

ADOPTED

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building and Zoom
Valleyview, Alberta, on Wednesday, February 9, 2022

#1
CALL TO ORDER

Chair Dale Smith called the meeting to order at 9:00 a.m.

PRESENT

Chair	Dale Smith
Vice-Chair	Sally Rosson
Member	Dave Berry
Member	Tom Burton (via Zoom)
Member	Winston Delorme
Member	Duane Didow (via Zoom)
Member	Ryan Ratzlaff
Member	Tyler Olsen
Member	Christine Schlieff
Member	Jennifer Scott (via Zoom)
Member	Bill Smith (via Zoom)

ATTENDING

Development Officer	Celine Chuppa
Development Officer	Leona Dixon
Development Officer	Shaival Gajjar
Development Technician/Recording Secretary	Jen Cornelsen
Director, Infrastructure and Planning	Roger Autio
Chief Administrative Officer	Stacey Wabick

GUESTS

Nate Wilson (S21-021)
Joe Arnault (D21-322)
Wilhelm Thiessen (D21-332)
Darcie McLellan (via Zoom) (D22-332)
Ian Maybee (D21-335)

ABSENT

Manager, Planning and Development Jennifer Sunderman

#2
AGENDA

MOTION: 22.02.01 Moved by: VICE-CHAIR SALLY ROSSON

That the February 9, 2022, agenda be adopted as amended:

- 4.1 – S21-015 / VELOCITY GROUP / HAGEN IRVINE LEE & MICHELLE BETH / SE-06-71-20-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA – To be removed from agenda because the delegation would not be in attendance.
- 5.1 – S21-015 / VELOCITY GROUP / HAGEN IRVINE LEE & MICHELLE BETH / SE-06-71-20-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA – To be removed from agenda because the application had been withdrawn.

CARRIED

#3
MINUTES

3.1 MINUTES OF ORGANIZATIONAL MEETING

MOTION: 22.02.02 Moved by: MEMBER CHRISTINE SCHLIEF
That the minutes of the Municipal Planning Commission organizational meeting held December 15, 2021, be adopted as presented.

CARRIED

3.2 MINUTES OF REGULAR MEETING

MOTION: 22.02.03 Moved by: VICE-CHAIR SALLY ROSSON
That the minutes of the Municipal Planning Commission regular meeting held December 15, 2021, be adopted as amended:

- 5.2 S21-011 / WOLFE TONY WILLIAM / NW-19-67-22-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA – Formatting in conditions to be corrected, which would adjust the conditions to four in total.
- 5.3 S21-016 / REHN NOAH MORGAN / NE-34-71-21-W5 / FIRST PARCEL OUT / NEW FISH CREEK AREA – Formatting in conditions to be corrected, which would adjust the conditions to five in total.
- 5.2 S21-011 / WOLFE TONY WILLIAM / NW-19-67-22-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA – Condition 4 – The conditions required road widening to be dedicated on the frontage of the proposed parcel and Greenview to pay for all road widening adjacent to the balance of the quarter.

CARRIED

3.3 BUSINESS ARISING FROM MINUTES

- S21-010 / SAWLEY DARCY A AND COCHLAN-SAWLEY BERVA J / NE-15-65-21-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA – As this application had been deferred to a future meeting, a status update was requested. Development Officer Dixon advised that discussions with Sawley regarding the requirement for access to the balance via service road dedication and/or construction had occurred with Sawley and the application would be returned to Municipal Planning Commission once resolved.
- D21-294 / HODGES JAMES CLAYTON / SW-4-70-06-W6 / BACKYARD HEN ENCLOSURE / GROVEDALE AREA – It was asked whether any appeal had been made against the approved development. Development Officer Chuppa stated that no appeal had been made.

#4
DELEGATIONS

4.1 S21-015 / VELOCITY GROUP / HAGEN IRVINE LEE & MICHELLE BETH / SE-06-71-20-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA

The application had been withdrawn; therefore, there was no delegation present.

4.2 S21-021 / NATE WILSON / DARYL CUTHILL, DALTEC WELDING / SE-27-65-21-W5 / PHYSICAL SEVERANCE / LITTLE SMOKY AREA

Development Officer Shaival Gajjar presented an overview of a proposed subdivision application for a 4.72-hectare (11.66-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The subject site, located on Township Road 654, approximately 52.5 kilometres south of the Town of Valleyview was a vacant site, physically severed by Highway 43. The remaining quarter section of the subject site to the east of Highway 43 had four lots previously subdivided.
- An approach application for the proposed subdivision had been received. A relaxation allowing installation of the approach 25.0 metres ± from the west property line was recommended by Construction and Engineering.
- 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.

Nate Wilson, on behalf of Daltec Welding, was in attendance (via Zoom) to represent the application.

Members had the following comments or questions:

- Noting a low-lying area on the property adjacent to the west, it was questioned as to whether there was an adequate building site. Nate indicated that a wetland area had not been identified by Alberta Environment Parks. Development Officer Gajjar had conducted a site inspection and saw that it was elevated where the development had been proposed.
- In response to a question about setbacks and the area remaining to develop, Nate stated that there was an approximate 1.89-hectare (4.66-acre) developable area with an estimated 40.0-metre setback from Highway 43 and a 30.0-metre setback from the south and west property lines.
- It was questioned as to why the approach installation would be relaxed from municipal standards. Development Officer Gajjar explained that Construction and Engineering had recommended a relaxation due to sight issues caused by the angle of Township Road 694 and had no issues with relaxing it.

Chair Dale Smith advised Nate that Municipal Planning Commission would render a decision later in the meeting.

Nate Wilson vacated the meeting at 9:15 a.m.

4.3 D21-322 / ARNAULT JOSEPH JAMES RICHARD & AUDREY JOY / LUNCH CORNER / SW-32-66-21-W5 / LITTLE SMOKY AREA

Development Officer Shaival Gajjar presented an overview of a development permit application for a Lunch Counter within SW-32-66-21-W5. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The proposed development, located on Range Road 214, approximately 2.66 kilometres from Highway 43 consisted of an addition of a lunch corner in an existing quilt shop.
- The proposed lunch corner was approximately 4.57 metres by 9.14 metres in size.

Joe and Audrey Arnault, Zacary Arnault and Roxanne Perron were in attendance (all via Zoom) to represent the application. Joe stated that construction for the shop (which was approved under development permit application D21-161) was completed February 5, 2022. He explained that the lunch corner had been designed specifically for customers who came to the shop and was not intended as a restaurant. He added that there would be no further advertising outside advertisement of the quilt shop in which the lunch corner would be located.

Members had the following comments or questions:

- In accordance with the regulations for a Home Occupation, Major within the current Land Use Bylaw, it was questioned as to whether the business would be able to restrict the number of visitors to eight per day. Joe had understood from previous council that if there were fewer than five employees, than that amount could be transferred to visitors. Development Officer Dixon confirmed that an increase of business visits to thirteen would be allowed as the operation employed only person.
- Roxanne asked why home occupations had been limited to eight visits per day. Development Officer Dixon explained that it was a regulation in the Land Use Bylaw, which had been adopted by council. Further information was added stating that different parcel sizes had necessitated a limit.
- Development Officer Dixon stated that Municipal Planning Commission could provide a variance. Development Officer Gajjar explained that the new Land Use Bylaw had proposed to include rural subsidiary as a discretionary use, which would encompass development of this nature; however, the amended Land Use Bylaw had not yet been adopted.

Chair Dale Smith advised Joe, Audrey, Zacary and Roxanne that Municipal Planning Commission would render a decision later in the meeting.

Joe, Audrey, Zacary and Roxanne vacated the meeting at 9:24 a.m.

4.4 D21-332 / THIESSEN-HIEBERT WILHELM & THIESSEN ELIZABETH / HOME OCCUPATION, MAJOR / SE-29-69-06-W6 PLAN 0724939, BLOCK 1, LOT 1 / GROVEDALE AREA

Development Officer Celine Chuppa presented an overview of a development permit application for a Home Occupation, Major within SE-29-69-06-W6, Plan 0724939, Block 1, Lot 1. The property was zoned Country Residential One (CR-1) District.

Additional information was presented as follows:

- The 3.01-hectare (7.43-acre) parcel was located approximately three kilometres south of Grovedale on Range Road 64.
- The applicant proposed to operate a small scale logging truck business which included two trucks, two logging trailers and one belly dump trailer.
- Development permit D19-141 had previously been approved for a 15.24-metre by 10.66-metre shop on the parcel with the condition that the shop could be utilized for personal use only.
- The proposed trucking operation was neither a permitted nor discretionary use in Country Residential One (CR-1) District in accordance with Land Use Bylaw 18-800.
- Notifications were circulated to eighteen adjacent landowners within an 804.0-metre radius; eight responses in opposition to the proposed development were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.
- No concerns were received from Greenview's internal departments.

Wilhelm Thiessen was in attendance to represent the application. Delegate Darcie McLellan was in attendance (via Zoom) to speak in opposition to the development permit application. Delegates Tom Finch and Shalon Dickman were not present.

Wilhelm stated that the shop had been built for personal use. However, having not been aware that a development permit was required, had pursued opportunities for use of the shop. He explained that the intent had been to relocate the operation in a couple years. At present, the operation consisted of one truck that entered the yard daily and one truck that had been parked on weekends.

Members had the following comments or questions:

- Members asked how long Wilhelm had owned the property. Wilhelm answered that he had owned the property approximately four years and had operated the business with his brother while residing on the property. He added that this was the reason he had applied for a home occupation, major.

- It was noted that though there had been a need for industrial lots in Grovedale, light industrial use was not defined in this area of the Grovedale Area Structure Plan.
- Clarification was requested about what kind of trucking operations were allowed on Country Residential One (CR-1) parcels. Development Officer Chuppa stated that a trucking operation of any kind was neither a permitted nor discretionary use within this district.
- Darcie McLellan, adjacent landowners to the west of the property, expressed her concerns about the operation. She explained that there had been a drastic decrease to the value of surrounding properties because of noise generated from the shop and trucks. She stated that their family had enjoyed kayaking in the dugout; however, enjoyment was being decreased by the constant traffic. Other concerns she expressed was the noise throughout the night, headlights of incoming trucks, and extra traffic. She added that the metal fence posts had an industrial aesthetic in a residential area. She further stated the concern about runoff in the spring because the building site was low, and a lot of gravel had to be brought in to construct the house. She reiterated her concerns for family life and environment.
- A question about the condition of the road had been raised. Darcie answered by saying that the road was graded by Greenview, but each owner had been responsible for their driveways off the cul-de-sac. She added that their private driveway had been affected and the road was not safe for walking because of ruts and dust and was concerned about the safety of children getting on and off the school bus.
- Further questions regarding specifics of the operation ensued. In response, Wilhelm explained that the schedule could differ but generally operated on 12-hour shifts, with one truck making two trips per day and one truck on the weekend. For trucks that arrived late, Wilhelm stated he had attempted to mitigate noise by moving them at a more appropriate time of the day. He felt the road was well gravelled and provided plenty of room for the trucks. The trucks were brought into the shop for maintenance, which may have been the cause for some of the noise concerns.

Chair Dale Smith advised Wilhelm that Municipal Planning Commission would render a decision later in the meeting.

Wilhelm vacated the meeting at 9:47 a.m.

Darcie vacated the meeting at 9:47 a.m.

Chris McLellan, who had joined online but had not been a delegate, vacated the meeting at 9:47 a.m.

4.5 D21-335 / 2136745 ALBERTA LTD. O/A PEAKS & PINES RESTO LOUNGE / GRANDE CACHE INN & SUITES / LICENSED DRINKING ESTABLISHMENT / PLAN 9720900, BLOCK 35, LOT 11 / GRANDE CACHE AREA

Development Officer Shaival Gajjar presented an overview of a development permit application for a Licensed Drinking Establishment within Plan 9720900, Block 35, Lot 11. The property was zoned Highway Corridor Commercial (C-2) District.

Additional information was presented as follows:

- The subject site was located adjacent to Highway 40 in Grande Cache and was accessed from 100 Street.
- The proposed development consisted of reopening an existing restaurant and lounge space along with a licensed drinking establishment.
- The restaurant and lounge space were expected to have approximately 60 guests on a busy day with the hours of operation from 6:00 a.m. to 10:00 p.m.
- Sufficient parking space was available for guests as well as employees.

Ian Maybee was in attendance (via Zoom) to represent the application.

Members had the following comments or questions:

- Members asked for clarification whether the development permit application was for reopening of the restaurant or for the licensed drinking establishment because the restaurant had already been operating for several months.
- Ian explained there was a restaurant that he was reopening and a separate lounge area for the licensed drinking establishment. Upon applying for a permit from Alberta Gaming, Liquor and Cannabis (AGLC), he had discovered the requirement for a development permit from Greenview. He added that the business had been operating under a soft opening, primarily for hotel guests, and liquor had not been served.
- Director, Infrastructure and Planning, Roger Autio, explained that the purpose of the application for both the restaurant and licensed drinking establishment had been to comply with the current Grande Cache Land Use Bylaw 799.
- As this development permit had been primarily for the licensed drinking establishment, it was questioned if it would be a problem if there had been no development permit application for the restaurant. Development Officer Gajjar responded that the restaurant was operated when it was part of the Town of Grande Cache. He added that the restaurant portion of the development permit application had been a permitted use, which would have been a decision of a Development Officer as the Development Authority.

Chair Dale Smith advised Ian that Municipal Planning Commission would render a decision later in the meeting.

Ian vacated the meeting at 9:57 a.m.

#5
SUBDIVISIONS

5.1 S21-015 / VELOCITY GROUP / HAGEN, IRVINE LEE & MICHELLE BETH / SE-06-71-20-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA

Subdivision S21-015 had been withdrawn following issuance of the agenda.

5.2 S21-021 / NATE WILSON / DARYL CUTHILL, DALTA WELDING / SE-27-65-21-W5 / PHYSICAL SEVERANCE / LITTLE SMOKY AREA

Development Officer Shaival Gajjar had previously presented an overview of a proposed subdivision application for a 4.72-hectare (11.66-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Members had the following comments or questions:

- It was questioned as to why Condition 4 regarding access and how it should be installed had been included as it would be constructed by Greenview? Development Officer Gajjar stated that Alberta Transportation had concerns with sight lines from Township Road 654, which Construction and Engineering had recommended to solve that issue.

SE-27-65-21-W5

MOTION: 22.02.04 Moved by: MEMBER RYAN RATZLAFF

That Municipal Planning Commission (MPC) APPROVE subdivision application S21-021 for the creation of a 4.72 hectare ± lot within the parcel legally described as SE-27-65-21-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 or descriptive plan, suitable for registration with Alberta Land Titles. The size 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.

4. Access to the proposed subdivision to be constructed by Greenview. A non-refundable construction fee of \$2,000.00 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 the construction of the approach.
5. Access to the proposed subdivision must be from and perpendicular to Township Road 654.
6. A relaxation be granted to allow the approach to be installed 25.0 metres ± from the west property line.

CARRIED

#6
DEVELOPMENT PERMITS

6.1 D21-322 / ARNAULT JOSEPH JAMES RICHARD & AUDREY JOY / / LUNCH CORNER / SW-32-66-21-W5 / LITTLE SMOKY AREA

Development Officer Shaival Gajjar had previously presented an overview of a development permit application for a Lunch Counter within SW-32-66-21-W5. The property was zoned Agricultural One (A-1) District.

Members had the following comments or questions:

- Clarification was requested on whether the proposed size was for the lunch corner or the building. Development Officer Gajjar responded that the size presented in the site plan included the lunch corner, which is what had been proposed by the Arnaults.
- It was asked if Condition 6 should have included the legal name or company name.

CAO Wabick vacated the meeting at 10:04 a.m.

- Development Officer Gajjar explained that the business name had not been necessary because the lunch corner was not its own business within a business; it was part of the existing business.

CAO Wabick re-entered the meeting at 10:05 a.m.

SW-32-66-21-W5

MOTION: 22.02.05 Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-322 for a Home Occupation, Major on the parcel legally described as SW-32-66-21-W5, subject to the conditions listed below:

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, and any revisions as required pursuant to this Approval. 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, is the responsibility of the applicant to ensure they obtain Building, Gas, Plumbing and Electrical Permits, if required, from an accredited agency for Alberta Safety Codes Authority. Please be aware that these permits are required in accordance with the Safety Codes Act of Alberta.
4. 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.
5. Any future expansion of the business or site area will require the applicant to apply for a new development permit and will require approval.
6. Issuance of this development permit is for a lunch corner in Pink Petunia's Patchworks Quilt Shop as described in the application.
7. The major home occupation shall not result in traffic that exceeds the equivalent of five (5) full-time employees and eight (8) business visits per day.
8. The major home occupation shall be operated solely within one accessory building.
9. The applicant must, if applicable, obtain approval from Alberta Health Services prior to commencement of the proposed business.

CARRIED

6.2 D21-332 / THIESSEN-HIEBERT WILHELM & THIESSEN ELIZABETH / HOME OCCUPATION, MAJOR / SE-29-69-06-W6 PLAN 0724939, BLOCK 1, LOT 1 / GROVEDALE AREA

Development Officer Celine Chuppa had previously presented an overview of a development permit application for a Home Occupation, Major within SE-29-69-06-W6, Plan 0724939, Block 1, Lot 1. The property was zoned Country Residential One (CR-1) District.

Additional information was presented as follows:

- Development Officer Chuppa provided a verbal summary of the eight letters received in opposition to the development. Major concerns were incorrect zoning for the operation, noise, odor, decrease in residential value, additional traffic, school bus, oil and contaminants, and future expansion of the business.

