



TOWN OF VALLEYVIEW MUNICIPAL PLANNING COMMISSION

Monday June 09, 2025
12:00 PM IN THE TOWN OF VALLEYVIEW
COUNCIL CHAMBERS

PRESENT

Members at Large:

Chair:

Leslie Burke Danny
McCallum Tanya
Boman -Teams
Malcolm Knowles
Bev Moro

REGRETS

Samantha Steinke

ADMINISTRATION

Development Officer/Recording Secretary
Town of Valleyview CAO

Amy Almond
Jim Fedyk

OTHERS PRESENT

Planning and Development Manger -
Municipal District of Greenview No. 16

Renae DeMolitor

1. CALL TO ORDER

Call to Order

Member Burke called the Municipal Planning Commission Meeting to order at 12: 02 PM.

2. ACCEPTANCE OF AGENDA (adds & deletes)

Agenda Acceptance
Resolution #25-09-19

Member Knowles moved that MPC adopt the September 10, 2024, Municipal Planning Commission Meeting Agenda as presented.

CARRIED

3. ADOPTION OF MINUTES

3.1 Member Knowles moved that MPC approve the Municipal Planning Commission Meeting Minutes dated June09, 2025 as presented.

CARRIED

0.0 OLD BUSINESS

1. There is no old business.

1.0 NEW BUSINESS

1. There is no new business.

1.1.1 APPLICATIONS

1.1.1.1 25680-25-09 Dane Santos -ACI Architecture for Northern Gateway Public School Division

Zoning: Public Service (PS) District

Purpose: Variance to:
the west property line to accommodate the proposed school addition

Request permission for a School (k-12) at 4701 56 Avenue Highway on
Lot: 3SR, Block: 3, Plan: 1822717

Member Knowles departed the meeting at 12:50 p.m.

Member McCallum accepts that the Municipal Planning Commission approve Development Permit #25680-25-09 for the Valleyview K-12 School located at 4701 56 Avenue on Lot 3SR, Block 3, Plan 1822717, including a variance to the West Side yard setback of 2.0 meters attaching to the Greenview Regional Multiplex and subject to the conditions as recommended by the Development Authority.

1. The applicant shall enter into a Development Agreement with the Town of Valleyview to address timing, design approval, construction standards, and security requirements for all off-site improvements.
2. The applicant shall enter into a Cross-lot access agreement including any necessary easements which shall be registered on title prior to occupancy.
3. The applicant shall construct and provide a minimum of 21 signed and marked Pick-Up/Drop Off (PUDO) stalls to be operational prior to school occupancy.

4. The applicant shall provide a minimum of 3 Class II bicycle racks, located near the main school entrance(s), to the satisfaction of the development authority.
5. The applicant shall be responsible for all costs and construction of a westbound left-turn treatment at 48 street and 56 Avenue, designed to Alberta Highway Geometric Design Guidelines and Town of Valleyview Standards with engineered drawings, completed prior to school occupancy.
6. The applicant must submit a Crime Prevention Through Environmental Design (CPTED) review with practical recommendations implemented during construction. The report shall be shared with the Town of Valleyview.
7. The applicant must include appropriate fire lane and no parking signage at the fire lane along the South of the building.
8. The applicant must provide a stamped geotechnical report to confirm there will be no long-term damage to the Greenview Regional Multiplex foundations due to the proximity of the school.
9. The applicant shall have a professional assessment conducted for the HVAC and Air Intake Risks. If modifications are needed to protect Greenview Regional Multiplex air quality, they must be done at the developer's cost.
10. The development must include an emergency exit along the west hallway connecting the school and the Greenview Regional Multiplex.

Application Resolution
#25-09-20

CARRIED

6. NEW BUSINESS/INFORMATION

No new business

7. ADJOURNMENT

7.1 Member Boman adjourns the meeting at 1:14 p.m.

Adjournment Resolution
#25-09-21

CARRIED

Chairman, Leslie Burke

Development Officer, Amy Almond

