



# REQUEST FOR DECISION

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SUBJECT:	<b>S24-001 Request for Time Extension</b>	REVIEWED AND APPROVED FOR SUBMISSION	
SUBMISSION TO:	REGULAR COUNCIL MEETING	CAO:	MANAGER: RD
MEETING DATE:	April 8, 2025	DIR: MAV	PRESENTER: RD
DEPARTMENT:	PLANNING & EC. DEVELOPMENT	LEG: SS	
STRATEGIC PLAN:	Governance		

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## RELEVANT LEGISLATION:

**Provincial** – Municipal Government Act, R.S.A 2024, Section 657

**Council Bylaw/Policy** – N/A

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## RECOMMENDED ACTION:

**MOTION: That Council grant a one (1) year time extension to subdivision file S24-001 on Plan 822 3273; 34; 6 and Adjacent Roads, pursuant to Municipal Government Act R.S.A. 2020, Section 657.**

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## BACKGROUND/PROPOSAL:

Administration has received a request to extend application for subdivision S24-001 on Plan 822 3273; 34; 6 and Adjacent Roads as the conditions of approval have not been met prior to the one-year timeline requirement, expiring on April 10, 2025.

The subject lands are located within the Hamlet of Grande Cache, east of Highway 40 and north of the RCMP detachment within the Floyd McLennan Business Park Area Structure Plan (ASP). The application is for the creation of a one (1) lot and road, totalling approximately 1.4 ha (3.46 ac) from the parcel legally described as Plan 822 3273, Block 34, Lot 6 and the adjacent roadways, being a vacant parcel and zoned Direct Control (DC) – Floyd McLennan Business Park Area District.

The subdivision application was originally received on December 22, 2023 and deemed complete on January 11, 2024, with a 60-day time extension granted on March 7, 2024. Administration presented a Request for Decision to Municipal Planning Commission for S24-001 on April 10, 2024, and an approval was granted with conditions. Subdivision approvals are valid for a period of one (1) year from the date on which the subdivision is approved by Greenview. The approval for S24-001 is valid until April 10, 2025.

Conditions of Subdivision Approval dated April 10, 2024 are as follows:

1. The applicant shall submit to the Municipal District of Greenview No. 16 a Plan of Survey suitable for registration with Alberta Land Titles. The size and location of the subdivided parcel shall be as per the approved tentative plan, including road right-of-way widths of 20.5 metres.
2. The applicant shall submit to the Municipal District of Greenview No. 16 a Plan of Survey for a Utility Right-of-Way, 3.0 metres in width, adjacent to the proposed road, suitable for registration with Alberta Land Titles.

3. The applicant shall close those portions of road within Plan 69TR (105 Avenue) and Plan 042 6473 (99 Street) adjacent to Plan 822 3273, Block 34, Lot 6. All costs associated with closure and consolidation of the roads shall be the responsibility of the applicant and the applicant shall pay all applicable fees in accordance with the Schedules of Fees Bylaw 24-970. Registration of the road closure shall occur concurrently with registration of the Plan of Survey for the subdivision.
4. The applicant shall pay a final subdivision endorsement fee, in accordance with the Municipal District of Greenview No. 16 Schedules of Fees Bylaw 24-970.
5. The applicant shall pay all taxes owing to the Municipal District of Greenview No. 16, up to the year in which the subdivision is to be registered, prior to signing the final subdivision endorsement documents.
6. The applicant shall enter into and comply with the terms of a development agreement in accordance with the Municipal Government Act, s. 655 for provision of the following, as required:
  - a. Road access, extending to the north boundary of the subdivision and any temporary road extension, cul-de-sac, or turnaround;
  - b. Municipal water service and extensions;
  - c. Municipal sewer service and extensions;
  - d. Municipal storm sewer service and extensions;
  - e. Franchise utility services and any Utility Rights-of-Way (URWs);
  - f. Street lighting;
  - g. Street signage;
  - h. Sidewalks and pedestrian connections, if any; and
  - i. Performance securities.

The subdivision conditions have not been met, and the Applicant would like to request a time extension of the one-year timeline. On March 19, 2025, Greenview received a formal request from the Applicant, including payment for a time extension application to extend the approval period to April 10, 2026. No rationale for why the conditions could not be met have been provided, however, the landowner has transitioned engineering firms and is actively working on completion of the conditions.

As the subdivision time extension **expires on April 10, 2025**, in order to allow the subdivision to be registered, Section 657(6)(a) provides Council the authority to grant one or more extensions to the one (1) year period for which endorsement is valid in accordance with Section 657(1)(a), whether or not the time period has expired. This would allow the endorsement to be registered by April 10, 2026. Greenview currently has no policies restricting the number of extensions which may be granted by Council.

The proposed subdivision on Plan 822 3273, Block 34, Lot 6 and the adjacent roadways is consistent with current policy. If the extension were to be denied, a reapplication for a similar subdivision would likely have similar conditions.

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**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of Council accepting the recommended motion is that the Applicant may meet the subdivision conditions of approval in order to receive endorsement and register their subdivision with Alberta Land Titles without additional costs or applications.

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**DISADVANTAGES OF THE RECOMMENDED ACTION:**

There are no perceived disadvantages to the recommended motion.

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**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council has the alternative to refuse the time extension request; if refused, the Applicant will have to reapply for subdivision. Administration does not recommend this option as it incurs additional costs to both the Applicant and Greenview. The item would require staff time and resources for reprocessing and Municipal Planning Commission time for decision; for the Applicant, it would require reapplication and reapproval of the subdivision.

**ALTERNATIVE MOTION:** That Council REFUSE the time extension request for subdivision file S24-001.

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**FINANCIAL IMPLICATION:**

There are no financial implications to the recommended motion.

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**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

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**FOLLOW UP ACTIONS:**

The Applicant will be notified of the decision made by Council. If the time extension is granted, Administration will submit the appropriate endorsement to the surveyor for submission to Alberta Land Titles.

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ATTACHMENT(S):

- Subdivision Application – Redacted
- Deemed Complete – Redacted
- Time Extension Signed – Redacted
- Notice of Subdivision Approval – Redacted
- Aerial Plan
- Wetlands Plan
- Topographical Plan
- Ownership Map
- Municipal Government Act Section 657