

ADOPTED

Minutes of a  
**MUNICIPAL PLANNING COMMISSION REGULAR MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
Greenview Administration Building [and Zoom]  
Valleyview, Alberta, on Wednesday, May 15, 2024

- #1**  
**CALL TO ORDER**
- Chair Ryan Ratzlaff called the meeting to order at 9:00 a.m.
- PRESENT**
- |            |                             |
|------------|-----------------------------|
| Chair      | Ryan Ratzlaff               |
| Vice-Chair | Jennifer Scott              |
| Member     | Bill Smith (Zoom)           |
| Member     | Dave Berry                  |
| Member     | Tom Burton                  |
| Member     | Christine Schlieff          |
| Member     | Winston Delorme (Zoom 9:22) |
| Member     | Tyler Olsen                 |
| Member     | Dale Smith                  |
- ATTENDING**
- |   |                   |
|---|-------------------|
| CAO   | Stacey Wabick     |
| Acting Director, Infrastructure & Engineering | Doug Brown        |
| Director, Planning & Economic Development     | Martino Verhaeghe |
| Acting Manager, Planning and Development      | Jan Sotocinal     |
| Development Officer                           | Nicole Friesen    |
| Development Officer                           | Alyse Barks       |
| Recording Secretary                           | Nancy Harris      |
- ABSENT**
- |        |                  |
|--------|------------------|
| Member | Sally Rosson     |
| Member | Marko Hackenberg |
- GUESTS**
- Kristeva Dowling (Zoom)(D24-053)
- #2**  
**AGENDA**
- MOTION: 24.05.28 Moved by: Member Christine Schlieff  
That the May 15, 2024, agenda be adopted as presented.
- For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen
- CARRIED**
- #3**  
**MINUTES**
- 3.1 MINUTES OF REGULAR MEETING**
- MOTION: 24.05.29 Moved by: Member Tom Burton

inspection, the approach must be upgraded to meet the Municipal District of Greenview No. 16 approach standards, or the approach must be removed, and the ditch remediated, to the satisfaction of the Municipal District of Greenview No. 16, at the developer's expense.

4. Fencing shall not exceed 2.5 m (8.2 ft) in height and shall be setback a minimum of 0.3 m (1.0 ft) from the property line adjacent to the road right-of-way. Chain link Fencing shall be installed around the storm and process ponds by September 30, 2024
5. Stripping of vegetation or grading shall be completed in accordance with Development Permit D23-138 pursuant to the approved Storm Water Management Plan. The Storm Water Management Plan will now include the re-location of the process pond to be along the North property boundary as per the approved D24-034 site plan.
6. The applicant must submit a Real Property Report showing the final development and all applicable setbacks to the Municipal District of Greenview No. 16 within 60 days of the completion of the proposed development and Storm Water Management Plan.
7. Upon completion of the development of the process pond the applicant shall provide the Municipal District of Greenview No. 16 proof of the process pond meeting Provincial regulations.
8. The approval of this Development Permit D24-034 revokes and replaced the previous approval of Development Permit D23-171 relating to this development on the subject lands.

**Standards:**

1. No signage related to the business is permitted and a separate permit will be required before any signage is installed in relation to this site's activities.
2. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

**Advisory 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. The exterior of the buildings 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)

1. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
2. The Home Occupation, Major shall produce no extensive noise between the hours of 10 p.m. and 7 a.m.
3. No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detachable beyond the property boundary shall be produced by the business.

**Advisory 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. This development permit is valid upon the decision being advertised in accordance with the Municipal District of Greenview No. 16's advertising bylaw and no appeal against said decision being successful.
5. You are located in the vicinity of an agricultural operation.

For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen, Member Winston Delorme

**CARRIED**

**5.3 D24-055 / DEANA MARTIN / PERMITTED USE WITH FRONT YARD SETBACK VARIANCE IN A-1 / SE 23-70-26-W5M/ CROOKED CREEK AREA**

Development Officer Alysse Barks presented an overview of a development permit application for Permitted Use with Front Yard Setback Variance in A-1 within SE 23-70-26-W5M. The property was zoned Agricultural One (A-1) District.

SE 23-70-26-W5M MOTION: 24.05.32 Moved by: Member Dale Smith

- 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 submitted to the Municipal District of Greenview No. 16.
- 4. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
- 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.
- 6. Deleterious materials must not be allowed to enter any watercourse.
- 7. You are located in the vicinity of an agricultural operation.

For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen, Member Winston Delorme

**CARRIED**

#6  
NEXT MEETING

6.1 JUNE 12, 2024

6.2 **RESCHEDULE OF JULY 10, 2024 MPC MEETING (VERBAL)**

MOTION: 24.05.33 Moved by: Member Tom Burton

That the Municipal Planning Commission APPROVE that the July 10, 2024 meeting be rescheduled for July 24, 2024

For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen, Member Winston Delorme

**CARRIED**

7  
ADJOURNMENT

MOTION: 24.05.34 Moved by: Member Dave Berry

That the meeting be adjourned at 10:08 a.m.

For: Chair Ryan Ratzlaff, Member Jennifer Scott, Member Bill Smith, Member Dave Berry, Member Tom Burton, Member Christine Schlieff, Member Dale Smith, Member Tyler Olsen, Member Winston Delorme

**CARRIED**