

ADOPTED

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

**#1 CALL TO ORDER** Chair Dale Smith called the meeting to order at 9:03 a.m.

**PRESENT**

Chair	Dale Smith
Vice-Chair	Tom Burton
Member	George Delorme (9:07 a.m.)
Member	Dale Gervais
Member	Dave Hay
Member	Bill Smith
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** Dave Schooley, Clint Jensen, Scott Lauinger – Dragos Energy Corp. (A17-001)  
Alex Perkins, Altus Geomatics (S17-002)  
Sharon Nelson (S17-002)

**ABSENT**

Member	Roxie Rutt
Member	Les Urness

**#2 AGENDA**

MOTION: 17.03.055. Moved by: MEMBER DALE GERVAIS  
That the March 15, 2017, agenda be adopted with the following changes:

- 4.3 – S17-003 / CHRISTOPHER ROBERT KIRK HYNDS AND GWENDOLYN CHARLTON / SE-28-70-25-W5 / FIRST PARCEL OUT / CLARKSON VALLEY AREA – Removed from agenda as Delegation was not in attendance.

CARRIED

**#3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES**

MOTION: 17.03.056. Moved by: MEMBER TOM BURTON  
That the Minutes of the Regular Municipal Planning Commission Meeting held on February 15, 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 February 15, 2017.

#4  
DELEGATIONS

#### 4.0 DELEGATIONS

#4.1  
DELEGATION

#### 4.1 A17-001 / DRAGOS ENERGY CORP. / RICHARD G RITTER / SE-17-66-21-W5 / AGRICULTURE (A) DISTRICT TO INDUSTRIAL (I) DISTRICT / LITTLE SMOKY AREA

Development Officer Dixon presented an overview of proposed Land Use Amendment application A17-001. The application proposed to rezone 1.44 hectares ± (3.56 acres) from Agriculture (A) District to Industrial (I) District within SE-17-66-21-W5 in the Little Smoky area, Ward 2.

Member Delorme entered the meeting at 9:07 a.m.

Development Officer Dixon presented additional information as follows:

- Dragos Energy Corp. had been leasing the area that had been proposed for rezoning. The proposed rezoning would allow for expansion of the existing wellsite, which would include a tank farm with a deep disposal well.
- An existing approach would provide access to the lease from Township Road 662. The Applicants had also applied for a second access to the lease. Both the existing and proposed approaches would be required to meet Greenview's industrial standards.
- Greenview's Manager, Construction and Maintenance, had commented on the following:
  - Road widening of 5.03 metres with a 10 metre corner cut adjacent to Township Road 662 and Range Road 245 was required.
  - Municipal roads near the major collector road would have required upgrading for industrial use.
  - A plan for an internal subdivision road and local road would have to be submitted for comments before proceeding. Administration advised that development would occur on an existing lease and that no further subdivision had been intended. As a result, road widening would only be possible if the landowner would agree to accept Greenview's Offer to Purchase for Road Widening. Administration stated that an internal subdivision road would not be required; however, an industrial approach or approaches would be required.
- Alberta Transportation had commented that future development must not negatively impact Highway 43 and that a Traffic Impact Assessment (TIA) must be considered.

Mr. Dave Schooley spoke as the Applicant. The Applicant stated that there had been two wells drilled by a third party at the lease site in 2015. Dragos Energy Corp. had applied to Alberta Energy Regulator for a 1B license, which would permit the intake of fracturing fluids and Class II water. He stated that the proposed development included four (4) tanks, 750 gallon barrel, 100 HP injection pump and a tank farm

containment fence. He further added that expected truck traffic would involve 12-15 trucks per day. He stated that an application had been submitted to ATCO Electric for service to the lease. As well, Dragos Energy Corp. proposed to line the boundaries with trees to assist in minimizing impact to adjacent landowners. Mr. Schooley added that the Landowner, Mr. Richard Ritter, had agreed to the proposal.

