

ADOPTED

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building and Zoom
Valleyview, Alberta, on Wednesday, April 13, 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 (via Zoom)
Member	Duane Didow
Member	Ryan Ratzlaff
Member	Tyler Olsen
Member	Christine Schlieff
Member	Jennifer Scott
Member	Bill Smith (via Zoom)

ATTENDING

CAO	Stacey Wabick
Director, Infrastructure and Planning	Roger Autio
Development Officer	Celine Chuppa
Development Officer	Leona Dixon
Recording Secretary	Jen Cornelsen

GUESTS

Darcy Sawley and Berva Cochlan-Sawley (S21-010)
A.W. Shadid, A.L.S., Global Raymac (via Zoom) (S21-019)
Don Cousins (D22-113)
Gerard Philpott (D22-140)

ABSENT

Manager, Planning and Development Jennifer Sunderman

#2
AGENDA

MOTION: 22.04.16. Moved by: MEMBER JENNIFER SCOTT

That the April 13, 2022, agenda be adopted as amended:

- D22-113 / COUSINS DONALD G & FAYE ANNETTE / KENNEL AND DOG SLED TOURS / SE-03-71-25-W5 / CROOKED CREEK AREA – The option to approve development permit application D22-113 was removed.

CARRIED

#3
MINUTES

3.1 MINUTES OF REGULAR MEETING

MOTION: 22.04.17. Moved by: VICE-CHAIR SALLY ROSSON

That the minutes of the Municipal Planning Commission regular meeting held on March 9, 2022, be adopted as amended:

- 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 – It was noted for future decisions that Greenview would not require a weed analysis on titled land.
- 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 – It again was noted for future decisions that Greenview would not require a weed analysis on titled land.
- 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 – It was noted that Councillor Rosson had vacated the meeting prior to review of this development permit application and did not return to the meeting.
- Councillor Burton had been incorrectly recorded as absent.

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

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

#4 DELEGATIONS

4.1 S21-010 / SAWLEY DARCY A AND COCHLAN-SAWLEY BERVA / FIRST PARCEL OUT / NE-15-65-21-W5 / FOX CREEK

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 7.89-hectare (19.5-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Darcy Sawley and Berva Cochlan-Sawley were in attendance to represent the application.

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

4.2 S21-019 / A.W. SHADID, A.L.S. / KRAMPS DAVID / FIRST PARCEL OUT / NW-05-71-25-W5 / CROOKED CREEK AREA

Development Officer Leona Dixon presented an overview of a proposed subdivision application for an 8.09-hectare (20.0-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Will Shadid, A.L.S., Global Raymac, was in attendance (via Zoom) to represent the application.

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

Baily Lapp, Bearisto & Associates, entered the meeting at 9:30 a.m.

4.3 D22-113 / COUSINS DONALD G & FAYE ANNETTE / KENNEL AND DOG SLED TOURS / SE-03-71-25-W5 / CROOKED CREEK AREA

Development Officer Leona Dixon presented an overview of a development permit application for a Kennel and Dog Sled Tours within SE-03-71-25-W5. The property was zoned Agricultural One (A-1) District.

CAO Wabick vacated the meeting 9:41 a.m.

Don Cousins was in attendance to represent the application.

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

4.4 D22-140 / REPLENISH NUTRIENTS LTD. / ADDITION OF MANUFACTURING EQUIPMENT IN WAREHOUSE, COVERALL BUILDING AND (6) FERTILIZER BINS / SE-08-72-26-W5 / PLAN 1621352, BLOCK 1, LOT 1 / DEBOLT AREA

Development Officer Leona Dixon presented an overview of a development permit application for Addition of Manufacturing Equipment in Warehouse, coverall building and six fertilizer bins within SE-08-72-26-W5, Plan 1621352, Block 1, Lot 1. The property was zoned Industrial Light (M-1) District.

Gerard Philpott, Replenish Nutrients and Brian Olfert were in attendance to represent the application.

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

**#5
SUBDIVISIONS**

5.1 S21-010 / SAWLEY DARCY A AND COCHLAN-SAWLEY BERVA / FIRST PARCEL OUT / NE-15-65-21-W5 / FOX CREEK

Development Officer Leona Dixon had previously presented an overview of a proposed subdivision application for a 7.89-hectare (19.5-acre) ± lot. The property was zoned Agricultural One (A-1) District.

NE-15-65-21-W5

MOTION: 22.04.18. Moved by: MEMBER RYAN RATZLAFF
That Municipal Planning Commission (MPC) **APPROVE** subdivision application S21-010 to facilitate the subdivision of a 7.89-hectare ± lot within the parcel legally described as NE-15-65-21-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. 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 \$3,000 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).
5. Dedication of a total 30.0-metre-wide service road right-of-way across the entire highway frontage of the proposed parcel by entering into a Service Road Agreement with Alberta Transportation as shown on the attached diagram, to be registered by caveat against title to the proposed subdivision.
6. A relaxation of the setback distance of the shop to 9.77-metre and the garage to 7.79-metre respectively from the north parcel boundary be granted.
7. A variance of the Municipal Servicing Standards to allow installation of the approach to the balance to be installed approximately 10.0-metres from the parcel boundaries and 15.0-metre from the existing approach be granted.

CARRIED

5.2 S21-019 / A.W. SHADID, A.L.S. / KRAMPS DAVID / FIRST PARCEL OUT / NW-05-71-25-W5 / CROOKED CREEK AREA

Development Officer Leona Dixon had previously presented an overview of a proposed subdivision application for an 8.09-hectare (20.0-acre) ± lot. The property was zoned Agricultural One (A-1) District.

NW-05-71-25-W5

MOTION: 22.04.19. Moved by: VICE-CHAIR SALLY ROSSON
That Municipal Planning Commission (MPC) **APPROVE** subdivision application S21-019 for the creation of an 8.09-hectare ± lot within the parcel legally described as NW-05-71-25-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. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage adjacent to Township Road 710A. Adjacent to the balance of the quarter and Township Road 711, 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 the applicant either prior to the subdivision plan or concurrent therewith.

CARRIED

#6
DEVELOPMENT PERMITS

6.1 D22-113 / COUSINS DONALD G & FAYE ANNETTE / KENNEL AND DOG SLED TOURS / SE-03-71-25-W5 / CROOKED CREEK AREA

Development Officer Leona Dixon had previously presented an overview of a development permit application for a Kennel and Dog Sled Tours within SE-03-71-25-W5. The property was zoned Agricultural One (A-1) District.

CAO Wabick re-entered the meeting at 10:08 a.m.

SE-03-71-25-W5

MOTION: 22.04.20. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** development permit application D22-113 to operate a commercial kennel 235.0 metres from the dwelling unit located on NW-33-70-25-W5 and provide sled dog tours and kennel the sled dogs 175.0 metres from the said dwelling unit, on the parcel legally described as SE-03-71-25-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. The applicant shall obtain a roadside development permit from Alberta Transportation for development in proximity to a highway prior to commencing development.
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. Issuance of this development permit is for the sled dog touring business, Wild Forest Adventures-Sled Dog Tours & Pet Boarding, as described in the submitted application.
7. A maximum of (25) dogs in the commercial kennel and 100 sled dogs shall be allowed on site at any time.
8. All facilities, including buildings and outdoor exercise areas shall be visually screened from any existing dwelling units on an adjacent parcel.
9. Any outdoor exercise runs shall be enclosed in a fence acceptable to the Development Authority with a minimum height of 1.8 metres.
10. This development permit is issued for a period of three (3) years. On or before the expiry of this permit, the applicant shall apply for a new development permit and must granted approval for the applicant to continue operation.
11. The kennel facility shall not, in the opinion of the Development Authority, be a source of inconvenience, materially interfere with or affect the use, enjoyment or value of neighboring properties, by way of excessive noise

(dog barking), odor, dust, vibration, dogs running at large or refuse matter which would not commonly be found in the neighborhood.

- 12. For the commercial kennel, the developer be granted a setback variance of 65.0 metres from the adjacent dwelling unit located on NW-33-70-25-W5, and a further variance to allow the sled dog kennel to be 175.0 metres from that same residence.
- 13. The developer is granted a variance to allow the sled dogs to remain outdoors from 10:00 p.m. and 7:00 a.m.

CARRIED

6.2 D22-140 / REPLENISH NUTRIENTS LTD. / ADDITION OF MANUFACTURING EQUIPMENT IN WAREHOUSE, COVERALL BUILDING AND (6) FERTILIZER BINS / SE-08-72-26-W5 / PLAN 1621352, BLOCK 1, LOT 1 / DEBOLT AREA

Development Officer Leona Dixon had previously presented an overview of a development permit application for Addition of Manufacturing Equipment in Warehouse, coverall building and six fertilizer bins within SE-08-72-26-W5, Plan 1621352, Block 1, Lot 1. The property was zoned Industrial Light (M-1) District.

SE-08-72-26-W5
PLAN 1621352, BLOCK 1,
LOT 1

MOTION: 22.04.21. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** development permit application D22-140 for the addition of manufacturing equipment in the existing warehouse, a coverall building and fertilizer bins on the parcel legally described as SE-08-72-26-W5, Plan 1621352, Block 1, Lot 1, 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. 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. The applicant shall obtain a roadside development permit from Alberta Transportation for development in proximity to a highway prior to commencing development.
- 6. The owner/developer must enter into a road use agreement with Greenview prior to hauling product. 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.
- 7. A maximum of ten fertilizer bins shall be located on the site.
- 8. Reclamation of the site must be completed to a standard satisfactory to Greenview. The following shall apply:
 - a) All garbage, building materials, added storage facilities and equipment must be removed from the site;
 - b) Any soil contamination that occurs must be adequately reclaimed in accordance with the requirements of Alberta Environment and Parks.

CARRIED

#7
NEXT MEETING

Wednesday, May 11, 2022

#8
ADJOURNMENT

MOTION: 22.04.22. Moved by: MEMBER JENNIFER SCOTT
That the meeting be adjourned at 10:14 a.m.

CARRIED



 CHAIR
 DALE SMITH



 DIRECTOR, INFRASTRUCTURE AND PLANNING
 ROGER AUTIO