

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 14, 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
Member	Jennifer Scott
Member	Bill Smith (Virtual)
Member	Tom Burton
Member	Winston Delorme (Virtual)
Member	Tyler Olsen
Member	Dale Smith

ATTENDING

CAO	Stacey Wabick
Director, Planning & Economic Development	Martino Verhaeghe
Director, Infrastructure & Engineering	Roger Autio
Manager, Planning and Development	Samantha Dyck
Development Officer	Nicole Friesen
Recording Secretary	Drew Melvin

ABSENT

Member	Dave Berry
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GUESTS

Darcy Clarke (S22-016)
Jennifer Mader (D23-210)

#2
AGENDA

MOTION: 24.02.07 Moved by: Member Christine Schlieff
That the February 14, 2024, agenda be adopted as presented.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Tom Burton, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith

CARRIED

#3
MINUTES

3.1 MINUTES OF REGULAR MEETING

MOTION: 24.02.08 Moved by: Member Dale Smith

That the minutes of the Municipal Planning Commission regular meeting held on January 10, 2024, be adopted as presented.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Tom Burton, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

NONE

**#4
SUBDIVISIONS**

4.1 S22-016 / COZY ACRES / MULTI-LOT SUBDIVISION / SW 29-70-24-W5M / STURGEON HEIGHTS AREA

Development Officer Nicole Friesen presented an overview of a Subdivision Application for a Multi-lot Subdivision within SW 29-70-24-W5M. The property was zoned Country Residential Two (CR-2) District.

SW 29-70-24-W5M

MOTION: 24.02.09 Moved by: Member Dale Smith
That the Municipal Planning Commission APPROVE subdivision application S22-016 for the creation of six (6) lots, including one (1) PUL, totalling 8.35 hectares (20.64 acres) within the parcel legally described as SW 29-70-24-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 the subdivision is to be registered before 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 construction of gravel approaches to proposed lots 9, 10, & 12-14. The MD of Greenview No. 16 reserves the right to determine the date of construction of the approach.
5. The applicant shall pay cash-in-lieu of municipal reserve in the amount of \$13,000.00, representing 10% of the appraised market value of the land of \$130,000.00 (\$6,301.50 per acre) or a market value determined by an appraisal by a qualified appraisal professional in accordance with section 667

of the Municipal Government Act. The final calculation of the municipal reserve will be done upon receipt of the final plan of survey.

- 6. Pursuant to Section 651.1(2) of the Municipal Government Act, the applicant shall enter into a Restrictive Covenant with the Municipality, respecting Lots 9, 10, & 12-14 as shown on the Subdivision Plan, as the Servient Tenements and the Municipal District of Greenview No. 16 roadways and Lot 11PUL, Block 3, Plan _____ serving as the Dominant Tenements restricting that a specified portion of the Subject Property being the 15 metres of property adjacent to Range Road 245 and Township Road 704 throughout each property (the "Covenant Area") are to not be built on or otherwise cleared of vegetation. Specifically, the covenant will limit the use of the Covenant Area by requiring this area to remain in its current vegetative state with no alterations to the grading, no construction, no removal of vegetation or any other grade altering activity. The Owner will be able to use, enjoy and maintain the Covenant Area and may undertake vegetation management to limit or control the growth of weeds or to plant shrubs or small plants that will help to stabilize the slope, but not remove the buffering effect of the trees and natural landscaping in place. The Restrictive Covenant shall be registered on the titles of Lots 9, 10 & 12-14 at no cost 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.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Tom Burton, Member Winston Delorme, Member Dale Smith
Against: Member Tyler Olsen, Member Bill Smith

CARRIED

**#5
DEVELOPMENT
PERMITS**

**5.1 D23-210 / MADER & FLORENCE / PERMITTED USE – ACCESSORY BUILDING
IN FRONT YARD / SW 17-72-21-W5M / NEW FISH CREEK AREA**

Development Officer Nicole Friesen presented an overview of a development permit application for Permitted Use – Accessory Building in Front Yard within SW 17-72-21-W5M. The property was zoned Agricultural One (A-1) District.

SW 17-72-21-W5M

MOTION: 24.02.10 Moved by: Member Tom Burton
That the Municipal Planning Commission APPROVE development permit application D23-210 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.
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.
4. You are located in the vicinity of an agricultural operation.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Tom Burton, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith

CARRIED

#6
NEXT MEETING

Wednesday, March 13, 2024

#7
ADJOURNMENT

MOTION: 24.02.11 Moved by: Member Dale Smith
That the meeting be adjourned at 9:48 a.m.


ADOPTED

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For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Tom Burton, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith

CARRIED



CHAIR
RYAN RATZLAFF



DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE