

AGENDA

MUNICIPAL PLANNING COMMITTEE MEETING OF THE VILLAGE OF LONGVIEW

In the Province of Alberta, held on Wednesday, June 6, 2018 at
Village of Longview Council Chambers Commencing at 6:00 p.m.

1.0 **CALL TO ORDER**

2.0 **AGENDA**

3.0 **BUSINESS**

3.1 Subdivision of 212 Royalties Crescent

4.0 **ADJOURNMENT**

SD#

Village of Longview Subdivision Application

File #



SUBDIVISION APPLICATION

Village of Longview

128 Morrison Road, Highway 22

P.O. Box 147, Longview, Alberta T0L 1H0

Tel (403) 558-3922 Fax (403) 558-3743

SD#

FILE #

Date received:

Date accepted as complete:

File Number:

Fee paid:

Receipt Number:

NAME OF REGISTERED OWNER OF LAND:

Phone: Home/Work/Cell/Other

Fax: Home/Work/Cell/Other

EDWARD T. COATE - DARLENE G. COATE

Address: 207 ROYALTIES CREES,

City: LONGVIEW

Province AB

Postal Code T0L-1H0

NAME OF AGENT AUTHORIZED TO ACT ON BEHALF OF REGISTERED OWNER:

Phone: Home/Work/Cell/Other 403-461-2020

Fax: Home/Work/Cell/Other 403-558-0184

E-mail: Sanderbob@003@gmail.com

Bob Sander

Address: Longview

City: Longview

Province AB

Postal Code T0L-1H0

LEGAL DESCRIPTION: ROLL NUMBER:

All or Part of the

1/4 1/2 ALL

Section

Township

Range

West of the th Meridian

LSD

Lot 13

Block 5

Plan 1777JK

Descriptive:

Civic Address: R12 ROYALTIES CREES,

EXISTING PARCEL SIZE: hectares/m²

Certificate of Title #: 101/176779

acres/ft² EXISTING DESIGNATION:

PROPOSAL: Sub-Divide into 2 lots

EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED:

Describe: a) Existing use of land House lot

b) Proposed use of land 2-House lots

FURTHER RELEVANT INFORMATION TO BE PROVIDED:

a) Number of parcels being created 1+1

b) Size of parcels being created See plan

c) Disposition of Reserve

(i) Deferral () or

(ii) Deferral to balance () or

(iii) if dedicated, Area of Reserves and designation

(iv) if cash-in lieu, per acre value

LOCATION OF LAND TO BE SUBDIVIDED:

a) The land is situated in The Village of Longview?

b) Is the land situated immediately adjacent to the municipal boundary?

- If "Yes", the adjoining municipality is

c) Is the land situated within 0.8km (0.5 miles) of the right-of-way of a highway other than Highway 22?

- If "Yes", the highway is No, the secondary road is No.

d) Is the land situated within 60.00m (200.00ft) of the right-of-way of a Highway 22?

e) Does the proposed parcel contain or is it bounded by a river, stream, lake or other water body, or a drainage ditch or canal?

- If "Yes" state its name

f) Is the proposed parcel within 1.5km of a sour gas facility?

PHYSICAL CHARACTERISTICS OF THE LAND TO BE SUBDIVIDED:

a) Describe the nature of the topography of the land (flat, rolling, steep, mixed) rolling front/Flat

b) Describe the nature of the vegetation on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc) Some trees

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

EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED:

Describe any buildings and any structures on the land and whether they are to be demolished or moved: House on lot Demolished + Removed

WATER AND SEWER SERVICES:

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal None Sewer + water from street

REGISTERED OWNER OR PERSON ACTING ON REGISTERED OWNER'S BEHALF:

I/We _____

Bob Sander hereby certify that:
 I/We am/are the registered owner, or I am the agent authorized to act on behalf of the register owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for development permit application.

SIGNED: _____

Bob Sander DATE: May 14/2018

RIGHT OF ENTRY:

I/We being the owner or person in possession of the above described land and any buildings thereon hereby consent to authorized persons designated by Village of Longview to enter upon the land for the purpose of inspection during the processing of this application.

SIGNED: _____

DATE: _____

If there is an access or safety concern with respect to the site inspection, please state the concern below:

FREEDOM OF INFORMATION:

I/We being the owner or agent authorized to act on behalf of the register owner understand that this application and the accompanying information is public record that is accessible by the public. Upon request to the Town this application and file documentation will be made available for viewing.

SIGNED: _____

Bob Sander DATE: May 14/2018

IMPORTANT NOTES

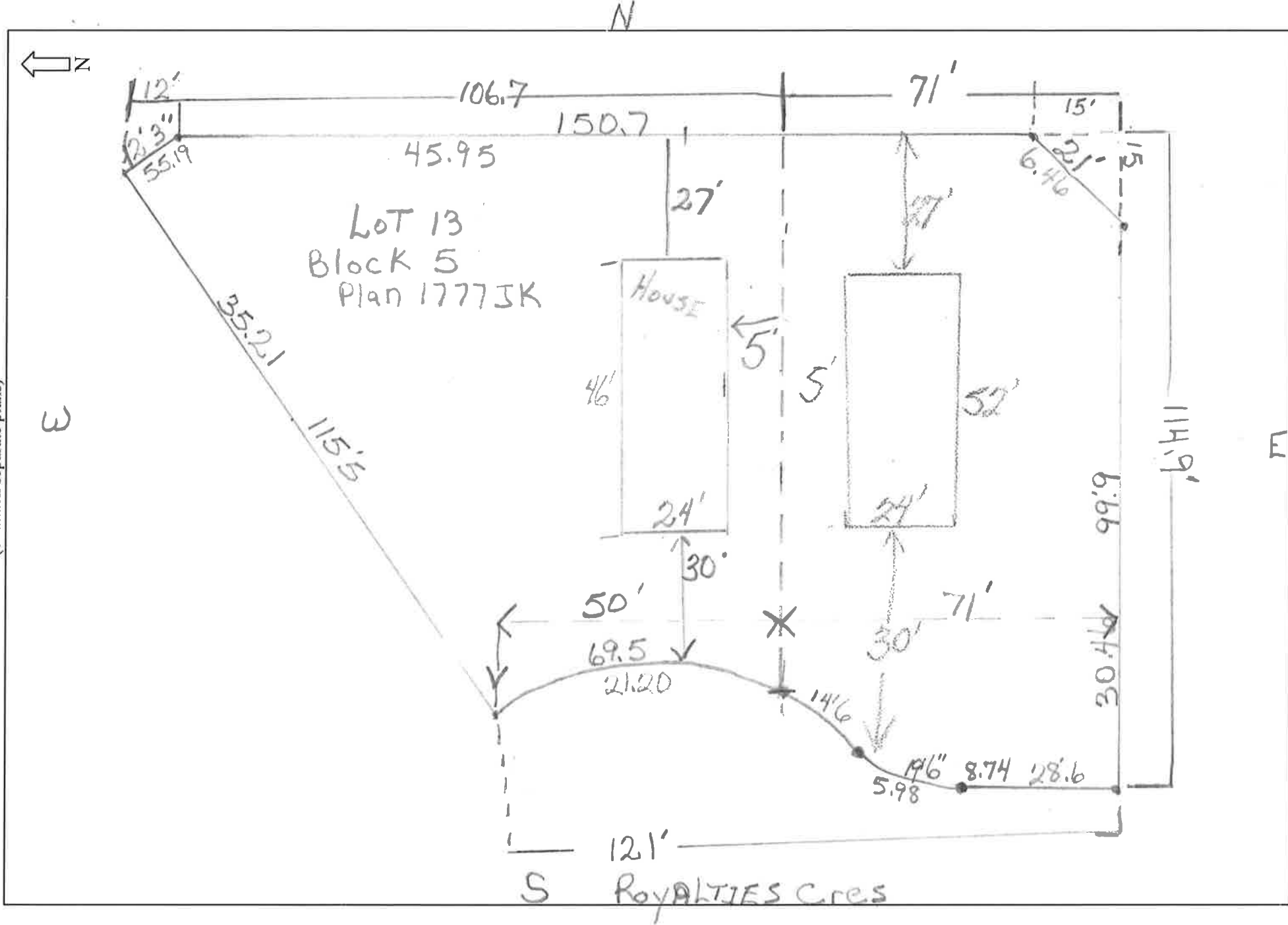
An application for Subdivision Permit shall be made by submitting to the Subdivision Authority the prescribed form completed, signed by the owner or his agent and accompanied by the prescribed application fee. Upon receipt of this completed application, fee and any required background or accompanying material, the Development Authority has up to 60 days to process the application, during which time the Subdivision Authority will follow the procedures as set out on the Municipal Government Act and the Village of Longview Land Use Bylaw. The Subdivision Authority may approve or refuse the application.

SUPPORTING DOCUMENTATION

- a) Subdivision:
 - (i) Full extent of existing Title(s);
 - (ii) Proposed subdivision boundaries;
 - (iii) A Real Property Report, if there are existing buildings.
- b) development site plans showing:
 - (i) the legal description of the property and a north arrow;
 - (ii) dimensions of the site;
 - (iii) the dimensions and relationship to property lines of all existing and proposed parcel boundaries, developments, buildings, shelter belts and major topographical features;
 - (iv) adjoining roadways and major collector routes for the development;
 - (v) Percentage of lot occupied (including buildings);
 - (vi) the front, rear and side yards and any provision for off-street loading and parking, driveway;
 - (vii) utilities, site drainage, existing and proposed lot grades in relation to the top of curb or sidewalks and lot corners, the grades of the streets and the location of proposed sewer and water lines;
- c) Utilities:
 - (i) Existing and proposed municipal utilities and hook-up (water and sewer);
 - (ii) Existing and proposed utilities (gas, electric, phone);
- d) Photocopy of duplicate Certificate of Title or a Title Search from Land Titles Office of all lands to be affected by the proposed development and a copy of all encumbrances (other than mortgages) registered on property such as covenants and rights-of-way or easement agreements.

SITE PLAN

(or attach separate plans)



I/WE SUBMIT THE FOLLOWING IN SUPPORT OF MY/OUR APPLICATION:



CERTIFIED COPY OF
Certificate of Title

S

LINC
0020 293 205

SHORT LEGAL
1777JK;5;13

TITLE NUMBER: 101 176 779
TRANSFER OF LAND
DATE: 14/06/2010

AT THE TIME OF THIS CERTIFICATION

EDWARD COATE

AND
DARLENE COATE

BOTH OF:

BOX 71

LONGVIEW

ALBERTA T0L 1H0

AS JOINT TENANTS

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 1777JK

BLOCK 5

LOT 13

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

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

6470IA . 02/12/1960 CAVEAT

RE : EASEMENT

CAVEATOR - TALISMAN ENERGY INC..

BOX 2140, STATION M

CALGARY

ALBERTA T2P2M4

(DATA UPDATED BY: TRANSFER OF CAVEAT

091368627)



THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 14 DAY OF JUNE ,2010

(CONTINUED)

Cody Follis,
Box 232,
Longview, Ab.,
TOL-140,
MAY 29/18

To: Village of Longview,

I have no objections to the division of 212 Royalties Crescent as the lot is big enough and town can use bigger tax base, etc.

My one reservation is the location of the houses. I believe they should not be so close for fire/safety reasons as well as the over-all appearance of the lots and the neighbourhood. (eq:- minimum 10' from division line each, or more centrally located in lots)

I trust this will be done to enhance the town/neighborhood and not just to make a buck on land sales.

Yours Cordially
Cody Follis
CFollis

MAY 29, 2018

VILLAGE OF LONGVIEW

Box 147

LONGVIEW, AB. TOLHO

ATTN: DALE HARRISON

I AM FOR TO SUB-DIVIDE 212

ROYALTIES CRESCENT INTO 2 SINGLE

FAMILY DWELLING LOTS.

Yours Truly

Alice Bagg