

ADOPTED

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building [and Zoom]
Valleyview, Alberta, on Wednesday, March 15, 2023

#1 Chair Dale Smith called the meeting to order at 9:00 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	Bill Smith (Zoom)
Member	Tom Burton
Member	Duane Didow
Member	Tyler Olsen

ATTENDING

Director, Planning & Economic Development	Martino Verhaeghe
Director, Infrastructure & Engineering	Roger Autio
Acting Manager, Planning & Development	Nicole Friesen
Municipal Planner	Jan Sotocinal
Recording Secretary	Nancy Harris

GUESTS

Baily Lapp (S22-025)

#2
AGENDA

MOTION: 23.03.16 Moved by: Vice Chair Sally Rosson
That the March 15, 2023, agenda be adopted as presented.

CARRIED

#3
MINUTES

3.1 MINUTES OF REGULAR MEETING

MOTION: 23.03.17 Moved by: Member Jennifer Scott
That the minutes of the Municipal Planning Commission regular meeting held on
February 15, 2023, be adopted as presented.

CARRIED

#4
DELEGATIONS

NONE

#5
SUBDIVISIONS

5.1 S22-025 / BEAIRSTO & ASSOC / CRICHTON / FIRST PARCEL OUT / SW 15-69-08-W6M / GROVEDALE AREA

Acting Manager, Planning & Development Nicole Friesen presented an overview of the first subdivision within SW 15-69-8-W6M being a yard site separation 4.99 ha (12.33 ac) in size. The property is zoned Agricultural One (A-1) District.

SW 15-69-08-W6M

MOTION: 23.03.18 Moved by: Member Jennifer Scott

That the Municipal Planning Commission APPROVE subdivision application S22-025 for the creation of a 4.99-hectare (12.33-acre) ± lot within the parcel legally described as SW 15-69-8-W6M, 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 22-930.
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. The applicant shall apply and pay all applicable fees in accordance with the Schedule of Fees Bylaw 22-930 for the construction of a gravel approach to the remainder of SW 15-69-8-W6M. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.
6. In accordance with Policy 6003, road widening of 5.03 metres along the proposed subdivision frontage of Range Road 83 and a 15.0-metre corner cut at the intersection of Highway 666 and Range Road 83 shall be dedicated and road widening of 5.03 metres along the remnant lands of SW 15-69-8-W6M along Range Road 83 shall be sold to the MD of Greenview No. 16 in accordance with Schedule of Fees Bylaw 22-930. 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 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**

5.2 S23-002 / BORDERLINE SURVEYS LTD / BUCHANAN / FIRST PARCEL OUT / SE 14-75-24-W5M / PUSKWASKAU AREA

Municipal Planner Jan Sotocinal presented an overview to subdivide an 8.10-ha (20.00-ac) parcel containing a seasonal cabin site at SE 14-75-24-W5M. The property is zoned Agricultural One (A-1) District.

SE 14-75-24-W5M

MOTION: 23.03.19 Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE subdivision application S23-002 for the creation of a 8.10-hectare (20-acre) ± lot within the parcel legally described as SE 14-75-24-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 22-930.
- 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 22-930 for the construction of a gravel approach to the remainder of SW 14-75-24-W5M. 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

**#6
DEVELOPMENT
PERMITS**

NONE

ADOPTED

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**#7
NEXT MEETING**

Wednesday, April 12, 2023

**#8
ADJOURNMENT**

MOTION: 23.03.20 Moved by: Member Ryan Ratzlaff
That the meeting be adjourned at 9:24 a.m.

CARRIED



CHAIR
DALE SMITH



DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE