

ADOPTED

Minutes of a
REGULAR MUNICIPAL PLANNING COMMISSION MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Wednesday, April 12, 2017

#1 CALL TO ORDER Chair Dale Smith called the meeting to order at 9:07 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 Rob MacDonald and Scott Turner (Keyera Energy)

ABSENT

Member	Dave Hay
Member	Bill Smith

#2 AGENDA

MOTION: 17.04.068. Moved by: MEMBER DALE GERVAIS
That the April 12, 2017, agenda be adopted with the following additions:

- 7.1 – MISCELLANEOUS LEASE REPORT
- 8.21 – D17-095 / LAURIE GAIL MOHAN / MINOR HOME OCCUPATION: WILLOW WORKS RUSTIC FURNITURE / SW-23-65-21-W5, PLAN 942 1685, LOT 1 / LITTLE SMOKY AREA

CARRIED

#3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES

MOTION: 17.04.069. Moved by: MEMBER ROXIE RUTT
That the Minutes of the Regular Municipal Planning Commission Meeting held on March 15, 2017, be adopted with the following corrections:

- 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
 - It was clarified that Dragos Energy Corp. had been leasing the area that had been proposed for rezoning.
 - It was noted that the two (2) wells that were drilled at the lease site had been drilled by a third party in 2015.

CARRIED

**#3.2
BUSINESS ARISING
FROM MINUTES**

3.2 BUSINESS ARISING FROM MINUTES

- A17-001 / DRAGOS ENERGY CORP. / RICHARD G RITTER / SE-17-66-21-W5 / AGRICULTURE (A) DISTRICT TO INDUSTRIAL (I) DISTRICT / LITTLE SMOKY AREA – Manager Rosson stated that Land Use Amendment application A17-001 had received First Reading by Council on April 11, 2017, and that a Public Hearing would follow at a later date.

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

- D17-055 / SR DIAGNOSTICS LTD. / SPRAY ARC LTD / SMALL SCALE INDUSTRIAL PURSUIT: SR DIAGNOSTICS LTD. / NW-4-72-26-W5 / DEBOLT AREA – It was asked whether the Applicant had expressed any comments or concerns with the addition of Motor Vehicle Industry Council (MVIC) to the list of government agencies that the owner/developer was required to contact for necessary approvals (Condition 4). Development Officer Dixon stated that the Applicant had not expressed any concerns with the condition and had complied with the condition.

**#4
DELEGATIONS**

4.0 DELEGATIONS

There were no Delegations present.

**#5
LAND USE
AMENDMENTS**

5.0 LAND USE AMENDMENT APPLICATIONS

There were no Land Use Amendment applications to review.

**#6
SUBDIVISIONS**

6.0 SUBDIVISION APPLICATIONS

There were no Subdivision applications to review.

**#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 regarding the Applicant noted on Miscellaneous Lease Referral L17-079. Development Technician Soucy explained that the Leaseholder was the Town of Grande Cache; however,

the Applicant had been contracted on behalf of the Leaseholder to apply for a Development Permit

LEASE REPORT

MOTION: 17.04.070. Moved by: MEMBER TOM BURTON
That Municipal Planning Commission (MPC) receive the Miscellaneous Lease Report for information.

CARRIED

#8
DEVELOPMENT PERMITS

8.0 DEVELOPMENT PERMITS

8.1 D17-063 / JAMES WALKER / GARDEN SUITE / NW-22-69-8-W6, PLAN 982 5734, BLOCK 4, LOT 3 / ASPEN GROVE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-063. The application was received on March 21, 2017, and had been endorsed by the Applicant and Landowner for a Garden Suite within NW-22-69-8-W6, Plan 982 5734, Block 4, Lot 3 in the Aspen Grove area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Rural Settlement (RS) District and met the requirements of the Land Use Bylaw.
- The purpose of this application was to install a cabin as a Garden Suite in the Applicant’s residential yard site for the Applicant’s mother, Tracey Walker.
- There had been an existing manufactured home onsite. As the Garden Suite would be the secondary residence onsite, the Applicant would enter into a Developer’s Agreement with Greenview.

No comments or questions were noted from Municipal Planning Commission.

NW-22-69-8-W6,
PLAN 982 5734, BLOCK 4,
LOT 3

MOTION: 17.04.071. Moved by: MEMBER ROXIE RUTT
That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-063 for a Garden Suite within NW-22-69-8-W6, Plan 982 5734, Block 4, Lot 3 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;
 - e) Provincial Private Sewage System Permit.
4. The owner/developer must meet the minimum setback requirements of:
 - a) 134 feet (41 metres) from the right-of-way of the district road; and
 - b) 50 feet (15 metres) from any other property line.
 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. James Walker (Landowner) and Tracey Walker must enter into a Developer's Agreement with Greenview.
 7. This development is temporary for the purpose of a residence for Tracey Walker only and must be removed when no longer required by them.
 8. A Caveat referencing the Developer's Agreement will be registered against title to the within Lands. The municipality will remove the caveat upon removal of the temporary development.
 9. The development and all conditions must be commenced or carried out with reasonable diligence within twelve (12) months from the date of issue of the development permit.
 10. No further development or construction is allowed without an approved development permit from Greenview
 11. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.2 D17-068 / KEYERA ENERGY LTD. / BORROW PIT / SW-18-67-7-W6 / WAPITI AREA

Development Officer Lemieux presented an overview of Development Permit application D17-068. The application was received on March 9, 2017, and had been endorsed by the Applicant and Landowner for a Borrow Pit within SW-18-67-7-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 0.75 hectare ± (1.93 acre) lease.
- The purpose of this application was to develop a borrow pit, which would be utilized for upgrades to License of Occupation Road (LOC) 5877.

Municipal Planning Commission discussed the following:

- It was noted that the Applicants were in attendance in the gallery. Members invited the Applicants to address Development Permit application D17-068 as well as other Development Permit applications as noted on the agenda.
- Members asked the Applicants if there had been a proposed use for the water sourced from the borrow pit. The Applicants responded that at the present time, the borrow pit was being developed for road upgrades and use at the proposed gas plant site, which had been presented to Council at the Regular Council Meeting of April 11, 2017. With regard to proposed water usage, Keyera Energy would obtain approval from Alberta Environment and Parks in accordance with Alberta's Water Act legislation.

SW-18-67-7-W6

MOTION: 17.04.072. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-068 for a Borrow Pit within SW-18-67-7-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. 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. 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.
8. Deleterious materials must not be allowed to enter any watercourse.

CARRIED

8.3 D17-069 / KEYERA ENERGY LTD. / BORROW PIT / W½-7-67-7-W6 / WAPITI AREA

Development Officer Lemieux presented an overview of Development Permit application D17-069. The application was received on March 9, 2017, and had been endorsed by the Applicant and Landowner for a Borrow Pit within W½-7-67-7-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 0.79 hectare ± (1.93 acre) lease.
- The purpose of this application was to develop a Borrow Pit, which would be utilized for upgrades to License of Occupation Road (LOC) 5877.

Municipal Planning Commission discussed the following:

- As the Applicants had been in attendance, Members agreed to revise the order of the April 12, 2017, Agenda and reviewed all the Development Permit applications that pertained to Keyera Energy.

W½-7-67-7-W6

MOTION: 17.04.073. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-069 for a Borrow Pit within W½-7-67-7-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. 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. 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.
8. Deleterious materials must not be allowed to enter any watercourse.

CARRIED

8.5 D17-072 / KEYERA ENERGY LTD. / TEMPORARY TRUCK TERMINAL AND STORAGE SITE / NE-5-63-25-W5 / SIMONETTE AREA

Development Officer Dixon presented an overview of Development Permit application D17-072. The application was received on March 30, 2017, and had been endorsed by the Applicant and Landowner for a Temporary Truck Terminal and Storage Site within NE-5-63-25-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 0.779 hectare ± (2.5 acre) lease.
- The purpose of the application was to develop a Temporary Truck Terminal and Storage Site for approximately eighteen (18) months during construction of the plant.

Municipal Planning Commission discussed the following:

- Members discussed the process to stabilize condensate and its volatile properties. The Applicants informed members that the condensate would be transported in sealed tanks by a third party to be processed.
- Members asked for clarification as to why the proposed terminal and storage site would be temporary. It was explained that the proposed development had been considered permanent according to Alberta Energy Regulator; however, a location for a condensate stabilizer had been required until final provincial approvals had been obtained. As the Applicants were required to provide regular updates to Alberta Energy Regulator, Keyera Energy would ensure that Greenview was also aware of the project status.

NE-5-63-25-W5

MOTION: 17.04.074. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-072 for a Temporary Truck Terminal and Storage Site within NE-5-63-25-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.
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) Fire Inspection Permit;
 - e) Boiler Inspection Permit; and
 - f) Safety Inspection 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

8.14 D17-100 / KEYERA ENERGY LTD. / APACHE CANADA LTD. / SOUR GAS PLANT / 3-19-67-7-W6 / WAPITI AREA

Development Officer Lemieux presented an overview of Development Permit application D17-100. The application was received on March 30, 2017, and had been endorsed by the Applicant and Landowner for a Sour Gas Plant within 3-19-67-7-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 an 18.578 hectare ± (45.91 acre) lease.
- The purpose of the application was to develop a Sour Gas Plant, which consisted of a 33,655 HP Compressor, 150 Foot Communication Tower and related equipment.

Municipal Planning Commission discussed the following:

- Members asked for clarification of the projected completion cost of the Development Permit application. The Applicants reported that projected completion costs included all related development, buildings, equipment and materials.

- Members questioned the accuracy of the compressor HP as indicated on the Development Permit application. It was pointed out that the total of 33,655 HP would be generated from more than one (1) compressor.
- In response to a question regarding the quantity of Miscellaneous Leases (MLLs), Keyera Energy explained that it had been due to the evolution of the development. The Applicants explained further that Apache Canada had taken out the initial Miscellaneous Lease (MLL) and had acquired a second Miscellaneous Lease (MLL) when growth and feedback from Alberta Energy Regulator had determined that a larger facility had been required. When Keyera Energy took over the project, there had not been sufficient space for the salvage of top soil; as a result, a third Miscellaneous Lease (MLL) was obtained. Keyera intended to combine the three (3) Miscellaneous Leases (MLLs) into one (1) and would be the principal leaseholder.

3-19-67-7-W6

MOTION: 17.04.075. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-100 for a Sour Gas Plant within 3-19-67-7-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

8.15 D17-101 / KEYERA ENERGY LTD. / COMPRESSOR STATION AND 150 FOOT COMMUNICATION TOWER / NW-2-68-6-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-101. The application was received on March 30, 2017, and had been endorsed by the Applicant and Landowner for a Compressor Station and 150 Foot Communication Tower within NW-2-68-6-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 2.74 hectare ± (6.77 acre) vacant lease.

Municipal Planning Commission discussed the following:

- Based on the estimated cost Development Permit application D17-101, Members discussed the variance in values assigned to Development Permit applications for compressor sites in general. It was pointed out that estimated project costs included all components of a compressor site; however, the components were assessed separately for taxation purposes.

NW-2-68-6-W6

MOTION: 17.04.076. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-101 for a Compressor Station and 150 Foot Communication Tower within NW-2-68-6-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 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

8.16 D17-102 / KEYERA ENERGY LTD. / 150 FOOT COMMUNICATION TOWER / SE-24-68-7-W6 / WAPITI AREA

Development Officer Lemieux presented an overview of Development Permit application D17-102. The application was received on March 30, 2017, and had been endorsed by the Applicant and Landowner for a 150 Foot Communication Tower within SE-24-68-7-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 1.44 hectare ± (3.56 acre) lease and had been utilized as an existing riser site.

Municipal Planning Commission discussed the following:

- Members confirmed that Development Permit application D17-102 had proposed a new riser site that was adjacent to an existing riser site.

SE-24-68-7-W6

MOTION: 17.04.077. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-102 for a 150 Foot Communication Tower within SE-24-68-7-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) 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

8.17 D17-103 / KEYERA ENERGY LTD. / 150 FOOT COMMUNICATION TOWER / SW-5-67-7-W6 / WAPITI AREA

Development Officer Lemieux presented an overview of Development Permit application D17-103. The application was received on March 30, 2017, and had been endorsed by the Applicant and Landowner for a 150 Foot Communication Tower within SW-5-67-7-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 0.04 hectare ± (0.10 acre) lease.

Municipal Planning Commission discussed the following:

- Members confirmed that Development Permit application D17-103 had proposed a new riser site that was located in a right-of-way also occupied by a number of other energy companies.

SW-5-67-7-W6

MOTION: 17.04.078. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-103 for a 150 Foot Communication Tower within SW-5-67-7-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) 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

8.18 D17-104 / KEYERA ENERGY LTD. / 150 FOOT COMMUNICATION TOWER / 11-30-66-7-W6 / WAPITI AREA

Development Officer Lemieux presented an overview of Development Permit application D17-104. The application was received on March 30, 2017, and had been endorsed by the Applicant and Landowner for a 150 Foot Communication Tower within 11-30-66-7-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 0.04 hectare ± (0.10 acre) lease.

Municipal Planning Commission discussed the following:

- Members asked where the Communications Tower for Development Permit application D17-104 would be located. Keyera responded that the Communications Tower would be located at the injection site and would facilitate communication among the other proposed sites (Development Permit applications D17-101, D17-102 and D17-103) at all times.

11-30-66-7-W6

MOTION: 17.04.079. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-104 for a 150 Foot Communication Tower within 11-30-66-7-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) 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

Chair Dale Smith recessed the meeting at 9:45 a.m.

Mr. Rob MacDonald and Mr. Scott Turner (Keyera Energy) vacated the meeting at 9:45 a.m.

Chair Dale Smith reconvened the meeting at 9:53 a.m.

8.4 D17-071 / CATAPULT ENVIRONMENTAL INC. / WATER MANAGEMENT FACILITY EXPANSION / 7-7-62-18-W5 / FOX CREEK AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-071. The application was received on March 13, 2017, and had been endorsed by the Applicant and Landowner for a Water Management Facility Expansion within 7-7-62-18-W5 in the Fox Creek area, Ward 2.

Development Officer Leurebourg presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 10.83 hectare ± (26.76 acre) lease and had been utilized as a Water Management Facility.
- The purpose of the application was to add a 300 HP Compressor, an office and a tank farm to an existing Water Management Facility.

Municipal Planning Commission discussed the following:

- Members questioned why a Compressor would be added to a Water Management Facility. Development Technician Soucy stated that the Applicant proposed to place a Compressor onsite after the existing service rig had been removed. Presently there were tanks and a disposal well onsite.
- Members asked for clarification on the size of the site. Development Officer Lemieux confirmed that the development consisted of the entire 10.83 hectare ± (26.76 acre) site. She added that Development Permit D15-230 had been approved July 22, 2015, for the Water Management Facility.

7-7-62-18-W5

MOTION: 17.04.080. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-071 for a Water Management Facility Expansion within 7-7-62-18-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.
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 D17-077 / WEYERHAEUSER COMPANY LIMITED / LOG STORAGE YARD / NW-5-61-5-W6 / CHIME AREA

Development Officer Lemieux presented an overview of Development Permit application D17-077. The application was received on March 16, 2017, and had been endorsed by the Applicant and Landowner for a Log Storage Yard within NW-5-61-5-W6 in the Chime area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 2.6 hectare ± (6.46 acre) lease.

Municipal Planning Commission discussed the following:

- Members confirmed that the site had not presently been in use. Development Officer Lemieux stated that there had been a Temporary Field Authorization (TFA) in place; however, the Applicant had now proposed the log storage yard as a permanent site.

NW-5-61-5-W6

MOTION: 17.04.081. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-077 for a Log Storage Yard within NW-5-61-5-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 from Greenview.
5. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
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 D17-086 / HORIZON NORTH CAMP & CATERING / 179 PERSON WORK CAMP RENEWAL / NE-22-64-26-W5 / SIMONETTE AREA

Development Officer Dixon presented an overview of Development Permit application D17-086. The application was received on March 23, 2017, and had been endorsed by the Applicant and Landowner for a 179 Person Work Camp Renewal within NE-22-64-26-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 7.76 hectare ± (3.14 acre) lease and had been utilized as a Work Camp.

Municipal Planning Commission discussed the following:

- Members asked about the length of time the Work Camp had been onsite. Manager Rosson stated that it had been there for a quite a lengthy period.

Development Officer Soucy added that the Work Camp had been located at
Kilometre 2120 on Canfor 2000 Road.

NE-22-64-26-W5

MOTION: 17.04.082. Moved by: MEMBER DALE GERVAIS
That Municipal Planning Commission (MPC) **APPROVE** Development Permit
application D17-086 for a 179 person Work Camp Renewal within NE-22-64-26-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; 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

8.8 D17-087 / CONOCOPHILLIPS CANADA OPERATIONS LTD. / 12 PERSON WORK CAMP AND WATER TREATMENT FACILITY / SW-31-60-2-W6 / RESTHAVEN AREA

Development Officer Lemieux presented an overview of Development Permit application D17-087. The application was received on March 9, 2017, and had been endorsed by the Applicant and Landowner for a 12 Person Work Camp and Water Treatment Facility within SW-31-60-2-W6 in the Resthaven area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed Work Camp was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed Water Treatment Facility was not listed under discretionary uses within Crown Land (CL) District in the Land Use Bylaw. However, a development permit may be issued if a proposed development was similar in character and purpose to a development listed within Crown Land (CL) District. There had been other similar uses such as petrochemical processing plants and oil and gas processing facilities listed as discretionary uses within the Crown Land (CL) District of the Land Use Bylaw.
- The proposed development site was a 0.33 hectare ± (0.82 acre) lease.

Municipal Planning Commission discussed the following:

- Members inquired as to what consisted of the proposed Water Treatment Facility and if it had been under the same Miscellaneous Lease (MLL). Development Officer Lemieux stated that the Development Permit application included a tank farm and injection site. She added that the Work Camp would be located on the opposite side of the road from the Water Treatment Facility. Development Technician Soucy stated that there had been a temporary Work Camp with a trailer onsite and had not required a Development Permit at that time. However, the Applicant had now proposed a permanent Work Camp, which required a valid Development Permit.

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-087 for a 12 Person Work Camp and Water Treatment Facility within SW-31-60-2-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;
 - c) 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;
 - 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. 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. 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.
8. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
9. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
10. Deleterious materials must not be allowed to enter any watercourse.
11. 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 D17-088 / SUREWAY LOGGING / 40 PERSON WORK CAMP RENEWAL / NW-30-68-6-W6 / ELMWORTH AREA

Development Officer Lemieux presented an overview of Development Permit application D17-088. The application was received on March 24, 2017, and had been endorsed by the Applicant and Landowner for a 40 Person Work Camp Renewal within NW-30-68-6-W6 in the Elmworth 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 1.12 hectare ± (2.77 acre) lease and had been utilized as an existing Work Camp.

Municipal Planning Commission discussed the following:

- Members asked where the Work Camp had been situated. Development Technician Soucy stated that the Work Camp was located on Bald Mountain Road and had been in place for a number of years.

NW-30-68-6-W6

MOTION: 17.04.084. Moved by: MEMBER GEORGE DELORME

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-088 for a 40 person Work Camp Renewal within NW-30-68-6-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; 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

8.10 D17-090 /MCTAVES CAMP & CATERING LTD. / LAYDOWN YARD AND CARETAKER RESIDENCE / SW-16-66-21-W5, PLAN 072 2582, BLOCK 1, LOT 1 / LITTLE SMOKY AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-090. The application was received on March 27, 2017, and had been endorsed by the Applicant and Landowner for a Laydown Yard and Caretaker Residence within SW-16-66-21-W5, Plan 072 2582, Block 1, Lot 1 in the Little Smoky area, Ward 2.

Development Officer Leurebourg 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 proposed development site was located on a 5.03 hectare ± (12.43 acre) parcel.

Municipal Planning Commission discussed the following:

- It was pointed out that the parcel was located beside the parcel proposed by Dragos Energy in Land Use Amendment application A17-001. Development Officer Leurebourg stated that no activity had transpired onsite.

SW-16-66-21-W5,
 PLAN 072 2582, BLOCK 1,
 LOT 1

MOTION: 17.04.085. Moved by: CHAIR DALE SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-090 for a Laydown Yard and Caretaker Residence within SW-16-66-21-W5, Plan 072 2582, Block 1, Lot 1, 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;
 - e) Fire Inspection Permit;
 - f) Boiler Inspection Permit;
 - g) Safety Inspection Permit; and
 - h) Provincial Private Sewage System Permit.
4. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Transportation - Roadside Development Permit.
5. The owner/developer must meet the minimum setback requirements of:

- a) 134 feet (41 metres) from a provincial highway;
 - b) 134 feet (41 metres) from the right-of-way of a district road; and
 - c) 50 feet (15 metres) from any other property line.
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.
 8. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
 9. Deleterious materials must not be allowed to enter any watercourse.
 10. 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.
 11. This permit must be renewed annually. A Development Permit for the caretaker residence shall only be valid for a period of one (1) year from its date of issuance. If a renewal has lapsed or the development permit expires, a new development permit application is required for a continuance of the use.

