



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

Wednesday, June 11, 2025, 9:00 a.m.
Greenview Administration Building
Valleyview, AB

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MUNICIPAL DISTRICT OF GREENVIEW NO. 16

MUNICIPAL PLANNING COMMISSION

MINUTES

May 14, 2025, 9:00 a.m.
Greenview Administration Building
Valleyview, AB

Present:	Member Tyler Olsen Member Bill Smith (Zoom) Member Winston Delorme Chair Ryan Ratzlaff Member Dale Smith Member Tom Burton Vice-Chair Jennifer Scott Member Christine Schlieff (Zoom) Member Marko Hackenberg (Zoom) Member Dave Berry
Absent:	Member Sally Rosson
Staff:	Director, Planning and Economic Development Martino Verhaeghe Manager, Planning and Development Renase DeMolitor Municipal Planner, Hafsat Adebayo Recording Secretary Nancy Harris
Delegates:	Valerie Lethbridge (S25-003) (Zoom) Johnathon LaBerge (S25-005) Justin Peter (D25-020) (Zoom) Brandon Patriquin (D25-065) (Zoom) Matt McLean (D25-075) Dan McLean (D25-075)

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

MOTION: 25.05.18

Moved by: Member Tyler Olsen

That the Municipal Planning Commission adopt the Agenda of the May 14, 2025 Municipal Planning Commission as presented.

For (9): Member Tyler Olsen, Member Bill Smith, Member Winston Delorme, Chair Ryan Ratzlaff, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, and Member Dave Berry

Absent (2): Member Sally Rosson, and Member Marko Hackenberg

CARRIED (9 to 0)

3. MINUTES

MOTION: 25.05.19

Moved by: Member Dale Smith

That the Municipal Planning Commission adopt the minutes of the April 9, 2025 Municipal Planning Commission Meeting as presented.

For (9): Member Tyler Olsen, Member Bill Smith, Member Winston Delorme, Chair Ryan Ratzlaff, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, and Member Dave Berry

Absent (2): Member Sally Rosson, and Member Marko Hackenberg

CARRIED (9 to 0)

3.1 BUSINESS ARISING FROM THE MINUTES

4. SUBDIVISION

4.1 S25-003 Subdivision First Parcel Out, NE-18-69-6-W6M

MOTION: 25.05.20

Moved by: Member Bill Smith

That the Municipal Planning Commission APPROVE subdivision application S25-003 for the creation of one (1) lot of approximately ±27.3 hectares (±67.5 acres) in size with a ±32.8 hectares (±81 acres) remainder within the lands legally

described as a portion of the NE-18-69-6-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. 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.
5. The applicant shall provide the MD of Greenview No. 16 with a report, from an agency accredited by the Safety Codes Council, showing a) the on-site sewage disposal system for the proposed lot complies with the requirements of the Alberta Private Sewage Standards of Practice; or b) a variance to the requirements has been approved; or c) the relocation or replacement of the on-site sewage disposal system meeting the requirements of the Alberta Private Sewage Standards of Practice. All associated costs shall be the responsibility of the applicant.

For (10): Member Tyler Olsen, Member Bill Smith, Member Winston Delorme, Chair Ryan Ratzlaff, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, Member Marko Hackenberg, and Member Dave Berry

Absent (1): Member Sally Rosson

CARRIED (10 to 0)

4.2 S25-005 Subdivision First Parcel Out NW-5-73-1-W6M

MOTION: 25.05.21

Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE subdivision application S25-005 for the creation of one (1) lot of approximately ±13.190 Hectares (±32.59 Acres) as the first parcel out within the parcel legally described as NW-15-73-1-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 13 shall be dedicated; road widening of 5.03 meters along the remnant lands of NW-15-73-1-W6M of Range Road 13 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 apply and pay all applicable fees in accordance with the Schedule of Fees Bylaw 25-980 for construction of a gravel approach to the balance of the parcel. 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 or 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.

For (10): Member Tyler Olsen, Member Bill Smith, Member Winston Delorme, Chair Ryan Ratzlaff, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, Member Marko Hackenberg, and Member Dave Berry

Absent (1): Member Sally Rosson

CARRIED (10 to 0)

5. DEVELOPMENT PERMITS

5.1 D25-020 Development Permit Discretionary Use

MOTION: 25.05.22

Moved by: Member Dale Smith

That the Municipal Planning Commission APPROVE Development Permit application D25-020 for the Home Occupation, Major to operate a for a sandblasting and industrial coating business on the parcel legally described as NW-8-71-22-W5M; Plan 212 2393, Block 1, Lot 1, subject to the following conditions:

1. This permit is valid for a period of twelve (12) 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.

Standards:

1. The Home Occupation, Major must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
2. Outside storage shall not exceed 10% of the parcel size equivalent to 1.65 acres (0.67ha).
3. Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and highways.
4. The Home Occupation, Major shall not result in traffic that exceeds the equivalent of five (5) full-time employees and eight (8) customers per day.
5. The Home Occupation, Major shall solely be operated within the principal dwelling unit and within one accessory building.
6. No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the business, at all times, the privacy and enjoyment of adjacent residences and land shall be preserved and the amenities of the neighbourhood preserved.
7. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
8. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Forestry, Parks, and Tourism.
9. Deleterious materials must not be allowed to enter any watercourse.
10. This permit indicates that only the development to which it relates is authorized, pursuant to the provisions of the Land Use Bylaw, is valid for the legal location stated on the application and is nontransferable to

another parcel. This approval does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.

11. 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.
12. 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/.

Advisory Notes:

1. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.
2. 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.
3. 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.
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.

For (10): Member Tyler Olsen, Member Bill Smith, Member Winston Delorme, Chair Ryan Ratzlaff, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, Member Marko Hackenberg, and Member Dave Berry

Absent (1): Member Sally Rosson

CARRIED (10 to 0)

5.2 D25-045 Development Permit with Variance within A-1 District

MOTION: 25.05.23

Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE development permit application D25-045 for Dwelling Unit, Modular on the parcel legally described as Plan 0522201, Block 1, Lot 1 within, NE-25-72-1-W6M, subject to the following conditions:

1. **This permit is valid for a period of twelve (12) 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.
2. **The exterior of the proposed Dwelling Unit shall be completed within twenty-four (24) months from the issuance of the development permit.**
If the development by a Development Permit is not completed within twenty- four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
3. A 25% variance is granted to the 40 m (131.23 ft) east property line setback requirement, allowing the dwelling to be located ±30 m (98.42 ft) from the east property line.
4. The manufactured home must be skirted within ninety (90) days from the date which the manufactured home is placed on the foundation.

Standards:

1. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical permits, in accordance with the Safety Codes Act of Alberta. Copies of all required permits are to be provided to the Municipal District of Greenview No. 16's Planning & Development department at <mailto:planning@mdgreenview.ab.ca>.
2. The Dwelling Unit must have adequate water, electricity, and wastewater services. The sewage system must comply with the Alberta Private Sewage Systems Standard of Practice.

3. Any exterior lighting shall be positioned in such a manner that it does not cause a disturbance for surrounding landowners and/or interfere with the safe movement of traffic on nearby roads.
4. 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 utilitesafety.ca/wheres-the-line/click-before-you-dig/.
5. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment and Protected Areas (AEP).
6. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses do not exceed pre-development flows.
7. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

Advisory Notes:

1. This development permit is valid for the legal location stated on the application and is not transferable to another parcel.
2. 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.
3. 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.
4. This development permit is valid upon the decision being advertised, and no appeal against said decision being successful.
5. 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 the bylaw are complied with.

For (10): Member Tyler Olsen, Member Bill Smith, Member Winston Delorme, Chair Ryan Ratzlaff, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, Member Marko Hackenberg, and Member Dave Berry

Absent (1): Member Sally Rosson

CARRIED (10 to 0)

5.3 D25-062 Development Permit for Accessory Building with Variance

MOTION: 25.05.24

Moved by: Member Dale Smith

That the Municipal Planning Commission APPROVE development permit application D25-062 for the construction of an Accessory Building (Garage) with variance to locate the structure in the front yard, on the parcel legally described as Plan 3978KS, Block 1, Lot 2, within SE-08-71-23-W5M subject to the following conditions:

1. **This permit is valid for a period of twelve (12) 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.
2. **The exterior of the proposed Accessory Building (Garage) - shall be completed within twenty-four (24) months from the issuance of the development permit.** If the development by a Development Permit is not completed within twenty- four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
3. A variance is granted to locate the Accessory Building (Garage) in the front yard.
4. The height of the Accessory Building (Garage) shall not exceed 8.0 meters (26.2 feet) above the finished grade.
5. The Accessory Building shall be located no closer than 1.5 m (4.9 ft) from the dwelling or another building.
6. The exterior siding and roofing materials of the Accessory Building (Garage) must be finished to match and complement the appearance of the existing building on the property.

Standards:

1. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical permits, in accordance with the Safety Codes Act of Alberta. Copies of all required permits are to be provided to the Municipal District of Greenview No. 16's Planning & Development department at <mailto:planning@mdgreenview.ab.ca>.
2. Any exterior lighting shall be positioned in such a manner that it does not cause a disturbance for surrounding landowners and/or interfere with the safe movement of traffic on nearby roads.
3. 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/.
4. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment and Protected Areas (AEP).
5. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses do not exceed pre-development flows.
6. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

Advisory Notes:

1. This development permit is valid for the legal location stated on the application and is not transferable to another parcel.
2. 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.
3. 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.

4. This development permit is valid upon the decision being advertised, and no appeal against said decision being successful.
5. 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 the bylaw are complied with.

For (10): Member Tyler Olsen, Member Bill Smith, Member Winston Delorme, Chair Ryan Ratzlaff, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, Member Marko Hackenberg, and Member Dave Berry

Absent (1): Member Sally Rosson

CARRIED (10 to 0)

5.4 D25-065 Development Permit Discretionary Change of Use

MOTION: 25.05.25

Moved by: Member Christine Schlieff

RECOMMENDED ACTION:

That the Municipal Planning Commission APPROVE Development Permit application D25-065 for a Change of Use, Trucking Operation on the parcel legally described as Plan 022403 Block 1 Lot 5 subject to the following conditions:

1. This permit is valid for a period of twelve (12) 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.
2. Any exterior lighting shall be positioned in such a manner that it does not cause a nuisance for surrounding landowners and/or interfere with the safe movement of traffic on nearby roads.

Standards:

1. Any stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring the extent of the disturbed area and the duration of exposure is minimal.
2. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses do not exceed pre-development flows.

3. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780-524-7602 for further information.

Advisory:

1. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.
2. 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.
3. 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.
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.

For (10): Member Tyler Olsen, Member Bill Smith, Member Winston Delorme, Chair Ryan Ratzlaff, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, Member Marko Hackenberg, and Member Dave Berry

Absent (1): Member Sally Rosson

CARRIED (10 to 0)

Standards:

1. Any stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring the extent of the disturbed area and the duration of exposure is minimal.
2. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses do not exceed pre-development flows.
3. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780-524-7602 for further information.

Advisory:

1. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.
2. 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.
3. 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.
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.

5.5 D25-075 Development Permit Permitted Use with Variance

MOTION: 25.05.26

Moved by: Member Winston Delorme

That the Municipal Planning Commission APPROVE development permit application D25-075 for Suite, Detached with Variance at NE-22-69-8-W6M; Plan 9825734, Block 3, Lot 2, subject to the following conditions:

1. **This permit is valid for a period of twelve (12) 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.
2. The exterior of the proposed Dwelling Unit, Manufactured shall be completed within twenty-four (24) months from the issuance of the development permit. If the development by a Development Permit is not completed within twenty- four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
3. The manufactured home shall be placed on an engineer approved foundation, basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.

4. If the manufactured home has been damaged or structurally altered, the manufactured home must be certified as safe by an accredited structural engineer.
5. Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.
6. The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the foundation.
7. The manufactured home will need to have an assigned municipal address [civic address]. The address sign, to be installed by Greenview shall be kept in a neat and tidy manner, visible from the adjacent road. Please contact Planning & Development at <mailto:planning@mdgreenview.ab.ca> or 780-524-7639 to order a sign.

Standards:

1. The suite must be serviced from the utilities servicing the principal single detached dwelling unit and shall not be serviced independently.
2. The suite must have adequate water, electricity, and wastewater services. The sewage system must comply with the Alberta Private Sewage Systems Standard of Practice.
3. The suite must not exceed 5.5 m (18.0 ft.) in height and may not contain a basement.
4. In Hamlet Districts, one (1) additional on-site parking space must be provided for the suite, in addition to any parking requirements for the single detached dwelling unit.
5. Any exterior lighting shall be positioned in such a manner that it does not cause a disturbance for surrounding landowners and/or interfere with the safe movement of traffic on nearby roads.
6. 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/.
7. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment and Protected Areas (AEP).
8. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses do not exceed pre-development flows.

9. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780-524-7602 for further information.

Advisory Notes:

1. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.
2. 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.
3. 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.
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.

For (10): Member Tyler Olsen, Member Bill Smith, Member Winston Delorme, Chair Ryan Ratzlaff, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, Member Marko Hackenberg, and Member Dave Berry

Absent (1): Member Sally Rosson

CARRIED (10 to 0)

6. CLOSED SESSION

7. NEXT MEETING

June 11, 2025

8. ADJOURNMENT

MOTION: 25.05.27

Moved by: Vice-Chair Jennifer Scott

That the Municipal Planning Committee meeting be adjourned at 10:11 a.m.

For (10): Member Tyler Olsen, Member Bill Smith, Member Winston Delorme, Chair Ryan Ratzlaff, Member Dale Smith, Member Tom Burton, Vice-Chair Jennifer Scott, Member Christine Schlieff, Member Marko Hackenberg, and Member Dave Berry

Absent (1): Member Sally Rosson

CARRIED (10 to 0)

Chair

Ryan Ratzlaff

Manager, Planning and Development

Renae DeMolitor



REQUEST FOR DECISION

SUBJECT: **MDP Policy 10.3.2 - Area Structure Plan Requirement Regarding S25-006**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: June 11, 2025 DIRECTOR: MAV PRESENTER: HA
REPORT TYPE: Subdivision MANAGER: RD WRITER: HA

FILE NO.: S25-006 LAND USE DISTRICT: RC & M-2 Districts
LEGAL LOCATION: Portion of SW-11-72-2-W6M
AREA: DeBolt
APPLICANT/SURVEYOR: Cody Beirsto (Beirsto & Associates Engineering Ltd.)
LANDOWNER: Hector Noisy Contracting Ltd.

BACKGROUND/PROPOSAL:

According to the Municipal District of Greenview No. 16 Municipal Development Plan Bylaw No. 15-742, an Area Structure Plan (ASP) is required prior to the approval of certain developments, including industrial or commercial subdivisions that exceed one lot. However, the necessity for such a plan can depend on the specific characteristics of the proposed development and its surrounding context.

