



Municipal District of **GREENVIEW**

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, June 12, 2024

9:00 AM

Administration Building and Zoom
Valleyview AB

**#1
CALL TO ORDER**

**#2
ADOPTION OF AGENDA**

**#3
MINUTES**

- | | | |
|-----|--|---|
| 3.1 | ADOPTION OF MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES HELD MAY 15, 2024 | 3 |
| 3.2 | BUSINESS ARISING FROM MINUTES | |

**#4
SUBDIVISION**

NONE

**#5
DEVELOPMENT PERMITS**

- | | | |
|-----|--|----|
| 5.1 | D24-081 / J & L REIMER / DISCRETIONARY USE IN CR-1 /
PLAN 0922391; 1; 2/ DEBOLT AREA
- JEFF REIMER | 11 |
|-----|--|----|

**#6
NEXT MEETING**

- | | | |
|-----|----------------------------|--|
| 6.1 | NEXT MEETING JULY 24, 2024 | |
|-----|----------------------------|--|

**#7
ADJOURNMENT**

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
 Greenview Administration Building [and Zoom]
 Valleyview, Alberta, on Wednesday, May 15, 2024

- #1**
CALL TO ORDER
 Chair Ryan Ratzlaff called the meeting to order at 9:00 a.m.
- PRESENT**
- | | | |
|------------|-----------------------------|--------------------|
| Chair | | Ryan Ratzlaff |
| Vice-Chair | | Jennifer Scott |
| Member | | Bill Smith (Zoom) |
| Member | | Dave Berry |
| Member | | Tom Burton |
| Member | | Christine Schlieff |
| Member | Winston Delorme (Zoom 9:22) | |
| Member | | Tyler Olsen |
| Member | | Dale Smith |
- ATTENDING**
- | | | |
|---|--|-------------------|
| CAO | | Stacey Wabick |
| Acting Director, Infrastructure & Engineering | | Doug Brown |
| Director, Planning & Economic Development | | Martino Verhaeghe |
| Acting Manager, Planning and Development | | Jan Sotocinal |
| Development Officer | | Nicole Friesen |
| Development Officer | | Alysse Barks |
| Recording Secretary | | Nancy Harris |
- ABSENT**
- | | | |
|--------|--|------------------|
| Member | | Sally Rosson |
| Member | | Marko Hackenberg |
- GUESTS**
- Kristeva Dowling (Zoom)(D24-053)
- #2**
AGENDA
- MOTION: 24.05.28 Moved by: Member Christine Schlieff
 That the May 15, 2024, agenda be adopted as presented.
- For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen
- CARRIED**
- #3**
MINUTES
- 3.1 MINUTES OF REGULAR MEETING**
- MOTION: 24.05.29 Moved by: Member Tom Burton

That the minutes of the Municipal Planning Commission regular meeting held on April 10, 2024, be adopted as amended:

- **Addition of Guest's last name**

For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

NONE

**#4
SUBDIVISIONS**

NONE

**#5
DEVELOPMENT
PERMITS**

5.1 D24-034 / DAN BLOCK / OILFIELD SERVICE, SHOP WITH OFFICES, AND ACCOMMODATION EMPLOYEE / PLAN 1621185; 2; 2 / GROVEDALE AREA

Development Officer Alysse Barks presented an overview of a development permit application for Oilfield Service, Shop with Offices, and Accommodation Employee Plan 1621185; 2; 2 within NW 33-69-6-W6M. The property was zoned Industrial Light (M-1) District.

NW 33-69-6-W6M

MOTION: 24.05.30 Moved by: Member Christine Schlieff

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. Chain link Fencing shall be installed around the storm and process ponds by September 30, 2024
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. Upon completion of the development of the process pond the applicant shall provide the Municipal District of Greenview No. 16 proof of the process pond meeting Provincial regulations.
8. 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.

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. 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.

For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen, Member Winston Delorme

CARRIED

5.2 D24-053 / ERIC ERME & KRISTEVA DOWLING/ DISCRETIONARY USE IN CR-1; HOME OCCUPATION, MAJOR - ADDITION / PLAN 0823266; 1; 4/ GROVEDALE AREA

Development Officer Nicole Friesen presented an overview of a development permit application for Discretionary Use in Cr-1; Home Occupation, Major - Addition Plan 0823266; 1; 4 within NE 9-69-6-W6M. The property was zoned Country Residential One (CR-1) District.

NE 9-69-6-W6M

MOTION: 24.05.31 Moved by: Member Dale Smith

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.

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.

For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen, Member Winston Delorme

CARRIED

5.3 D24-055 / DEANA MARTIN / PERMITTED USE WITH FRONT YARD SETBACK VARIANCE IN A-1 / SE 23-70-26-W5M/ CROOKED CREEK AREA

Development Officer Alysse Barks presented an overview of a development permit application for Permitted Use with Front Yard Setback Variance in A-1 within SE 23-70-26-W5M. The property was zoned Agricultural One (A-1) District.

SE 23-70-26-W5M MOTION: 24.05.32 Moved by: Member Dale Smith

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.

Advisory Notes:

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

3. Prior to construction or commencement of any development, it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing, and Electrical permits, in accordance with the Safety Codes Act of Alberta. Copies of such permits are to be 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.

For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen, Member Winston Delorme

CARRIED

**#6
NEXT MEETING**

6.1 JUNE 12, 2024

6.2 RESCHEDULE OF JULY 10, 2024 MPC MEETING (VERBAL)

MOTION: 24.05.33 Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE that the July 10, 2024 meeting be rescheduled for July 24, 2024

For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen, Member Winston Delorme

CARRIED

**7
ADJOURNMENT**

MOTION: 24.05.34 Moved by: Member Dave Berry

That the meeting be adjourned at 10:08 a.m.

For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen, Member Winston Delorme

CARRIED

CHAIR
RYAN RATZLAFF

DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE

UNADOPTED



REQUEST FOR DECISION

SUBJECT: **D24-081 Discretionary Use in CR-1**
 SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
 MEETING DATE: June 12, 2024 DIRECTOR: MAV PRESENTER: JS
 REPORT TYPE: **Development Permit** MANAGER: JS WRITER: JS

FILE NO.: D24-081 LAND USE DISTRICT: CR-1 Country Residential One
 LEGAL LOCATION: Plan 0922391 Block 1 Lot 2; NW-28-071-26-W5M
 AREA: Crooked Creek
 APPLICANT: Jeffrey & Lila Reimer
 LANDOWNER: Jeffrey & Lila Reimer

BACKGROUND/PROPOSAL:

Administration has received an application for the development of a basement foundation for an existing Dwelling Unit, Manufactured on the property legally described as Plan 0922391 Block 1 Lot 2 in the Country Residential One (CR-1) Land Use District. The subject property is located approximately 7km southeast of the Hamlet of DeBolt along Harper Creek Road (Range Road 264) in the Crooked Creek Area. The applicant is proposing to develop a basement as a permanent foundation to move the existing Manufactured home onto. Dwelling Unit, Manufactured is a discretionary use within the CR-1 land use district.

The subject lot has an existing residential yard site which includes the manufactured home and a 30' X 48' accessory building- garage. The existing dwelling was previously approved in 2017 on development permit D17-257 as a Manufactured Home and the existing accessory building was previously approved in 2013 on development permit D13-166 as a garage. The applicant is proposing to develop a basement on the same footprint, and to move his existing dwelling onto the basement foundation. All previously approved setbacks for the manufactured home will remain unchanged once the dwelling unit is placed on the basement.

The property is in close proximity of a nearby drainage feature east of the development. During the original land use bylaw amendment and subdivision referral Alberta Environment and Parks (AEP) indicated, "The proposed subdivision is located in the reach of Cornwall Creek, all permanent developments should be flood proofed to the 1:100 year flood elevation. We recommend any proposed development within the subdivision that an appropriate setback be established from the water body on the NW 28-71-26-W5 to minimize potential damage from flooding and bank erosion/sloughing of the water body." Administration has reached out to the flood protection division of AEP and ask for confirmation of these comments and to obtain the flood elevation information so that any subgrade development can be developed without risk of damage from future overland storm flooding.

Without confirmation from Alberta Environment on the appropriate flood elevation so mitigation measures can be implemented, it would not be in the public/best interest to issue a development permit. The exact nature of the proposed development, being a subgrade development (basement), heightens the risk potential of flooding in comparison to the current development state.

The landowner has not agreed to a time extension allowing Administration to obtain the information required from AEP, so no conditions can be crafted to recommend approval unless a study is undertaken by a qualified professional. As the landowner has not agreed to a time extension, this matter is also coming to the Municipal Planning Commission (MPC) with a recommendation for refusal. The MPC may defer any approval pending additional information; however, the landowner may then choose to exercise their right to deem the permit refused and appeal to the Subdivision and Development Appeals Board or the Land and Property Rights Tribunal, as appropriate.

PROPERTY DETAILS:

Soil Type: Orthic Gray Luvisol

Topography: H1m – Hummocky – Medium Relief

Wetland Inventory: None

LSRS Spring Grains: 2HT(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 and slope. 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

5.27 Manufactured Homes

5.27.1 All manufactured homes shall be of sound construction and appearance to the satisfaction of the Development Authority.

5.27.2 Every manufactured home within Greenview must be placed on a permanent foundation and meet Alberta Building Codes (Alberta Safety Codes Authority).

5.27.6 The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the foundation.

5.27.7 All manufactured homes shall be serviced by a water supply, sewage system, and utilities to the satisfaction of the Development Authority.

The proposed development of a basement and moving the existing manufactured home onto the basement as its permanent foundation meet the Manufactured Home regulations within Land Use Bylaw 18-800. All other regulations in the CR-1 district of the Land Use Bylaw have been met.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission REFUSE Development Permit application D24-081 for a Dwelling Unit, Manufactured (move onto basement) on Plan 0922391 Block 1 Lot 2 for the following reasons:

- 1. The subject property was indicated to be within the flood risk area of the Cornwall Creek by Alberta Environment Regional Services in 2007 and sufficient information has not been provided to ensure the suitability of proposed subgrade development at this location.**

ALTERNATIVES:

Alternative #1: The Municipal Planning Commission may defer the application to the next regular meeting or until additional information is received. At this time, Administration has not received information from Alberta Environment confirming the flood elevation of the parcel which will provide Administration appropriate conditions.

MOTION: That the Municipal Planning Commission DEFER Development Permit application D24-081 for a Dwelling Unit, Manufactured (move onto basement) on Plan 0922391 Block 1 Lot 2 for Municipal Planning Commission Meeting on July 24, 2024.

Alternative #2: The Municipal Planning Commission may approve the application with the condition that the applicant be required to conduct an engineering report which provides the appropriate flood elevation for flood proofing.

MOTION: That the Municipal Planning Commission APPROVE Development Permit application D24-081 for a Dwelling Unit, Manufactured (move onto basement) on Plan 0922391 Block 1 Lot 2 subject to the following conditions:

- 1. The manufactured home shall be placed on a permanent basement foundation which satisfies the requirements of the Alberta Safety Code Authority.**
- 2. The applicant shall provide a report, including a detailed site survey and cross section drawings prepared by a qualified professional Engineer accredited by the Associate of Professional Engineers and Geoscientists of Alberta (APEGA), demonstrating that any opening or windows to the basement level is above the 1:100-year flood design.**

Standards:

- 1. The exterior of the manufactured home shall be finished within one (1) year of placement. All finish material shall either be factory fabricated or of equivalent quality so that the design and construction complement the dwelling.**
- 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. 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.
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.

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 Plan
- Aerial Map
- AGRISID Map
- Wetland Inventory Map
- Topography Map
- Owner Location Map
- Photos from the landowner (Jeff Reimer), taken on June 5, 2024
- Alberta Environment Correspondence from A07-017 Rezoning referral (August 13, 2007)
- Site Inspection Photos – taken on June 6, 2024



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
 MAY 29, 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): Jeffrey and Lila Reimer
 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. 28 TWP. 71 RGE. 26 M. 5

Registered plan: Block 1 Lot 2 MLL/MSL/LEASE NO.: _____
9520424

0922391

Property size: Hectares: 2.063 Acres: 5.1 Description of the existing use of the land:
home acreage

The land is adjacent to: Highway _____ District Road 264 LOC# 71453

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

REG. NO. 309982

APPLICATION NO. D24-081

DATE PAID MAY 28, 2024

RECEIPT NO. 408241

DEEMED COMPLETE

LAND USE DISTRICT CR-1

PROPOSED USE DWELLING UNIT, MANUFACTURED



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)*
add basement under existing house with a 240 SQ ft addition for stairwell landing

Size of the proposed development:

Length ^{23.164} metres
76 feet

Width ^{6.096} metres
20 feet

Building height ^{5.489} metres
18 feet

Accessory building: Total Floor area

Sq. metres
 Sq. feet

Height

Metres
 Feet

Attached
 Detached

Secondary suite information: Existing suite New suite

Attached
 Detached

Total floor area of primary residence: ^{141.2} Sq. metres
 Sq. feet

Indicate the proposed setback from the property line:

Front yard metres
40 feet

Rear yard metres
20.5 feet

Side yard (1) metres
17.5 feet

Side Yard (2) metres
280 feet

Does this development require a variance?

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

Construction Start Date: June 2024 End Date: Fall 2024 Completed Project Cost: \$ 85000

Has the development commenced? Yes No

Manufactured Home

Manufacturer: Triple M

Model: MNY 2076-054-07 Year: 2007

Sewage System

Type of sewage system: mound

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 Yes No *(printout must still be provided)*
on the property? Licensee name: _____

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

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

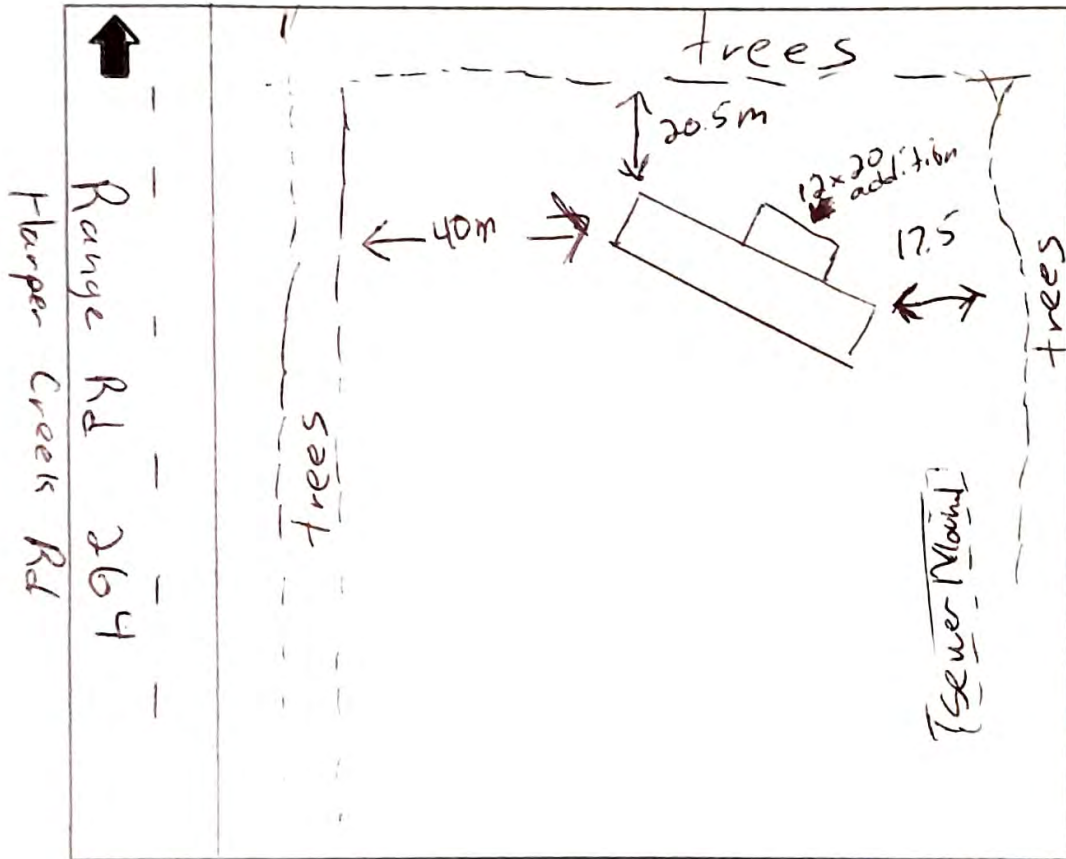
APPLICATION FOR DEVELOPMENT PERMIT

Plot Plan

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

<ul style="list-style-type: none"> ○ Dimensions ○ Existing and proposed private roads or driveways ○ Natural features (trees, water runs, creeks, etc.) ○ Utility poles ○ Off-street parking and loading areas 	<ul style="list-style-type: none"> ○ Setback distances to existing buildings or structures (identify structures) ○ Access to development ○ Slopes greater than 15% and distance to proposed development ○ Abandoned well sites ○ Septic tank/pump-out 	<ul style="list-style-type: none"> ○ Front, rear and side yard setbacks ○ Setback distances to public roads ○ Well or other water sources ○ Rights-of-ways or easements ○ Other relevant information (signage, outdoor storage, etc.) ○ Floor plan
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Legal Location: _____ ¼ of Sec _____ Twp. _____ Rge. _____ W _____
 or Registered Plan 9520424, Block 2, Lot 1
0922391



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 _____ Date 5/27/24 Applicant _____ Date _____ Registered Landowner(s)/Leaseholders _____

The personal information collected on this form is being collected under the authority of Sections 31 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.

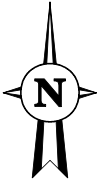


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-081

Plan 0922391, Block 1, Lot 2

Main



I:\Projects\Departments\GENERAL\LandUseAmendment2024

LEGEND

- Proposed Basement Site
- Subject Property
- Cadastre

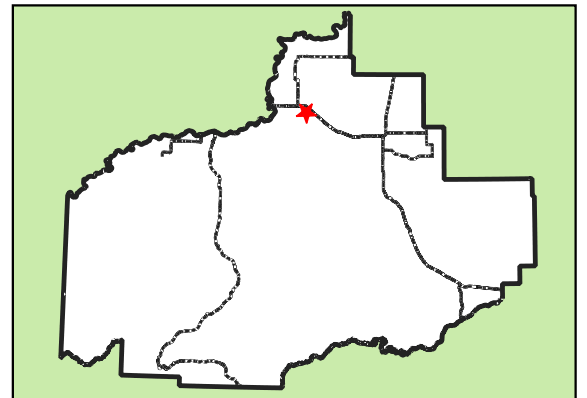
GV Imagery 2023

TRANSPORTATION

- Paved Road

HYDRO FEATURES

- Stream / Creek



0 20 40



metres

Scale 1:1,000

PROJECTION: UTM Zone 11N NAD 83

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Map Print Date : May 30, 2024

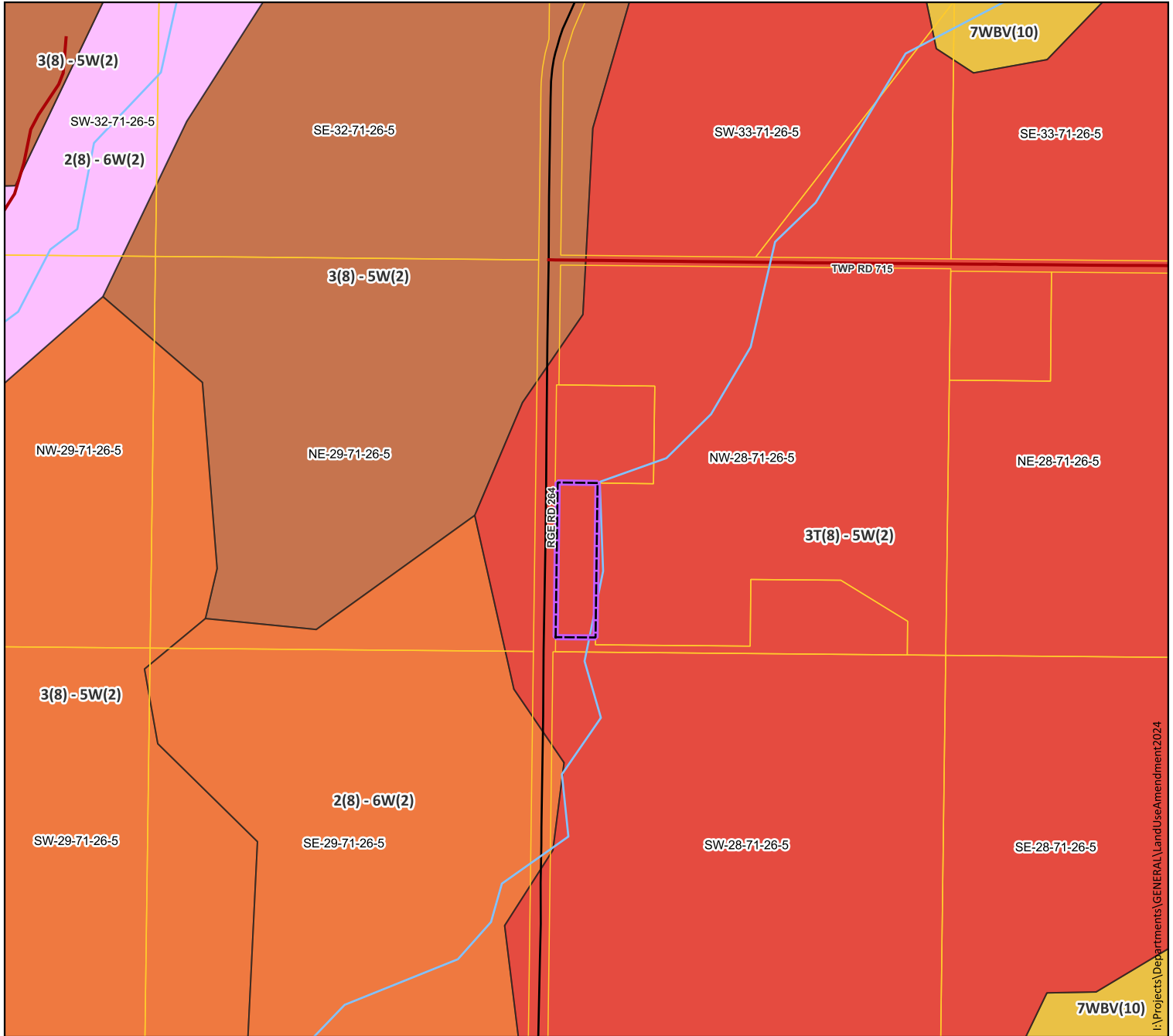
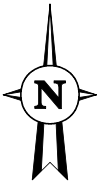


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-081

Plan 0922391, Block 1, Lot 2

AGRASID



LEGEND

Subject Property

TRANSPORTATION

Gravel Road

Paved Road

AGRASID

hummocky - medium relief

level organic

undulating - high relief

undulating - low relief

v-shaped valley

HYDRO FEATURES

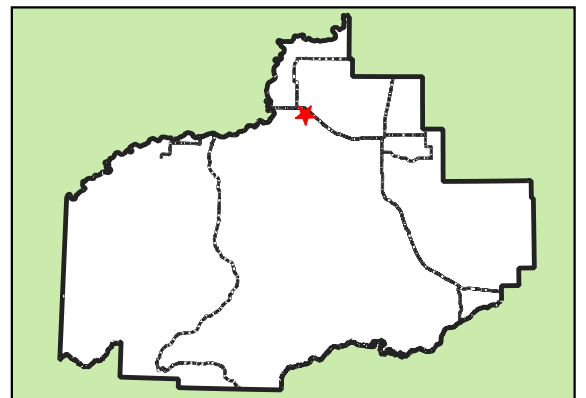
Stream / Creek

** Spring Grain LSRS Values Displayed**

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Map Print Date : May 30, 2024



0 300 600



metres

Scale 1:12,000

PROJECTION: UTM Zone 11N NAD 83

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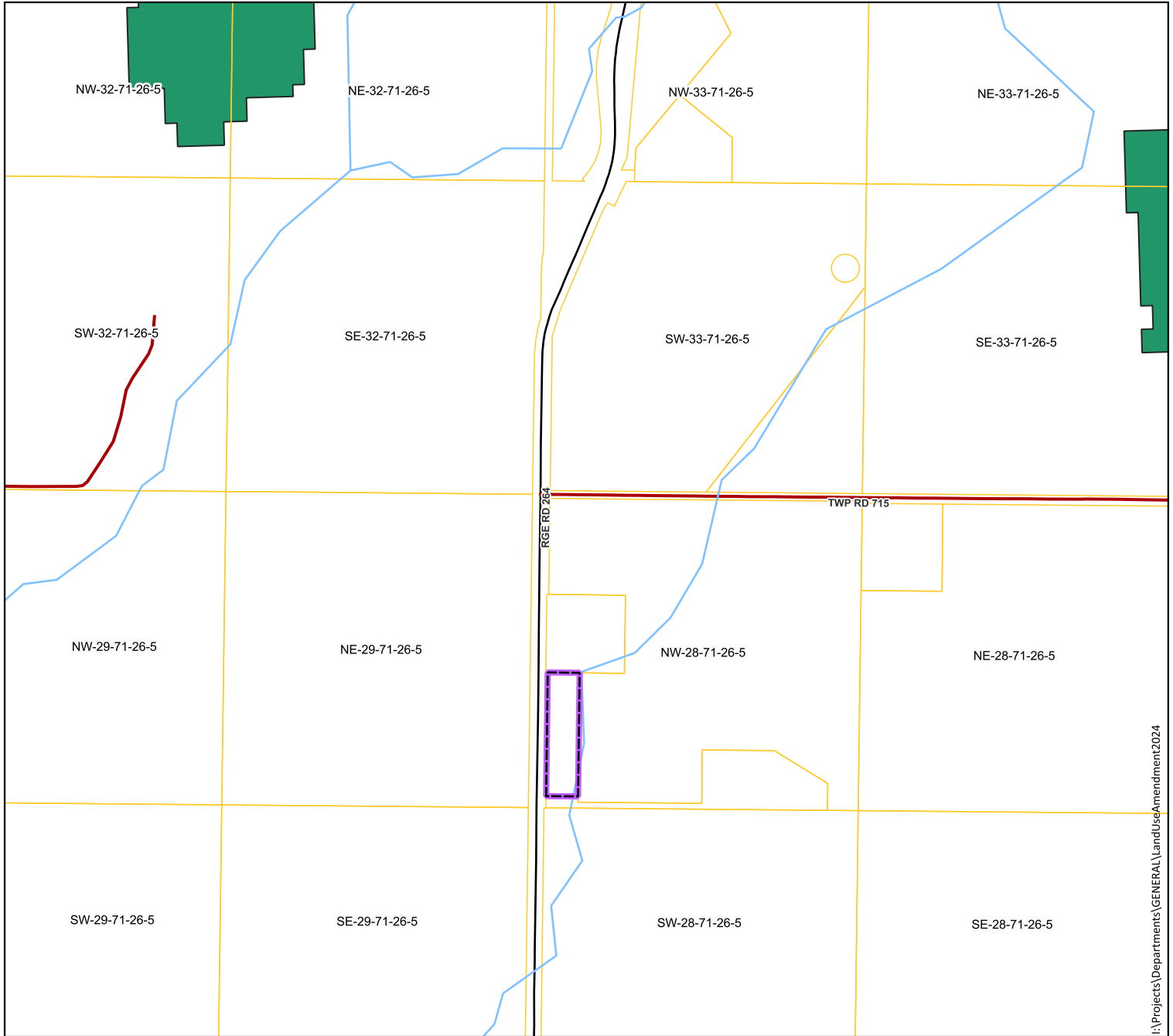
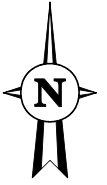


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-081


Plan 0922391, Block 1, Lot 2

Wetland



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LEGEND


 Subject Property

 Paved Road

Wetland Inventory

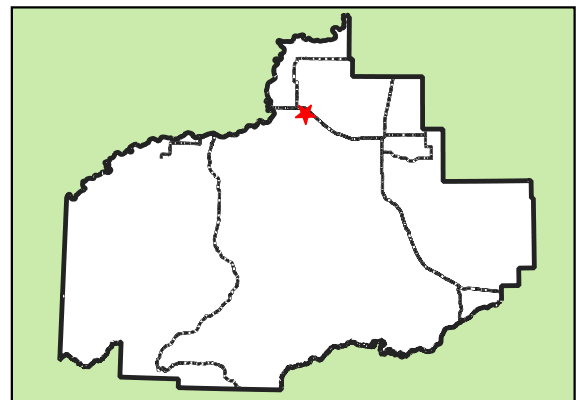
HYDRO FEATURES

 Bog

 Stream / Creek

TRANSPORTATION

 Gravel Road



0 300 600



metres

Scale 1:15,000

PROJECTION: UTM Zone 11N NAD 83

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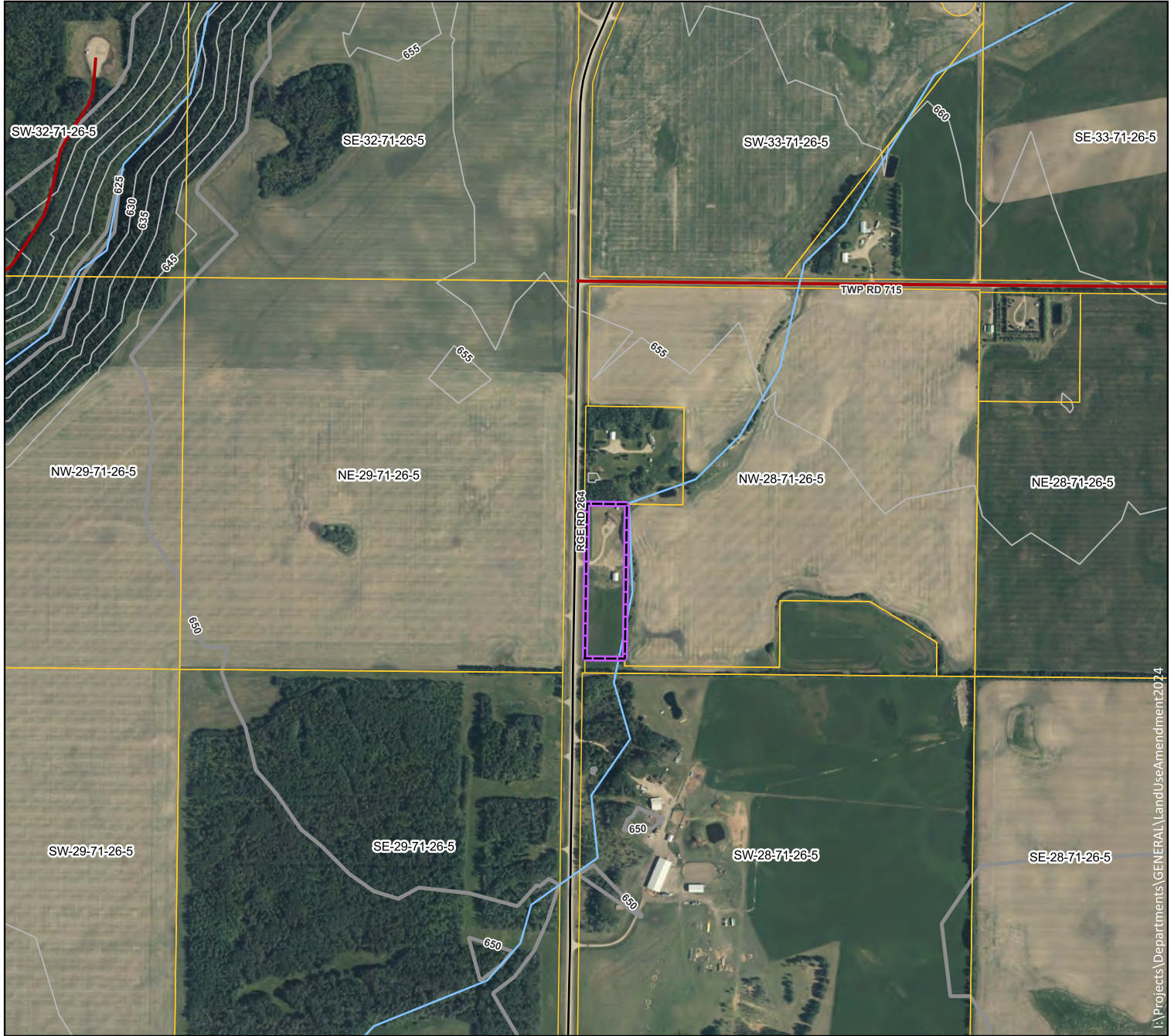
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Map Print Date : May 30, 2024



