

ADOPTED

Minutes of a  
**MUNICIPAL PLANNING COMMISSION REGULAR MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
Greenview Administration Building  
Valleyview, Alberta, on Tuesday, September 15, 2020

- #1 CALL TO ORDER** Chair Roxie Rutt called the meeting to order at 9:00 a.m.
- PRESENT**
- |            |                 |
|------------|-----------------|
| Chair      | Roxie Rutt      |
| Vice-Chair | Tom Burton      |
| Member     | Shawn Acton     |
| Member     | Winston Delorme |
| Member     | Duane Didow     |
| Member     | Dale Gervais    |
| Member     | Tyler Olsen     |
| Member     | Dale Smith      |
| Member     | Les Urness      |
- ATTENDING**
- |   |                  |
|---|------------------|
| Manager, Planning and Development                 | Sally Ann Rosson |
| Development Officer, Wards 1 and 8                | Celine Chuppa    |
| Development Officer, Wards 2, 3 and 4, Division 9 | Price Leurebourg |
| Development Officer, Wards 5, 6 and 7             | Leona Dixon      |
| Development Technician                            | Alysse Barks     |
| Recording Secretary                               | Jenny Cornelsen  |
- GUESTS** Lou Maffret and Derek Lofstrom (S20-009)  
Lane and Alysse Barks (S20-013)
- ABSENT** Member Bill Smith
- #2 AGENDA** MOTION: 20.09.049. Moved by: MEMBER SHAWN ACTON  
That the September 15, 2020, agenda be adopted as presented.  
CARRIED
- #3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES** MOTION: 20.09.050. Moved by: VICE-CHAIR TOM BURTON  
That the minutes of the Municipal Planning Commission regular meeting held on July 14, 2020, be adopted as presented.  
CARRIED
- #3.2 BUSINESS ARISING FROM MINUTES** **3.2 BUSINESS ARISING FROM MINUTES**
- Members inquired about the status of development permit application D20-079 for LKS Construction in Grande Cache. Development Officer Leurebourg stated that construction of the gas bar and convenience store had

commenced. Member Didow added that the foundation for the drive-through had been installed.

#4  
DELEGATIONS

#### 4.0 DELEGATIONS

#4.1  
DELEGATION

##### 4.1 S20-009 / VEY DANIEL AND JENNA C/O VELOCITY GROUP / NW-11-70-07-W6, PLAN 1920407, BLOCK 2, LOT 1 / BOUNDARY ADJUSTMENT / GROVEDALE AREA

Development Officer Celine Chuppa presented an overview of a proposed subdivision application for a 3.81-hectare (9.41-acre) ± lot. The property was zoned Country Residential One (CR-1) District.

Development Officer Celine Chuppa presented additional information as follows:

- The subject site was located approximately eight kilometres northwest of the Hamlet of Grovedale, adjacent to Township Road 701A. The parcel included an existing residence with a shop on the remainder of the balance.
- The proposed boundary adjustment would shift the parcel approximately 37.3 metres eastward. This would allow the existing driveway to remain on the balance of the quarter.
- Notifications had been circulated to adjacent landowners within an 804.0-metre radius; however, no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Mr. Derek Lofstrom and Mr. Lou Maffret spoke as the applicant. The applicant stated that the reason for the proposed boundary adjustment was to mitigate drainage and retain existing access to the shop on the balance of the quarter.

Municipal Planning Commission discussed the following:

- It was noted that the parcel had been previously subdivided with the intention to construct access to the balance and retain the portion of the driveway with the subdivided parcel. Mr. Lofstrom, stated that further research showed that the area for the intended road was low-lying and that using the existing road would be preferable. Therefore, a boundary adjustment had been proposed, which would have resulted in removing the entire existing road from the subdivision.
- Concerns were raised that shifting the boundary eastward would utilize better agricultural land for residential purposes. Mr. Maffret countered that the additional land could not really have been farmed. He added that the additional land would provide access to future development and protect the dugout as it provided service to the residence.

- Members asked for clarification on the direction of water flow. Mr. Maffret stated that the water flowed from both the north and south of the property toward the dugout.

Chair Roxie Rutt advised Mr. Lofstrom and Mr. Maffret that Municipal Planning Commission would render a decision later in the meeting.

**#4.2  
DELEGATION**

**4.2 S20-013 / BARKS LANE AND ALYSSE / NW-31-72-26-W5, PLAN 1026175,  
BLOCK 1, LOT 1 / PHYSICAL SEVERANCE / DEBOLT AREA**

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 19.88-hectare (49.37-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Development Officer Leona Dixon presented additional information as follows:

- The subject site was located approximately ten kilometres directly north of the Hamlet of DeBolt. There was an existing residence, barn and pasture on the current 6.07-hectare (15.01-acre) ± subdivision.
- The proposed boundary adjustment would include the lands physically severed by seasonal drainage and wetland areas. Consolidating the physically severed lands would include approximately 3.0 acres of long-term leased lands immediately south of the existing subdivision. As a result, the pasture area would be increased and the agricultural lands to the east would be accessible for farming use.
- The cultivated land on the south of the quarter would remain in production.
- Satisfactory access to both parcels was in place with boundaries that had considered the physical severance and addressed access to the lands east of the existing parcel.
- Notifications had been circulated to adjacent landowners within an 804.0-metre radius; however, no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Mr. Lane Barks and Ms. Alysse Barks spoke as the applicant. The applicant commented that the east portion of the quarter had been fenced for bison, which had essentially kept the quarter cleared. This provided existing access to the east portion of the quarter.