A subdivision application submitted by Beirsto and Associates Engineering Ltd. on behalf of Hector Noisy Contracting Ltd has been received. The lands contain established business uses (Trapper Gord and Klassen Brothers Northern Ltd.) and site development which is not being altered under this application which is intended to separate those operations onto 2 separate titles. The subject property is legally described as a portion of SW-11-72-2-W6M and is currently zoned Rural Commercial (RC) according to Land Use Bylaw No. 18-800. The proposed parcel for subdivision is situated within an area that is dually zoned as Industrial General (M-2) and Rural Commercial (RC). The application aims to create a single lot measuring approximately 9.25 hectares (about 22.86 acres); this the second parcel out.

The purpose of this Request for Decision is to justify the determination that an ASP is not required for this subdivision application, in contrast to the provisions outlined in Section 10.3.2 of the Municipal Development Plan Bylaw No. 15-742. This request will address the specific provisions in sections 10.3.2 (a) and (d) that apply to subdivision application S25-006. These sections state that an industrial or commercial subdivision exceeding one lot and located near a highway, when requested by Alberta Transportation (AT), shall require the adoption of an ASP.

The rationale for exemption from ASP requirements is considered from three perspectives: the nature of the subdivision, existing infrastructure, and compatibility with surrounding land use.

1. **Nature of the Subdivision** - The proposed subdivision is relatively small-scale and does not imply a significant increase in density or land use impact when compared to larger developments that typically require an ASP. Additionally, the development on site already exists.

2. **Existing Infrastructure** – There is sufficient existing infrastructure, including access roads, utilities, and services, which reduces the need for the comprehensive planning that an ASP would entail.
3. **Compatibility with Surrounding Land Use** – The proposed use is compatible with surrounding properties, and there is no foreseeable adverse impact on neighboring land uses. This alignment diminishes the necessity for additional detailed planning documentation.

Section 10.3.2 (d) states that an ASP is required for subdivisions located near a highway when explicitly requested by Alberta Transportation (AT). In this case, referral comments received from AT confirm that they have not requested an ASP for the proposed subdivision. This absence of a request indicates that AT does not perceive any significant traffic or safety concerns that would warrant the preparation of an ASP for this proposal.

Based on this analysis, it is justifiable to conclude that an ASP is not necessary for the industrial or commercial subdivision referenced in Item “a.” Furthermore, the lack of a request from Alberta Transportation regarding Item “d” reinforces this rationale.

Therefore, it is recommended that the Municipal Planning Commission consider the specific context of the proposed development and support the exemption from the requirement of an Area Structure Plan.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

Area Structure Plans and Concept Plans Prepared by Developer

10.3.2 Greenview shall require the adoption of an ASP, prepared in accordance with Section 633 of the Act and Area Structure Plan and Concept Plan Policy 6001, or a Concept Plan prepared in accordance with Area Structure Plan and Concept Plan Policy 6001, prior to the approval of:

(a) An industrial or commercial subdivision exceeding one (1) lot;

(d) Any subdivision located in proximity to a highway when requested by Alberta Transportation. A plan prepared under this policy may be referred to as a “Minor” ASP.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission EXEMPT subdivision application S25-006 from the requirement of an Area Structure Plan.

ALTERNATIVES:

Alternative #1: The Municipal Planning Commission may refuse the request to exempt subdivision application S25-006 from the requirement of an Area Structure Plan. A reason for refusal must be stated. Administration does not recommend this option as the proposal complies requirements of the Land Use Bylaw, Area Structure Plan, and Municipal Development Plan.

FINANCIAL IMPLICATION:

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

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

The Municipal Government Act requires that 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.

FOLLOW UP ACTIONS:

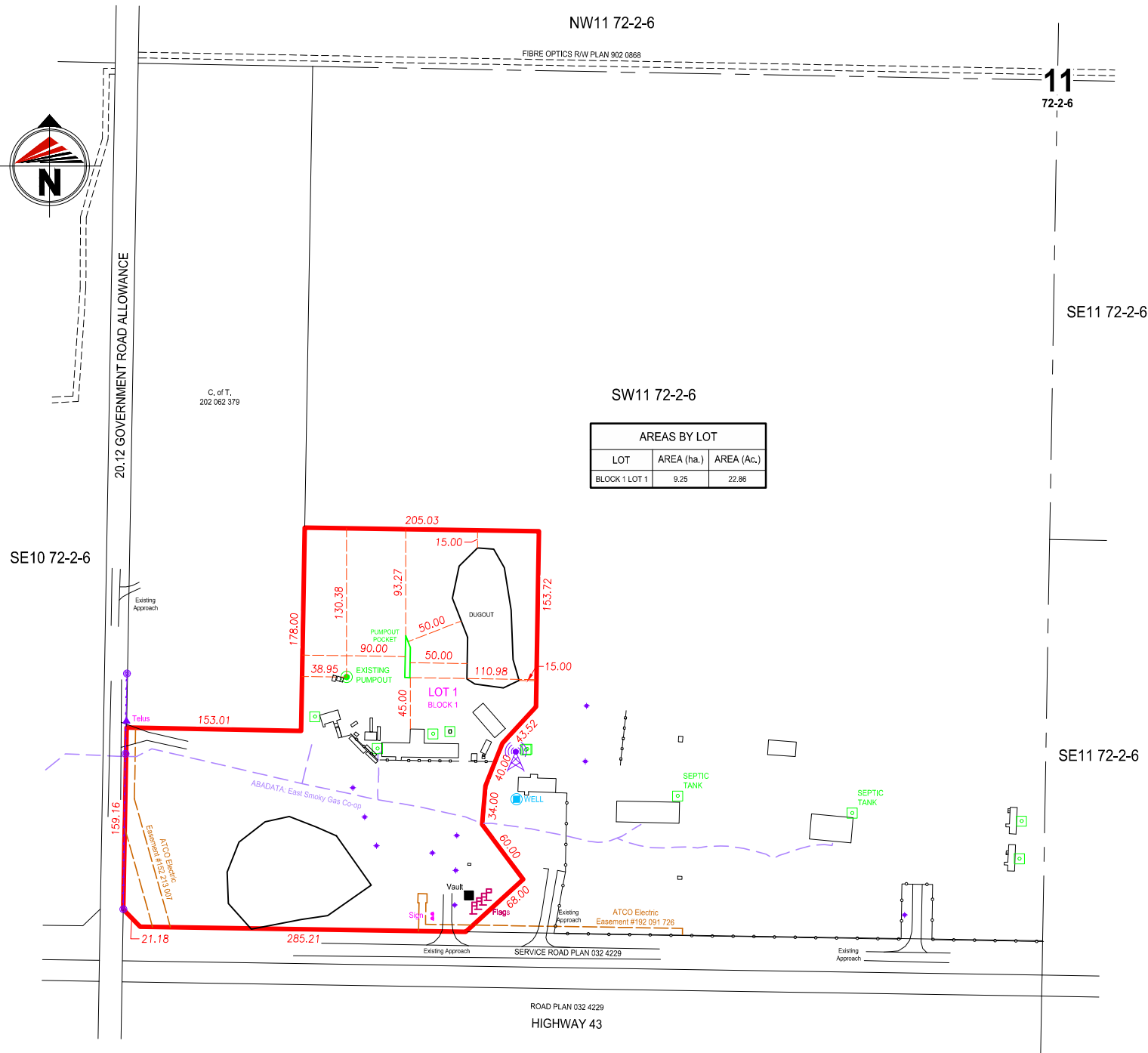
No follow up action is required by the Municipal Planning Commission.

ATTACHMENTS:

- Tentative Plan
- Land use map

LOCATION PLAN

FILE No.: 24GLML7146
SHEET 1 OF 2



MUNICIPAL DISTRICT OF GREENVIEW NO.16
TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION OF
PART OF THE
S.W. 1/4 SEC. 11, TWP. 72, RGE. 2, W.6M.

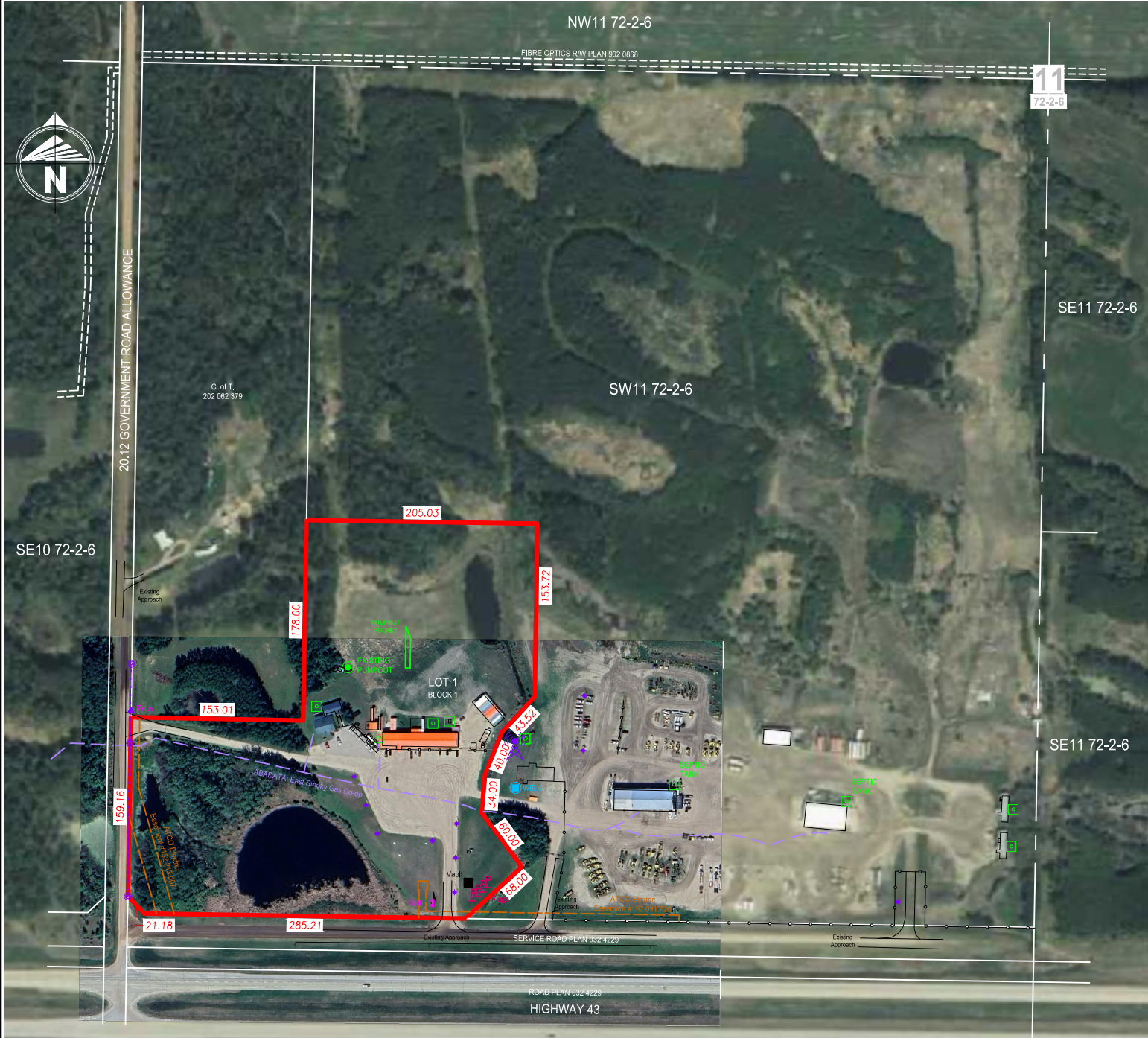
LAND DEALT WITH BY THIS
PLAN IS SHOWN OUTLINED THUS: ———
AND CONTAINS: 9.25 HECTARES (22.87 ACRES)

J:\JOBS\2024\24GLML7146\CAD\DRAWING\24GLML7146-TE-R1.DWG

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)	
Reg. No.	Name
962 224 069	Caveat: Utility R/W - Alberta Power Limited
982 169 524	Caveat: Right of Way - Alberta Power Limited
992 284 870	Utility R/W - East Smoky Gas Co-op Ltd.
152 213 007	Caveat: Utility R/W - ATCO Electric Ltd.
192 091 726	Caveat: Right of Way - ATCO Electric Ltd.
.	.
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.	.

LOCATION PLAN WITH AIRPHOTO

FILE No.: 24GLML7146
SHEET 2 OF 2



*A FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN
*CONTAINS INFORMATION LICENSED UNDER THE
'OPEN GOVERNMENT LICENSE' - MUNICIPAL DISTRICT OF GREENVIEW NO.16

BURIED PIPE CONTAINING
VARIOUS SUBSTANCE: ---
SOUR SUBSTANCE: ---
ABANDONED: ---
DISCONTINUED: ---

Power Pole
Anchor
Light
Pedestal
Water Course

PROJECT DETAILS		REVISIONS		
SURVEYOR:	BRUCE C. E. TATTRIE, A.L.S.	1	BR - 02/21/25	ADD FIELD LOCATES
PROJECT:	DAVE KLASSEN	2		
DRAFTED BY:	BLAKE ROSSOL	3		
CHECKED BY:	CODY BEARSTO	4		
DATE:	OCTOBER 25, 2024	5		
SCALE: 1:5000		6		

J:\JOBS\2024\24GLML7146\CAD\DRAWING\24GLML7146-TE-R1.DWG



REQUEST FOR DECISION

SUBJECT: **D25-064 Development Permit Discretionary Use Home Occupation, Major**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: June 11, 2025 DIRECTOR: MAV PRESENTER: AB
REPORT TYPE: Development Permit MANAGER: RD WRITER: RD/AB

FILE NO.: D25-064 LAND USE DISTRICT: Agricultural One (A-1)
LEGAL LOCATION: SE-9-71-25-W5M
AREA: Crooked Creek (Sturgeon Heights)
APPLICANT/SURVEYOR: Darrin Landry
LANDOWNER: 2322904 Alberta Ltd./Clayton Pankiw

BACKGROUND/PROPOSAL:

The Development Permit application was received on April 8, 2025, proposing a motor vehicle detailing business under Home Occupation, Major use. The business is proposed to be located at SE-9-71-25-W5M, on 55.33 hectares (136.74 acres) within the Agricultural One (A-1) District, adjacent to Highway 43.

The existing uses on site include a single detached dwelling and shop. There are no new structures, and no additional accesses proposed at this time. As Home Occupation, Major is considered discretionary within this district, the development permit has been referred to the Municipal Planning Commission (MPC) for approval and consideration of appropriate conditions.

The applicant is planning to operate an interior and exterior detailing business from the parcel, servicing personal and commercial vehicles (cars, pickup/trucks and SUVs). Interior cleaning and washing of vehicles will be conducted inside of the existing shop located on the property. Number of clients will vary depending on client needs. There will be one employee of the company, the existing tenant, with the possibility of adding up to 2 more employees in the future, dependant upon demand for services. Core business hours are proposed to be Monday to Saturday, between the hours of 8:30am and 6:00pm, by appointment. Drop-ins will be on a day-to-day basis, with the potential of some evening clients, if required. The business plan includes detailing approximately 1-3 units per day.

The application was circulated for comment to internal & external referees on April 30, 2025. Comments were received from Alberta Transportation.

"The proposed change in use, Home Occupation - Major is located within the Highway 43 development control zone. As such, a roadside development permit will be required from Transportation and Economic Corridors."

PROPERTY DETAILS:

Proposed Servicing: Existing
Soil Type: Orthic Gray and Dark Gray Luvisol
Topography: Flat with slope towards Southeast boundary

Wetland Inventory:	Small marsh area located on quarter, Southeast of development site
LSRS Spring Grains:	2H(9)-5W(1) Slight limitations due to temperature, very severe limitations due to drainage

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Land Use Bylaw 18-800

“HOME OCCUPATION, MAJOR means a development consisting of the use of part of a dwelling unit, backyard or accessory building by a permanent resident of the dwelling unit for an occupation, trade, profession, business or craft as a use secondary to the residential use of the parcel of land but which may involve increased traffic above and beyond that which is expected in a traditional residential neighbourhood. Outside storage area shall not exceed 10% of the parcel size or 1 ha (2.5 ac) whichever is less.”

5.25.1 *“Where permitted within a District, home occupations (minor and major) must comply with the following regulations:*

- a) Home occupations must be clearly incidental and secondary to the use of the dwelling unit for residential purposes;*
- b) Must not produce extensive noise between the hours of 10 p.m. and 7 a.m. in any Residential District;*
- c) No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the business, at all times, the privacy and enjoyment of adjacent residences and land shall be preserved and the amenities of the neighbourhood preserved;*
- d) Must not impact the privacy and enjoyment of adjacent residences;*
- e) Lighting shall be designed, installed and operated in such a manner so as not to cause a disturbance to adjacent lands and/or interfere with the safe movement of traffic on nearby roads.”*

5.25.3 *“Where permitted within a District, Home Occupations (Major) must comply with the following regulations:*

- a) Must only be conducted within the principal dwelling unit and within up to one accessory building;*
- b) Outside storage shall not exceed 10% of the parcel size or 1.0 ha (2.5 ac) whichever is less.*
- c) Finished display products shall be located in a specified area as determined by the Development Authority.*
- d) Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and highways;*
- e) Must have a minimum parcel size of 1.2 ha (3.0 ac), and*
- f) Shall not result in traffic that exceeds the equivalent of five (5) full-time employees and eight (8) customers per day;*
- g) A Home Occupation, Major shall not include:*
 - i. Wrecking yards; and/or,*
 - ii. Sand and gravel processing.”*

The proposal is supported by the Land Use Bylaw.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE Development Permit application D25-064 for the Home Occupation, Major to operate a motor vehicle detailing business on the parcel legally described as SE-9-71-25-W5M, subject to the following conditions:

1. This permit is valid and active for a period of twelve (12) 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.
2. The applicant shall obtain a Roadside Development Permit from Alberta Transportation & Economic Corridors and submit a copy to the Municipal District of Greenview No. 16, prior to operation of the Home Occupation, Major.

Standards:

1. The Home Occupation, Major shall solely be operated within the principal dwelling unit and within one accessory building.
2. Outdoor storage shall not exceed 10% of the parcel size equivalent to 13.67 acres (5.53ha).
3. Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and highways.
4. Lighting shall be designed, installed and operated in such a manner so as not to cause a disturbance to adjacent lands and/or interfere with the safe movement of traffic on nearby roads.
5. The Home Occupation, Major shall not result in traffic that exceeds the equivalent of five (5) full-time employees and eight (8) customers per day.
6. The Home Occupation, Major must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
7. No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the business, at all times, the privacy and enjoyment of adjacent residences and land shall be preserved and the amenities of the neighbourhood preserved.
8. This permit indicates that only the development to which it relates is authorized, pursuant to the provisions of the Land Use Bylaw, is valid for the legal location stated on the application and is nontransferable to another parcel. This approval does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
9. 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.
10. 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 www.utilitysafety.ca/wheres-the-line/click-before-you-dig/.

Advisory Notes:

1. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.
2. The development or construction of the said land(s) shall not begin until 21 days after the date of issue of the 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.
3. 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.
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.

ALTERNATIVES:

Alternative #1: The Municipal Planning Commission may refuse the application, a reason for refusal must be stated. Administration does not recommend this option, however if approval is not desirable, a rationale for the refusal must be stated such as the specific business being deemed inconsistent with the character of the neighbourhood, etc.

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.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

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

FOLLOW UP ACTIONS:

No follow up action is required by the Municipal Planning Commission.

ATTACHMENTS:

- Development Permit Application – Redacted
- Site Plan
- Business Plan
- Aerial Map
- AGRASID Map
- Wetland Inventory Map
- Topographical Map
- Owner Location Map



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

**MUNICIPAL DISTRICT
OF GREENVIEW No. 16**
RECEIVED
APRIL 8, 2025
VALLEYVIEW

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

Applicant Information

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

(Complete if different from applicant)

Registered Landowner(s) or Leaseholder(s)

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

Land Information

Legal description of proposed development site: LSD/QTR. SE SEC. 9 TWP. 71 RGE. 25 M. 5

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

Property size: Hectares: _____ Acres: _____ Description of the existing use of the land: RESIDENTIAL
55.33 136.74

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

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

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

FOR ADMINISTRATIVE USE

☐ PERMITTED USE ☐ VARIANCE
☒ DISCRETIONARY USE ☐ PROHIBITED USE

ROLL NO.: 38681

APPLICATION NO.: D25-064

FEES: 50.00

DATE PAID: _____

RECEIPT NO.: _____

DEEMED COMPLETE: _____

LAND USE DISTRICT: A-1

PROPOSED USE: HOME OCCUPATION, MAJOR

COMMENTS: _____



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

Development Information

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

Auto detailing - current shop on premises.
no additional shopsto be build.

Size of the proposed development:

Length 12.19 ☒ metres ☐ feet
Width 12.19 ☒ metres ☐ feet
Building height ☐ metres ☐ feet

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

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

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

Indicate the proposed setback from the property line:

Front yard ☒ metres ☐ feet 42.1
Rear yard ☒ metres ☐ feet 213
Side yard (1) ☒ metres ☐ feet 124
Side Yard (2) ☒ metres ☐ feet 913

Does this development require a variance?

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

Construction Start Date: _____ End Date: _____ Completed Project Cost: \$ _____

Has the development commenced? ☐ Yes ☐ No

Manufactured Home

Manufacturer: _____ Model: _____ Year: _____

Sewage System

Type of sewage system: _____

Abandoned Well Information

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

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

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

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

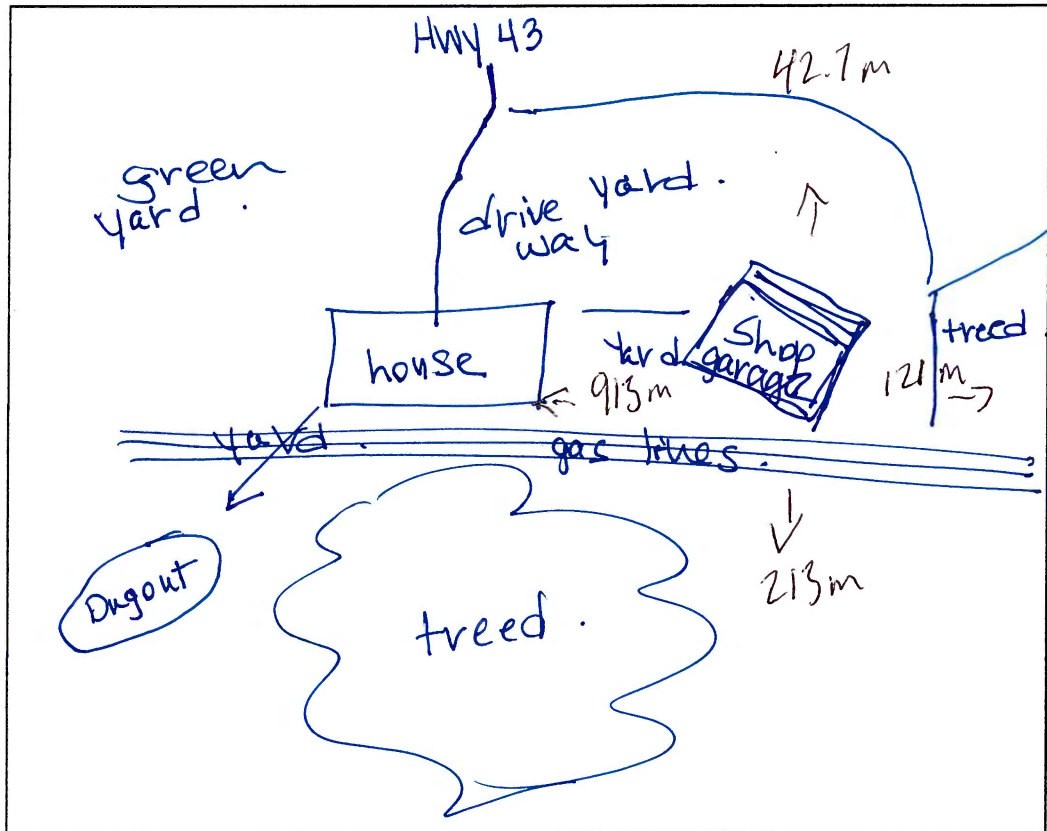
APPLICATION FOR DEVELOPMENT PERMIT

Plot Plan

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

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

Legal Location: SE ¼ of Sec 9 Twp. 11 Rge. 25 W 5
or Registered Plan _____, Block _____, Lot _____



Declaration

I/we hereby declare that the information submitted is, to the best of my/our knowledge, factual and correct.

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

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

Signatures: Am. 17/25 Date April 7, 2025 Applicant _____ Date _____ Holders _____

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.

Nancy Harris

From: D Landry
Sent: Wednesday, May 7, 2025 9:37 PM
To: Renae DeMolitor
Cc: Planning And Development
Subject: RE: D25-064 Home Occupation Major on A-1

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Evening,

I'm planning to operate an interior and exterior detailing business which includes personal and commercial vehicles (cars, pickup/trucks and SUV, as well as some commercial trucks)
I will be cleaning the interior of vehicles inside the shop located on our rented property, as well as possibly washing vehicles depending on needs of clients. As of right now, I will be the lone employee of the company with the possibility of adding up to 2 more people depending on demand.

The plan is to have the business open Monday to Saturday opening between 830-600 pm by appointment. Drop ins will be on a day to day basics. (with the potential of some evening if required). Would like to clean between 1-3 units per day depending on need.

If you require anything else, please let me know.

Thanks,

Darrin Landry

From: Renae DeMolitor <Renae.DeMolitor@mdgreenview.ab.ca>
Sent: April 29, 2025 10:44 AM
To:
Cc: Planning And Development <planning@mdgreenview.ab.ca>
Subject: D25-064 Home Occupation Major on A-1

Good morning Darrin,

Please find attached your letter to confirm that your permit file is under review. When you get a chance, please email us a copy of your business plan including number of employees, number of vehicles associated with the business, hours of operation and details describing the business itself. We will need to bring the application to a Municipal Planning Commission hearing for a decision as this is a discretionary permit, and these details will greatly help us to answer any of their questions regarding your permit application.

Thank you and have a nice day.

Renae DeMolitor RPP, MCIP ([hear my name](#))

Manager, Planning & Development

Municipal District of Greenview No.16

4707 50 Street, Valleyview, AB T0H 3N0

Tel: (780)524-7600 | Direct: (780)524-6078

Toll Free: 1-888-524-7601 | mdgreenview.ab.ca



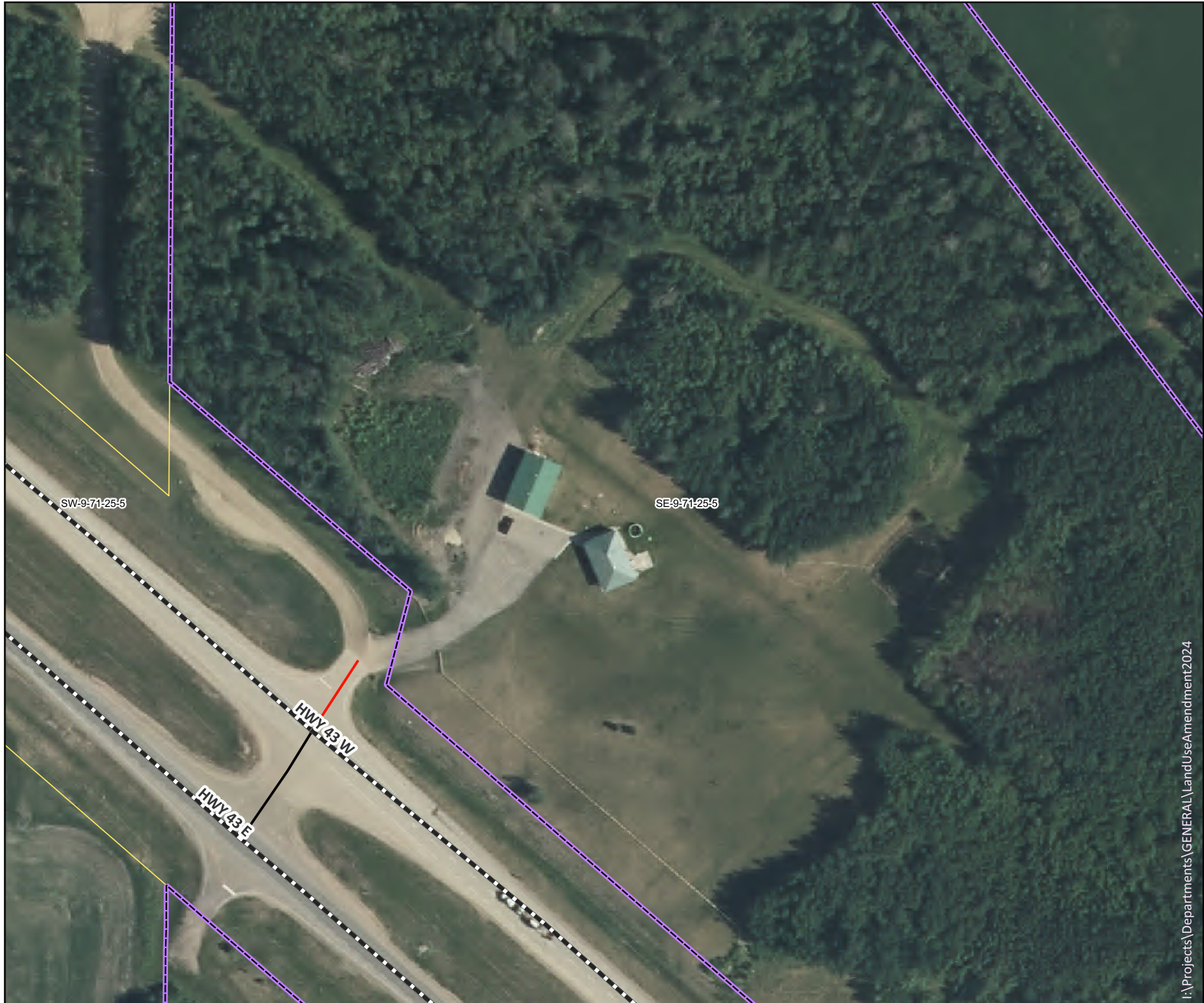


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-064

SE-9-71-25-W5M

Aerial



I:\Projects\Departments\GENERAL\LandUseAmendment2024

LEGEND

- Subject Property
- Municipal-Gravel
- Cadastre
- Municipal-Paved

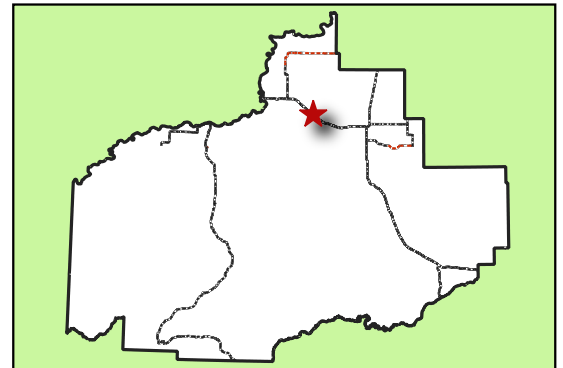
GV IMAGERY 2023

TRANSPORTATION

- Highways - Paved

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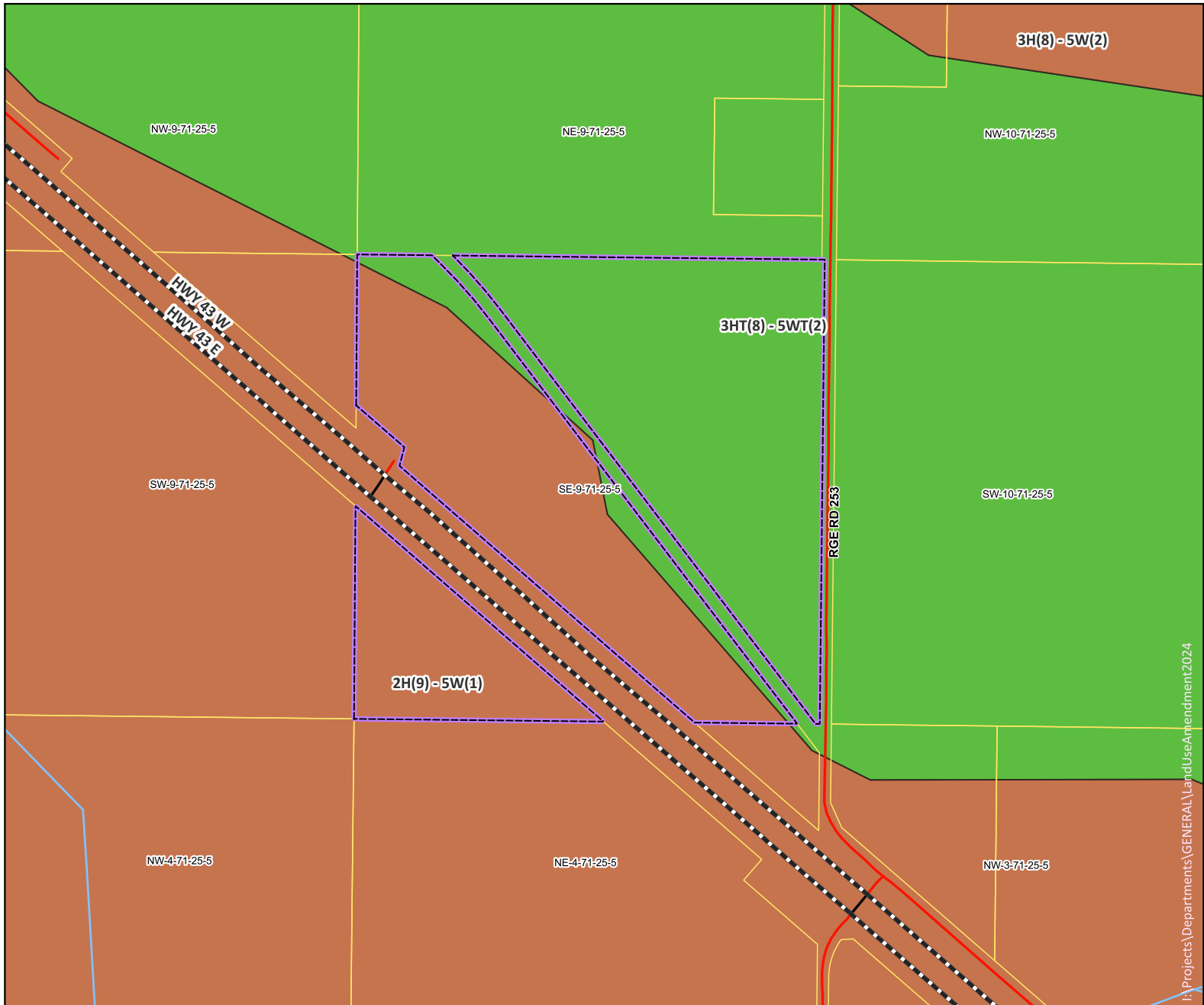


metres
Scale 1:2000



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-064
SE-9-71-25-W5M
AGRASID



LEGEND

Subject Property

Municipal-Paved

AGRASID

inclined to steep - medium relief

undulating - high relief

HYDRO FEATURES

Stream / Creek

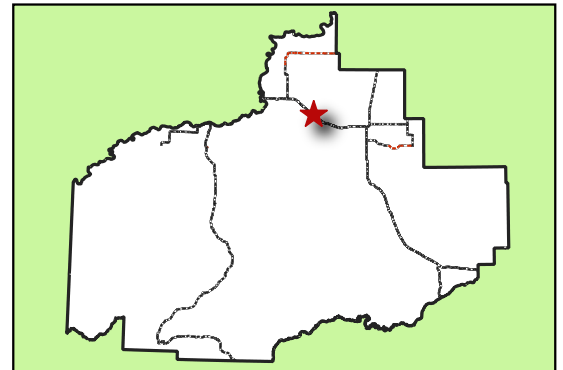
TRANSPORTATION

Municipal-Gravel

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

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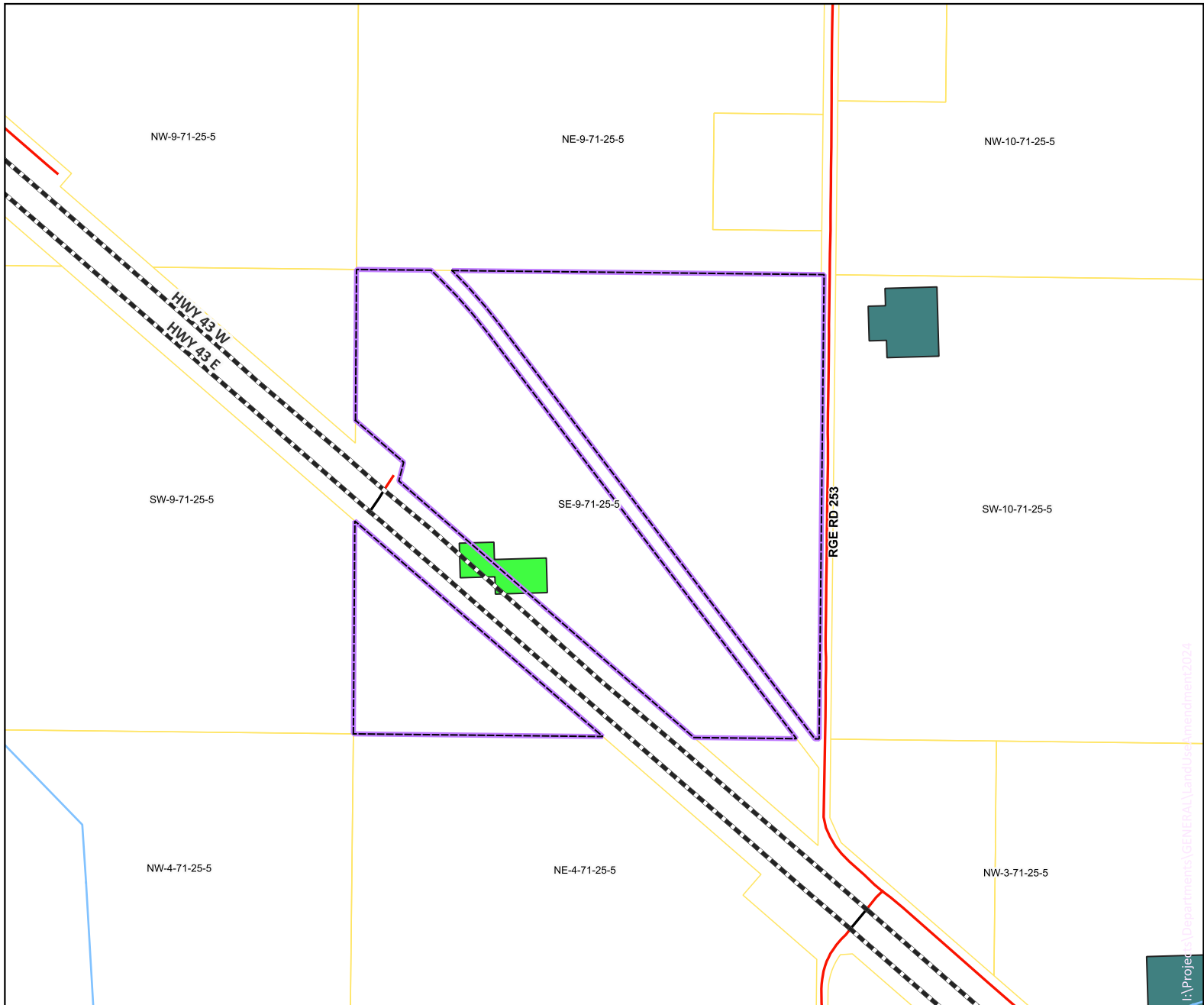


metres
Scale 1:10000



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-064
SE-9-71-25-W5M
Wetland



LEGEND

Subject Property

Municipal-Gravel

WETLAND INVENTORY

Municipal-Paved

Marsh

HYDRO FEATURES

Swamp

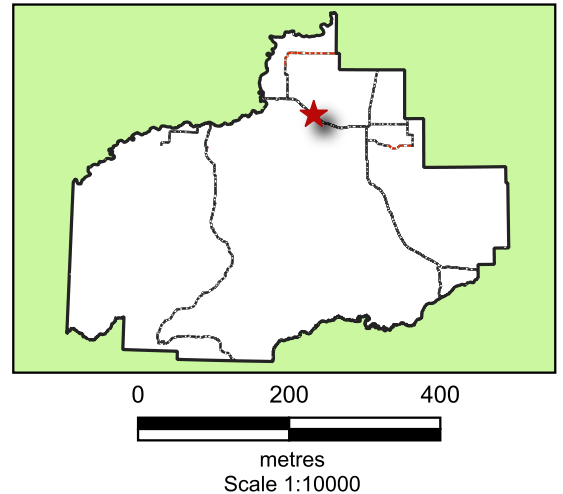
Stream / Creek

TRANSPORTATION

Highways - Paved

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MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-064

SE-9-71-25-W5M

Topography

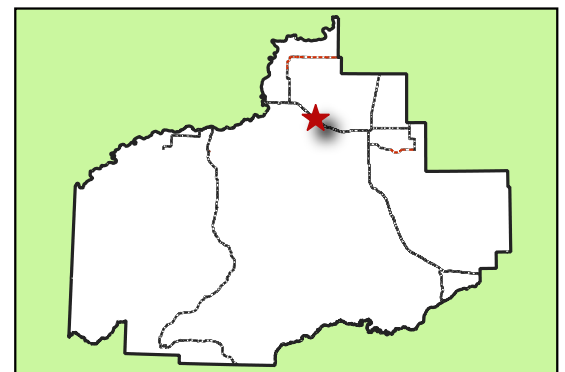


LEGEND

- Subject Property
 - Municipal-Paved
 - Minor Break
 - Stream / Creek
 - Major Break
 - Municipal-Gravel
- CONTOUR LINE(M)**
- HYDRO FEATURES**
- GV IMAGERY 2023**
- TRANSPORTATION**

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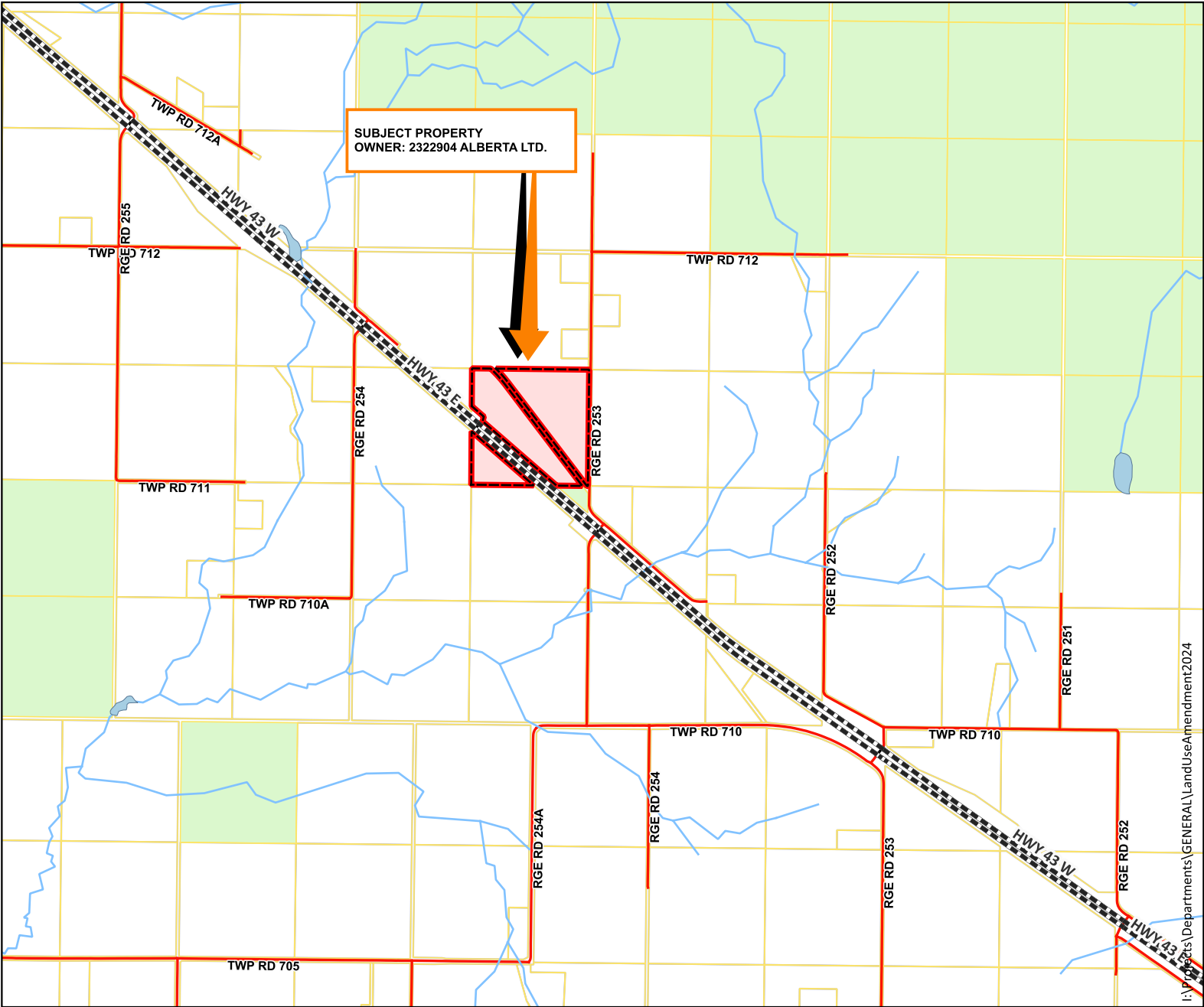


metres
Scale 1:10000



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-064
SE-9-71-25-W5M
Owner Location



LEGEND

Subject Property

LAND CLASSIFICATION

Titled Land

Crown Land

TRANSPORTATION

Highways - Paved

Municipal-Gravel

Municipal-Paved

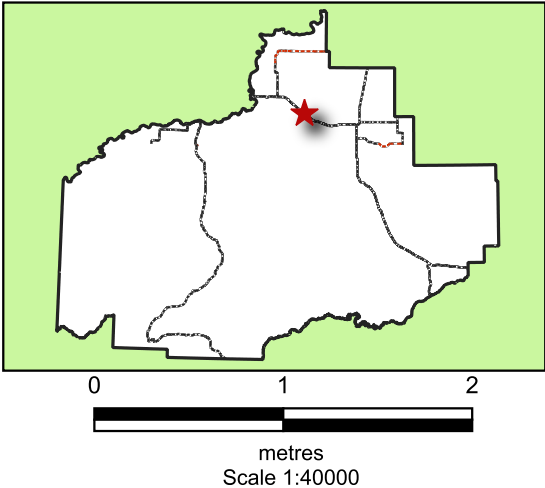
HYDRO FEATURES

Lake / River

Stream / Creek

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Map Print Date : April 30, 2025
Created by: M.D. of Greenview No. 16 - GIS Department





REQUEST FOR DECISION

SUBJECT: **D25-066 Development Permit, Discretionary Use: Kennel, Commercial**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: June 11, 2025 DIRECTOR: MAV PRESENTER: RD
REPORT TYPE: Development Permit MANAGER: RD WRITER: RD

FILE NO.: D25-066 LAND USE DISTRICT: Agricultural One (A-1)
LEGAL LOCATION: NE-31-69-19-W5M
AREA: Sunset House & Sweathouse
APPLICANT/SURVEYOR: Dusty Thorne, Tweedle Dee Enterprise
LANDOWNER: Dusty Thorne

BACKGROUND/PROPOSAL:

The Development Permit application was received on April 10, 2025, proposing a Kennel, Commercial Use to be located on NE-31-69-19-W5M, on 63.96 hectares (158.06 acres) within the Agricultural One (A-1) District, adjacent to Highway 747. The applicant has applied for a Kennel, Commercial permit at the request of Greenview CPO, to allow greater than six dogs on the property under Section 5.34.2 of Land Use Bylaw 18-800. The application for a Kennel, Commercial is a Permitted Use under the Agricultural One (A-1) land use district, however it includes a request for a variance to Section 5.34.2(d) of Land Use Bylaw 18-800, and therefore the development permit has been referred to the Municipal Planning Commission (MPC) for approval and consideration of appropriate conditions.

The existing buildings on site include a single detached dwelling and shop. There are no new structures, and no additional accesses proposed. The owner/applicant runs an existing sheep farm in this location, including approximately 800+ head of sheep and 600+lambs, with expectation for the number to increase in the future. The sheep farm includes working dogs on the property. Of which, approximately fourteen at the time of application were noted as guard dogs utilized for guarding the heard, six herding dogs and six dogs which are now retired and effectively live at the house as household pets.

The development permit application under D25-066 is requesting fifty dogs under a Kennel, Commercial Use, to allow for the keeping of currently trained working and retired working dogs, as well as young dogs as they age over 6 months, allowing time to be properly trained by the owner/applicant as future working dogs within the sheep farm.

A variance of section 5.34.2(d) under Land Use Bylaw 18-800 has been applied for, which would allow dogs under the Kennel, Commercial permit approval, to be kept outdoors between the hours of 10pm and 7am daily for herd guarding purposes.

Changes expected under a new Land Use Bylaw will not negative impact this user.

PROPERTY DETAILS:

Proposed Servicing: *Existing*
Soil Type: *Gleyed Dark Gray Luvisol*
Topography: *Flat*
Wetland Inventory: *None*
LSRS Spring Grains: *3H(8)-5W(2) 80% Moderate Temperature, Inadequate heat units for the optimal growth, 20% Very Severe Drainage, Soils in which excess water (not due to inundation) limits the production.*

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Land Use Bylaw (18-800 or 799)

“KENNEL, COMMERCIAL means any building, structure, compound, group of pens or cages, or property in which, or where, four or more dogs are kept for any purpose and which must be licensed to operate as a business.”

5.34.2 “Unless a development permit has been issued for a kennel, the keeping of dogs is permitted in all Land Use Districts, provided the number of dogs does not exceed the following:

- a) Two (2) dogs over six months of age in HR, CR-2 and CR-3 Districts;
- b) Six (6) dogs over six months of age in all other Districts;
- c) Greater than six (6) working dogs may be kept on a parcel 32.0 ha (79.0 ac) or greater if a development permit has been issued. In considering an application for working dogs the Development Authority may consider the following:
 - i. The number of working dogs requested;
 - ii. The size and scale of the livestock operation; and
 - iii. Any additional information the Development Authority deems relevant.
- d) In granting a development permit for a kennel, conditions of approval shall:
 - i. Limit the term of the permit to a period not exceeding three (3) years;
 - ii. Require that all dogs be kept indoors from 10:00 p.m. and 7:00 a.m.; and
 - iii. Require that any outside runs be enclosed with fences a minimum of 1.8 m (5.9 ft.) in height.”

5.34.3 “All buildings, enclosures and/or outdoor exercise areas associated with an approved kennel shall comply with the following regulations:

- a) No building or outdoor exercise area shall be located within 300.0 m (984.2 ft.) of any dwelling unit located on an adjacent parcel;
- b) Where applicable, all facilities, including buildings and outdoor exercise areas, shall be located behind the principal building;
- c) All facilities, including buildings and outdoor exercise areas, shall be screened from any existing dwelling units on an adjacent parcel;
- d) Exercise areas for animals shall be enclosed to the satisfaction of the Development Authority; and,
- e) Any animals placed within a quarantine area shall be located a minimum of 500.0 m (1640.4 ft.) of any dwelling unit located on an adjacent parcel.”

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE development permit application D25-066 for Kennel, Commercial on the parcel legally described as NE-31-69-19-W5M, subject to the following conditions:

1. This development permit is issued for a period of three (3) years. On or before the expiry of this permit, the applicant shall apply for a new development permit and must be granted approval in order for the applicant to continue operation.
2. A variance is granted allowing the Kennel, Commercial the keeping of dogs outdoors between the hours of 10pm and 7am daily.
3. A maximum of 50 dogs shall be allowed on site at any one time.
4. All facilities, including buildings and outdoor exercise areas, shall be visually screened from any existing dwelling units on an adjacent parcel.

Standards:

1. The applicant is responsible for weed control. Contact Greenvue's Agricultural Fieldman at 780.524.7602 for further information.
2. The kennel facility shall not, in the opinion of the Development Authority, be a source of inconvenience, materially interfere with or affect the use, enjoyment or value of neighboring properties, by way of excessive noise (dog barking), odor, dust, vibration, dogs running at large or refuse matter which would not commonly be found in the neighborhood.
3. Any outdoor exercise runs shall be enclosed in a fence acceptable to the Development Authority with a minimum height of 1.8 metres.
4. Any building or outdoor exercise runs shall be located a minimum of 300.0 m from any dwelling unit located on an adjacent parcel.
5. Future expansion of the kennel, including the kennel operations, work area, or additional animals will require issuance of a new development permit.

Advisory Notes:

1. This development permit is valid for the legal location stated on the application and is not transferable to another parcel.
2. 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.
3. This permit shall be invalid should an appeal be made against the decision. Should an appeal be made to the Land and Property Rights Tribunal and the appeal be denied, this permit shall be valid from the date of decision of the Land and Property Rights Tribunal.

4. This development permit is valid upon the decision being advertised, and no appeal against said decision being successful.
5. 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 the bylaw are complied with.

ALTERNATIVES:

Alternative #1: The Municipal Planning Commission approve the application but refuse the variance to allow the keeping of dogs outdoors between the hours of 10pm and 7am daily. Administration does not recommend this option as the proposal complies mostly with the requirements of the Land Use Bylaw.

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.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

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

FOLLOW UP ACTIONS:

No follow up action is required by the Municipal Planning Commission.

ATTACHMENTS:

- DP Application (Redacted)
- Variance Application (Redacted)
- Aerial Map
- AGRASID Map
- Owner Location Map
- Topographical Map
- Wetland Map
- Properties Map



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

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

T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

www.mdgreenview.ab.ca

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

Applicant Information

Name of Applicant(s): <u>Dustin Thorne Tweedle Dee Enterprise</u>	
Mailing Address: [REDACTED]	City: <u>Sunset House</u> Postal Code: [REDACTED]
Primary Phone: [REDACTED]	Other Phone: _____
Email: _____	(By providing email address you authorize Planning and Development Services to contact you via email)
(Complete if different from applicant)	
Registered Landowner(s) or Leaseholder(s) _____	
Mailing Address: _____	City: _____ Postal Code: _____
Primary Phone: _____	Other Phone: _____
Email: _____	(By providing email address you authorize Planning and Development Services to contact you via email)

Land Information

Legal description of proposed development site:	LSD/QTR. <u>NE</u> SEC. <u>31</u> TWP. <u>69</u> RGE. <u>19</u> M. <u>5</u>
Registered plan: _____	Block _____ Lot _____ MLL/MSL/LEASE NO.: _____
Hectares: _____	Acres: _____
Property size: _____	Description of the existing use of the land: <u>Farm</u>
The land is adjacent to: <input type="checkbox"/> Highway _____ <input type="checkbox"/> District Road _____ <input type="checkbox"/> LOC# _____	
How is the site to be accessed? <input type="checkbox"/> Existing approach <input type="checkbox"/> Proposed approach (please fill out and submit an approach application)	
Do you have a rural address? <input type="checkbox"/> Yes	Address: [REDACTED] <input type="checkbox"/> No

FOR ADMINISTRATIVE USE

ROLL NO.:

FEES: **\$200**

RECEIPT NO.: **437729**

LAND USE DISTRICT: **A-1**

COMMENTS:



PERMITTED USE



DISCRETIONARY USE



VARIANCE



PROHIBITED USE

APPLICATION NO.: **D25-066**

DATE PAID: **April 23, 2025**

DEEMED COMPLETE: **April 23, 2025**

PROPOSED USE: **Kennel, Commercial**



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

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

Development Information

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

Kennel-Commercial
Sheep farm

Size of the proposed development:

Length ☐ metres ☐ feet Width ☐ metres ☐ feet Building height ☐ metres ☐ feet

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

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

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

Indicate the proposed setback from the property line:

Front yard ☐ metres ☐ feet Rear yard ☐ metres ☐ feet Side yard (1) ☐ metres ☐ feet Side Yard (2) ☐ metres ☐ feet

Does this development require a variance?

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

Construction Start Date: _____ End Date: _____ Completed Project Cost: \$ _____

Has the development commenced? ☐ Yes ☐ No

Manufactured Home

Manufacturer: _____ Model: _____ Year: _____

Sewage System

Type of sewage system: _____

Abandoned Well Information

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

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

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

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

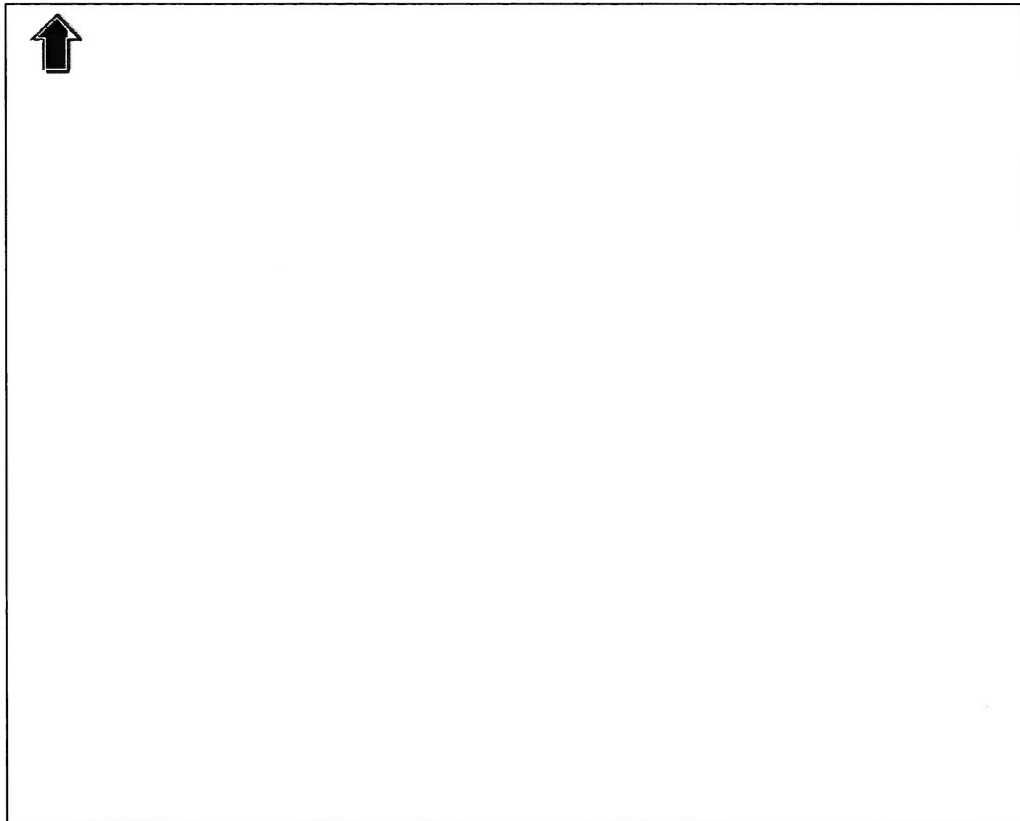
APPLICATION FOR DEVELOPMENT PERMIT

Plot Plan

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

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

Legal Location: NE $\frac{1}{4}$ of Sec 31 Twp. 69 Rge. 19 W 5
or Registered Plan _____, Block _____, Lot _____



Declaration

I/we hereby declare that the information submitted is, to the best of my/our knowledge, factual and correct.

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

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

Signatures: _____
Date Applicant Date Registered Landowner(s)/Leaseholders

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



VARIANCE REQUEST

Municipal District of Greenview No. 16

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

A variance may be granted to change or alter a development standard prescribed by the Land Use Bylaw at the discretion of the Development Authority.

Variances may be granted for:

- A change to setbacks from the front, rear, and side property lines from a structure or building;
- A change to the permitted size, height or area of a building;
- A change to the size or a lot area required under specific uses.

In the case of Permitted Uses the Development Officer may allow a variance not exceeding ten percent (10%) to any front yard, side yard or rear yard setback.

All other variance requests will be referred to the Municipal Planning Commission for a decision.

Adjacent landowners will be notified of the proposed variance, prior to a decision being made on the request.

If a variance is granted it applies only to the specific regulations and the specific variance as stated in the notice of approval.

VARIANCE REQUEST



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T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608
www.mdgreenview.ab.ca

FOR ADMINISTRATIVE USE	
APPLICATION NO.	
DATE RECEIVED	
ROLL #	

Applicant Information

Name of Applicant(s): Dusty Thorne Tweedle Dee Enterprises
Mailing Address: [Redacted] City: Sunset House Postal Code: [Redacted]
Primary Phone: [Redacted] Other Phone: _____
Email: _____
(By providing email address you authorize Planning and Development Services to contact you via email)

(Complete if different from application)

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

Land Information

Legal description of proposed development site: LSD/QTR. NE SEC. 31 TWP. 69 RGE. 19 M. 5
Registered plan: Block _____ Lot _____

Variances Requested

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

1. For Dogs to not be inside from 10pm to 7am
2. Number of working dogs to be 50.
3. _____

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

To have more than 6 dogs for
hearding & guard dogs for the
Sheep 800+head and 600+ lambs.

Declaration

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

Signature of Applicant

Date:

April 23, 2025

Signature of Registered Landowner(s)

Date:

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

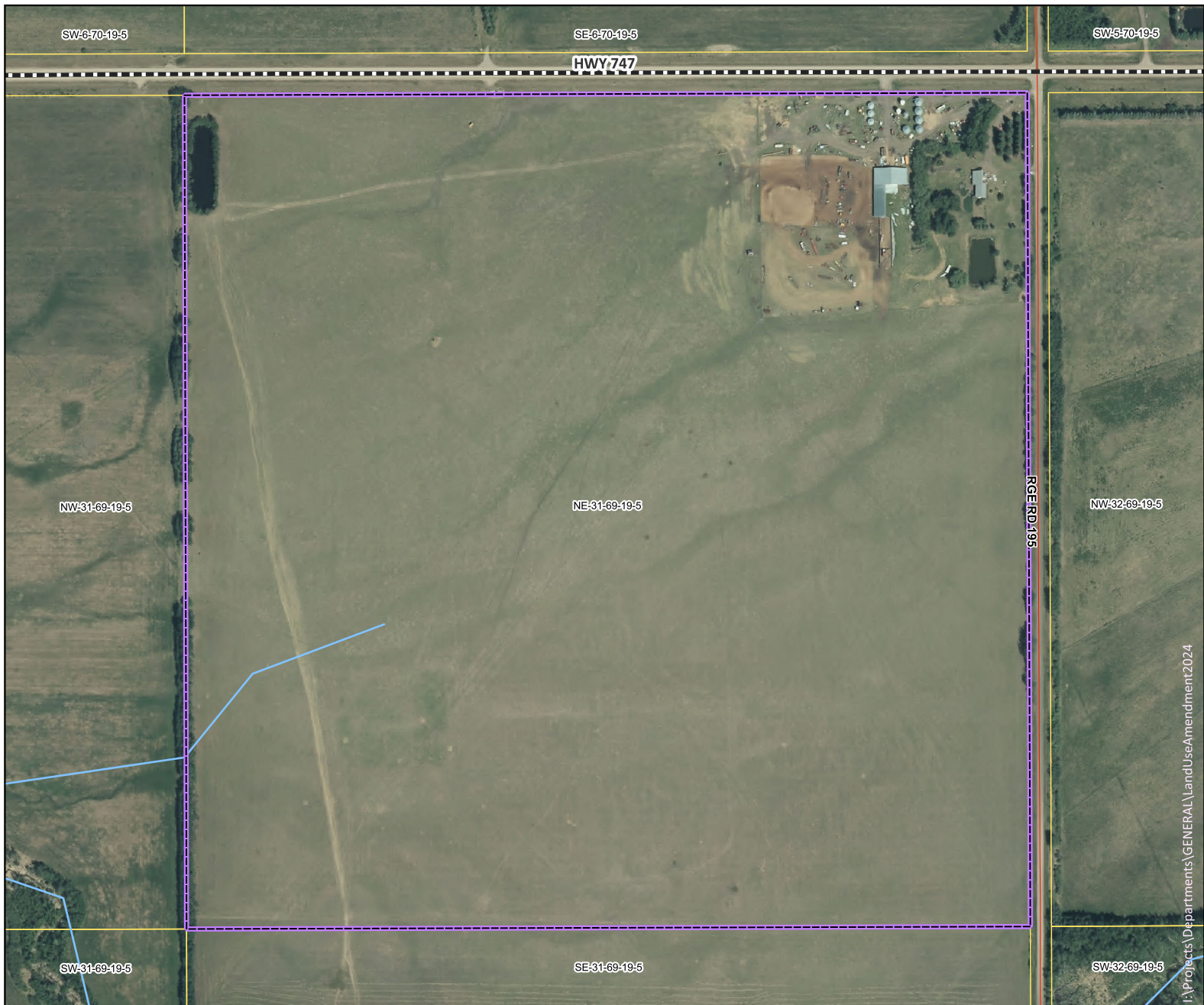


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-066

NE-31-69-19-W5M

Aerial



LEGEND

Subject Property

Cadastre

TRANSPORTATION

Municipal-Fair-Weather

Private-Gravel

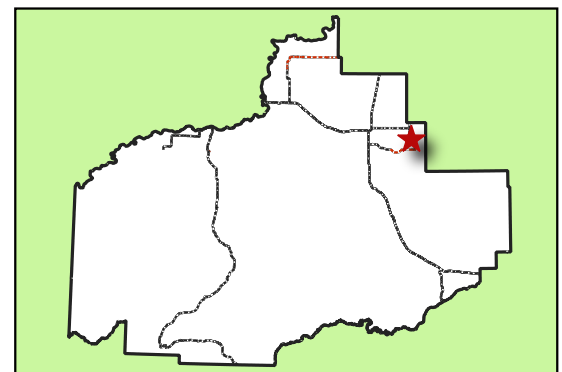
HYDRO FEATURES

Stream / Creek

GV IMAGERY 2023

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metres
Scale 1:5500

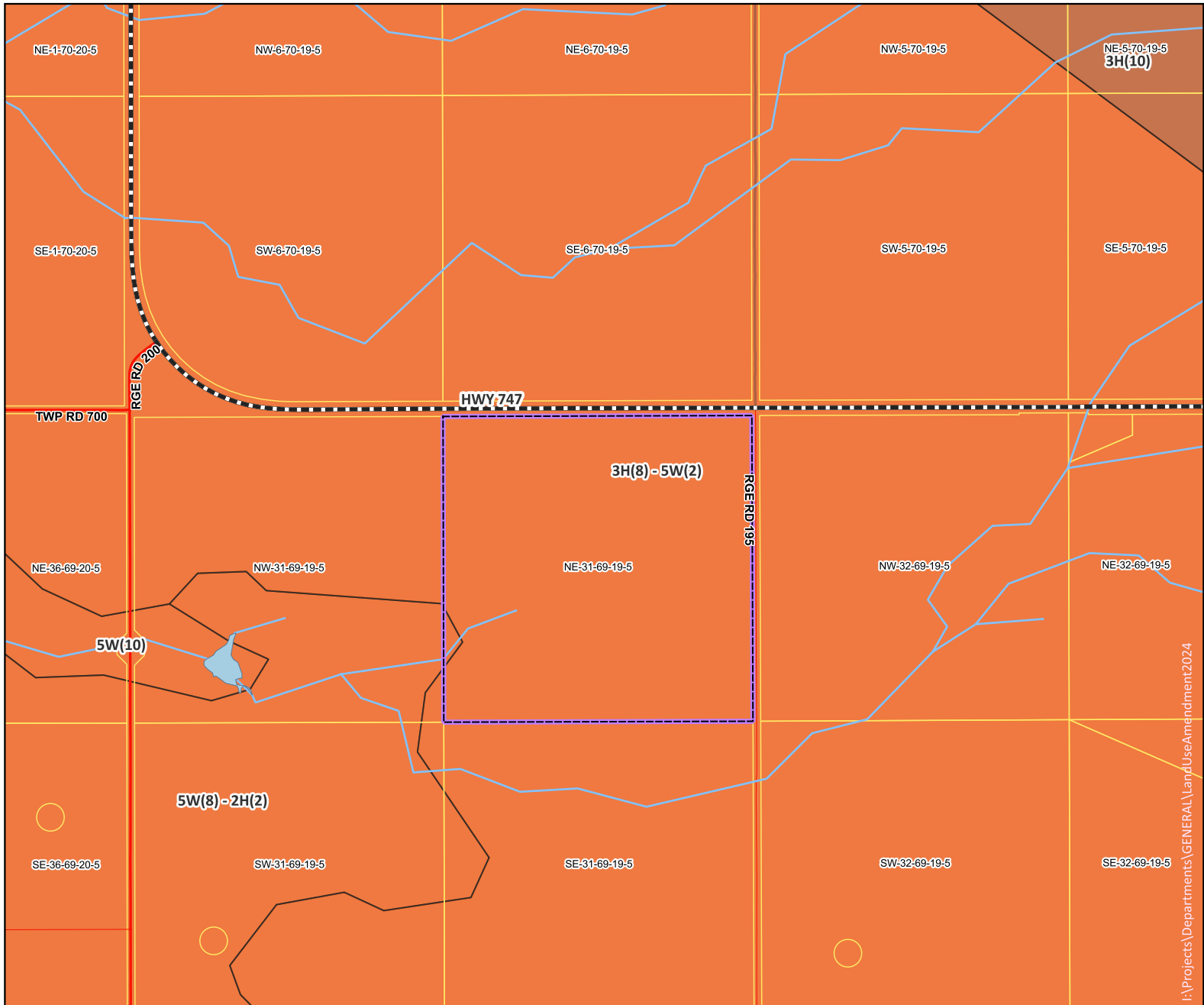


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-066

NE-31-69-19-W5M

AGRASID



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LEGEND

Subject Property

AGRASID

- undulating - high relief
- undulating - low relief

TRANSPORTATION

- Municipal-Gravel
- Municipal-Fair-Weather
- Private-Gravel

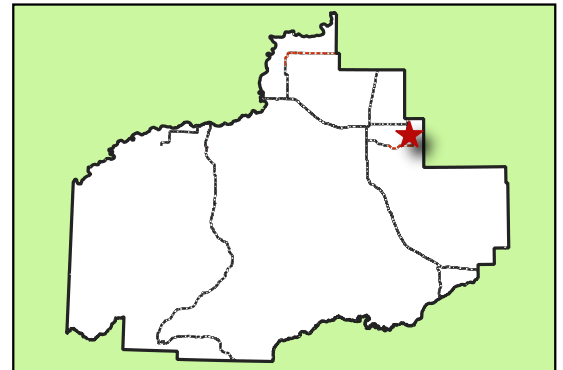
HYDRO FEATURES

- Lake / River
- Stream / Creek

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

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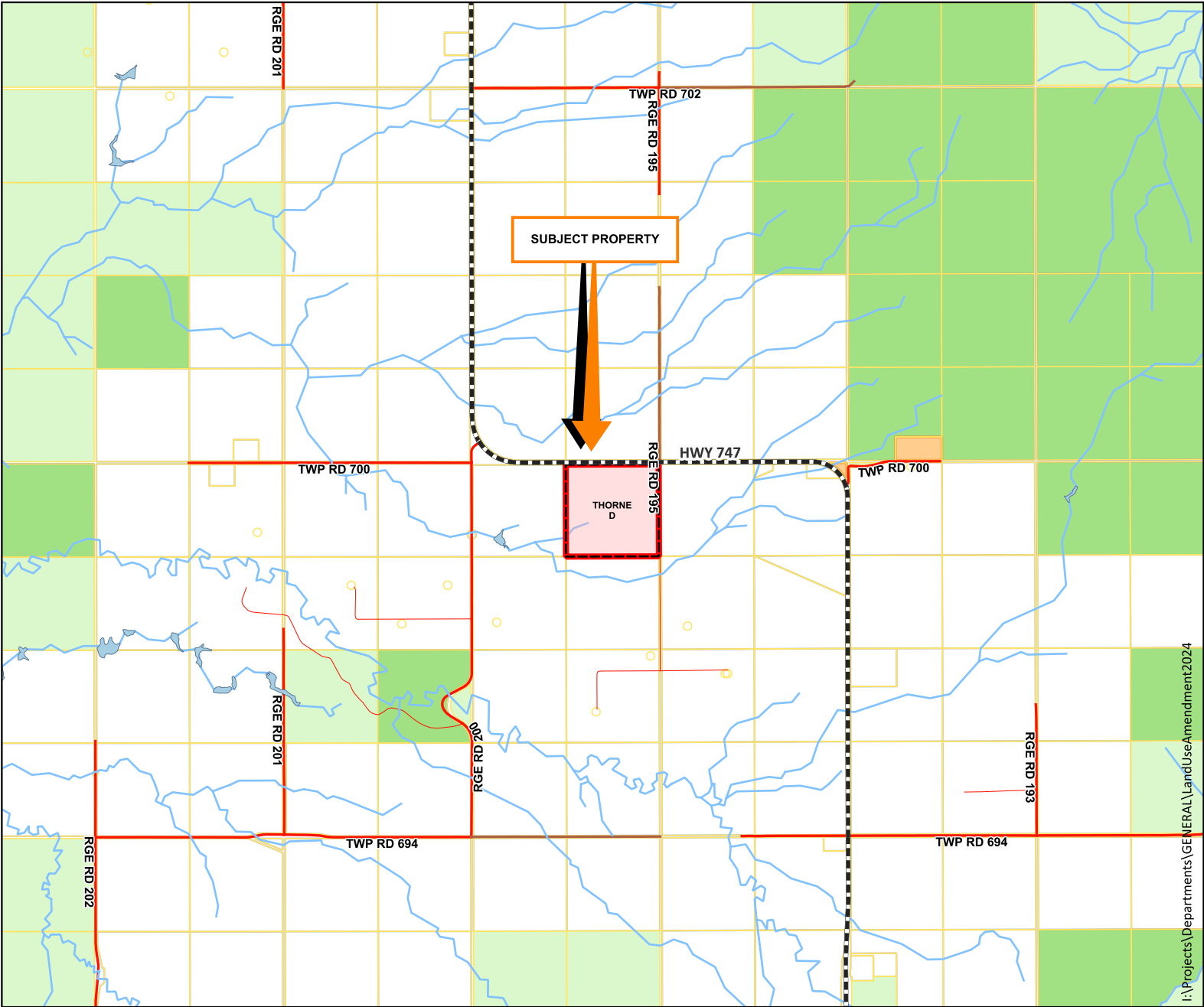


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MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-066
NE-31-69-19-W5M
Owner Location



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LEGEND

Subject Property

Municipal Property

Private-Gravel

LAND CLASSIFICATION

TRANSPORTATION

HYDRO FEATURES

Titled Land

Highways - Paved

Lake / River

Crown Land

Municipal-Gravel

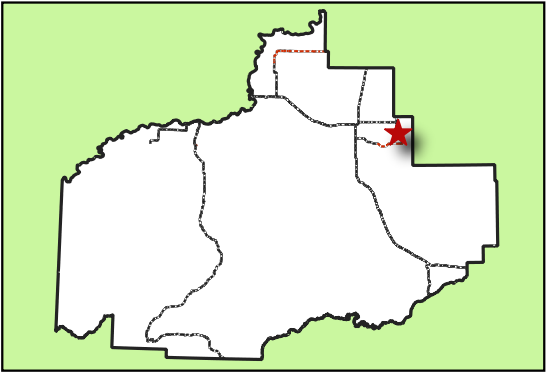
Stream / Creek

Grazing Leases

Municipal-Fair-Weather

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kilometres
Scale 1:50000

metres
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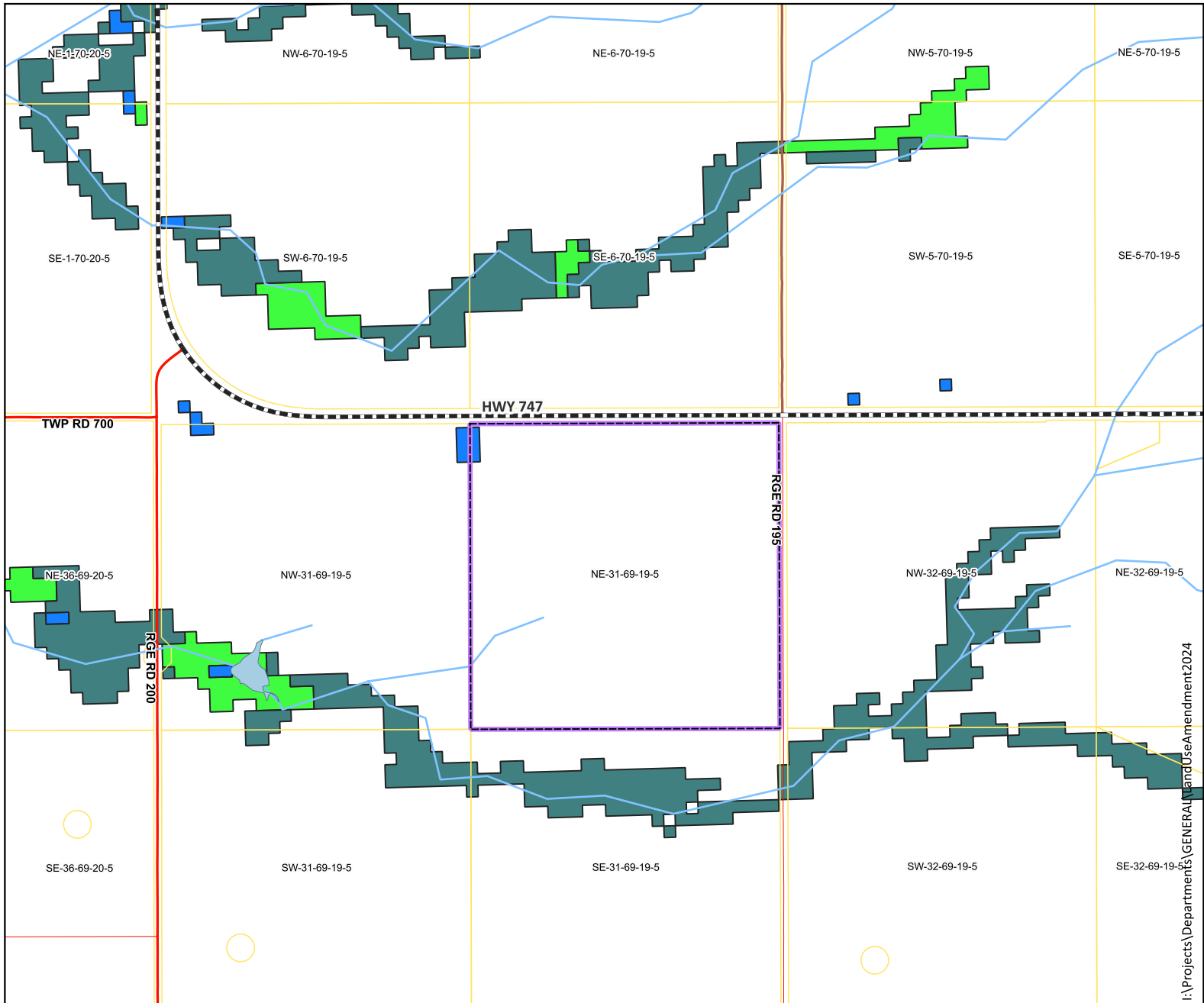


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-066

NE-31-69-19-W5M

Wetland



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LEGEND

Subject Property

Swamp

Private-Gravel

WETLAND INVENTORY

TRANSPORTATION

HYDRO FEATURES

Marsh

Municipal-Gravel

Lake / River

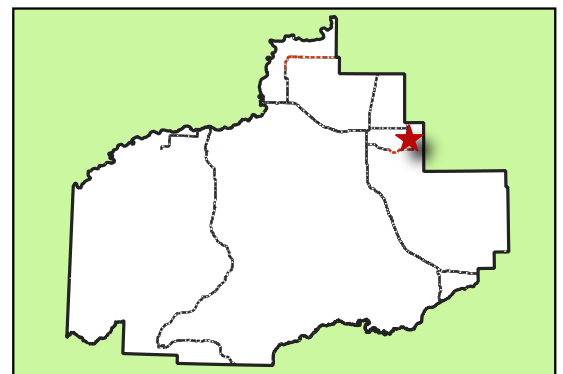
Open Water

Municipal-Fair-Weather

Stream / Creek

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metres
Scale 1:15000



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

THORNE DUSTY STAR & THORNE DUSTY S PROPERTIES MAP - MAIN



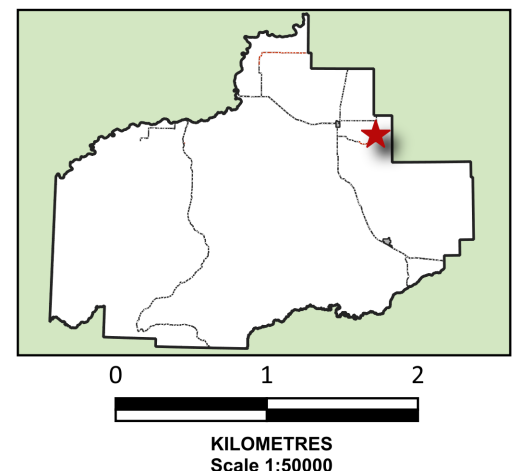
- ### LEGEND

 - Subject Properties
 - Municipal Property
 - Highways - Gravel
 - Highways - Paved
 - Municipal - Gravel
 - Municipal - Fair-Weather
 - Private - Gravel
- ### TRANSPORTATION
- ### LAND CLASSIFICATIONS

 - Crown Land
 - Grazing Leases
- ### HYDRO FEATURES

 - Lake / River
 - Stream / Creek

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Map Print Date: April 11, 2025
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REQUEST FOR DECISION

SUBJECT: **D25-071 Development Permit, Dwelling Unit, Manufactured**
SUBMISSION TO: MUNICIPAL PLANNING COMMISSION REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: June 11, 2025 DIRECTOR: MAV PRESENTER: HA
REPORT TYPE: Development Permit MANAGER: RD WRITER: HA

FILE NO.: D25-071 LAND USE DISTRICT: Country Residential One
LEGAL LOCATION: SE-09-70-07-W6M (CR-1)
AREA: Grovedale
APPLICANT/SURVEYOR: John Giesbrecht
LANDOWNER: Franz & Rebecca Guenther, John & Rebekka Giesbrecht

BACKGROUND/PROPOSAL:

This development permit application is for a manufactured dwelling unit. It was submitted on April 22, 2025. The parcel is legally described as Plan 9826244, Lot 2, within SE-09-70-07-W6M, located in the Country Residential One (CR-1) district in Grovedale. The applicant for this permit is one of the landowners, Mr. John Giesbrecht.

The proposed development measures approximately 1,520 square feet (76 ft x 20 ft). The application complies with all required yard setbacks for under the CR-1 land use district. It is being referred to the Municipal Planning Commission for a decision, as the proposed use is categorized as a discretionary use in Land Use Bylaw 18-800 (LUB).

This proposed development is a replacement of a previously approved dwelling, as the location previously contained a manufactured dwelling unit that has since been removed. The new unit will utilize the existing water and sewage systems on-site, with access provided via Township Road 701a. The model of the proposed unit is CJN 3006, manufactured in 2007 by SRI.

The application has been circulated to various internal departments within Greenview and to adjacent landowners; however, no responses were received.

In summary, the application meets all requirements and regulations for the CR-1 District as outlined in Land Use Bylaw 18-800, and administration has no concerns regarding the proposed development.

PROPERTY DETAILS:

Proposed Servicing: Existing Services
Soil Type: Clay
Topography: Undulating -High Relief
Wetland Inventory: N/A

LSRS Spring Grains: 2H(8) – 5W(2); Slight limitations regarding temperature for optimal growth due to inadequate heat units. Very severe drainage concerns - soils in which excess water (not due to inundation) limits the production.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Land Use Bylaw 18-800

Section 3.7 Development Authority Discretion

3.7.3 In making a decision on a development permit application for a use listed as a “Discretionary Use” in the subject Land Use District, the Development Authority:

- a) Approve the application with or without conditions, either permanently or for a limited period of time; or,*
- b) Refuse a development permit application if the proposed development does not conform to this Bylaw*

Section 5.27 Manufactured Homes

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

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

5.27.3 If a manufactured home has been damaged or structurally altered, the manufactured home must be certified as safe by an accredited structural engineer.

5.27.4 Any renovations or additions to a manufactured home in a Residential District that are set out as conditions of the approval of a development permit must be completed within one (1) year of the issuance of the development permit.

5.27.5 Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.

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

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

Section 9.0 Definitions

DWELLING UNIT, MANUFACTURED means a residential unit that may be constructed with a heavy transport chassis that allows for the permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the unit. A manufactured home may be a single structure (“single-wide”) or consist of two parts which are put together to comprise a complete dwelling unit (“double-wide”) but it excludes a modular home, travel trailers, recreational vehicle, park model recreational unit or industrial camp trailer.

RECOMMENDED ACTION:

MOTION: That the Municipal Planning Commission APPROVE development permit application D25-071 for a Dwelling Unit – Manufactured on the parcel legally described as Plan 9826244, Lot 2 within, SE-9-70-7-W6M, subject to the following conditions:

1. **This permit is valid for a period of twelve (12) 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.
2. **The exterior of the proposed Dwelling Unit shall be completed within twenty-four (24) months from the issuance of the development permit.** If the development by a Development Permit is not completed within twenty- four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
3. The manufactured home must be skirted within ninety (90) days from the date which the manufactured home is placed on the foundation.
4. The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the permanent foundation.

Standards:

1. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical permits, in accordance with the Safety Codes Act of Alberta. Copies of all required permits are to be provided to the Municipal District of Greenview No. 16's Planning & Development department at planning@mdgreenview.ab.ca
2. The Dwelling Unit must have adequate water, electricity, and wastewater services. The sewage system must comply with the Alberta Private Sewage Systems Standard of Practice.
3. Any exterior lighting shall be positioned in such a manner that it does not cause a disturbance for surrounding landowners and/or interfere with the safe movement of traffic on nearby roads.
4. 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 utilitesafety.ca/wheres-the-line/click-before-you-dig/.
5. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment and Protected Areas (AEP).
6. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses do not exceed pre-development flows.
7. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

Advisory Notes:

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

2. 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.
3. 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.
4. This development permit is valid upon the decision being advertised, and no appeal against said decision being successful.
5. 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 the bylaw are complied with.

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.

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.

RATIONALE FOR RECOMMENDATION

The application is consistent with the Greenview's Land Use Bylaw (LUB) No. 18- 800 and meets the intent and provisions of the Country Residential One (CR-1) District. Administration has no concern with the proposed development.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

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

FOLLOW UP ACTIONS:

No follow up action is required by the Municipal Planning Commission.

ATTACHMENTS:

- Development Permit Application
- Site Plan
- Aerial Map
- Owner Location Map



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

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

MUNICIPAL DISTRICT
OF GREENVIEW No. 16

RECEIVED

APRIL 22, 2025

VALLEYVIEW

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

Applicant Information

Name of Applicant(s): John Giesbrecht

Mailing Address: _____

City: _____ Postal Code: _____

Primary Phone: _____

Other Phone: _____

Email: _____

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

(Complete if different from applicant)

Registered Landowner(s) or Leaseholder(s) _____

Mailing Address: _____

City: _____ Postal Code: _____

Primary Phone: _____

Other Phone: _____

Email: _____

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

Land Information

Legal description of proposed development site: LSD/QTR. SE SEC. 09 TWP. 070 RGE. 07 M. 06

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

9826244

2

Hectares:

Acres:

Description of the existing use of the land:

Property size:

2.65

6.57

Rural Dwelling

The land is adjacent to: ☒ Highway 701A ☐ District Road _____ ☐ LOC# _____

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

Do you have a rural address? ☐ Yes Address: 7329 Township Road 701A ☐ No

FOR ADMINISTRATIVE USE

☒ PERMITTED USE

☐ VARIANCE

☐ DISCRETIONARY USE

☐ PROHIBITED USE

ROLL NO.: 311152

APPLICATION NO.: D25-071

FEES: 150.00

DATE PAID: APRIL 22, 2025

RECEIPT NO.: 437655

DEEMED COMPLETE:

LAND USE DISTRICT: CR-1

PROPOSED USE: DWELLING UNIT, Manufactured

COMMENTS:



APPLICATION FOR DEVELOPMENT PERMIT

Municipal District of Greenview No. 16

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

T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

www.mdgreenview.ab.ca

Development Information

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

Replace modular home with newer model

Size of the proposed development:

Length ^{23,16} ~~X~~ metres
76 ☒ feet

Width ^{6.096} ~~X~~ metres
20 ☒ feet

Building height ^{4,572} ~~X~~ metres
15 ☒ feet

Accessory building:
(if applicable)

Total Floor area

☐ Sq. metres
☐ Sq. feet

Height

☐ Metres
☐ Feet

☐ Attached
☐ Detached

Secondary suite information:
(if applicable)

☐ Existing suite ☐ New suite

☐ Attached
☐ Detached

Total floor area of
primary residence:

☐ Sq. metres
☐ Sq. feet

Indicate the proposed setback from the property line:

Front yard ☒ metres
55 ☐ feet

Rear yard ☒ metres
165 ☐ feet

Side yard (1) ☒ metres
50 ☐ feet

Side Yard (2) ☒ metres
68 ☐ feet

Does this development require a variance?

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

Construction Start Date: May 10/25

End Date: September 10/25

Completed Project Cost: \$ 130,000

Has the development commenced?

☐ Yes ☒ No

Manufactured Home

Manufacturer: SRI

Model: CJN 3006

Year: 2007

Sewage System

Type of sewage system: Existing pump out tie in

Abandoned Well Information

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

Is there an abandoned well or pipeline ☐ Yes
on the property?

☒ No *(printout must still be provided)*

Licensee name: _____

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

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

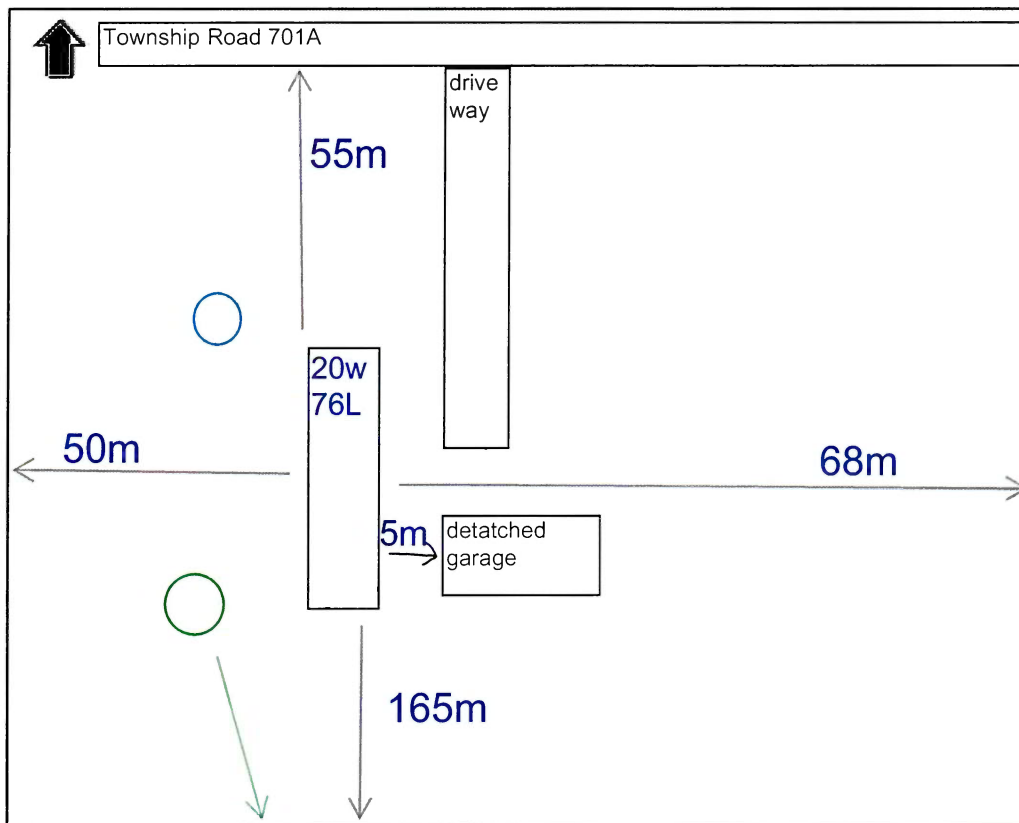
APPLICATION FOR DEVELOPMENT PERMIT

Plot Plan

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

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

Legal Location: SE ¼ of Sec 09 Twp. 070 Rge. 07 W 06
 or Registered Plan 9826244, Block , Lot 2



Declaration

I/we hereby declare that the information submitted is, to the best of my/our knowledge, factual and correct.

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

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

Signatures: 4/15/25

Date Applicant Date Registered ers

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

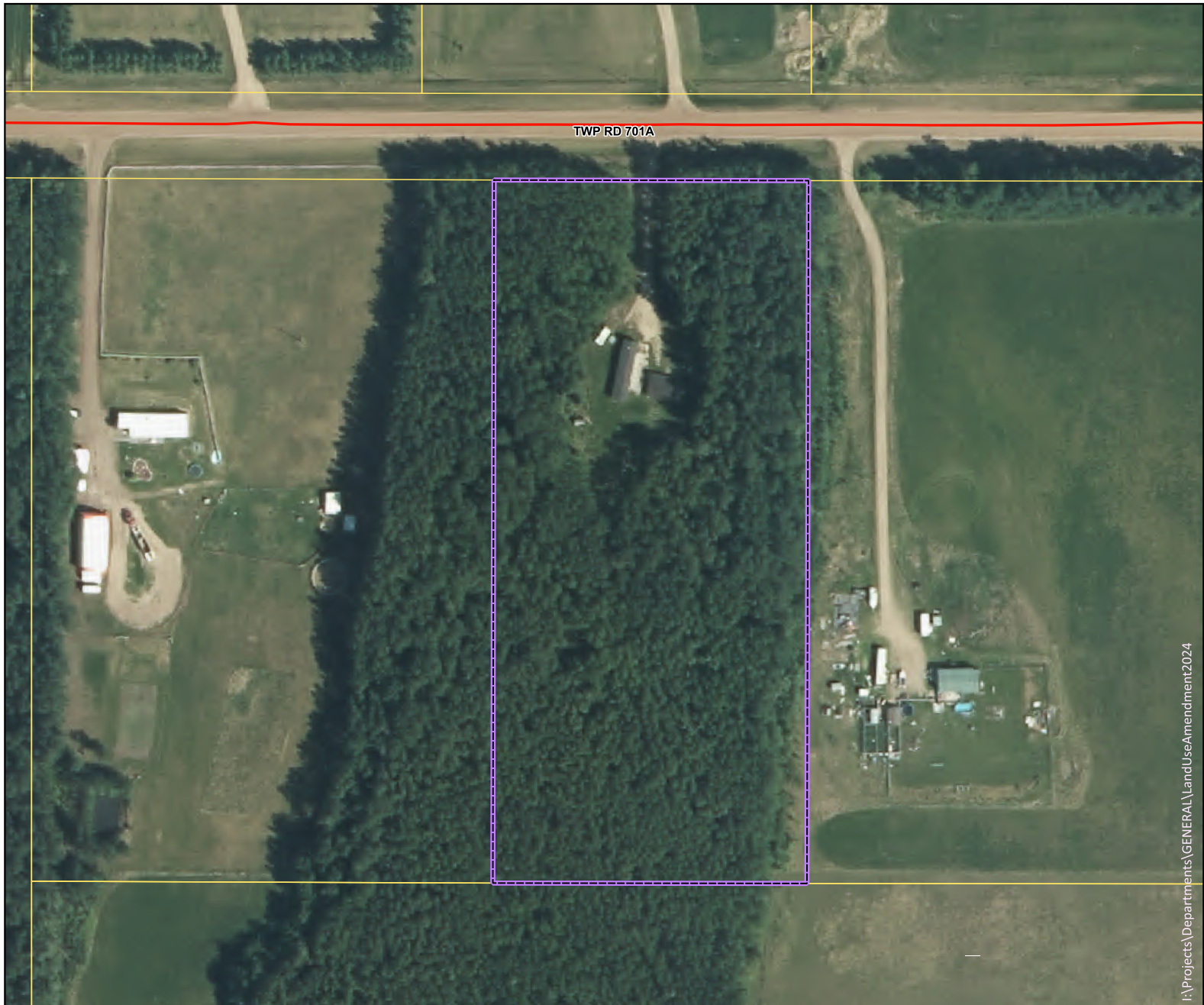


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-071

Plan 9826244; Lot 2

Aerial



I:\Projects\Departments\GENERAL\LandUseAmendment2024

LEGEND

- Subject Property
- Cadastre

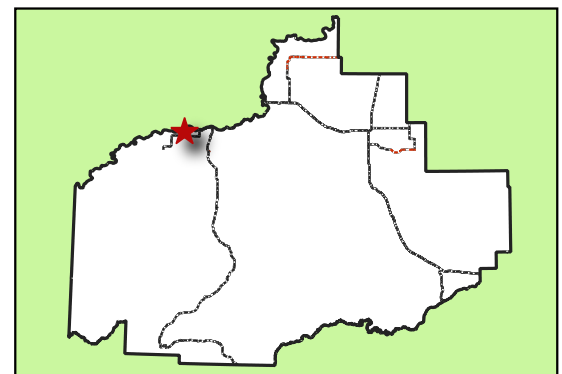
GV IMAGERY 2023

TRANSPORTATION

- Municipal-Gravel

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Map Print Date : May 23, 2025
Created by: M.D. of Greenview No. 16 - GIS Department



0 50 100



metres
Scale 1:2000

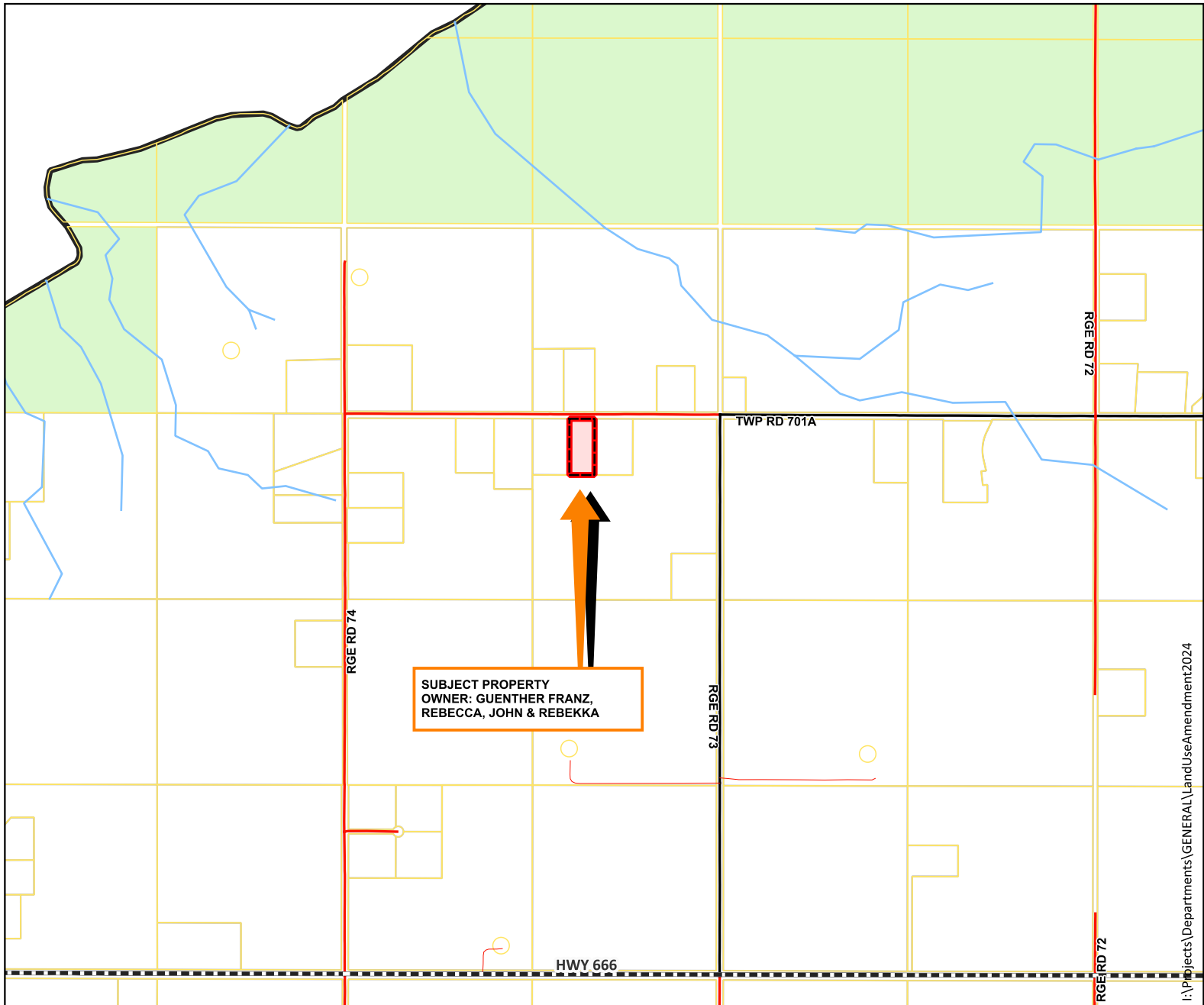


MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Development Permit D25-071


Plan 9826244; Lot 2

Owner Location



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

LEGEND

 Subject Property

LAND CLASSIFICATION

 Titled Land

 Crown Land

TRANSPORTATION

 Highways - Paved

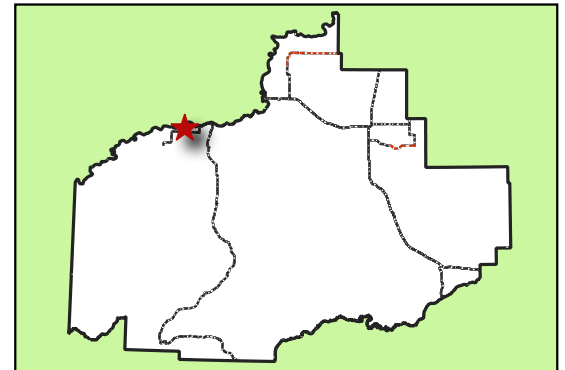
 Municipal-Gravel

 Municipal-Paved

 Private-Gravel

HYDRO FEATURES

 Stream / Creek



0 400 800



metres
Scale 1:25000

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