

ADOPTED

Minutes of a  
**MUNICIPAL PLANNING COMMISSION REGULAR MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
Greenview Administration Building [and Zoom]  
Valleyview, Alberta, on Wednesday, June 15, 2022

**#1** Chair 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 (arrived at 9:06 a.m.)
Member	Tom Burton
Member	Winston Delorme(via Zoom)
Member	Duane Didow (via Zoom)
Member	Tyler Olsen (arrived at 9:06 a.m.)
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
Administrative Support / Recording Secretary	Nicole Friesen

**GUESTS**

Baily Lapp (S22-003)
Tanner Cantin (S22-003)
Wael Shadid (S22-005) (via Zoom)
Raewyn Bremner (D22-161)

**ABSENT**

Member	Ryan Ratzlaff
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**#2**  
**AGENDA**

MOTION: 22.06.31 Moved by: VICE-CHAIR SALLY ROSSON  
That the June 15, 2022, agenda be adopted as presented.

CARRIED

**#3**  
**MINUTES**

**3.1 MINUTES OF REGULAR MEETING**

MOTION: 22.06.32 Moved by: MEMBER JENNIFER SCOTT  
That the minutes of the Municipal Planning Commission regular meeting held on  
May 11, 2022, be adopted as amended:

- Correction of typographic error on page 6, condition 6.

CARRIED

Dave Berry and Tyler Olsen joined the meeting at 9:06 a.m.

### **3.2 BUSINESS ARISING FROM MINUTES**

None.

#### **#4 DELEGATIONS**

#### **4.1 S22-003 / ZENNER / NE-9-71-25-W5 / SECOND PARCEL OUT / CROOKED CREEK AREA**

Development Officer Celine Chuppa presented an overview of a proposed subdivision application for a 4.05-hectare (10.00-acre) ± lot. The property was zoned Country Residential One (CR-1) District.

Baily Lapp and Tanner Cantin were in attendance to represent the application on behalf of the Landowners.

Chair Dale Smith advised Baily Lapp and Tanner Cantin that the Municipal Planning Commission would render a decision later in the meeting.

#### **4.2 S22-005 / CRAIG / SW-15-71-21-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA**

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

Wael Shadid was in attendance (via Zoom) to represent the application on behalf of the Landowner.

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

#### **4.3 D22-161 / JTRSCUE / SHAW / HOME OCCUPATION, MAJOR / PLAN 9623135; ; 1 / GROVEDALE AREA**

Development Officer Celine Chuppa presented an overview of a development permit application for a Home Occupation, Major operating as JTRescue within Plan 9623135, Lot 1. The property was zoned Agricultural Two (A-2) District.

Raewyn Bremner was in attendance to represent the application.

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

#5  
SUBDIVISIONS

**5.1 S22-003 / ZENNER / NE-9-71-25-W5 / SECOND PARCEL OUT / CROOKED CREEK AREA**

Development Officer Celine Chuppa had previously presented an overview of a proposed subdivision application for a 4.05-hectare (10.00-acre) ± lot. The property was zoned Country Residential One (CR-1) District.

**NE-9-71-25-W5**

MOTION: 22.06.33 Moved by: MEMBER JENNIFER SCOTT

That Municipal Planning Commission APPROVE subdivision application S22-003 for the creation of a 4.05-hectare ± lot within the parcel legally described as NE-9-71-25-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 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 and access to all lots created by the subdivision, to be constructed by Greenview. An approach application must be submitted along with a non-refundable application fee of \$175. Construction fees of \$3,500 per gravel approach relocation must be paid to Greenview prior to endorsement of the subdivision authority approval. Greenview reserves the right to determine the date of construction and the location of the approach to resolve sight line concerns.
5. The applicant shall pay cash-in-lieu of Municipal Reserve in the amount of \$1,509.66, representing 10% of the appraised market value of the area of 4.05 hectares. The final calculation of the Municipal Reserve will be completed upon receipt of the final plan of survey.

CARRIED

## **5.2 S22-005 / CRAIG / SW-15-71-21-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA**

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

**SW-15-71-21-W5**

MOTION: 22.06.34 Moved by: VICE-CHAIR SALLY ROSSON

That Municipal Planning Commission APPROVE subdivision application S22-005 for the creation of a 8.09-hectare ± lot within the parcel legally described as SW-15-71-21-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 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 all parcels created by the subdivision shall meet Greenview standards. If an approach requires upgrades, the applicant shall pay the appropriate fee as established by the Schedule of Fees Bylaw.
5. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage adjacent to Township Road 710A. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage adjacent to Township Road 712A. Road corner cut of 15.0 metres shall be dedicated at the northwest corner of the quarter section. The applicant is required to sell future road widening to Greenview 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 D22-161 / JTRSCUE / SHAW / HOME OCCUPATION, MAJOR / PLAN  
9623135; ; 1 / GROVEDALE AREA**

Development Officer Celine Chuppa had previously presented an overview of a development permit application for a Home Occupation, Major within Plan 9623135, Lot 1. The property was zoned Agricultural Two (A-2) District.

**SW-8-70-7-W6  
Plan 9623135, Lot 1**

MOTION: 22.06.35 Moved by: MEMBER CHRISTINE SCHLIEF

That Municipal Planning Commission (MPC) APPROVE development permit application D22-161 for a Home Occupation, Major on the parcel legally described as PT. SW-8-70-7-W6; Plan 9623135, 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. No signage related to the business is permitted unless prior approval is received from Greenview.
4. The major home occupation must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
5. Issuance of this development permit is for the JTRescue business as described in the submitted application, with a maximum of five (5) full-time employees.
6. The major home occupation shall be limited to eight (8) business visits per day.
7. Outside storage shall not exceed 10% of the parcel size or 1 hectare (2.5 acres) whichever is less.
8. The major home occupation shall solely be operated within the principal dwelling unit and within one accessory building.
9. Any future expansion of the business, site area, or additional employees will require the applicant to apply for a new development permit and will require approval.
10. 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, July 13, 2022

ADOPTED

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#8  
ADJOURNMENT


MOTION: 22.06.36 Moved by: MEMBER TYLER OLSEN  
That the meeting be adjourned at 9:47 a.m.

CARRIED



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CHAIR  
DALE SMITH



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DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT  
MARTINO VERHAEGHE