

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 10, 2024

#1
CALL TO ORDER
Chair Ryan Ratzlaff called the meeting to order at 9:00 a.m.

PRESENT

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

ATTENDING

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

ABSENT

CAO	Stacey Wabick
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GUESTS

Christie Jones, Borderline Surveys (S23-012)
Val Erker (S23-012)
Dale Perrott (S23-012)
Debbie Perrott(S23-012)

#2
AGENDA
MOTION: 24.01.01 Moved by: Member Tyler Olsen
That the January 10, 2024, agenda be adopted as presented.
CARRIED

#3
MINUTES
3.1 MINUTES OF REGULAR MEETING
MOTION: 24.01.02 Moved by: Member Jennifer Scott
That the minutes of the Municipal Planning Commission regular meeting held on
December 13, 2023, be adopted as amended:

- S23-005 Condition 6, remove “and any lands shown to be protected under an Environmental Reserve Easement in Condition 9 would be removed from the reserve calculation”

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

NONE

#4
SUBDIVISIONS

4.1 S23-012 / PERROTT / FIRST PARCEL OUT / NW 20-71-25-W5M / CROOKED CREEK AREA

Municipal Planner Jan Sotocinal presented an overview of a Subdivision Application for a First Parcel out within NW 20-71-25-W5M. The property was zoned Agricultural One (A-1) District.

NW 20-71-25-W5M

MOTION: 24.01.03 Moved by: Member Dale Smith

That the Municipal Planning Commission APPROVE the subdivision application S23-012 for the creation of approximately 8.10 hectares (20 acres) parcel within the lands legally described as, NW 20-71-25-W5M, subject to the following:

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 24-970.
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 24-970 for the construction of a gravel approach to the proposed subdivision. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.
5. In accordance with Policy 6003, road widening of 5.03 metres along the proposed subdivision frontage of Township Road 714 shall be dedicated and road widening of 5.03 metres along the remnant lands of NW 20-71-25-W5M along Township Road 714 and Range Road 255 and a corner cut of 15 metres by 15 metres at the intersection of along Township Road 714 and Range Road 255 shall be sold to the MD of Greenview No. 16 in accordance with Schedule of Fees Bylaw 24-970. 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.

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 D23-201 / HIRSCHER / PERMITTED USE – ACCESSORY BUILDING WITH
FRONT YARD SETBACK VARIANCE IN HR / PLAN 7821799;1;8 / DEBOLT AREA**

Development Officer Nicole Friesen presented an overview of a development permit application for Permitted Use – Accessory Building with Front Yard Setback Variance in HR on Plan 7821799; Block 1; Lot 8 within SW 12-72-01-W6M. The property was zoned Hamlet Residential (HR) District.

SW 12-72-01-W6M

MOTION: 24.01.04 Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE development permit application D23-201 for an Accessory Building (Garage, Detached), subject to the following:

Conditions:

1. That an 19% variance is granted to the front yard setback to the south property boundary, from the required 7.5 m (24.6 ft) to 6.1 m (20 ft) for the placement of the Accessory Building.
2. The Accessory Building shall be located no closer than 1.5 m (4.9 ft) from the Dwelling or another Accessory Building.
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.

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. You are located in the vicinity of an agricultural operation.

CARRIED

#6
NEXT MEETING

Wednesday, February 14, 2024

#7
ADJOURNMENT

MOTION: 24.01.05 Moved by: Member Tyler Olsen
That the meeting be adjourned at 9:25 a.m.

CARRIED

CHAIR
RYAN RATZLAFF

DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE