



**TOWN OF VALLEYVIEW
MUNICIPAL PLANNING COMMISSION**
Thursday January 09, 2025
12:00 PM IN THE TOWN OF VALLEYVIEW
COUNCIL CHAMBERS

PRESENT

Chair:

Leslie Burke

Members at Large:

Tanya Boman

Malcolm Knowles

Danny McCallum

Samantha Steinke

REGRETS

Bev Moro

ADMINISTRATION

Development Officer/Recording Secretary

Amy Almond

OTHERS PRESENT

Members of the Public

1. CALL TO ORDER

Call to Order

Member Burke called the Municipal Planning Commission Meeting to order at 11:59 PM.

2. ACCEPTANCE OF AGENDA (adds & deletes)

Agenda Acceptance
Resolution #25-01-01

Member Steinke moved that MPC adopt the January 09, 2025 Municipal Planning Commission Meeting Agenda as presented.

CARRIED

3. ADOPTION OF MINUTES

Minutes Acceptance
Resolution #25-01-02

3.1 Member Steinke moved to table the acceptance of the Municipal Planning Commission Meeting Minutes dated Wednesday, September 18, 2024 until the next meeting .

CARRIED

4. OLD BUSINESS

Resolution #25-01-03

4.1 Signs in Highway Commercial

Member Knowles moved to modify table C4.1 by changing the designation from “P” to a “D” in row CH under the columns for Electronic display, Freestanding, and vehicle.

Additionally Member Knowles motions to add a column for portable signs to table C4.1 and marking all districts as “P” for Permitted, with a rule that if there are more than 4 signs in any district that a development permit will be required to send to MPC for review.

5. NEW BUSINESS

5.1 4801-51st Street – Zoning: Multi Unit Residential -Inquiry about 7 or 8 unit Mini Storage to serve residence and other members.

Member Knowles motioned to deny this business in a residential neighborhood but expressed willingness to consider if application finds a commercial or industrial zoned lot.

5.2 Voting for the position of Chair of the Municipal Planning Commission

Resolution #25-01-04

Member Knowles nominated member Burke to be Chair of the Municipal Planning Commission. Member Burke accepted the nomination.

1. APPLICATIONS

A. 21850-24-17 Saravana Kumar

Zoning: Downtown Commercial (CD) District

Purpose: Variance to:

Change of Use from vacant to a Child Care Facility

Request permission for a discretionary change of use at 5006-50th Avenue on Lot: 15 & 16, Block: 6, Plan: 7821186 (Units C & D)

Member Knowles sustained from the vote.

Application Resolution #25-01-05

Member McCallum has refused this application based on location being unsuitable.

CARRIED UNANIMOUSLY

B. 12310-24-20 Valleyview and District Agriculture Society

Zoning: Public Service (PS) District

Purpose: Variance to:

Current Use but a new development, requiring new approval for a discretionary use

Request permission for a new development at 4204-40th Avenue on Lot: 1, Block: -, Plan: 9320517

Member Knowles motions to accepts the application as presented.

Application Resolution
#25-01-06

CARRIED UNANIMOUSLY

C. 23560-24-21 Ledcor Design Build (Alberta) Inc.

Zoning: General Industrial (IG) District

Purpose: Variance to:

Sign Variance of 75%

Request permission for a variance at 4810 36th Avenue on Lot: 10A, Block: 5, Plan: 7921892

Member Steinke motions to accept the application as presented.

Application Resolution
#25-01-07

CARRIED UNANIMOUSLY

D.26410-24-22 McCool Oilfield Services Ltd.

Zoning: General Industrial (IG) District

Purpose: Variance to:

Change of Use to add dealership classification as per AMVIC requirements. Not listed as permitted or discretionary

Request permission for a variance at 3606 46th Street on Lot: 3, Block: 3, Plan: 8222162

Application Resolution
#25-01-08

Member Steinke motions to approve the application as presented with the condition that there are no more than 10 vehicles for sale at one time.

CARRIED – Four for and One against

6. ADJOURNMENT

6.1 Member Knowles adjourns the meeting at 12:33 p.m.

Adjournment Resolution
#25-01-09

CARRIED UNANIMOUSLY

Chairman, Leslie Burke

Development Officer, Amy Almond