

ADOPTED

Minutes of a
REGULAR MUNICIPAL PLANNING COMMISSION MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Wednesday, February 15, 2017

#1 CALL TO ORDER Chair Dale Smith called the meeting to order at 9:02 a.m.

PRESENT

Chair	Dale Smith
Vice-Chair	Tom Burton
Member	George Delorme (9:10 a.m.)
Member	Dale Gervais
Member	Roxie Rutt
Member	Les Urness

ATTENDING

Manager, Planning and Development	Sally Ann Rosson
Development Officer	Leona Dixon
Development Officer	Lindsey Lemieux
Development Officer	Price Leurebourg
Development Technician	Celine Soucy
Recording Secretary	Jenny Cornelsen

GUESTS

Dee O’Toole (D17-047)
Troy Gordon (D17-050)
Chris Chiasson – Velocity Geomatics, Earl Langenecker (A16-007)

ABSENT

Member	Dave Hay
Member	Bill Smith

#2 AGENDA MOTION: 17.02.029. Moved by: MEMBER ROXIE RUTT
That the February 15, 2017, agenda be adopted as presented.
CARRIED

#3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES MOTION: 17.02.030. Moved by: MEMBER TOM BURTON
That the Minutes of the Regular Municipal Planning Commission Meeting held on January 11, 2017, be adopted as presented.
CARRIED

#3.2 BUSINESS ARISING FROM MINUTES **3.2 BUSINESS ARISING FROM MINUTES**
There was no business arising from the minutes of January 11, 2017.

#4 DELEGATIONS **4.0 DELEGATIONS**

#4.1
DELEGATION

4.1 D17-047 / MICHAEL L O'TOOLE AND DEANNA L MOORE / ADDITION TO HOUSE; GARAGE WITH ROOMS ABOVE / NE-35-69-22-W5, PLAN 002 3714, BLOCK 1, LOT 1 / VALLEYVIEW AREA

Development Officer Dixon presented an overview of Development Permit application D17-047. The application was received on February 3, 2017, and had been endorsed by the Applicant and Landowner for an Addition to House, Garage with Rooms Above within NE-35-69-22-W5, Plan 002 3714, Block 1, Lot 1 in the Valleyview area, Ward 3.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Agriculture (A) District and met the requirements of the Land Use Bylaw, pending a setback relaxation of the front yard and west side yard from Township Road 700.
- The purpose of Development Permit application D17-047 was to locate a garage with rooms above the garage onto the west side of an existing residence.
- The existing residence had a front yard setback of 40 metres (131 feet) on the west side where the addition would be located. As well, there was a west side yard setback of 17 metres ± (55 feet).
- A front yard setback relaxation to 26 metres (85 feet) from the property line adjacent to Township Road 700 was required. As well, a west side yard setback relaxation to 10 metres (33 feet) was required.
- In accordance with Greenview's Land Use Bylaw, Section 3.3.1, Variance Powers, adjacent landowners had signified no concerns with the requested relaxation setbacks.
- Manager, Construction and Maintenance had commented that reduction of the setback may affect future road upgrades.
- ATCO Electric had advised that the addition must be a minimum distance of 7 metres ± (22 feet) from the power line. The relaxation was outside the power line setback.

Ms. Dee O'Toole spoke as the Applicant. The Applicant stated that the development would meet the setback requirements from the fenceline. Development Officer Dixon added that the boundary of the quarter was located along the power line west of the fence.

Municipal Planning Commission discussed the following:

- Members asked about the width of the right-of-way. Development Officer Dixon explained that the right-of-way was 30 metres in width. She stated further that Greenview's Infrastructure and Planning department had commented that future road widening may be affected.

Member Delorme entered the meeting at 9:10 a.m.

Ms. O'Toole stated that the development was located on a dead-end road.

Chair Dale Smith advised Ms. O'Toole that Municipal Planning Commission would render a decision later in the meeting.

Ms. O'Toole vacated the meeting at 9:11 a.m.

4.2 D17-050 / LOW IMPACT INC. / TROY ROBERT GORDON / TWO (2) PORTABLE OFFICE TRAILERS AND ONE (1) WASHROOM FACILITY / NE-17-70-22-W5 / VALLEYVIEW AREA

Development Officer Dixon presented an overview of Development Permit application D17-050. The application was received on February 8, 2017, and had been endorsed by the Applicant and Landowner for Two (2) 12 Foot by 60 Foot Portable Office Trailers and One (1) 12 Foot by 60 Foot Washroom Facility for Michels Canada within NE-17-70-22-W5 in the Valleyview area, Ward 3.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Industrial (I) District and met the requirements of the Land Use Bylaw.
- The proposed development site was located on an approximate 1.0 acre area of the 14.57 hectare ± (36 acre) parcel.
- The purpose of the application was to develop a headquarters for Michels Canada, which had a mainline pipeline project in the area.

Mr. Troy Gordon spoke as the Applicant. The Applicant stated that Michels Canada had currently been renting a yard site and shop within the Town of Valleyview. As the pipeline project was nearing completion, Michels Canada no longer required their present site and had proposed to relocate a portion of the operation on a temporary basis in an effort to reduce costs until such time as the project would be completed.

Municipal Planning Commission discussed the following:

- Members asked for clarification on the amount of time that the proposed location would be required. Mr. Gordon responded that the project had been estimated to be completed by July 2017; however, it was possible that it may be extended until the end of 2017.
- Members asked if equipment storage would be required in addition to the use of office space. Mr. Gordon stated that the request had been primarily for office space; however, there could be 15-20 pieces of heavy equipment

onsite as the space would serve as a staging area for the operation of the business.

- In response to a question regarding utility services, Mr. Gordon advised that Michels Canada would use generators for power supply and would use self-contained holding tanks for both water and sewer to meet provincial regulations.

Chair Dale Smith advised Mr. Gordon that Municipal Planning Commission would render a decision later in the meeting.

Mr. Gordon vacated the meeting at 9:15 a.m.

4.3 A16-007 / 804183 ALBERTA LTD. (O/A GREENVIEW GOLF RESORT) / W½-70-24-W5 / RECREATION DISTRICT TO COUNTRY RESIDENTIAL TWO (CR-2) DISTRICT / STURGEON LAKE AREA

Development Officer Dixon presented an overview of proposed Land Use Amendment application A16-007. The application proposed to rezone a 4.62 hectares ± (11.42 acre area from Recreation (R) District to Country Residential Two (CR-2) District within W½-70-24-W5 in the Sturgeon Lake area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed rezoning would allow for subsequent subdivision of twelve (12) residential lots ranging from 0.47 acres (200.3m²) to 1.08 acres (4,372m²), with only a small area of the existing golf course being affected to accommodate the internal subdivision road.
- The 1985 Sturgeon Lake Area Structure Plan had provided for a density of 31 units, with one (1) unit equivalent to one (1) country residence, one (1) resort cabin or two (2) recreation sites. This number included a density of 16 units that had been transferred to W½-33 from S½-32-70-24-W5, with a Restrictive Covenant registered to reflect no further development on S½-32. The two titles on W½-33 total 76.5 hectares ± (189 acres) calculated at 5 units per hectare, allowing a density of 15 units, bringing the total density to 31 units (or 62 recreation sites).
- The 1991 Sturgeon Lake Area Structure Plan had also provided for a density of 31 units, with one (1) unit equivalent to one (1) country residence, one (1) resort cabin or two (2) recreation sites. During the period between the 1991 Sturgeon Lake Area Structure and adoption of the 2002 Sturgeon Lake Area Structure Plan, 12 units (24 recreation sites) had been developed, which left 19 undeveloped units (38 undeveloped recreation sites).
- Upon adoption of the 2002 Sturgeon Lake Area Structure Plan, the density of 19 units (38 recreation sites) had been brought forward. The 2002 Sturgeon Lake Area Structure Plan defined one (1) unit equivalent to one (1) residence

or four (4) recreation sites. A recreation site was defined as a campsite, a resort cabin (with maximum floor area of 576 feet²) or a recreational vehicle stall. Two (2) lots, which was the equivalent of two (2) units had been subdivided from the quarter in 2009, which left a remaining density of 17 units (or 68 recreation sites).

- Calculation of the current maximum density allowed on W½-33 would be 92 recreation sites: 12 units (or 24 recreation sites) and 17 units (or 68 recreation sites). On September 30, 2013, Administration issued a letter to Mr. Langenecker, stating that the total density allowed on W½-33 was 94 recreation sites; however, the total density had actually been 92 recreation sites. The existing development consisted of one (1) residence (or four [4] recreation sites) and 91 recreation sites (or 90 recreation sites and one [1] resort cabin) for a total of 95 recreation sites.
- Mr. Langenecker felt that because the recreation sites he was proposing to remove had been developed at a 2:1 ratio under the 1991 Sturgeon Lake Area Structure Plan that the density should have been allocated at the same ratio (32 sites divided by 2 for a total of 16 units) upon removal. Administration had consulted Land Use Planning Manager Dave McRae, ISL Engineering and had been advised that densities that had been considered under previous versions of the Sturgeon Lake Area Structure would not be able to be obtained. The Applicant had been advised of this. Administration recommended that this Land Use Amendment application only be considered after such time as the 2002 Sturgeon Lake Area Structure Plan was revised and it could be determined whether the additional density was allowed or if density was transferred from other lands in accordance with the density transfer mechanism in the 2002 Sturgeon Lake Area Structure Plan.
- Current Greenview legislation had interpreted the density being removed as 32 recreation sites (or four [4] recreation sites or eight [8] units) which was four (4) units short of the 12 lots proposed. Although not required to be rezoned, Mr. Langenecker proposed to develop 11 additional recreation units, for which there was no density.
- In accordance with the Municipal Government Act, Section 644 and Greenview's Area Structure Plan and Concept Plan Policy 6001, an Area Structure Plan (Minor Area Structure Plan) for Greenview Golf Resort would be required prior to a Subdivision being considered for approval.
- An internal subdivision road connecting from Range Road 244 with approaches to all lots, including the two (2) existing lots had been proposed. The Landowner would be required to provide engineered profile drawings with a drainage plan and construct the access to meet Greenview standards at the developer's expense.
- Alberta Environment and Parks had expressed concerns and recommended that both a geotechnical investigation and biophysical assessment be

conducted. It was further noted that if wetlands would be affected, an assessment by a Qualified Wetland Science Practitioner would be required.

- East Smoky Gas Co-op commented that the gas line will need to be relocated and any cost to do so must be borne by the developer.
- ATCO Electric would approach the landowner for the purpose of acquiring a power line right-of-way on all facilities directly affected by the subdivision and a caveat would be registered.

Mr. Earl Langenecker and Mr. Chris Chiasson of Velocity Group spoke as the Applicant. Mr. Langenecker stated that he had purchased Greenview Golf Resort in 2010 and had invested personal monies to make improvements to the resort. In doing so, he had felt that the economic and recreational opportunities within Greenview had been increased. He further stated that there had been a large demand to purchase lots at the lake and felt that a return to a 4:1 ratio to increase residential lots would result in an increase of population and tourist dollars into Greenview.

Municipal Planning Commission discussed the following:

- Members asked for clarification on how the lots had been designated at the time the density was first established. Development Officer Dixon confirmed that density had been established at 2:1 ratio. Manager Rosson added that the current Sturgeon Lake Area Structure Plan had increased the recreational units; however, it had not impacted residential sites. Mr. Langenecker stated that there had been only three (3) recreational properties presently on Sturgeon Lake – a privately owned property, Sturgeon Lake Bible Camp and Sturgeon Heights Recreational Centre. He further stated that the resort had easily been accessible by a paved road and that the allowance of more residential sites would be economically viable both for himself as a Landowner and Greenview.
- Members discussed the economics of recreational properties. Mr. Langenecker stated that there had been high demand for recreational properties to boost the tourism industry as well as residential properties to sustain the economy. Mr. Chiasson added that campgrounds and recreational properties realized more economic benefit than the golf course itself.
- Members discussed the revision of the current Sturgeon Lake Area Structure Plan. Manager Rosson stated that it was scheduled to be reviewed and updated in 2018 and reminded Municipal Planning Commission that Council would be the authority to approve the plan. It was asked if there was another recreational classification other than Country Residential Two (CR-2) District to which the land could be rezoned. Development Officer Dixon stated that there had been no other classification offered in Greenview's Sturgeon Lake Area Structure Plan or current Land Use Bylaw.

Chair Dale Smith advised Mr. Langenecker and Mr. Chiasson that Municipal Planning Commission would render a decision later in the meeting.

#5
LAND USE
AMENDMENTS

5.0 LAND USE AMENDMENT APPLICATIONS

5.1 A16-007 / 804183 ALBERTA LTD. (O/A GREENVIEW GOLF RESORT) / W½-70-24-W5 / RECREATION DISTRICT TO COUNTRY RESIDENTIAL TWO (CR-2) DISTRICT / STURGEON LAKE AREA

Development Officer Dixon had previously presented an overview of proposed Land Use Amendment application A16-007. The application proposed to rezone a 4.62 hectares ± (11.42 acre area from Recreation (R) District to Country Residential Two (CR-2) District within W½-70-24-W5 in the Sturgeon Lake area, Ward 7.

Municipal Planning Commission discussed the following:

- Members recognized that Administration had been consistent with the Sturgeon Lake Area Structure Plan in their recommendations; however, they agreed that the proposal would improve and enhance tourism and were in favour of approving the application for rezoning.

Mr. Langenecker and Mr. Chiasson vacated the meeting at 9:49 a.m.

W½-70-24-W5

MOTION: 17.02.031. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) recommend that Council **APPROVE** Land Use Amendment application A16-007 to re-designate a 4.62 hectare ± (11.42 acre) area from Recreation (R) District to Country Residential Two (CR-2) District within W½-33-70-24-W5.

CARRIED

#6
SUBDIVISIONS

6.0 SUBDIVISION APPLICATIONS

6.1 S17-001 / TERRENCE S MAYNE AND DEBRA J ILG / NE-21-69-22-W5 / COUNTRY RESIDENTIAL ONE / VALLEYVIEW AREA

Development Officer Dixon presented an overview of proposed Subdivision application S17-001. The application was for a 7.12 hectare ± (17.6 acre) parcel within NE-21-69-22-W5 in the Valleyview area, Ward 3.

Development Officer Dixon presented additional information as follows:

- Land Use Amendment Bylaw No. 16-773 for re-designation from Agriculture (A) District to Country Residential One (CR-1) District had been adopted by Council on December 13, 2016.

- The proposal would accommodate the subdivision of the existing yard site, which included a residence and garden suite, existing buildings and an open discharge sewer system in accordance with provincial sewage regulations.
- Greenview's Municipal Development Plan, Clause 4.3.2 Parcel Size, granted variance of the maximum lot size of 4.0 hectares (10.0 acres) in a Country Residential One (CR-1) District set out in Greenview's current Land Use Bylaw.
- There was an existing approach from Township Road 694 to the proposed lot and upgrades were not required.
- There was an existing approach from Township Road 694 to the balance of the quarter; however, additional gravel was required.
- Road widening of 5.03 metres along the balance of the quarter was previously registered under Road Plan 872 1164, but was required by dedication a distance of approximately 91 metres along Township Road 694.
- Greenview's Environmental Services had responded that no private municipal supplied water lines were to cross from one separately titled property to another and that municipal supplied water was to be metered through one metered service line.
- Alberta Transportation had granted variance to Section 1r of the Subdivision and Development Regulations and had advised that further subdivision may require an Area Structure Plan. Also noted was that Highway 43 had been designated future freeway and the Highway 43 Corridor Management Study that had been conducted by Earth Tech had indicated a future interchange at the intersection of Highway 43 and Highway 665; therefore the subdivision and access would likely be impacted in the future.

No comments or questions were noted from Municipal Planning Commission.

NE-21-69-22-W5

MOTION: 17.02.032. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Subdivision Application S17-001 for a 7.12 hectare ± (17.6 acre) parcel, within NE-21-69-22-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. Access to the balance of the quarter to be upgraded to the standards of Greenview at the owner/developer's expense. Please contact the Greenview Roads Supervisor in your area prior to commencing as well as upon completion. If the owner/developer wishes to register the subdivision prior

to the construction of the approaches, a security deposit shall be taken to ensure the developer installs the approach.

2. Any outstanding property taxes are to be paid on the land to be subdivided, or arrangements made which are satisfactory to Greenview.
3. No development, construction or site work is allowed without an approved Development Permit from Greenview.
4. Pursuant to Section 7(g) of the Subdivision and Development Regulation, the applicant/owner shall ensure the onsite sewage disposal system complies with requirements of the Alberta Private Sewage Disposal Regulations. All sewage systems must be permitted with an authorized accredited agency for Alberta Municipal Affairs, and have a satisfactory inspection report showing it meets the regulations and that the proposed parcel boundaries have been taken into consideration when compliance was considered. All required information can be obtained from Alberta Municipal Affairs Phone: 1-866-421-6929; Web: www.municipalaffairs.alberta.ca or Email: safety.services@gov.ab.ca.
5. This subdivision must be registered by Plan of Survey.
6. Dedication by Plan of Survey of 5.03 metres for road widening a distance of approximately 91 metres along the parcel frontage adjacent to Township Road 694 to join the two portions of Road Plan 872 1164.
7. Upon subdivision, connection to the Valleyview Rural Waterline (the 'main water line') to the un-serviced lot is not permitted until the following requirements have been met:
 - a) The prescribed application form must be submitted to Greenview and all extensions and/or connections to the main water line must be approved by Greenview's Council prior to connection;
 - b) The owner/developer of any development or further subdivision must receive written authorization from Greenview prior to connecting to the main water line;
 - c) Payment of water line connection fee(s) in accordance with the Water Utility Bylaw must be received by Greenview prior to connecting to the main water line;
 - d) The owner/developer is responsible for all costs for installation of a service connection from the main water line to the development or onto each proposed lot(s) and/or the balance of the quarter;
 - e) The service connection must meet the standards of Greenview;
 - f) It is the responsibility of the owner/developer to ensure the curb stop is located on the property line of any subdivision.
 - g) The owner/developer must enter into a Developer's Agreement with Greenview, which will be registered against title to each proposed lot(s) and/or the balance of the quarter.
8. 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.

Municipal Planning Commission discussed the following:

- Members asked for clarification on a lease noted as situated at Victor Lake Co-op. It was recognized that the Co-op had been indicated in error and it was confirmed that the lease was on Crown Land. In addition, it was pointed out that there were lands designated as Crown Land (CL) District within the town boundaries of both Grande Cache and Fox Creek.
- Members asked when Development Permit applications would be reviewed for the leases presented. Development Technician stated that when the lease was in place, the Applicant would apply for a Development Permit. Further, she stated that the Miscellaneous Lease Report indicated whether or not a Development Permit was required for each lease.

LEASE REPORT

MOTION: 17.02.033. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) receive the Miscellaneous Lease Report for information.

CARRIED

#8
 DEVELOPMENT PERMITS

8.0 DEVELOPMENT PERMITS

8.1 D17-019 / ORLEN UPSTREAM CANADA LTD. / 10 PERSON WORK CAMP / 2-17-63-5-W6 AND 15-8-63-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D17-019. The application was received on January 6, 2017, and had been endorsed by the Applicant and Landowner for a 10 Person Work Camp within 2-17-63-5-W6 and 15-8-63-5-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 0.475 hectare ± (1.175 acre) lease.

