

ADOPTED

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

#1
CALL TO ORDER

Chair Dale Smith called the meeting to order at 9:03 a.m.

PRESENT

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

ATTENDING

Development Officer	Celine Chuppa
Development Officer	Leona Dixon
Development Officer	Shaival Gajjar
Recording Secretary	Sarah Sebo

GUESTS

S21-018 – Russell Kohlman
D21-338 and D21-339 – Stephanie Reddecliff, Paragon Soil (via Zoom)
D21-338 and D21-339 – Scott Briscoe, Aurora Peat Products (via Zoom)

ABSENT

Manager, Planning and Development	Jennifer Sunderman
Development Technician	Jen Cornelsen

#2
AGENDA

MOTION: 22.03.10. Moved by: **MEMBER BILL SMITH**
That the March 9, 2022, agenda be adopted as presented.

CARRIED

#3
MINUTES

3.1 MINUTES OF REGULAR MEETING

MOTION: 22.03.11. Moved by: VICE-CHAIR SALLY ROSSON
That the minutes of the Municipal Planning Commission regular meeting held on February 9, 2022, be adopted as amended:

- 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 – A typographical error was noticed in Condition 6. It should have stated, “The applicant must obtain

approval from Alberta Gaming, Liquor & Cannabis (AGLC) prior to the commencement of the proposed business.”

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

There was no business arising from the minutes of February 9, 2022.

#4 DELEGATIONS

4.1 S21-018 / KOHLMAN / FIRST PARCEL OUT / SE-20-68-22-W5 / VALLEYVIEW AREA

Development Officer Shaival Gajjar presented an overview of a proposed subdivision application for a 4.86-hectare (12.0-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The subject site was located south of the Town of Valleyview on Township Road 683, and approximately 2.5 kilometres west of Highway 43.
- There was an existing residential building and shop on the proposed lot.
- 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.

Russell Kohlman was in attendance (via Zoom) to represent the application.

Members had the following comments or questions:

- When asked if the storage area regarding the pipeline had been cleaned up, Russell confirmed that it had.

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

4.2 D21-338 / PARAGON SOIL & ENVIRONMENTAL CONSULTING INC / FOR AURORA PEAT PRODUCTS / SAWLEY AND GARRETT / NATURAL RESOURCE EXTRACTION; PEAT HARVESTING OPERATION / NW-, NE-, SE-20-66-22-W5 / LITTLE SMOKY AREA

Development Officer Shaival Gajjar presented an overview of a development permit application for D21-338 within NW, NE, SE-20-66-22-W5. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The subject sites were located on Township Road 664, approximately five kilometres west of Highway 43.
- The proposed development consisted of a peat harvesting operation which would occur on portions of three quarter sections that were adjacent to each other.
- The operation, which was expected to commence winter of 2021-2022 and operate through to 2058 had been divided into three project areas: 10.65 hectares in the northwest quarter section, 29.35 hectares in the northeast quarter section, and 23.62 hectares in the south-east quarter section.
- The proposed development would consist of one site yard located within the northwest quarter section that would include an office, washroom, waste disposal, maintenance facilities, fuel and equipment storage, and parking.
- Some wetland areas had been identified as bog and/or swamp.

Stephanie Reddecliff, Paragon Soil and Scott Briscoe, Aurora Peat Products were in attendance (via Zoom) to represent the application.

Members had the following comments or questions:

- Members inquired about a project drainage and reclamation plan and whether there would be drainage to Greenview's road allowance. In addition, concerns were raised regarding the impact of hauling on roads and approaches.
- It was questioned whether the developers had considered other locations that were built similar to this operation.
- Members asked if the developers understood elevation, how the water would flow and where the peat would be processed.

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

4.3 D21-339 / PARAGON SOIL & ENVIRONMENTAL CONSULTING INC. FOR AURORA PEAT PRODUCTS ULC / SAWLEY AND ROSSON / NATURAL RESOURCE EXTRACTION; PEAT HARVESTING OPERATION / NW-, SE-, NE-11-66-21-W5 / LITTLE SMOKY AREA

Development Officer Shaival Gajjar presented an overview of a development permit application for D21-339 within NW, NE, SE-11-66-21-W5. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The subject site was located on Township Road 661, approximately three kilometres east of Highway 43.

- The proposed development consisted of a peat harvesting operation which would occur on portions of three (3) quarter sections that were adjacent to each other.
- The proposed development would consist of one site yard located within the northeast and southeast quarter sections that would include an office, washroom, waste disposal, maintenance facilities, fuel and equipment storage, and parking.
- The proposed development, which was expected to commence in winter of 2021-2022 and operate through to 2058, was 66.82 hectares in total, with the majority of operation taking place on the northeast and southeast quarter sections.
- Access to the proposed development was from SW-11-66-21-W5. A consent for the same had been provided by the landowner.
- Some wetland areas of the project area had been classified as Bog.

Stephanie Reddecliff, Paragon Soil and Scott Briscoe, Aurora Peat Products were in attendance (via Zoom) to represent the application.

Members had the following comments or questions:

- Clarification regarding Range Road 212 was requested.
- Members inquired as to access from the site area to the municipal road.
- Members raised several questions regarding project drainage plan, operational plan and stripping. In addition, it was asked how many trucks would be involved in the operation and about scheduling of the operation.
- Clarification was requested on the maps that had been provided.

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

#5
SUBDIVISIONS

5.1 S21-018 / KOHLMAN / FIRST PARCEL OUT / SE-20-68-22-W5 / VALLEYVIEW AREA

Development Officer Shaival Gajjar had previously presented an overview of a proposed subdivision application for a 4.86-hectare (12.0-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Members had the following comments or questions:

- Members discussed Condition 2. As Greenview now required a plan of survey, it was agreed to remove the option of submitting a descriptive plan for registration at Alberta Land Titles.
- Members discussed and agreed upon revising Condition 4 stating that a certificate for the pump-out should be provided through Alberta Safety Codes rather than indicating a specific accreditation agency.

SE-20-68-22-W

MOTION: 22.03.12. Moved by: MEMBER RYAN RATZLAFF
That Municipal Planning Commission (MPC) **APPROVE** subdivision application S21-018 for the creation of a 4.86-hectare ± lot within the parcel legally described as SE-20-68-22-W5, subject to the conditions listed below as amended

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 pay a final subdivision endorsement fee, according to Greenview’s Schedule of Fees in effect at the time of endorsement.
2. The applicant shall submit to Greenview a plan of survey, suitable for registration with Alberta Land Titles. The size of the subdivided parcel shall be as per the approved tentative plan.
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. The applicant shall ensure the on-site sewage disposal systems on the Proposed lot has been upgraded and 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 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.

CARRIED

#6
DEVELOPMENT PERMITS

6.1 D21-338 / PARAGON SOIL & ENVIRONMENTAL CONSULTING INC / FOR AURORA PEAT PRODUCTS / SAWLEY AND GARRETT / NATURAL RESOURCE EXTRACTION; PEAT HARVESTING OPERATION / NW-, NE-, SE-20-66-22-W5 / LITTLE SMOKY AREA

Development Officer Shaival Gajjar had previously presented an overview of a development permit application for D21-339 within NW, NE, SE-11-66-21-W5. The property was zoned Agricultural One (A-1) District.

Members had the following comments or questions:

- Members discussed and agreed upon adding a condition stating that development must be designed to ensure that stormwater runoff does not impact adjacent lands.

NW-, NE-, SE-20-66-22-
W5

MOTION: 22.03.13. Moved by: MEMBER DUANE DIDOW

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-338 for Natural Resource Extraction (peat harvesting operations) on parcels legally described as NW-20-66-22-W5, NE-20-66-22-W5, and SE-20-66-22-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 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. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment and Parks.
5. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
6. Deleterious materials must not be allowed to enter any watercourse.
7. Reclamation must be done in accordance to the Conservation and Reclamation Plan and to the satisfaction of the Municipal District of Greenview. A weed seed analysis must be provided and approved by the Municipal District of Greenview prior to any seeding.
8. A permit from Alberta Safety Codes Authority is required all fuel tanks to be located on the site.
9. The applicant must obtain Water Act approval from Alberta Environment and Parks prior to construction or commencement of any development.
10. Access to be provided by the owner/developer at an approved location and to the standards of the Municipal District of Greenview at the owner/developer's expense.
11. Any future expansion of the business or site area will require the applicant to apply for a new development permit and will require approval.
12. 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.

13. The developer must enter into a road use agreement with Greenview prior to hauling peat. Contact Greenview Operations at 780.524.7602 for further information. Greenview is to be advised of all hauls by completing a road Use information sheet and submitting the same no less than three (3) business days prior to hauls taking place. Greenview must be advised of completion of hauls.

CARRIED

Councillor Rosson vacated the meeting.

6.2 D21-339 / PARAGON SOIL & ENVIRONMENTAL CONSULTING INC. FOR AURORA PEAT PRODUCTS ULC / SAWLEY AND ROSSON / NATURAL RESOURCE EXTRACTION; PEAT HARVESTING OPERATION / NW-, SE-, NE-11-66-21-W5 / LITTLE SMOKY AREA

Development Officer Shaival Gajjar had previously presented an overview of a development permit application for D21-339 within NW, NE, SE-11-66-21-W5. The property was zoned Agricultural One (A-1) District.

Members had the following comments or questions:

- Members discussed and agreed upon revising Condition 9 to specify requirement of a Water Act approval from Alberta Environment and Parks.

NW-, SE-, NE-11-66-21-
W5

MOTION: 22.03.14. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-339 for Natural Resource Extraction (peat harvesting operation) on parcels legally described as NW-11-66-21-W5, NE-11-66-21-W5, and SE-11-66-21-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 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. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment and Parks.
5. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
6. Deleterious materials must not be allowed to enter any watercourse.
7. Reclamation must be done in accordance to the Conservation and Reclamation Plan and to the satisfaction of the Municipal District of Greenview. A weed seed analysis must be provided and approved by the Municipal District of Greenview prior to any seeding.
8. A permit from Alberta Safety Codes Authority is required for all fuel tanks located on the site.
9. The applicant must obtain Water Act approval from Alberta Environment and Parks prior to construction or commencement of any development.
10. Access to be provided by the owner/developer at an approved location and to the standards of the Municipal District of Greenview at the owner/developer's expense.
11. Any future expansion of the business or site area will require the applicant to apply for a new development permit and will require approval.
12. 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.
13. The developer must enter into a road use agreement with Greenview prior to hauling peat. Contact Greenview Operations at 780.524.7602 for further information. Greenview is to be advised of all hauls by completing a road Use information sheet and submitting the same no less than three (3) business days prior to hauls taking place. Greenview must be advised of completion of hauls.

CARRIED


#7
NEXT MEETING

Wednesday, April 13, 2022

#8
ADJOURNMENT

MOTION: 22.03.15. Moved by: MEMBER TYLER OLSEN
That the meeting be adjourned at 10:18 a.m.

CARRIED



CHAIR
DALE SMITH



DIRECTOR, INFRASTRUCTURE AND PLANNING
ROGER AUTIO