

ADOPTED

Minutes of a
REGULAR MUNICIPAL PLANNING COMMISSION MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Wednesday, May 10, 2017

- #1 CALL TO ORDER** Vice-Chair Burton called the meeting to order at 9:00 a.m.
- PRESENT**
- | | |
|------------|------------------------|
| Vice-Chair | Tom Burton |
| Member | George Delorme |
| Member | Dale Gervais |
| Member | Dave Hay |
| Member | Roxie Rutt |
| Member | Bill Smith |
| Member | Les Urness (9:08 a.m.) |
- 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**
- Roy and Sheila Klassen (S17-007)
Curtis Siemens (D17-073)
Elsworth Stoness (S17-006)
- ABSENT**
- | | |
|-------|------------|
| Chair | Dale Smith |
|-------|------------|
- #2 AGENDA**
- MOTION: 17.05.093. Moved by: MEMBER DAVE HAY**
That the May 10, 2017, agenda be adopted with the following additions:
- 4.3 – S17-006 / ELSWORTH STONESS / NE-28-67-21-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA – Delegation
 - 8.18 – D17-118 / VINCENT COMMUNICATION & CONTROLS LTD. / 250 FOOT COMMUNICATION TOWER AND SOLAR PANEL / SE-31-60-19-W5 / KAYBOB SOUTH AREA
- CARRIED
- #3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES**
- MOTION: 17.05.094. Moved by: MEMBER ROXIE RUTT**
That the Minutes of the Regular Municipal Planning Commission Meeting held on April 12, 2017, be adopted as presented.
- CARRIED
- #3.2 BUSINESS ARISING FROM MINUTES**
- 3.2 BUSINESS ARISING FROM MINUTES**

#4
DELEGATIONS

4.0 DELEGATIONS

#4.1
DELEGATION

4.1 S17-007 / ROY A KLASSEN AND SHEILA C KLASSEN / SE-21-72-1-W6 / FIRST PARCEL OUT / DEBOLT AREA

Development Officer Dixon presented an overview of proposed Subdivision application S17-007. The application was for a 6.36 hectare ± (15.72 acre) parcel within SE-21-72-1-W6 in the DeBolt area, Ward 6.

Development Officer Dixon presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District. The proposal was a vacant lot that would allow for future residential development.
- The proposed subdivision would provide a suitable building site for the Landowners' son. An existing fence determined the east boundary. A treed buffer would be planted within the 170 metre distance between the west quarter line to the proposed west boundary. The land south of the proposed lot into the treed area was low and wet.
- There were two (2) existing approaches to the residential yard site on the balance of the quarter. Construction of an approach to Greenview's standards was required to the proposed subdivision.
- Road widening of 5.03 metres was required along Township Road 723A. The corner cut had already been registered for Range Road 13 under Road Plan 112 4087.

Mr. Roy Klassen spoke as the Applicant. The Applicant stated that the existing quarter contained approximately 21 acres of arable land. He had been aware that the current Land Use Bylaw had limited parcel sizes to ten (10) acres. However, he had intended to plant a small tree farm and had only required five (5) to seven (7) acres on the west side of the quarter. As a result, the land west of the treed buffer would remain with the proposed subdivision. Mr. Klassen pointed out that he owned a 5.29 hectare ± (13.07 acre) parcel in Grovedale.

Member Urness entered the meeting at 9:08 a.m.

Municipal Planning Commission discussed the following:

- Members discussed the proposed use of the parcel and the necessity for an oversized parcel.

Vice-Chair Burton advised Mr. Klassen that Municipal Planning Commission would render a decision later in the meeting.

Mr. Klassen and Mrs. Klassen vacated the meeting at 9:20 a.m.

4.2 D17-073 / GEORGE SIEMENS AND LOUISE SIEMENS / MEDICAL MARIJUANA CULTIVATION FACILITY AND 6.50 FOOT FENCE / NE-9-72-1-W6 PLAN 082 0704, BLOCK 1, LOT 1 / DEBOLT AREA

Development Officer Dixon presented an overview of Development Permit application D17-073. The application was received on March 14, 2017, and had been endorsed by the Applicant and Landowner for a Medical Marijuana Cultivation Facility and 6.50 Foot Fence within NE-9-72-1-W6 Plan 082 0704, Block 1, Lot 1 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 this application was to build a federally approved and licensed 100 Foot by 150 Foot Medical Marijuana Cultivation Facility with 6.50 Foot Security Fence on the 10.22 acre lot.
- The Applicant had submitted an application to Health Canada under the *Access to Cannabis for Medical Purposes Regulation SOR/2016-230*, following their extensive process including preliminary and enhanced screening to be licensed to grow marijuana. Licenses would only be issued once all regulatory requirements are met. All applications to Health Canada would undergo a detailed assessment, including in-depth security checks of both the 'senior' and 'responsible' person in charge. Health Canada required Greenview's approval under Section 9 of twelve (12) sections listed in their Application Checklist, as well as proof of notification to the local fire department and RCMP detachments.
- Health Canada would conduct ongoing compliance and monitoring activities of regulated parties to ensure compliance with the various regulations to the *Controlled Drugs and Substances Act (CDSA)*, which included education, complaint investigations and inspecting licensed sites or sites applying to be licensed.
- Mountain View County and Leduc County had the only two (2) licensed processing facilities in Alberta to date. Both were production facilities rather than a cultivation facility; however, their conditions of approval were considered in preparation of this application.
- A Marijuana Cultivation Facility was an entity licensed to cultivate, prepare and package marijuana. Licensing also included the selling of marijuana to retail marijuana stores, marijuana product manufacturing facilities and other marijuana cultivation facilities, but not to consumers. Medical Marijuana Processing was a facility for the processing, testing, shipping and destroying of medical marijuana and required to be licensed under Health Canada *Access to Cannabis for Medical Purposes Regulations*.

- Physical security measures for the facility and security fence had also been established and would require approval by Health Canada pursuant to *The Guidance Document: Building and Production Security Requirements for Marijuana for Medical Purposes*. These standards included 24/7 visual monitoring and monitored intrusion detection systems.
- An inspection of the site determined it suitable for the physical location of the facility. The Applicant resided in the southeast area of the lot
- A paved approach existed to the proposed development from Range Road 13. An existing approach from Township Road 722 would provide access to the proposed Medical Marijuana Cultivation Facility site.

Mr. Curtis Siemens spoke on behalf of George Siemens and Louise Siemens as Applicant. The Applicant gave a very thorough explanation and summary of the proposed development. Detailed information presented included the type and quality of the facility structure; security measurements, which included a surveillance system, fencing and security clearances; and, growth cycle process, which included planting, harvesting and transportation to a licensed facility. Mr. Siemens highlighted the fact that the Cultivation Facility would be strictly regulated by Health Canada. He indicated that the crop would be designed for pharmaceutical purposes only.

Municipal Planning Commission discussed the following:

- It was asked how much traffic was expected to be generated upon development of the facility. Mr. Siemens explained that there would be an increased level of traffic during construction as well as at the end of a crop cycle; however, he expected no more than three (3) vehicles entering the site per day.
- Members asked if security monitoring would be conducted by a third party offsite and how that would affect response time in an emergency.

Member Gervais vacated the meeting at 9:44 a.m.

- Mr. Siemens explained that security monitoring would be conducted by a third party offsite. He stated that he expected a twenty (20) minute response time from emergency personnel; however, he added that further research was required to determine accurate response time.
- Members asked about electricity usage, heating usage and water consumption. Mr. Siemens responded that operating costs would be very similar to other commercial shops. He explained that light was not required 24 hours per day, the facility would be kept at 16 degrees Celsius and that a retaining and recycling water system would be used.

Member Gervais re-entered the meeting at 9:47 a.m.

- Members inquired about the quantity of product expected and to what geographic target area the product would be distributed. Mr. Siemens explained that the product would be sold to licensed operators within Alberta, who were licensed to sell and distribute the product solely to the medical industry. He pointed out, however, that those facilities distributed across the country.
- Members asked if signage and/or advertisement would be required. Mr. Siemens stated that no signage would be placed onsite. He indicated, however, that he had understood that notification would be required as part of the approval process and had wanted to comply with those regulations. Concerns were raised about advertising in Greenview media and the *Daily Herald Tribune*; however, Manager Rosson indicated that it was a requirement of the Municipal Government Act to advertise Notices of Decisions for Discretionary Development Permits.

Vice-Chair Burton advised Mr. Siemens that Municipal Planning Commission would render a decision later in the meeting.

Mr. Siemens vacated the meeting at 9:57 a.m.

4.3 S17-006 / ELSWORTH STONESS / NE-28-67-21-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA

Development Officer Leurebourg presented an overview of proposed Subdivision application S17-006. The application was for a 7.48 hectare ± (18.48 acre) parcel within NE-28-67-21-W5 in the Little Smoky area, Ward 2.

Development Officer Leurebourg presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District. The subdivision would allow the Applicant to retain his home and sell the remainder of the quarter.
- The existing dugout was not within the required 15 metre setback minimum from the proposed subdivision boundary; however, the dugout appeared to be fairly shallow and the north boundary would provide greater setback distance from the approach to the balance to meet Municipal Servicing Standards.
- There was an existing approach to the proposed subdivision and two (2) existing approaches to the balance of the quarter.
- As the proposed subdivision had been along Little Smoky Road, road widening was not required.

Mr. Elsworth Stoness spoke as the Applicant. The Applicant explained that he had proposed an oversized parcel to meet provincial sewage regulations as well as include the fence line on the west and south boundaries of the proposed parcel.

Municipal Planning Commission discussed the following:

- It was noted that the setback variance would be required to meet the setback requirements from the dugout on the proposed parcel; however, relocating the boundary further north would then require a setback variance for the dugout on the balance of the quarter. Mr. Stoness commented that the dugout on the proposed parcel had been originally constructed when Little Smoky Road had been built; the dugout that would remain with the balance of the quarter had been added upon paving of Little Smoky Road.
- Development Officer Leurebourg added that relocating the boundary further north would also affect the existing approach north of the proposed subdivision.

Vice-Chair Burton advised Mr. and Mrs. Stoness that Municipal Planning Commission would render a decision later in the meeting.

Mr. and Mrs. Stoness vacated the meeting at 10:06 a.m.

Vice-Chair Burton recessed the meeting at 10:07 a.m.

Vice-Chair Burton reconvened the meeting at 10:16 a.m.

#5
LAND USE
AMENDMENTS

5.0 LAND USE AMENDMENT APPLICATIONS

There were no Land Use Amendment applications presented for review.

#6
SUBDIVISIONS

6.0 SUBDIVISION APPLICATIONS

6.1 S17-004 / DAN HAIRE / SW-12-72-1-W6, PLAN 1273HW, BLOCK 5, LOTS 13, 14 AND 15 / CONSOLIDATION / DEBOLT AREA

Member Bill Smith vacated the meeting at 10:17 a.m.

Development Technician Soucy vacated the meeting at 10:17 a.m.

Development Officer Dixon presented an overview of proposed Subdivision application S17-004. The application was for a consolidated parcel within SW-12-72-1-W6, Plan 1273HW, Block 5, Lots 13, 14 and 15 in the DeBolt area, Ward 6.

Development Officer Dixon presented additional information as follows:

- Greenview’s Land Use Bylaw designated this quarter as Hamlet Residential (HR) District. The Consolidation would accommodate the existing residence and related buildings.
- There were two (2) existing approaches on Lots 14 and 15 from Secondary Highway 736.

Member Bill Smith re-entered the meeting at 10:18 a.m.

No comments or questions were noted from Municipal Planning Commission.

SW-12-72-1-W6,
PLAN 1273HW, BLOCK 5,
LOTS 13, 14 AND 15

MOTION: 17.05.095. Moved by: MEMBER DAVE HAY
That Municipal Planning Commission (MPC) APPROVE Subdivision Application S17-004 for a 0.28 hectare ± (0.69 acre or 30,012 square foot) parcel to be created by the consolidation of SW-12-72-01-W6 Plan 1273HW, Block 5, Lot 13 and Plan 1273HW, Block 5, Lots 14 and 15, 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 Plan of Survey.
4. You may be located in the vicinity of an agricultural operation.

CARRIED

Development Technician Soucy re-entered the meeting at 10:19 a.m.

6.2 S17-006 / ELSWORTH STONESS / NE-28-67-21-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA

Development Officer Leurebourg had previously presented an overview of proposed Subdivision application S17-006. The application was for a 7.48 hectare (± 18.48 acre) parcel within NE-28-67-21-W5 in the Little Smoky area, Ward 2.

No comments or questions were noted from Municipal Planning Commission.

NE-28-67-21-W5

MOTION: 17.05.096. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) APPROVE Subdivision Application S17-006 for a 7.48 hectare \pm (18.48 acre) parcel within NE-28-67-21-W5, in accordance with legislation described in Schedules 'E', 'F' and 'G'; subject to the 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. Pursuant to Section 7(g) of the Subdivision and Development Regulation, the applicant/owner shall ensure the on-site sewage disposal system complies with requirements of the Alberta Private Sewage Disposal Regulations. All sewage systems must be permitted with an authorized accredited agency for Alberta Municipal Affairs, and have a satisfactory inspection report showing it meets the regulations and that the proposed parcel boundaries have been taken into consideration when compliance was considered. All required information can be obtained from Alberta Municipal Affairs - Phone: 1-866-421-6929; Web: www.municipalaffairs.alberta.ca or Email: safety.services@gov.ab.ca.
5. You may be located in the vicinity of an agricultural operation.

CARRIED

6.3 S17-007 / ROY A KLASSEN AND SHEILA C KLASSEN / SE-21-72-1-W6 / FIRST PARCEL OUT / DEBOLT AREA

Development Officer Dixon had previously presented an overview of proposed Subdivision application S17-007. The application was for a 6.36 hectare \pm (15.72 acre) parcel within SE-21-72-1-W6 in the Little Smoky area, Ward 2.

Municipal Planning Commission discussed the following:

- It was noted that the application had proposed 15.72 acres; however, the motion had indicated a parcel reduction to 10 acres. There was considerable discussion as to whether the parcel size as proposed should have been

permitted or that the parcel should have been reduced as moved. Reasons to permit the oversized parcel comprised of upcoming revisions to Greenview's Land Use Bylaw, which, if approved, could allow for larger parcels; the land included in the proposal had not been deemed arable; and a change in perspective as to what constituted agricultural use. Reasons to refuse an oversized parcel included governance of Greenview's existing Land Use Bylaw; the proposed lot had been vacant; and it was commented that fences were not a reasonable explanation for boundaries as they could be relocated.

- A concern was raised that the delegation had been asked for the reasons for an oversized parcel but had not been asked to explain where the boundaries would be proposed if the parcel were to be reduced to ten (10) acres. Manager Rosson stated that the Applicant had the option to appeal the decision or request a boundary adjustment at a later date.

SE-21-72-1-W6

MOTION: 17.05.097. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE Subdivision Application S17-007, subject to parcel reduction to a maximum of 4.04 hectares \pm (10.00 acres) within SE-21-72-1-W6, in accordance with legislation described in Schedules 'E', 'F' and 'G'; subject to the 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 proposed lot 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. 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.

