

ADOPTED

Minutes of a
MUNICIPAL PLANNING COMMISSION REGULAR MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building [and Zoom]
Valleyview, Alberta, on Wednesday, June 12, 2024

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

CALL TO ORDER

PRESENT

| | |
|------------|--------------------------|
| Chair | Ryan Ratzlaff |
| Vice-Chair | Sally Rosson |
| Member | Jennifer Scott |
| Member | Tom Burton |
| Member | Christine Schlieff(zoom) |
| Member | Winston Delorme |
| Member | Tyler Olsen(zoom) |
| Member | Marko Hackenberg |

ATTENDING

| | |
|---|-------------------|
| CAO | Stacey Wabick |
| Director, Infrastructure & Engineering | Roger Autio |
| Director, Planning & Economic Development | Martino Verhaeghe |
| Acting Manager, Planning and Development | Jan Sotocinal |
| Recording Secretary | Nancy Harris |

ABSENT

| | |
|--------|------------|
| Member | Dave Berry |
| Member | Dale Smith |
| Member | Bill Smith |

GUESTS

#2 MOTION: 24.06.35 Moved by: Member Tom Burton
AGENDA That the June 12, 2024, agenda be adopted as amended:

- Change area to Crooked Creek

For: Chair Ryan Ratzlaff, Vice Chair Sally Rosson, Member Jennifer Scott, Member Tom Burton, Member Christine Schlieff, Member Winston Delorme, Member Tyler Olsen, Member Marko Hackenberg

CARRIED

#3
MINUTES

3.1 MINUTES OF REGULAR MEETING

MOTION: 24.06.36 Moved by: Member Marko Hackenberg
That the minutes of the Municipal Planning Commission regular meeting held on May 15, 2024, be adopted as amended:

- Change the Ministry’s name in D24-055 Advisory Note # 5

For: Chair Ryan Ratzlaff, Vice Chair Sally Rosson, Member Jennifer Scott, Member Tom Burton, Member Christine Schlieff, Member Winston Delorme, Member Tyler Olsen, Member Marko Hackenberg

CARRIED

3.2 BUSINESS ARISING FROM MINUTES

Sally: Update on D24-034 D Block second approach inspection

**#4
SUBDIVISIONS**

NONE

**#5
DEVELOPMENT
PERMITS**

5.1 D24-081 / JEFF & LILA REIMER / DISCRETIONARY USE IN CR-1/ PLAN 0922391; 1;2/ DEBOLT AREA

Municipal Planner Jan Sotocinal presented an overview of a development permit application for Discretionary use in a CR-1 Plan 0922391; 1; 2 within NW 28-71-26-W5M. The property was zoned Country Residential One (CR-1) District.

NW-28-71-26-W5M

MOTION: 24.06.37 Moved by: Vice Chair Sally Rosson
That the Municipal Planning Commission APPROVE Development Permit application D24-081 for a Dwelling Unit, Manufactured (move onto basement) on Plan 0922391 Block 1 Lot 2 subject to the following

Conditions:

1. The manufactured home shall be placed on a permanent basement foundation which satisfies the requirements of the Alberta Safety Code Authority.
2. The property has been identified as within a potential flood risk area for the 1:100 year flood plain, as such any subgrade development should not allow for the intrusion of water below the elevation of the lowest point of the Harper Creek Road (Range Road 264). Any external windows or entrances to the basement should be placed one- foot above the lowest elevation of Harper Creek Road adjacent to the property as shown on a Real Property Report.

Standards:

1. The exterior of the manufactured home shall be finished within one (1) year of placement. All finish material shall either be factory fabricated or of equivalent quality so that the design and construction complement the dwelling.

- 2. The applicant is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

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

For: Chair Ryan Ratzlaff, Vice Chair Sally Rosson, Member Jennifer Scott, Member Tom Burton, Member Christine Schlieff, Member Winston Delorme, Member Tyler Olsen, Member Marko Hackenberg

CARRIED

#6
NEXT MEETING

6.1 JULY 24, 2024

7
ADJOURNMENT

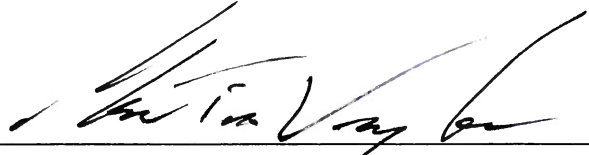
MOTION: 24.06.38 Moved by: Member Jennifer Scott
That the meeting be adjourned at 9: 34 a.m.

For: Chair Ryan Ratzlaff, Vice Chair Sally Rosson, Member Jennifer Scott, Member Tom Burton, Member Christine Schlieff, Member Winston Delorme, Member Tyler Olsen, Member Marko Hackenberg

CARRIED



CHAIR
RYAN RATZLAFF



DIRECTOR, PLANNING & ECONOMIC DEVELOPMENT
MARTINO VERHAEGHE