No comments or questions were noted from Municipal Planning Commission.

Chair Roxie Rutt advised Mr. & Ms. Barks that Municipal Planning Commission would render a decision later in the meeting.

#5  
 SUBDIVISIONS

## 5.0 SUBDIVISION APPLICATIONS

### 5.1 S20-004 / SHAW CHAD & HEATHER C/O BEAIRSTO & ASSOCIATES / SE-09-66-21-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA

Development Officer Price Leurebourg presented an overview of a proposed subdivision application for a 4.08-hectare (10.08-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Development Officer Price Leurebourg presented additional information as follows:

- The subject site was located approximately six kilometres southeast of the Hamlet of Little Smoky. The proposed subdivision would accommodate the existing residence and yard site.
- The proposed subdivision was primarily a residential parcel with some industrial activity to the west portion of the parcel.
- There was an existing approach to the proposed subdivision from Range Road 213. The balance of the quarter was accessed from Township Road 661.
- Road widening of 5.03 metres along both Range Road 213 and Township Road 661 was required.
- Notifications had been circulated to adjacent landowners within an 804.0-metre radius; however, no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Municipal Planning Commission discussed the following:

- Members felt that the road had been widened when Highway 43 had been twinned and questioned the reason for the road widening condition. Development Officer Leurebourg explained that it had been a recommendation from Construction & Engineering.
- As there were existing pipelines on the parcel, members asked if pipeline rights-of-way would restrict further development. Manager Rosson stated that pipeline rights-of-way would not affect development on the proposed subdivision. Development Officer Leurebourg added that sour pipelines would affect future development; however, the pipelines on the parcel were not sour.

SE-09-66-21-W5

MOTION: 20.09.051. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S20-004 for the creation of an 8.10-hectare ± lot within the parcel legally described as SE-09-66-21-W5, subject to the conditions listed below:

**Reasons:**

1. The proposed subdivision complies with the Municipal Development Plan and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulations.

**Conditions:**

1. The applicant shall submit to Greenview, a plan of survey suitable for registration with Alberta Land Titles. The size of the subdivided parcels shall be as per the approved tentative plan.
2. The applicant shall pay all taxes owing to Greenview, up to the year in which subdivision is to be registered, prior to Greenview signing the final subdivision approval documents.
3. The applicant shall ensure the on-site sewage disposal systems on the proposed lot complies with distance requirements of the Alberta Private Sewage Standards of Practice. The applicant shall provide Greenview with a Certificate of Compliance from an accredited agency reflecting that the proposed parcel boundaries have been taken into consideration when compliance was considered. The arrangements and costs are the responsibility of the applicant.
4. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage adjacent to Township Road 661/Range Road 213. Adjacent to the balance of the quarter, the applicant is required to sell to Greenview 5.03 metres for future road widening in accordance with Greenview's Schedule of Fees Bylaw. The road plan for widening shall be surveyed and registered by Greenview. The applicant shall not have the parcel boundaries of the proposed subdivision located until after the road widening has been accounted for.

CARRIED

**5.2 S20-009 / VEY DANIEL & JENNA C/O VELOCITY GROUP / NW-11-70-07-W6, PLAN 1920407, BLOCK 2, LOT 1 / BOUNDARY ADJUSTMENT / GROVEDALE AREA**

Development Officer Celine Chuppa had previously presented an overview of a proposed subdivision application for a 3.81-hectare (9.41-acre) ± lot. The property was zoned Country Residential One (CR-1) District.

Municipal Planning Commission discussed the following:

- Members asked for clarification as to why the application had been for a boundary adjustment, but the motion had been for a subdivision application. Manager Rosson responded that the subdivision application had been for a boundary adjustment.

NW-11-70-07-W6,  
 PLAN 1920407,  
 BLOCK 2, LOT 1

MOTION: 20.09.052. Moved by: VICE-CHAIR TOM BURTON  
 That Municipal Planning Commission (MPC) **APPROVE** subdivision application S20-009 for the creation of a 3.81-hectare ± lot within the parcel legally described as NW-11-70-07-W6, Plan 1920407, Block 2, Lot 1, subject to the conditions listed below:

**Reasons:**

1. The proposed subdivision complies with the Municipal Development Plan, the Grovedale Area Structure Plan and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulations.

