

Adopted

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

#1
CALL TO ORDER

Chair Ryan Ratzlaff called the meeting to order at 9:13 a.m.

PRESENT

Chair	Ryan Ratzlaff
Vice-Chair	Sally Rosson
Member	Christine Schlieff
Member	Jennifer Scott
Member	Bill Smith (Zoom)
Member	Tom Burton
Member	Dave Berry (Zoom)
Member	Winston Delorme
Member	Tyler Olsen

ATTENDING

Director, Planning & Economic Development	Martino Verhaeghe
Manager, Planning and Development	Samantha Dyck
Municipal Planner	Jan Sotocinal
Development Officer	Nicole Friesen
Recording Secretary	Nancy Harris

ABSENT

Member	Dale Smith
CAO	Stacey Wabick
Director, Infrastructure & Engineering	Roger Autio

#2
AGENDA

MOTION: 23.11.46 Moved by: Member Christine Schlieff
That the November 15, 2023, agenda be adopted as presented.

CARRIED

#3
MINUTES

3.1 MINUTES OF REGULAR MEETING

MOTION: 23.11.47 Moved by: Vice Chair Sally Rosson
That MPC Members lift the Deferred Motion 23.09.37 adoption of minutes.

That Municipal Planning Commission Members defer motion 23.09.37 Adoption of Minutes until the October 11, 2023 MPC Meeting.

CARRIED

MOTION: 23.09.37 Moved by: Vice Chair Sally Rosson

That the minutes of the Municipal Planning Commission regular meeting held on July 12, 2023, be adopted as presented.

CARRIED

3.2 MINUTES OF REGULAR MEETING

MOTION: 23.11.48 Moved by: Member Tyler Olsen

That the minutes of the Municipal Planning Commission regular meeting held on September 13, 2023, be adopted as presented.

CARRIED

**#4
SUBDIVISIONS**

4.1 S23-013 / TOEWS / BOUNDARY ADJUSTMENT / NW 14-71-26-W5M / RIDGEVALLEY AREA

Municipal Planner Jan Sotocinal presented an overview of a Subdivision Application for a Boundary Adjustment within NW 14-71-26-W5M; Plan 8220798, Lot B. The property was zoned Agricultural One (A-1) District.

MOTION: 23.11.49 Moved by: Member Jennifer Scott

That the Municipal Planning Commission APPROVE the subdivision Application S23-013 for the boundary adjustment of Plan 8220798, Lot B from 3.80 Hectares (9.39 acres) to 7.85 Hectares (19.39 acres) subdivision within the parcel legally described as NW 14-71-26-W5M, subject to the following:

NW 14-71-26-W5M

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 the subdivision is to be registered before signing the final subdivision endorsement documents.

Notes:

1. You are 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
DEVELOPMENT
PERMITS**

5.1 D23-167 / LEWIS / ACCESSORY BUILDING IN FRONT YARD / SE 5-67-23-W5M / LITTLE SMOKY AREA

Development Officer Nicole Friesen presented an overview of a development permit application for Accessory Building in Front Yard SE 5-67-23-W5M. The property was zoned Agricultural One (A-1) District.

SE 5-67-23-W5M

MOTION: 23.11.50 Moved by: Vice Chair Sally Rosson
That the Municipal Planning Commission APPROVE development permit application D23-167 for an Accessory Building, subject to the following:

Conditions:

1. That a variance is granted to Land Use Bylaw 18-800 Section 5.22.1.e) allowing the Accessory Building to be located within the Yard, Front as defined by Bylaw 18-800.
2. The Accessory Building shall be located no closer than 1.5 m (4.9 ft) from the Dwelling or another Accessory Building.

Standards:

1. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
2. The use of the Accessory Building for business, industrial, and residential purposes is not permitted. The Accessory Building shall be used for personal use only.

Notes:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation.
2. All development must conform to the conditions of this development permit and the approved plans, and any revisions as required pursuant to this approval. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to, an expansion or intensification of the use.
3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing, and Electrical permits, in accordance with the Safety Codes Act of Alberta. Copies of such permits are to be provided to the Municipal District of Greenview No. 16.
4. You are located in the vicinity of an agricultural operation.

CARRIED

MOTION: 23.11.51 Moved by: Vice Chair Sally Rosson

That the Municipal Planning Commission recommend to Council to amend the Land Use Bylaw 18-800 Section 5.22.1.e) to state "On residential parcels that are 1.21 hectares (3 acres) or smaller, no accessory building shall be located in the front yard."

CARRIED

#6
NEXT MEETING

Wednesday, December 13, 2023

#7
ADJOURNMENT

MOTION: 23.11.52 Moved by: Member Tyler Olsen
That the meeting be adjourned at 9:46 a.m.

CARRIED



CHAIR
RYAN RATZLAFF



DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE