

ADOPTED

Minutes of a  
**MUNICIPAL PLANNING COMMISSION REGULAR MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
Greenview Administration Building [and zoom]  
Valleyview, Alberta, on Wednesday, September 14, 2022

**#1** Vice Chair Sally Rosson called the meeting to order at 9:00 a.m.

**CALL TO ORDER**

**PRESENT**

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

**ATTENDING**

CAO	Stacey Wabick
Director, Infrastructure & Planning	Roger Autio
Acting Director, Planning and Economic Development	Stacey Sevilla
Acting Manager, Planning & Development	Nicole Friesen
Development Officer	Samantha Dyck
Recording Secretary	Nancy Harris

**GUESTS**

Rennie Cauchie (S22-011)  
Aamna Tahir (Beirsto & Associates)  
Baily Lapp (Beirsto & Associates)

**ABSENT**

Chair	Dale Smith
Member	Bill Smith
Director, Planning & Economic Development	Martino Verhaeghe

**#2**  
**AGENDA**

MOTION: 22.09.43 Moved by: Member Tom Burton  
That the September 14, 2022, agenda be adopted as amended:  
- Typographic errors to be corrected

CARRIED

**#3**  
**MINUTES**

**3.1 MINUTES OF REGULAR MEETING**

MOTION: 22.09.44 Moved by: Member Jennifer Scott  
That the minutes of the Municipal Planning Commission regular meeting held on  
July 13, 2022, be adopted as presented.

CARRIED

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

None

#### **#4 DELEGATIONS**

#### **4.1 S22-009 / BEIRSTO & ASSOC / HARRISON & SUNSETTER / BOUNDARY ADJUSTMENT / NE 24-71-20-W5 / SUNSET HOUSE AREA**

Development Officer Nicole Friesen presented an overview of a proposed boundary adjustment to increase the size of a 3.76-hectare (9.29-acre) lot to a 8.07-hectare (19.93-acre) lot. The property was zoned Agricultural One (A-1) District.

Vice Chair Sally Rosson advised Aamna Tahir and Baily Lapp of Beirsto & Associates that the Municipal Planning Commission would render a decision later in the meeting.

#### **4.2 S22-011 / BEIRSTO & ASSOC / CAUCHIE / FIRST PARCEL OUT / SW 1-71- 25-W5 / CROOKED CREEK AREA**

Development Officer Nicole Friesen presented an overview of a proposed subdivision for a 14.39-hectare (35.57 acre) lot. The property was zoned Agricultural Two (A-2) District.

Rennie Cauchie was in attendance to represent the application.

Vice Chair Sally Rosson advised Rennie Cauchie that the Municipal Planning Commission would render a decision later in the meeting.

Member Winston Delorme left the meeting at 9:08 a.m.

#### **#5 SUBDIVISIONS**

#### **5.1 S22-009 / BEIRSTO & ASSOC / HARRISON & SUNSETTER / BOUNDARY ADJUSTMENT / NE 24-71-20-W5 / SUNSET HOUSE AREA**

Development Officer Nicole Friesen had previously presented an overview of a proposed boundary adjustment to increase the size of a 3.76-hectare (9.29-acre) lot to a 8.07-hectare (19.93-acre) lot. The property was zoned Agricultural One (A-1) District.

#### **NE 24-71-20-W5**

MOTION: 22.09.45 Moved by: Member Tom Burton  
That the Municipal Planning Commission APPROVE subdivision application S22-009 for the Boundary Adjustment from 3.76 ha (9.29 ac) to 8.07 ha (19.93 ac) within the parcels legally described as NE 24-71-20-W5 and C. of T. 142 380 199, subject to the conditions listed below:

**Conditions:**

1. The applicant shall submit to Greenview a Plan of Survey suitable for registration with Alberta Land Titles. The size and location of the subdivided parcel 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 Bylaw in effect at the time of endorsement.
3. The applicant shall pay all taxes owing to Greenview, up to the year in which the subdivision is to be registered, prior to Greenview signing the final subdivision endorsement documents.
4. The applicant shall ensure the on-site sewage disposal systems on the proposed lot complies with the requirements of the Alberta Private Sewage Standards of Practice 2015. Or the applicant shall provide Greenview with a report from an accredited agency reflecting approval of a variance. The arrangements and costs are the responsibility of the applicant.
5. Access to all parcels shall meet acceptable standards as established by Greenview. Where required, construction/upgrades to approaches shall be undertaken by Greenview with costs being borne by the applicant in accordance with Greenview's Schedule of Fees Bylaw. Greenview reserves the right to determine the date of construction and/or upgrade of the approach(es).

**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.

CARRIED

Member Winston Delorme returned to the meeting at 9:18 a.m.

**#5  
SUBDIVISIONS**

**5.2 S22-011 / BEAIRSTO & ASSOC / CAUCHIE / FIRST PARCEL OUT / SW 1-71-25-W5 / CROOKED CREEK AREA**

Development Officer Nicole Friesen had previously presented an overview of a proposed subdivision for a 14.39-hectare (35.57-acre) lot. The property was zoned Agricultural Two (A-2) District.

**SW 1-71-25-W5**

MOTION: 22.09.46 Moved by: Member Jennifer Scott

That the Municipal Planning Commission APPROVE subdivision application S22-011 for the creation of a 14.39-hectare (35.5-ac) ± lot within the parcel legally described as SW 1-71-25-W5, subject to the conditions listed below:

**Conditions:**

1. The applicant shall submit to Greenview a Plan of Survey suitable for registration with Alberta Land Titles. The size and location of the subdivided parcel 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 Bylaw in effect at the time of endorsement.
3. The applicant shall pay all taxes owing to Greenview, up to the year in which the subdivision is to be registered, prior to Greenview signing the final subdivision endorsement documents.
4. The applicant shall ensure the on-site sewage disposal systems on the proposed lot comply with the requirements of the Alberta Private Sewage Standards of Practice 2015. Or the applicant shall provide Greenview with a report from an accredited agency reflecting approval of a variance. The arrangements and costs are the responsibility of the applicant.
5. Access to all parcels shall meet acceptable standards as established by Greenview. Where required, construction/upgrades to approaches shall be undertaken by Greenview with costs being borne by the applicant in accordance with Greenview's Schedule of Fees Bylaw. Greenview reserves the right to determine the date of construction and/or upgrade of the approach(es).
6. Road widening of 5.03 metres shall be dedicated, by the caveat, along the parcel frontage adjacent to Township Road 710 and Range Road 251, including a 10.0-metre corner cut at the intersection. The caveat is to be registered on title until such time as Greenview seeks to register a survey plan for road widening. Any buildings or structures within the road widening area will be removed by Greenview, with no compensation to the landowner at the time the road plan is registered.

**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.

CARRIED

Development Officer Nicole Friesen presented an overview of a development permit application for a Kennel, Commercial with a Setback Variance within NW 33-70-25-W5. The property was zoned Agricultural One (A-1) District.

**NW 33-70-25-W5**

MOTION: 22.09.47 Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE development permit application D22-235 for a Kennel, Commercial on the parcel legally described as NW 33-70-25-W5, subject to the conditions listed below:

1. 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.
2. The developer is granted a setback variance of 65.0 metres to allow the Kennel, Commercial to be 235.0 metres from the Dwelling Unit located on SE 3-71-24-W5 (25210 Twp Rd 710).
3. 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.
4. All development must conform to the conditions of this development permit, 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.
5. All dogs shall be kept inside the kennel between 10:00 p.m. and 7:00 a.m.
6. Any outdoor exercise runs shall be enclosed in a fence acceptable to the Development Authority with a minimum height of 1.8 metres.
7. Future expansion of the kennel, including the kennel operations, work area, or additional animals will require the issuance of a new development permit.
8. 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.
9. This development permit is issued for a period of three (3) years, expiring on September 13, 2025. On or before the expiry of this permit, the applicant shall apply for a new development permit and must be granted approval for the applicant to continue operation.

CARRIED

**#7  
NEXT MEETING**

Wednesday, October 12, 2022

**#8  
ADJOURNMENT**

MOTION: 22.09.48 Moved by: Member Ryan Ratzlaff

That the meeting be adjourned at 9:23 a.m.

CARRIED



---

VICE CHAIR  
SALLY ROSSON



---

ACTING DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT  
STACEY SEVILLA