the applicant or landowner(s) were to apply to subdivide in the future and road widening were taken, this could put the development closer to the road. However, if MPC were to approve this variance, this new proposed development would be no closer to the roadway than the existing residential yard site on the quarter nor the existing residential yard site on the south side of Township Road 703. 703 is a force road which terminates on the east side of this quarter and no through traffic occurs to create dust or noise issues which would be a common concern for reducing setback from a roadway.

The parcel contains two residential approaches and two farmland accesses. Access considerations have been met for this application as approaches already exists to the parcel and no subdivision or physical severance exist between the proposed development area and the balance of the quarter. However, the applicant has submitted an approach application requesting an access to the proposed development from the farmland

access located approximately 160 metres (525 feet) east of the west property line along Township Road 703. Additional conditions and standards have been included below in the Alternatives section of this Request for Decision should the Municipal Planning Commission wish to grant the approval of a third approach along with the development permit application.

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**PROPERTY DETAILS:**

Soil Type: Gleyed Gray Luvisol & Gleyed Dark Gray Luvisol

Topography: U1h – Undulating – High Relief

Wetland Inventory: 42: Bog and Swamp areas on the northeast corner of the quarter section.

LSRS Spring Grains: 2H(8) – 5W(2)– 80% of the area is Class 2 indicating slight limitations to growth. The limitations are caused by temperature indicating inadequate heat units for optimal growth. 20% of the land has very severe limitations to growth. The limitations are due to drainage where soils in which excess water (not due to inundation) limits the production.

---

**RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:**

**Municipal Development Plan**

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

**Area Structure Plan**

*There is no applicable Area Structure Plan for this property.*

**Land Use Bylaw 18-800**

**3.8 Variances**

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

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

The variance requested represents a 50% relaxation of the required front yard setback for the Dwelling Unit and a 38% relaxation of the required front yard setback for the Accessory Building, therefore requiring MPC consideration. The proposed uses are permitted within the district and will be contained within the parcel; therefore, the intent of the bylaw has been 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:*

*b) Accessory buildings, structures and uses are not permitted on any parcel unless the principal building to which the building to which the building, structure or use is accessory has been erected or will be erected simultaneously.*

*g) Where an accessory building or structure is not attached to the principal building, the accessory building or structure must be setback a minimum of 1.5m (4.9 ft) from the principal building.*

*h) An accessory building shall not be located closer than 1.5m (4.9ft) to another accessory building.*

The accessory building will be built simultaneously with the dwelling unit to which the accessory building is accessory to. Further conditions have been added to the development permit to state the accessory building must be setback appropriately from the dwelling unit, single detached to which it is accessory to.

8.1 *Agricultural One (A-1) District*

8.1.3 *Regulations*

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

*Table 8-2: A-1 District Regulations*

<i>Matter to Be Regulated</i>	<i>Regulation</i>
<i>.1 Maximum density</i>	<p><i>A maximum of 4 dwelling units per parcel, which may include:</i></p> <ul style="list-style-type: none"> <li><i>• a maximum of 2 primary dwelling units</i></li> <li><i>• a maximum of 3 accessory dwelling units and/or suites</i></li> </ul>

The proposed dwelling unit, single detached will be the second primary dwelling unit on the parcel. Therefore, the density regulations in the A-1 district of the Land Use Bylaw have been met.

**Policy 4010 Road Access Approaches**

2. *Policy*

2.1 *Rural*

A. *One access approach per quarter section of land or subdivided lot along municipally developed roadways will be provided when deemed feasible on the condition that no other approach exists. A second approach may be permitted on a parcel if required by an oil and gas operation at the cost outlined in the Schedules of Fees.*

B. *Greenview may provide an additional approach(s) to a quarter section if the parcel is severed by a topographical feature that divides the quarter section into smaller parcels. Subject to Council approval, additional approaches may be added under the following circumstances:*

i. *Public Safety reasons;*

ii. *If the parcel is bordered by two (2) or more public roads, a second or third approach may be considered, at an additional cost as per the Schedules of Fees.*

4. *Development & Subdivision Approaches*

4.1 *A landowner may be required to construct an approach to a development or subdivision in accordance with an applicable development agreement, or as a condition of subdivision or development approval. Construction of approaches must conform to the standards outlined in Greenview’s Development Guidelines and Municipal Servicing Standards. A landowner that receives an agreement or condition of approval requiring the construction or upgrade of an approach or driveway crossing, must arrange with Greenview for approach construction.*

4.3 *One access approach per subdivided lot along municipally developed roadways will be permitted. Additional approaches for Commercial or Industrial lots and developments may be permitted at the discretion of Council.*

*4.4 Installations that do not meet the requirement of the Development Guidelines & Municipal Servicing Standards must be replaced by the landowner at their cost. All pre-existing approaches or driveway crossings required for a subdivision approval are to be upgraded to meet the current engineering standards.*

While Policy 4010 states that additional approaches to a quarter section of land are subject to Council approval, the policy also states that a landowner can obtain a condition of a development approval requiring the construction or upgrade of an approach and must arrange construction with Greenview. Administration recommends that requested approach to the development area, be considered through the administrative approach process and brought to a Council meeting for consideration.

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**RECOMMENDED ACTION:**

**MOTION: That the Municipal Planning Commission APPROVE Development Permit application D24-055 for a Dwelling Unit, Single Detached and Accessory Building – Detached Garage on SE-23-70-26-W5M subject to the following conditions:**

- 1. That a setback variance is granted to the south front yard setback from 40 metres (131.2 feet) to 20 metres (65.6 feet) for the placement of the Dwelling Unit, Single Detached.**
- 2. That a setback variance is granted to the south front yard setback from 40 metres (131.2 feet) to 25 metres (82 feet) for the placement of the Accessory Building – Detached Garage.**
- 3. The Dwelling Unit, Single Detached shall be located or constructed prior to or simultaneously with the construction or placement of the Accessory Building - Detached Garage.**
- 4. The Accessory Building shall be located no closer than 1.5 metres (4.9 feet) from the Dwelling Unit, Single Detached or another Accessory Building.**
- 5. The applicant must provide the Municipal District of Greenview No. 16 a copy of the Final Inspection Certificate from an agency accredited by the Safety Codes Council, indicating the on-site sewage disposal system complies with the requirements of the Alberta Private Sewage Standards of Practice. All associated costs shall be the responsibility of the applicant.**

**Standards:**

- 1. The Dwelling Unit, Single Detached and Accessory Building – Detached Garage have been assigned the municipal address 26126 TWP RD 703 A. The rural municipal address assigned to the existing Dwelling Unit and yard site on parcel will be updated to 26126 TWP RD 713 B. The address signs, to be installed by Greenview shall be kept in a neat and tidy manner, visible from the adjacent road.**
- 2. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.**

**Notes:**

- 1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation.**

2. All development must conform to the conditions of this development permit and the approved plans, and any revisions as required pursuant to this approval. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to, an expansion or intensification of the use.
3. Prior to construction or commencement of any development, it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing, and Electrical permits, in accordance with the Safety Codes Act of Alberta. Copies of such permits are to be submitted to the Municipal District of Greenview No. 16.
4. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
5. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Forestry, Parks, and Tourism.
6. Deleterious materials must not be allowed to enter any watercourse.
7. You are located in the vicinity of an agricultural operation.

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ALTERNATIVES:

**Alternative #1:** That the Municipal Planning Commission may approve the application with the development of a proposed third approach in order to provide a separate approach from Township Road 703 to the development site subject to the following additional condition(s) and replacement of standard(s):

6. **The applicant must submit an approach application for the construction of a third approach to the quarter as indicated in the approved site plan. The applicant must pay the approach application and third approach construction fee in accordance with the Schedule of Fees Bylaw 24-970**

**Standards:**

1. **The Dwelling Unit, Single Detached and Accessory Building – Detached Garage have been assigned the municipal address 26134 TWP RD 703. The address sign, to be installed by Greenview, shall be kept in a neat and tidy manner, visible from the adjacent road.**

Administration does not recommend this option an approach application has been submitted by the applicant and should proceed through the proper approach application and referral process and be presented at a regular Council meeting for a decision to better align with Policy 4010.

**Alternative #2:** 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 and all relevant legislation.

**Alternative #3:** 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 necessary to provide a decision.

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**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.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

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

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**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.

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**ATTACHMENTS:**

- Development Permit Application
- Variance Request Form
- Site Plan
- Aerial Map
- AGRISID Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map
- Site Inspection Photos



# APPLICATION FOR DEVELOPMENT PERMIT

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

MUNICIPAL DISTRICT  
OF GREENVIEW No. 16

RECEIVED

April 15, 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): Deana Martin  
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. SE SEC. 23 TWP. 070 RGE. 26 M. W5

Registered plan: Block \_\_\_\_\_ Lot \_\_\_\_\_ MLL/MSL/LEASE NO.: \_\_\_\_\_

Property size: Hectares: 63.53 Acres: 157 Description of the existing use of the land: residential farm yard

The land is adjacent to:  Highway \_\_\_\_\_  District Road Township Road 703  LOC# \_\_\_\_\_

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

Do you have a rural address?  Yes Address: \_\_\_\_\_  No

<b>FOR ADMINISTRATIVE USE</b>		<input type="checkbox"/> PERMITTED USE	<input checked="" type="checkbox"/> VARIANCE
		<input type="checkbox"/> DISCRETIONARY USE	<input type="checkbox"/> PROHIBITED USE
ROLL NO.:	APPLICATION NO.:	<u>D24-055</u>	
FEE	DATE PAID:	<u>APRIL 17, 2024</u>	
RECEIPT NO.: <u>404956</u> <u>404957</u>	DEEMED COMPLETE:		
LAND USE DISTRICT: <u>A-1 Agricultural One</u>	PROPOSED USE:	<u>DWELLING UNIT, SINGLE DETACHED AND ACCESSORY BUILDING - GARAGE</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)*

home with separate garage

Size of the proposed development:

Length 12.19 metres  40 feet

Width 10.67 metres  35 feet

Building height 4.57 metres  15 feet

Accessory building: *(if applicable)*

single car garage

Total Floor area

41.81 450

18' X 25' 5.5M X 7.6M  
 Sq. metres  Sq. feet

Height

3.66 12  
 Metres  Feet

Attached  Detached

Secondary suite information: *(if applicable)*

Existing suite  New suite

Attached  Detached

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

Indicate the proposed setback from the property line:

25 M - detached garage  
 Front yard  metres  feet 20

Rear yard  metres  feet 752

from west  
 Side yard (1)  metres  feet 180

from east  
 Side Yard (2)  metres  feet 619

Does this development require a variance?