Municipal Planning Commission discussed the following:

- Members asked about the hours of operation. Mr. Schooley stated that they had intended on a 12-hour operation schedule.
- Members asked for further clarification on the existing wells and dispositions. The Applicant stated that one well had been proposed as a production well and that the second well had not been in operation. Halo Exploration had performed the initial drills; Dragos Energy would be purchasing the lease. He added that the site had been cleared, stripped and graded, bore holes had been drilled and a rig had been placed onsite.
- Members asked for confirmation on the application for a disposal well license from Alberta Energy Regulator. The Applicant stated that an application had been made for a license for a disposal well but that D56 and D58 applications had not yet been submitted. Mr. Schooley also informed Members that Aurora Land Consulting had been contracted to notify residents in the surrounding area.
- Members raised concerns regarding the recommendation for road widening as the existing road had been constructed by Alberta Transportation for the purpose of gravel hauls.
- Members discussed the nature of the operation. Mr. Schooley stated that filtration would be decided once it had been determined what the wells would produce. Of the two (2) wells onsite, one (1) was 2800 metres in depth. The Applicant stated that the second well had been a horizontal well and would not be used by Dragos Energy Corp.
- Members inquired as to projected noise levels that would be generated from the operation. The Applicant responded that the projected noise level generated would be below the Alberta Energy Regulator's limitation of 38 decibels. In an effort to keep the noise at a minimum, Dragos had proposed to plant trees around the perimeter of the lease and would utilize an electric pump. In addition, a noise impact assessment would be completed.
- It was noted that the three-phase electrical facilities had been proposed to be located underground for approximately 400 metres to avoid overhead crossings across the properties of adjacent landowners.
- Members noted that that nearest 1B licensed wells to the proposed site were Secure Energy Services in Fox Creek area and Tervita Corporation and Newalta Corporation located south of Valleyview.

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

#### **4.2 S17-002 / ALTUS GEOMATICS / HUTTERIAN BRETHERN CHURCH OF RIDGEVALLEY / NW-7-71-26-W5 / PHYSICAL SEVERERANCE / RIDGEVALLEY AREA**

Development Officer Dixon presented an overview of proposed Subdivision application S17-002. The application was for a 14.7 hectare ± (36.4 acre) parcel within NW-7-71-26-W5 in the Ridgevalley area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed parcel was a physically severed parcel consisting of 14.7 hectares ± (36.4 acres) excluding road widening.
- The application proposed to transfer the newly created parcel to the Alberta Government as part of Private Land Sale (PLS) 140026. A second 8.142 hectare ± (20.12 acre) parcel associated with Private Land Sale (PLS) 140026 located on SE-7-71-26-W5 would be dealt with separately and consolidated with the existing title for that quarter owned by Hutterian Brethren Church of Ridgevalley.
- There was an existing approach to the proposed subdivision from Township Road 710A. The parcel that would be transferred to the province was adjacent to Crown Land and access to it was not required.
- Cornwall Creek angled through both quarters and the road allowance directly to the north and northeast.
- Greenview's Manager, Construction and Maintenance, had recommended 5.03 meters road widening be purchased adjacent to the road allowance on the west and north boundaries of the quarter.

Mr. Alex Perkins of Altus Geomatics spoke as the Applicant. The Applicant stated that the Hutterian Brethren Church of Ridgevalley had owned the entire quarter; however, this portion of the quarter had not been cultivated due to Cornwall Creek and the slope of the land. As a result, the Landowners had proposed to exchange it with a portion of the quarter that had been owned by the Crown. He further stated that only the ownership had been proposed to change; the land use would remain the same.

Municipal Planning Commission discussed the following:

- Members expressed concern about the requirement of road widening for the proposed parcel.

Ms. Sharon Nelson spoke as an adjacent Landowner. She stated that her initial concern had been that the road allowance would be upgraded. She explained that there had already been extensive hunting and motorized vehicle activity in the area

and had been concerned that it would increase. Members assured Ms. Nelson that there had been no intent to upgrade the road. She stated that as she was now aware of the intent of the application, her concerns had been satisfied. Chair Dale Smith advised Mr. Perkins that Municipal Planning Commission would render a decision later in the meeting.

Ms. Nelson vacated the meeting at 9:41 a.m.

#5  
LAND USE  
AMENDMENTS

**5.0 LAND USE AMENDMENT APPLICATIONS**

**5.1 A17-001 / DRAGOS ENERGY CORP. / RICHARD G RITTER / SE-17-66-21-W5 / AGRICULTURE (A) DISTRICT TO INDUSTRIAL (I) DISTRICT / LITTLE SMOKY AREA**

Development Officer Dixon had previously presented an overview of proposed Land Use Amendment application A17-001. The application proposed to rezone 1.44 hectares ± (3.56 acres) from Agriculture (A) District to Industrial (I) District within SE-17-66-21-W5 in the Little Smoky area, Ward 2.

No comments or questions were noted from Municipal Planning Commission.

SE-17-66-21-W5

MOTION: 17.03.057. Moved by: MEMBER TOM BURTON  
That Municipal Planning Commission (MPC) recommend that Council **APPROVE** Land Use Amendment Application A17-001 to re-designate a 1.44 hectare ± (3.56 acre) parcel from Agriculture (A) District to Industrial (I) District within SE-17-66-21-W5.

CARRIED

Mr. Schooley, Mr. Jensen and Mr. Lauinger vacated the meeting at 9:43 a.m.

#6  
SUBDIVISIONS

**6.0 SUBDIVISION APPLICATIONS**

**6.1 S17-002 / ALTUS GEOMATICS / HUTTERIAN BRETHREN CHURCH OF RIDGEVALLEY / NW-7-71-26-W5 / PHYSICAL SEVERERANCE / RIDGEVALLEY AREA**

Development Officer Dixon had previously presented an overview of proposed Subdivision application S17-002. The application was for a 14.7 hectare ± (36.4 acre) parcel within NW-7-71-26-W5 in the Ridgevalley area, Ward 7.

Municipal Planning Commission discussed the following:

- Members agreed to remove the condition of road widening as it was deemed unnecessary on the proposed parcel.

NW-7-71-26-W5

MOTION: 17.03.058. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Subdivision Application S17-002 for a 14.7 hectare  $\pm$  (36.4 acre) parcel within NW-7-71-26-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 or 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. Consolidation of 8.142 hectare  $\pm$  (20.12 acres) parcel on SE-7-71-26-W5 with balance of quarter (Certificate of Title 012 311 228 +2).
5. You may be located in the vicinity of an agricultural operation.

CARRIED

**6.2 S17-003 / CHRISTOPHER ROBERT KIRK HYNDS AND GWENDOLYN CHARLTON / SE-28-70-25-W5 / FIRST PARCEL OUT / CLARKSON VALLEY AREA**

Development Officer Dixon presented an overview of proposed Subdivision application S17-003. The application was for a 2.59 hectare  $\pm$  (6.4 acre) parcel within SE-28-70-25-W5 in the Clarkson Valley area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposal encompassed the existing yard site, which included the residence, two (2) outbuildings, water well and existing sewage system.
- Approaches existed to the proposed Subdivision from Range Road 253; as well, an approach existed from the undeveloped road allowance at the south end of the quarter. Construction of an approach to Greenview standards was required to the balance of the quarter.
- Road widening of 5.03 metres and a 10 metre by 10 metre corner cut in the southeast corner was required along Range Road 253 and the undeveloped road allowance.
- Alberta Environment and Parks had noted possible wetland areas on the parcel and had indicated that further activities or development may require

a Water Act Approval. Any concerns would be addressed by Administration upon receipt of a Development Permit application.

Municipal Planning Commission discussed the following:

- Members discussed road widening and the corner cut as recommended by Greenview's Manager, Construction and Maintenance. They agreed that it would be prudent to take the road widening at this time; however, they felt that the 10 by 10 corner was unnecessary and agreed to have it removed from Condition 6.

SE-28-70-25-W5

MOTION: 17.03.059. Moved by: MEMBER DALE GERVAIS  
That Municipal Planning Commission (MPC) **APPROVE** Subdivision Application S17-003 for a 2.59 hectare ± (6.4 acre) parcel within SE-28-70-25-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 built at an approved location and 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 prior to back filling and 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](http://www.municipalaffairs.alberta.ca) or Email: [safety.services@gov.ab.ca](mailto:safety.services@gov.ab.ca).
5. This subdivision must be registered by Descriptive Plan or 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.

- 6. Dedication by Plan of Survey of 5.03 metres for road widening along the parcel frontage (to be surveyed by Greenview). 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 the undeveloped township road and Range Road 253.
- 7. 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.

**LEASE REPORT**

MOTION: 17.03.060. Moved by: MEMBER DALE GERVAIS  
That Municipal Planning Commission (MPC) receive the Miscellaneous Lease Report for information.