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-081
Plan 0922391, Block 1, Lot 2
Topography



LEGEND

Subject Property

Contour Line(m)

Minor Break

Major Break

TRANSPORTATION

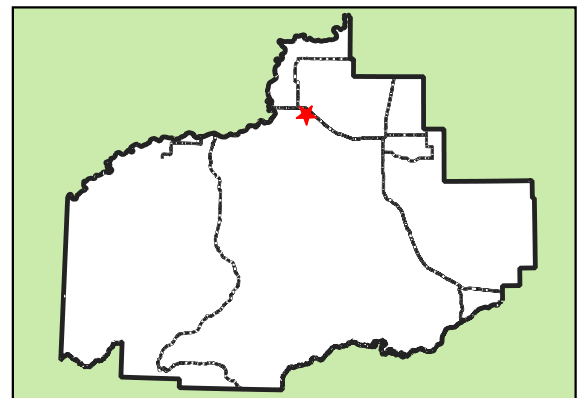
Gravel Road

Paved Road

HYDRO FEATURES

Stream / Creek

GV Imagery 2023



0 300 600



metres

Scale 1:12,000

PROJECTION: UTM Zone 11N NAD 83

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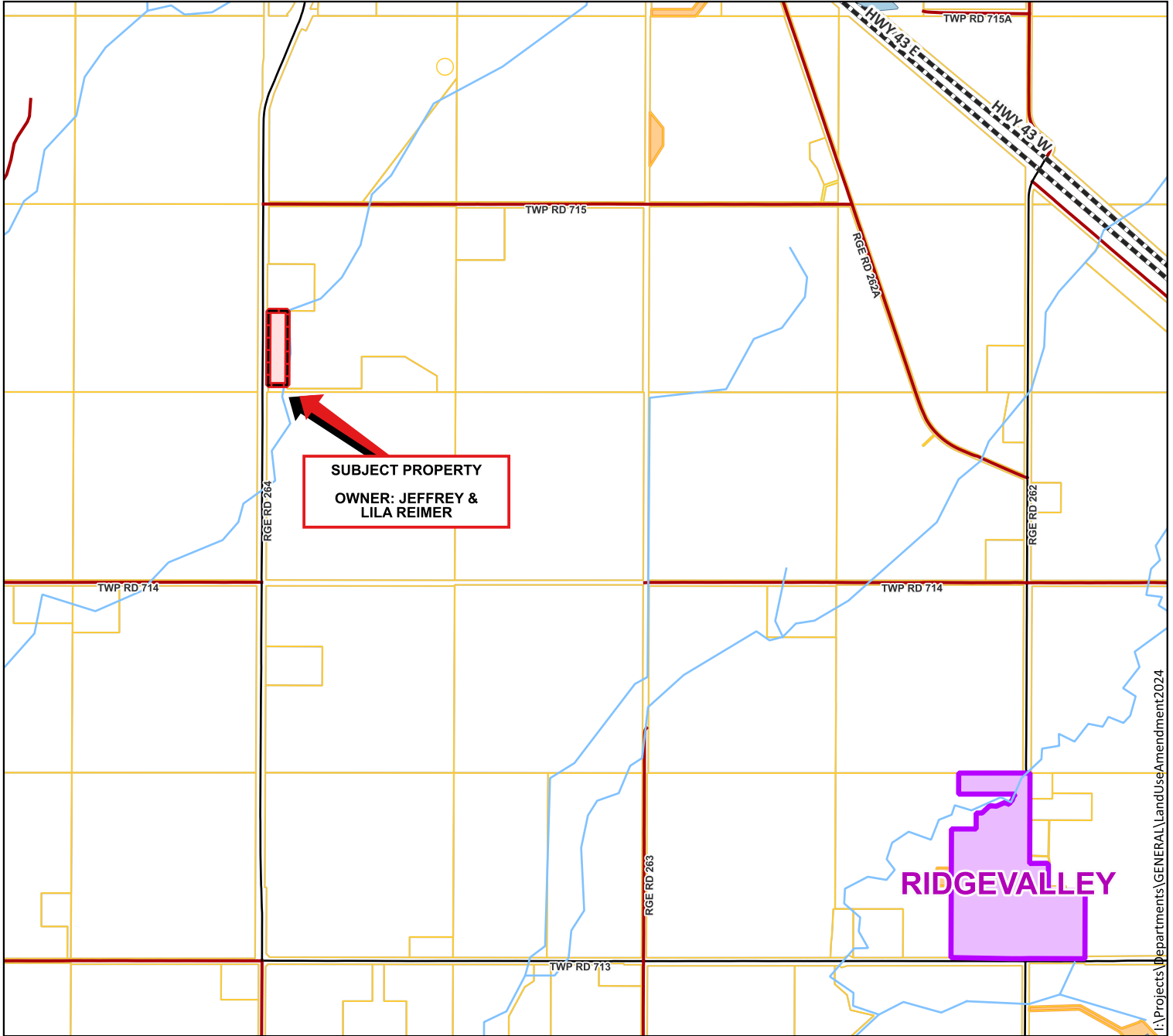
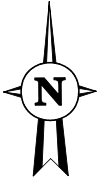


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D24-081

Plan 0922391, Block 1, Lot 2

Ownership Map



LEGEND

Subject Property

Hamlet / Localities

TRANSPORTATION

Gravel Road

Paved Road

HYDRO FEATURES

Lake / River

Stream / Creek

LAND CLASSIFICATION

Titled Land

Crown Land

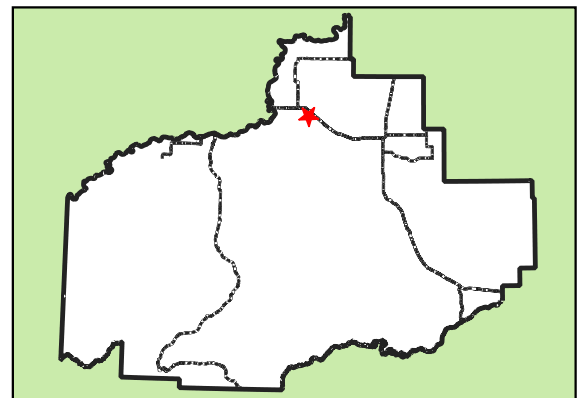
Cadastre

Municipal Property

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Map Print Date : May 30, 2024



0 400 800



metres
Scale 1:25,000

PROJECTION: UTM Zone 11N NAD 83

PHOTOS FROM JEFF REIMER (TAKEN ON JUNE 5, 2024)





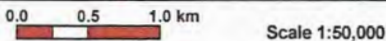
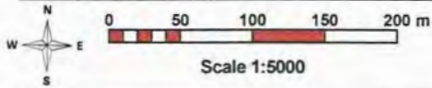
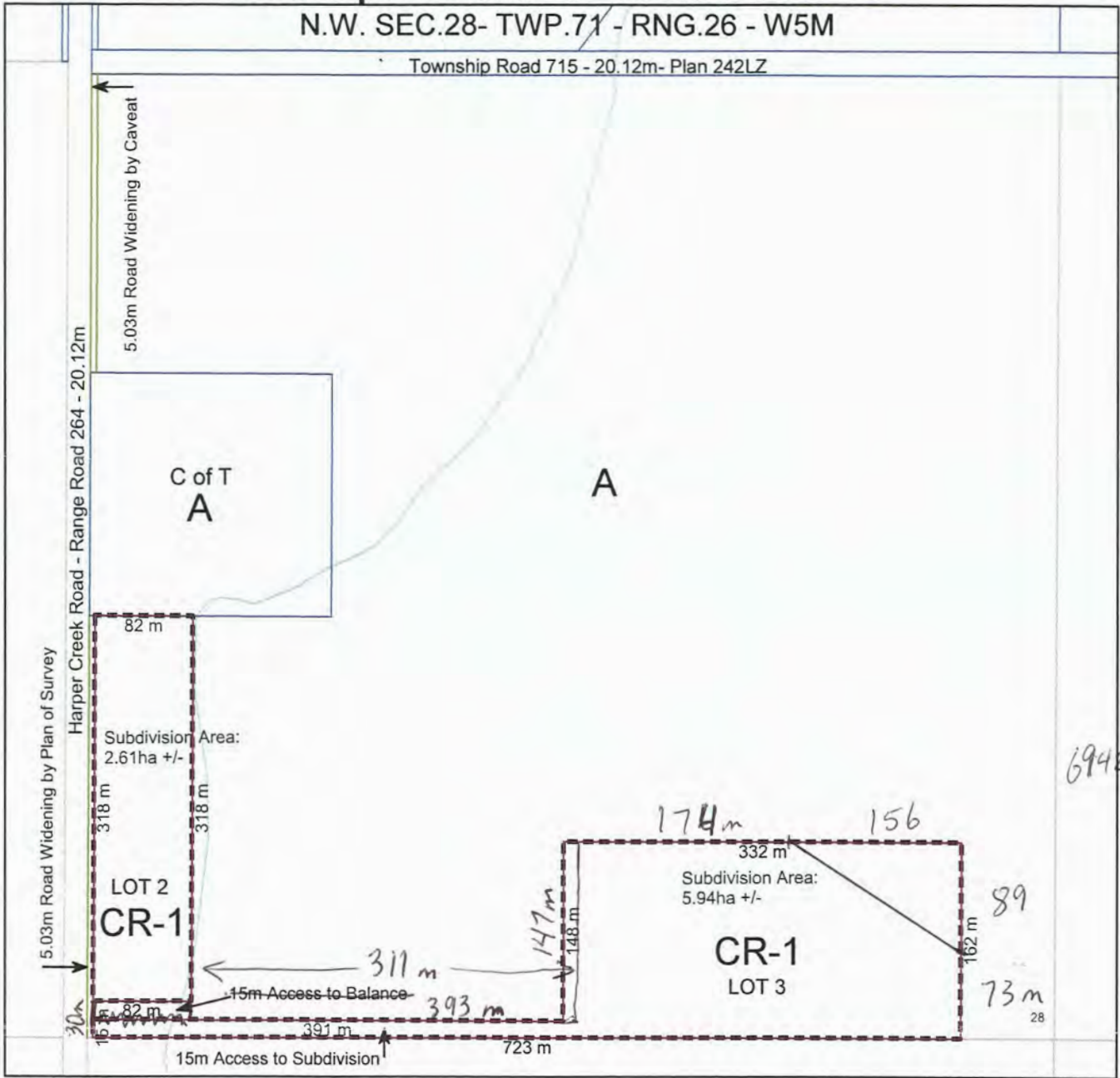




Proposed Plan of Subdivision - Country Residential One Municipal District of Greenview No. 16

N.W. SEC.28- TWP.71 - RNG.26 - W5M

Township Road 715 - 20.12m- Plan 242LZ



Legend					
	Tiled Area		Outbuilding		Trees
	Subdivision		Residence		Rivers / Creeks
	Field System		Well		Water Bodies
	Holding Tank		Approach		Cadastral
	Pumpout		Right-Of-Way		Municipal Boundary

Note: Distances & Area calculations are approximate. Improvements located as data supplied by owner.

Date: August 14, 2007
 Location: NW 28-71-26-W5M
 Title No.: 042 003 680 #1
 File No.: A07-017
 Name:

OWNER: I / WE hereby certify the above sketch accurately represents the measurements of the proposed subdivision.
 (Please have all Landowners sign this sketch & return it to the M.D. Office)

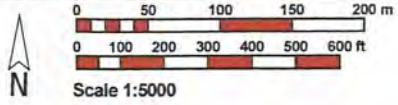
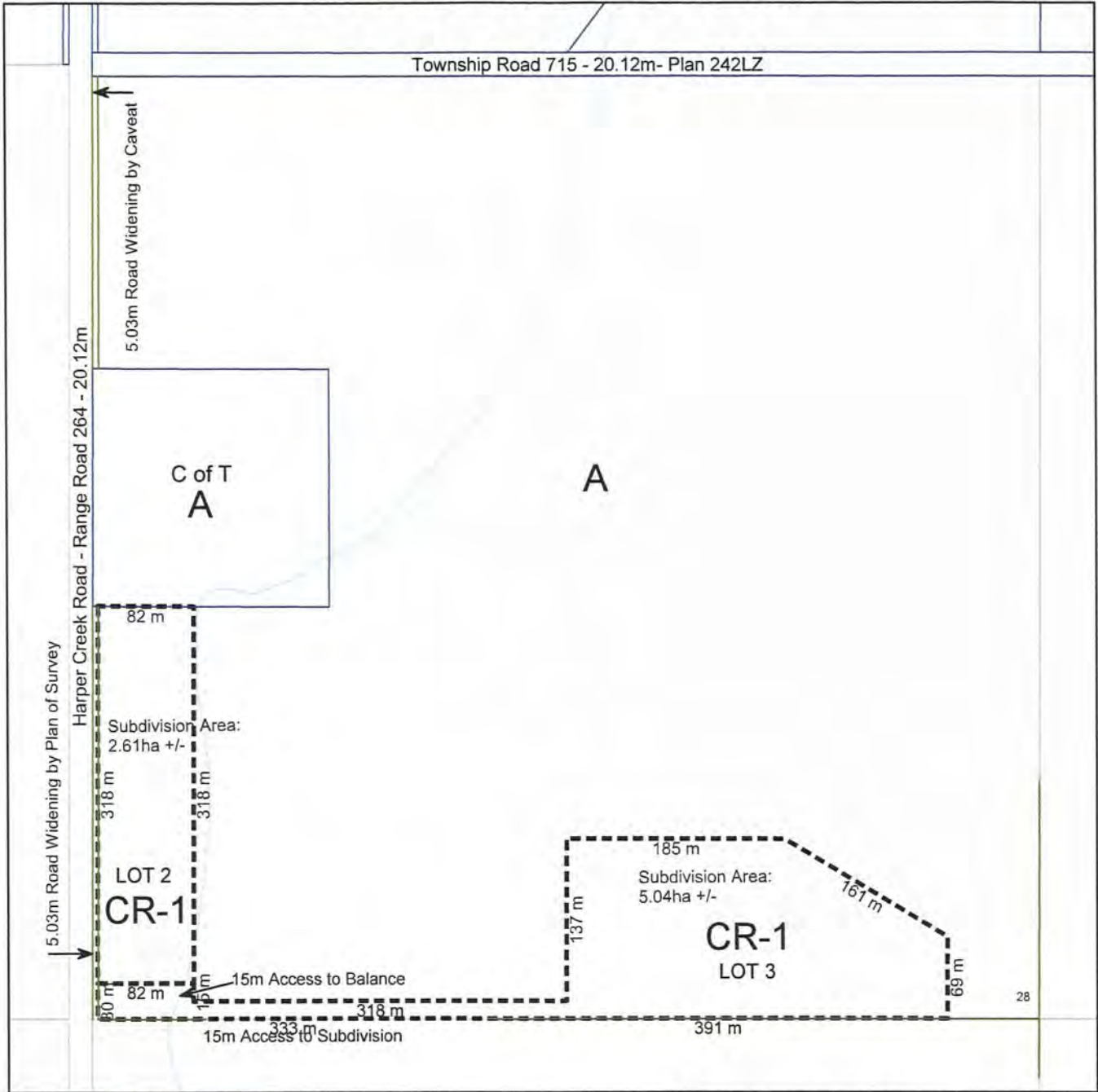
Date: SEPT. 4/2007

Landowner Sign: _____



Land Use Amendment - Municipal District of Greenview No. 16

NW SEC 28 - TWP 71 - RNG 26 - W5M



Legend

- Land Use Amendment CR1 Country Residential
- Lot Number A Agriculture
- Block Number
- Plan Number
- Rivers / Creeks
- Water Bodies
- Cadastre
- Municipal Boundary

LAND USE BYLAW MAP 182

Municipal District of Greenview No.16

Bylaw No. 00000

Adopted by Council the 05 day of October, 2007

NOTE:
This map has been consolidated for convenience only. The Official Bylaw and amendments thereto, should be consulted for all purposes of interpretation and application.



August 31, 2007

Our File: 5- 26- 71

Referral re: Proposed Land Use Bylaw Amendment

Rezoning of Subdivision from Agriculture to Country Residential

Date: August 13, 2007

File #: A07-017

Legal: NW 28-71-26-W5

Municipal District of Greenview No. 16

I have reviewed the above application and give the following comments with respect to the *Water Act* only, without responsibility for the proposal, including its advisability, permanency or safety.

The proposed subdivision is located in the reach of Cornwall Creek, all permanent developments should be flood proofed to the 1:100 year flood elevation. We recommend any proposed development within the subdivision that an appropriate setback be established from the water body on the NW 28-71-26-W5 to minimize potential damage from flooding and bank erosion/sloughing of the water body. We also recommend natural buffers be maintained along the watercourse.

Finally, I would refer you and the proponent the following general comments:

- It is recommend that an adequate buffer of native vegetation be maintained between the high water mark of any water body and any proposed development.
- Natural drainage shall be maintained during operation and after reclamation of the site and access routes.
- The proponent shall take all precautions and safeguards necessary to prevent soil/surface erosion of any water body.
- Watercourse crossings are regulated under the *Water Act* and shall be done as per the *Code of Practice for Watercourse Crossings*.
- Authorization is required under the *Water Act* for the following:
 - An activity impacting a water body (including development/roadways in a wetland), and
 - A diversion (withdrawal) of water from the water body.

Should you require clarification of the above, please contact me at the number below. Thank you.

Submitted by:

Qamrun Nahar, E.I.T.
Water Engineer
Approvals, Northern Region
Regional Services, Alberta Environment
Grande Prairie, Alberta

SITE INSPECTION PHOTOS

D24-081 REIMER, JEFF [PLAN 0922391, BLOCK 1, LOT 2]

Taken on June 6, 2024



a) Taken from the driveway accessing the site



b) Approved Manufactured Home development on site