

ADOPTED

Minutes of a
REGULAR MUNICIPAL PLANNING COMMISSION MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Wednesday, June 14, 2017

- #1 CALL TO ORDER** Chair Dale Smith called the meeting to order at 9:02 a.m.
- PRESENT**
- | | |
|--------|----------------------------|
| Chair | Dale Smith |
| Member | George Delorme (9:02 a.m.) |
| Member | Dale Gervais |
| Member | Dave Hay |
| Member | Roxie Rutt |
| Member | Bill Smith |
| Member | Les Urness |
- ATTENDING**
- | | |
|-----------------------------------|------------------|
| Manager, Planning and Development | Sally Ann Rosson |
| Development Officer | Leona Dixon |
| Development Officer | Lindsey Lemieux |
| Development Officer | Price Leurebourg |
| Development Technician | Celine Soucy |
| Recording Secretary | Jenny Cornelsen |
- GUESTS**
- ABSENT**
- | | |
|------------|------------|
| Vice-Chair | Tom Burton |
| Member | Bill Smith |
- #2 AGENDA**
- MOTION: 17.06.120. Moved by: MEMBER DALE GERVAIS
That the June 14, 2017, agenda be adopted with the following changes:
- D17-189 / RUBY SEKULICH AND MIKE STEWART / LESLIE DIETZEN AND SKYE DIETZEN / MAJOR HOME OCCUPATION: 1939571 ALBERTA LTD. / SW-16-70-22-W5 / VALLEYVIEW AREA – removed from Agenda
- CARRIED
- #3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES**
- MOTION: 17.06.121. Moved by: MEMBER ROXIE RUTT
That the Minutes of the Regular Municipal Planning Commission Meeting held on May 10, 2017, be adopted as presented.
- CARRIED
- #3.2 BUSINESS ARISING FROM MINUTES**
- 3.2 BUSINESS ARISING FROM MINUTES**
- There was no Business arising from the Minutes of the Regular Municipal Planning Commission Meeting of May 10, 2017.

#4
DELEGATIONS

4.0 DELEGATIONS

There were no Delegations present.

#5
LAND USE
AMENDMENTS

5.0 LAND USE AMENDMENT APPLICATIONS

There were no Land Use Amendment applications presented for review.

#6
SUBDIVISIONS

6.0 SUBDIVISION APPLICATIONS

6.1 S17-005 / DONALD KEITH HILLIER / NW-28-70-23-W5 / FIRST PARCEL OUT / STURGEON LAKE AREA

Development Officer Dixon presented an overview of proposed Subdivision application S17-005. The application was for a 4.04 hectare ± (9.98 acre) parcel within NW-28-70-23-W5 in the Sturgeon Lake area, Ward 5.

Development Officer Dixon presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District and the proposal was a vacant lot that would allow for future residential development.
- There was an existing approach to the proposed lot. Construction of an approach to Greenview’s standards would be required to the proposed subdivision.

Municipal Planning Commission discussed the following:

- Members felt that road widening would not be necessary along a newly constructed, dead-end road and agreed to remove it from the conditions of Subdivision Approval.

NW-28-70-23-W5

MOTION: 17.06.122. Moved by: MEMBER DALE GERVAIS
That Municipal Planning Commission (MPC) APPROVE Subdivision Application S17-005 within NW-28-70-23-W5, 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 balance of the quarter to be constructed and/or upgraded by Greenview. A non-refundable construction fee of \$2000 in accordance with

Greenview’s Schedule of Fees must be paid to Greenview prior to endorsement of the Subdivision Authority Approval. Greenview reserves the right to determine the date of the construction and/or upgrade of the approach(es).

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: 17.06.123. Moved by: MEMBER ROXIE RUTT
That Municipal Planning Commission (MPC) receive the Miscellaneous Lease Report for information.

CARRIED

#8
DEVELOPMENT PERMITS

8.0 DEVELOPMENT PERMITS

8.1 D17-140 / ATHABASCA OIL CORPORATION / 8 PERSON WORK CAMP RENEWAL / 15-19-62-22-W5 / GRIZZLY AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-140. The application was received on May 1, 2017, and had been endorsed by the Applicant and Landowner for an 8 Person Work Camp Renewal within 15-19-62-22-W5 in the Grizzly 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 2.71 hectare ± (6.72 acre) lease and had been utilized as an existing 8 Person Work Camp.