Members had the following comments or questions:

- A comment was made that while in agreement to refuse the development permit application because it was on a Country Residential One (CR-1) parcel, it would be beneficial to have small businesses in Grovedale.
- It was questioned as to whether a timeframe could be imposed for the applicant to rectify the situation. Development Officer Chuppa stated that the adjacent landowners had requested thirty days to remove the trucks.
- CAO Wabick informed members that a meeting would be held after the next Committee of the Whole meeting to discuss the Grovedale Area Structure Plan and identify potential growth and where industrial development may fit into that.

SE-29-69-06-W6 PLAN
0724939, BLOCK 1, LOT 1

MOTION: 22.02.06 Moved by: MEMBER TYLER OLSEN

That Municipal Planning Commission (MPC) **REFUSE** development permit application D21-332 for operation of a Home Occupation, Major: 2 Trucks, 2 Trailers, 1 Belly Dump Trailer, on the parcel legally described as SE-29-69-06-W6, Plan 0724939, Lot 1, Block 1, for the following reasons.

1. Trucking Operation is not a use in Section 8.4.2 Country Residential One (CR-1) District in the Land Use Bylaw 18-800.
2. Section 4.5.5 of the Grovedale Area Structure Plan (GASP) requires light industrial development to be focused in industrial parks to minimize the impact on non-industrial land uses.

ONE OPPOSED
CARRIED

6.3 D21-335 / 2136745 ALBERTA LTD. O/A PEAKS & PINES RESTO LOUNGE / GRANDE CACHE INN & SUITES / LICENSED DRINKING ESTABLISHMENT / PLAN 9720900, BLOCK 35, LOT 11 / GRANDE CACHE AREA

Development Officer Shaival Gajjar had previously presented an overview of a development permit application for a Licensed Drinking Establishment within Plan 9720900, Block 35, Lot 11. The property was zoned Highway Corridor Commercial (C-2) District.

Members had the following comments or questions:

- There were questions as to why separate development permit applications had not been required for the restaurant and for the licensed drinking establishment. It was noted that the restaurant, as a permitted use, could have been approved sooner. Director, Infrastructure and Planning, Roger Autio explained the purpose of this application was to bring it into compliance with development permit regulations.

PLAN 9720900, BLOCK
35, LOT 11

MOTION: 22.02.07 Moved by: VICE-CHAIR SALLY ROSSON

That Municipal Planning Commission (MPC) APPROVE development permit application D21-335 for a Restaurant and Licensed Drinking Establishment on the parcel legally described as Plan 9720900, Block 35, Lot 11 subject to the conditions listed below:

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 799 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, and any revisions as required pursuant to this Approval. 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 Building, Gas, Plumbing and Electrical Permits, if required, from an accredited agency for Alberta Safety Codes Authority. Please be aware that these permits are required in accordance with the Safety Codes Act of Alberta.
4. The applicant must obtain approval from Alberta Health Services prior to commencement of the proposed business.
5. 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.
6. The applicant must obtain approval from Alberta Gaming, Liquor & Cannabis (AGLC) prior to the commencement of the proposed business.

CARRIED

6.4 D22-001 / KARPIAK JAMMIE / ADDITION ONTO DWELLING UNIT, MANUFACTURED / SW-02-69-06-W6, PLAN 0227252, BLOCK 1, LOT 4 / GROVEDALE AREA

Development Officer Celine Chuppa presented an overview of a development permit application for an addition onto a dwelling unit, manufactured within SW-02-69-06-W6, Plan 0227252, Block 1, Lot 4. The property was zoned Country Residential One (CR-1) District.

Additional information was presented as follows:

- The proposed development consisted of a 6.10-metre by 9.14-metre addition to an existing manufactured home on a 4.04-hectare (9.98-acre) parcel within a four-parcel subdivision off Township Road 690.
- The proposed addition meets all setback distances in accordance with Greenview's Land Use Bylaw 18-800.

- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Members had no comments or questions.

SW-02-69-06-W6, PLAN
0227252, BLOCK 1, LOT 4

MOTION: 22.02.08 Moved by: **MEMBER CHRISTINE SCHLIEF**

That Municipal Planning Commission (MPC) **APPROVE** development permit application D22-001 for an addition onto the existing Dwelling Unit, Manufactured, on the parcel legally described as SW-02-69-06-W6, Plan 0227252, Block 1, Lot 4, subject to the conditions listed below:

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, and any revisions as required pursuant to this approval. 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. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
5. 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, March 9, 2022

#8
ADJOURNMENT

MOTION: 22.02.09 Moved by: **MEMBER WINSTON DELORME**
That the meeting be adjourned at 10:27 a.m.

CARRIED

CHAIR
DALE SMITH

DIRECTOR, INFRASTRUCTURE AND PLANNING
ROGER AUTIO