Yes, explain proposed front yard set back less than 40m  No *(If yes, please submit a Variance Request Form)*

Construction Start Date: Aug 1 / 24 End Date: \_\_\_\_\_ Completed Project Cost: \$ 300,000

Has the development commenced?  Yes  No

### Manufactured Home

Manufacturer: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

### Sewage System

Type of sewage system: open discharge

## Abandoned Well Information

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

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

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

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



# VARIANCE REQUEST



**Municipal District of Greenview No. 16**  
4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0  
T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608  
[www.mdgreenview.ab.ca](http://www.mdgreenview.ab.ca)

FOR ADMINISTRATIVE USE
APPLICATION NO.
DATE RECEIVED
ROLL #

## Applicant Information

Name of Applicant(s): Deana Martin

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. SE SEC. 23 TWP. 070 RGE. 26 M. WS

Registered plan: \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

## Variations Requested

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

1. 20m from Township Road 703 to the north for the Dwelling Unit (Home)
2. 24m from Township Road 703 to the north for the Accessory Building - Detached Garage
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)

→ land slopes downhill to the north

I prefer to build on higher land rather than lower land.

The sewage will drain north (downhill). It would be better in a treed area than the field.

The proposed house will then 'line up' with the current house (23 m from property line).

I do not want the Detached Garage (Accessory Building) to block the view from the south end of the house to the west. so it is set back further.

#### Declaration

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

Signature of Applicant

Date:

April 15, 2024

Signature of Applicant(s)

Date:

15/04/24

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.

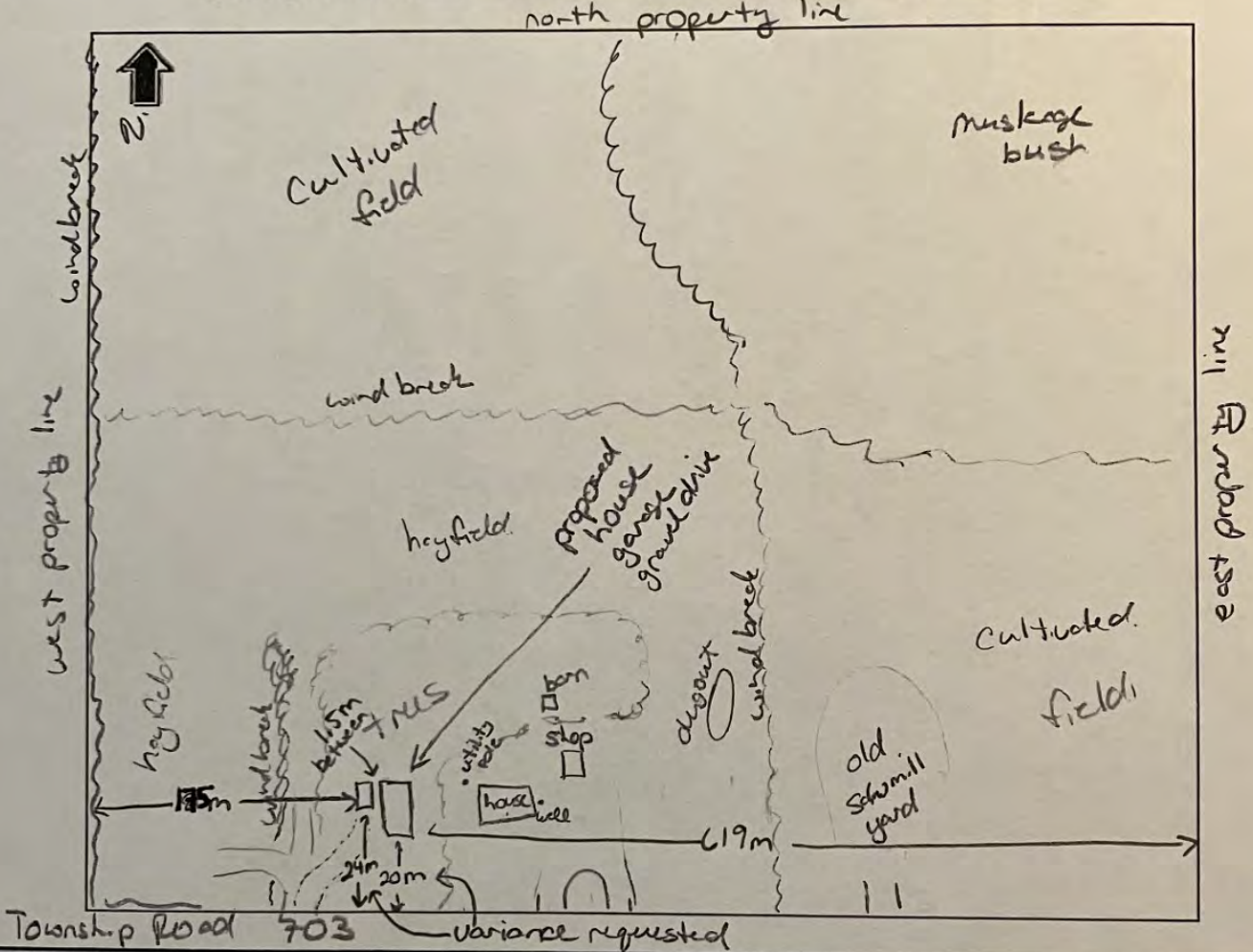
Plot Plan

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

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Dimensions<br><input checked="" type="checkbox"/> Existing and proposed private roads or driveways<br><input checked="" type="checkbox"/> Natural features (trees, water runs, creeks, etc.)<br><input type="checkbox"/> Utility poles<br><input type="checkbox"/> Off-street parking and loading areas | <input checked="" type="checkbox"/> Setback distances to existing buildings or structures (identify structures)<br><input type="checkbox"/> Access to development<br><input checked="" type="checkbox"/> Slopes greater than 15% and distance to proposed development - none<br><input checked="" type="checkbox"/> Abandoned well sites - none<br><input checked="" type="checkbox"/> Septic tank/pump-out - to go north of proposed house (down hill) | <input type="checkbox"/> Front, rear and side yard setbacks<br><input type="checkbox"/> Setback distances to public roads<br><input type="checkbox"/> Well or other water sources<br><input type="checkbox"/> Rights-of-ways or easements<br><input type="checkbox"/> Other relevant information (signage, outdoor storage, etc.)<br><input type="checkbox"/> Floor plan - not yet prepared |
|---|---|---|

house 35ft x 40ft or less  
garage 18ft x 25ft or less

Legal Location: SE ¼ of Sec 23 Twp. 070 Rge. 26 W 5  
or Registered Plan \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_



Declaration

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

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

Signatures: April 15, 2024 [Redacted] 15/04/24 [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.

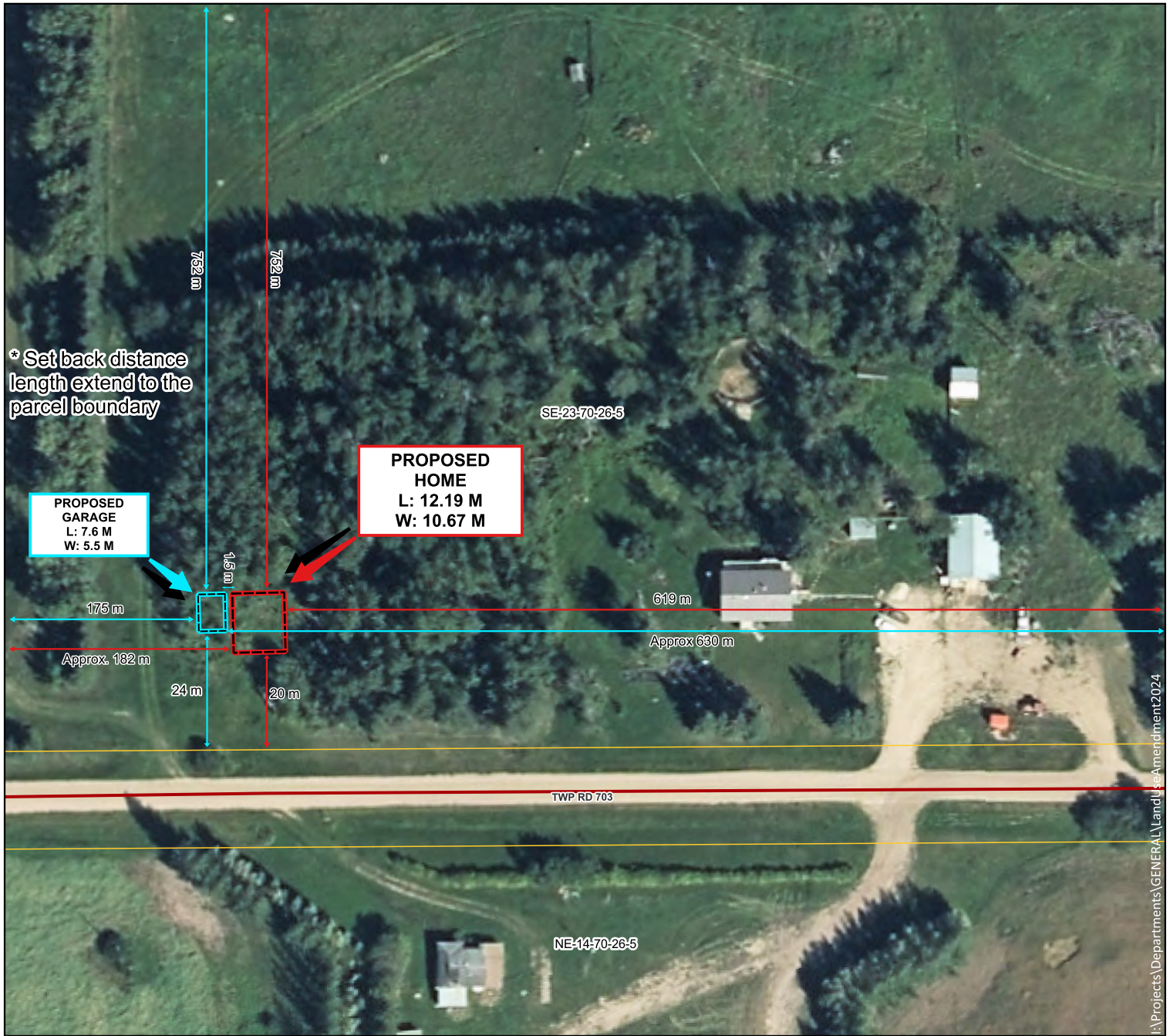
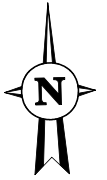