Municipal Planning Commission discussed the following:

- Members noted that the Development Permit application had been received January 6, 2017, and had indicated a commencement date of January 15, 2017, and asked if development had commenced. Development Officer Lemieux stated that upon site inspection, commencement had not begun.

2-17-63-5-W6
AND
15-8-63-5-W6

MOTION: 17.02.034. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-019 for a 10 Person Work Camp within 2-17-63-5-W6 and 15-8-63-5-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 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

8.2 D17-020 / 1994185 ALBERTA LTD. / TRANSPORT FACILITY AND RAILWAY SPUR LINE / SW-23-67-5-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-020. The application was received on January 18, 2017, and had been endorsed by the Applicant and Landowner for a Transport Facility and Railway Spur Line within SW-23-67-5-W6 in the Gold Creek 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 145.98 hectare ± (360.72 acre) lease.

Municipal Planning Commission discussed the following:

- Members noted that the development site was quite large in size. Development Officer Lemieux indicated that Development Permit application D17-020 was for a Transport Facility and Railway Spur Line and would accommodate the industrial storage sites that would be reviewed by Development Permit applications D17-023 through D17-026 later in the agenda.

SW-23-67-5-W6

MOTION: 17.02.035. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-020 for a Transport Facility and Railway Spur Line within SW-23-67-5-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;
 - b) Transport Canada.
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.
8. 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

Chair Dale Smith recessed the meeting at 10:10 a.m.

Chair Dale Smith reconvened the meeting at 10:20 a.m.

8.3 D17-022 / PARAMOUNT RESOURCES LTD. / TWO (2) 1500 HP COMPRESSORS AND ONE (1) 900 HP COMPRESSOR / SW-21-60-2-W6 / RESTHAVEN AREA

Development Officer Lemieux presented an overview of Development Permit application D17-022. The application was received on January 18, 2017, and had been endorsed by the Applicant and Landowner for Two (2) 1500 HP Compressors and One (1) 900 HP Compressor within SW-21-60-2-W6 in the Resthaven 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 44.18 hectare ± (109.17 acre) lease and was utilized as a compressor site.

Municipal Planning Commission discussed the following:

- Due to the fact that there had been development presently onsite, Members asked if development had commenced prior to obtaining a valid Development Permit. Development Officer Lemieux confirmed that it had been an existing site with previous development in place; however, the development proposed in Development Permit application D17-022 had not begun.

SW-21-60-2-W6

MOTION: 17.02.036. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-022 for Two (2) 1500 HP Compressors and One (1) 900 HP Compressor within SW-21-60-2-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 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

8.4 D17-023 / 1994197 ALBERTA LTD. / STORAGE SITE / N½-15-67-5-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-023. The application was received on January 18, 2017, and had been endorsed by the Applicant and Landowner for a Storage Site within N½-15-67-5-W6 in the Gold Creek 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 30.676 hectare ± (75.80 acre) lease.

Municipal Planning Commission discussed the following:

- Members noted that Development Permit applications D17-020, D17-023, and the following D17-024, D17-025 and D17-026 for storage sites had been applied for by individual numbered Alberta Limited companies. Development Officer Lemieux clarified that these numbered companies belonged to Devco Development Corporation.
- Members inquired whether the type of storage should have been indicated in the motion. Development Officer Lemieux responded that Greenview's current Land Use Bylaw had not specified types of storage permitted; therefore, it had been acceptable to exclude the type of storage proposed in the motion.
- Members asked at what time the Development Permit expired. Development Officer Lemieux stated that there was no limit on the duration of storage sites. She added that the lease was a Department Miscellaneous Lease (DML) so was expected to be active for some time. Further, Development Officer Lemieux stated that if development had not commenced within one (1) year, a new Development Permit application would be required.
- Members verified that access to the storage site would be through the Transport Facility proposed under Development Permit application D17-020.

N½-15-67-5-W6

MOTION: 17.02.037. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-023 for a Storage Site within N½-15-67-5-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.
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.

8. 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

8.5 D17-024 / 1994189 ALBERTA LTD. / STORAGE SITE / NW-22-67-5-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-024. The application was received on January 18, 2017, and had been endorsed by the Applicant and Landowner for a Storage Site within NW-22-67-5-W6 in the Gold Creek 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 58.722 hectare ± (145.11 acre) lease.

No comments or questions were noted from Municipal Planning Commission.

NW-22-67-5-W6

MOTION: 17.02.38. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-024 for a Storage Site within NW-22-67-5-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.
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.
8. 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

8.6 D17-025 / 1994192 ALBERTA LTD. / STORAGE SITE / S½-22-67-5-W6/ GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-025. The application was received on January 18, 2017, and had been endorsed by the Applicant and Landowner for a Storage Site within S½-22-67-5-W6 in the Gold Creek 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 48.347 hectare ± (119.47 acre) lease.

No comments or questions were noted from Municipal Planning Commission.

S½-22-67-5-W6

MOTION: 17.02.039. Moved by: CHAIR DALE SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-025 for a Storage Site within S½-22-67-5-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.
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.
8. 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

8.7 D17-026 / 1994193 ALBERTA LTD. / STORAGE SITE / S½-22-67-5-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-026. The application was received on January 18, 2017, and had been endorsed by the Applicant and Landowner for a Storage Site within S½-22-67-5-W6 in the Gold Creek 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 45.44 hectare ± (112.29 acre) lease.

No comments or questions were noted from Municipal Planning Commission.

S½-22-67-5-W6

MOTION: 17.02.040. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-026 for a Storage Site within S½-22-67-5-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.
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.
8. 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

8.8 D17-027 / PEMBINA GAS SERVICES LTD. / 5000 HP COMPRESSOR AND 150 FOOT COMMUNICATION TOWER / 10-29-62-23-W5 / SAXON AREA

Development Officer Dixon presented an overview of Development Permit application D17-027. The application was received on January 19, 2017, and had been endorsed by the Applicant and Landowner for a 5000 HP Compressor and 150 Foot Communication Tower within 10-29-62-23-W5 in the Saxon area, Ward 2.

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 22.7 hectare ± (44.48 acre) lease and was utilized as a gas plant.

Municipal Planning Commission discussed the following:

- Members asked for clarification as to whether the Development Permit application had been for a new plant or an addition to an existing gas plant. Development Officer Dixon confirmed that the proposed development was located on a vacant site adjacent to an existing gas plant.

10-29-62-23-W5

MOTION: 17.02.041. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-027 for a 5000 HP Compressor and 150 foot Communication Tower within 10-29-62-23-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;
 - c) Industry Canada;
 - d) Transport Canada.
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

8.9 D17-028 / MODERN RESOURCES INC. / GAS PLANT EXPANSION; TWO (2) 3785 HP COMPRESSORS / SW-9-62-8-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D17-028. The application was received on January 20, 2017, and had been endorsed by the Applicant and Landowner for a Gas Plant Expansion and Two (2) 3785 HP Compressors within SW-9-62-8-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 13.042 hectare ± (32.23 acre) lease and was utilized as a gas plant.

No comments or questions were noted from Municipal Planning Commission.

SW-9-62-8-W6

MOTION: 17.02.042. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-028 for a Gas Plant Expansion and Two (2) 3785 HP Compressors within SW-9-62-8-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

8.10 D17-029 / GEORGE R CLOUGH AND SHELLEY D LLOYD / MINOR HOME OCCUPATION: SDL AUTO DEALER SALES / NE-8-70-22-W5 / VALLEYVIEW AREA

Development Officer Dixon presented an overview of Development Permit application D17-029. The application was received on January 23, 2017, and had been endorsed by the Applicant and Landowner for a Minor Home Occupation: SDL Auto Dealer Sales within NE-8-70-22-W5 in the Valleyview area, Ward 3.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Agriculture (A) District and met the requirements of the Land Use Bylaw.
- The development consisted of a home office, which would be utilized for the purpose of purchase and retail of automobiles according to their clients' specifications. Vehicles would be parked offsite.

No comments or questions were noted from Municipal Planning Commission.

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-029 for a Minor Home Occupation: SDL Auto Dealer Sales within NE-8-70-22-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 Motor Vehicle Industry Council (AMVIC)
4. MINOR HOME OCCUPATIONS must meet the following conditions: Home occupations (minor) shall be incidental and subordinate to the principal residential use, and shall be restricted to the dwelling unit. In addition, such home occupations shall not:
 - a) Employ any person other than a resident of the dwelling unit;
 - b) Occupy any area greater than 30 square metres (323 square feet);
 - c) Require alterations to the principal building unless approved by the Approving Authority;
 - d) Create a nuisance by way of dust, noise, smell, smoke, or traffic generation;
 - e) Have outside storage of materials, goods or equipment on or off the site and;
 - f) Display any form of commercial advertising, wares or products discernible from the outside of the building but may display one (1) unlighted sign, not exceeding 900 square centimetres (140 square inches), in a window or affixed to the exterior of the building.
5. No additional commercial ventures other than SDL Auto Dealer Sales is permitted.
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

8.11 D17-039 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / TWO (2) 599 HP COMPRESSORS / 7-11-64-4-W6 / KARR AREA

Development Officer Dixon presented an overview of Development Permit application D17-039. The application was received on January 22, 2017, and had been endorsed by the Applicant and Landowner for Two (2) 599 HP Compressors within 7-11-64-4-W6 in the Karr area, Ward 8.

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 11.416 hectare ± (28.21 acre) lease and was utilized as a gas battery.

Municipal Planning Commission discussed the following:

- Members questioned the project cost. Development Officer Dixon confirmed that the project cost had been for additional improvements to the existing gas battery site.

7-11-64-4-W6

MOTION: 17.02.044. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-039 for Two (2) 599 HP Compressors within 7-11-64-4-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 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

8.12 D17-040 / CANADIAN NATURAL RESOURCES LIMITED / TWO (2) 200 HP COMPRESSORS / NW-26-67-5-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-040. The application was received on January 27, 2017, and had been endorsed by the Applicant and Landowner for Two (2) 200 HP Compressors within NW-26-67-5-W6 in the Gold Creek 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 33.395 hectare ± (82.52 acre) lease and was utilized as a gas plant.

No comments or questions were noted from Municipal Planning Commission.

NW-26-67-5-W6

MOTION: 17.02.045. Moved by: CHAIR DALE SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-040 for Two (2) 200 HP Compressors within NW-26-67-5-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

8.13 D17-041 / APACHE CANADA LTD. / WATER RESERVOIR / 9-3-68-6-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-041. The application was received on January 31, 2017, and had been endorsed by the Applicant and Landowner for a Water Reservoir within 9-3-68-6-W6 in the Gold Creek 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 19.0 hectare ± (47.0 acre) lease.
- Development consisted of a water reservoir to support existing oil and gas operations. The water reservoir would hold 300,000 m³ of water, which would be sourced from Smoky River, Bald Mountain Creek runoff and various groundwater wells owned by Apache Canada Ltd.

Municipal Planning Commission discussed the following:

- Members asked if pumping facilities would be associated with the proposed Water Reservoir. Development Officer Lemieux indicated that Development Permit application D17-041 had been for a Water Reservoir only and that portable pumps would be utilized to extract the water.
- Members asked where the proposed Water Reservoir would be located. Development Technician Soucy stated that it would be located on Paul's Cut Across Road, off Weyerhaeuser Road.

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-041 for a Water Reservoir within 9-3-68-6-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 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

8.14 D17-042 / WEYERHAEUSER COMPANY LIMITED / STORAGE SITE / SE-34-60-5-W6 / CHIME AREA

Development Officer Lemieux presented an overview of Development Permit application D17-042. The application was received on January 31, 2017, and had been endorsed by the Applicant and Landowner for a Storage Site within SE-34-60-5-W6 in the Chime 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 1.2 hectare ± (3.00 acre) lease.

No comments or questions were noted from Municipal Planning Commission.

SE-34-60-5-W6

MOTION: 17.02.047. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-042 for a Storage Site within SE-34-60-5-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.
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.

CARRIED

8.15 D17-044 / CHEVRON CANADA LIMITED / WATER RESERVOIR EXPANSION / S½-5-63-23-W5 / WASKAHIGAN AREA

Development Officer Dixon presented an overview of Development Permit application D17-044. The application was received on February 1, 2017, and had been endorsed by the Applicant and Landowner for a Water Reservoir Expansion within S½-5-63-23-W5 in the Waskahigan 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 20.60 hectare ± (50.90 acre) lease.
- Development consisted of a 458 metre by 614 metre water reservoir. The water reservoir would hold 500,000 m³ of water, which would be sourced from Athabasca River or Iosegun River and surface runoff.

Municipal Planning Commission discussed the following:

- Members asked where the Water Reservoir was located. Development Technician Soucy responded that it was located at Kilometre 28 on Tony Main Road off Bigstone Road.

S½-5-63-23-W5

MOTION: 17.02.048. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-044 for a Water Reservoir Expansion within S½-5-63-23-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

8.16 D17-045 / MODERN RESOURCES INC. / TWO (2) 800 HP COMPRESSORS / SW-9-66-8-W6 / WAPITI AREA

Development Officer Lemieux presented an overview of Development Permit application D17-045. The application was received on February 1, 2017, and had been endorsed by the Applicant and Landowner for Two (2) 800 HP Compressors within SW-9-66-8-W6 in the Wapiti 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 1.41 hectare ± (3.50 acre) lease and was utilized as a gas battery.

No comments or questions were noted from Municipal Planning Commission.

SW-9-66-8-W6

MOTION: 17.02.049. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-045 for Two (2) 800 HP Compressors within SW-9-66-8-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

8.17 D17-046 / OMERS ENERGY / 2 PERSON WORK CAMP RENEWAL / NE-1-61-1-W6 / SIMONETTE AREA

Development Officer Dixon presented an overview of Development Permit application D17-046. The application was received on February 1, 2017, and had been endorsed by the Applicant and Landowner for a 2 Person Work Camp Renewal within NE-1-61-1-W6 in the Simonette 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 was a 0.13 hectare ± (0.33 acre) lease and was utilized as a 2 Person Work Camp.

No comments or questions were noted from Municipal Planning Commission.

NE-1-61-1-W6

MOTION: 17.02.050. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-046 for a 2 Person Work Camp Renewal within NE-1-61-1-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

8.18 D17-047 / MICHAEL L O'TOOLE AND DEANNA L MOORE / ADDITION TO HOUSE; GARAGE WITH ROOMS ABOVE / NE-35-69-22-W5, PLAN 002 3714, BLOCK 1, LOT 1 / VALLEYVIEW AREA

Development Officer Dixon had previously presented an overview of Development Permit application D17-047. The application was received on February 3, 2017, and had been endorsed by the Applicant and Landowner for an Addition to House, Garage with Rooms Above within NE-35-69-22-W5, Plan 002 3714, Block 1, Lot 1 in the Valleyview area, Ward 3.

Municipal Planning Commission discussed the following:

- Members discussed and confirmed the area of the property where the setback variance had been required. Development Officer Dixon stated that the front yard faced Township Road 700 and that no road existed on the west side of the property.

NE-35-69-22-W5,
PLAN 002 3714, BLOCK 1,
LOT 1

MOTION: 17.02.051. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-047 for addition of a 40 foot by 35 foot garage with rooms above on NE-35-69-22-W5, Plan 002 3714, Block 1, Lot 1, with setback relaxations 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;
 - b) Electrical Permit;
 - c) Gas Inspection Permit;
 - d) Provincial Plumbing Permit; and
 - e) Provincial Private Sewage System Permit.
4. The owner/developer must meet the minimum setback requirements of:
 - a) Setback relaxation hereby granted to 26 metres (85 feet) from your property line adjacent to Township Road 700;

- b) Setback relaxation hereby granted to 10 metres (33 feet) from the west side yard;
 - c) 15 metres (50 feet) from any other property line.
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.

CARRIED

8.19 D17-048 / XTO ENERGY CANADA / 100 FOOT COMMUNICATION TOWER / SW-23-58-26-W5 / LELAND AREA

Development Officer Lemieux presented an overview of Development Permit application D17-048. The application was received on February 6, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within SW-23-58-26-W5 in the Leland 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 2.8 hectare ± (6.92 acre) lease and was utilized as a pad site.

No comments or questions were noted from Municipal Planning Commission.

SW-23-58-26-W5

MOTION: 17.02.052. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-048 for a 100 Foot Communication Tower within SW-23-58-26-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;
 - b) Industry Canada;
 - c) Transport Canada.
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.
5. No further development or construction is allowed without an approved development permit Greenview.
 6. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used.
 7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.20 D17-050 / LOW IMPACT INC. / TROY ROBERT GORDON / THREE (3) 12 BY 60 FOOT OFFICES WITH WASHROOMS FOR MICHELS CANADA / NE-17-70-22-W5 / VALLEYVIEW AREA

Development Officer Dixon had previously presented an overview of Development Permit application D17-050. The application was received on February 8, 2017, and had been endorsed by the Applicant and Landowner for Two (2) 12 Foot by 60 Foot Portable Office Trailers and One (1) 12 Foot by 60 Foot Washroom Facility for Michels Canada within NE-17-70-22-W5 in the Valleyview area, Ward 3.

Development Officer Dixon presented additional information as follows:

- As the proposed development had been within the Intermunicipal Development Plan, notification had been referred to the Town of Valleyview, who had no concerns with the proposed development.

Municipal Planning Commission discussed the following:

- It was asked if it was acceptable for more than one business to operate from the same location. Development Officer Dixon commented that it was acceptable in accordance with Greenview's current Land Use Bylaw. She also noted that the second business proposed at this location would be temporary.

NE-17-70-22-W5

MOTION: 17.02.053. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-050 for Two (2) Portable Office Trailers and One (1) Washroom Facility within NE 17-70-22-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 meet the minimum setback requirements of:
 - a) 134 feet (41 meters) from a provincial highway;
 - b) 134 feet (41 meters) from the right-of-way of a district road;
 - c) 50 feet (15 meters) from any other property line.
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 Transportation - Roadside Development Permit.
5. 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.
6. Deleterious materials must not be allowed to enter any watercourse.
7. No additional signage shall be erected on land or affixed to any building or structure unless approved by the Development Authority.
8. No further development or construction is allowed without an approved development permit from Greenview.
9. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

#9
MEMBERS' BUSINESS

9.0 MEMBERS' BUSINESS

MEMBER TOM BURTON:

Member Burton stated that a recommendation should be made to Council to accept November 8, 2017, for both an Organizational and a Regular Municipal Planning Commission Meeting. Due to Council's attendance at Alberta Association of Municipal Districts and Counties (AAMDC) in November 2017, a date had not been selected at the Organizational Council Meeting in October 2016.

CHAIR DALE SMITH:

Chair Dale Smith made Members aware of recent information from Accurate Assessment Group regarding assessment of Water Reservoirs and their associated facilities in relation to the taxation and assessment portions of the *Municipal Government Act (MGA)*.

#10
DATE OF NEXT MEETING

10.0 DATE OF NEXT MEETING

ADOPTED

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February 15, 2017

Wednesday, March 15 , 2017

#11
ADJOURNMENT

11.0 ADJOURNMENT

MOTION: 17.02.054. Moved by: MEMBER ROXIE RUTT
That this meeting adjourn at 10:53 a.m.

CARRIED



CHAIR



MANAGER, 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.