**Conditions:**

1. The applicant shall submit to Greenview, 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, according to Greenview's Schedule of Fees in effect at the time of endorsement.
3. The applicant shall pay all taxes owing to Greenview, up to the year in which subdivision is to be registered, prior to the Greenview signing the final subdivision approval documents.

CARRIED

**5.3 S20-010 / JOHN WIRTH C/O CALTECH SURVEYS / SW-30-70-21-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA**

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 6.48-hectare (16.0-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Development Officer Leona Dixon presented additional information as follows:

- The subject site was located approximately seven kilometres east of Valleyview at the intersection of Highway 669 and Range Road 220.
- The proposed surveyed plan consolidated the existing parcel with the balance of the quarter, thus creating a vacant first parcel out subdivision.
- In summer 2020, a borrow pit had been developed on the land to provide fill for road construction along Highway 669. To access the pit, construction of a temporary approach had been approved. There was a possibility that the approach could remain permanently upon Construction and Engineering's confirmation that it had been satisfactorily installed to meet Greenview's standards and upon agreement of Municipal Planning Commission.
- Accesses to the balance existed from Range Road 220 and Highway 669.

- Road widening of 5.03 metres as well as a 15.0-metre corner cut at the intersection of Highway 669 and Range Road 220 was required.
- Notifications had been circulated to adjacent landowners within an 804.0-metre radius; however, no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Municipal Planning Commission discussed the following:

- Members agreed that the temporary approach could remain permanently and that the condition for an approach could be removed.

SW-30-70-21-W5

MOTION: 20.09.053. Moved by: MEMBER DALE SMITH

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S20-010 for the creation of a 6.48-hectare ± lot within the parcel legally described as SW-30-70-21-W5, subject to the conditions listed below:

**Reasons:**

1. The proposed subdivision complies with the Municipal Development Plan and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulations.

**Conditions:**

1. The applicant shall submit to Greenview, a plan of survey suitable for registration with Alberta Land Titles. The size of the subdivided parcel(s) shall be as per the approved tentative plan.
2. The applicant shall pay a final subdivision endorsement fee in accordance with Greenview's Schedule of Fees in effect at the time of endorsement.
3. The applicant shall pay all taxes owing to Greenview, up to the year in which subdivision is to be registered, prior to Greenview signing the final subdivision approval documents.
4. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage adjacent to Range Road 220. Adjacent to the balance of the quarter, the applicant is required to sell to Greenview 5.03 metres for future road widening, including a 15.0-metre by 15.0-metre corner cut at the intersection of Highway 669 and Range Road 220, in accordance with Greenview's Schedule of Fees Bylaw. The road plan for widening shall be surveyed and registered by Greenview. The applicant shall not have the parcel boundaries of the proposed subdivision located until after the road widening has been accounted for.

CARRIED

**5.4 S20-013 / BARKS LANE AND ALYSSE / NW-31-72-26-W5, PLAN 1026175, BLOCK 1, LOT 1 / PHYSICAL SEVERANCE / DEBOLT AREA**

Development Officer Leona Dixon had previously presented an overview of a proposed subdivision application for a 19.88-hectare (49.37-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Municipal Planning Commission discussed the following:

- Development Officer Dixon responded affirmatively upon being asked whether the property would receive a new plan number.

NW-31-72-26-W5,  
PLAN 1026175,  
BLOCK 1, LOT 1

MOTION: 20.09.054. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S20-013 for the creation of a 19.98-hectare ± lot within the parcel legally described as NW-31-72-26-W5, including Plan 1026175, Block 1, Lot 1, subject to the conditions listed below:

**Reasons:**

1. The proposed subdivision complies with the Municipal Development Plan and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulations.

**Conditions:**

1. The applicant shall submit to Greenview, a plan of survey suitable for registration with Alberta Land Titles. The size of the subdivided parcels shall be as per the approved tentative plan.
2. The applicant shall pay all taxes owing to Greenview, up to the year in which subdivision is to be registered, prior to Greenview signing the final subdivision approval documents.
3. The applicant shall pay a final subdivision endorsement fee, according to Greenview’s Schedule of Fees in effect at the time of endorsement.

CARRIED

#6  
DEVELOPMENT PERMITS

**6.0 DEVELOPMENT PERMIT APPLICATIONS**

There were no development permit applications presented for review.

#7  
DATE OF NEXT MEETING

**7.0 DATE OF NEXT MEETING**

Wednesday, October 14, 2020



ADOPTED

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#8  
ADJOURNMENT

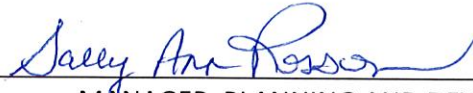
**8.0 ADJOURNMENT**

MOTION: 20.09.055. Moved by: MEMBER TYLER OLSEN  
That this meeting adjourn at 9:29 a.m.

CARRIED



CHAIR



MANAGER, PLANNING AND DEVELOPMENT