



MUNICIPAL DISTRICT OF GREENVIEW NO. 16  
MUNICIPAL PLANNING COMMISSION  
MEETING AGENDA

Wednesday, April 9, 2025, 9:00 a.m.  
Greenview Administration Building  
Valleyview, AB

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	Pages
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
3. MINUTES	2 - 6
3.1 BUSINESS ARISING FROM THE MINUTES	
4. SUBDIVISION	
4.1 S24-007_First Parcel Out_SE-30-69-23-W5M	7 - 23
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6. CLOSED SESSION	
7. NEXT MEETING	
May 14, 2025	
8. ADJOURNMENT	



**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**

**MUNICIPAL PLANNING COMMISSION**

**MINUTES**

March 12, 2025, 9:00 a.m.  
Greenview Administration Building  
Valleyview, AB

Present: Member Tyler Olsen  
Member Bill Smith (Zoom)  
Chair Ryan Ratzlaff  
Member Sally Rosson  
Member Dale Smith  
Member Tom Burton  
Vice-Chair Jennifer Scott  
Member Christine Schlieff (Zoom)  
Member Marko Hackenberg

Absent: Member Winston Delorme  
Member Dave Berry

Staff: Chief Administrative Officer, Stacey Wabick  
Director, Planning and Economic Development Martino Verhaeghe  
Manager, Planning and Development Renae DeMolitor  
Municipal Planner, Hafsat Adebayo  
Recording Secretary, Nancy Harris

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**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA**

Motion: 25.03.08

**Moved by:** Member Tom Burton

That the Municipal Planning Commission adopt the Agenda of the March 12, 2025 Municipal Planning Commission as presented.

For (9): Member Tyler Olsen, Member Bill Smith, Chair Ryan Ratzlaff, Member Sally Rosson, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, and Member Marko Hackenberg

Absent (2): Member Winston Delorme, and Member Dave Berry

**CARRIED (9 to 0)**

**3. MINUTES**

Motion 25.03.09

**Moved by:** Vice-Chair Jennifer Scott

That the Municipal Planning Commission adopt the minutes of the February 12, 2025 Municipal Planning Commission Meeting as presented.

For (9): Member Tyler Olsen, Member Bill Smith, Chair Ryan Ratzlaff, Member Sally Rosson, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, and Member Marko Hackenberg

Absent (2): Member Winston Delorme, and Member Dave Berry

**CARRIED (9 to 0)**

**3.1 BUSINESS ARISING FROM THE MINUTES**

**4. SUBDIVISION**

**5. DEVELOPMENT PERMITS**

Motion 25.03.10

**Moved by:** Member Tyler Olsen

**5.1 D25-003 -Development Permit Discretionary Use with Variance**

**Moved by:** Member Tyler Olsen

**That the Municipal Planning Commission APPROVE development permit application D25-003 for the Home Occupation, Major to operate a Taxi business / Transportation Services including personal and corporate shopping services. This approval includes a variance allowing for two (2) vehicles associated with the business operations on the parcel legally described as Plan 9722205, Block 46, Lots 55 & Lot 56, subject to the following conditions:**

1. Any future expansion of the business, site area, or additional employees will require the applicant to apply for a new development permit and will require approval.
2. One signage related to the business is permitted, unless prior approval is received from Greenview.
3. The major home occupation must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
4. The number of clients or customer on-site shall not exceed six (6) at any time.
5. The number of non-resident employees or business partners working on-site shall not exceed one (1) at any time.
6. A minimum of three (3) parking stalls are required (two for residential use and one for the Home Occupation—Major).
7. The major home occupation shall solely be operated within the principal dwelling unit and within one accessory building.
8. The applicant must obtain approval from Alberta licensing prior to commencement of the proposed business.
9. No more than one (1) vehicle, no larger than a pickup truck with a single rear axle and dual rear wheels, nor in excess of a gross vehicle weight of 2,725 kg shall be used in conjunction with the home occupation or parked or maintained on the site or on the road in proximity to the site, unless otherwise approved. **It is acknowledged that a variance has been granted, allowing for two (2) vehicles for this business.**
10. **This development permit shall expire on March 12, 2026.** It may be eligible for renewal for a duration determined by the Municipal Planning Commission, provided that the nature of the business remains unchanged, no complaints are received about the company's operations, and there are no violations of the conditions of approval or the Land Use Bylaw.

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 799 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 a local paper and no appeal against said decision being successful.
4. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.

And Whereas:

1. The development or construction of the said land(s) shall not begin until 21 days after the date of issue of Notice of Decision. The applicant should be aware that if this decision is overturned on appeal, any development taking place prior to the expiry of the appeal period will be solely at the applicant's risk.
2. This permit shall be invalid should an appeal be made against the decision. Should an appeal be made to the Subdivision and Development Appeal Board and the appeal be denied, this permit shall be valid from the date of decision of the Subdivision and Development Appeal Board.
3. This permit is valid for a period of twelve months from the date of issue. If at the expiry of this period, the development has not been commenced with reasonable diligence, this permit shall be null and void, unless a request for a time extension to the applicable date is received prior to its expiry.
4. The Development Authority may, in accordance with Section 645 of the *Municipal Government Act*, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
5. No development shall be constructed, placed, or stored over an easement or utility right of way. It is the responsibility of the applicant to contact Utility Safety Partners prior to commencing any development.

Utility locates can be requested online at [utilitsafety.ca/wheres-the-line/click-before-you-dig/](https://utilitsafety.ca/wheres-the-line/click-before-you-dig/).

6. This permit is valid for the legal location stated on the application and is not transferable to another parcel.

For (9): Member Tyler Olsen, Member Bill Smith, Chair Ryan Ratzlaff, Member Sally Rosson, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, and Member Marko Hackenberg

Absent (2): Member Winston Delorme, and Member Dave Berry

**CARRIED (9 to 0)**

**6. CLOSED SESSION**

**7. NEXT MEETING**

April 9, 2025

**7. ADJOURNMENT**

Motion 25.03.11

**Moved by:** Vice-Chair Jennifer Scott

That the Municipal Planning Committee meeting be adjourned at 9:27a.m.

For (9): Member Tyler Olsen, Member Bill Smith, Chair Ryan Ratzlaff, Member Sally Rosson, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, and Member Marko Hackenberg

Absent (2): Member Winston Delorme, and Member Dave Berry

**CARRIED (9 to 0)**

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Ryan Ratzlaff  
Chair

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Renae DeMolitor  
Manager, Planning and Development



# REQUEST FOR DECISION

**SUBJECT:** S24-007 Kluyt Subdivision Application

**SUBMISSION TO:** MUNICIPAL PLANNING COMMISSION      **REVIEWED AND APPROVED FOR SUBMISSION**

**MEETING DATE:** April 9, 2025      **DIRECTOR:** MAV      **PRESENTER:** HA

**REPORT TYPE:** Subdivision      **MANAGER:** RD      **WRITER:** HA

**FILE NO.:** S24-007      **LAND USE DISTRICT:** Agricultural One (A-1)

**LEGAL LOCATION:** SE-30-69-23-W5M

**AREA:** DeBolt

**APPLICANT/SURVEYOR:** Wael Shadid

**LANDOWNER:** William and Karen Kluyt

## BACKGROUND/PROPOSAL:

This subdivision application was submitted by Mr. Wael Shadid of Global Raymac Surveys Inc. on behalf of William and Karen Kluyt, the registered landowners. The application was initially deemed incomplete on November 20, 2024. It was deemed complete on January 23, 2025 after confirmation of a force road registration for Township Road 694A road right-of-way and an amended tentative plan.

The subject property is legally described as a portion of SE-30-69-23-W5M and is currently zoned as Agricultural One (A-1) District in Land Use Bylaw No. 18-800. The purpose of the subdivision application is to create one lot of ±4.05 hectares (±10 acres) from an unsubdivided quarter section, marking the first parcel out. There are no abandoned wells or sour gas sites in the vicinity of the subject property, and the proposed lot is accessible via Township Road 694A (Road Plan 252 0420). Additionally, the property is located in proximity to the Sturgeon Lake Cree Nation.

The existing water supply and sewage disposal system will continue to serve the remainder of the quarter section, while a new cistern and hauling service with open discharge/pump-out is proposed to service the new parcel. Both the proposed lot and the remaining balance of the quarter will be used for agricultural and residential purposes.

The subdivision application was circulated on January 30, 2025, to adjacent landowners and several internal departments, including Construction and Engineering, Environmental Services, Operational Services, and Fire and Emergency Services. Operational Services responded with no objections to the proposed subdivision, Construction and Engineering responded that no road widening or corner cut dedication is required but a lot grading plan is required; given the large nature of the site and multiple suitable development areas, this condition is best addressed during a development permit application.

Additionally, the application was referred to relevant external departments and government agencies, including the Water Act, Alberta Transportation and Economic Corridors (ATEC) Grand Prairie District Office, Alberta Environment, Protected Areas Wetland, Land Administration Office, Alberta Arts, Culture & Status of Women, ATCO Electric, Land and Environment and Field Operations NW for Alberta Energy and Regulation.

Three comments were received from the external entities. These are provided as an attachment included in this package.

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PROPERTY DETAILS:

Proposed Servicing: Cistern & Hauling, Open Discharge/ Pump-out  
Soil Type: Clay, loam  
Topography: Flat slope towards the west  
Wetland Inventory: Swamp within quarter the section  
LSRS Spring Grains: 7W (10); Severe limitation to production due to excess water in soil (not due to inundation)

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RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

**Municipal Government Act**

*Reserves not Required Approval*

*663 A subdivision authority may not require the owner of a parcel of land that is the subject of a proposed subdivision to provide reserve land or money in place of reserve land if  
(a) one lot is to be created from a quarter section of land,*

This application for subdivision is intended to create only one lot; therefore, a Municipal Reserve is not required in accordance with Section 663 (a) of the MGA.

**Municipal Development Plan**

*Section 3.4.2 Subdivision of Better Agricultural Land Vacant First Parcel Out*

*Greenview may support the subdivision of better agricultural land where the proposed subdivision is for:*

*(b) A first parcel out for residential purposes in accordance with Policy 3.4.3;*

*Section 3.4.3 Vacant First Parcel Out*

*Pursuant to Policy 3.4.2(b) (“Subdivision of Better Agricultural Land”), the subdivision of one vacant parcel out of a previously unsubdivided quarter section for a residential use shall only be allowed if the following criteria are met to the satisfaction of Greenview:*

*(a) The proposed subdivision boundary and building site adheres to Provincial Regulations regarding setback distances between property lines, buildings, water sources and private sewage disposal systems;*

*(b) Legal and physical access to a developed Municipal District road is provided;*

*(c) The proposed use of the parcel does not negatively impact adjacent agricultural uses;*

*(d) The proposed parcel is not located within the required Minimum Distance Separation of an established confined feeding operation (“CFO”), and will not be located so as to interfere with the future expansion of existing CFOs;*

*(e) In the sole discretion of Greenview, the parcel is in a location that minimizes to the greatest extent possible disturbance to and loss of environmentally significant areas, or other environmentally sensitive features such as wetlands, riparian vegetation, natural drainage courses and tree stands; and*

*(f) Any other considerations as may be determined by Greenview*



### Section 10.3.1 Evaluation of Applications

All applications for LUB amendments, subdivisions and development permits shall be evaluated by Greenview according to the following criteria:

- (a) Compliance with the Act, Regulation, LUB, and any other Statutory Plans or Concept Plans that are in effect;
- (b) Adequacy of road access and off-site traffic impacts generated by the proposed development;
- (c) Proposed methods of water supply, sewage disposal and storm drainage, supported by hydrogeological and geotechnical testing provided by the developer with the application;
- (d) Compatibility with adjacent land uses, including the potential impact on agricultural operations;
- (e) Site suitability in terms of soils, topography, and size;
- (f) Environmental factors including the potential for erosion, flooding, or watercourse contamination; and
- (g) The quality of agricultural land, and the fragmentation and loss of agricultural lands.

### Land Use Bylaw 18-800

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#### Section 8.1 Agricultural One (A-1) District

##### Section 8.1.4 Other Regulations:

- b) Only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning.
- c) First Parcel Out: Minimum: 1.2 ha (3.0 ac) Maximum: 8.1 ha (20.0 ac)

The proposed parcel falls within the permitted size limits for the A-1 District.

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#### RECOMMENDED ACTION:

**MOTION: That the Municipal Planning Commission APPROVE subdivision application S24-007 for the creation of one (1) lot of approximately 4.04 hectares (10 acres) as the first parcel out within the parcel legally described as SE-30-69-23-W5M, subject to the following conditions:**

1. The applicant shall submit to the MD of Greenview No. 16, a Plan of Survey suitable for registration with Alberta Land Titles. The size and location of the subdivided parcel shall be as per the approved tentative plan.
2. The applicant shall pay a final subdivision endorsement fee, in accordance with the Schedules of Fees Bylaw 25-980.
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 provide the Municipal District of Greenview No. 16 with an inspection report from an agency accredited by the Alberta Safety Codes Authority confirming the existing on-site sewage disposal systems setback from the watercourse to the south of the existing dwelling on the remainder parcel complies with the Alberta Private Sewage Standards of Practice, or that an approved variance to these requirements has been granted. The applicant will be responsible for all associated costs.

5. The applicant shall apply and pay all applicable fees in accordance with the Schedule of Fees Bylaw 25-980 for construction of a gravel approach to the proposed subdivision. The Municipal District of Greenview No. 16 reserves the right to determine the date of construction of the approach.
6. The applicant shall provide the Subdivision Authority with a letter from ATCO Electric indicating that any interests, right of way plans or agreements required to service the proposed parcel have been secured or registered to their satisfaction prior to registration of the approved tentative plan.

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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 the Land Use Bylaw and Municipal Development Plan.

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

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**Rationale for Recommendation**

The Administration has no objections to the proposed subdivision, as it aligns with Greenview's Land Use Bylaw (LUB) No. 18-800 and is consistent with the intent and provisions of the Agricultural One (A-1) District.

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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 requires that application for subdivision be circulated to adjacent landowners and referral agencies for a minimum of fourteen (14) days. Greenview's Subdivision Process Policy 6007 requires adjacent landowners and encumbrances listed on title be provided twenty-one (21) days to respond.*

*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:**

Staff will inform the applicant of the approval. Staff will also refer the approval to all impacted agencies. Following any potential appeal period staff will work with the applicant to ensure the completion of all conditions and endorse the subdivision tentative plan for registration at land titles once all conditions have been completed.

ATTACHMENTS:

- Subdivision Application
- Tentative Plan
- AGRASID Map
- Wetland Inventory Map
- Aerial Map
- Topography Map
- Owner Location Map
- Site Inspection Pictures
- Compiled Subdivision Circulation Comments



# SUBDIVISION APPLICATION - FORM A

## Municipal District of Greenview

4806 – 36 Avenue, Box 1079, Valleyview, AB T1N 1A1  
T 780.524.7600 F 780.524.4307 Toll Free 1-866-524-7698

www.mdgreenview.ab.ca

MUNICIPAL DISTRICT  
OF GREENVIEW No. 16  
**RECEIVED**  
OCTOBER 25, 2024  
VALLEYVIEW

FOR ADMINISTRATIVE USE

APPLICATION NO. <b>S24-007</b>	
FORM A AS COMPLETED	
MITTED	RECEIPT NO. <b>423016</b>
ROLL NO. <b>202026</b>	

**THIS FORM MUST BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED LANDOWNER(S) OR BY AN AUTHORIZED AGENT ACTING ON HIS/HER (THEIR) BEHALF.**

1. Name of registered owner(s) of land to be subdivided:  
**WILLIAM KLUYT AND KAREN KLUYT** Address: \_\_\_\_\_  
 (Name(s) in Block Capitals) Phone Number: \_\_\_\_\_ work: \_\_\_\_\_  
 Rural Address: \_\_\_\_\_ Email: \_\_\_\_\_

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:  
**AW Shadid** Address: \_\_\_\_\_  
 (Name(s) in Block Capitals) Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED  
 All/part of the SE ¼ Sec. 30 Twp. 69 Range: 23 West of 5 Meridian  
 Being all / parts of Reg. Plan No. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ C. of T. No. 182 197 766 +1  
 Area of the above parcel of land to be subdivided 4.05 HA 10 AC

4. LOCATION OF LAND TO BE SUBDIVIDED

a. Is the land situated immediately adjacent to the municipal boundary? Yes  No   
 If "yes", the adjoining municipality is \_\_\_\_\_

b. Is the land situated within 1.6 km (1600 m) of the right-of-way of a Highway? Yes  No   
 If "yes", the Highway is No. \_\_\_\_\_

c. Does the proposed parcel contain or is it bounded by a river, stream, lake, other body of water, drainage ditch or canal?  
 Yes  No  If "yes" state its name \_\_\_\_\_

d. Is the proposed parcel located within 1.5 km of a sour gas facility? Yes  No

e. You must provide the **Abandon Wellbore Search** information to identify all well locations or confirming the absence of any abandoned wells as per ERCB Directive 079 (see attached info). Date Search Complete: October 15, 2024

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

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) flat- slope towards the West

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
lot is partially treed, there are some clearings (south and centre of lot)

c. Describe the kind of soil on the land (sandy, loam, clay, etc.) clay/loam

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED  
 Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved  
vacant lot

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

9. REGISTERED OWNER(S) OR AGENT ACTING ON BEHALF OF REGISTERED OWNER(S):  
 I / WE AW Shadid, Alberta Land Surveyor hereby certify that  
 (full name is block capitals)

I am / are the registered owner(s), or  I am the agent authorized to act on behalf of the registered owner, and that the information given on this form is full and complete and is, to the best of my / our knowledge, a true statement of the facts relating to his/her application for subdivision.

