

ADOPTED

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building [and Zoom]
Valleyview, Alberta, on Wednesday, February 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
Member	Tom Burton
Member	Duane Didow
Member	Tyler Olsen

ATTENDING

Director, Planning & Economic Development	Martino Verhaeghe
Director, Infrastructure & Engineering	Roger Autio
CAO	Stacey Wabick
Acting Manager, Planning & Development	Nicole Friesen
Municipal Planner	Jan Sotocinal
Recording Secretary	Alysse Barks

#2 MOTION: 23.02.10 Moved by: Vice Chair Sally Rosson

AGENDA

That the February 15, 2023, agenda be adopted as presented.

CARRIED

#3
MINUTES

3.1 MINUTES OF REGULAR MEETING

MOTION: 23.02.11 Moved by: Member Tyler Olsen

That the minutes of the Municipal Planning Commission regular meeting held on January 11, 2023, be adopted as presented.

CARRIED

3.2.1 CPAA Conference

MOTION: 23.02.12 Moved by: Member Jennifer Scott

That the Municipal Planning Commission authorize up to five (5) members to attend the 2023 Community Planning Association of Alberta (CPAA) conference.

Attendees: Bill Smith, Dave Berry, Tom Burton, Winston Delorme

Not Attending: Ryan Ratzlaff, Sally Rosson, Jennifer Scott, Christine Schlieff, Tyler Olsen, Duane Didow, Dale Smith

CARRIED

#4
DELEGATIONS

NONE

#5
SUBDIVISIONS

5.1 S22-024 / HELIX SURVEYS LTD / PETKER / INDUSTRIAL SUBDIVISION / SW 9-72-1-W6M / DEBOLT AREA

Acting Manager, Planning & Development Nicole Friesen presented an overview for an industrial subdivision within SW 9-72-1-W6M being a vacant parcel 2.00 ha (4.93 ac) in size. The subject area was recently rezoned to Industrial General (M-2) District.

SW 9-72-1-W6M

MOTION: 23.02.13 Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE subdivision application S22-024 for the creation of a 2.00-hectare (4.23-acre) ± lot within the parcel legally described as SW 9-72-1-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 upgrade the approach to the proposed subdivision to meet the MD of Greenview No. 16's Development Guidelines and Municipal Servicing Standards for an industrial approach.
5. The applicant shall pay cash-in-lieu of Municipal Reserve in the amount of 10% of the appraised market value of the 2.00-ha (4.23-ac) area to be subdivided. 4.23 ac times 10% is 0.423 ac. The appraised market value of the land is \$19,797.62 per ac or a market value determined by an appraisal by a qualified appraisal professional in accordance with section 667 of the Municipal Government Act. 0.423 ac times \$19,797.62 per ac equals \$8,374.39.

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 S22-026 / HELIX SURVEYS LTD / KRAMPS / FIRST PARCEL OUT / SW 12-71-26-W5M / CROOKED CREEK AREA

Acting Manager, Planning & Development Nicole Friesen presented an overview the first subdivision within SW 12-71-26-W5M being a farmstead separation 4.27 ha (10.54 ac) in size. The property was zoned Agricultural One (A-1) District.

SW 12-71-26-W5M

MOTION: 23.02.14 Moved by: Member Jennifer Scott

That the Municipal Planning Commission APPROVE subdivision application S22-026 for the creation of a 4.27-hectare (10.54-acre) ± lot within the parcel legally described as SW 12-71-26-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 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 construction of a gravel approach to the remainder of SW 12-71-26-W5M. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.
6. The applicant shall enter into an agreement with the MD of Greenview No. 16 for the dedication of 5.03 metres of Road Widening along the proposed subdivision frontage of Range Road 261 and the sale to the MD of Greenview No. 16 of 5.03 metres of Road Widening along the remnant lands of SW 12-71-26-W5M. The agreement shall be registered by caveat on title until such time as the MD of Greenview No. 16 seeks to register the road

plan for Road Widening. Any buildings or structures within or obstructing the road widening area will be removed by the MD of Greenview No. 16 with no compensation to the landowner at the time the road plan is registered. Costs of registering the caveat are 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 Greenview.

CARRIED

#6
DEVELOPMENT
PERMITS

NONE

#7
NEXT MEETING

Wednesday, March 15, 2023

#8
ADJOURNMENT

MOTION: 23.02.15 Moved by: Member Ryan Ratzlaff
That the meeting be adjourned at 9:22 a.m.

CARRIED



CHAIR
DALE SMITH

DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE