

ADOPTED

Minutes of a
REGULAR MUNICIPAL PLANNING COMMISSION MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Wednesday, January 11, 2017

#1 CALL TO ORDER Vice-Chair Burton called the meeting to order at 9:02 a.m.

PRESENT

Vice-Chair	Tom Burton
Member	George Delorme
Member	Dave Hay
Member	Roxie Rutt
Member	Bill Smith

ATTENDING

Development Officer	Leona Dixon
Development Officer	Lindsey Lemieux
Development Technician	Celine Soucy
Recording Secretary	Jenny Cornelsen

GUESTS

ABSENT

Chair	Dale Smith
Member	Dale Gervais
Member	Les Urness
Manager, Planning and Development	Sally Ann Rosson

#2 AGENDA MOTION: 17.01.001. Moved by: MEMBER DAVE HAY
That the January 11, 2017, agenda be adopted as presented.
CARRIED

#3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES MOTION: 17.01.002. Moved by: MEMBER ROXIE RUTT
That the Minutes of the Regular Municipal Planning Commission Meeting held on December 14, 2016, be adopted as presented.
CARRIED

#3.2 BUSINESS ARISING FROM MINUTES

3.2 BUSINESS ARISING FROM MINUTES

- D16-323 / PAMELA DODD AND JOSEPH FOURNIER / REPLACING MANUFACTURED HOME / SE-11-72-1-W6 / DEBOLT AREA and D16-324 / PAMELA DODD AND JOSEPH FOURNIER / GARDEN SUITE / SE-11-72-1-W6 / DEBOLT AREA – As the manufactured home had been placed on the parcel, Members inquired as to whether any feedback had been provided; however, Administration had not received any comments.

#4 DELEGATIONS **4.0 DELEGATIONS**

There were no Delegations present.

#5
LAND USE
AMENDMENTS

5.0 LAND USE AMENDMENT APPLICATIONS

There were no Land Use Amendment applications presented.

#6
SUBDIVISIONS

6.0 SUBDIVISION APPLICATIONS

6.1 S16-024 / GORDON N VIVIAN AND ELIZABETH A VIVIAN / SE-23-69-22-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA

Development Officer Dixon presented an overview of proposed Subdivision application S16-024. The application was for a 4.0 hectare \pm (9.88 acre) parcel within SE-23-69-22-W5 in the Valleyview area, Ward 3.

Development Officer Dixon presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District and the proposal was a vacant lot that would allow for future residential development.
- The boundary had been chosen to provide a suitable building site while ensuring the developer would have sufficient setback distances to install an open discharge sewage system in accordance with provincial regulations.
- The ATCO Electric right-of-way was 6 metres (20 feet) wide and the landowner had authorized the parcel boundary to be adjusted 10 metres to the east from the original application to ensure there would be no encroachment of the proposed lot on the right-of-way or access to the east field crossing the treed area. This would also ensure that drainage through the treed area would be outside the parcel boundaries.
- Paved approaches existed to the proposed lot and the balance of the quarter from Township Road 693A and no upgrade had been required. Although the existing residential approach to the balance satisfied the access requirements for Subdivision, the Applicant had applied for and had been approved to install a second approach for farm access.
- Road widening of 5.03 metres was required along the undeveloped road allowance (Range Road 221) and Township 693A, as the south and north sections of the paved road were only 30.48 metres (100 feet) in width.

Municipal Planning Commission discussed the following:

- Members asked if Alberta Environment and Parks had expressed concerns with regard to the wet area on the west of the parcel. Development Officer Dixon stated that Greenview's mapping had not indicated a wetland area and no comments or concerns had been received.

- With regard to the location of the approaches, it was confirmed that no concerns regarding sight lines had been received from Greenview Operations.

SE-23-69-22-W5

MOTION: 17.01.003. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Subdivision Application S16-024 for a 4.0 hectare ± (9.88 acre) parcel, within SE-23-69-22-W5, as per the reasons and conditions attached hereto as Schedule 'A':

Reasons:

1. Conforms to all statutory plan requirements;
2. No concerns expressed from adjacent landowners; and
3. Consistent with other subdivisions in the area.

Subject to the following conditions:

1. Any outstanding property taxes are to be paid on the land to be subdivided, or arrangements made which are satisfactory to Greenview.
2. No development, construction or site work is allowed without an approved Development Permit from Greenview.
3. This subdivision must be registered by Descriptive Plan/Plan of Survey. Please ensure that the Alberta Land Surveyor whom you contact fully explains the advantages and disadvantages of a Descriptive Plan versus a Plan of Survey.
4. Dedication by Plan of Survey of 5.03 metres for road widening along the parcel frontage (to be surveyed by the municipality). Pursuant to Section 662(a) of the MGA, owner/developer must:
 - a) Sell 5.03 metres for future road widening to Greenview in accordance with Greenview's Schedule of Fees; or
 - b) Enter into an Acquisition of Land Agreement with Greenview to allow purchase of 5.03 metres for future road widening, to be registered against the balance of the quarter by caveat; along the balance of the quarter adjacent to portion of Township Road 693A and undeveloped road allowance.
5. You may be located in the vicinity of an agricultural operation.

CARRIED

#7
MISCELLANEOUS LEASES

7.1 MISCELLANEOUS LEASES

Development Technician Soucy presented the Miscellaneous Lease Report as information.

Development Technician Soucy stated that seven (7) of the ten (10) Miscellaneous Lease Referrals had required a valid Development Permit.

LEASE REPORT

MOTION: 17.01.004. Moved by: MEMBER DAVE HAY
That Municipal Planning Commission (MPC) receive the Miscellaneous Lease Report for information.

CARRIED

#8
DEVELOPMENT PERMITS

8.0 DEVELOPMENT PERMITS**8.1 D16-347 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 46 METRE (150 FOOT) COMMUNICATION TOWER / 8-25-63-5-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D16-347. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 46 metre (150 foot) Communication Tower within 8-25-63-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.624 hectare ± (4.01 acre) compressor site.

No comments or questions were noted from Municipal Planning Commission.

8-25-63-5-W6

MOTION: 17.01.005. Moved by: MEMBER BILL SMITH
That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-347 for a 46 metre (150 foot) Communication Tower within 8-25-63-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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; and
 - b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and

- c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
 6. No further development or construction is allowed without an approved development permit from Greenview.
 7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.2 D16-348 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 46 METRE (150 FOOT) COMMUNICATION TOWER / 5-1-64-6-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D16-348. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 46 metre (150 foot) Communication Tower within 5-1-64-6-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.658 hectare ± (4.01 acre) compressor site.

No comments or questions were noted from Municipal Planning Commission.

5-1-64-6-W6

MOTION: 17.01.006. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-348 for a 46 metre (150 Foot) Communication Tower within 5-1-64-6-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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; and
 - b) Electrical Permit.

4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.3 D16-349 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 46 METRE (150 FOOT) COMMUNICATION TOWER / 16-17-64-4-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D16-349. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 46 metre (150 foot) Communication Tower within 16-17-64-4-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.688 hectare ± (4.17 acre) compressor site.

No comments or questions were noted from Municipal Planning Commission.

16-17-64-4-W6

MOTION: 17.01.007. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-349 for a 46 metre (150 foot) Communication Tower within 16-17-64-4-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.

3. 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; and
 - b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.4 D16-350 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 46 METRE (150 FOOT) COMMUNICATION TOWER / 10-10-64-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D16-350. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 46 metre (150 foot) Communication Tower within 10-10-64-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.690 hectare ± (4.17 acre) compressor site.

No comments or questions were noted from Municipal Planning Commission.

10-10-64-5-W6

MOTION: 17.01.008. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-350 for a 46 metre (150 foot) Communication Tower within 10-10-64-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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; and
 - b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.5 D16-351 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 46 METRE (150 FOOT) COMMUNICATION TOWER / 14-19-64-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D16-351. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 46 metre (150 foot) Communication Tower within 14-19-64-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.645 hectare ± (4.06 acre) compressor site.

No comments or questions were noted from Municipal Planning Commission.

That Municipal Planning Commission (MPC) APPROVE Development Permit application D16-351 for a 46 metre (150 foot) Communication Tower within 14-19-64-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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; and
 - b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.6 D16-352 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 46 METRE (150 FOOT) COMMUNICATION TOWER / 6-18-63-4-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D16-352. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 46 metre (150 foot) Communication Tower within 6-18-63-4-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.904 hectare ± (3.21 acre) compressor site.

No comments or questions were noted from Municipal Planning Commission.

6-18-63-4-W6

MOTION: 17.01.010. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-352 for a 46 metre (150 foot) Communication Tower within 6-18-63-4-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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; and
 - b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.7 D16-353 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 46 METRE (150 FOOT) COMMUNICATION TOWER / 13-3-64-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D16-353. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 46 metre (150 foot) Communication Tower within 13-3-64-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.682 hectare ± (4.16 acre) compressor site.

No comments or questions were noted from Municipal Planning Commission.

13-3-64-5-W6

MOTION: 17.01.011. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-353 for a 46 metre (150 foot) Communication Tower within 13-3-64-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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; and
 - b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.8 D16-354 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 46 METRE (150 FOOT) COMMUNICATION TOWER / 10-33-63-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D16-354. The application was received on December 6, 2016, and had

been endorsed by the Applicant and Landowner for a 46 metre (150 foot) Communication Tower within 10-33-63-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.032 hectare ± (2.55 acre) compressor site.

No comments or questions were noted from Municipal Planning Commission.

10-33-63-5-W6

MOTION: 17.01.012. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-354 for a 46 metre (150 foot) Communication Tower within 10-33-63-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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; and
 - b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.9 D16-355 / SEVEN GENERATIONS ENERGY LTD. / 2 PERSON WORK CAMP / 7-4-64-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D16-365. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 2 Person Work Camp within 7-4-64-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 0.89 hectare ± (0.36 acre) lease and consisted of an existing 2 Person Work Camp, for which a previous Development Permit had expired.

Municipal Planning Commission discussed the following:

- Members asked for clarification on the requirement for a Development Permit for a 2 Person Work Camp. Development Officer explained that a minimum had not been indicated in Greenview's current Land Use Bylaw.

7-4-64-5-W6

MOTION: 17.01.013. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-355 for a 2 Person Work Camp within NW-4-64-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks; and
 - b) Alberta Health Services.
4. 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; and
 - e) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.

6. Reclamation of work/open camp must be to a standard satisfactory to Greenview. The following standards shall apply to the reclamation of work camp sites:
 - a) All garbage, building materials and equipment must be removed from the site;
 - b) The site must be adequately leveled and re-contoured;
 - c) The developers of a work camp site will be responsible for weed control on the site for the duration of the location of the camp and for as long a period as any weed infestation, attributable to the operator, remains uncontrolled; and
 - d) All disturbed areas must be seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to the Agricultural Fieldman for Greenview. Contact Greenview's Agricultural Fieldman, at 780.524.7602 for further information.
7. Deleterious materials must not be allowed to enter any watercourse.
8. This permit must be renewed annually. A Development Permit for a work/open camp shall only be valid for a period of one (1) year from its date of issuance, at which time an application may be made for a continuance of the use.
9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

8.10 D16-356 / SEVEN GENERATIONS ENERGY LTD. / 304 PERSON WORK CAMP / NW-4-64-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D16-356. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 304 Person Work Camp within NW-4-64-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 10.85 hectare ± (30.99 acre) lease and consisted of an existing 304 Person Work Camp, for which a previous Development Permit had expired.

No comments or questions were noted from Municipal Planning Commission.

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-356 for a 304 Person Work Camp within NW-4-64-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks; and
 - b) Alberta Health Services.
4. 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; and
 - e) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. Reclamation of work/open camp must be to a standard satisfactory to Greenview. The following standards shall apply to the reclamation of work camp sites:
 - a) All garbage, building materials and equipment must be removed from the site;
 - b) The site must be adequately leveled and re-contoured;
 - c) The developers of a work camp site will be responsible for weed control on the site for the duration of the location of the camp and for as long a period as any weed infestation, attributable to the operator, remains uncontrolled; and
 - d) All disturbed areas must be seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to the Agricultural Fieldman for Greenview. Contact Greenview's Agricultural Fieldman, at 780.524.7602 for further information.
7. Deleterious materials must not be allowed to enter any watercourse.
8. This permit must be renewed annually. A Development Permit for a work/open camp shall only be valid for a period of one (1) year from its date of issuance, at which time an application may be made for a continuance of the use.

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

CARRIED

8.11 D16-357 / SEVEN GENERATIONS ENERGY LTD. / 20 PERSON WORK CAMP / 2-11-64-4-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D16-357. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 20 Person Work Camp within 2-11-64-4-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 4.135 hectare ± (10.22 acre) lease and consisted of an existing 20 Person Work Camp, for which a previous Development Permit had expired.

Municipal Planning Commission discussed the following:

- As Development Permit applications D16-355, D16-356 and D16-357 had been for Work Camp Renewals rather than new Work Camps, Members questioned the application fees. Development Officer Lemieux stated that because previous Development Permits for these locations had expired, fees based on the total project cost had now been requested.

2-11-64-4-W6

MOTION: 17.01.015. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-357 for a 20 Person Work Camp within 2-11-64-4-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks; and
 - b) Alberta Health Services.

4. 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; and
 - e) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. Reclamation of work/open camp must be to a standard satisfactory to Greenview. The following standards shall apply to the reclamation of work camp sites:
 - a) All garbage, building materials and equipment must be removed from the site;
 - b) The site must be adequately leveled and re-contoured;
 - c) The developers of a work camp site will be responsible for weed control on the site for the duration of the location of the camp and for as long a period as any weed infestation, attributable to the operator, remains uncontrolled; and
 - d) All disturbed areas must be seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to the Agricultural Fieldman for Greenview. Contact Greenview's Agricultural Fieldman, at 780.524.7602 for further information.
7. Deleterious materials must not be allowed to enter any watercourse.
8. This permit must be renewed annually. A Development Permit for a work/open camp shall only be valid for a period of one (1) year from its date of issuance, at which time an application may be made for a continuance of the use.
9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

8.12 D16-358 / SEVEN GENERATIONS ENERGY LTD. / 3 PERSON WORK CAMP / 1-21-63-2-W6 / KARR AREA

Development Officer Dixon presented an overview of Development Permit application D16-358. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 3 Person Work Camp within 1-21-63-2-W6 in the Karr area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 10.53 hectare ± (6.35 acre) and consisted of an existing 3 Person Work Camp, for which Development Permit D14-057 had expired.

No comments or questions were noted from Municipal Planning Commission.

1-21-63-2-W6

MOTION: 17.01.016. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-358 for a 3 Person Work Camp within 1-21-63-2-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks; and
 - b) Alberta Health Services.
4. 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; and
 - e) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. Reclamation of work/open camp must be to a standard satisfactory to Greenview. The following standards shall apply to the reclamation of work camp sites:
 - a) All garbage, building materials and equipment must be removed from the site;
 - b) The site must be adequately leveled and re-contoured;
 - c) The developers of a work camp site will be responsible for weed control on the site for the duration of the location of the camp and for as long a period as any weed infestation, attributable to the operator, remains uncontrolled; and

- d) All disturbed areas must be seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to the Agricultural Fieldman for Greenview. Contact Greenview's Agricultural Fieldman, at 780.524.7602 for further information.
7. Deleterious materials must not be allowed to enter any watercourse.
8. This permit must be renewed annually. A Development Permit for a work/open camp shall only be valid for a period of one (1) year from its date of issuance, at which time an application may be made for a continuance of the use.
9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

**8.13 D16-359 / XTO ENERGY CANADA / 30.5 METRE (100 FOOT)
COMMUNICATION TOWER / SE-33-59-2-W6 / SMOKY AREA**

Development Officer Lemieux presented an overview of Development Permit application D16-359. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 30.5 metre (100 foot) Communication Tower within SE-33-59-2-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 6.89 hectare ± (17.03 acre) pad site.

No comments or questions were noted from Municipal Planning Commission.

SE-33-59-2-W6

MOTION: 17.01.017. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-359 for a 30.5 metre (100 foot) Communication Tower within SE-33-59-2-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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; and

- b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

**8.14 D16-360 / XTO ENERGY CANADA / 30.5 METRE (100 FOOT)
COMMUNICATION TOWER / S½-22-60-1-W6 / WANYANDIE AREA**

Development Officer Lemieux presented an overview of Development Permit application D16-360. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 30.5 metre (100 foot) Communication Tower within S½-22-60-1-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 7.35 hectare ± (18.17 acre) pad site.

No comments or questions were noted from Municipal Planning Commission.

S½-22-60-1-W6

MOTION: 17.01.018. Moved by: MEMBER GEORGE DELORME

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-360 for a 30.5 metre (100 foot) Communication Tower within S½-22-60-1-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.

3. 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; and
 - b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

**8.15 D16-361 / XTO ENERGY CANADA / 30.5 METRE (100 FOOT)
COMMUNICATION TOWER / NE-25-60-1-W6 / WANYANDIE AREA**

Development Officer Lemieux presented an overview of Development Permit application D16-361. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 30.5 metre (100 foot) Communication Tower within NE-25-60-1-W6 in the Wanyandie area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 6.69 hectare ± (16.54 acre) pad site.

No comments or questions were noted from Municipal Planning Commission.

NE-25-60-1-W6

MOTION: 17.01.019. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-361 for a 30.5 metre (100 foot) Communication Tower within NE-25-60-1-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.

2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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; and
 - b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

**8.16 D16-362 / XTO ENERGY CANADA / 30.5 METRE (100 FOOT)
COMMUNICATION TOWER / SW-12-59-23-W5 / BERLAND AREA**

Development Officer Lemieux presented an overview of Development Permit application D16-362. The application was received on December 6, 2016, and had been endorsed by the Applicant and Landowner for a 30.5 metre (100 foot) Communication Tower within SW-12-59-23-W5 in the Berland area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 4.64 hectare ± (11.46 acre) pad site.

Municipal Planning Commission discussed the following:

- Members asked if the Communication Towers for Development Permit applications D16-359, D16-360, D16-361 and D16-362 had been installed. Development Officer Lemieux confirmed that the Towers had not yet been constructed.

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-362 for a 30.5 metre (100 foot) Communication Tower within SW-12-59-23-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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; and
 - b) Electrical Permit.
4. 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 Parks;
 - b) Industry Canada; and
 - c) Transport Canada.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.17 D16-363 / XTO ENERGY CANADA / 400 HP COMPRESSOR / NE-19-62-1-W6 / LATORNELL AREA

Development Officer Dixon presented an overview of Development Permit application D16-363. The application was received on December 13, 2016, and had been endorsed by the Applicant and Landowner for a 400 HP Compressor within NE-19-62-1-W6 in the Latornell area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was an existing pad site and consisted of the addition of a 400 HP Compressor, which would accommodate increased production.

Municipal Planning Commission discussed the following:

- Members asked for clarification on the project cost. Development Officer Lemieux stated that a 400 HP Compressor was quite small in comparison to other compressors for which a Development Permit application had been received. Development Officer Dixon added that estimated project cost was within reason.

NE-19-62-1-W6

MOTION: 17.01.021. Moved by: MEMBER GEORGE DELORME

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-363 for a 400 HP Compressor within NE-19-62-1-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks.
4. 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; and
 - h) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
8. Deleterious materials must not be allowed to enter any watercourse.
9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

8.18 D16-364 / XTO ENERGY CANADA / 15 PERSON WORK CAMP RENEWAL / SE-10-60-1-W6 / WANYANDIE AREA

Development Officer Lemieux presented an overview of Development Permit application D16-364. The application was received on December 13, 2016, and had been endorsed by the Applicant and Landowner for a 15 Person Work Camp Renewal within SE-10-60-1-W6 in the Wanyandie area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 0.64 hectare ± (1.57 acre) lease.

Municipal Planning Commission discussed the following:

- Members asked about the size of the Wanyandie area. Development Officer Lemieux indicated that she would provide further information at a future Municipal Planning Commission meeting or by an email to Members.

SE-10-60-1-W6

MOTION: 17.01.022. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-364 for a 15 Person Work Camp Renewal within SE-10-60-1-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks; and
 - b) Alberta Health Services.
4. 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; and
 - e) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.

6. Reclamation of work/open camp must be to a standard satisfactory to Greenview. The following standards shall apply to the reclamation of work camp sites:
 - a) All garbage, building materials and equipment must be removed from the site;
 - b) The site must be adequately leveled and re-contoured;
 - c) The developers of a work camp site will be responsible for weed control on the site for the duration of the location of the camp and for as long a period as any weed infestation, attributable to the operator, remains uncontrolled; and
 - d) All disturbed areas must be seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to the Agricultural Fieldman for Greenview. Contact Greenview's Agricultural Fieldman, at 780.524.7602 for further information.
7. Deleterious materials must not be allowed to enter any watercourse.
8. This permit must be renewed annually. A Development Permit for a work/open camp shall only be valid for a period of one (1) year from its date of issuance, at which time an application may be made for a continuance of the use.
9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

8.19 D16-365 / WEYERHAEUSER COMPANY LIMITED / LOG STORAGE YARD / NW-30-65-12-W6 / CHINOOK RIDGE AREA

Development Officer Lemieux presented an overview of Development Permit application D16-365. The application was received on December 12, 2016, and had been endorsed by the Applicant and Landowner for a Log Storage Yard within NW-30-65-12-W6 in the Chinook Ridge area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 7.09 hectare ± (17.52 acre) lease and consisted of a Log Storage Yard that was held under a long term disposition.

No comments or questions were noted from Municipal Planning Commission.

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-365 for a Log Storage Yard within NW-30-65-12-W6, as per the conditions of approval attached hereto as Schedule 'A:'

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks.
4. No further development or construction is allowed without an approved development permit Greenview.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used.
6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
7. Deleterious materials must not be allowed to enter any watercourse.

CARRIED

8.20 D16-367 / GAS LIQUIDS ENGINEERING LTD. / PARAMOUNT RESOURCES LTD. / 9695 HP COMPRESSOR / 6-18-66-4-W6 / KARR AREA

Development Officer Lemieux presented an overview of Development Permit application D16-367. The application was received on December 13, 2016, and had been endorsed by the Applicant and Landowner for a 9695 HP Compressor within 6-18-66-4-W6 in the Karr area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 7.12 hectare ± (17.6 acre) gas battery site and consisted of the addition of a 9695 HP Compressor and related equipment.

No comments or questions were noted from Municipal Planning Commission.

6-18-66-4-W6

MOTION: 17.01.024. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D16-367 for a 9695 HP Compressor within 6-18-66-4-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks.
4. 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; and
 - h) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
8. Deleterious materials must not be allowed to enter any watercourse.
9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

8.21 D17-002 / MARNEVIC CONSTRUCTION LTD. / SAND AND GRAVEL PIT EXPANSION / NE-4-60-18-W5 / KAYBOB SOUTH AREA

Development Officer Lemieux presented an overview of Development Permit application D17-002. The application was received on January 2, 2017, and had been endorsed by the Applicant and Landowner for a Sand and Gravel Pit Expansion within NE-4-60-18-W5 in the Kaybob South area, Ward 2.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.