CARRIED

**#8  
DEVELOPMENT PERMITS**

**8.0 DEVELOPMENT PERMITS**

**8.1 D17-053 / MILLAR WESTERN FOREST PRODUCTS LTD. / 25 PERSON WORK CAMP RENEWAL / 11-9-59-23-W5 / BERLAND AREA**

Development Officer Dixon presented an overview of Development Permit application D17-053. The application was received on February 14, 2017, and had been endorsed by the Applicant and Landowner for a 25 Person Work Camp Renewal within 11-9-59-23-W5 in the Berland 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 1.418 hectare ± (3.15 acre) lease and was utilized as a 25 Person Work Camp.

Municipal Planning Commission discussed the following:



- In response to a question about the length of time the Work Camp had existed, Development Technician Soucy stated that it had been operating for several years.
- In light of this, Members asked about the frequency of tax assessments. It was noted that yearly inspections would be conducted, which would result in accurate tax assessments of approved development.

11-9-59-23-W5

MOTION: 17.03.061. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-053 for a 25 person Work Camp Renewal within 11-9-59-23-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 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 D17-054 / NOVATRIX ENERGY GROUP CORP. / SAND AND GRAVEL PIT / SW-16-61-22-W5 / BIGSTONE AREA**

Development Officer Dixon presented an overview of Development Permit application D17-054. The application was received on February 14, 2017, and had been endorsed by the Applicant and Landowner for a Sand and Gravel Pit within SW-16-61-22-W5 in the Bigstone 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 an 18.06 hectare (44.63 acre) lease and was utilized as a Sand and Gravel Pit.
- Development Officer Lemieux had clarified that the Development Permit application D17-054 had been for a new pit; it had not existed previously.

Municipal Planning Commission discussed the following:

- Members asked where the Sandpit was located. Development Technician Soucy stated that the Sand and Gravel Pit was located at Kilometre 1.5 on Saxon Road, off Bigstone Road.

SW-16-61-22-W5

MOTION: 17.03.062. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-054 for a Sand and Gravel Pit within SW-16-61-22-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 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

### **8.3 D17-055 / SR DIAGNOSTICS LTD. / SPRAY ARC LTD / SMALL SCALE INDUSTRIAL PURSUIT: SR DIAGNOSTICS LTD. / NW-4-72-26-W5 / DEBOLT AREA**

Development Officer Dixon presented an overview of Development Permit application D17-055. The application was received on February 15, 2017, and had been endorsed by the Applicant and Landowner for a Small Scale Industrial Pursuit: SR Diagnostics Ltd. within NW-4-72-26-W5 in the DeBolt area, Ward 6.

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 purpose of Development Permit application D17-055 was for SR Diagnostics Ltd. to operate a heavy duty mechanical and commercial vehicle inspection business in a portion of the existing Spray Arc Ltd. shop. The Applicant had also applied for a business license permit.

Municipal Planning Commission discussed the following:

- Members recommended that Condition 4 be revised to include Motor Vehicle Industry Council (MVIC) on the list of government agencies to contact for approval.

NW-4-72-26-W5

MOTION: 17.03.063. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-055 for a Small Scale Industrial Pursuit: SR Diagnostics Ltd., within NW-4-72-26-W5 (25.86 acres), 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. Access to be provided by the owner/developer at an approved location and to the standards of Greenview at the owner/developer's expense.
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; and
  - b) Alberta Government Services, Attention: Licensing; and
  - c) Motor Vehicle Industry Council.
5. Small scale industrial pursuits shall be no more than supplementary to the use of a parcel of land for agricultural purposes and shall not:
  - a) Take place on a parcel of land or portion of a quarter section greater than 4 hectares (10 acres) in size;
  - b) Take place on a parcel used for residential purposes;
  - c) Employ in excess of ten persons;
  - d) Create a nuisance by way of dust, noise, smell, smoke or traffic generation.
6. No signage shall be erected on land or affixed to any building or structure unless approved by the Development Authority.
7. No industrial ventures other than SR Diagnostics are permitted.
8. Deleterious materials must not be allowed to enter any watercourse.
9. No further development or construction is allowed without an approved development permit from Greenview.
10. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

**8.4 D17-060 / VELVET ENERGY LTD. / OFFICE TRAILER, OIL AND GAS FACILITY / 11-2-68-3-W6 / BEZANSON AREA**

Development Officer Dixon presented an overview of Development Permit application D17-060. The application was received on February 22, 2017, and had been endorsed by the Applicant and Landowner for an Office Trailer and Oil and Gas Facility within 11-2-68-3-W6 in the Bezanson 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 2.0 hectare ± (4.94 acre) lease.

