



MUNICIPAL DISTRICT OF GREENVIEW No. 16

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

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www.mdgreenview.ab.ca

April 10, 2024

SCHEFFER ANDREW LTD

NOTICE OF SUBDIVISION APPROVAL

RE: SUBDIVISION APPLICATION NO. S24-001

LOCATION: Lot 6, Block 34, Plan 8223273 and adjacent roads

Enclosed, please find the notice of decision for your subdivision application as **APPROVED** by the Municipal Planning Commission of the Municipal District of Greenview No. 16 on **April 10, 2024**.

You have the right to appeal this decision or any of the conditions listed. Should you wish to do so, you must complete and file an appeal with the **Land and Property Rights Tribunal** within fourteen (14) days of the receipt of this decision. Receipt is deemed to be five (5) days following the date of this notice. A notice of appeal shall contain a written statement of the grounds of appeal and will be considered complete upon submission of the appeal fee. You may contact the **Land and Property Rights Tribunal at 780.427.2444**.

After the appeal period has expired, you may submit a plan of survey to Greenview for endorsement along with any additional documents as required by the conditions of approval. All conditions of the approval must be met before the plan of survey will be endorsed. In accordance with the Schedule of Fees Bylaw 24-970, a fee of \$150 per title created or affected, including the balance of the quarter, is required to be paid prior to endorsement.

Please note that this approval is valid for twelve months from the date of decision and shall expire on April 10, 2025. If you require additional time to meet the conditions, a time extension may be granted by Greenview. Please apply in writing prior to the expiry date.

In addition to the above, it is your responsibility to ensure that all improvements on the parcel(s) to be subdivided are within the boundaries of the subdivided parcel(s) and that such improvements comply with all governmental laws and regulations.

Sincerely,

Nicole Friesen
Development Officer

cc: GREEN LEAF HOLDINGS INC, PO BOX 300, BOYLE, AB T0A 0M0

File No.: S24-001

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SUBDIVISION APPROVAL

File No: S24-001
Legal Description: Lot 6, Block 34, Plan 8223273 and adjacent roads
Decision Date: April 10, 2024
Landowner / Applicant: GREEN LEAF HOLDINGS INC / SCHEFFER ANDREW LTD

DECISION:

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

1. The proposed subdivision complies with the Municipal Development Plan (MDP), Floyd McLennan Business Part Area Structure Plan (ASP), and Land Use Bylaw 799.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulations.

Subject to the following conditions:

1. The applicant shall submit to the Municipal District of Greenview No. 16 a Plan of Survey suitable for registration with Alberta Land Titles. The size and location of the subdivided parcel shall be as per the approved tentative plan, including road right of way widths of 20.5 metres.
2. The applicant shall submit to the Municipal District of Greenview No. 16 a Plan of Survey for a Utility Right of Way, 3.0 metres in width, adjacent to the proposed road, suitable for registration with Alberta Land Titles.
3. The applicant shall close those portions of road within Plan 69TR (105 Avenue) and Plan 042 6473 (99 Street) adjacent to Plan 822 3273, Block 34, Lot 6. All costs associated with closure and consolidation of the roads shall be the responsibility of the applicant and the applicant shall pay all applicable fees in accordance with the Schedules of Fees Bylaw 24-970. Registration of the road closure shall occur concurrently with registration of the Plan of Survey for the subdivision.
4. The applicant shall pay a final subdivision endorsement fee, in accordance with the Municipal District of Greenview No. 16 Schedules of Fees Bylaw 24-970.
5. The applicant shall pay all taxes owing to the Municipal District of Greenview No. 16, up to the year in which the subdivision is to be registered, prior to signing the final subdivision endorsement documents.
6. The applicant shall enter into and comply with the terms of a development agreement in accordance with the Municipal Government Act, s. 655 for provision of the following, as required:
 - a. Road access, extending to the north boundary of the subdivision and any temporary road extension, cul de sac, or turnaround;
 - b. Municipal water service and extensions;
 - c. Municipal sewer service and extensions;
 - d. Municipal storm sewer service and extensions;
 - e. Franchise utility services and any Utility Rights-of-Way (URWs);
 - f. Street lighting;

- g. Street signage;
- h. Sidewalks and pedestrian connections, if any; and
- i. Performance securities.

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

Portion of Lot 6, Block 34, Plan 822 3273	- 0.56ha (1.38ac)
Portion of Closed Road on Plan 69 TR	- 0.16ha (0.40ac)
Portion of Closed Road on Plan 042 6473	- 0.32ha (0.79ac)
Total Area of Proposed Lot 1	- 1.04ha (2.57ac)

S24-001
APPROVED
Subject to Conditions
April 10, 2024

LOT 16
 BLOCK 34
 PLAN 072 6105

105 Avenue

3.0m Utility Easement
 Required Both
 Sides of Road

LOT 6
 BLOCK 34
 PLAN 822 3273

LOT 1
1.04ha

78.8
 Portion of closed Road
 Road Plan 69 TR

R/W PLAN 6372 RS

R/W PLAN 5941 RS

R/W PLAN 042 6473
 Portion of closed Road
 ROAD PLAN 042 6473

LOT 15
 BLOCK 34
 PLAN 042 6473

100 STREET

ROAD

LOT 18
 BLOCK 34
 PLAN 102 5302

LOT 7
 BLOCK 34
 PLAN 822 3273

LOT 1R
 BLOCK 34
 PLAN 2650 RS

SHAND AVENUE EAST

LOT R1
 BLOCK 310
 PLAN 1436 RS

LOT 24
 BLOCK 24
 PLAN 3698 RS

LOT 12
 BLOCK 31
 PLAN 5117 RS

SHAND AVENUE WEST

LOT 30
 BLOCK 1
 PLAN 2650 RS

PROPOSED SUBDIVISION

Part of
 Portior

SUBDIVISION BOUNDARY CONTAINING
 APPROX. 1.4ha AND 1 DC FMBP LOT