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-055

SE-23-70-26-W5M

Main



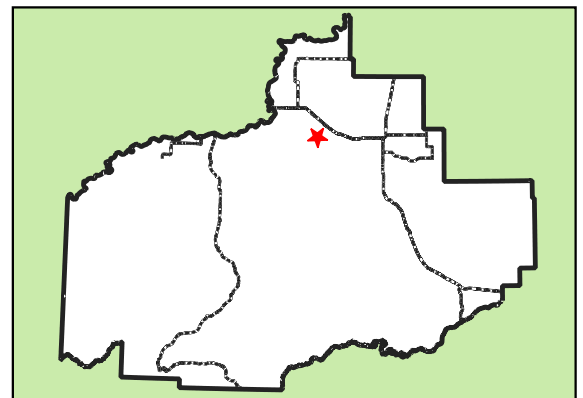
## LEGEND

- Proposed garage
- Proposed Home
- Cadastre

GV Imagery 2023

## TRANSPORTATION

- Gravel Road



0 30 60



metres  
Scale 1:1,200

PROJECTION: UTM Zone 11N NAD 83

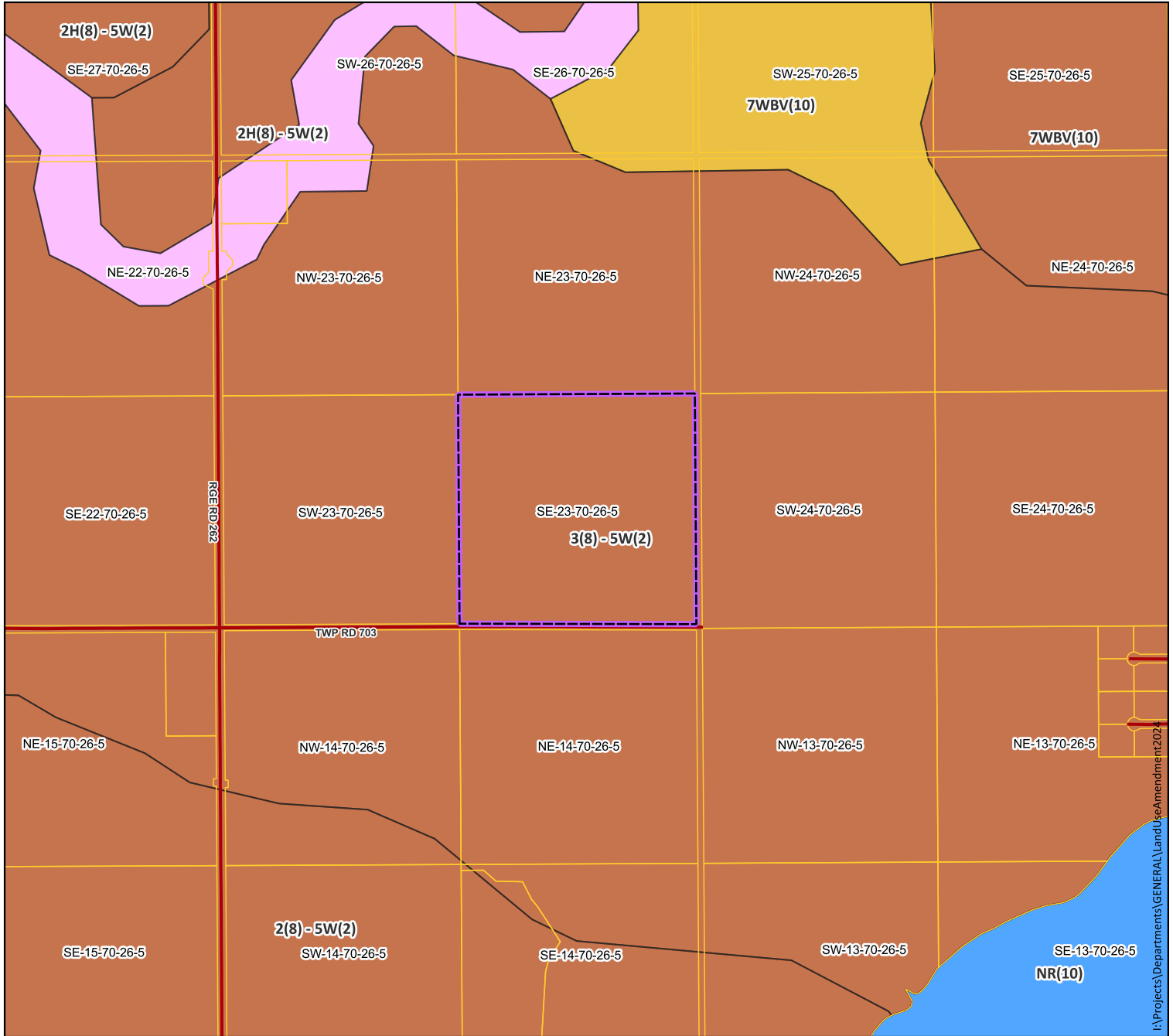
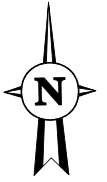
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Map Print Date : May 06, 2024



**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
 Development Permit D24-055  
 SE-23-70-26-W5M  
 AGRASID



**LEGEND**

Subject Property

**TRANSPORTATION**

Gravel Road

**AGRASID**

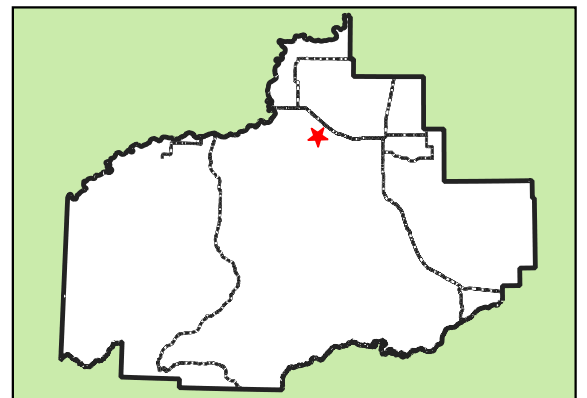
- large single water body
- level organic
- undulating - high relief
- v-shaped valley