Municipal Planning Commission discussed the following:

- As the proposed development had been presented on the agenda as a storage site and had been a large development, Members asked what was entailed in the development. Development Technician Soucy stated that the projected completion cost had been indicated for the entire wellsite/battery and had not reflected the specific cost of the Office Trailer and Storage Site.
- It was pointed out that Greenview Development permits for battery sites were not provided by Greenview; rather, development within a battery site required a valid Development Permit from Greenview. Members agreed to revise the motion to indicate Oil and Gas Facility rather than specifying all applicable components that would be considered part of the Storage Site.

11-2-68-3-W6

MOTION: 17.03.064. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-060 for an Office Trailer and Oil and Gas Facility within 11-2-68-3-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; and;
  - 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) Provincial Private Sewage System Permit;
  - f) Fire Inspection Permit;
  - g) Boiler Inspection Permit; and
  - h) Safety Inspection Permit.
5. Deleterious materials must not be allowed to enter any watercourse.

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

CARRIED

**8.5 D17-061 / ANC TRANSLOAD INC. / ALBERTA NEWSPRINT COMPANY / STORAGE SITE, STORAGE QUONSET, SCALE HOUSE AND OFFICE TRAILERS / E½-3-60-18-W5 / KAYBOB SOUTH AREA**

Development Officer Dixon presented an overview of Development Permit application D17-061. The application was received on February 28, 2017, and had been endorsed by the Applicant and Landowner for a Storage Site including a Storage Quonset, Scale House and Office Trailers within E½-3-60-18-W5 in the Kaybob South 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 27.43 hectare ± (67.78 acre) lease.

Municipal Planning Commission discussed the following:

- Members asked where the proposed development site was located. Development Technician Soucy stated that it was located at Kilometre 0 on ANC Road, off Highway 947.

E½-3-60-18-W5

MOTION: 17.03.065. Moved by: MEMBER GEORGE DELORME

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-061 for a storage site including a Storage Quonset, Scale house, and Office Trailers within E½-3-60-18-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 Energy Regulator;
  - b) Alberta Environment and Parks; and

- c) Alberta Transportation.
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

**8.6 D17-062 / BLACK DIAMOND GROUP LIMITED PARTNERSHIP / 202 PERSON WORK CAMP RENEWAL / S½-30-64-24-W5 / SIMONETTE AREA**

Development Officer Dixon presented an overview of Development Permit application D17-062. The application was received on February 28, 2017, and had been endorsed by the Applicant and Landowner for a 202 Person Work Camp Renewal within S½-30-64-24-W5 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 site was a 2.74 hectare ± (6.77 acre) lease and was utilized as a 202 Person Work Camp.

Municipal Planning Commission discussed the following:

- Members asked where the Work Camp was located. Development Technician Soucy responded that the Work Camp was located at Kilometre 36 on Simonette Road and one (1) kilometre east on Canfor Road.

S½-30-64-24-W5

MOTION: 17.03.066. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-062 for a 202 person Work Camp Renewal within S½-30-64-24-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; 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 camps 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. 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.



- 9. 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.

CARRIED

#9  
MEMBERS' BUSINESS

**9.0 MEMBERS' BUSINESS**

**MEMBER BILL SMITH:**

Member Bill Smith mentioned his concern regarding noise generated from oil and gas industries in all areas of Greenview and how it could be monitored. It was suggested that in absence of a noise bylaw, Developers would be required to abide by Alberta Regulator Energy regulations and design facilities with noise attenuation in mind.

**MEMBER GERVAIS:**

Member Gervais reminded Municipal Planning Commission of the Community Planning Association of Alberta (CPPA) conference in May 2017. In addition to confirming attendance, Member Burton added that as a major sponsor of the conference, there would be opportunity for Greenview to provide promotional material and silent auction items.

#10  
DATE OF NEXT MEETING

**10.0 DATE OF NEXT MEETING**


Wednesday, April 12, 2017

#11  
ADJOURNMENT

**11.0 ADJOURNMENT**

MOTION: 17.03.067. Moved by: MEMBER DALE GERVAIS  
That this meeting adjourn at 10:23 a.m.

CARRIED




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CHAIR




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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.