

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 13, 2024

#1
CALL TO ORDER

PRESENT

Chair	Ryan Ratzlaff
Vice-Chair	Sally Rosson
Member	Christine Schlieff
Member	Jennifer Scott
Member	Bill Smith (Zoom)
Member	Winston Delorme (Zoom 9:02)
Member	Tyler Olsen
Member	Dale Smith
Member	Dave Berry
Member	Marko Hackenberg

ATTENDING

CAO	Stacey Wabick
Director, Planning & Economic Development	Martino Verhaeghe
Director, Infrastructure & Engineering	Roger Autio
Development Officer	Nicole Friesen
Development Officer	Alysse Barks
Development Officer	Celine Chuppa
Recording Secretary	Nancy Harris

ABSENT

Member	Tom Burton
--------	------------

GUESTS

	Brandon Nieuwenhuis (D24-020)
	Mitch Rawlyk (D24-032)
	Erich Eckstein (D24-032)

#2
AGENDA

MOTION: 24.03.12 Moved by: Member Christine Schlieff
That the March 13, 2024, agenda be adopted as presented.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith, Member Marko Hackenberg

CARRIED

#3
MINUTES

3.1 MINUTES OF REGULAR MEETING

MOTION: 24.03.13 Moved by: Vice Chair Sally Rosson
That the minutes of the Municipal Planning Commission regular meeting held on February 14, 2024, be adopted as presented.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith, Member Marko Hackenberg

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

NONE

#4
SUBDIVISIONS

NONE

#5
DEVELOPMENT
PERMITS

5.1 D24-018 / R360 ENVIRONMENTAL SOLUTIONS CANADA/ DISCRETIONARY USE – LANDFILL, INDUSTRIAL EXPANSION / NE 24-69-06-W6M / GROVEDALE AREA

Development Officer - Crown lands Celine Chuppa presented an overview of a development permit application for Discretionary Use – Landfill, Industrial Expansion within NE 24-69-06-W6M. The property was zoned Crown Land (CL) District.

NE 24-69-06-W6M

MOTION: 24.03.14 Moved by: Member Dale Smith
That the Municipal Planning Commission APPROVE Development Permit application D24-018 – Landfill, Industrial - Expansion, subject to the following:

Conditions:

1. The applicant must obtain approval from Alberta Environment and Protected Areas (AEPA) prior to construction or commencement of any development. Copies of such approvals are to be provided to the Municipal District of Greenview No. 16. And the developer must adhere to all conditions as set by AEPA Approval #239576-01-00.
2. A permit from Alberta Safety Codes Authority is required for all fuel tanks located on the site and must be submitted to Greenview. Copies of such approvals are to be provided to the Municipal District of Greenview No. 16.

Standards:

1. Stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring the extent of the disturbed area and the duration of exposure is minimal.
2. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

3. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
4. Deleterious materials must not be allowed to enter any watercourse.
5. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment and Protected Areas (AEPA).

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. This development permit is valid upon the decision being advertised in accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.
4. 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.

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith, Member Marko Hackenberg

CARRIED

5.2 D24-020 / NIEUWENHUIS / PERMITTED USE IN A-1 – ACCESSORY BUILDING IN FRONT YARD AND DUGOUT / NE 19-71-22-W5M / NEW FISH CREEK AREA

Development Officer Alysse Barks presented an overview of a development permit application for Permitted Use – Accessory Building in Front Yard and Dugout within NE 19-71-22-W5M. The property was zoned Agricultural One (A-1) District.

NE 19-71-22-W5M MOTION: 24.03.15 Moved by: Vice Chair Sally Rosson

That the Municipal Planning Commission APPROVE development permit application D24-020 for an Accessory Building and the Dugout on NE-19-71-22-W5M 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. Stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring the extent of the disturbed area and the duration of exposure is minimal.
2. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
3. Deleterious materials must not be allowed to enter any watercourse.
4. The Dugout shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are approved by Alberta Forestry, Parks, and Tourism.

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, Electrical permits, in accordance with the Safety Codes Act of Alberta.
4. The exterior of the building shall be completed within twenty-four (24) months from the issuance of the development permit. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired, and without effect, unless an extension to this period has been previously granted.
5. 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 Dave Berry, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith, Member Marko Hackenberg

CARRIED

5.3 D24-030 / REICHERT / PERMITTED USE IN A-1 – ACCESSORY BUILDING IN FRONT YARD / SE 20-71-22-W5M / NEW FISH CREEK AREA

Development Officer Nicole Friesen presented an overview of a development permit application for Permitted Use in A-1 – Accessory Building in Front Yard within SE 20-71-22-W5M. The property was zoned Agricultural One (A-1) District.

SE 20-71-22-W5M

MOTION: 24.03.16 Moved by: Member Dale Smith

That the Municipal Planning Commission APPROVE development permit application D24-030 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 Dave Berry, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith, Member Marko Hackenberg

CARRIED

5.4 D24-031 / HOLLER / PERMITTED USE IN CR-3 – ACCESSORY BUILDING IN FRONT YARD / NE 33-70-24-W5M / STURGEON HEIGHTS AREA

Development Officer Alysse Barks presented an overview of a development permit application for Permitted Use in CR-3 – Accessory Building in Front Yard on Plan 8220383 Block 2 Lot 17 within NE 33-70-24-W5M. The property was zoned Country Residential Three (CR-3) District.

Chair Ryan Ratzlaff called a recess at 9:25 a.m. to confirm information.

Meeting reconvened at 9:30 a.m.

NE 33-70-24-W5M

MOTION: 24.03.17 Moved by: Member Christine Schlieff

That the Municipal Planning Commission APPROVE development permit application D24-031 for an Accessory Building on Plan 8220383 Block 2 Lot 17 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.
3. 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.
4. The applicant is required to tie into the existing holding tank or install a new holding tank for the proposed development. The holding tank must be installed in a location that is accessible for regular cleaning and maintenance and must meet the tank and installation must meet Alberta Private Sewage Systems Standards of Practice.

Standards:

1. Any exterior lighting shall be positioned in such a manner that it does not cause a nuisance for surrounding landowners and/or interfere with the safe movement of traffic on nearby roads.
2. Stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring the extent of the disturbed area and the duration of exposure is minimal.
3. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
4. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Forestry, Parks, and Tourism.
5. Deleterious materials must not be allowed to enter any watercourse.
6. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.

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, Electrical permits, in accordance with the Safety Codes Act of Alberta.
4. The exterior of the building shall be completed within twenty-four (24) months from the issuance of the development permit. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired, and without effect, unless an extension to this period has been previously granted.
5. No storage or activity may be undertaken that would in the opinion of the Development Authority unduly interfere with the amenities of the district or materially interfere with or affect the use, enjoyment, or value of neighboring properties, by reason of excessive noise, smoke, steam, odor, glare, dust, vibration, refuse matter, or other noxious emissions or containment of hazardous materials.

6. 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 Dave Berry, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith, Member Marko Hackenberg

CARRIED

5.5 D24-032 / RAWLYK / DISCRETIONARY USE – ABATTOIR IN EXISTING ACCESSORY BUILDING / NE 30-69-6-W6M/ GROVEDALE AREA

Development Officer Nicole Friesen presented an overview of a development permit application For Discretionary Use – Abattoir in Existing Accessory Building within NE 30-69-6-W6M. The property was zoned Agricultural One (A-1) District.

NE 30-69-6-W6M

MOTION: 24.03.18 Moved by: Vice Chair Sally Rosson

That the Municipal Planning Commission APPROVE development permit application D24-032 for an Abattoir, subject to the following:

Conditions:

1. The applicant must obtain a Mobile Butcher Facility Licence from the Province of Alberta and provide a copy to the Municipal District of Greenview No. 16.
2. No offensive noise or odour shall be produced by the business that would affect the privacy and enjoyment of adjacent residences.
3. The Abattoir shall be operated solely within the Accessory Building.
4. Any outdoor storage or storage of waste associated with the Abattoir shall be bear proofed and screened from view from the neighbouring parcels and roadways.

Standards:

1. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
2. Any outdoor storage or storage of waste associated with the Abattoir shall be in bear proof as follows:
 - a. Lids and doors recessed, self-closing and tight fitting to prevent odours from escaping.
 - b. Latches on all lids and doors must be bear-resistant (i.e., bear's claws unable to reach the latch trigger mechanism).
 - c. Hinges and latches for lids must be sufficiently strong such that they cannot be pried open by claws (able to withstand several thousands of pounds of force). The rule of thumb is that if it can be dismantled using a crowbar then it is not bear-resistant.

- d. If the container is not able to be stored indoors, it must be sufficiently stable or capable of being anchored to a solid, stationary base to prevent tipping by large bears.
- e. Container material must be sufficiently strong to prevent bears from chewing, battering or crushing the container.

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. The meat processing facility is subject to the *Meat Inspection Act* and Meat Inspection Regulation and shall at all times comply with the regulations and requirements therein.
3. The abattoir is subject to the *Disposal of Dead Animals Regulation, Animal Health Act, and Health of Animals Act (Canada)* and shall at all times comply with the regulations and requirements therein.
4. 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.
5. 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.
6. 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 Dave Berry, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith, Member Marko Hackenberg

CARRIED

#6
NEXT MEETING

Wednesday, April 10, 2024

#7
ADJOURNMENT

MOTION: 24.03.19 Moved by: Member Jennifer Scott
That the meeting be adjourned at 9:49 a.m.

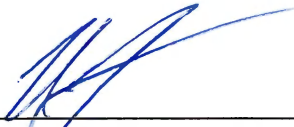
ADOPTED

*Minutes of a Municipal Planning Commission Regular Meeting
M.D. of Greenview No. 16
Page 10*

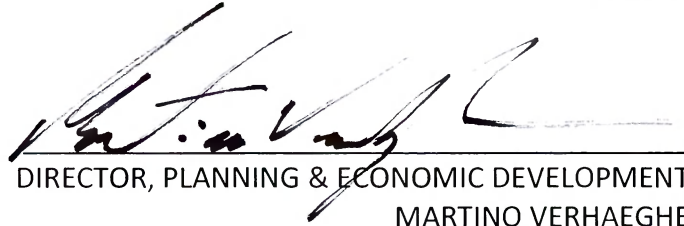
March 13, 2024

For: Chair Ryan Ratzlaff, Vice-Chair Sally Rosson, Member Christine Schlieff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Winston Delorme, Member Tyler Olsen, Member Dale Smith, Member Marko Hackenberg

CARRIED



CHAIR
RYAN RATZLAFF



DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE