Minutes of a
MUNICIPAL PLANNING COMMISSION (MPC)
Municipal District of Greenview No. 16
M.D. Administration Building,
Valleyview, Alberta, on Wednesday, December 11th, 2013

#1 CALL TO ORDER

The meeting was called to order by Chair Dale Smith at 9:10 a.m. with the following present:

Chair
Dale Smith

Vice-Chair
Tom Burton

Members
Dave Hay
Dale Gervais
Bill Smith
Les Urness
George Delorme
Roxie Rutt

#2 AGENDA

ATTENDING
Manager, Planning & Development
Sally Ann Rosson
Planning & Development Coordinator
Gwen Charlton
Development Technician
Lindsey Lemieux
Development Secretary
Shelby Goodrich

2.0 ADOPTION OF ADDITIONS TO THE AGENDA

MOTION: 13.12.331  Moved by: MEMBER DAVE HAY
That the Municipal Planning Commission adopt the Additions to the Agenda as listed;

3.3 ADOPTION OF THE NOVEMBER 18, 2013 REGULAR MEETING MINUTES

8.3 D13-274 / RADCHENKO / FRONT YARD VARIANCE FOR 80 FT. BY 60 FT. SHOP / NW-29-69-06-W6, LOT 1, BLK 1, PLAN 0225784 / GROVEDALE AREA


8.14 D13-283 / PFANNMULLER / SETBACK VARIANCE – CABIN WITH DETACHED GARAGE / SE-08-71-23-W5, LOT 12, BLK 2, PLAN 3978KS / SANDY BAY AREA


10.5 INFORMATIONAL ARTICLE ON DEVELOPMENT APPEALS AND REAL ESTATE

CARRIED
3.0 ADOPTION OF MINUTES

3.1 ADOPTION OF THE NOVEMBER 18, 2013 ORGANIZATIONAL MEETING
MINUTES
MOTION: 13.12.332 Moved by: MEMBER TOM BURTON
That the Municipal Planning Commission adopt the Minutes from the
November 18, 2013 Organizational meeting.
CARRIED

9:12 a.m. Les Urness enters Council Chambers.

No business had risen from the November 18, 2013 Organizational meeting Minutes.

3.3 ADOPTION OF THE NOVEMBER 18, 2013 REGULAR MEETING MINUTES
MOTION: 13.12.333 Moved by: MEMBER DAVE HAY
That the Municipal Planning Commission adopt the Minutes from the
November 18, 2013 Regular meeting.
CARRIED

No business had risen from the November 18, 2013 Regular meeting Minutes.

4.0 DELEGATION(S)

There were no delegations.

5.0 LAND USE AMENDMENT APPLICATION(S)

There were no Land Use Amendment application(s) to be presented to the Municipal Planning Commission.

6.0 SUBDIVISION APPLICATION(S)

There were no Subdivision application(s) to be presented to the Municipal Planning Commission.

7.0 MISCELLANEOUS LEASE(S)

The Lease Report as presented to the Municipal Planning Commission.
MOTION: 13.12.334 Moved by: MEMBER DAVE HAY 
That the Municipal Planning Commission APPROVE the Lease Report as presented.

CARRIED

8.0 DEVELOPMENT PERMIT APPLICATION(S)

8.1 D13-106 / LUKAN / 80 FT. BY 40 FT. SERVICES SHOP, 10 EMPLOYEES / SW-21-70-22-W5 / VALLEYVIEW

The purpose of this application was for a service shop. This application had been presented to the Municipal Planning Commission during the May 8, 2013 meeting and had been TABLED, subject to the applicant submitting a Land Use Amendment application. The rezoning from Agricultural District to Industrial District had been completed because they could not be considered a Small Scale Industrial Pursuit, which limits the number of employees’ to ten. The shop had been built this past summer without a permit. The residence had a valid development permit.

SW-21-70-22-W5

MOTION: 13.12.334 Moved by: MEMBER DALE GERVAIS
That the Municipal Planning Commission TABLE the application D13-106, subject to the following:

1. Pending comments from Alberta Transportation.

CARRIED

9:26 a.m. Chair Dale Smith called for a break.
9:30 a.m. Chair Dale Smith reconvened the meeting.

8.2 D13-273 / TIMBER PRO LOGGING LTD. / PERMIT RENEWAL FOR EXISTING 25 MAN WORK CAMP / NE-18-64-23-W5 / ANTE CREEK AREA

This application was for the renewal on a development permit for a 25 man work camp in the Ante Creek area.

NE-18-64-23-W5

MOTION: 13.12.335 Moved by: MEMBER DALE GERVAIS
That the Municipal Planning Commission APPROVE the application D13-273, subject to the following condition(s);

1. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit; b) Electrical Permit; c) Gas Inspection Permit; d) Provincial Plumbing Permit.
2. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Environment and Sustainable Resource Development b) Alberta Health Services.

3. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.

4. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

5. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.

6. Deleterious materials must not be allowed to enter any watercourse.

7. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for new fuel tanks to be located on the site.

8. This permit must be renewed annually.

CARRIED

8.3 D13-274 / RADCHENKO / FRONT YARD VARIANCE FOR 80 FT. BY 60 FT. SHOP / NW-29-69-06-W6, LOT 1, BLK 1, PLAN 0025784 / GROVEDALE AREA

The purpose of this application was for a front yard variance of 100 feet from the property line. The Development Officer could only grant a 10% variance of the setback. The proposed building was a cold storage shed for personal use. It was determined that the road was paved and future road widening would not be required. There was inconsistency of the setbacks on the Development application and the site drawing.

MOTION: 13.12.336 Moved by: MEMBER TOM BURTON That Municipal Planning Commission TABLE the application D13-274, subject to the following reason(s);

1. Pending further information and clarification on the exact location of the proposed development.

CARRIED

8.4 D13-275 / YOHO RESOURCES INC. / 740 HP COMPRESSOR / 15-16-62-21-WS / SOUTH KAYBOB AREA

The purpose of this application was for a 270 hp compressor in the Tony Creek area. The construction on the proposed site had not commenced at this time.
MOTION: 13.12.337  Moved by: MEMBER DALE GERVAIS
That Municipal Planning Commission APPROVE the application D13-275, subject to the following condition(s):

1. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit b) Electrical Permit c) Gas Inspection Permit d) Provincial Plumbing Permit e) Fire Inspection Permit f) Boiler Inspection Permit g) Safety Inspection Permit.

2. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Energy Regulator b) Alberta Environment and Sustainable Resource Development – Public Lands.

3. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.

4. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

5. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.

6. Deleterious materials must not be allowed to enter any watercourse.

7. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for new fuel tanks to be located on the site.

CARRIED

8.5  D13-276 / HUSKY OIL OPERATIONS LTD. / 20 MAN WORK CAMP / NE-07-67-08-W6 / WAPITI AREA

The purpose of this application was for a 20 man work camp in the Wapiti area. The proposed site had been cleared.

MOTION: 13.12.338  Moved by: MEMBER DAVE HAY
That the Municipal Planning Commission APPROVE the application D13-276, subject to the following condition(s):

1. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit; b) Electrical Permit; c) Gas Inspection Permit; d) Provincial Plumbing Permit.
2. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Environment and Sustainable Resource Development b) Alberta Health Services.

3. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

4. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.

5. Deleterious materials must not be allowed to enter any watercourse.

6. This permit must be renewed annually.

7. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for new fuel tanks to be located on the site.

CARRIED

8.6 D13-278 / 1701747 ALBERTA LTD. / WOOD PROCESSING & LOG STORAGE SITE / NE-25-68-06-W6 / GOLD CREEK AREA

The purpose of this application was for the storage site in the Grovedale area. The proposed site is adjacent to Highway 40 and the Big Mountain Creek Road, located just north of the Campbell Creek Grazing Association.

MOTION: 13.12.339 Moved by: MEMBER LES URNESS
That the Municipal Planning Commission APPROVE the application D13-278, subject to the following condition(s);

1. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Energy Regulator b) Alberta Environment and Sustainable Resource Development - Public Lands.

2. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.

3. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

4. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.

5. Deleterious materials must not be allowed to enter any watercourse.

6. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for new fuel tanks to be located on the site.

CARRIED

The purpose of this application was for a 20 man work camp in the Elmworth area. At the time of the Site Inspection, the location had already been set up and was operating.

MOTION 13.12.340 Moved by: MEMBER DAVE HAY
That the Municipal Planning Commission APPROVE the application D13-279, subject to the following condition(s):

1. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit; b) Electrical Permit; c) Gas Inspection Permit; d) Provincial Plumbing Permit.
2. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Environment and Sustainable Resource Development b) Alberta Health Services.
3. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.
4. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).
5. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.
6. Deleterious materials must not be allowed to enter any watercourse.
7. This permit must be renewed annually.
8. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for new fuel tanks to be located on the site.

CARRIED

8.8 D13-280 / TRANSCANADA PIPELINES / METERING STATION / 01-26-62-06-W6 / KAKWA AREA

The purpose of this application was for a metering station in the Kakwa area. The site was a developed plant site which numerous oilfield companies had taken a part with the expansion of the site.

MOTION: 13.12.341 Moved by: MEMBER GOERGE DELORME
That the Municipal Planning Commission APPROVE the application D13-280, subject to the following condition(s);
1. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit b) Electrical Permit c) Gas Inspection Permit d) Provincial Plumbing Permit e) Fire Inspection Permit f) Boiler Inspection Permit g) Safety Inspection Permit.

2. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Energy Regulator b) Alberta Environment and Sustainable Resource Development - Public Lands.

3. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.

4. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

5. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.

6. Deleterious materials must not be allowed to enter any watercourse.

7. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for new fuel tanks to be located on the site.

CARRIED

8.9 D13-282 / CLEAN HARBORS LODGING SERVICES / 60 MAN WORK CAMP / NW-04-63-09-W6 / WAPITI AREA

The purpose of this application was for a 60 man work camp in the Wapiti area. Weyerhaeuser held the MLL lease and Clean Harbors Lodging Services was operating the camp.

MOTION: 13.12.342  Moved by: MEMBER TOM BURTON
That the Municipal Planning Commission APPROVE the application D13-282, subject to the following condition(s):

1. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit b) Electrical Permit c) Gas Inspection Permit d) Provincial Plumbing Permit.

2. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Environment and Sustainable Resource Development b) Alberta Health Services.

3. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.
4. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

5. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.

6. Deleterious materials must not be allowed to enter any watercourse.

7. This permit must be renewed annually.

8. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for new fuel tanks to be located on the site.

CARRIED


The purpose of this application was for a 150 foot communications tower in the Grizzly area. Encana had applied for a development permit for a 224 man work camp for this site which was approved earlier in 2013.

MOTION: 13.12.343 Moved by: MEMBER BILL SMITH
That the Municipal Planning Commission APPROVE the application D13-284, subject to the following condition(s);

1. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit b) Electrical Permit.

2. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Environment; b) Industry Canada; c) Transport Canada.

3. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.

4. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

5. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.

CARRIED


The purpose of this application was for a gravel pit in the Gold Creek area.
The construction had not been started at the time of the site inspection, nor had an access to the proposed site been built.

MOTION: 13.12.344 Moved by: MEMBER DAVE HAY
That the Municipal Planning Commission APPROVE the application D13-285, subject to the following condition(s):

1. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.
2. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).
3. Deleterious materials must not be allowed to enter any watercourse.
4. The owner/developer must enter into a Road Use Agreement with the Municipality prior to hauling gravel. (Contact M.D. 16 Director of Operations at (780) 524-7601 for further information). The M.D. is to be advised of all hauls by completing a Road Use Information Sheet and submitting the same no less than 3 business days prior to hauls taking place. The M.D. must be advised of completion of hauls.
5. Owner/developer shall report all shipments quarterly and remit Capital Aggregate Payment Levy in accordance with Municipal District of Greenview No. 16’s Aggregate Payment Levy Bylaw (please contact Director of Operation Services at (780)524-7602 for further information).

CARRIED

8.12 D13-287 / HORIZON NORTH CAMPS & CATERING / 240 MAN ADDITION TO EXISTING WORK CAMP / SE-03-63-19-W5 / FOX CREEK AREA

The purpose of this application was for the addition of 240 men to an existing work camp in the Fox Creek area. The Town of Fox Creek held the Miscellaneous Lease for the site, which is just north of the Towns’ boundary.

MOTION: 13.12.345 Moved by: MEMBER DALE GERVIAS
That the Municipal Planning Commission APPROVE the application D13-287, subject to the following condition(s):

1. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit; b) Electrical Permit; c) Gas Inspection Permit; d) Provincial Plumbing Permit.
2. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Environment and Sustainable Resource Development; b) Alberta Health Services.

3. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.

4. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

5. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.

6. Deleterious materials must not be allowed to enter any watercourse.

7. This permit must be renewed annually.

8. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for new fuel tanks to be located on the site.

CARRIED

10:09 a.m. Chair Dale Smith called for a break.
10:21 a.m. Chair Dale Smith reconvene the meeting.
10:22 a.m. Member Dale Gervais entered Council Chambers.

9.0 ADDITIONS


This application had been TABLED at the November 18, 2013 Municipal Planning Commission meeting, pending additional information from the Town of Fox Creek regards the location of the proposed water line, clarification on the boundaries of the approved Miscellaneous Lease 130126 and to ensure it would not interfere with the Town of Fox Creeks’ future infrastructure plans.

MOTION: 13.12.346 Moved by: MEMBER DALE GERVAIS
That the Municipal Planning Commission APPROVE the application D13-254, subject to the following condition(s);

1. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit; b) Electrical Permit; c) Gas Inspection Permit; d) Provincial Plumbing Permit; e) Fire Inspection Permit; f) Boiler Inspection Permit; g) Safety Inspection Permit.
2. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Energy Regulator; b) Alberta Environment and Sustainable Resource Development - Public Lands.

3. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.

4. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

5. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.

6. Deleterious materials must not be allowed to enter any watercourse.

7. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for new fuel tanks to be located on the site.

CARRIED

9.2 D13-283 / PFANNMULLER / SETBACK VARIENCE – CABIN WITH DETACHED GARAGE / SE-08-71-23-W5, LOT 12, BLK 2, PLAN 3978KS / SANDY BAY AREA

The purpose of this application was for the relaxation of a setback. The applicant was planning to construct a garage near the rear lot line within the Sandy Bay subdivision, and they required a variance of 15 feet from the rear property line.

MOTION: 13.12.347  Moved by: MEMBER TOM BURTON
That the Municipal Planning Commission APPROVE the application D13-283, subject to the following condition(s):

1. The developer must meet the minimum setback requirements of: a) Setback relaxation hereby granted to 15 feet (4.5 meters) from rear property line. b) 25 feet (7.6 meters) from the internal subdivision road; c) 10 feet (3 meters) from the side property line.

2. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit; b) Electrical Permit; c) Gas Inspection Permit; d) Provincial Plumbing Permit.

3. Access to be provided by the owner/developer at an approved location and to the standards of the M.D. of Greenview No. 16 at the owner/developer's expense.

4. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.
5. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

6. A wood foundation (if used) must bear the seal and signature of a professional engineer registered in Alberta on plans.

7. Accessory buildings are for personal use only. A business shall not be operated without an appropriate business license from the MD of Greenview No. 16.

8. Only one residence is allowed to remain on the lot. Therefore, once the new residence is occupied the existing residence must no longer be utilized as a residence.

CARRIED


The purpose of this application was for a 224 man work camp in the Simonette area. The proposed project had not been constructed at this time.

MOTION: 13.12.348 Moved by: MEMBER DALE GERVAIS
That the Municipal Planning Commission APPROVE the application D13-293, subject to the following condition(s):

1. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit; b) Electrical Permit; c) Gas Inspection Permit; d) Provincial Plumbing Permit.

2. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following: a) Alberta Environment and Sustainable Resource Development; b) Alberta Health Services.

3. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.

4. The owner/developer is responsible for weed control. (Contact M.D. 16 Agricultural Fieldman, at (780) 524-7602 for further information).

5. Reclamation must be done to the satisfaction of the Municipal District of Greenview No. 16. Certified seed must be used.

6. Deleterious materials must not be allowed to enter any watercourse.

7. This permit must be renewed annually.
8. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for new fuel tanks to be located on the site.

CARRIED

10.0 CORRESPONDENCE

10.1 BYLAW NO. 95-158 - ESTABLISH SUBDIVISION AUTHORITY

This item was brought forward for the Municipal Planning Commission as information.

10.2 BYLAW NO. 95-159 - ESTABLISH DEVELOPMENT AUTHORITY

This item was brought forward for the Municipal Planning Commission as information.

10.3 BYLAW NO. 13-708 – TO REPEAL BYLAW 12-684 AND TO AMEND BYLAW NO. 03-399

This item was brought forward to the Municipal Planning Commission as information.

10.4 BYLAW NO. 13-710 – AMEND BYLAW NO. 95-157

This item was brought forward to the Municipal Planning Commission as information.

MOTION: 13.12.349 MOVED BY: MEMBER DAVE HAY
That the Municipal Planning Commission accept items #10.1, #10.2, #10.3 and #10.4 as information.

CARRIED

10.5 INFORMATIONAL ARTICLE ON DEVELOPMENT APPEALS AND REAL ESTATE

This item was brought forward to the Municipal Planning Commission as information.

MOTION: 13.12.350 MOVED BY: MEMBER BILL SMITH
That the Municipal Planning Commission accept the item #10.5 as information.

CARRIED
12.0 MEMBERS BUSINESS

Member Tom Burton had informed the Municipal Planning Commission and the Planning and Development department that he had inquires that had come to him in regards to the notices that had been sent out to businesses throughout the M.D. asking for a Business License. There was discussion as to whether agricultural operations required to have a business license, and it was confirmed by the Manager, Planning and Development that those operations did not require a business license. Further discussion had taken place in regards to the yearly renewal of business licenses and the possibility of the Business License Bylaw being brought forward for discussion at a future Committee of the Whole meeting.

Member Bill Smith also informed the Commission of being approached by recipients of the business license notices. There was discussion in regards to the enforcement abilities of the Planning and Development department. It was stated that the department would enforce through the Licensing Bylaw.

13.0 DATE OF THE NEXT MEETING

Wednesday, January 8, 2014

MOTION: 13.12.351 Moved by: MEMBER TOM BURTON
That the meeting be adjourned at 10:50 a.m.  CARRIED

[Signatures]

Chair

Manager of Development
SCHEDULE ‘A’

STANDARD OILFIELD CONDITIONS:

1. The owner/developer must contact an accredited agency to obtain all required permits on behalf of Alberta Municipal Affairs; including but not limited to:
   a. Provincial Plumbing Permit;
   b. Gas Inspection Permit;
   c. Building Permit;
   d. Electrical Permit;
   e. Fire Inspection Permit;
   f. Boiler Inspection Permit and;
   g. Safety Inspection Permit.

2. The owner/developer must contact the following government agencies to obtain all the necessary approvals, including but not limited to:
   a. Alberta Environment and Sustainable Resource Development – Public Lands and;
   b. Alberta Energy Regulator (AER) and;

3. The developer/owner was responsible for weed control. (Contact Municipal District of Greenview Agricultural Fieldman, at (780) 524-7602 for further information).

4. No further development or construction was allowed without an approved development permit from Municipal District of Greenview.

5. Reclamation must be done to the satisfaction of Municipal District of Greenview. Certified seed must be used.

6. Deleterious materials must not be allowed to enter any watercourse.

STANDARD RESIDENCE CONDITIONS

1. The owner/developer must contact an accredited agency to obtain all required permits on behalf of Alberta Municipal Affairs; including but not limited to:
   a. Provincial Plumbing Permit;
   b. Gas Inspection Permit;
   c. Building Permit and;
   d. Electrical Permit.

2. Access to be provided by the owner/developer at an approved location and to the standards of the Municipal District of Greenview at the owner/developer’s expense.

3. No further development or construction was allowed without an approved development permit from Municipal District of Greenview.

4. The owner/developer was responsible for weed control. (Contact Municipal District of Greenview Agricultural Fieldman, at (780) 524-7602 for further information).

5. A wood foundation (if used) must bear the seal and signature of a professional engineer registered in Alberta on plans.

6. The developer must meet the minimum setback requirements of (setback requirement may vary depending on zoning):
   a. 134 feet (41 meters) from the right of way of the district road and;
   b. 50 feet (15 meters) from any other property line.
STANDARD MOBILE HOME CONDITIONS

1. The owner/developer must contact an accredited agency to obtain all required permits on behalf of Alberta Municipal Affairs; including but not limited to:
   a. Provincial Plumbing Permit;
   b. Gas Inspection Permit;
   c. Building Permit and;
   d. Electrical Permit.

2. Access to be provided by the owner/developer at an approved location and to the standards of the Municipal District of Greenview at the owner/developer’s expense.

3. No further development or construction was allowed without an approved development permit from Municipal District of Greenview.

4. The owner/developer was responsible for weed control. (Contact Municipal District of Greenview Agricultural Fieldman, at (780) 524-7602 for further information).

5. The mobile home must be properly skirted.

6. The developer must meet the minimum setback requirements of (setback requirement may vary depending on zoning):
   a. 134 feet (41 meters) from the right of way of the district road and;
   b. 50 feet (15 meters) from any other property line.

STANDARD SAND & GRAVEL CONDITIONS

1. No further development or construction was allowed without an approved development permit from Municipal District of Greenview.

2. The developer / owner are responsible for weed control. (Contact Municipal District of Greenview Agricultural Fieldman, at (780) 524-7601 for further information).

3. Must enter into a Road Use Agreement with Municipal District of Greenview.

4. The Developer must enter into a Developer’s Agreement with the Director of Engineering & Environment Services for the Municipal District of Greenview regarding terms of the municipality acquiring sand within the surveyed road allowance located within the boundaries of (Lease Number). (#4 only applies to extractions on Municipal District of Greenview Road Allowances.)

STANDARD WORK CAMP CONDITIONS

1. The owner/developer must contact an accredited agency to obtain all required permits on behalf of Alberta Municipal Affairs; including but not limited to:
   a. Provincial Plumbing Permit;
   b. Gas Inspection Permit;
   c. Building Permit and;
   d. Electrical Permit.

2. The owner/developer must contact the following government agencies to obtain all the necessary approvals, including but not limited to:
   a. Alberta Environment and Sustainable Resource Development – Public Lands and;
   b. Alberta Health Services.
3. The developer/owner was responsible for weed control. (Contact Municipal District of Greenview Agricultural Fieldman, at (780) 524-7601 for further information).
4. No further development or construction was allowed without an approved development permit from Municipal District of Greenview.
5. Reclamation must be done to the satisfaction of Municipal District of Greenview. Certified seed must be used.
6. Deleterious materials must not be allowed to enter any watercourse.
7. This permit must be renewed annually.

**STANDARD TOWER SITE CONDITIONS**

1. The owner/developer must contact an accredited agency to obtain all required permits on behalf of Alberta Municipal Affairs; including but not limited to:
   a. Building Permit and;
   b. Electrical Permit;
2. The owner/developer must contact the following government agencies to obtain all the necessary approvals, including but not limited to:
   a. Alberta Environment and Sustainable Resource Development – Public Lands;
   b. Industry Canada and;
   c. Transport Canada.
3. The owner/developer was responsible for weed control. (Contact Municipal District of Greenview Agricultural Fieldman, at (780) 524-7601 for further information).
4. No further development or construction was allowed without an approved development permit from Municipal District of Greenview.
5. Reclamation must be done to the satisfaction of Municipal District of Greenview. Certified seed must be used.