No comments or questions were noted from Municipal Planning Commission.

15-19-62-22-W5

MOTION: 17.06.124. Moved by: MEMBER DAVE HAY
That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-140 for an 8 person Work Camp Renewal within 15-19-62-22-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Environment and Parks; 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. This permit must be renewed annually. A Development Permit for a work/open camp shall only be valid for a period of one (1) year from its date of issuance, at which time an application may be made for a continuance of the use.

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

CARRIED

8.2 D17-142 / ECLIPSE REGULATORY COMPLIANCE SPECIALISTS / SEMCAMS ULC / TWO (2) 1680 HP COMPRESSORS / 1-12-62-20-W5 / KAYBOB SOUTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-142. The application was received on May 5, 2017, and had been endorsed by the Applicant and Landowner for Two (2) 1680 HP Compressors within 1-12-62-20-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 98.38 hectare ± (243.10 acre) lease and had been utilized as an existing gas processing plant.

Municipal Planning Commission discussed the following:

- Members clarified that the compressors would be an addition to the gas processing plant.

1-12-62-20-W5

MOTION: 17.06.125. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-142 for two 1680 HP Compressors within 1-12-62-20-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

8.3 D17-144 / 3C INFORMATION SOLUTIONS INC. / NEWALTA CORPORATION / 100 FOOT COMMUNICATION TOWER / 10-9-67-5-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-144. The application was received on May 10, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 10-9-67-5-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 9.0 hectare ± (22.24 acre) lease and had been utilized as an existing waste management facility.

No comments or questions were noted from Municipal Planning Commission.

10-9-67-5-W6

MOTION: 17.06.126. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-144 for a 100 Foot Communication Tower within 10-9-67-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Environment and Parks;
 - b) 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

8.4 D17-145 / 3C INFORMATION SOLUTIONS INC. / NEWALTA CORPORATION / 60 FOOT COMMUNICATION TOWER / 12-9-67-5-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-145. The application was received on May 10, 2017, and had been endorsed by the Applicant and Landowner for a 60 Foot Communication Tower within 12-9-67-5-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 52.8 hectare ± (130.57 acre) lease and had been utilized as an existing landfill site.

No comments or questions were noted from Municipal Planning Commission.

12-9-67-5-W6

MOTION: 17.06.127. Moved by: MEMBER GEORGE DELORME
 That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-145 for a 60 Foot Communication Tower within 12-9-67-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

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

8.5 D17-146 / XTO ENERGY CANADA / 99 HP COMPRESSOR / SW-23-58-26-W5 / LELAND AREA

Development Officer Lemieux presented an overview of Development Permit application D17-146. The application was received on May 10, 2017, and had been endorsed by the Applicant and Landowner for a 99 HP Compressor within SW-23-58-26-W5 in the Leland area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 2.8 hectare ± (6.92 acre) lease and had been utilized as an existing well site.

No comments or questions were noted from Municipal Planning Commission.

SW-23-58-26-W5

MOTION: 17.06.128. Moved by: MEMBER ROXIE RUTT
 That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-146 for a 99 HP Compressor within SW-23-58-26-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta 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 D17-148 / HORIZON NORTH CAMP & CATERING PARTNERSHIP / 100 FOOT COMMUNICATION TOWER / SW-16-67-7-W6 / WAPITI AREA

Development Officer Lemieux presented an overview of Development Permit application D17-148. The application was received on May 15, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within SW-16-67-7-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 16.4 hectare ± (40.53 acre) lease and had been utilized as an existing 685 person Work Camp.
- Development Technician Soucy added that the Development Permit application for the Work Camp had been approved September 2016.

No comments or questions were noted from Municipal Planning Commission.

SW-16-67-7-W6

MOTION: 17.06.129. Moved by: CHAIR DALE SMITH

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-148 for a 100 Foot Communication Tower within SW-16-67-7-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

8.7 D17-149 / 1915988 ALBERTA LTD. / GRAVEL PIT / SE-10-60-18-W5 / KAYBOB SOUTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-149. The application was received on May 4, 2017, and had been endorsed by the Applicant and Landowner for a Gravel Pit within SE-10-60-18-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 31.69 hectare ± (78.31 acre) lease.

No comments or questions were noted from Municipal Planning Commission.

SE-10-60-18-W5

MOTION: 17.06.130. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-149 for a Gravel Pit within SE-10-60-18-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Environment and Parks;
 - b) Alberta Transportation.
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.
9. The owner/developer shall report all shipments quarterly and remit Community Aggregate Payment Levy in accordance with Greenview's Community Aggregate Payment Levy Bylaw for all sand and gravel businesses operating in Greenview. Contact Greenview Operations Department at 780.524.7611 for further information.

CARRIED

8.8 D17-153 / PEACE COUNTRY LAND LTD. / CHEVRON CANADA LIMITED / 150 FOOT COMMUNICATION TOWER / 6-32-62-23-W5 / SAXON AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-153. The application was received on May 16, 2017, and had been endorsed by the Applicant and Landowner for a 150 Foot Communication Tower within 6-32-62-23-W5 in the Saxon 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 1.23 hectare ± (3.04 acre) lease and had been utilized as an existing pad site.

No comments or questions were noted from Municipal Planning Commission.

6-32-62-23-W5

MOTION: 17.06.131. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-153 for a 150 Foot Communication Tower within 6-32-62-23-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

8.9 D17-155 / SOLO CONTRACTING LTD. / RODNEY BEAUCHAMP / MAJOR HOME OCCUPATION: SOLO CONTRACTING LTD. / SW-2-69-6-W6, PLAN 022 7252, BLOCK 1, LOT 3 / GROVEDALE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-155. The application was received on May 16, 2017, and had been endorsed by the Applicant and Landowner for a Major Home Occupation: Solo Contracting Ltd. within SW-2-69-6-W6, Plan 022 7252, Block 1, Lot 3 in the Grovedale area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Country Residential One (CR-1) District and met the requirements of the Land Use Bylaw.
- The purpose of this application was to utilize an existing residential parcel for the operation of a grader business for road maintenance and snow removal contracts. The landowner would be a full-time employee; as well, there would be one (1) part-time employee. Equipment had included one (1) grader, one (1) tractor and one (1) skid steer.

Municipal Planning Commission discussed the following:

- Members discussed the type and quantity of light industrial and major home occupation activity that had been permitted in Country Residential One (CR-1) District. Development Officer Lemieux stated that in this specific area, all but two of the Country Residential One (CR-1) District parcels had been utilized for residential purposes.

SW-2-69-6-W6,
 PLAN 022 7252,
 BLOCK 1, LOT 3

MOTION: 17.06.132. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-155 for a Major Home Occupation: Solo Contracting Ltd., within SW-2-69-6-W6, Plan 022 7252, Block 1, 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. 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 Solo Contracting Ltd. 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.
10. If at any time, any of the requirements for a major home occupation have not, in the opinion of the Development Authority, been complied with, the Development Authority may issue a stop order in accordance with the provisions of the Municipal Government Act.

CARRIED

8.10 D17-157 / DAVID HOLINATY / TEMPORARY EQUIPMENT STORAGE AND REMOVAL OF TOPSOIL / SE-12-72-1-W6 / DEBOLT AREA

Development Officer Dixon presented an overview of Development Permit application D17-157. The application was received on May 16, 2017, and had been endorsed by the Applicant and Landowner for Temporary Equipment Storage and Removal of Topsoil within SE-12-72-1-W6 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 temporary equipment storage adjacent to Highway 43 had been primarily utilized to display equipment that was available to purchase. Removal of the topsoil would enable the landowner to sell the already harvested topsoil to local consumers. No further harvesting of topsoil had been planned. The buildings and main operation of DeBolt Contracting Ltd.

were located on a portion of the parcel that had been rezoned as Industrial (I) District for that purpose.

Municipal Planning Commission discussed the following:

- It was suggested that “Sale” of topsoil be included in the motion. Members agreed to revise the motion.
- There was concern raised that the entire parcel had not been rezoned to Industrial (I) District as it was felt that the remaining portion that remained Agriculture (A) District had no longer been for utilized for agricultural purposes. However, it was also noted that the development had complied with the current Land Use Bylaw. As well, Members were reminded to consider different perspectives of agricultural use.
- As Development Permits were associated to the parcel rather than the Landowner, it was recommended that a condition of a renewal period be applied. Members agreed to add a condition indicating that annual renewal of the Development Permit would be required.
- Members discussed Condition 4 regarding setback requirements and questioned whether it was necessary as the equipment would be parked alongside a vacant area rather than against a building. Development Officer Dixon suggested that the Condition could be removed or relaxation setbacks be specified; however, the Condition would serve as a notice for future development. It was agreed to retain the Condition.
- Members discussed Condition 10 regarding future development. Development Officer Dixon advised Members that it had been a standard condition with the addition of “stripping.” She added that a Development Permit application should have been submitted for the development that the Landowner had proposed. To clarify further, she stated that stripping agricultural land for the purpose of clearing was a permitted use. In this development, however, the Landowner had proposed to strip the land for removal and sale, which was a discretionary use. As well, a Development Permit had been required for equipment storage. Development Officer Dixon stated that the Applicant would be required to pay the fee for commencing development without a valid Development Permit, in accordance with Greenview’s Schedule of Fees Bylaw.

SE-12-72-1-W6

MOTION: 17.06.133. Moved by: MEMBER ROXIE RUTT
That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-157 for Temporary Equipment Storage and Removal and Sale of Topsoil within SE-12-72-1-W6, as per the conditions of approval attached hereto as Schedule ‘A’ as amended:

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 contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Transportation - Roadside Development Permit.
4. The owner/developer must meet the minimum setback requirements of:
 - a) 134 feet (41 metres) from the provincial highway;
 - b) 134 feet (41 metres) from the right-of-way of the district road; and
 - c) 50 feet (15 metres) from any other property line.
5. Any stripping of vegetation or grading shall be done in a manner which will minimize soil erosion and ensuring that the extent of the disturbed area during exposure is minimized.
6. Storm water runoff must not exceed pre-development flows.
7. Must not keep any material or objects which by their nature may be offensive due to odors, emissions or potential for cause of contamination on the subject or adjacent property.
8. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
9. This permit must be renewed annually. The Development Permit shall only be valid for a period 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.
10. No further stripping, 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

8.11 D17-164 / KORY A BRAZEL / SINGLE FAMILY DWELLING AND 32 FOOT BY 28 FOOT DETACHED GARAGE WITH LOFT / NE-33-70-24-W5, PLAN 4790NY, BLOCK 2, LOT 11 / THE NARROWS AREA

Development Officer Dixon presented an overview of Development Permit application D17-164. The application was received on May 23, 2017, and had been endorsed by the Applicant and Landowner for a Single Family Dwelling, 32 Foot by 28 Foot Detached Garage with Loft and Setback Variances within NE-33-70-24-W5, Plan 4790NY, Block 2, Lot 11 in the Narrows area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Country Residential Two (CR-2) District and met the requirements of the Land Use Bylaw, with the exception of setback variances, which had been required.
- The proposed development site was a 0.13 hectare ± (0.33 acre) lot immediately adjacent to Sturgeon Lake.
- A manufactured home had recently been removed from the lot and the Landowner intended to replace it with a Single Family Dwelling in approximately the same location. The proposed development required a setback relaxation from 90 metres (300 feet) to 22.55 metres (74.0 feet) from Sturgeon Lake. Due to the lot size and location of the water well, the garage and loft could only be placed 4.57 metres (15 feet) from the internal subdivision road, rather than 7.6 metres (25 feet) as required. Further, the proposed location required a setback relaxation for the garage and loft structure to 38.71 metres (127 feet) from Sturgeon Lake as well as 1.98 metres (6 feet, 6 inches) from the east property line. The adjacent landowner to the east had consented to the setback relaxation. The variances were in excess of the Development Officer's authority to grant.
- This location utilized the existing approach and allowed access between the residence and garage to Sturgeon Lake.

Municipal Planning Commission discussed the following:

- Members recognized that there were very few options for garage placement in the Narrows subdivision due to the proximity of development to the internal subdivision road.
- Members asked if a dock would be required. Development Officer Dixon stated that the Landowner had not required the space as a boat launch area as he would utilize the boat launch area located a few lots to the east. It was also pointed out that docks were under the jurisdiction of Alberta Environment and Parks.