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

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Map Print Date : May 06, 2024



0 400 800



metres

Scale 1:20,000

PROJECTION: UTM Zone 11N NAD 83

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

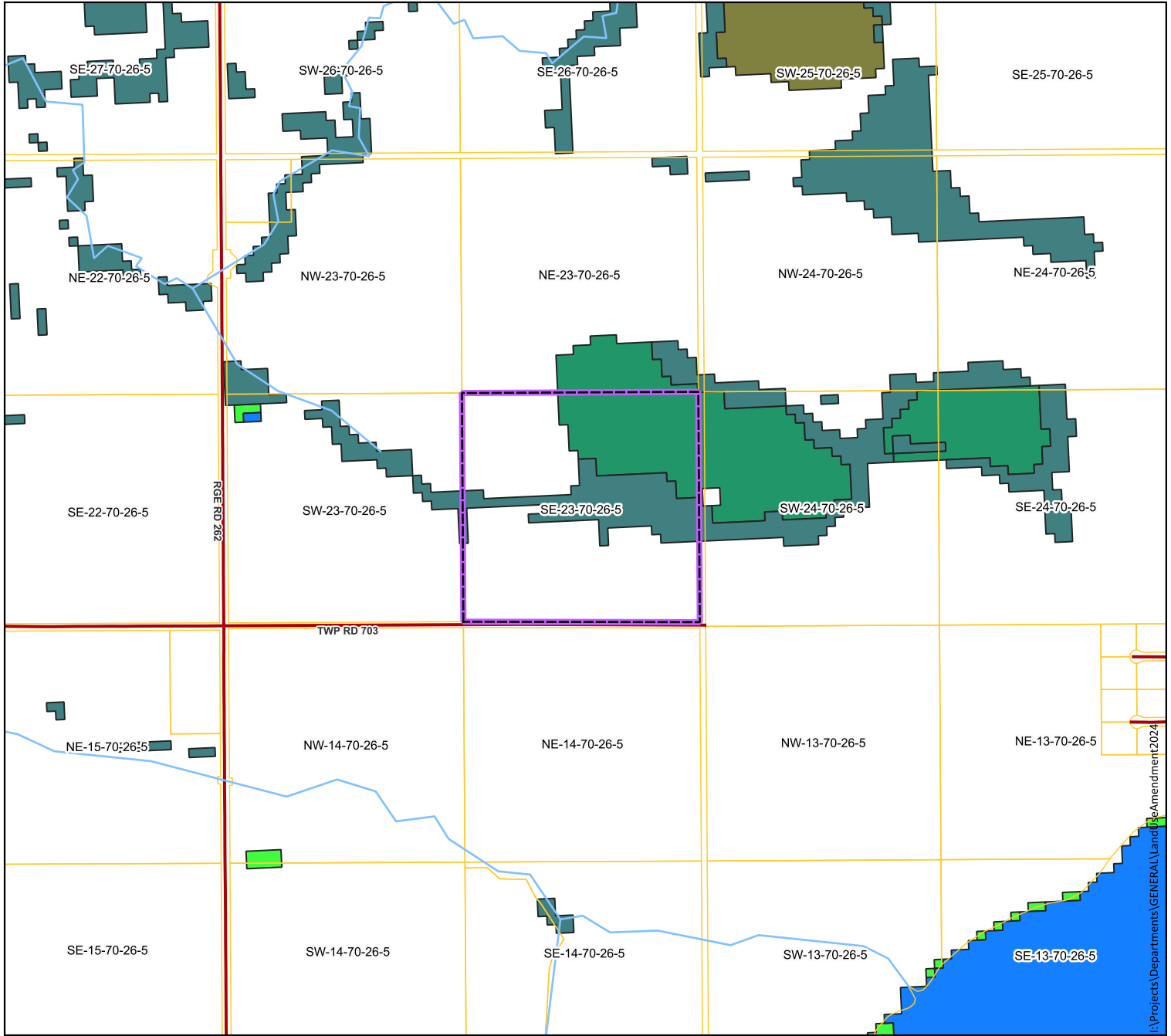


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16









## Development Permit D24-055

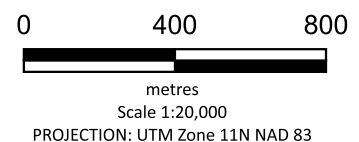
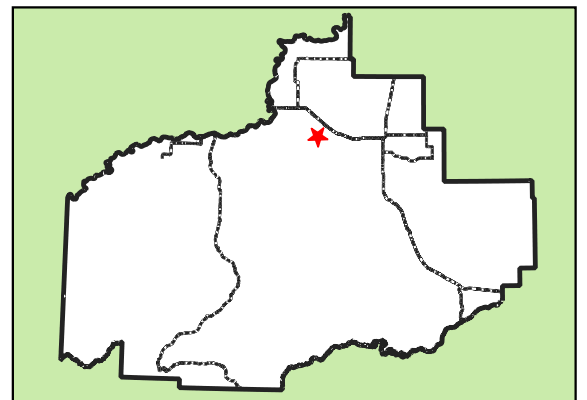
### SE-23-70-26-W5M

#### Wetland



### LEGEND

- |   |  |
|---|--|
|  Subject Property |  Swamp          |
| <b>Wetland Inventory</b>  | <b>TRANSPORTATION</b>  |
|  Bog              |  Gravel Road    |
|  Fen              | <b>HYDRO FEATURES</b>  |
|  Marsh            |  Stream / Creek |
|  Open Water       |  |



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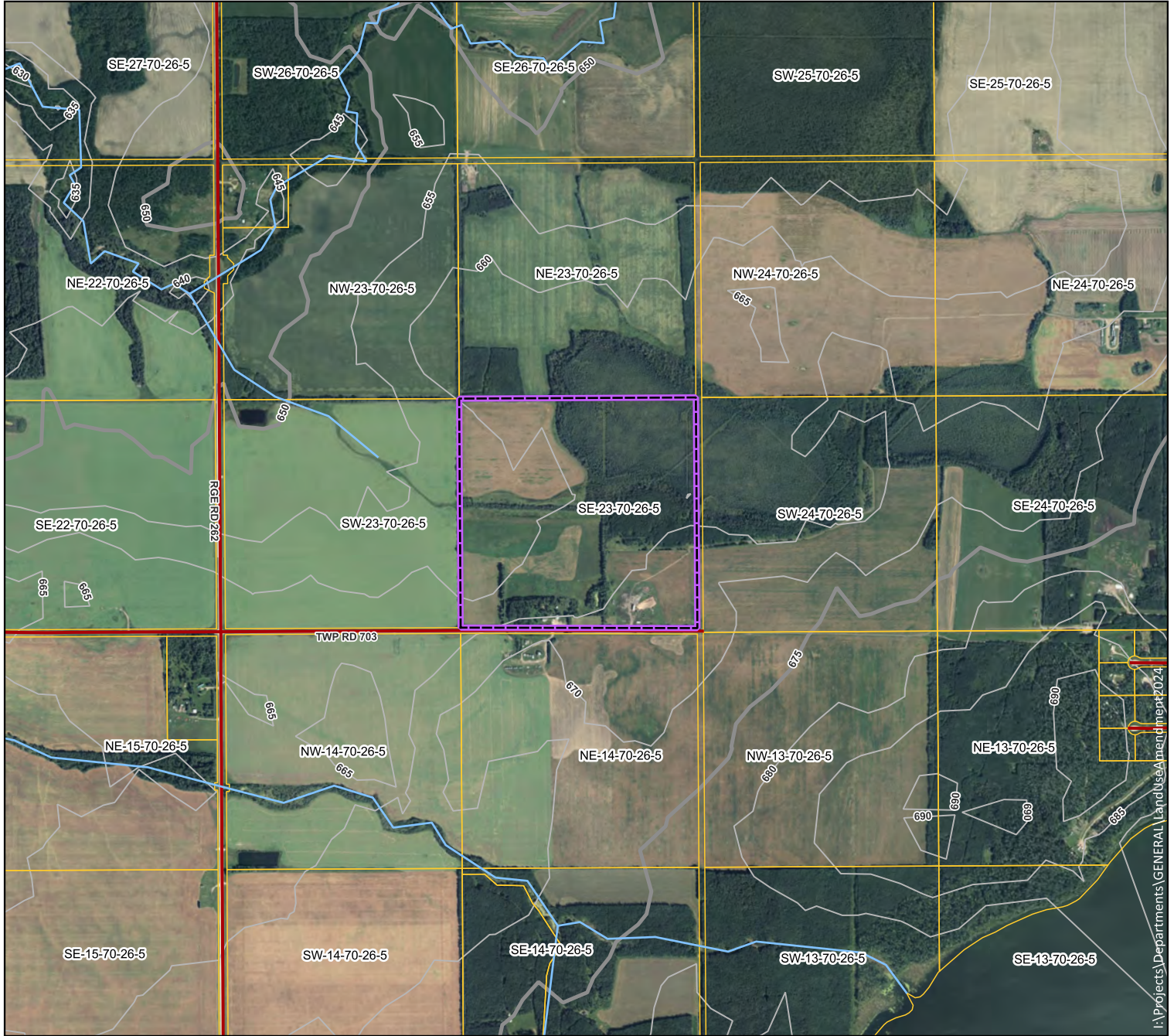
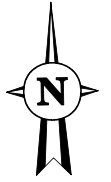


