

ADOPTED

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building and Zoom
Valleyview, Alberta, on Wednesday, May 11, 2022

#1 Dale Smith called the meeting to order at 9:02 a.m.

CALL TO ORDER

PRESENT

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

ATTENDING

Chief Administrative Officer	Stacey Wabick
Director, Infrastructure & Planning	Roger Autio
Development Officer	Celine Chuppa
Development Officer	Leona Dixon
Development Technician/Recording Secretary	Jen Cornelsen
Administrative Support/Recording Secretary	Nicole Friesen

GUESTS

Gerald Andreiuk (S22-006) (via Zoom)
Beau Sutherland (D22-136) (via Zoom)
Heather Sutherland (D22-136) (via Zoom)
Eric Erme (D22-156)
Kristeva Dowling (D22-156)

ABSENT

Member	Tyler Olsen
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#2
AGENDA

MOTION: 22.05.23 Moved by: MEMBER TOM BURTON
That the May 11, 2022, agenda be adopted as presented.

CARRIED

#3
MINUTES

3.1 MINUTES OF REGULAR MEETING

MOTION: 22.05.24 Moved by: VICE-CHAIR SALLY ROSSON
That the minutes of the Municipal Planning Commission regular meeting held on
April 13, 2022, be adopted as amended:

- Clerical and typographic errors corrected.

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

None.

#4 DELEGATIONS

4.1 S22-006 / ALEX KLASSEN / KLASSEN / GORDON D JR & ALISON / SECOND PARCEL OUT / NE-12-72-2-W6 / DEBOLT AREA

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 4.29-hectare (10.60-acre) ± lot. The property was zoned Country Residential One (CR-1) District.

Gerald Andreiuk, McElhanney was in attendance (via Zoom) on behalf of Alex Klassen to represent the application.

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

4.2 D22-136 / SUTHERLAND BEAU & HEATHER / SKYLINE MOTOR COMPANY LTD. / TEMPORARY USES; 13 HP ECO PRO WOOD PROCESSOR / NE-33-56-8-W6 / PLAN 2650RS, BLOCK 30, LOTS 3 & 4 / GRANDE CACHE AREA

Development Officer Celine Chuppa presented an overview of a development permit application for a Temporary Wood Processing Operation within Plan 2650RS, Block 30, Lots 3 & 4. The property was zoned Highway Corridor Commercial (C-2) District.

Beau Sutherland and Heather Sutherland were in attendance (via Zoom) to represent the application.

Chair Dale Smith advised Beau Sutherland and Heather Sutherland that the Municipal Planning Commission would render a decision later in the meeting.

4.3 D22-156 / ERME ERIC & DOWLING KRISTEVA / HOME OCCUPATION, MAJOR; STOLEN HARVEST / NE-9-69-6-W6 / PLAN 0823266, BLOCK 1, LOT 4 / GROVEDALE AREA

Development Officer Celine Chuppa presented an overview of a development permit application for a Variance to utilize a second Accessory Building for a Tasting Room for their existing Home Occupation, Major within Plan 0823266, Block 1, Lot 4. The property was zoned Country Residential One (CR-1) District.

Eric Erme & Kristeva Dowling were in attendance to represent the application.

Chair Dale Smith advised Eric Erme & Kristeva Dowling that the Municipal Planning Commission would render a decision later in the meeting.

4.4 D22-180 / HUTTERIAN BROTHERS CHURCH OF RIDGEVALLEY / DWELLING UNIT, MANUFACTURED / NW-04-71-26-W5 / CROOKED CREEK AREA

Frank Walters experienced technical difficulties and was unable to answer questions from the Commission.

**#5
SUBDIVISIONS**

5.1 S22-002 / MUNICIPAL DISTRICT OF GREENVIEW NO. 16 / BOUNDARY ADJUSTMENT / PLAN 7722953, BLOCK 26, LOTS 123W & 124 / GRANDE CACHE AREA

Development Officer Leona Dixon presented an overview of a proposed boundary adjustment application of 0.011-hectare (0.03-acre) from Plan 7722953, Block 26, Lot 123W to Lot 124. The property was recently zoned Single Detached Residential R-1C District.

**PLAN 7722953,
BLOCK 26, LOTS
123W & 124**

MOTION: 22.05.25 Moved by: MEMBER DUANE DIDOW
That the Municipal Planning Commission **APPROVE** subdivision application S22-002 to create a 0.011 hectare ± lot within the parcel legally described as Plan 7722953 Block 26 Lot 123W, 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 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 and shall concurrently be consolidated with Plan 7722953 Block 26 Lot 124.
2. All taxes for Plan 7722953 Block 26 Lot 124 shall be paid up to the year in which the subdivision registers.

CARRIED

5.2 S22-006 / ALEX KLASSEN / KLASSEN GORDON D JR & ALISON / SECOND PARCEL OUT / NE-12-72-2-W6 / DEBOLT AREA

Development Officer Leona Dixon had previously presented an overview of a proposed subdivision application for a 4.42-hectare (10.92-acre) ± lot. The property was zoned Country Residential One (CR-1) District.

NE-12-72-2-W6

MOTION: 22.05.26 Moved by: MEMBER TOM BURTON

That the Municipal Planning Commission **APPROVE** subdivision application S22-004 for the creation of a 4.29-hectare ± lot within the parcel legally described as NE-12-72-2-W6, subject to the conditions listed below:

Reasons:

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

Conditions:

1. The applicant shall submit to Greenview a plan of survey suitable for registration with Alberta Land Titles. The size of the subdivided parcel(s) shall be as per the approved tentative plan.
2. The applicant shall pay a final subdivision endorsement fee in accordance with Greenview’s Schedule of Fees in effect at the time of endorsement.
3. The applicant shall pay all taxes owing to Greenview, up to the year in which subdivision is to be registered, prior to Greenview signing the final subdivision approval documents.
4. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage adjacent to Township Road 722. The road plan for widening shall be surveyed and registered by the applicant either prior to the subdivision plan or concurrent therewith.
5. The applicant shall pay cash-in-lieu of Municipal Reserve in the amount of \$1,942.42, representing 10% of the appraised market value of the area of 4.29 hectares. The final calculation of the Municipal Reserve will be done upon receipt of the final plan of survey.
6. That the applicant be granted a variance of the maximum parcel size and allow registration of a 4.29-hectare parcel.

CARRIED

**#6
DEVELOPMENT
PERMITS**

6.1 D22-136 / SUTHERLAND BEAU & HEATHER / SKYLINE MOTOR COMPANY LTD. / TEMPORARY USES; 13 HP ECO PRO WOOD PROCESSOR / NE-33-56-8-W6 / PLAN 2650RS, BLOCK 30, LOT 3 & 4 / GRANDE CACHE AREA

Development Officer Celine Chuppa had previously presented an overview of a development permit application for a Temporary Wood Processing Operation

within Plan 2650RS, Block 30, Lots 3 & 4. The property was zoned Highway Corridor Commercial (C-2) District.

**PLAN 2650RS,
BLOCK 30, LOTS 3 &
4**

MOTION: 22.05.27 Moved by: VICE-CHAIR SALLY ROSSON
That the Municipal Planning Commission (MPC) **APPROVE** development permit application D22-136 for a wood processing operation on the lots legally described as Plan 2650RS, Block 30 Lots 3 & 4, subject to the conditions listed below as amended:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of Grande Cache Land Use Bylaw 799. Compliance with the provisions of 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. This development permit is valid upon the decision being advertised and no appeal against said decision being successful.
4. Daily cleanup must be completed within business hours which shall not exceed the hours between 9:30 a.m. and 5:00 p.m.

CARRIED

6.2 D22-156 / ERME ERIC & DOWLING KRISTEVA / HOME OCCUPATION, MAJOR; STOLEN HARVEST / NE-9-69-6-W6 / PLAN 0823266, BLOCK 1, LOT 4 / GROVEDALE AREA

Development Officer Celine Chuppa had previously presented an overview of a development permit application for a Variance to utilize a second Accessory Building for a Tasting Room for their existing Home Occupation, Major within NE-9-69-6-W6, Plan 0823266, Block 1, Lot 4. The property was zoned Country Residential One (CR-1) District.

**NE-9-69-6-W6,
PLAN 0823266,
BLOCK 1, LOT 4**

MOTION: 22.05.28 Moved by: MEMBER BILL SMITH
That the Municipal Planning Commission (MPC) **APPROVE** development permit application D22-156 for a Home Occupation, Major and a Variance to utilize a second accessory building for a Tasting Room on the parcel legally described as NE-9-69-6-W6; Plan 0823266, 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. 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 the Stolen Harvest business as described in the submitted application, with a maximum of 5 employees.
7. No signage related to the business is permitted, unless prior approval is received from Greenview.
8. The major home occupation must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
9. The major home occupation shall be limited to twelve (12) business visits per day.
10. The applicant must obtain approval from the Alberta Gaming and Liquor Commission (AGLC) prior to commencement of the proposed business.
11. The developer is granted a Variance to utilize a second accessory building for a Tasting Room.

CARRIED

Member Winston Delorme vacated the meeting at 10:20 a.m.

6.3 D22-180 / HUTTERIAN BROTHERS CHURCH OF RIDGEVALLEY / DWELLING UNIT, MANUFACTURED / NW-04-71-26-W5 / CROOKED CREEK AREA

Development Officer Leona Dixon presented an overview of a development permit application for a Dwelling Unit, Manufactured with a Setback Variance within NW-04-71-26-W5. The property was zoned Agricultural One (A-1) District.

NW-04-71-26-W5

MOTION: 22.05.29 Moved by: VICE-CHAIR SALLY ROSSON

That the Municipal Planning Commission (MPC) **APPROVE** development permit application D22-180 on the parcel legally described as NW-04-71-26-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. 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 developer is granted a variance of 15.0 metres to allow the dwelling unit, manufactured to be located 25.0 metres from the property line adjacent to Range Road 264.

CARRIED

#7
NEXT MEETING

Wednesday, June 15, 2022

#8
ADJOURNMENT

MOTION: 22.05.30 Moved by: MEMBER CHRISTINE SCHLIEF
That the meeting be adjourned at 10:30 a.m.

CARRIED



CHAIR
DALE SMITH



DIRECTOR, INFRASTRUCTURE & PLANNING
ROGER AUTIO