

ADOPTED

Minutes of a  
**MUNICIPAL PLANNING COMMISSION REGULAR MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
Greenview Administration Building and Zoom  
Valleyview, Alberta, on Wednesday, January 13, 2021

#1  
CALL TO ORDER

Chair Duane Didow called the meeting to order at 9:00 a.m.

PRESENT

Chair	Duane Didow
Member	Shawn Acton
Member	Roxie Chapman
Member	Winston Delorme (via Zoom)
Member	Dale Gervais (via Zoom)
Member	Tyler Olsen
Member	Dale Smith
Member	Les Urness (via Zoom)

ATTENDING

Manager, Planning and Development	Sally Ann Rosson (via Zoom)
Development Officer	Leona Dixon
Development Officer	Price Leurebourg (via Zoom)
Development Officer	Celine Chuppa
Development Technician	Alysse Barks
Recording Secretary	Jenny Cornelsen

GUESTS

Roger Autio, Director, Infrastructure & Planning  
Travis Snider – D20-436 (via Zoom)  
Trevor Smith – S20-017 (via Zoom)

ABSENT

Vice-Chair	Tom Burton
Member	Bill Smith

#2  
AGENDA

MOTION: 21.01.01. Moved by: MEMBER ROXIE CHAPMAN  
That the January 13, 2021, agenda be adopted as amended:

- 4.1 and 6.1 – D20-436 / SNIDER TRAVIS / SNIDER ALFRED AND JEAN / HOME OCCUPATION, MAJOR: MR. T'S GARAGE; SIGN / SW-26-71-22- W5, PLAN 9924980, LOT 1 / NEW FISH CREEK AREA
  - Development Officer Dixon distributed a revised sketch of sign.
- 4.2 – S20-017 / SMITH TREVOR N / NE-05-70-06-W6 / FIRST PARCEL OUT / GROVEDALE AREA
  - Mr. Trevor Smith was added as a delegation (via Zoom) to represent the subdivision application.
- 4.3 –Legal advice regarding Municipal Planning Commission's adherence to policies and decisions of Municipal Planning Commission.

CARRIED

#3  
MINUTES

### 3.1 MINUTES OF ORGANIZATIONAL MEETING

MOTION: 21.01.02. Moved by: MEMBER TYLER OLSEN  
That the minutes of the Municipal Planning Commission organizational meeting held on December 15, 2020, be adopted as presented.

### 3.2 MINUTES OF REGULAR MEETING

MOTION: 21.01.03. Moved by: MEMBER DALE SMITH  
That the minutes of the Municipal Planning Commission regular meeting held on December 15, 2020, be adopted as presented.

CARRIED

### 3.3 BUSINESS ARISING FROM MINUTES

Two subdivision applications that were tabled at the December 15, 2020, Municipal Planning Commission regular meeting, would be brought forward today.

#4  
DELEGATIONS

### 4.1 D20-436 / SNIDER TRAVIS / SNIDER ALFRED AND JEAN / HOME OCCUPATION, MAJOR: MR. T'S GARAGE; SIGN / SW-26-71-22- W5, PLAN 9924980, LOT 1 / NEW FISH CREEK AREA

Development Officer Leona Dixon presented an overview of a development permit application for a Home Occupation, Major: Mr. T's Garage and Sign within SW-26-71-22- W5, Plan 9924980, Lot 1. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The subject site was located near the end of a dead-end road, approximately 16.0 kilometres north and west of Valleyview and was proposed to be utilized as a small engine repair business from the existing garage.
- The business would include a 1.0-acre storage area for vehicles waiting for repair or pickup, as well as installation of a sign at the driveway.
- The applicant requested to locate the sign 4.9 metres from the property lines at the driveway, which required a variance of 35.1 metres.
- Notifications were circulated to eight adjacent landowners within an 804.0-metre radius of the parcel. No letters or comments were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions, including upgrade of the existing approach to industrial standards in accordance with Construction and Engineering's requirement.

Mr. Travis Snider was in attendance (via Zoom) to represent the application. Mr. Snider questioned Construction & Engineering's requirement that the approach be upgraded as there was presently a 12.0-metre culvert. When asked, Development Officer Dixon stated that the standard approach width for an industrial approach was 15.0 metres.

Members had the following comments or questions:

- Members asked about the size of vehicles and equipment that would be utilized in the operation. Mr. Snider stated that besides a pickup truck and small tractor, only small-engine equipment, such as quads or lawnmowers, would be repaired at the shop.

CHAIR DUANE DIDOW advised Mr. Snider that Municipal Planning Commission would render a decision later in the meeting.

#4  
DELEGATIONS

**4.2 S20-017 / SMITH TREVOR N / NE-05-70-06-W6 / FIRST PARCEL OUT / GROVEDALE AREA**

Development Officer Celine Chuppa presented an overview of a proposed subdivision application for a 7.31-hectare (18.06-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The subject site was located one kilometre west of the Hamlet of Grovedale and consisted of a single-family dwelling, barn, shop and two sheds.
- Access was in place to the proposal from Range Road 64A, and to the balance of the quarter from Highway 666.
- Road widening of 10.00 metres was required on Range Road 64A.
- Notifications were circulated to adjacent landowners within an 804.0-metre radius; no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions, including upgrade of the open discharge system to meet setback distances in accordance with provincial regulations.

Mr. Trevor Smith was in attendance (via Zoom) to represent the application. He stated that the quarter section did not support his 160-head cattle ranch; therefore, he wished to subdivide the homestead and relocate further away from the Hamlet of Grovedale.

Members had the following comments or questions:

- Members asked whether it was possible to navigate from the west to the east side of the large wet area on the quarter. Mr. Smith stated that the

water from the quarter he owned on the east side of Highway 666 drained onto the east side of this quarter to the wet area.

- Members asked whether the applicant would want a larger subdivision that encompassed all the cultivated land west of the wet area. Mr. Smith replied that he wanted to subdivide the remaining vacant cultivated lands south of the proposed subdivision for a future residence for himself or his children.

CHAIR DUANE DIDOW advised Mr. Smith that Municipal Planning Commission would render a decision later in the meeting.

#### 4.3 LEGAL ADVICE

Due to questions raised at the December 15, 2020, Municipal Planning Commission meeting, Manager Rosson had obtained the following legal advice.

- Adherence to Approach Policy:
  - Municipal Planning Commission must adhere to statutory plans and the Land Use Bylaw and were required to consider policies of council; however, they were not bound by policies of council. However, Municipal Planning Commission would have to provide good reason to depart from those requirements.
- Decisions:
  - Options for decisions made by Municipal Planning Commission as a Development Authority were slightly different than those decisions made by council. Municipal Planning Commission had the authority to approve an application with conditions, refuse an application with reasons or to table an application with reasons.

#### #5 SUBDIVISIONS

#### 5.1 S20-017 / SMITH TREVOR N / NE-05-70-06-W6 / FIRST PARCEL OUT / GROVEDALE AREA

Development Officer Celine Chuppa had previously presented an overview of a proposed subdivision application for a 7.31-hectare (18.06-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Members had the following comments or questions:

- It was questioned why further road widening had not been requested at this time since legal access was required to approve the subdivision application. Development Officer Chuppa explained that there had been a road plan prepared on the adjacent quarter. Ms. Rosson noted that a power line was located within the proposed 10.0-metre widening.
- Members inquired as to the width of the road plan that would be registered on NW5 and Development Officer Dixon advised that it was a 20.12-metre

width and the landowner was not prepared to sell further land to Greenview; therefore a 10.0-metre width was required from Smith, which was necessary to accommodate a turnaround for the dead-end road.

NE-05-70-06-W6

MOTION: 21.01.04. Moved by: MEMBER DALE SMITH

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S20-017 for the creation of a 7.31-hectare ± lot within the parcel legally described as NE-05-70-06-W6, subject to the conditions listed below:

**Reasons:**

1. The proposed subdivision complies with the Municipal Development Plan, the Grovedale Area Structure Plan and Land Use Bylaw No. 18-800.
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 or a descriptive plan, 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 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 Greenview signing the final subdivision approval documents.
4. The applicant shall ensure the on-site sewage disposal systems on the proposed lot complies with requirements of the Alberta Private Sewage Standards of Practice. The applicant shall provide Greenview with a report from an accredited agency reflecting that all setback distance requirements and the proposed parcel boundaries have been taken into consideration when compliance was considered. The arrangements and costs are the responsibility of the applicant.
5. Road widening of 10.0-metres shall be dedicated by the applicant along the parcel frontage adjacent to the unregistered road plan on NW-05-70-6-W6 to extend Range Road 64A (a distance of 26.85 metres ±). Adjacent to the balance of the quarter, the applicant is required to sell to Greenview 10.0 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

Mr. Trevor Smith vacated the meeting at 9:37 a.m.

**5.2 S20-018 / KERN PAULIE, KLASSEN DAREL, AMBROS WERNER AND SHARON / NW-21-71-26-W5, PLAN 1221631, BLOCK 1, LOT 1 / BOUNDARY ADJUSTMENT / CROOKED CREEK AREA**

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 4.038-hectare (9.98-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The application had been tabled at the December 15, 2020, Municipal Planning Commission meeting to enable Administration to obtain further information regarding approaches.
- The subject site was located approximately four kilometres west of the Hamlet of Ridgevalley and included an existing single-family dwelling and shop.
- The physical fenced boundaries of the original subdivision application included the second approach and driveway to the shop, which had encompassed a 7.0-hectare parcel. However, the decisions of Municipal Planning Commission and subsequently Subdivision and Development Appeal Board, required that the first parcel subdivision be reduced to a maximum of 4.046 hectares in accordance with the Land Use Bylaw in effect at that time. To respond to that condition and allow registration of the subdivision, the landowner had chosen to use the boundaries of the existing lot to create the parcel, which excluded the existing second approach and fenced driveway to access the shop.
- While the current landowners did not have issue with the parcel size, they proposed to exchange land to the east for the portion that would be added by including the second approach and access road to the shop. This would allow the farmable acres currently in production to be included in the title for the agricultural parcel owned by Klassen and Kern, and all the original and fenced yard to be within the subdivision plan.
- This proposal included the only access to the balance; therefore, the applicant would be required to apply for an approach to the balance and pay the necessary application and installation fees. The proposed application exceeded the guidelines of Greenview's Development Guidelines and Municipal Servicing Standards, which provided that only one access to the balance and one per residence was permitted.
- A paved approach existed to the undeveloped road allowance adjacent to the north quarter boundary and was being utilized for access to the cultivated field. The road allowance was also cultivated approximately 100.0-metres.

- As Range Road 264 had an existing 40.0-metre right-of-way, further road widening was not required.
- Notifications were circulated to adjacent landowners within an 804.0-metre radius; no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Members had the following comments or questions:

- There was considerable discussion regarding options for the approach in relation to Greenview's Development Guidelines and Municipal Servicing Standards. Based on the previously provided legal advice, one option was for Municipal Planning Commission to deviate from the policy and allow the second approach to be included in the proposed subdivision. Continuing to utilize the approach from the undeveloped road allowance had also been considered; however, it did not provide legal access. A third option was provided by Director, Infrastructure and Planning, Roger Autio, who indicated that that the landowner would be required to install and pay applicable fees to construct a minimum of 80 metres of road and a turn-around from Range Road 264 on the undeveloped road allowance.

Member Dale Smith vacated the meeting at 9:43 a.m.

- Director Autio reminded Members that though Municipal Planning Commission had authority to alter the Development Guidelines and Municipal Servicing Standards, it would set a precedent.

Member Dale Smith re-entered the meeting at 9:44 a.m.

- Members continued to discuss possible approach options. After considering the conditions, Members agreed to refuse the application.

PLAN 1221631,  
 BLOCK 1,  
 LOT 1

MOTION: 20.12.071 Moved by: MEMBER ROXIE CHAPMAN

That Municipal Planning Commission (MPC) **REFUSE** subdivision application S20-018 for the boundary adjustment of Plan 1221631, Block 1, Lot 1, and creation of a 4.038-hectare ± lot within the parcel legally described as NW-21-71-26-W5, subject to the reasons listed below:

1. The Development Guidelines and Municipal Servicing Standards, Drawing 7.18(B), limits the number of residential approaches to one (1) per quarter section or subdivision.
2. The proposed boundary adjustment would remove the existing paved access to the balance of the quarter section.

CARRIED

Member Roxie Chapman vacated the meeting at 10:01 a.m.

### **5.3 S20-019 / TARANORTH INC. / SE-13-70-20-W5 / FIRST PARCEL OUT / SUNSET HOUSE AREA**

Development Officer Price Leurebourg had previously presented an overview of a proposed subdivision application for a 4.16-hectare (10.27-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The application had been tabled at the December 15, 2020, Municipal Planning Commission meeting to enable Administration to obtain further information regarding approaches.
- The subject site was located approximately 22 kilometres east of the Town of Valleyview.
- In accordance with the Municipal Development Guidelines and Municipal Servicing Standards, it was recommended that the applicant build a road of no less than 30.0 metres, outside Alberta Transportation's 300.0-metre right-of-way and to Greenview standards to provide legal access to the balance of the quarter.
- Notifications were 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; including construction of a road to access the quarter in accordance with Greenview's Development Guidelines and Municipal Servicing Standards.

Member Roxie Chapman re-entered the meeting at 10:03 a.m.

Members had the following comments or questions:

- There was considerable discussion regarding options for the approach in relation to Greenview's Development Guidelines and Municipal Servicing Standards.
- Members asked why the drainage ditch easement had not been removed from the existing quarter. Development Officer Leurebourg stated that Construction and Engineering had not recommended it in the referral response, nor had it been given as direction from Council. He added that the easement would be on both titles if it existed on both parts of the quarter.
- It was suggested that the undeveloped road allowance be utilized rather than requiring a road to be constructed. Access to the other quarter sections adjacent to the road allowance was currently sufficient and road construction would only marginally enhance access to these properties, if at all.

SE-13-70-20-W5

MOTION: 21.01.05. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S20-019 for the creation of a 4.16-hectare ± lot within the parcel legally described as SE-13-70-20-W5, subject to the conditions listed below as amended:

**Reasons:**

1. The proposed subdivision complies with the Municipal Development Plan and Land Use Bylaw No. 18-800.
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 landowners 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.
4. The applicant shall ensure the on-site sewage disposal systems on the proposed lot complies with requirements of the Alberta Private Sewage Standards of Practise. The applicant shall provide Greenview with a report 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.
5. A Service Road Agreement must be entered into with Alberta Transportation with a caveat registered for dedication of a 30.0-metre Service Road right-of-way across the entire highway frontage of the proposed parcel, adjacent to Highway 747, at no cost to the minister. In this instance the department is willing to accept the service road dedication by caveat.

CARRIED

**5.4 S20-021 / KLASSEN LEO GLEN / NE-03-71-26-W5 / BOUNDARY  
ADJUSTMENT / RIDGEVALLEY AREA**

Member Shawn Acton vacated the meeting at 10:16 a.m.

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 2.023-hectare (5.00-acre) ± lot. The property was zoned Country Residential One (CR-1) District.

Additional information was presented as follows:

- The subject site, located approximately four kilometres south of the Hamlet of Ridgevalley, had previously been subdivided due to the physical severance created by the creek to the north.
- The proposed subdivision consisted of an existing single-family dwelling, small shop and four sheds.
- The existing open discharge system would require upgrade to a field system to comply with setback requirements, in accordance with provincial regulations.
- Access existed to the proposal. Although the Request for Decision indicated that the applicant would be required to submit an application and pay applicable construction fees for an approach to the balance of the parcel, the survey plan indicated that an approach existed to the balance of the quarter.
- Notifications were circulated to adjacent landowners within an 804.0-metre radius; no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Member Shawn Acton re-entered the meeting at 10:17 a.m.

Members had the following comments or questions:

- A suggestion was made to request that surveyors identify all information such as power poles and approaches on tentative plans. Director Autio also suggested that a fully detailed road plan also be provided, at the landowner's expense.

NE-03-71-26-W5

MOTION: 21.01.06. Moved by: MEMBER ROXIE CHAPMAN

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S20-021 for the creation of a 2.023-hectare ± lot within the parcel legally described as NE-03-71-26-W5, subject to the conditions listed below as amended (remove condition 5):

**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 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 in accordance with Greenview's Schedule of Fees in effect at the time of endorsement.
4. The applicant shall ensure the on-site sewage disposal systems on the proposed lot complies with requirements of the Alberta Private Sewage Standards of Practice. The applicant shall provide Greenview with a report 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.

CARRIED

**5.5 S20-022 / RIEGER ROGER JOHN AND ELIZABETH ANNE / SE-17-71-26-W5 / FIRST PARCEL OUT / RIDGEVALLEY AREA**

Development Officer Leona Dixon presented an overview of a proposed subdivision application for an 8.09-hectare (20.00-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The applicant had been refused an approach to the balance, in accordance with Greenview's Development Guidelines and Municipal Servicing Standards. Subsequently, the landowner had applied for subdivision to comply with the standards of one approach per balance and one approach per residential site.
- The subject site was located approximately five kilometres west of the Hamlet of Ridgevalley and nine kilometres south of Highway 43 and consisted of a single-family dwelling, shop and numerous storage sheds. The lands on the balance of the quarter were cultivated.
- The existing open discharge system would require upgrade to comply with setback requirements, in accordance with provincial regulations.
- Access existed to the proposed subdivision adjacent to Range Road 264. The applicant would be required to apply for and submit applicable fees to have an approach to be constructed to the balance of the quarter.
- Road widening of 5.03 metres was required along Range Road 264.
- Notifications were circulated to adjacent landowners within an 804.0-metre radius; no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Members had the following comments or questions:

- Members stated that if the applicant received a variance from Safety Codes Council for the existing open discharge sewage system, they would be satisfied.

SE-17-71-26-W5

MOTION: 21.05.07. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S20-022 for the creation of an 8.09-hectare ± lot within the parcel legally described as SE-17-71-26-W5, subject to the conditions listed below:

**Reasons:**

1. The proposed subdivision complies with the Municipal Development Plan and Land Use Bylaw No. 18-800.
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 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 Greenview signing the final subdivision approval documents.
4. The applicant shall ensure the on-site sewage disposal systems on the proposed lot complies with requirements of the Alberta Private Sewage Standards of Practice. The applicant shall provide Greenview with a report 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.
5. The applicant shall remove one of the two existing approaches within the boundary of the proposed lot.
6. Access to the balance of the quarter to be constructed by Greenview. An approach application must be submitted along with a non-refundable application fee of \$175. Construction fees of \$2,000 per gravel approach must be paid to Greenview prior to endorsement of the subdivision authority approval. Greenview reserves the right to determine the date of construction and/or upgrade of the approach(es).
7. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage on Range Road 264. 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

#6  
DEVELOPMENT PERMITS

**6.1 D20-436 / SNIDER TRAVIS / SNIDER ALFRED AND JEAN / HOME OCCUPATION, MAJOR: MR. T'S GARAGE; SIGN / SW-26-71-22- W5, PLAN 9924980, LOT 1 / NEW FISH CREEK AREA**

Development Officer Leona Dixon had previously presented an overview of a development permit application for a Home Occupation, Major: Mr. T’s Garage and Sign within SW-26-71-22- W5, Plan 9924980, Lot 1. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The applicant had initially proposed a 1 foot by 4 foot sign but had revised it to 2 foot by 3 foot or 2 foot by 4 foot sign while retaining the size of the stand.

Members had the following comments or questions:

- Clarification was provided by administration that should the applicant wish to expand in the future, a new development permit would be required.

SW-26-71-22-W5,  
Plan 9924980,  
Lot 1

MOTION: 21.01.08. Moved by: MEMBER DALE SMITH

That Municipal Planning Commission (MPC) **APPROVE** development permit application D20-436 for operation of a Home Occupation, Major: Mr. T’s Garage, being an automotive mechanical business, and the development of a 1.22-metre by 2.13-metre sign with a 35.1-metre setback variance from the property line at the driveway; on the parcel legally described as SW-26-71-22-W5, Plan 9924980, Lot 1, subject to the conditions listed below, as amended (remove condition 14):

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
2. All Development must conform to the conditions of this development permit and the approved plans. 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.
3. 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.

4. Issuance of this development permit is for the automotive repair business Mr. T's Garage, as described in the submitted application, and shall not result in traffic that exceeds eight customers per day. No more than two (2) people residing in the principal dwelling unit shall be permitted to work on-location in the home occupation.
5. The major home occupation shall be operated solely within the accessory building.
6. The major home occupation must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
7. The major home occupation shall not occupy more than 0.41 ha for outside storage. Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and roads.
8. The applicant must obtain approval from Alberta Licensing prior to commencement of the proposed business.
9. No changes to the sign or location of the same, other than what has been outlined in the development permit application unless prior approval has been obtained from Greenview.
10. The sign shall be maintained in proper state of repair and must be removed when no longer required.
11. .No additional signage related to the business is permitted unless prior approval is received from Greenview.
12. The developer is granted a setback variance of 35.1 metres to allow the sign to be 4.9 metres from the front property line.
13. This development permit is valid upon the decision being advertised in accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.

CARRIED

#7  
NEXT MEETING

Wednesday, February 10, 2021

#8  
ADJOURNMENT

MOTION: 21.01.09. Moved by: MEMBER WINSTON DELORME  
That the meeting be adjourned at 10:28 a.m.

CARRIED

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CHAIR  
DUANE DIDOW

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MANAGER, PLANNING AND DEVELOPMENT  
SALLY ANN ROSSON

Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.

4. Issuance of this development permit is for the automotive repair business Mr. T's Garage, as described in the submitted application, and shall not result in traffic that exceeds eight customers per day. No more than two (2) people residing in the principal dwelling unit shall be permitted to work on-location in the home occupation.
5. The major home occupation shall be operated solely within the accessory building.
6. The major home occupation must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
7. The major home occupation shall not occupy more than 0.41 ha for outside storage. Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and roads.
8. The applicant must obtain approval from Alberta Licensing prior to commencement of the proposed business.
9. No changes to the sign or location of the same, other than what has been outlined in the development permit application unless prior approval has been obtained from Greenview.
10. The sign shall be maintained in proper state of repair and must be removed when no longer required.
11. No additional signage related to the business is permitted unless prior approval is received from Greenview.
12. The developer is granted a setback variance of 35.1 metres to allow the sign to be 4.9 metres from the front property line.
13. This development permit is valid upon the decision being advertised in accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.

CARRIED

#7  
NEXT MEETING

Wednesday, February 10, 2021

#8  
ADJOURNMENT

MOTION: 21.01.09. Moved by: MEMBER WINSTON DELORME  
That the meeting be adjourned at 10:28 a.m.

CARRIED



CHAIR  
DUANE DIDOW

on Behalf  


MANAGER, PLANNING AND DEVELOPMENT  
SALLY ANN ROSSON