

ADOPTED

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building [and zoom]
Valleyview, Alberta, on Wednesday, October 12, 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	Winston Delorme
Member	Ryan Ratzlaff
Member	Christine Schlieff
Member	Jennifer Scott
Member	Duane Didow
Member	Tom Burton
Member	Tyler Olsen (virtual)
Member	Bill Smith (virtual)

ATTENDING

Chief Administrative Officer	Stacey Wabick
Director, Infrastructure & Engineering	Roger Autio
Director, Economic Development & Planning	Martino Verhaeghe
Acting Manager, Planning & Development	Nicole Friesen
Development Technician	Alysse Barks
Recording Secretary	Natalie Bartlett

#2
AGENDA

MOTION: 22.10.49 Moved by: Vice Chair Sally Rosson
That the October 12, 2022, agenda be adopted as presented.

Carried

#3
MINUTES

3.1 MINUTES OF REGULAR MEETING

MOTION: 22.10.50 Moved by: Member Christine Schlieff
That the minutes of the Municipal Planning Commission regular meeting held on
September 14, 2022, be adopted as presented.

Carried

3.2 BUSINESS ARISING FROM MINUTES

None

#4
DELEGATIONS

None

#5
SUBDIVISIONS

**5.1 S22-004 / HELIX SURVEYS LTD. / MACKIN / SECOND PARCEL OUT / SW
4-73-26-W5 / DEBOLT AREA**

Acting Manager, Planning & Development Nicole Friesen presented an overview of a proposed subdivision for a 4.00-hectare (9.88-acre) ± lot. The property is zoned Country Residential One (CR-1) District.

SW 4-73-26-W5

MOTION: 22.10.51 Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE subdivision application S22-004 for the creation of a 4.00-hectare (9.88-acre) ± lot within the parcel legally described as SW 4-73-26-W5M, 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 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 requirements of the Alberta Private Sewage Standards of Practice in effect at the time of install.
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. A 15.0-metre corner cut at the intersection of Township Road 730 and Range Road 264 shall be dedicated and registered as road within the Plan of Survey for the subdivision at no expense to Greenview.
7. The applicant shall pay cash-in-lieu of Municipal Reserve in the amount of 10% of the appraised market value of the 4.00-ha (9.88-ac) area to be subdivided. 9.88 ac times 10% is 0.988 ac. The appraised market value of the land is \$1,518.94 per ac. 0.988 ac times \$1,518.94 per ac equals \$1,500.71.

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

**#5
SUBDIVISIONS**

5.2 S22-012 / GLOBAL RAYMAC / SATHER / FIRST PARCEL OUT / SE 11-72-26-W5M / DEBOLT AREA

Acting Manager, Planning & Development Nicole Friesen presented an overview of a proposed subdivision for a 4.06-hectare (10.0-acre) ± lot. The property is zoned Agricultural One (A-1) District.

SE 11-72-26-W5

MOTION: 22.10.52 Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE subdivision application S22-012 for the creation of a 4.06 ha (10.0 ac) ± lot within the parcel legally described as SE 11-72-26-W5M, 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 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 requirements of the Alberta Private Sewage Standards of Practice in affect at the time of install.
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

#6
DEVELOPMENT
PERMITS NONE

#7
NEXT MEETING

November 15, 2022, at 9:30 a.m. at the Public Service Building in DeBolt

#8
ADJOURNMENT MOTION: 22.10.53 Moved by: Member Duane Didow
That the meeting be adjourned at 9:31 a.m.

Carried



CHAIR
DALE SMITH



DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE