

ADOPTED

Minutes of a  
**MUNICIPAL PLANNING COMMISSION REGULAR MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
Greenview Administration Building [and Zoom]  
Valleyview, Alberta, on Wednesday, January 11, 2023

#1  
CALL TO ORDER Chair Dale Smith called the meeting to order at 9:01 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	Bill Smith
Member	Tom Burton left @ 9:28 a.m.
Member	Duane Didow (Zoom)
Member	Tyler Olsen

ATTENDING

Director, Planning & Economic Development	Martino Verhaeghe
Director, Infrastructure & Engineering	Roger Autio
Acting Manager, Planning & Development	Nicole Friesen
Acting Development Officer	Alysse Barks
Recording Secretary	Nancy Harris

GUESTS

Taylor Cote (S22-015)  
Tanner Cantin (S22-015)  
Shelia Kaus, Manager, Agricultural Services

#2  
AGENDA MOTION: 23.01.01 Moved by: Vice Chair Sally Rosson  
That the January 11, 2023, agenda be adopted as presented.

**CARRIED**

#3  
MINUTES **3.1 MINUTES OF ORGANIZATIONAL MEETING**

MOTION: 23.01.02 Moved by: Member Tom Burton  
That the minutes of the Municipal Planning Commission organizational meeting held December 14, 2022, be adopted as amended:  
- Typographic errors to be corrected

**CARRIED**

**3.2 MINUTES OF REGULAR MEETING**

MOTION: 23.01.03 Moved by: Vice Chair Sally Rosson

That the minutes of the Municipal Planning Commission regular meeting held on December 14, 2022, be adopted as amended:

- Typographic errors to be corrected

**CARRIED**

### **3.3 BUSINESS ARISING FROM MINUTES**

#### **3.3.1 AGRICULTURAL REGIONS OF ALBERTA SOIL INVENTORY DATABASE AND LAND SUITABILITY RATING SYSTEM**

Manager, Agricultural Services, Sheila Kaus presented an overview of the report on the Agricultural Regions of Alberta Soil Inventory Database and Land Suitability Rating System for information.

MOTION: 23.01.04 Moved by: Member Ryan Ratzlaff

That the Municipal Planning Commission accept the report on the Agricultural Regions of Alberta Soil Inventory Database and Land Suitability Rating System for information, as presented.

**CARRIED**

**#4  
DELEGATIONS**

NONE

**#5  
SUBDIVISIONS**

#### **5.1 S22-015 / BEAIRSTO & ASSOCIATES ENGINEERING / ALLCO ENTERPRISES LTD. (ELZINGA) / FIRST PARCEL OUT / NW 20-73-21-W5M / NEW FISH CREEK AREA**

Acting Manager, Planning & Development Nicole Friesen presented an overview of the first subdivision within NW 20-73-21-W5M being a farmstead separation 8.09 ha (20.0 ac) in size. The property was zoned Agricultural One (A-1) District.

Member Tom Burton left @ 9:28 am

**NW 20-73-21-W5M**

MOTION: 23.01.05 Moved by: Vice Chair Sally Rosson

That the Municipal Planning Commission APPROVE subdivision application S22-015 for the creation of a 8.09-hectare (20.0-acre) ± lot within the parcel legally described as NW 20-73-21-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.

All associated costs shall be the responsibility of the applicant.

5. In accordance with Policy 6003, road widening of 5.03 metres along the subdivision frontage of Township Road 734 shall be dedicated and road widening of 5.03 metres along the remnant lands of Township Road 734 shall be sold to the MD of Greenview No. 16 in accordance with Schedule of Fees Bylaw 22-900. The road widening shall be registered as road within the Plan of Survey for the subdivision at no expense to the MD of Greenview No. 16.
6. An encroachment agreement shall be registered on the title of the subdivision and the adjacent parcel NE 73-21-W5M, to address the existing dugout which crosses the property line. Arrangements and costs shall be the responsibility of the applicant.

**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 the Municipal District of Greenview No. 16.

**CARRIED**

#5  
SUBDIVISIONS

**5.2 S22-017 / MIDWEST SURVEYS INC / WARKENTIN / FIRST PARCEL OUT / NW 27-69-23-W5M / VALLEYVIEW AREA**

Acting Manager, Planning & Development Nicole Friesen presented an overview for the first subdivision within NW 27-69-23-W5M being a farmstead separation 4.047 ha (10.0 ac) in size. The property was zoned Agricultural One (A-1) District.

NW 27-69-23-W5M MOTION: 23.01.06 Moved by: Vice Chair Sally Rosson

That the Municipal Planning Commission APPROVE subdivision application S22-017 for the creation of a 4.047-hectare (10.0-acre) ± lot within the parcel legally described as NW 27-69-23-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 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.

**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**

#5  
SUBDIVISIONS

**5.3 S22-018 / MIDWEST SURVEYS INC / WARKENTIN / FIRST PARCEL OUT/ SE 18-69-22-W5M/ VALLEYVIEW AREA**

Acting Manager, Planning & Development Nicole Friesen presented an overview of the first subdivision within SE 18-69-22-W5M being a farmstead separation 5.24 ha (12.94 ac) in size. The property was zoned Agricultural One (A-1) District.

SE 18-69-22-W5M

MOTION: 23.01.07 Moved by: Member Christine Schlieff  
That the Municipal Planning Commission APPROVE subdivision application S22-018 for the creation of a 5.24-hectare (12.94-acre) ± lot within the parcel legally described as SE 18-69-22-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.

All associated costs shall be the responsibility of the applicant.

5. In accordance with Policy 6003, road widening of 5.03 metres along the subdivision frontage of Township Road 692 and Range Road 225 and a corner cut of 15.0 metres by 15.0 metres shall be dedicated and road widening of 5.03 metres along the remnant lands of Range Road 225 shall be sold to the MD of Greenview No. 16 in accordance with Schedule of Fees Bylaw 22-900. The road widening shall be registered as road within the Plan of Survey for the subdivision at no expense to the MD of Greenview No. 16.

**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**

#5  
SUBDIVISIONS

**5.4 S22-019 / MIDWEST SURVEYS INC / WARKENTIN / FIRST PARCEL OUT / SW 16-69-23-W5M/ VALLEYVIEW AREA**

Acting Manager, Planning & Development Nicole Friesen presented an overview of the first subdivision within SW 16-69-23-W5M being a farmstead separation 4.047 ha (10.00 ac) in size. The property was zoned Agricultural One (A-1) District.

SW-16-69-23-W5M MOTION: 23.01.08 Moved by: Member Jennifer Scott

That the Municipal Planning Commission APPROVE subdivision application S22-019 for the creation of a 4.047-hectare (10.00-acre) ± lot within the parcel legally described as SW 16-69-23-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.

All associated costs shall be the responsibility of the applicant.

5. In accordance with Policy 6003, road widening of 5.03 metres along the subdivision frontage of Township Road 692 shall be dedicated and road widening of 5.03 metres along the remnant lands of Township Road 692 and Range Road 234 shall be sold to the MD of Greenview No. 16 in accordance with Schedule of Fees Bylaw 22-900. The road widening shall be registered as road within the Plan of Survey for the subdivision at no expense to the MD of Greenview No. 16.

**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**

#7  
NEXT MEETING

Wednesday, February 15, 2023

#8  
ADJOURNMENT

MOTION: 23.01.09 Moved by: Member Tyler Olsen  
That the meeting be adjourned at 9:52 a.m.

**CARRIED**



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CHAIR  
DALE SMITH



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DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT  
MARTINO VERHAEGHE

