

ADOPTED

Minutes of a  
**MUNICIPAL PLANNING COMMISSION REGULAR MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
DeBolt Public Service Building [and zoom]  
DeBolt, Alberta, on Tuesday, November 15, 2022

**#1** Chair Dale Smith called the meeting to order at 9:30 a.m.

**CALL TO ORDER**

**PRESENT**

|            |                    |
|------------|--------------------|
| Chair      | Dale Smith         |
| 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        |
| Member     | Bill Smith         |

**ATTENDING**

|   |                   |
|---|-------------------|
| Director, Infrastructure & Engineering            | Roger Autio       |
| Director, Economic Development & Planning         | Martino Verhaeghe |
| Acting, Chief Administrative Officer              | Michelle Honeyman |
| Manager, Communications & Marketing               | Stacey Sevilla    |
| Legislative Services Officer                      | Sarah Sebo        |
| Executive Assistant, Chief Administrative Officer | Wendy Holscher    |
| Acting Manager, Planning & Development            | Nicole Friesen    |
| Recording Secretary                               | Alysse Barks      |

**ABSENT**

|                              |               |
|------------------------------|---------------|
| Chief Administrative Officer | Stacey Wabick |
|------------------------------|---------------|

**#2** MOTION: 22.11.54 Moved by: Member Tyler Olsen

**AGENDA**

That the November 15, 2022, agenda be adopted as presented.

**CARRIED**

**#3**  
**MINUTES**

**3.1 MINUTES OF REGULAR MEETING**

MOTION: 22.11.55 Moved by: Vice Chair Sally Rosson  
That the minutes of the Municipal Planning Commission regular meeting held on October 12, 2022, be adopted as presented.

**CARRIED**

**3.2 BUSINESS ARISING FROM MINUTES**

None

#4

DELEGATIONS

NONE

#5

SUBDIVISIONS

**5.1 S22-010 / HELIX SURVEYS LTD. / LYNCH / FIRST PARCEL OUT / NW 4-69-19-W5 / SUNSET - SWEATHOUSE AREA**

Nicole Friesen Acting Manager, Planning and Development presented an overview of a proposed subdivision for a 15.00-hectare (37-acre) ± lot. The property is zoned Agricultural Two (A-2) District.

NW 4-69-19-W5

MOTION: 22.11.56 Moved by: Vice Chair Sally Rosson

That the Municipal Planning Commission APPROVE subdivision application S22-010 for the creation of a 15.00-hectare (37.0-acre) ± lot within the parcel legally described as NW 4-69-19-W5M, subject to the conditions listed below:

**Conditions:**

1. The applicant shall submit to the MD of Greenview No. 16, 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 the MD of Greenview No. 16's Schedule of Fees Bylaw 22-900.
3. The applicant shall pay all taxes owing to the MD of Greenview No. 16, up to the year in which the subdivision is to be registered, prior to signing the final subdivision endorsement documents.
4. The applicant shall provide the MD of Greenview No. 16 with a report, from an agency accredited by the Safety Codes Council, showing
  - a) the on-site sewage disposal system for the proposed lot complies with the requirements of the Alberta Private Sewage Standards of Practice; or
  - b) a variance to the requirements has been approved; or
  - c) the relocation or replacement of the on-site sewage disposal system meeting the requirements of the Alberta Private Sewage Standards of Practice.
5. All associated costs shall be the responsibility of the applicant.
6. The applicant shall apply and pay all applicable fees in accordance with the Schedule of Fees Bylaw 22-900 for construction of a gravel approach to the remnant lands. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.
7. In accordance with Policy 6003, road widening of 5.03 metres along the parcel frontage of Township Road 691 and a 15.0-metre corner cut at the intersection of Township Road 961 and Range Road 194 shall be dedicated and road widening of 5.03 metres along the remnant lands of Township Road 691 shall be sold to the MD of Greenview No. 16 in accordance with

Schedule of Fees Bylaw 22-900. The road widening and corner cut shall be registered as road within the Plan of Survey for the subdivision at no expense to the MD of Greenview.

**Advisory Notes:**

1. You may be located in the vicinity of an agricultural operation.
2. No development, construction, or site work is allowed without an approved Development Permit from Greenview.

**CARRIED**

#6  
DEVELOPMENT  
PERMITS            NONE

#7  
NEXT MEETING    Wednesday, December 14, 2022

#8  
ADJOURNMENT    MOTION: 22.11.57 Moved by: Member Winston Delorme  
That the meeting be adjourned at 9:42 a.m.

**CARRIED**

  
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CHAIR  
DALE SMITH

  
\_\_\_\_\_  
DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT  
MARTINO VERHAEGHE