SIGNED: \_\_\_\_\_ Date: Oct. 15th 2024

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



## WATER & SEWER INFORMATION – FORM B

### Municipal District of Greenview

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

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

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

**E – for Existing** or **P – for Proposed** in the appropriate box.

TYPE OF WATER SUPPLY	1 <sup>st</sup> Parcel	2 <sup>nd</sup> Parcel	Balance of Quarter
Dugout			
Well			
Cistern & Hauling	P		E
Municipal Service			
Other <i>(Please specify)</i>			

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

# SKETCH

SHOWING  
**PROPOSED SUBDIVISION**  
WITHIN

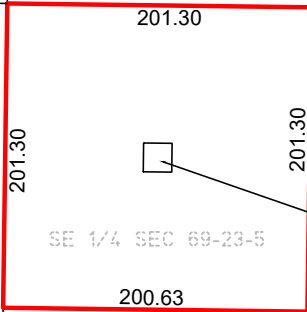
SE 1/4 SEC 30 TWP 69 RGE 23 W5M

Municipal District of Greenview No. 16

30

69-23-5

Road Plan 252 0420



**PROPOSED  
LOT 1  
BLOCK 1**  
AREA = 4.05 ha, 10.0 Ac

PROPOSED LOCATION  
OF OPEN DISCHARGE  
(91m OFFSET FROM  
THE LOT BOUNDARY)

REMAINDER  
SE 1/4 SEC 30-69-23-5

SW 1/4 SEC 30-69-23-5

GOVERNMENT ROAD ALLOWANCE

GOVERNMENT ROAD ALLOWANCE

**LEGEND:**

Area to be subdivided shown thus: \_\_\_\_\_

Calculated positions shown thus: \_\_\_\_\_

Distances are shown in metres and decimals thereof.

0 50 100 200 300 METRES



SCALE: 1 : 5000



GLOBAL RAYMAC SURVEYS INC

Ph: 780.532.2343 www.globalraymac.ca

PREPARED FOR:  
BILL KLUYT

PREP BY	DESCRIPTION	DATE	REV
AWS/VBK	ORIGINAL PLAN ISSUED	16 Oct 2024	2
AWS/VBK	UPDATED	20 Nov 2024	
AWS/VBK	UPDATED	26 MAR 2025	
AWS/VBK	UPDATED	26 MAR 2025	

# SKETCH

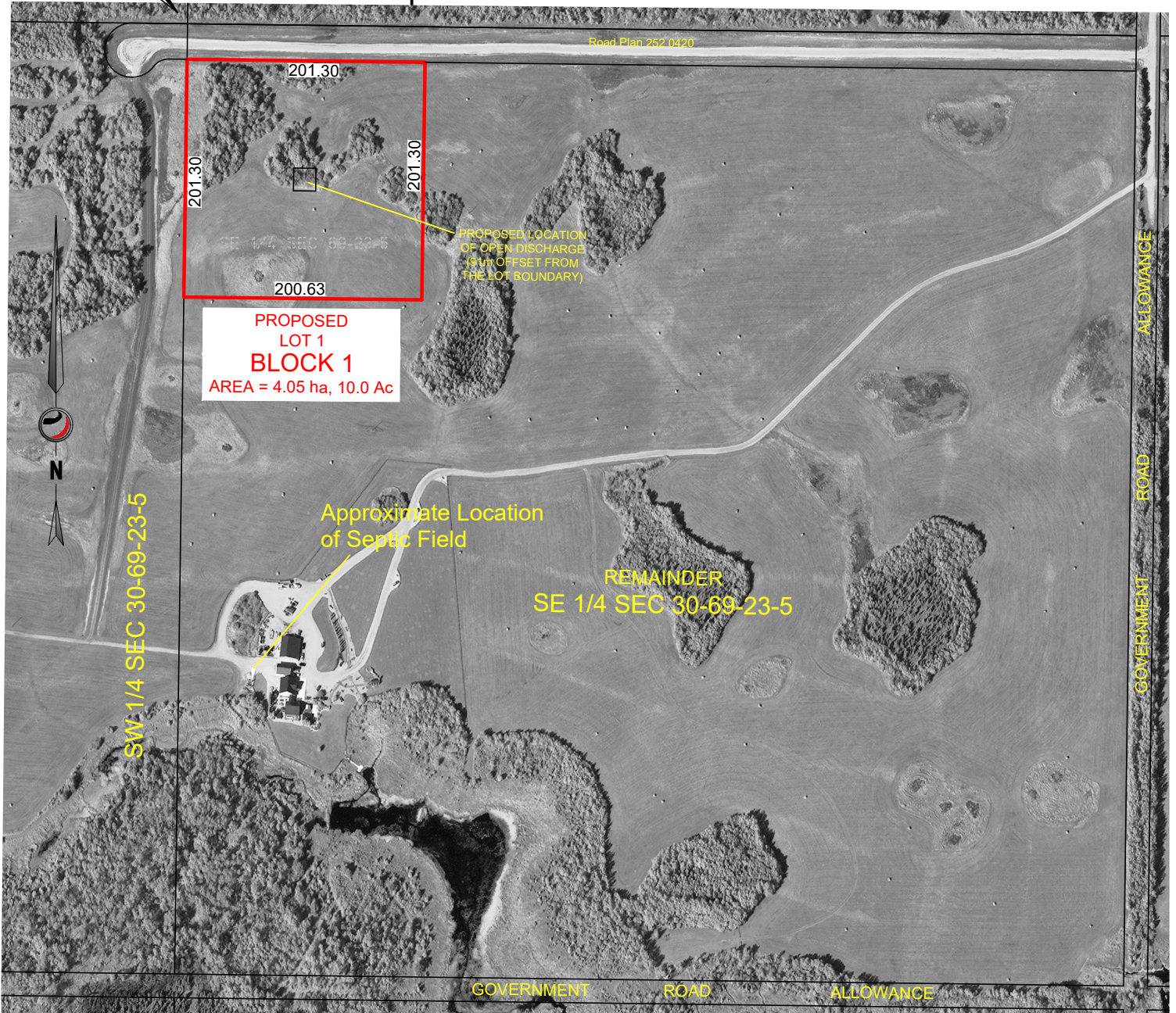
SHOWING  
**PROPOSED SUBDIVISION**  
WITHIN

SE 1/4 SEC 30 TWP 69 RGE 23 W5M

Municipal District of Greenview No. 16

30

69-23-5



**LEGEND:**

Area to be subdivided shown thus: \_\_\_\_\_   
 Calculated positions shown thus: \_\_\_\_\_

Distances are shown in metres and decimals thereof.

0 50 100 200 300 METRES



SCALE: 1 : 5000

**global raymac**

GLOBAL RAYMAC SURVEYS INC

Ph: 780.532.2343 www.globalraymac.ca

PREPARED FOR:  
BILL KLUYT

PREP BY	DESCRIPTION	DATE	REV
AWS/VBK	ORIGINAL PLAN ISSUED	16 Oct 2024	2
AWS/VBK	UPDATED	20 Nov 2024	
AWS/VBK	UPDATED	26 MAR 2025	
AWS/VBK	UPDATED		

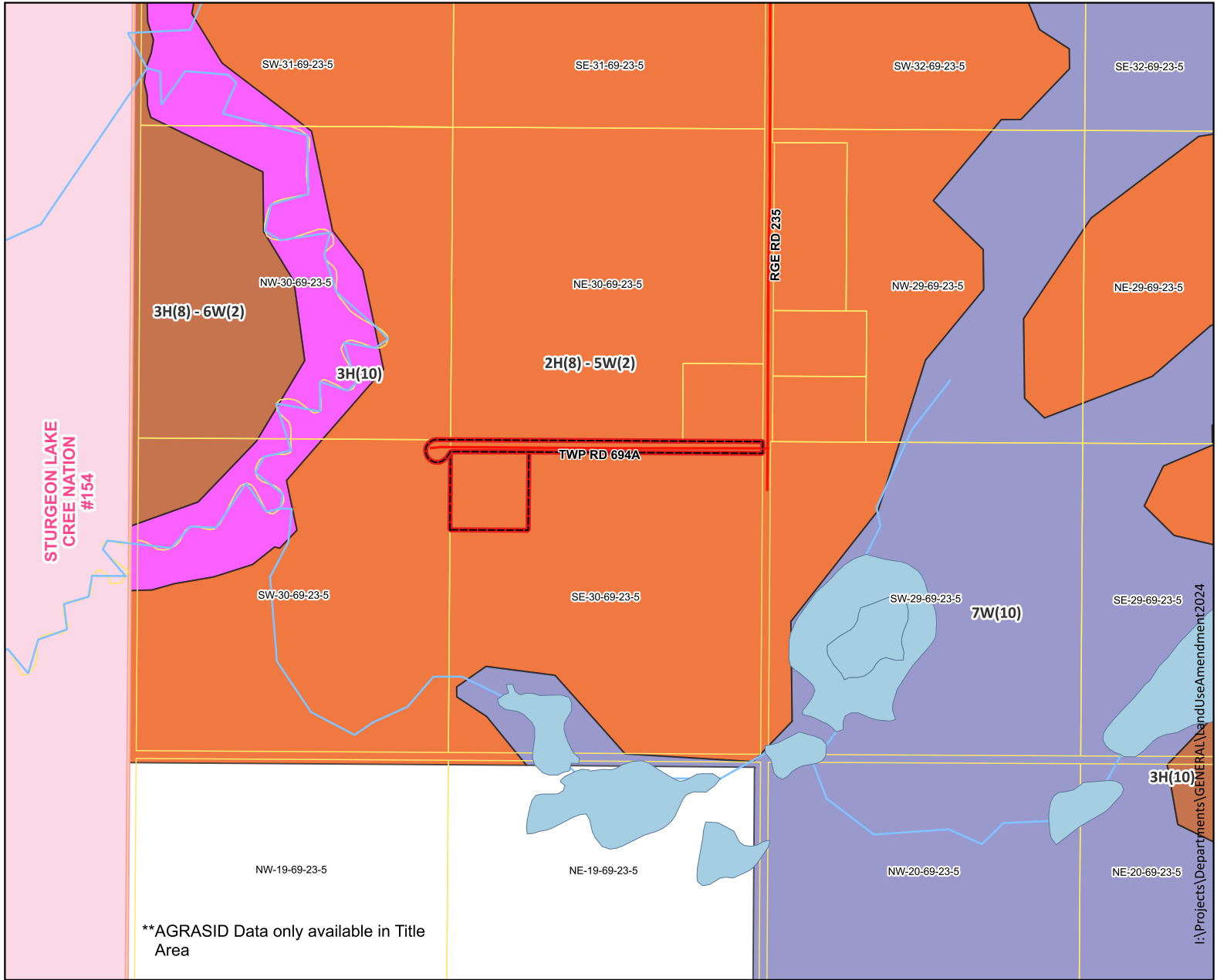
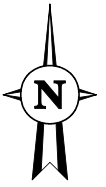


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S24-007

SE-30-69-23-W5M

AGRASID



## LEGEND

- Proposed Subdivision
- First-Nation Reserves
- Cadastre
- undulating - high relief
- undulating - low relief
- valley with terraces

## HYDRO FEATURES

- Lake / River
- Stream / Creek

## AGRASID

- organic with mineral

## TRANSPORTATION

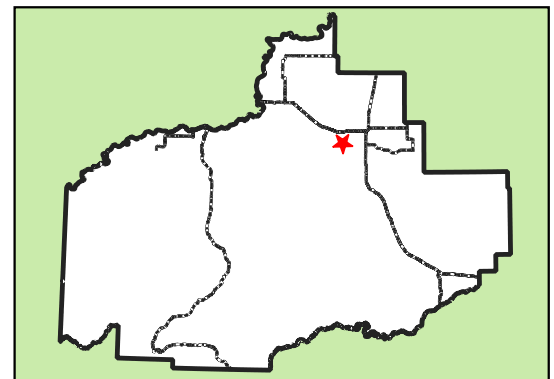
- Municipal-Gravel

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

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Map Print Date : November 01, 2024  
Created by: M.D. of Greenview No.16 - GIS Department



0 300 600



metres

Scale 1:15,000

PROJECTION: UTM Zone 11N NAD 83



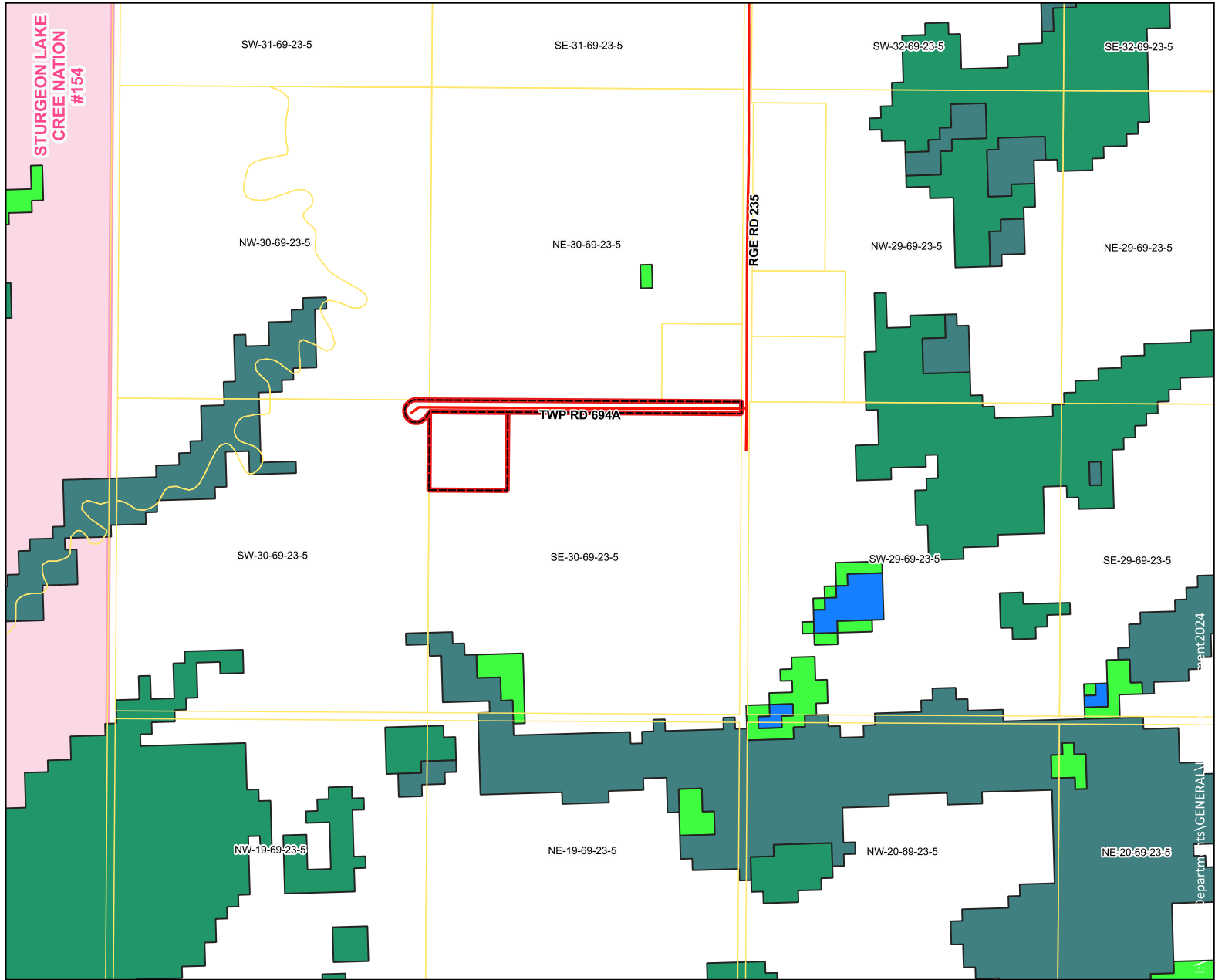
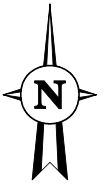


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S24-007

SE-30-69-23-W5M

Wetland



## LEGEND

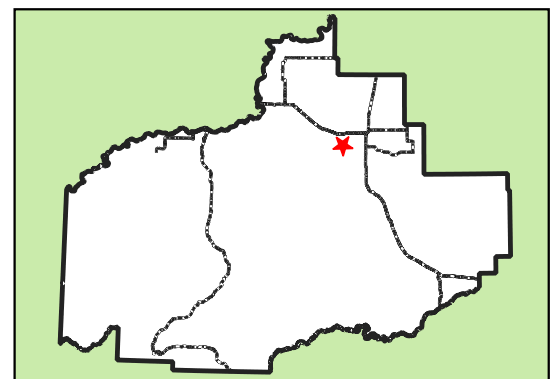
- Proposed Subdivision
- First-Nation Reserves
- Cadastre
- Marsh
- Open Water
- Swamp

### Wetland Inventory

- Bog
- Fen

### TRANSPORTATION

- Municipal-Gravel



0 300 600



metres  
Scale 1:15,000

PROJECTION: UTM Zone 11N NAD 83

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# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S24-007

SE-30-69-23-W5M

Aerial



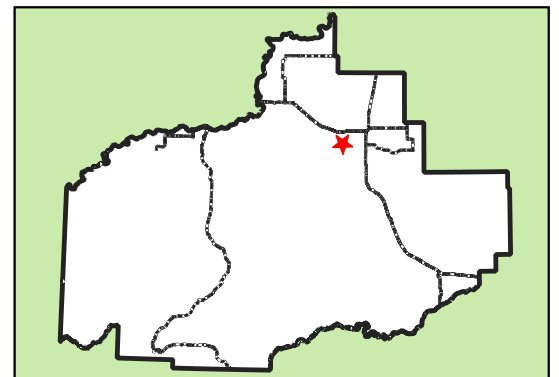
## LEGEND

- Proposed Subdivision
- Cadastre
- TRANSPORTATION**
- Municipal-Gravel

### HYDRO FEATURES

- Lake / River
- Stream / Creek

### GV IMAGERY 2023



0 100 200



metres  
Scale 1:6,000  
PROJECTION: UTM Zone 11N NAD 83

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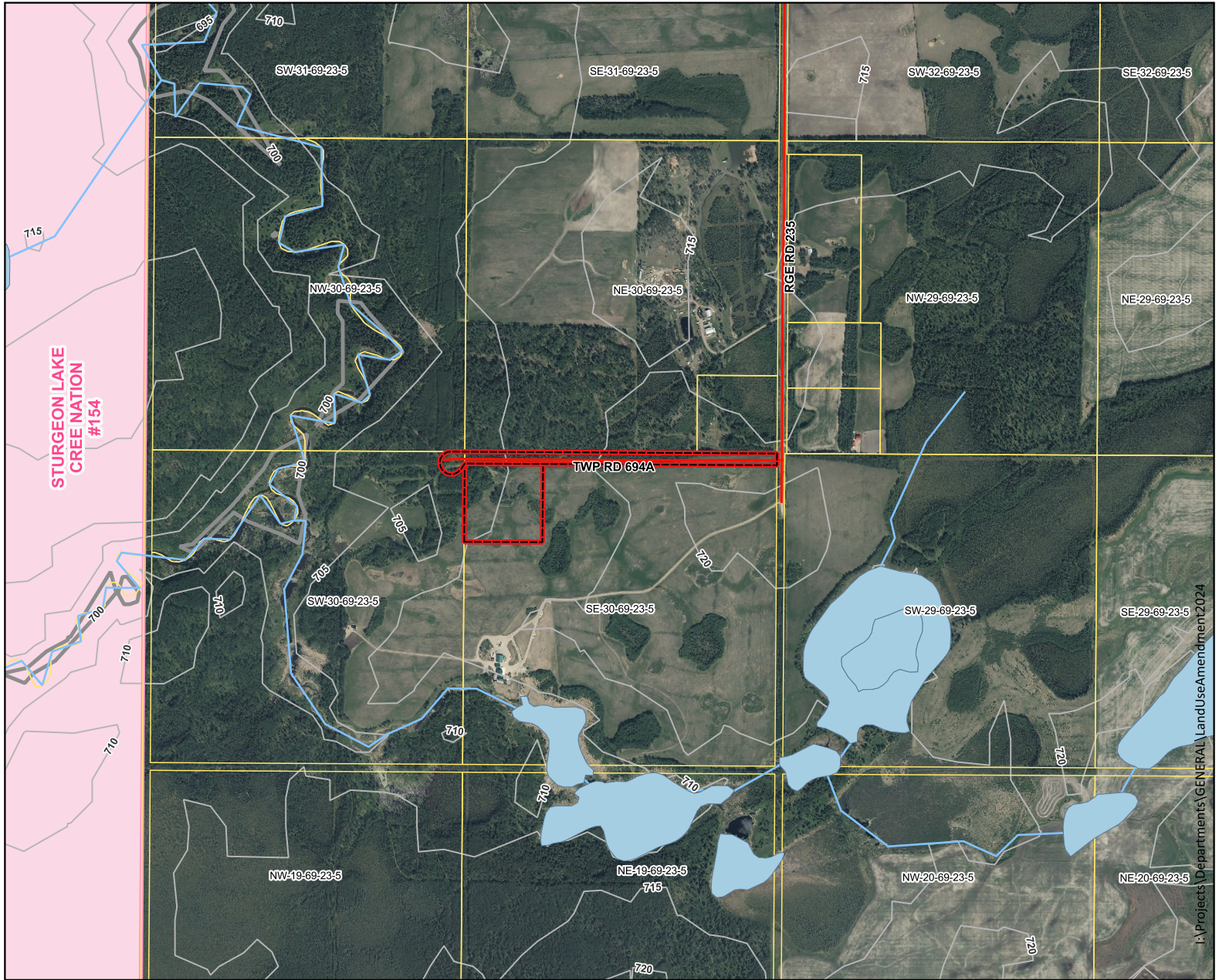


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S24-007

SE-30-69-23-W5M

Topography



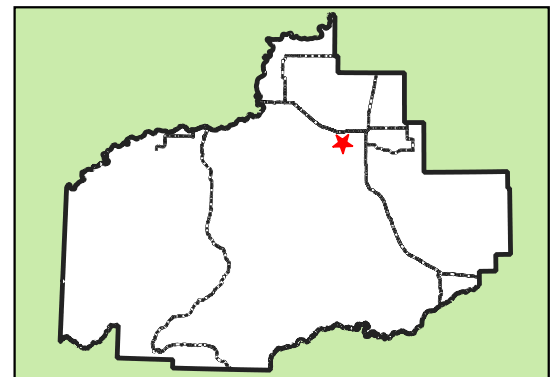
## LEGEND

- Proposed Subdivision
- First-Nation Reserves
- Cadastre
- Contour Line(m)**
- Minor Break
- Major Break

- TRANSPORTATION**
- Municipal-Gravel
- HYDRO FEATURES**
- Lake / River
- Stream / Creek

GV IMAGERY 2023

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0 300 600



metres  
 Scale 1:10,000  
 PROJECTION: UTM Zone 11N NAD 83

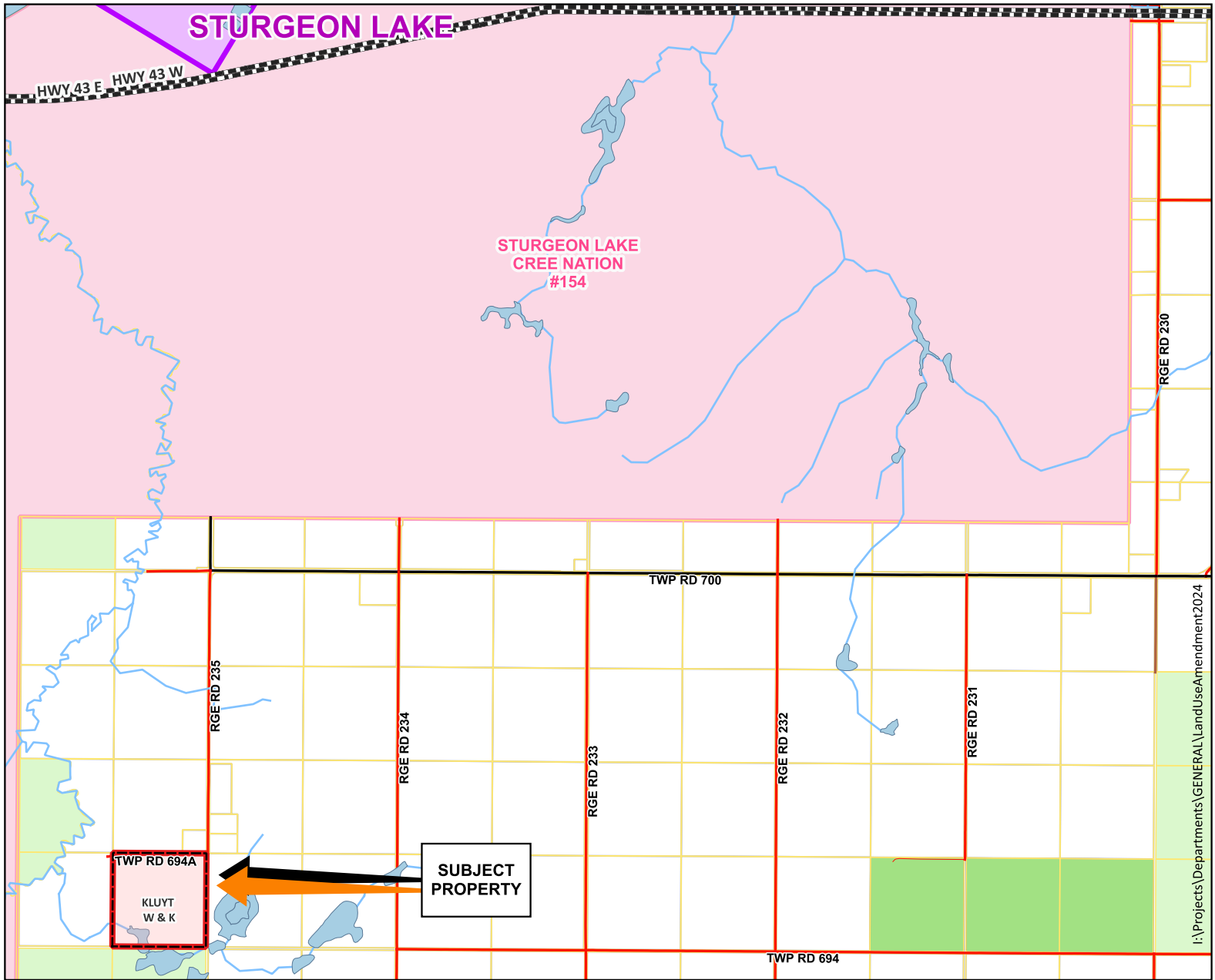
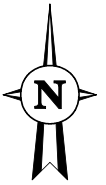


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S24-007

SE-30-69-23-W5M

Owner Location



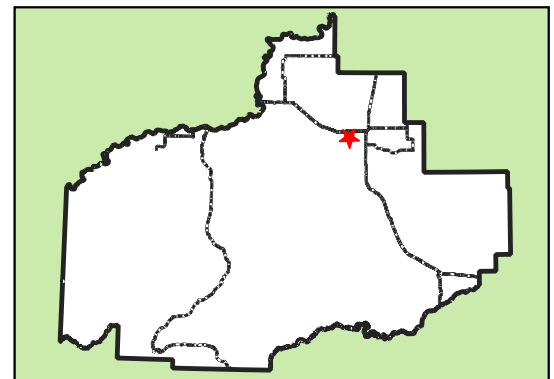
## LEGEND

- |                            |                       |                        |
|----------------------------|-----------------------|------------------------|
| Subject Property           | Crown Land            | Municipal-Fair-Weather |
| First-Nation Reserves      | Grazing Leases        | Private-Gravel         |
| Hamlet / Localities        | <b>TRANSPORTATION</b> | <b>HYDRO FEATURES</b>  |
| Cadastre                   | Highways - Paved      | Lake / River           |
| <b>LAND CLASSIFICATION</b> | Municipal-Gravel      | Stream / Creek         |
| Titled Land                | Municipal-Paved       |                        |

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0 1 2



kilometres  
Scale 1:50,000

PROJECTION: UTM Zone 11N NAD 83

### Subdivision Circulation Comments

Referral Agency / Department	Comments Received	Planning and Development Response/Action
ATCO Electric	<p>ATCO Electric Ltd. has received notification of the proposed subdivision and wishes to advise that existing power line facilities will be impacted by this change.</p> <p>ATCO Electric Ltd will be approaching the landowner for the purpose of acquiring a Power Line Right of Way on all facilities directly affected by this subdivision.</p> <p>ATCO Electric Ltd will register the Power Line Right of Way on title, in the form of a caveat. Preparation, acquisition and registration of the caveat will be the sole responsibility of ATCO Electric Ltd. The landowner shall not be responsible for any costs related to the aforementioned process.</p>	Addressed in the conditions of approval.
Alberta Transportation - TEC Development Grande Prairie	The land that is the subject of subdivision is located beyond the distance (1600m) requiring TEC approval. The department has no concerns with the proposed subdivision.	None
Field Operations NW - Alberta Energy and Regulation	No comments	None
Operational Services	No Objections	None
Construction and Engineering	Road widening and corner-cut dedications are not required. Lot grading plan required.	In consultation with the Infrastructure and Engineering team, it was determined that a lot grading plan requirement is best addressed at the

		development stage, considering the proposed lot size and the absence of evidence of ponding.
--	--	--

S24-007 -Kluyt Subdivision Site Inspection Pictures



Location of the Proposed Subdivision



Access to the Balance of the Quarter



Top of the Road to the Proposed Subdivision



The end of the road to the Proposed Subdivision



# REQUEST FOR DECISION

SUBJECT: **S24-009 Thielmann Subdivision Application**  
 SUBMISSION TO: MUNICIPAL PLANNING COMMISSION      REVIEWED AND APPROVED FOR SUBMISSION  
 MEETING DATE: April 9, 2025      DIRECTOR: MAV      PRESENTER: HA  
 REPORT TYPE: Subdivision      MANAGER: RD      WRITER: HA

FILE NO.: S24-009      LAND USE DISTRICT: Agricultural One (A-1)  
 LEGAL LOCATION: SW-7-72-1-W6M  
 AREA: Debolt  
 APPLICANT/SURVEYOR: Cody Beirsto  
 LANDOWNER: Karl and Klara Thielmann

### BACKGROUND/PROPOSAL:

Administration received an application for a farmstead separation submitted by Cody Beirsto of Beirsto and Associates Engineering Ltd. on behalf of Karl and Klara Thielmann. The application includes a request for a variance to the maximum allowable size for the first parcel; however, Greenview’s Municipal Development Plan (Policy 3.4.8(a)) contemplates farmstead separation in excess of this size based on the location of the existing buildings, fences, shelter belts and required setback distances for the existing private sewage system. The subject property is legally described as a portion of SW-7-72-1-W6M and is currently zoned as Agricultural One (A-1) District, as specified in Section 8 of Land Use Bylaw No. 18-800.

The proposed development activity involves creating one lot, referred to as a Farmstead Separation, from an unsubdivided quarter section. This separation aims to separate and accommodate the existing structures and services from the larger parcel, as shown in the Plan of Survey. The total area of the subject parcel is approximately 65.2 hectares (161 acres), and the lot proposed for subdivision is ±9.20 hectares (±22.7 acres). This proposed size is ±1.09 hectares (±2.7 acres) larger than the maximum allowable size of 8.1 hectares (20.0 acres) for the first parcel out in the A-1 District. The applicant is requesting this variance to ensure adequate space for the existing sewage system, fencing, and water dugout.

There are no abandoned wells or sour gas sites in the vicinity of the subject property. The proposed lot, along with the existing quarter section, is accessible via the service road Plan 022 3615, which connects to Highway 43 W. The property is surrounded by similar land uses and zoning districts. Currently, the proposed parcel contains a residential dwelling, and several granaries used for agricultural storage.

The existing water dugout and septic tank will serve the proposed lot. The applicant has indicated that the remainder of the quarter section will continue to be used for agricultural purposes.

The subdivision application was circulated on February 12, 2025, to adjacent landowners and several internal departments, including Construction and Engineering, Environmental Services, Operational Services, and Fire and Emergency Services. Additionally, the application was referred to relevant external departments and government agencies, including the Water Act, Alberta Transportation and Economic Corridors (ATEC),



Alberta Environment, Protected Areas Wetland, Land Administration Office, Alberta Arts, Culture & Status of Women, ATCO Electric, and East Smoky Gas. Six (6) comments were received from both internal and external. These are provided as an attachment included in this package.

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PROPERTY DETAILS:

Proposed Servicing: Bell & Syphon Gravitational Flow  
Soil Type: Clay and loam  
Topography: Flat  
Wetland Inventory: Swamp within Subdivision  
LSRS Spring Grains: 2H(8) – 5W(2); Slight to Severe limitation regarding temperature due to inadequate heat units for the optimal growth of grains

---

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

**Municipal Government Act**

Reserves not Required Approval

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

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

Approval of Application

*654(2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,*

*(a) the proposed subdivision would not*

*(i) unduly interfere with the amenities of the neighbourhood, or*

*(ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,  
and*

*(b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.*

This application for subdivision is intended to create only one lot; therefore, a Municipal Reserve is not required in accordance with Section 663 (a) of the MGA. Additionally, Section 654(2) pertains to the request for a variance regarding the parcel size. Administration believes that this variance for the proposed parcel size will not adversely impact the amenities, use, enjoyment, or value of neighboring properties.

**MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION (Regulations)**

***Distance from highway***

***18 Subject to section 20, a subdivision authority shall not in a municipality other than a city approve an application for subdivision if the land that is the subject of the application is within 1.6 kilometres of the centre line of a highway right of way unless***

*(a) the land is to be used for agricultural purposes on parcels that are 16 hectares or greater,*

*(b) a single parcel of land is to be created from an unsubdivided quarter section to accommodate an existing residence and related improvements if that use complies with the land use bylaw,*

This application meets the requirements under Section 18 of the Regulations and therefore does not require a waiver under Section 20.

## **Municipal Development Plan**

### **Section 3.4.8 Parcel Size Requirements**

*(a) The size of a farmstead separation shall be at the discretion of Greenview based on the location of the existing buildings, fences, shelter belts and required setback distances for the existing private sewage system.*

### **Section 10.3.1 Evaluation of Applications**

*All applications for LUB amendments, subdivisions and development permits shall be evaluated by Greenview according to the following criteria:*

- (a) Compliance with the Act, Regulation, LUB, and any other Statutory Plans or Concept Plans that are in effect;*
- (b) Adequacy of road access and off-site traffic impacts generated by the proposed development;*
- (c) Proposed methods of water supply, sewage disposal and storm drainage, supported by hydrogeological and geotechnical testing provided by the developer with the application;*
- (d) Compatibility with adjacent land uses, including the potential impact on agricultural operations;*
- (e) Site suitability in terms of soils, topography, and size;*
- (f) Environmental factors including the potential for erosion, flooding, or watercourse contamination;*  
*and (g) The quality of agricultural land, and the fragmentation and loss of agricultural lands.*

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

### **Section 8.1 Agricultural One (A-1) District**

#### **Section 8.1.4 Other Regulations**

- (b) Only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning*
- (c) First Parcel Out: Minimum: 1.2 ha (3.0 ac) Maximum: 8.1 ha (20.0ac)*

The proposed parcel exceeds the maximum size allowed in the A-1 District. The applicant is seeking a relaxation of this provision to permit.

---

### **Rationale for Recommendation**

The Administration has no concerns regarding the proposed subdivision, as it is predominantly consistent with Greenview's Land Use Bylaw (LUB) No. 18-800 and aligns with the intent and most provisions of the Agricultural One (A-1) District. Furthermore, the Administration is not concerned about the proposed lot size, which exceeds the maximum allowable size of 8.1 hectares (20.0 acres) specified in section 8.14(c). This may be permissible due to the provisions outlined in Section 3.4.8(a) of Greenview's Municipal Development Plan (MDP). This Section 3.4.8(a) allows the Development Authority to exercise discretion regarding the size of a farmstead separation, taking into account factors such as the location of existing buildings, fences, shelter belts, and required setbacks for private sewage systems. The Administration believes that this provision supports the applicant's request for a relaxation of the parcel size, enabling the creation of a slightly larger parcel.

---

RECOMMENDED ACTION:

**MOTION: That the Municipal Planning Commission APPROVE Subdivision application S24-009 for the creation of one (1) parcel with variance for a parcel size of approximately 9.2 hectares (22.7 acres) as Farmstead Separation within the parcel legally described as SW-7-72-1-W6M, subject to the following conditions:**

1. The applicant shall submit to the MD of Greenview No. 16, a Plan of Survey suitable for registration with Alberta Land Titles. The size and location of the subdivided parcel shall be as per the approved tentative plan.
2. The applicant shall pay a final subdivision endorsement fee, in accordance with the Schedules of Fees Bylaw 25-980.
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. In accordance with Policy 6003, road widening of 5.03 metres along the proposed subdivision frontage of Range Road 20 shall be dedicated; road widening of 5.03 meters along the remnant lands of SW - 7-72-1-W6M of Range Road 20 shall be sold to the Municipal District of Greenview No. 16 in accordance with Greenview's Schedule of Fees Bylaw 25-980. The road widening shall be registered as road within the Plan of Survey for the subdivision at no expense to the Municipal District of Greenview. No. 16.
5. The applicant shall provide the Municipal District of Greenview No. 16 with an inspection report from an agency accredited by the Alberta Safety Codes Agency confirming the existing on-site sewage disposal system for the proposed lot complies with the requirements of the Alberta Private Sewage Standards of Practice or that a variance to the requirements has been approved. All associated costs shall be the responsibility of the applicant.

---

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 mostly with the requirements of the Land Use Bylaw, and the variance requested is in conformity with the policies of the Municipal Development Plan.

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

---

FINANCIAL IMPLICATION:

All costs associated with the application will be borne by the applicant except for the acquisition of road widening which is taken pursuant to approved policy and budget.

---

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

---

**PUBLIC ENGAGEMENT LEVEL:**

The Municipal Government Act requires that application for subdivision be circulated to adjacent landowners and referral agencies for a minimum of fourteen (14) days. Greenview's Subdivision Process Policy 6007 requires adjacent landowners and encumbrances listed on title be provided twenty-one (21) days to respond.

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:**

Staff will inform the applicant of the decision and work with them on how to complete the endorsement process for registration at land titles.

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**ATTACHMENTS:**

- Subdivision Application
- Tentative Plan
- AGRASID Map
- Wetland Inventory Map
- Aerial Map
- Topography Map
- Owner Location Map
- Site Inspection Pictures
- Compiled Subdivision Circulation Comments



**SUBDIVISION APPLICATION - FORM A**  
**Municipal District of Greenview**  
 4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0  
 T 780.524.7600 F 780.524.4307 Toll Free 1-866-524-7608  
 www.mdgreenview.ab.ca

FOR ADMINISTRATIVE USE

APPLICATION NO. <b>S24-009</b>	
FORM A AS COMPLETED	
FEES SUBMITTED	RECEIPT NO.
ROLL NO. <b>39369</b>	

**MUNICIPAL DISTRICT OF GREENVIEW No. 16**  
**RECEIVED**  
**VALLEYVIEW**

THIS FORM MUST BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED LANDOWNER(S) OR BY AN AUTHORIZED AGENT ACTING ON HIS/HER (THEIR) BEHALF.

1. Name of registered owner(s) of land to be subdivided:  
Karl & Klara Thielmann Address: \_\_\_\_\_  
 (Name(s) in Block Capitals) Phone Number: \_\_\_\_\_ k: \_\_\_\_\_  
 Rural Address: \_\_\_\_\_ Email: \_\_\_\_\_

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:  
Beirsto & Associates Engineering LTD Address: \_\_\_\_\_  
 (Name(s) in Block Capitals) Phone Nu \_\_\_\_\_  
 Email: \_\_\_\_\_

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED  
 All/part of the SW ¼ Sec. 7 Twp. 72 Range: 1 West of 6 Meridian  
 Being all / parts of Reg. Plan No. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ C. of T. No. \_\_\_\_\_  
 Area of the above parcel of land to be subdivided 0.20 HA 22.72 AC

4. LOCATION OF LAND TO BE SUBDIVIDED

a. Is the land situated immediately adjacent to the municipal boundary? Yes  No   
 If "yes", the adjoining municipality is \_\_\_\_\_

b. Is the land situated within 1.6 km (1600 m) of the right-of-way of a Highway? Yes  No   
 If "yes", the Highway is No. \_\_\_\_\_

c. Does the proposed parcel contain or is it bounded by a river, stream, lake, other body of water, drainage ditch or canal?  
 Yes  No  If "yes" state its name \_\_\_\_\_

d. Is the proposed parcel located within 1.5 km of a sour gas facility? Yes  No

e. You must provide the **Abandon Wellbore Search** Information to identify all well locations or confirming the absence of any abandoned wells as per ERCB Directive 079 (see attached info). Date Search Complete: \_\_\_\_\_

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED Describe:  
 a. Existing use of land AG b. Proposed use of land AG - Farmsted Speration  
 c. The designated use of land as classified under Municipal District No. 16's Land Use Bylaw is A-1

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

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

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
Exisitng home and yard site, with mix of bush, tree stands, and ag land

c. Describe the kind of soil on the land (sandy, loam, clay, etc.) loam and clay

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED  
 Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved  
As per Tentative Plan

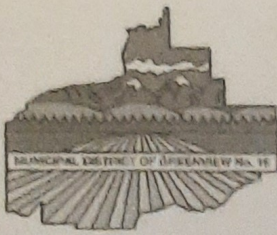
8. PLEASE COMPLETE WATER & SEWER SERVICE INFORMATION – FORM B

9. REGISTERED OWNER(S) OR AGENT ACTING ON BEHALF OF REGISTERED OWNER(S):  
 I / WE Cody B of Beirsto & Associates Engineering Ltd hereby certify that  
 (full name in block capitals)

I am / are the registered owner(s), or  I am the agent authorized to act on behalf of the registered owner, and that the information given on this form is full and complete and is, to the best of my / our knowledge, a true statement of the facts relating to his

SIGNE \_\_\_\_\_ Date: November 28 2024

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



# WATER & SEWER INFORMATION – FORM B

Municipal District of Greenview

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

T: 780.524.7600; F: 780.524.4307; Toll-Free 1.866.524.7608

www.mdgreenview.ab.ca

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

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

E – for Existing or P – for Proposed in the appropriate box.

TYPE OF WATER SUPPLY	1 <sup>st</sup> Parcel	2 <sup>nd</sup> Parcel	Balance of Quarter
Dugout	E		
Well			
Cistern & Hauling			
Municipal Service			
Other (Please specify)			

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

Septic System installed (approximately) 1995.



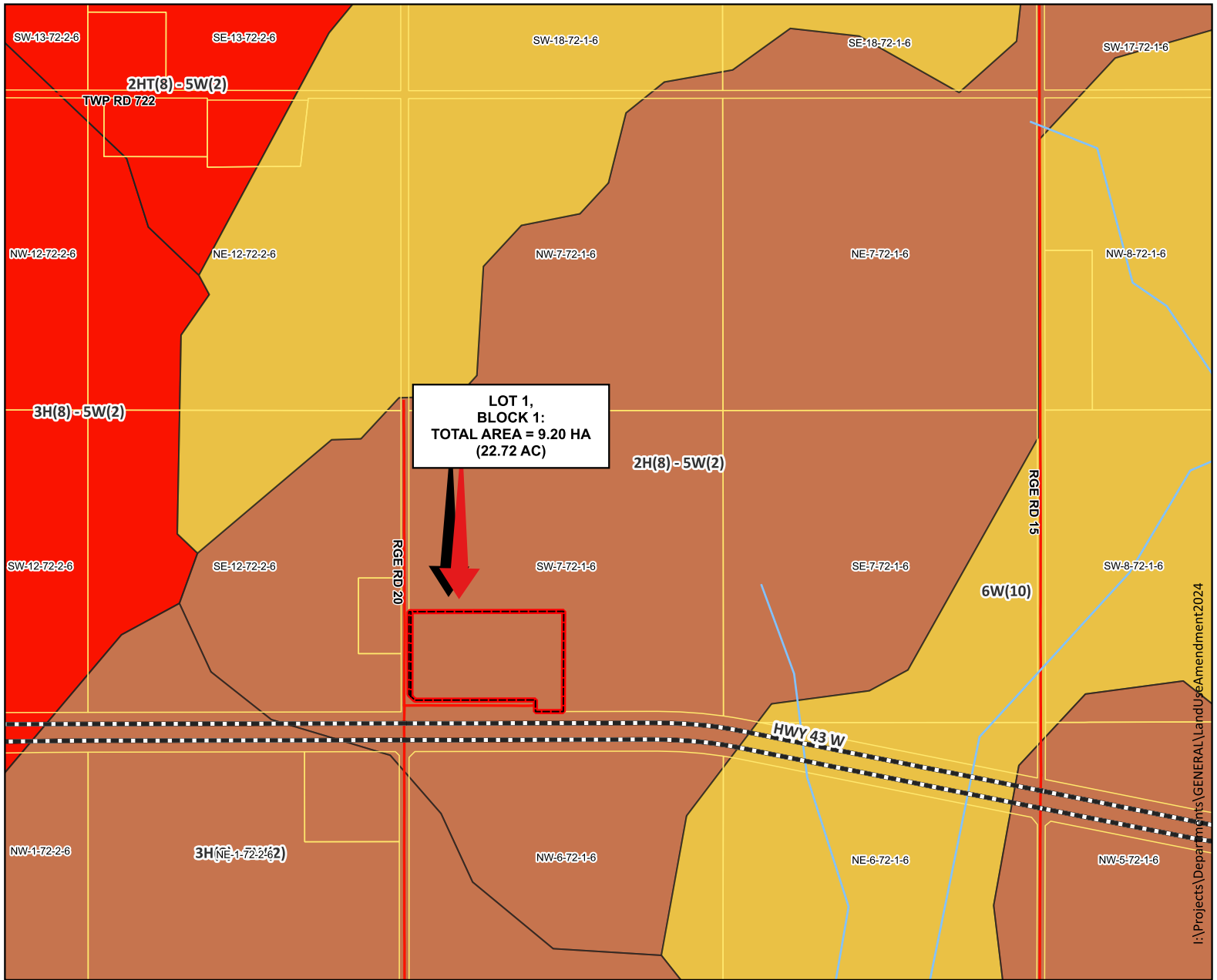


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S24-009

SW-07-72-01-W6M

AGRASID



## LEGEND

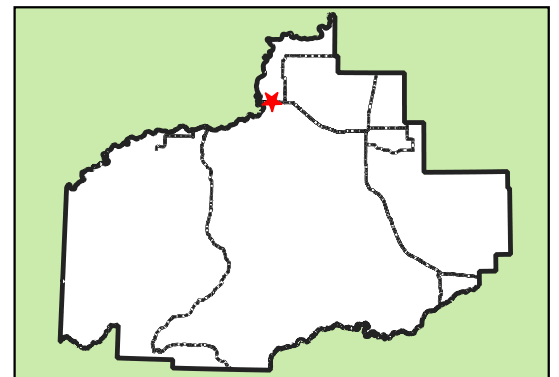
- |                          |                       |
|--------------------------|-----------------------|
| Proposed Subdivision     | <b>TRANSPORTATION</b> |
| Cadastre                 | Highways - Paved      |
| <b>AGRASID</b>           | Municipal-Gravel      |
| hummocky - low relief    | <b>HYDRO FEATURES</b> |
| level organic            | Stream / Creek        |
| undulating - high relief |                       |

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

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0 300 600



metres  
Scale 1:15,000

PROJECTION: UTM Zone 11N NAD 83



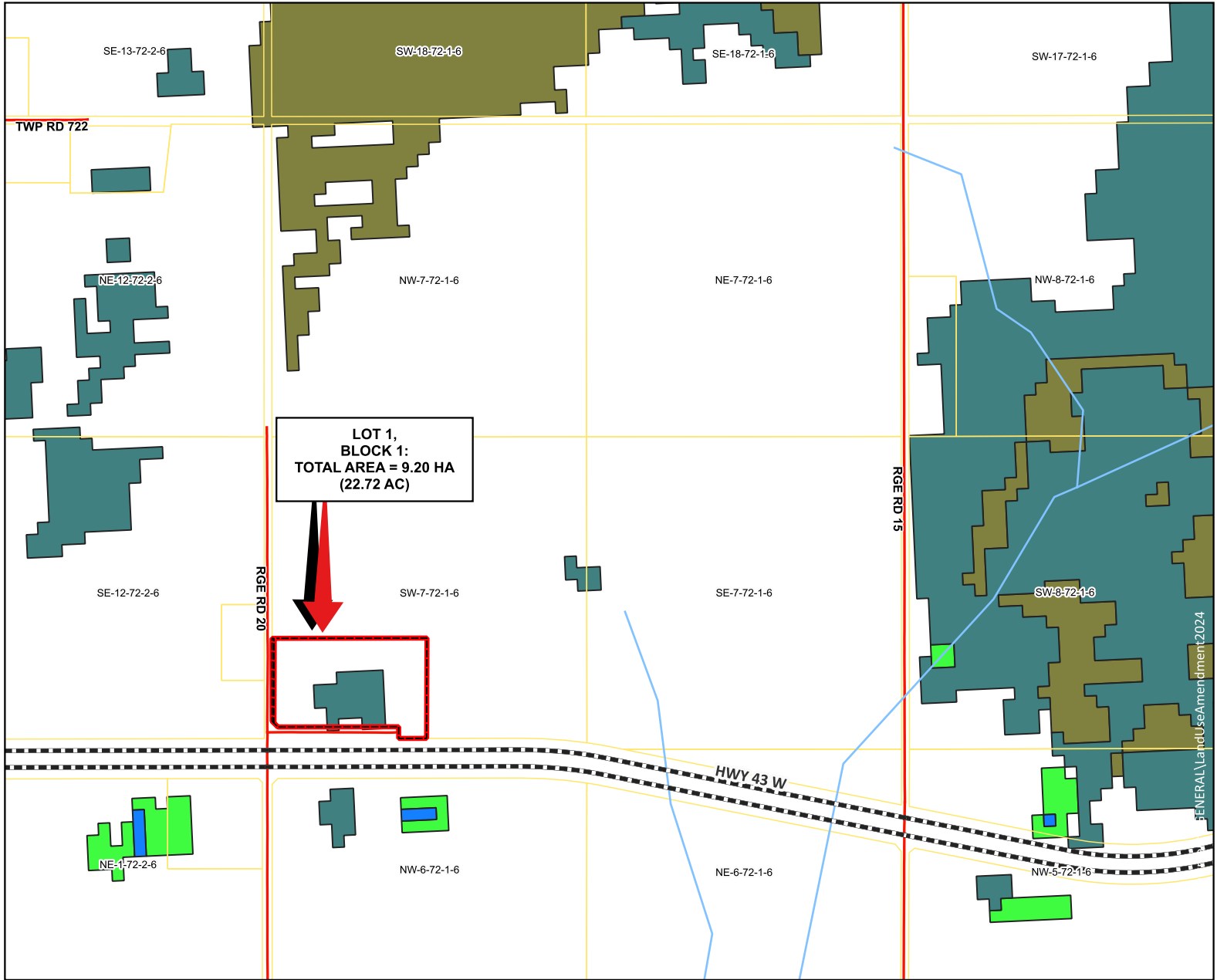


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S24-009

SW-07-72-01-W6M

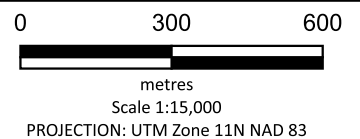
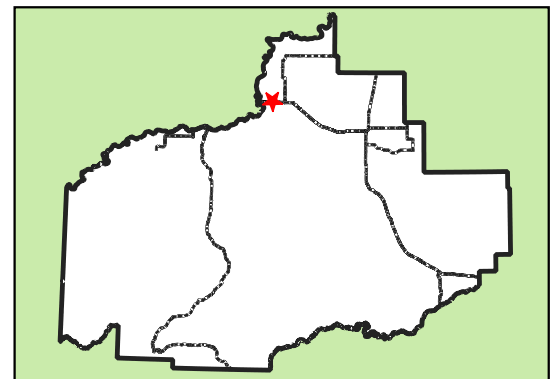
Wetland



## LEGEND

- Proposed Subdivision
- Cadastre
- Wetland Inventory**
- Bog
- Fen
- Marsh
- Swamp
- TRANSPORTATION**
- Highways - Paved
- Municipal-Gravel
- HYDRO FEATURES**
- Stream / Creek

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# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S24-009

SW-07-72-01-W6M

Main



I:\Projects\Department\GENERAL\LandUseAmendment2024

## LEGEND

- Proposed Subdivision
- Cadastre

**GV IMAGERY 2023**

## TRANSPORTATION

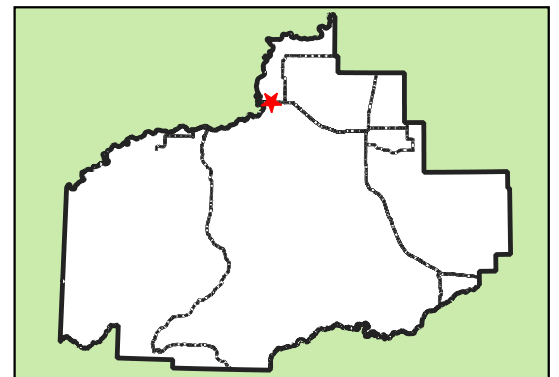
- Highways - Paved
- Municipal-Gravel

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0 50 100



metres

Scale 1:2,500

PROJECTION: UTM Zone 11N NAD 83



# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S24-009

SW-07-72-01-W6M

Topography



## LEGEND

- Proposed Subdivision
- Cadastre
- Contour Line(m)**
- Minor Break
- TRANSPORTATION**
- Highways - Paved
- Municipal-Gravel
- HYDRO FEATURES**
- Stream / Creek

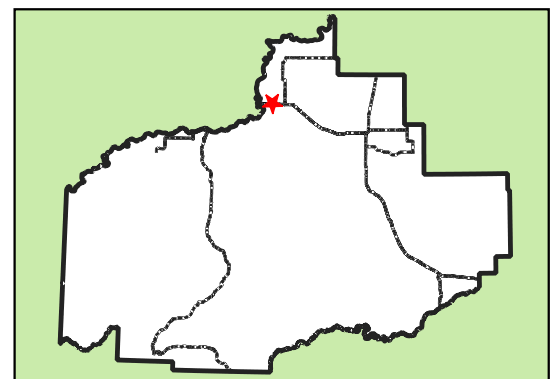
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Map Print Date : February 06, 2025

Created by: M.D. of Greenview No.16 - GIS Department



0 300 600



metres

Scale 1:15,000

PROJECTION: UTM Zone 11N NAD 83

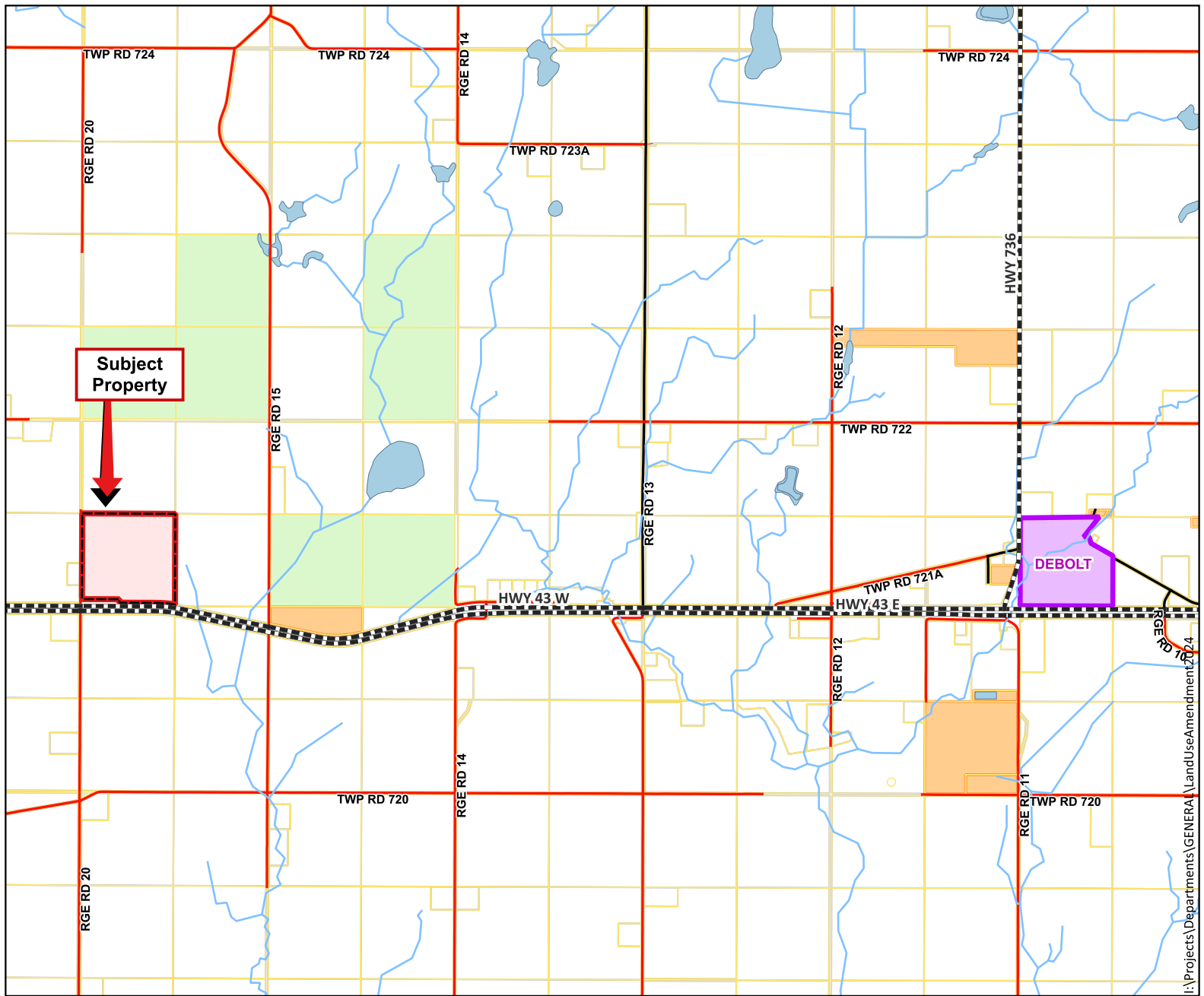
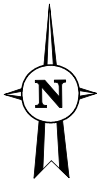


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S24-009

SW-07-72-01-W6M

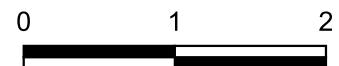
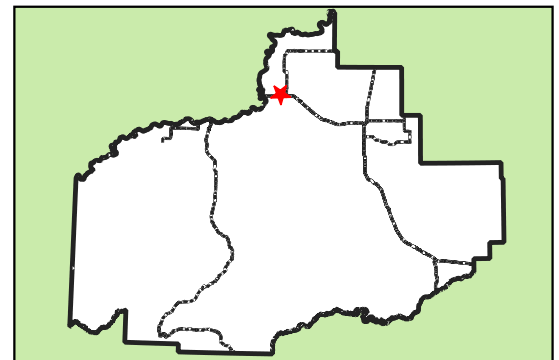
Location



## LEGEND

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

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kilometres  
 Scale 1:50000  
 PROJECTION: UTM Zone 11N NAD 83

S24-009 -Theilmann Subdivision Site Inspection Pictures



Entrance into the Property



Existing Road



Service Road



Highway 43



Entrance into the Property



Service Road connecting the property to the Highway

### Subdivision Circulation Comments

Referral Agency / Department	Comments Received	Planning and Development Response/Action
ATCO Electric	ATCO Electric has no comments or concerns with this application.	None
Alberta Transportation - (Transportation and Economic Corridors)	This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 43.	None
Environmental Services	No concerns	None
Construction and Engineering	Road widening dedication of 5.03m is required but, corner-cut is not. No drainage concerns.	Road widening dedication will be addressed as a condition of approval.
East Smoky Gas Co-op Ltd.	There is no conflict with East Smoky Gas Co-op Ltd.	None
TELUS	Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.	None



# REQUEST FOR DECISION

**SUBJECT: S25-001 Hollingworth Subdivision Application**  
**SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION**  
**MEETING DATE: April 9, 2025 DIRECTOR: MAV PRESENTER: HA**  
**REPORT TYPE: Subdivision MANAGER: RD WRITER: HA**

**FILE NO.:** S25-001 **LAND USE DISTRICT:** Agricultural One (A-1)  
**LEGAL LOCATION:** SW-8-69-21W5M  
**AREA:** Valleyview  
**APPLICANT/SURVEYOR:** Valerie Lethbridge  
**LANDOWNER:** Hollingworth Farms Ltd.

## BACKGROUND/PROPOSAL:

This subdivision application was submitted by Valerie Lethbridge of Helix Surveys Ltd. on behalf of Hollingworth Farms Ltd., the registered landowner. The application included the certificate of incorporation along with a letter of authorization signed by Mr. Richard Hollingworth for Hollingworth Farms Ltd. The subject property is legally described as a portion of SW-8-69-21-W5M and is currently zoned as Agricultural One (A-1) District according to Land Use Bylaw No. 18-800. This subdivision application seeks to create a single lot with a size of ±9.89 hectares (±24.4 acres) from an unsubdivided quarter section. This proposed size is about ±1.78 hectares (±4.4 acres) larger than the maximum allowable size of 8.1 hectares (20.0 acres) for the first parcel out in the A-1 District; however, Greenview’s Municipal Development Plan (Policy 3.4.8(a)) contemplates farmstead separation in excess of this size based on the location of the existing buildings, fences, shelter belts and required setback distances for the existing private sewage system.

Prior to the submission of the application the applicant consulted with the planning team regarding the intended subdivision and the proposed parcel size, which exceeds the maximum allowed for the A-1 District. The administration provided three possible options to the applicant. The first option was to wait until the ongoing bylaw amendment process was completed, particularly concerning the proposed changes to the provisions in the A-1 District. The second option was to redesignate the land from A-1 to A-2 District to accommodate the proposed lot size. The third option, which the applicant chose, was to proceed with the subdivision application and request a variance of the parcel size requirement to accommodate the larger parcel within the A-1 District.

Within the vicinity of the subject property, there are abandoned wells. Additionally, there is an existing road on the proposed lot, which is owned by Canadian Natural Resources Limited (CNRL). The applicant was asked to provide a copy of the agreement between CNRL and the landowner that authorizes the use of the road to be presented to MPC. This is to ensure that the requirement for direct and continued access to the subject parcel as stipulated in section 11 of Matters Related to Subdivision is adequately addressed. CNRL confirmed via email that there is no agreement in place; however, they can provide a letter reaffirming the landowner’s authorization for continued use of the road. CNRL indicated that they have no concerns regarding the proposed subdivision and believe that the road access was addressed in the Surface Lease



Material (SML). Should the CNRL lease be ever removed, access will remain to the subject parcel and the remainder of the parcel.

Currently, the property has an existing dwelling, shop, shed, water well for water supply, and pump out sewage disposal system. The applicant is also requesting a new gravel approach to provide access to the rest of the quarter section, as the existing gravel driveway and road will be utilized for the proposed lot. This existing gravel road connects the driveway approach to Township Road 691.

The subdivision application was circulated on February 25, 2025, to adjacent landowners and several internal departments, including Construction and Engineering, Environmental Services, Operational Services, and Fire and Emergency Services. Additionally, the application was referred to relevant external departments and government agencies, including the Water Act, Alberta Transportation and Economic Corridors (ATEC) Grand Prairie District Office, Alberta Environment, Protected Areas Wetland, Land Administration Office, Alberta Arts, Culture & Status of Women, ATCO Electric, and Land and Environment and Field Operations NW for Alberta Energy and Regulation. All comments received are summarized in a table, which is included as an attachment in this package. The table also outlines the administration's actions or measures to address any concerns raised.

---

**PROPERTY DETAILS:**

Proposed Servicing:	Existing well and pump out sewage system
Soil Type:	Dark Gray Chernozemic
Topography:	Undulating low relief
Wetland Inventory:	Fen within the proposed subdivision
LSRS Spring Grains:	5W(8) – 3HW(2): Very severe to moderate drainage limitations, where excess water not due to inundation limits production

---

**RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:**

**Municipal Government Act**

Reserves not Required Approval

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

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

Approval of Application

*654(2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,*

*(a) the proposed subdivision would not*

*(i) unduly interfere with the amenities of the neighbourhood, or*

*(ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,*  
*and*

*(b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.*

This application for subdivision is intended to create only one lot; therefore, a Municipal Reserve is not required in accordance with Section 663 (a) of the MGA. Additionally, Section 654(2) pertains to the request

for a variance regarding the parcel size. Administration believes that this variance for the proposed parcel size will not adversely impact the amenities, use, enjoyment, or value of neighboring properties.

#### **MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION**

**Road access 11** *Every proposed subdivision must provide to each lot to be created by it:*

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

This application does sufficiently meet this sections requirement for access, although in a less common fashion. If the current access constructed for oil and gas development were ever removed or reclaimed, the new parcel and the remainder quarter section would require access with the construction of a new approach.

#### **Municipal Development Plan**

Section 3.4.8 Parcel Size Requirements

- (a) The size of a farmstead separation shall be at the discretion of Greenview based on the location of the existing buildings, fences, shelter belts and required setback distances for the existing private sewage system.*

Section 10.3.1 Evaluation of Applications

*All applications for LUB amendments, subdivisions and development permits shall be evaluated by Greenview according to the following criteria:*

- (a) Compliance with the Act, Regulation, LUB, and any other Statutory Plans or Concept Plans that are in effect;*
- (b) Adequacy of road access and off-site traffic impacts generated by the proposed development;*
- (c) Proposed methods of water supply, sewage disposal and storm drainage, supported by hydrogeological and geotechnical testing provided by the developer with the application;*
- (d) Compatibility with adjacent land uses, including the potential impact on agricultural operations;*
- (e) Site suitability in terms of soils, topography, and size;*
- (f) Environmental factors including the potential for erosion, flooding, or watercourse contamination;*
- and (g) The quality of agricultural land, and the fragmentation and loss of agricultural lands.*

Section 10.4.2 Municipal Reserve Dedication

*Greenview shall require that MR be dedicated as cash-in-lieu in all cases except as follows:*

- (e) In the event that the amount of MR owing is relatively small, it may be deferred to the balance.*

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

Section 8.1 Agriculture One (A-1) District

Section 8.1.4 Other Regulations

- (b) Only One A-1 parcel may be taken out of an unsubdivided quarter section without rezoning*
- (c) First Parcel Out: Minimum: 1.2 ha (3.0 ac) Maximum: 8.1 ha (20.0 ac)*

The proposed parcel size exceeds the maximum allowed in the A-1 District for a first parcel as there is no written relaxation in the current land use bylaw. The applicant is requesting a relaxation of this provision to allow for an additional  $\pm 1.78$  hectares ( $\pm 4.4$  acres) beyond the permitted maximum parcel size without requiring rezoning.

## Rationale for Recommendation

The Administration has no concerns regarding the proposed subdivision, as it is predominantly consistent with Greenview's Land Use Bylaw (LUB) No. 18-800 and aligns with the intent and most provisions of the Agricultural One (A-1) District. Furthermore, the Administration is not concerned about the proposed lot size, which exceeds the maximum allowable size of 8.1 hectares (20.0 acres) specified in section 8.14(c). This may be permissible due to the provisions outlined in Section 3.4.8(a) of Greenview's Municipal Development Plan (MDP). This Section 3.4.8(a) allows the Development Authority to exercise discretion regarding the size of a farmstead separation, taking into account factors such as the location of existing buildings, fences, shelter belts, and required setbacks for private sewage systems. The Administration believes that this provision supports the applicant's request for a relaxation of the parcel size, enabling the creation of a slightly larger parcel.

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### RECOMMENDED ACTION:

**MOTION: That the Municipal Planning Commission APPROVE subdivision application S25-001 for the creation of one (1) parcel with variance for a parcel size of approximately 9.89 hectares (24.4 acres) within the parcel legally described as SW-8-69-21W5M, subject to the following conditions:**

1. The applicant shall submit to the MD of Greenview No. 16, a Plan of Survey suitable for registration with Alberta Land Titles. The size and location of the subdivided parcel shall be as per the approved tentative plan.
2. The applicant shall pay a final subdivision endorsement fee, in accordance with the Schedules of Fees Bylaw 25-980.
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 provide the Municipal District of Greenview No. 16 with an inspection report from an agency accredited by the Alberta Safety Codes Agency confirming the existing on-site sewage disposal system complies with the requirements of the Alberta Private Sewage Standards of Practice or that a variance to the requirements has been approved. All associated costs shall be the responsibility of the applicant.
5. The applicant shall enter into and register TELUS Utility Right of Way Agreement for the existing TEUS facilities within the property on title or a letter stating this utility agreement registered or no longer required. The applicant may contact the Utility at [rightofwayAB@telus.com](mailto:rightofwayAB@telus.com) to initiate the agreement.

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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 mostly complies with the requirements of the Land Use Bylaw and the variance is contemplated in the Municipal Development Plan.

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

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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 requires that application for subdivision be circulated to adjacent landowners and referral agencies for a minimum of fourteen (14) days. Greenview's Subdivision Process Policy 6007 requires adjacent landowners and encumbrances listed on title be provided twenty-one (21) days to respond.

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:**

Staff will inform the applicant of the decision and work with them to complete the endorsement process for registration at Land Titles.

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**ATTACHMENTS:**

- Subdivision Application
- Tentative Plan
- AGRASID Map
- Wetland Inventory Map
- Aerial Map
- Topography Map
- Owner Location Map
- Site Inspection Pictures
- Compiled Subdivision Circulation Comments
- Land Title



# SUBDIVISION APPLICATION - FORM A

## Municipal District of Greenview

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

FOR ADMINISTRATIVE USE

APPLICATION NO. <b>S25-001</b>	
FORM A AS COMPLETED	
FEES SUBMITTED <b>450.00</b>	RECEIPT NO. <b>431384</b>
ROLL NO. <b>37029</b>	

THIS FORM MUST BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED LANDOWNER(S) OR BY AN AUTHORIZED AGENT ACTING ON HIS/HER (THEIR) BEHALF.

1. Name of registered owner(s) of land to be subdivided:  
HOLLINGWORTH FARMS LTD. Address: \_\_\_\_\_  
 (Name(s) in Block Capitals) Phone Nu \_\_\_\_\_  
 Rural Address: \_\_\_\_\_ Email: \_\_\_\_\_

**MUNICIPAL DISTRICT  
OF GREENVIEW No. 16**  
**RECEIVED**  
 January 31, 2025  
**VALLEYVIEW**

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:  
RICKI HOLLINGWORTH Address: \_\_\_\_\_  
 (Name(s) in Block Capitals) Phone Nu \_\_\_\_\_ Work: \_\_\_\_\_  
 Email: \_\_\_\_\_

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED  
 All/part of the SW  $\frac{1}{4}$  Sec. 8 Twp. 69 Range: 21 West of 5 Meridian  
 Being all / parts of Reg. Plan No. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ C. of T. No. \_\_\_\_\_  
 Area of the above parcel of land to be subdivided 9.89 HA 24.4 AC

4. LOCATION OF LAND TO BE SUBDIVIDED

a. Is the land situated immediately adjacent to the municipal boundary? Yes  No   
 If "yes", the adjoining municipality is \_\_\_\_\_

b. Is the land situated within 1.6 km (1600 m) of the right-of-way of a Highway? Yes  No   
 If "yes", the Highway is No. \_\_\_\_\_

c. Does the proposed parcel contain or is it bounded by a river, stream, lake, other body of water, drainage ditch or canal?  
 Yes  No  If "yes" state its name \_\_\_\_\_

d. Is the proposed parcel located within 1.5 km of a sour gas facility? Yes  No

e. You must provide the **Abandon Wellbore Search** Information to identify all well locations or confirming the absence of any abandoned wells as per ERCB Directive 079 (see attached info). Date Search Complete: December 6, 2024

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED Describe:  
 a. Existing use of land RESIDENTIAL b. Proposed use of land RESIDENTIAL  
 c. The designated use of land as classified under Municipal District No. 16's Land Use Bylaw is A-1

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

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

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
MOSTLY TREED, LANDSCAPED YARD, FIELDS TO EAST AND NORTH

c. Describe the kind of soil on the land (sandy, loam, clay, etc.) UNKNOWN

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED  
 Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved  
SEE SITE PLAN

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

9. REGISTERED OWNER(S) OR AGENT ACTING ON BEHALF OF REGISTERED OWNER(S):  
I / WE HELIX SURVEYS LTD hereby certify that  
 (full name is block capitals)  
 I am / are the registered owner(s), or  I am the agent authorized to act on behalf of the registered owner, and that the information given on this form is full and complete and is, to the best of my / our knowledge, a true statement of the facts relating to his/her application for subdivision.  
 SIGNED \_\_\_\_\_ Date: January 30, 2025

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



## WATER & SEWER INFORMATION – FORM B

### Municipal District of Greenview

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

T: 780.524.7600; F: 780.524.4307; Toll-Free 1.866.524.7608

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

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

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

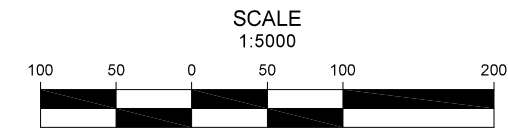
**E – for Existing** or **P – for Proposed** in the appropriate box.

TYPE OF WATER SUPPLY	1 <sup>st</sup> Parcel	2 <sup>nd</sup> Parcel	Balance of Quarter
Dugout			
Well	E		
Cistern & Hauling			
Municipal Service			
Other <i>(Please specify)</i>			

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

PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 OF PART OF  
**S.W.1/4 SEC.8 TWP.69 RGE.21 W.5 M.**

MUNICIPAL DISTRICT OF GREENVIEW NO.16  
 ALBERTA



**SUBDIVISION AUTHORITY**  
 Municipal District of Greenview No.16

**OWNER**  
 Hollingworth Farms Ltd.

**LEGEND**

Area to be registered shown outlined thus and contains 9.89 ha.  
 Distances shown on the plan are ground and are in meters and decimals thereof

**NOTES**

Proposed Subdivision contains 1 Lot.  
 Boundaries are based on existing Land Title Office records and are subject to change upon legal survey  
 Land is currently zoned Agricultural (A-1) District.

**ABBREVIATIONS**

E.	East	R/W	right of way
ha.	hectare	S.	South
M.	meridian	Sec.	section
N.	North	Twp.	township
PP	power pole	URW	utility right of way
Rge.	range	W.	West

SCALE: 1:5000

FILE No.: 5668-001

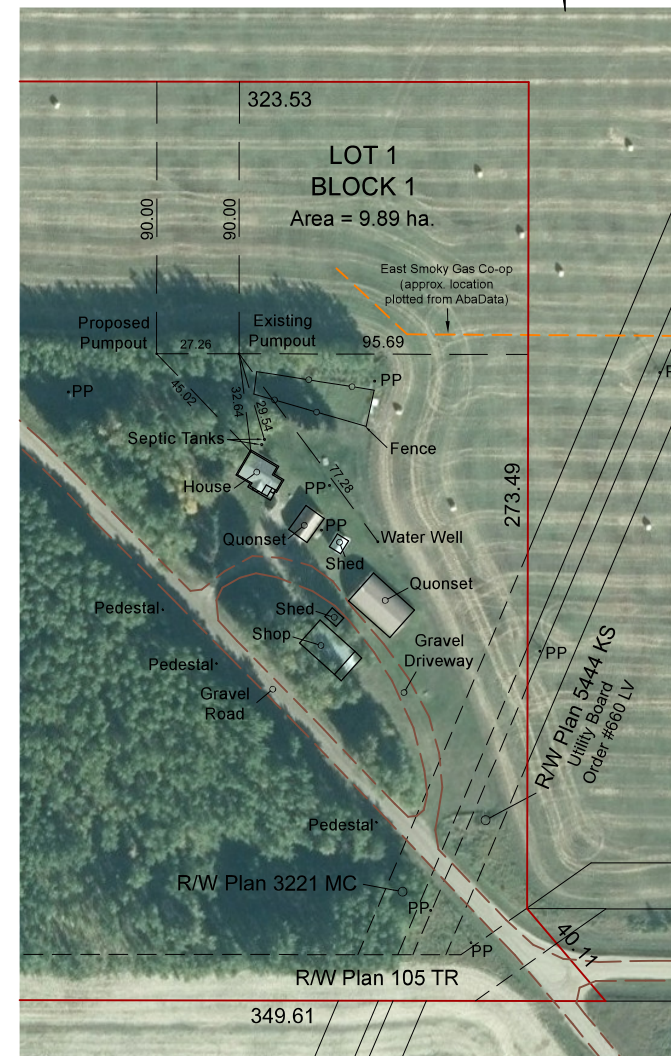
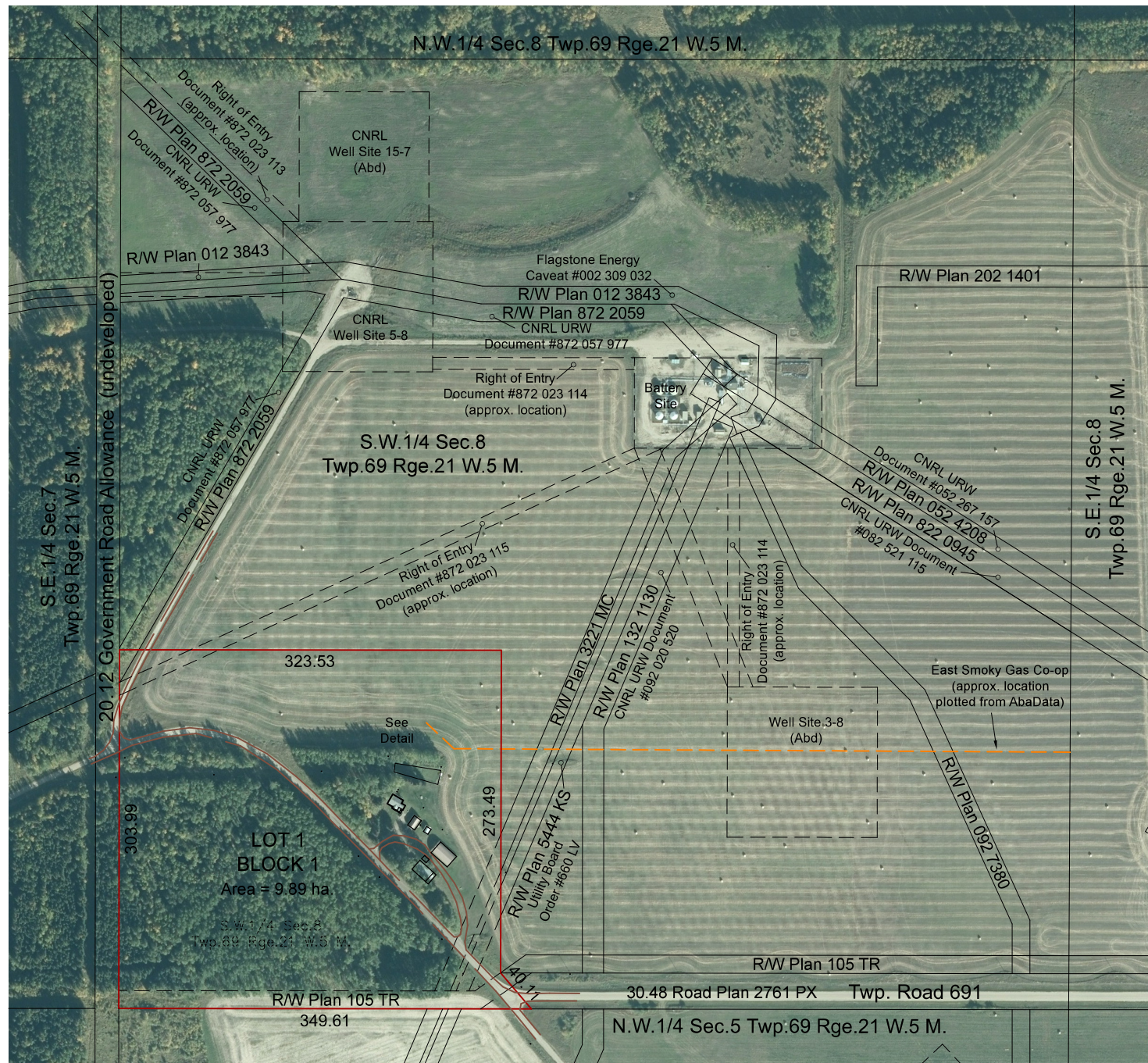
DWG.: 5668-001-PSUB

DRAWN BY: HLR CHECKED BY: ENL

#202, 10514-67th Ave.  
 Grande Prairie, AB.  
 T8W 0K8



P: 780.532.5731  
 F: 780.532.5824



Detail  
 Scale 1:2500

**S.W.1/4 Sec.8 Twp.69 Rge.21 W.5 M.**

- Property is Subject to:
- 4099 MB - Right of Entry Abridgment Act Order
  - 5237 SU - Caveat Re: Easement (Pembina)
  - 3717 VF - Caveat (Atco Electric)
  - 3718 VF - Caveat (Atco Electric)
  - 752 012 884 - Caveat Re: Easement (CNRL)
  - 802 001 290 - Caveat (CNRL)
  - 812 289 799 - Caveat Re: Easement (CNRL)
  - 872 023 113 - Right of Entry Abridgment Act Order
  - 872 023 114 - Right of Entry Abridgment Act Order
  - 872 023 115 - Right of Entry Abridgment Act Order
  - 922 215 500 - Surface Right Board Amending Order

- 922 320 748 - URW (East Smoky Gas Co-op)
- 942 255 538 - Caveat Re: R/W Agreement (CNRL)
- 942 255 539 - Caveat Re: Surface Lease (CNRL)
- 942 307 072 - Caveat Re: Easement (Atco Electric)
- 012 043 846 - Caveat Re: Surface Lease (CNRL)
- 032 448 928 - Caveat Re: Surface Lease (CNRL)
- 082 195 158 - Caveat Re: Lease Interest (CNRL)
- 132 418 495 - Caveat Re: Utility Right of Way (Atco Electric)
- 152 264 068 - Surface Rights Board Amending Order
- 172 054 509 - Caveat Re: Utility Right of Way (CNRL)

**The Proposed Subdivision:**

- is within 1.6km of a highway.  Yes  No
- is within 1.5km of a sour gas facility.  Yes  No
- contains an abandoned oil and gas well  Yes  No
- is within 300m of an operating wastewater treatment plant  Yes  No
- is within 450m of an operational landfill  Yes  No
- is within 300m of the disposal area an operational or non-operational landfill  Yes  No
- is within 450m of an operational or non-operational hazardous waste management facility  Yes  No
- is within 300m of an operational waste storage site  Yes  No
- is within 300m of a livestock feeding lot  Yes  No
- is within a potential flood plain  Yes  No
- is within or adjacent to land identified in the Historical Resources Act  Yes  No

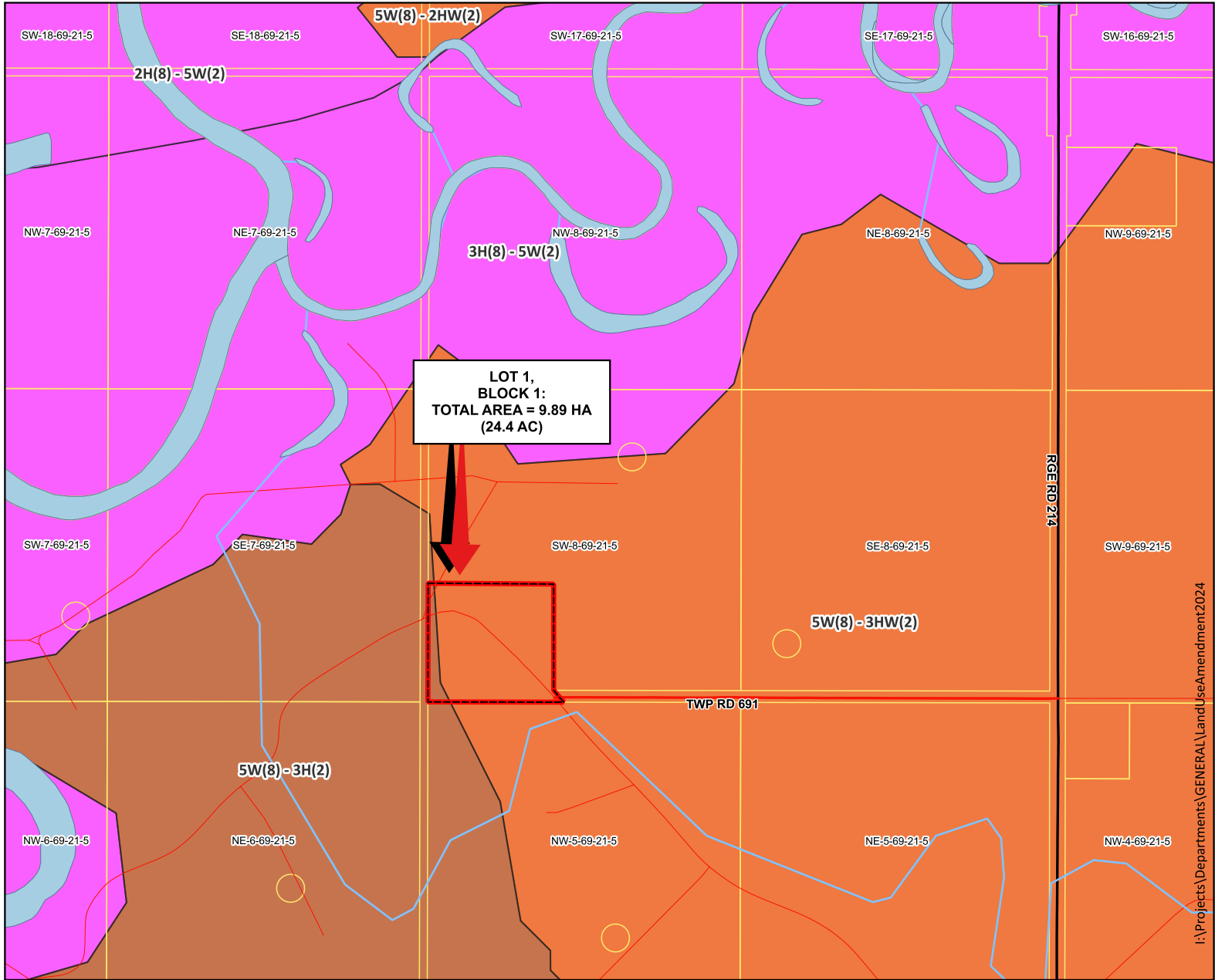
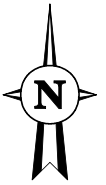


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S25-001

SW-08-69-21-W5M

AGRASID



## LEGEND

- Proposed Subdivision
- Cadastre
- AGRASID**
- undulating - high relief
- undulating - low relief
- valley with terraces

### TRANSPORTATION

- Municipal-Gravel
- Municipal-Paved
- Private-Gravel

### HYDRO FEATURES

- Lake / River
- Stream / Creek

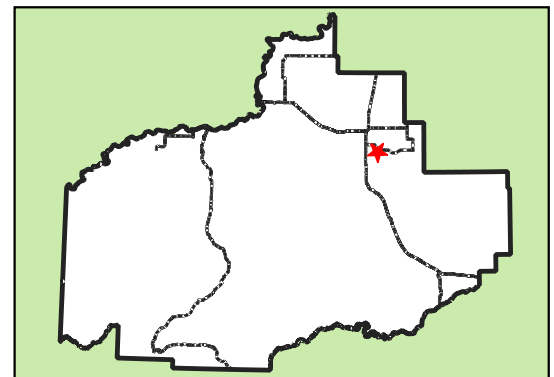
\*\* Spring Grain LSRS Values Displayed\*\*

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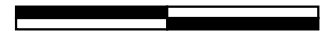
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Map Print Date : February 25, 2025

Created by: M.D. of Greenview No.16 - GIS Department



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metres  
Scale 1:15,000

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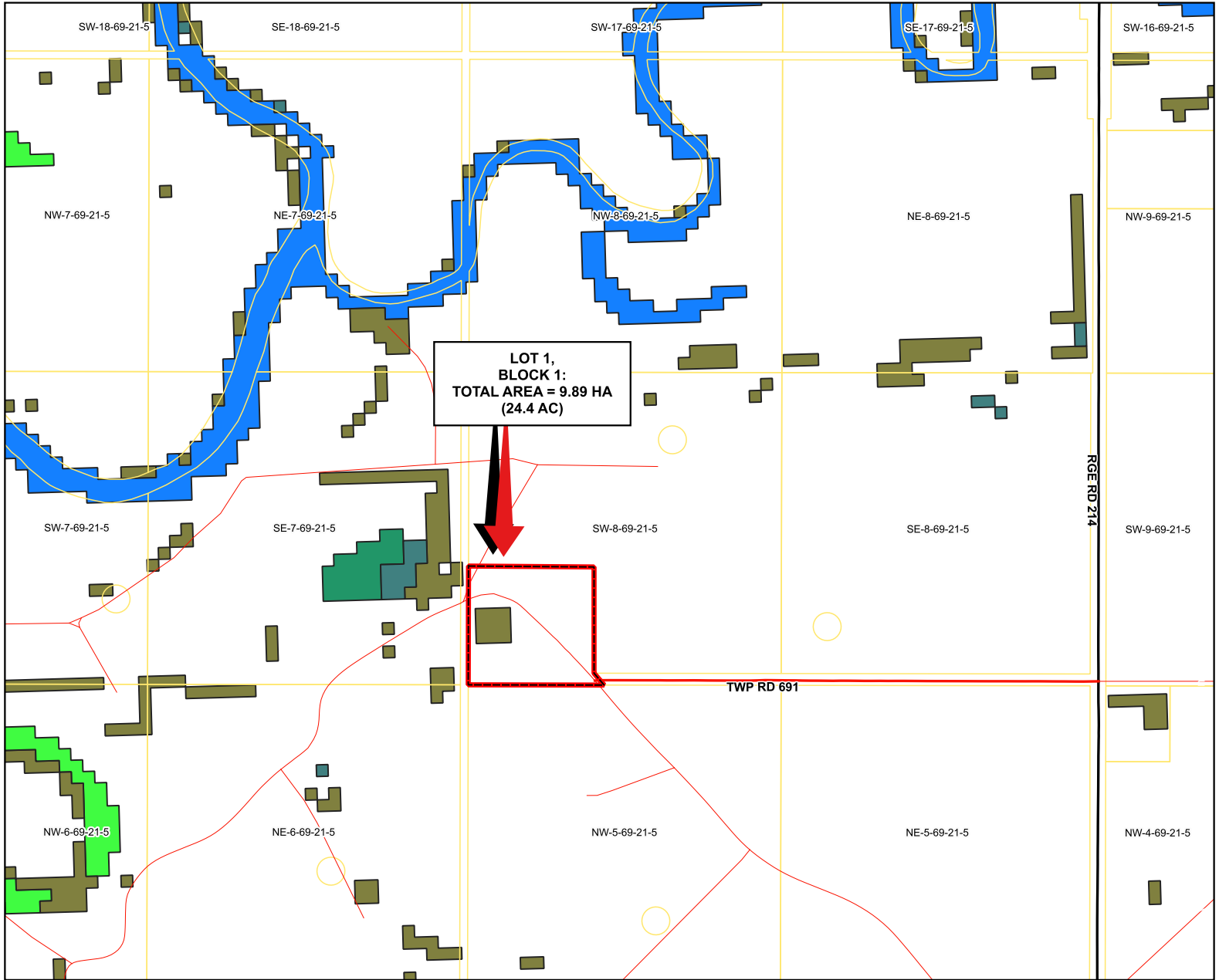


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

## Subdivision Application S25-001

### SW-08-69-21-W5M

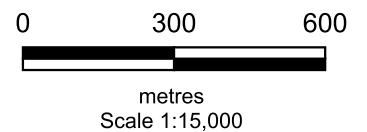
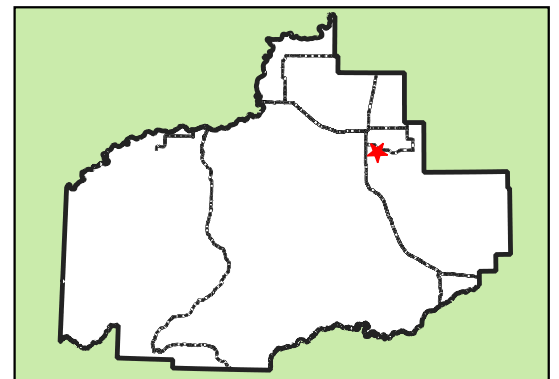
### Wetland



### LEGEND

- |                          |            |
|--------------------------|------------|
| Proposed Subdivision     | Open Water |
| Cadastre                 | Swamp      |
| <b>Wetland Inventory</b> |            |
| Bog                      |            |
| Fen                      |            |
| Marsh                    |            |
| <b>TRANSPORTATION</b>    |            |
| Municipal-Gravel         |            |
| Municipal-Paved          |            |
| Private-Gravel           |            |

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# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S25-001

SW-08-69-21-W5M

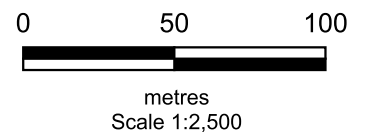
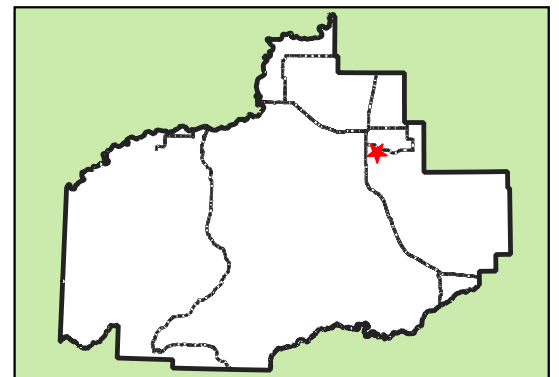
Main



I:\Projects\Departments\GENERAL\LandUseAmendment2024

## LEGEND

- Proposed Subdivision
- Cadastre
- TRANSPORTATION**
- Municipal-Gravel
- Private-Gravel
- HYDRO FEATURES**
- Stream / Creek
- GV IMAGERY 2022**



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Map Print Date : February 25, 2025

Created by: M.D. of Greenview No.16 - GIS Department

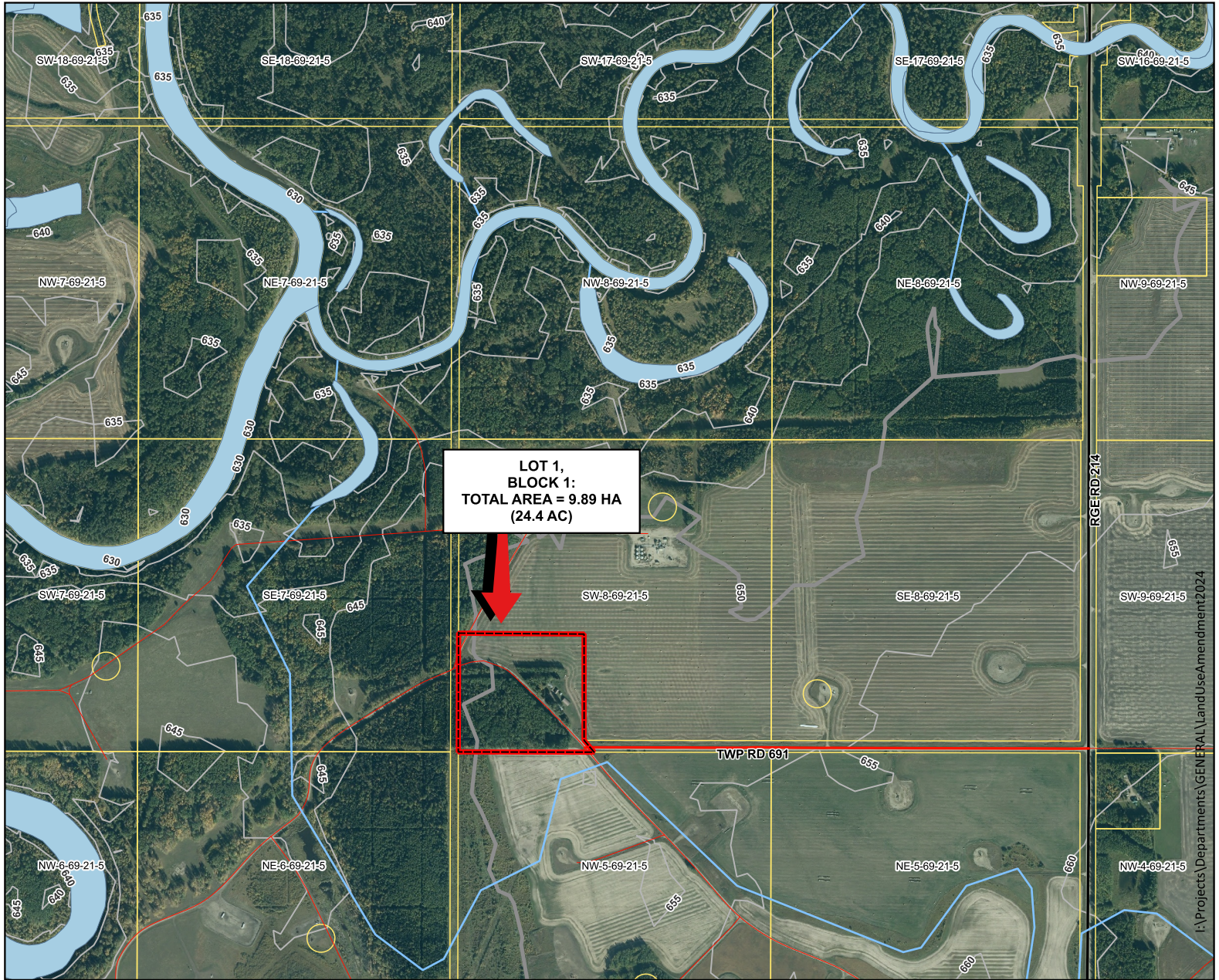


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

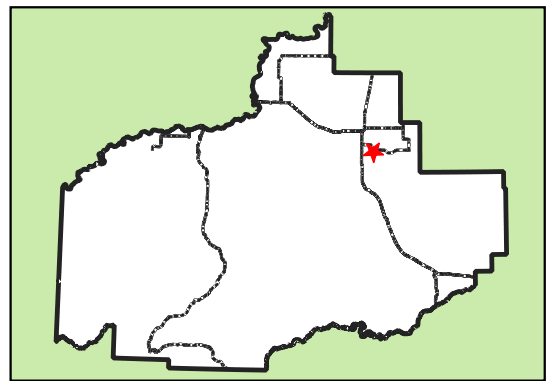
Subdivision Application S25-001

SW-08-69-21-W5M

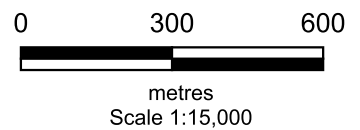
Topography



- LEGEND**
- Proposed Subdivision
  - Cadastre
  - Contour Line(m)**
  - Minor Break
  - Major Break
  - Municipal-Gravel
  - Municipal-Paved
  - Private-Gravel
  - TRANSPORTATION**
  - Lake / River
  - Stream / Creek
  - HYDRO FEATURES**
  - GV IMAGERY 2022**



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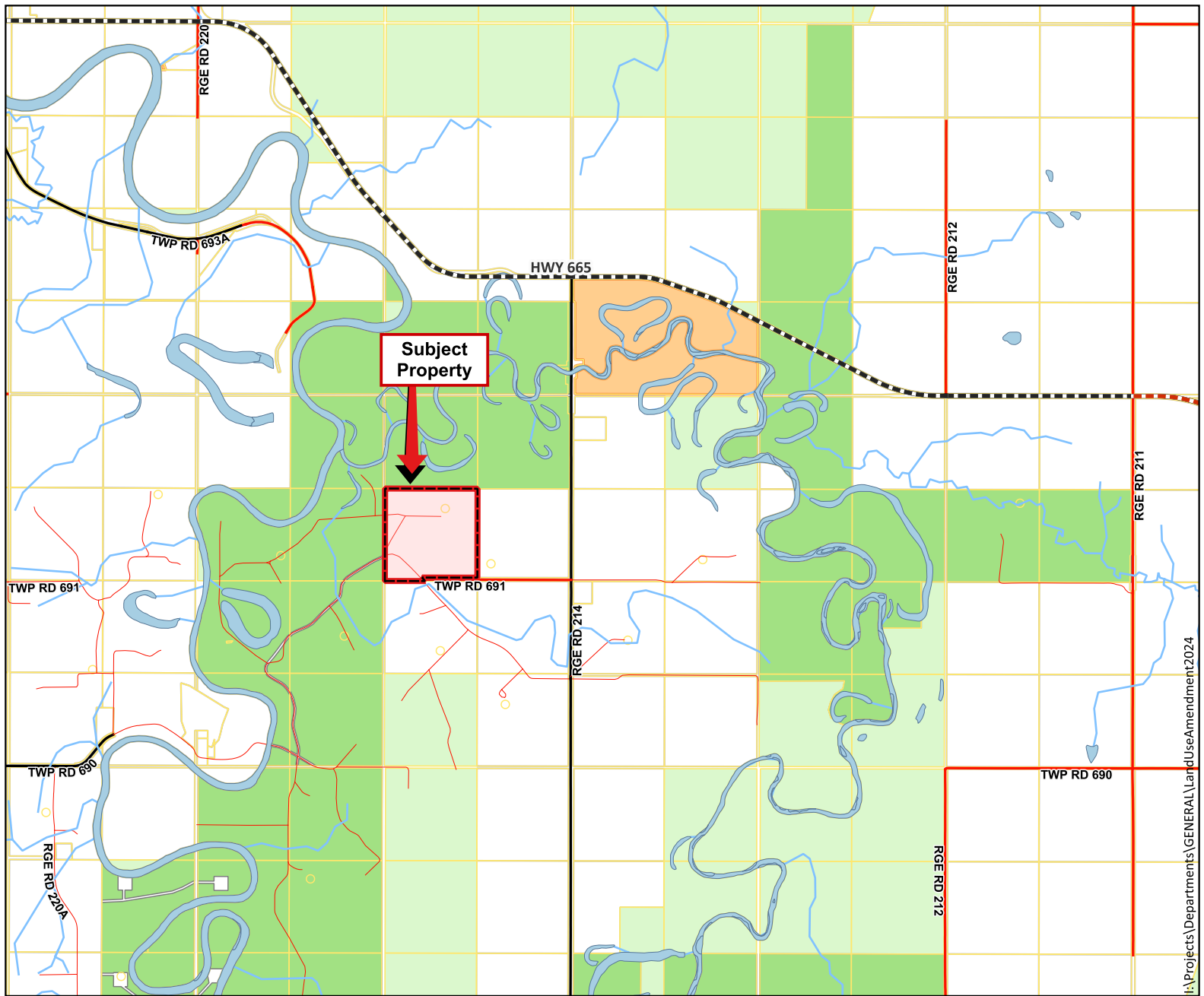
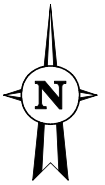


# MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Subdivision Application S25-001

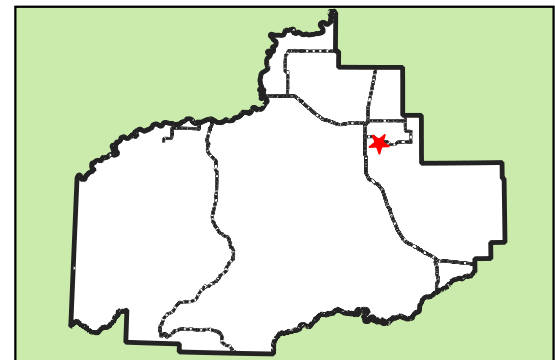
SW-08-69-21-W5M

Location

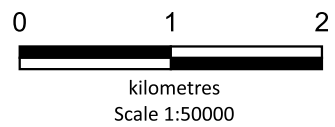


## LEGEND

- |                  |                    |                 |
|------------------|--------------------|-----------------|
| Subject Property | Municipal Property | Municipal-Paved |
| Titled Land      | Highways - Gravel  | Private-Gravel  |
| Crown Land       | Highways - Paved   | Lake / River    |
| Grazing Leases   | Municipal-Gravel   | Stream / Creek  |



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S25-001 - Hollingworth Subdivision Site Inspection Pictures



CNRL Road that cuts through the Subdivision- South



CNRL Road that cuts through the Subdivision- West



Existing Pipeline in front of the Property



Access to the Existing Structures on the Property



Existing Structures on the Property

### Subdivision Circulation Comments

Referral Agency / Department	Comments Received	Planning and Development Response/Action
ATCO Electric	ATCO Electric has no comments or concerns with this application.	None
Pembina	<p>The proposed subdivision has been circulated internally at Pembina for comments. Pembina has no specific concerns with the proposed project; however, would like to advise of the following:</p> <ul style="list-style-type: none"> <li>• Construction, development, encroachment, and digging activities can cause damage to pipelines and put those near them at risk. A written crossing agreement must be obtained before any planned activity that will require a crossing of pipeline infrastructure, including:               <ul style="list-style-type: none"> <li>○ Construction of a facility across, on, along, or under a pipeline (including within the ROW).</li> <li>○ Ground disturbance activities (activity resulting in a disturbance of the earth to a depth greater than 30cm, any activity that reduces the earth cover over any pipeline to less than the cover provided when the pipeline was installed, or cultivation activity to a depth greater than 45 cm below the surface of the ground) in the Prescribed Area/ Controlled Area, 30 meters (100 feet) on either side of the pipeline.</li> <li>○ Operation of a vehicle or mobile equipment across a</li> </ul> </li> </ul>	None

	<p>ROW outside the traveled portion of a highway or public road.</p> <ul style="list-style-type: none"> <li>○ Any activity the company deems may negatively impact the pipeline's safety.</li> <li>○ Please be advised that for power crossings, an A/C interference study may be required at the applicant's cost. It is recommended that all documentation be submitted as soon as possible to avoid potential construction delays.</li> <li>• Any activity within 30m of Pembina's infrastructure will require an onsite representative from Pembina.</li> <li>• For more information on safety around Pembina pipelines, crossing agreement written consent, and other important safety information, please visit <a href="https://www.pembina.com/safety/safety-around-pipelines/">https://www.pembina.com/safety/safety-around-pipelines/</a>. Crossing agreement applications can be submitted to <a href="mailto:landrequests@pembina.com">landrequests@pembina.com</a>.</li> <li>• Before starting any ground disturbance near the ROW, you or your contractor must notify the local One-Call Notification Centre by going to <a href="http://www.clickbeforeyoudig.com">www.clickbeforeyoudig.com</a>.</li> </ul>	
Telus	<p>Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way for the existing facilities as shown on the below screenshot.</p> <p>TELUS' reference number for this file is: RIGHTS OF WAY FILE: ABROW-717</p>	<p>Addressed in the approval conditions, and the applicant has already been notified of this requirement.</p>



	<p>We kindly request that, if possible, our Rights of Way file number be quoted on upcoming agreements and related correspondence for this file.</p> <p>Please have TELUS' requirement added as a condition of approval and have the applicant contact <a href="mailto:rightofwayAB@telus.com">rightofwayAB@telus.com</a> to initiate a TELUS Utility Right of Way Agreement. (Please include the original circulation package and this response)</p>	
Regional Fire Chief	No concerns	None
East Smoky Gas Co-op	There is no conflict with East Smoky Gas Co-op	None
Field Operations NW - Alberta Energy and Regulation	No comments	None
Environmental Services	No concerns from Environmental services.	None
Operational Services	No Objections	None
Construction and Engineering	Road widening and corner-cut dedications are not required. Generally, no concerns.	None



LAND TITLE CERTIFICATE

S			
LINC	SHORT LEGAL	TITLE NUMBER	
0016 851 073	5;21;69;8;SW	202 030 175	
0035 008 028	5;21;69;8;SE		

LEGAL DESCRIPTION

FIRST  
 THE SOUTH WEST QUARTER OF SECTION EIGHT (8)  
 TOWNSHIP SIXTY NINE (69)  
 RANGE TWENTY ONE (21)  
 WEST OF THE FIFTH MERIDIAN  
 CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
 EXCEPTING THEREOUT : 1.42 HECTARES (3.53 ACRES) MORE OR LESS  
 FOR ROAD, AS SHOWN ON ROAD PLAN 2761PX.  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AND THE RIGHT TO WORK THE SAME

SECOND  
 MERIDIAN 5 RANGE 21 TOWNSHIP 69  
 SECTION 8  
 QUARTER SOUTH EAST  
 CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.  
 EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 2761PX - ROAD	2.85	7.05	
B) PLAN 1125333 - ROAD	0.389	0.96	

EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF GREENVIEW NO. 16

REFERENCE NUMBER: 172 247 308

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
202 030 175	06/02/2020	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

HOLLINGWORTH FARMS LTD.

OF BOX 1061  
VALLEYVIEW  
ALBERTA T0H 3N0

-----  
ENCUMBRANCES, LIENS & INTERESTS  
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
660LV	22/04/1960	PUBLIC UTILITY COMMISSIONERS BOARD ORDER AFFECTED LAND: 5;21;69;8;SW AFFECTED PLAN: 5444KS "ORDER 24399"
4099MB	19/01/1961	RIGHT OF ENTRY ARBITRATION ACT ORDER AFFECTED LAND: 5;21;69;8;SW "ORDER 12768"
5237SU	13/03/1972	CAVEAT RE : EASEMENT CAVEATOR - PEMBINA PIPELINE CORPORATION. 3800, 525-8 AVENUE SW CALGARY ALBERTA T2P1G1 (DATA UPDATED BY: TRANSFER OF CAVEAT 932180846) (DATA UPDATED BY: TRANSFER OF CAVEAT 972128130) (DATA UPDATED BY: CHANGE OF NAME 992284308) (DATA UPDATED BY: CHANGE OF ADDRESS 122219458)
3717VF	20/12/1974	CAVEAT CAVEATOR - ALBERTA POWER LIMITED.
3718VF	20/12/1974	CAVEAT CAVEATOR - ALBERTA POWER LIMITED.
752 012 884	12/02/1975	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STATION "D" CALGARY ALBERTA T2P2G1 AGENT - MARCELLE NIHEI (DATA UPDATED BY: TRANSFER OF CAVEAT 912038303) (DATA UPDATED BY: CHANGE OF NAME 082406574) (DATA UPDATED BY: TRANSFER OF CAVEAT 092298980) (DATA UPDATED BY: TRANSFER OF CAVEAT 132221737)



-----  
 ENCUMBRANCES, LIENS & INTERESTS

PAGE 4  
 # 202 030 175

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		BOX 6926, STN D CALGARY ALBERTA T2P2G1 AFFECTED LAND: 5;21;69;8;SW "DISCHARGED EXCEPT PART ON PLAN 8722059 BY #872306053 17-12-87" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 032348248) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 062262966) (DATA UPDATED BY: CHANGE OF NAME 122370293) (DATA UPDATED BY: CHANGE OF NAME 152104393)
922 215 500	23/07/1992	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 4099MB ORDER NO 12768 AMENDING ORDER NO 2134/91 PARTY NAME AMENDED TO POCO PETROLEUMS LTD
922 320 748	21/10/1992	UTILITY RIGHT OF WAY GRANTEE - EAST SMOKY GAS CO-OP LTD.
942 255 538	17/08/1994	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY ALBERTA T2P2G1 (DATA UPDATED BY: TRANSFER OF CAVEAT 002063222) (DATA UPDATED BY: TRANSFER OF CAVEAT 032475321) (DATA UPDATED BY: TRANSFER OF CAVEAT 062262879) (DATA UPDATED BY: CHANGE OF NAME 122370096) (DATA UPDATED BY: CHANGE OF NAME 152102315)
942 255 539	17/08/1994	CAVEAT RE : SURFACE LEASE CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY ALBERTA T2P2G1 (DATA UPDATED BY: TRANSFER OF CAVEAT 962112969) (DATA UPDATED BY: TRANSFER OF CAVEAT 032475139) (DATA UPDATED BY: TRANSFER OF CAVEAT 062262879) (DATA UPDATED BY: CHANGE OF NAME 122370096)

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS  
-----

(DATA UPDATED BY: CHANGE OF NAME 152102316)

942 307 072 03/10/1994 CAVEAT  
RE : EASEMENT  
CAVEATOR - ALBERTA POWER LIMITED.  
10035 105 STREET, EDMONTON  
ALBERTA  
AGENT - TRISHA LOOSEMORE

952 026 483 30/01/1995 CAVEAT  
RE : SURFACE LEASE  
CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.  
BOX 6926, STN D  
CALGARY  
ALBERTA T2P2G1  
AFFECTED LAND: 5;21;69;8;SE  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
032475140)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
062262886)  
(DATA UPDATED BY: CHANGE OF NAME 122370112)  
(DATA UPDATED BY: CHANGE OF NAME 152102317)

952 049 814 24/02/1995 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ALBERTA POWER LIMITED.  
10035 105 STREET, EDMONTON  
ALBERTA  
AGENT - LANA ROTH  
AFFECTED LAND: 5;21;69;8;SE

952 067 529 16/03/1995 CAVEAT  
RE : EASEMENT  
CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.  
BOX 6926, STN D  
CALGARY  
ALBERTA T2P2G1  
AFFECTED LAND: 5;21;69;8;SE  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
032475320)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
062262886)  
(DATA UPDATED BY: CHANGE OF NAME 122370116)  
(DATA UPDATED BY: CHANGE OF NAME 152102317)

002 309 032 19/10/2000 CAVEAT  
RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - FLAGSTONE ENERGY INC.  
600,706-7 AVE. S.W

-----  
ENCUMBRANCES, LIENS & INTERESTS

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# 202 030 175

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CALGARY ALBERTA T2P0Z1 AGENT - BRADLEY GRAHAM AFFECTED LAND: 5;21;69;8;SW (DATA UPDATED BY: CHANGE OF ADDRESS 042078181) (DATA UPDATED BY: TRANSFER OF CAVEAT 042174578) (DATA UPDATED BY: TRANSFER OF CAVEAT 052221674)
012 043 846	09/02/2001	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY ALBERTA T2P2G1 AFFECTED LAND: 5;21;69;8;SW (DATA UPDATED BY: TRANSFER OF CAVEAT 032348247) (DATA UPDATED BY: TRANSFER OF CAVEAT 062262472) (DATA UPDATED BY: CHANGE OF NAME 092151190) (DATA UPDATED BY: CHANGE OF NAME 152101050)
032 448 928	19/11/2003	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STATION "D" CALGARY ALBERTA T2P2G1 AFFECTED LAND: 5;21;69;8;SW (DATA UPDATED BY: TRANSFER OF CAVEAT 062262473) (DATA UPDATED BY: CHANGE OF NAME 092151181) (DATA UPDATED BY: CHANGE OF NAME 152101332)
052 119 467	02/04/2005	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STATION "D" CALGARY ALBERTA T2P2G1 AFFECTED LAND: 5;21;69;8;SE (DATA UPDATED BY: TRANSFER OF CAVEAT 062262474) (DATA UPDATED BY: CHANGE OF NAME 122370134) (DATA UPDATED BY: CHANGE OF NAME 152101336)
052 267 157	04/07/2005	UTILITY RIGHT OF WAY

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY ALBERTA T2P2G1 (DATA UPDATED BY: CHANGE OF NAME 092150871) (DATA UPDATED BY: CHANGE OF NAME 152104537)
052 282 470	13/07/2005	UTILITY RIGHT OF WAY GRANTEE - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY ALBERTA T2P2G1 AFFECTED LAND: 5;21;69;8;SE (DATA UPDATED BY: CHANGE OF NAME 092150870) (DATA UPDATED BY: CHANGE OF NAME 152104537)
052 282 490	13/07/2005	UTILITY RIGHT OF WAY GRANTEE - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY ALBERTA T2P2G1 (DATA UPDATED BY: CHANGE OF NAME 092150870) (DATA UPDATED BY: CHANGE OF NAME 152104537)
052 464 990	24/10/2005	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTN LAND & RECORDS MANAGEMENT 10035 105 ST EDMONTON ALBERTA T5J2V6 AGENT - MURRAY BANDURA AFFECTED LAND: 5;21;69;8;SE
082 195 158	09/05/2008	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STATION "D" CALGARY ALBERTA T2P2G1 AGENT - KIMBERLY SEVERSON AFFECTED LAND: 5;21;69;8;SW (DATA UPDATED BY: CHANGE OF NAME 092169920) (DATA UPDATED BY: CHANGE OF NAME 152101398)
082 342 489	13/08/2008	UTILITY RIGHT OF WAY GRANTEE - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY



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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		ALBERTA T2P2G1 AFFECTED LAND: 5;21;69;8;SE (DATA UPDATED BY: CHANGE OF NAME 122269729) (DATA UPDATED BY: CHANGE OF NAME 152104672)
082 521 115	28/11/2008	UTILITY RIGHT OF WAY GRANTEE - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY ALBERTA T2P2G1 (DATA UPDATED BY: CHANGE OF NAME 152104667)
092 020 520	20/01/2009	UTILITY RIGHT OF WAY GRANTEE - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY ALBERTA T2P2G1 AFFECTED LAND: 5;21;69;8;SW (DATA UPDATED BY: CHANGE OF NAME 152104667)
132 418 495	23/12/2013	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ELECTRIC LTD. ATT:LAND & PROPERTIES 10035-105 STREET,EDMONTON ALBERTA T5J2V6 AFFECTED LAND: 5;21;69;8;SW
152 264 068	26/08/2015	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 4099MB ORDER # 1140/2006;PARTY NAME CHANGED TO KERECO ENERGY LTD.
172 054 509	24/02/2017	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STATION "D" CALGARY ALBERTA T2P2G1 AGENT - ANGELA KELLY
172 233 003	07/09/2017	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - KAYLA NESBITT AFFECTED LAND: 5;21;69;8;SE

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
202 030 176	06/02/2020	MORTGAGE MORTGAGEE - FARM CREDIT CANADA. 2ND FLOOR, 12040-149 STREET NW EDMONTON ALBERTA T5V1P2 ORIGINAL PRINCIPAL AMOUNT: \$990,000

TOTAL INSTRUMENTS: 037

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 3 DAY OF DECEMBER, 2024 AT 08:03 A.M.

ORDER NUMBER: 52311930

CUSTOMER FILE NUMBER: 5668-001



\*END OF CERTIFICATE\*

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