5. 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 Township Road 723A.
6. You may be located in the vicinity of an agricultural operation.

CARRIED

6.4 S17-008 / FINSTER FARMS / SE-25-69-22-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA

Development Officer Leurebourg presented an overview of proposed Subdivision application S17-008. The application was for a 4.05 hectare ± (10.00 acre) parcel within SE-25-69-22-W5 in the Valleyview area, Ward 3.

Development Officer Leurebourg presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District. The proposal was a vacant lot that would allow for future residential development. The Applicant intended to remove the existing buildings on the balance of the quarter prior to development.
- The boundary has been chosen to provide a suitable building site while conserving the remainder of the quarter for agricultural purposes.
- There was an existing approach to the proposed subdivision from Range Road 220. As well, there was an existing approach to the balance of the quarter from Secondary Highway 665.
- Road widening of 5.03 metres and a 15 metre corner cut was required along Range Road 220. Road widening of 10 metres had previously been registered by Road Plan 952 5046 on the east side of the road.

No comments or questions were noted from Municipal Planning Commission.

SE-25-69-22-W5

MOTION: 17.05.098. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) APPROVE Subdivision Application S17-008 for a 4.05 hectare ± (10.00 acre) parcel within SE-25-69-22-W5, in accordance with legislation described in Schedules 'E', 'F' and 'G'; subject to the 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. 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 and 15 metre corner cut in southeast corner 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 and 15 metre corner cut, to be registered against the balance of the quarter by caveat; along the balance of the quarter adjacent to Range Road 220.
5. You may be located in the vicinity of an agricultural operation.

CARRIED

6.5 S17-010 / ETHELYN MARGARET LESLIE / SW-23-69-20-W5 / FIRST PARCEL OUT / SWEATHOUSE AREA

Development Officer Leurebourg presented an overview of proposed Subdivision application S17-010. The application was for a 6.13 hectare ± (15.15 acre) parcel within SW-23-69-20-W5 in the Sweathouse area, Ward 4.

Development Officer Leurebourg presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District. The proposal was a vacant lot that would allow for future residential development.
- The quarter was physically severed by the creek, which had determined an oversized parcel.
- There was an existing approach to the balance of the quarter. Construction of an approach to Greenview's standards was required to the proposed subdivision.
- Range Road 202 measured 30 metres adjacent to the parcel frontage; road widening had previously registered under Plan 094 1294.

Municipal Planning Commission discussed the following:

- Members asked how the creek would be utilized as the physical severance to determine the property line. Development Officer Dixon stated that the property line would be determined by the top of the creek bank. She further added that utilizing the creek itself would involve adherence to the provincial Water Act.
- Due to the presence of the creek, it was asked if an Environmental Reserve or Conservation Reserve would be permitted for the sake of the creek's protection. Manager Rosson responded that neither an Environmental Reserve nor a Conservation Reserve were permitted on a First Parcel Out subdivision.
- Manager Rosson reminded Members and the Applicant, who had been present in the gallery, that the Subdivision was required to be registered by Plan of Survey.

SW-23-69-20-W5

MOTION: 17.05.099. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE Subdivision Application S17-010 for a 6.13 hectare ± (15.15 acre) within SW-23-69-20-W5, in accordance with legislation described in Schedules 'E', 'F' and 'G'; subject to the 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 proposed lot 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. 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.
5. You may be located in the vicinity of an agricultural operation.

CARRIED

#7
MISCELLANEOUS LEASES

7.1 MISCELLANEOUS LEASES

Development Technician Soucy presented the Miscellaneous Lease Report as information.

LEASE REPORT

MOTION: 17.05.100. Moved by: MEMBER DAVE HAY

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

CARRIED

#8
DEVELOPMENT PERMITS

8.0 DEVELOPMENT PERMITS

8.1 D17-073 / GEORGE SIEMENS AND LOUISE SIEMENS / MEDICAL MARIJUANA CULTIVATION FACILITY AND 6.50 FOOT FENCE / NE-9-72-1-W6 PLAN 082 0704, BLOCK 1, LOT 1 / DEBOLT AREA

Development Officer Dixon had previously presented an overview of Development Permit application D17-073. The application was received on March 14, 2017, and had been endorsed by the Applicant and Landowner for a Medical Marijuana Cultivation Facility and 6.50 Foot Fence within NE-9-72-1-W6 Plan 082 0704, Block 1, Lot 1 in the DeBolt area, Ward 6.

Municipal Planning Commission discussed the following:

- With regard to advertisement, it was noted that advertisement in the form of signage would be necessary for delivery, security and emergency response purposes.
- As the product would be sold to other facilities offsite, Members agreed to remove Condition 8, "No sales of any products grown, prepared and/or manufactured on or off of the site shall occur at any time unless approved under a separate development approval." Members also agreed to reword Condition 8 to indicate the requirement of obtaining a business license from Greenview.

NE-9-72-1-W6
PLAN 082 0704, BLOCK 1,
LOT 1

MOTION: 17.05.101. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-073 for a Medical Marijuana Cultivation Facility and 6.50 Foot Security Fence within NE-9-72-1-W6, Plan 082 0704, 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 Federal and 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 communicate with local authorities whenever there is a change in the status of a licence issued by Health Canada.
4. Approval is granted based on the information provided by the applicant for the medical marijuana cultivation facility only as shown on the site plan submitted, and no other development.
5. No growing of medical marijuana may occur prior to receiving the required federal licensing to do so at this location. A copy of the required Canada Health authorization shall be provided to Greenview.
6. The owner/developer must install a security system and perimeter fencing on or behind the property line in accordance with federal legislation. A copy of the required Canada Health approval shall be provided to Greenview.
7. The owner/developer must notify the following of the location and operation of the Medical Marijuana Cultivation Facility as required by Health Canada, as follows:
 - a) Local RCMP in Valleyview, Alberta and Grande Prairie, Alberta; and
 - b) DeBolt Fire Department.
8. The owner/developer must obtain a Business License.
9. The owner/developer must contact the following government agencies to obtain all necessary approval(s) for water use and emissions, including but not limited to the following: a) Alberta Environment and Parks; to be submitted prior to commencing site preparation and construction of the facility.
10. 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; and
 - f) Provincial Fire Permit.
11. 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.
12. Access to be provided/upgraded by the owner/developer at an approved location and to the standards of Greenview at the owner/developer's expense.
13. The owner/ developer must provide a satisfactory written report prepared by a professional under Association of Professional Engineers, Geologists or Geophysicists of Alberta (APEGGA), in advance of proceeding with

construction of the facility, confirming that neighbouring wells will not be affected by the operation.

14. The developer is required to demonstrate there is adequate water supply to provide for firefighting needs. This may be demonstrated by means of pump tests on wells or through the provision of dugout or other stored water supplies. The owner/developer shall provide firefighting access at all times to the satisfaction of Greenview.
15. A disposal plan concerning the proposed means of removing and disposing of waste products from the operation shall be agreed to in writing prior to commencement of growing medical marijuana.
16. No signage shall be erected on land or affixed to any building or structure unless approved by the Development Authority.
17. The site shall be maintained in a neat and orderly manner including the containment of all construction materials and refuse, to the satisfaction of Greenview.
18. No use or operation shall cause or create any significant impact or nuisance during normal operation which, in the opinion of the Development Authority, may be objectionable beyond the boundary of the site which contains it, by way of but not limited to the following:
 - a) odorous and/or toxic matter;
 - b) dust or other particulate matter;
 - c) noise;
 - d) air pollution;
 - e) water quality deterioration;
 - f) groundwater quality or quantity deterioration;
 - g) erosion and sediment deterioration.
19. 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.
20. No further development or construction is allowed without an approved development permit from Greenview
21. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.2 D17-114 / LOW IMPACT INC. / TROY GORDON / 20 PERSON WORK CAMP RENEWAL / NE-17-70-22-W5 / VALLEYVIEW AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-114. The application was received on April 12, 2017, and had been endorsed by the Applicant and Landowner for a 20 Person Work Camp Renewal within NE-17-70-22-W5 in the Valleyview area, Ward 3.

Development Officer Leurebourg presented additional information as follows:

- The proposed development was considered a discretionary use within Industrial (I) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 13.68 hectare ± (33.80 acre) parcel and had been utilized as a 20 Person Work Camp.

Municipal Planning Commission discussed the following:

- Members asked if the Town of Valleyview had been notified regarding Development Permit application D17-114. Manager Rosson responded that the Town of Valleyview had not been notified as the application had been for a Camp Renewal. The Town of Valleyview had been notified in the past and had expressed no concerns.
- Members asked if there had been setback requirements on previous Development Permit applications for this location. Manager Rosson stated that there had been setback variances in the past and they had been included in the Development Permit application for the Work Camp Renewal.

NE-17-70-22-W5

MOTION: 17.05.102. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-114 for a 20 person Work Camp Renewal within NE-17-70-22-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must meet the minimum setback requirements of:
 - a) A variance is hereby granted to 127 feet (39 metres) from 134 feet (41 metres) from a provincial highway;
 - b) A variance is hereby granted to 66 feet (20 metres) from 134 feet (41 metres) from the right-of-way of a district road; and
 - c) 50 feet (15 meters) from any other property line.
4. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Environment and Parks; and
 - b) Alberta Health Services.
5. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following:
 - a) Building Permit;
 - b) Electrical Permit;

- c) Gas Inspection Permit;
 - d) Provincial Plumbing Permit; and
 - e) Provincial Private Sewage System Permit.
6. No further development or construction is allowed without an approved development permit from M.D. of Greenview No. 16.
 7. 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.
 8. Deleterious materials must not be allowed to enter any watercourse.
 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

8.3 D17-115 / KEYERA ENERGY LTD. / BORROW PIT / NW-7-67-7-W6 / WAPITI AREA

Development Officer Lemieux presented an overview of Development Permit application D17-115. The application was received on April 12, 2017, and had been endorsed by the Applicant and Landowner for a Borrow Pit within NW-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 1.207 hectare ± (2.98 acre) lease and would be utilized to develop a Borrow Pit for upgrades to License of Occupation Road (LOC) 5877.