CARRIED

8.11 D17-094 / TRILOGY RESOURCES LTD. / 99 HP COMPRESSOR / 7-23-59-20-W5 / FIR AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-094. The application was received on March 27, 2017, and had been endorsed by the Applicant and Landowner for a 99 HP Compressor within 7-23-59-20-W5 in the Fir area, Ward 2.

Development Officer Leurebourg 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 1.44 hectare ± (3.56 acre) lease and was utilized as an existing wellsite.

No comments or questions were noted from Municipal Planning Commission.

7-23-59-20-W5

MOTION: 17.04.086. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-094 for a 99 HP Compressor within 7-23-59-20-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.
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 D17-097 / NICOLE KROEKER / TODD D AND NICOLE A KROEKER / GARDEN SUITE / NE-35-70-25-W5, PLAN 952 4108, LOT 1A / CROOKED CREEK AREA

Development Officer Dixon presented an overview of Development Permit application D17-097. The application was received on March 28, 2017, and had been endorsed by the Applicant and Landowner for a Garden Suite within NE-35-70-25-W5, Plan 952 4108, Lot 1A in the Young's Point area, Ward 7.

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 the application was to install a cabin as a Garden Suite in the Applicant's residential yard site for the Applicant's mother, Barbara Spencer.

No comments or questions were noted from Municipal Planning Commission.

NE-35-70-25-W5,
PLAN 952 4108, LOT 1A

MOTION: 17.04.087. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-097 for a Garden Suite within NE-35-70-25-W5, Plan 952 4108, Lot 1A, 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;
 - e) Provincial Private Sewage System Permit.
4. The owner/developer must meet the minimum setback requirements of:
 - a) 134 feet (41 metres) from the right-of-way of the district road; and
 - b) 50 feet (15 metres) from any other property line.
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. Todd Kroeker and Nicole Kroeker (Landowner) and Barbara Spencer must enter into a Developer's Agreement with Greenview.
7. This development is temporary for the purpose of a residence for Barbara Spencer only and must be removed when no longer required by her.
8. A Caveat referencing the Developer's Agreement will be registered against title to the within Lands. The municipality will remove the caveat upon removal of the temporary development.
9. The development and all conditions must be commenced or carried out with reasonable diligence within twelve (12) months from the date of issue of the development permit.
10. No further development or construction is allowed without an approved development permit from Greenview
11. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.13 D17-098 / TRILOGY RESOURCES LTD. / 8 PERSON WORK CAMP RENEWAL / 5-15-63-19-W5 / KAYBOB NORTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-098. The application was received on March 29, 2017, and had been endorsed by the Applicant and Landowner for an 8 Person Work Camp Renewal within 5-15-63-19-W5 in the Kaybob North area, Ward 2.

Development Officer Leurebourg 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 0.57 hectare ± (1.40 acre) lease and had been utilized as an existing Work Camp.

Municipal Planning Commission discussed the following:

- As to the amount of time that the Work Camp had existed, Development Technician Soucy stated that two (2) 78 Foot by 22 Foot Manufactured Homes had been situated onsite since 2015. She added that the Work Camp had been located on Kilometre 6 on Iosegun Lake Road.

5-15-63-19-W5

MOTION: 17.04.088. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-098 for an 8 person Work Camp Renewal within 5-15-63-19-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

8.19 D17-105 / RIGHT CHOICE CAMPS AND CATERING LTD. / 250 PERSON WORK CAMP RENEWAL / 6-30-63-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D17-105. The application was received on March 30, 2017, and had been endorsed by the Applicant and Landowner for a 250 Person Work Camp Renewal within 6-30-63-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 2.477 hectare ± (6.12 acre) lease and had been utilized as an existing Work Camp.

Municipal Planning Commission discussed the following:

- Members asked where the Work Camp was located. Development Officer Lemieux responded that the Work Camp was located at Kilometre 5 on

Husky Road. She added that the Work Camp had been in place for approximately five (5) years.

6-30-63-5-W6

MOTION: 17.04.089. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-105 for a 250 Person Work Camp Renewal within 6-30-63-5-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 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

8.20 D17-108 / CHEVRON CANADA LIMITED / 20 PERSON WORK CAMP / NE-26-61-21-W5 / KAYBOB SOUTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-108. The application was received on April 3, 2017, and had been endorsed by the Applicant and Landowner for a 20 Person Work Camp within NE-26-61-21-W5 in the Kaybob South area, Ward 2.

Development Officer Leurebourg 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 0.82 hectare ± (2.02 acre) lease.
- The purpose of the application was to replace a temporary 20 Person Work Camp with a permanent 20 Person Work Camp.

Municipal Planning Commission discussed the following:

- As there had no longer been any development onsite, Members asked what steps would be involved in converting a temporary Work Camp to a permanent Work Camp. Development Technician Soucy explained that this specific temporary Work Camp had been removed and would be permanently restored at the same location.

NE-26-61-21-W5

MOTION: 17.04.090. Moved by: MEMBER GEORGE DELORME

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-108 for a 20 person Work Camp within NE-26-61-21-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

8.21 D17-095 / LAURIE GAIL MOHAN / MINOR HOME OCCUPATION: WILLOW WORKS RUSTIC FURNITURE / SW-23-65-21-W5, PLAN 942 1685, LOT 1 / LITTLE SMOKY AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-095. The application was received on March 28, 2017, and had been endorsed by the Applicant and Landowner for a Minor Home Occupation:

Willow Works Rustic Furniture within SW-23-65-21-W5, Plan 942 1685, Lot 1 in the Little Smoky area, Ward 2.

Development Officer Leurebourg 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 this application was to build and sell willow furniture in the shop within the residence. The applicant had obtained approval from Alberta Transportation to place a Four (4) Foot by Three (3) Foot sign on the property.

No comments or questions were noted from Municipal Planning Commission.

Manager Rosson informed Municipal Planning Commission that the Municipal Government Act (MGA) had required that Notices of Decision for Discretionary Development Permit applications be advertised in a local newspaper (*Daily Herald Tribune*). She stated that revisions to the Municipal Government Act (MGA) would require Notices of Decision to be advertised additionally on a local municipality's website. In accordance with new legislation, Greenview would commence advertising in such manner immediately.

SW-23-65-21-W5,
PLAN 942 1685, LOT 1

MOTION: 17.04.091. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-095 for a Minor Home Occupation: Willow Works Rustic Furniture and Sign within SW-23-65-21-W5, Plan 942 1685, Lot 1, 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. 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.
4. Signage must be removed when no longer required for the intended purpose.
 5. All signs shall be kept in good repair and the finishing maintained in a manner satisfactory to the Development Authority for Greenview.
 6. The signage shall not:
 - a) Unduly interfere with the amenities of the area;
 - b) Materially interfere with or affect the use, enjoyment or value of neighbouring properties; or
 - c) Create a safety hazard to adjacent properties or to members of the traveling public by way of impairing sight lines.
 7. The signage must meet the minimum setback requirements of:
 - a) 134 feet (41 metres) from the right-of-way of the Highway and must receive permission from Alberta Transportation;
 - b) 134 feet (41 metres) from the right-of-way of the district road; and
 - c) 50 feet (15 metres) from the right-of-way of the district road.
 8. No additional commercial ventures other than Willow Works Rustic Furniture is permitted.
 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

#9
MEMBERS' BUSINESS

9.0 MEMBERS' BUSINESS

MEMBER TOM BURTON:

Member Burton noted that notices to referral agencies for applications where comments from Alberta Transportation had been required, had presently been circulated within an 804 metre radius. To provide awareness to Municipal Planning Commission and Administration, he pointed out that future provincial legislation would require circulation within a 1.6 kilometre radius.

Member Burton reminded Municipal Planning Commission and Administration of the upcoming Community Planning Association of Alberta (CPAA) Conference in Red Deer, May 1-3, 2017.

ADOPTED

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#10
DATE OF NEXT MEETING

10.0 DATE OF NEXT MEETING

Wednesday, May 10, 2017

#11
ADJOURNMENT

11.0 ADJOURNMENT

MOTION: 17.04.092. Moved by: MEMBER ROXIE RUTT
That this meeting adjourn at 10:27 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.