- The proposed development site was a 2.62 hectare ± (6.47 acre) lease.

Municipal Planning Commission discussed the following:

- Members asked about the estimated project cost that had been indicated on the Development Permit application. Development Officer Lemieux stated that the estimate had been for the cost of clearing the area only and had not included the cost of extraction.

NE-4-60-18-W5

MOTION: 17.01.025. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-002 for a Sand and Gravel Pit Expansion within NE-4-60-18-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks.
4. The owner/developer must enter into a Road Use Agreement with Greenview prior to hauling gravel. Contact Greenview's Operations Manager at 780.524.7602 for further information. Greenview is to be advised of all hauls by completing a Road Use Information Sheet and submitting the same no less than three (3) business days prior to hauls taking place. Greenview must be advised of completion of hauls.
5. The owner/developer shall report all shipments quarterly and remit Capital Aggregate Payment Levy in accordance with Greenview's Aggregate Payment Levy Bylaw. Contact Greenview Operations Manager at 780.524.7602 for further information.
6. No further development or construction is allowed without an approved development permit Greenview.
7. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used.
8. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
9. Deleterious materials must not be allowed to enter any watercourse.

CARRIED

8.22 D17-003 / INTEGRITY LAND / ATHABASCA OIL CORPORATION / WATER RESERVOIR EXPANSION / S½-33-60-23-W5 / BIGSTONE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-003. The application was received on January 2, 2017, and had been endorsed by the Applicant and Landowner for a Water Reservoir Expansion within S½-33-60-23-W5 in the Bigstone area, Ward 2.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 4.74 hectare ± (11.72 acre) lease and consisted of expanding an existing Water Reservoir to hold 150,000 m³ of water, which would be sourced from water wells, Little Smoky River and surface runoff.

No comments or questions were noted from Municipal Planning Commission.

S½-33-60-23-W5

MOTION: 17.01.026. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-003 for a Water Reservoir Expansion within S½-33-60-23-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks.
4. No further development or construction is allowed without an approved development permit Greenview.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used.
6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
7. Deleterious materials must not be allowed to enter any watercourse.

CARRIED

8.23 D17-004 / ORLEN UPSTREAM CANADA LTD. / GAS PLANT EXPANSION / 16-7-63-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D17-004. The application was received on January 3, 2017, and had

been endorsed by the Applicant and Landowner for a Gas Plant Expansion within 16-7-63-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 2.12 hectare ± (6.66 acre) gas plant site.

No comments or questions were noted from Municipal Planning Commission.

16-7-63-5-W6

MOTION: 17.01.027. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-004 for a Gas Plant Expansion within 16-7-63-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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 Parks.
4. 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; and
 - h) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
8. Deleterious materials must not be allowed to enter any watercourse.

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

CARRIED

#9
MEMBERS' BUSINESS

9.0 MEMBERS' BUSINESS

MEMBER BILL SMITH:

Member Bill Smith asked if there had been other enforcement issues in the Grovedale area. Development Officer Lemieux stated that Greenview Councillors received a copy of Administration's enforcement or stop order letters in their respective wards. She added that ratepayers had generally complied with the requirements.

MEMBER RUTT:

Member Rutt had been aware of a Land Use Amendment application in the Crooked Creek area, Ward 7, and asked whether the Applicant would be making a presentation. Development Officer Dixon advised that application A16-007 for 804183 Alberta Ltd. (Greenview Golf Resort) would be brought forward to the Municipal Planning Commission meeting on February 15, 2017, and that the Applicant would attend as a Delegation.

#10
DATE OF NEXT MEETING

10.0 DATE OF NEXT MEETING


Wednesday, February 15, 2017

#11
ADJOURNMENT

11.0 ADJOURNMENT

MOTION: 17.01.028. Moved by: MEMBER ROXIE RUTT
That this meeting adjourn at 9:35 a.m.

CARRIED



VICE-CHAIR



DEVELOPMENT OFFICER,
PLANNING AND DEVELOPMENT

SCHEDULE 'A'

STANDARD OILFIELD CONDITIONS

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. 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.
4. The owner/developer must contact the following government agencies to obtain all the necessary approvals, including but not limited to:
 - a) Alberta Energy Regulator;
 - b) Alberta Environment and Parks.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. The developer/owner is responsible for weed control. Contact Greenview's Agricultural Fieldman, at 780.524.7601 for further information.
7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
8. Deleterious materials must not be allowed to enter any watercourse.
9. 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.

STANDARD RESIDENCE CONDITIONS

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The developer must meet the minimum setback requirements of (setback requirement may vary depending on zoning):
 - a) 134 feet (41 metres) from the right of way of the district road;
 - b) 25 feet (7.5 metres) from the right-of-way of the service road; or internal subdivision road;
 - c) 50 feet (15 metres) from any other property line.
4. 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.

5. Access to be provided by the owner/developer at an approved location and to the standards of Greenview at the owner/developer's expense.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman, at 780.524.7601 for further information.

STANDARD MANUFACTURED HOME CONDITIONS

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The developer must meet the minimum setback requirements of (setback requirement may vary depending on zoning):
 - a) 134 feet (41 metres) from the right of way of the district road;
 - b) 25 feet (7.5 metres) from the right-of-way of the service road; or internal subdivision road;
 - c) 50 feet (15 metres) from any other property line.
4. 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.
5. Access to be provided by the owner/developer at an approved location and to the standards of Greenview at the owner/developer's expense.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman, at 780.524.7601 for further information.
8. The manufactured home must be properly skirted.

STANDARD SAND & GRAVEL CONDITIONS

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. No further development or construction is allowed without an approved development permit from Greenview.
4. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman, at 780.524.7601 for further information.
5. The owner/developer must enter into a Road Use Agreement with Greenview prior to hauling gravel. Contact Greenview Manager, Operations at 780.524.7602 for further information. Greenview is to be advised of all hauls by completing a Road Use Information Sheet and submitting the same no less than three (3) business days prior to hauls taking place. Greenview must be advised of completion of hauls.

6. The owner/developer shall report all shipments quarterly and remit Capital Aggregate Payment Levy in accordance with Greenview's Aggregate Payment Levy Bylaw. Contact Greenview Manager, Operations at 780.524.7602 for further information.

STANDARD WORK CAMP CONDITIONS

5. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
6. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
7. 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 Parks; and
 - b) Alberta Health Services.
8. 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:
 - f) Building Permit;
 - g) Electrical Permit;
 - h) Gas Inspection Permit;
 - i) Provincial Plumbing Permit; and
 - j) Provincial Private Sewage System Permit.
10. No further development or construction is allowed without an approved development permit from Greenview.
11. Reclamation of work/open camp must be to a standard satisfactory to Greenview. The following standards shall apply to the reclamation of work camp sites:
 - e) All garbage, building materials and equipment must be removed from the site;
 - f) The site must be adequately leveled and re-contoured;
 - g) The developers of a work camp site will be responsible for weed control on the site for the duration of the location of the camp and for as long a period as any weed infestation, attributable to the operator, remains uncontrolled; and
 - h) All disturbed areas must be seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to the Agricultural Fieldman for Greenview. Contact Greenview's Agricultural Fieldman, at 780.524.7602 for further information.
12. Deleterious materials must not be allowed to enter any watercourse.
13. This permit must be renewed annually. A Development Permit for a work/open camp shall only be valid for a period of one (1) year from its date of issuance, at which time an application may be made for a continuance of the use.
14. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

STANDARD TOWER SITE CONDITIONS

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.

3. 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;
 - b) Electrical Permit.
4. The owner/developer must contact the following government agencies to obtain all the necessary approvals, including but not limited to:
 - a) Alberta Environment and Parks;
 - b) Industry Canada;
 - c) Transport Canada.
5. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman, at 780.524.7601 for further information.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.