Municipal Planning Commission discussed the following:

- Members asked if a Development Permit was required for Borrow Pits developed within titled lands. As Development Officer Lemieux stated that a Development Permit was required, it was pointed out to Administration that there was knowledge of a large Borrow Pit on titled land in the Grovedale area, Ward 8, which may not have been brought to Municipal Planning Commission for approval.

NW-7-67-7-W6

MOTION: 17.05.103. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-115 for a Borrow Pit within NW-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

8.4 D17-116 / KEYERA ENERGY LTD. / BORROW PIT / NW-7-67-7-W6 / WAPITI AREA

Development Officer Lemieux presented an overview of Development Permit application D17-116. The application was received on April 12, 2017, and had been endorsed by the Applicant and Landowner for a Borrow Pit within NW-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 1.207 hectare ± (2.98 acre) lease and would be utilized to develop a Borrow Pit for upgrades to License of Occupation Road (LOC) 5877.

Municipal Planning Commission discussed the following:

- Members asked about the difference in estimated completion costs between Development Permit application D17-116 and Development Permit application D17-115 as the Borrow Pits had been very similar in size. Manager Rosson suggested that possibly the depth of the Borrow Pit would affect the cost of the project.

NW-7-67-7-W6

MOTION: 17.05.104. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-116 for a Borrow Pit within NW-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 D17-124 / VELVET ENERGY LTD. / BORROW PIT / NE-32-68-2-W6 / KARR AREA

Development Officer Dixon presented an overview of Development Permit application D17-124. The application was received on April 25, 2017, and had been endorsed by the Applicant and Landowner for a Borrow Pit within NE-32-68-2-W6 in the Karr area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.98 hectare ± (4.89 acre) lease and would be utilized for a Borrow Pit to build a road for drilling purposes.

No comments or questions were noted from Municipal Planning Commission.

NE-32-68-2-W6

MOTION: 17.05.105. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-124 for a Borrow Pit within NE-32-68-2-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Environment and Parks.
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

8.6 D17-125 / CANADIAN NATURAL RESOURCES LIMITED / 220 HP COMPRESSOR / 12-36-63-13-W6 / NARROWAY AREA

Development Officer Lemieux presented an overview of Development Permit application D17-125. The application was received on April 25, 2017, and had been endorsed by the Applicant and Landowner for a 220 HP Compressor within 12-36-63-13-W6 in the Narroway 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 1.21 hectare ± (2.99 acre) lease and had been utilized as an existing wellsite.

No comments or questions were noted from Municipal Planning Commission.

12-36-63-13-W6

MOTION: 17.05.106. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-125 for a 220 HP Compressor within 12-36-63-13-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Energy Regulator;
 - b) Alberta Environment and Parks.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following:
 - a) Building Permit;
 - b) Electrical Permit;
 - c) Gas Inspection Permit;
 - d) Provincial Plumbing Permit;
 - e) Fire Inspection Permit;
 - f) Boiler Inspection Permit;
 - g) Safety Inspection Permit; and
 - h) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.

6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
8. Deleterious materials must not be allowed to enter any watercourse.
9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

8.7 D17-126 / MODERN RESOURCES INC. / 2 PERSON WORK CAMP RENEWAL / NE-9-62-8-W6 / ROUTE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-126. The application was received on April 2, 2017, and had been endorsed by the Applicant and Landowner for a 2 Person Work Camp Renewal within NE-9-62-8-W6 in the Route area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 13.04 hectare ± (32.33 acre) lease and had been utilized as an operator's camp at an existing gas processing facility.

No comments or questions were noted from Municipal Planning Commission.

NE-9-62-8-W6

MOTION: 17.05.107. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-126 for a 2 Person Work Camp Renewal within NE-9-62-8-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta 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 D17-127 / CANADIAN INTERNATIONAL OIL CORP. (CIOC) / WATER DISPOSAL FACILITY / 3-22-66-3-W6 / KARR AREA

Development Officer Dixon presented an overview of Development Permit application D17-127. The application was received on April 25, 2017, and had been endorsed by the Applicant and Landowner for a Water Disposal Facility within 3-22-66-3-W6 in the Karr area, Ward 7.

Development Officer Dixon presented additional information as follows:

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

- The proposed development site was a 0.68 hectare ± (1.67 acre) lease and would be utilized to develop a Class 1B Disposal Well with four (4) tanks on MSL132023.

No comments or questions were noted from Municipal Planning Commission.

3-22-66-3-W6

MOTION: 17.05.108. Moved by: MEMBER ROXIE RUTT
That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-127 for a Water Disposal Facility within 3-22-66-3-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;
 - b) Alberta Environment and Parks;
 - 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

8.9 D17-128 / SEVEN GENERATIONS ENERGY LTD. / 144 PERSON WORK CAMP RENEWAL / SE-30-63-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D17-128. The application was received on April 26, 2017, and had been endorsed by the Applicant and Landowner for a 144 Person Work Camp Renewal within SE-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 9.3 hectare ± (23.35 acre) lease and had been utilized as an existing 144 person work camp, located on Husky Road, to support oil and gas operations in the area.

No comments or questions were noted from Municipal Planning Commission.

SE-30-63-5-W6

MOTION: 17.05.109. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-128 for a 144 Person Work Camp Renewal within SE-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

8.10 D17-129 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 100 FOOT COMMUNICATION TOWER / 2-3-64-4-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D17-129. The application was received on April 26, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 2-3-64-4-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 4.517 hectare ± (11.16 acre) lease and had been utilized as an existing pad site off the Archie Way access road.

No comments or questions were noted from Municipal Planning Commission.

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-129 for a 100 Foot Communication Tower within 2-3-64-4-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Environment and Parks;
 - 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

8.11 D17-130 / ERIC SOUCY / MAJOR HOME OCCUPATION: GHOST BUSTERS MECHANICAL / SW-28-73-22-W5 / NEW FISH CREEK AREA

Development Officer Dixon presented an overview of Development Permit application D17-130. The application was received on April 27, 2017, and had been endorsed by the Applicant and Landowner for a Major Home Occupation: Ghost Busters Mechanical within SW-28-73-22-W5 in the New Fish Creek area, Ward 5.

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 this application was for Ghost Busters Mechanical to obtain permitting to operate a heavy duty mechanical business and allow them to obtain a business license.

No comments or questions were noted from Municipal Planning Commission.

SW-28-73-22-W5

MOTION: 17.05.111. Moved by: MEMBER DAVE HAY
That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-130 for a Major Home Occupation: Ghost Busters Mechanical, within SW-28-73-22-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. 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 Government Services, Attention: Licensing.
5. MAJOR HOME OCCUPATIONS must meet the following conditions: Home occupations (major) shall be incidental and subordinate to the residential use, and shall be restricted to the residential yard site. In addition, such home occupations shall:
 - a) Not employ any more than one person other than the occupants of the principal on-site residential building;
 - b) Not store or maintain any goods, materials, or equipment not directly related to the operation;
 - c) Not create a nuisance by way of dust, noise, smell, smoke, or traffic generation;
 - d) Be confined to a limited area not to exceed 0.4 hectares (1 acre) in size; and
 - e) Limit on-site advertising to one (1) unlighted sign not to exceed 1.0 square metre (11 square feet).
6. No additional 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 Ghost Busters Mechanical are permitted.
8. No further development or construction is allowed without an approved development permit from Greenview.
9. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.12 D17-133 / STRATH RESOURCES LTD. / 304 PERSON WORK CAMP AND OFFICE / 6-17-61-3-W6 / JAYAR AREA

Development Officer Dixon presented an overview of Development Permit application D17-133. The application was received on April 27, 2017, and had been endorsed by the Applicant and Landowner for a 304 Person Work Camp and Office within 6-17-61-3-W6 in the Jayar 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 5.06 hectare ± (12.51 acre) lease and would be utilized to support oilfield activity in the area.

No comments or questions were noted from Municipal Planning Commission.

6-17-61-3-W6

MOTION: 17.05.112. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-133 for a 304 Person Work Camp and Office within 6-17-61-3-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 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

Member Rutt vacated the meeting at 11:02 a.m.

8.13 D17-134 / MURPHY OIL COMPANY LTD. / PERMANENT 90 HP COMPRESSOR / 4-32-64-20-W5 / KAYBOB NORTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-134. The application was received on March 27, 2017, and had been endorsed by the Applicant and Landowner for a 90 HP Compressor within 4-32-64-20-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 3.57 hectare ± (8.82 acre) lease and had been utilized as an existing wellsite.

Municipal Planning Commission discussed the following:

- Members asked if there had been an existing Compressor on site. Development Officer Leurebourg responded that there had been a temporary compressor onsite. He further added that the Compressor referred to in Development Permit application D17-134 would also be temporary; however, the time frame would be beyond 6 (six) months and therefore, a valid Development Permit was required.

Member Rutt re-entered the meeting at 11:04 a.m.

4-32-64-20-W5

MOTION: 17.05.113. Moved by: MEMBER LES URNESS
That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-134 for a 90 HP Compressor within 4-32-64-20-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

8.14 D17-135 / MODERN RESOURCES INC. / 20 PERSON WORK CAMP / SE-21-62-8-W6 / ROUTE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-135. The application was received on May 4, 2017, and had been

endorsed by the Applicant and Landowner for a 20 Person Work Camp within SE-21-62-8-W6 in the Route 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 0.48 hectare ± (1.19 acre) lease and would be utilized to support the development of a gas processing facility.

No comments or questions were noted from Municipal Planning Commission.

SE-21-62-8-W6

MOTION: 17.05.114. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-135 for a 20 Person Work Camp within SE-21-62-8-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta 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

8.15 D17-136 / KNELSEN SAND AND GRAVEL LTD. / GRAVEL PIT AND GRAVEL STORAGE SITE / NE-22-66-4-W6 / KARR AREA

Development Officer Dixon presented an overview of Development Permit application D17-136. The application was received on May 4, 2017, and had been endorsed by the Applicant and Landowner for a Gravel Pit and Gravel Storage Site within NE-22-66-4-W6 in the Karr area, Ward 8.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 32.33 hectare ± (79.89 acre) lease.

Municipal Planning Commission discussed the following:

- Members discussed the low estimated completion cost of the project. It was suggested that the projected cost included stripping and development of the gravel pit and not gravel inventory itself. It was pointed out that only the Development Permit application fee would be affected if the estimated completion cost increased above \$100,000.

NE-22-66-4-W6

MOTION: 17.05.115. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-136 for a Gravel Pit and Gravel Storage Site within NE-22-66-4-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta 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

8.16 D17-137 / HELIX ENGINEERING LTD. / DEVCO DEVELOPMENTS CORP. / TRANSLOADING FACILITY / SE-3-68-5-W6 AND NE-34-67-5-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-137. The application was received on May 4, 2017, and had been endorsed by the Applicant and Landowner for a Transloading Facility within SE-3-68-5-W6 and NE-34-67-5-W6 in the Gold Creek area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 63.02 hectare ± (155.73 acre) lease and would be utilized to offload fracking sand.

Municipal Planning Commission discussed the following:

- Members confirmed that Alberta Environment and Parks had been the only government agency that needed to be contacted for necessary approvals.
- Members questioned the necessity of Condition 4 regarding road use as there would be no municipal roads affected with approval of the Development Permit application. After some discussion, Members agreed to retain the condition.

SE-3-68-5-W6
AND
NE-34-67-5-W6

MOTION: 17.05.116. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-137 for a Transloading Facility within SE-3-68-5-W6 and NE-34-67-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Environment and Parks.
4. 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

8.17 D17-138 / MERITAGE MIDSTREAM ULC / GAS PLANT EXPANSION / 11-21-66-3-W6 / KARR AREA

Development Officer Dixon presented an overview of Development Permit application D17-138. The application was received on May 4, 2017, and had been endorsed by the Applicant and Landowner for a Gas Plant Expansion within 11-21-66-3-W6 in the Karr area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 10.94 hectare ± (27.02 acre) lease and had been utilized as an existing facility.

No comments or questions were noted from Municipal Planning Commission.

11-21-66-3-W6

MOTION: 17.05.117. Moved by: MEMBER GEORGE DELORME
That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-138 for a Gas Plant Expansion within 11-21-66-3-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;
 - b) Alberta Environment and Parks.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following:
 - a) Building Permit;
 - b) Electrical Permit;
 - c) Gas Inspection Permit;
 - d) Provincial Plumbing Permit;
 - e) Fire Inspection Permit;
 - f) Boiler Inspection Permit;
 - g) Safety Inspection Permit; and
 - h) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
8. Deleterious materials must not be allowed to enter any watercourse.
9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

8.18 D17-118 / VINCENT COMMUNICATION & CONTROLS LTD. / 250 FOOT COMMUNICATION TOWER AND SOLAR PANEL / SE-31-60-19-W5 / KAYBOB SOUTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-118. The application was received on April 13, 2017, and had been

endorsed by the Applicant and Landowner for a 250 Foot Communication Tower and Solar Panel within SE-31-60-19-W5 in the Kaybob South area, Ward 2.

Development Officer Leurebourg presented additional information as follows:

- The proposed development of the Communication Tower was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development of Solar panels had not been listed as a discretionary use within Crown Land (CL) District; however, its use would be accessory to the Communication Tower. Accessory buildings and uses were listed as permitted uses within the Crown Land (CL) District of the Land Use Bylaw.
- The proposed development site was a 1.45 hectare ± (3.59 acre) lease.

No comments or questions were noted from Municipal Planning Commission.

SE-31-60-19-W5

MOTION: 17.05.118. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-118 for a 250 Foot Communication Tower and Solar Panel within SE-31-60-19-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;
 - 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

#9
MEMBERS' BUSINESS

9.0 MEMBERS' BUSINESS**MEMBER BILL SMITH**

For Administration's awareness, Member Bill Smith again mentioned the large Borrow Pit approximately nine (9) miles down Highway 666 in the Grovedale area.

Member Bill Smith made mention of a Landowner in the Grovedale area, who had been under enforcement by Greenview. The Landowner had planned to relocate his operation to another property; however, Manager Rosson stated that the proposed location had also not been zoned for heavy industrial use. At present, the Land Use Bylaw zoned the parcels in question as Rural Commercial (RC) District; however, the new Land Use Bylaw would zone the parcels as Light Industrial (M1) District. She further added that the nature of the operation included activity that would require zoning of Heavy Industrial (M2) District. Manager Rosson noted that the Grovedale Area Structure Plan was presently under review by the Citizens' Panel; a draft would be available for review by Council by the end of May 2017.

MEMBER BURTON:

To ensure Members were aware of childcare facilities within schools, Member Burton pointed out that schools had not been zoned for that use. Although a school was the registered owner and a childcare facility was an accessory use, the childcare facility was required to submit a Development Permit application.

#10
DATE OF NEXT MEETING

10.0 DATE OF NEXT MEETING

Wednesday, June 14, 2017

#11
ADJOURNMENT

11.0 ADJOURNMENT

MOTION: 17.05.119. Moved by: MEMBER DALE GERVAIS
That this meeting adjourn at 11:29 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

6. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
7. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
8. 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.
9. 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.