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16


## Development Permit D24-055

### SE-23-70-26-W5M

### Topography



### LEGEND

 Subject Property

#### Contour Line(m)


 Minor Break

 Major Break

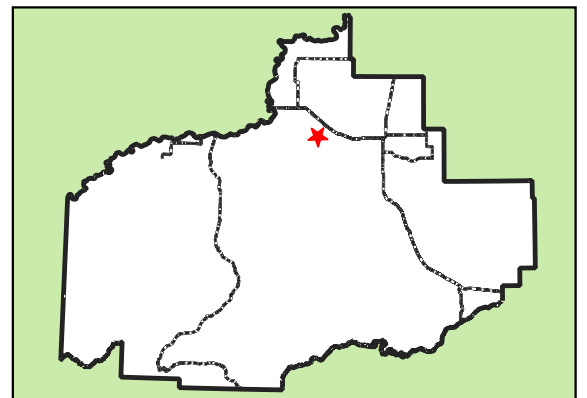
#### TRANSPORTATION

 Gravel Road

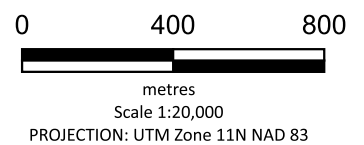
#### HYDRO FEATURES

 Stream / Creek

GV Imagery 2023



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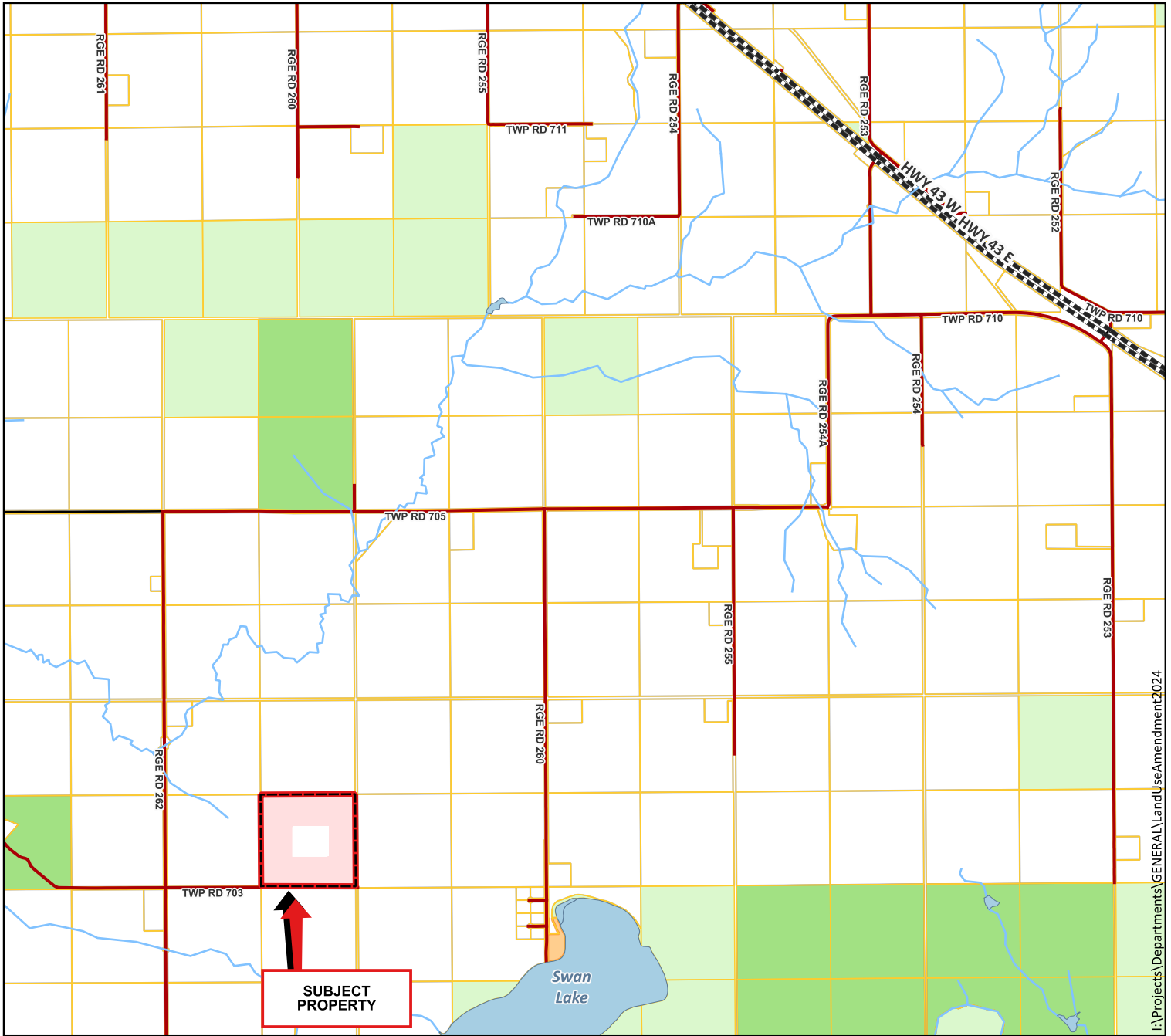
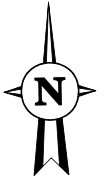


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-055

SE-23-70-26-W5M

Ownership Map



## LEGEND

Subject Property

### TRANSPORTATION

Gravel Road

Paved Road

### HYDRO FEATURES

Lake / River

Stream / Creek

### LAND CLASSIFICATION

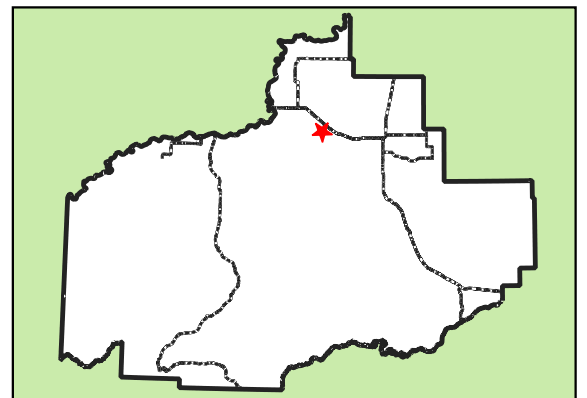
Titled Land

Crown Land

Grazing Leases

Cadastre

Municipal Property



0 1 2



kilometres

Scale 1:50,000

PROJECTION: UTM Zone 11N NAD 83

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# SITE INSPECTION PHOTOS

D24-055 Deana Martin SE-23-070-26-W5M



Development Area facing North



Showing Farmland access