NE-33-70-24-W5,
PLAN 4790NY,
BLOCK 2, LOT 11

MOTION: 17.06.134. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-164 for a Single Family Dwelling, detached 32 Foot by 28 Foot Garage with Loft and Setback Variances within NE-33-70-24-W5, Plan 4790NY, Block 2, Lot 11 as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

3. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following:
 - a) Building Permit;
 - b) Electrical Permit;
 - c) Gas Inspection Permit;
 - d) Provincial Plumbing Permit; and
 - e) Provincial Private Sewage System Permit.
4. For the single family dwelling, the owner/developer must meet the minimum setback requirements of:
 - a) 7.6 metres (25 feet) from the internal subdivision road;
 - b) 3 metres (10 feet) from the side property lines;
 - c) a setback relaxation be granted to 22.55 metres (74 feet) from the property line adjacent to Sturgeon Lake.
5. For the garage and seasonal loft, the owner/developer must meet the minimum setback requirements of:
 - a) a relaxation of the setback be granted to 4.57 metres (15 feet) from the internal subdivision road;
 - b) 3 metres (10 feet) from the west side property line;
 - c) a relaxation of the setback be granted to 1.98 metres (6 feet, 6 inches) from the east side property line;
 - d) a relaxation of the setback be granted to 38.71 metres (127 feet) from the property line adjacent to Sturgeon Lake.
6. A holding tank must be installed for sewage disposal.
7. Deleterious materials must not be allowed to enter any watercourse.
8. In accordance with Section 6.2.12 of the Sturgeon Lake Area Structure Plan (SLASP), the existing treed/vegetation buffer shall be left in its natural state between the residence and the shoreline of Sturgeon Lake.
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

Chair Dale Smith recessed the meeting at 10:01 a.m.

Chair Dale Smith reconvened the meeting at 10:15 a.m.

8.12 D17-167 / MAINLINE CONSTRUCTION (2014) LTD. / GRAVEL STORAGE SITE EXPANSION FACILITY / NW-14-68-5-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-167. The application was received on May 23, 2017, and had been endorsed by the Applicant and Landowner for a Gravel Storage Site Expansion within NW-14-68-5-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 57.34 hectare ± (141.71 acre) lease and had been utilized as an existing gravel storage site, which had been previously approved under Development Permit D16-038.

Municipal Planning Commission discussed the following:

- Members confirmed that proposed development was not within the Tri-Municipal Industrial Development Partnership that had been entered into by Greenview, County of Grande Prairie No. 1 and the City of Grande Prairie in December 2016.

NW-14-68-5-W6

MOTION: 17.06.135. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-167 for a Gravel Storage Site Expansion Facility within NW-14-68-5-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

8.13 D17-169 / MODERN RESOURCES INC. / 20 PERSON WORK CAMP / SE-29-63-8-W6 / RED ROCK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-169. The application was received on May 24, 2017, and had been endorsed by the Applicant and Landowner for a 20 Person Work Camp within SE-29-63-8-W6 in the Red Rock 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 0.49 hectare ± (1.22 acre) lease and would be utilized to support drilling and pipeline development.

No comments or questions were noted from Municipal Planning Commission.

SE-29-63-8-W6

MOTION: 17.06.136. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-169 for a 20 Person Work Camp within SE-29-63-8-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

8.14 D17-170 / MODERN RESOURCES INC. / 20 PERSON WORK CAMP / SW-10-64-9-W6 / RED ROCK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-170. The application was received on May 24, 2017, and had been endorsed by the Applicant and Landowner for a 20 Person Work Camp within SW-10-64-9-W6 in the Red Rock 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 0.49 hectare ± (1.22 acre) lease and would be utilized to support drilling and pipeline development.

No comments or questions were noted from Municipal Planning Commission.

SW-10-64-9-W6

MOTION: 17.06.137. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-170 for a 20 Person Work Camp within SW-10-64-9-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 D17-171 / MODERN RESOURCES INC. / 20 PERSON WORK CAMP / SW-3-65-9-W6 / RED ROCK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-171. The application was received on May 24, 2017, and had been endorsed by the Applicant and Landowner for a 20 Person Work Camp within SW-3-65-9-W6 in the Red Rock 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 1.19 hectare ± (2.94 acre) lease and would be utilized to support drilling and pipeline development.

Municipal Planning Commission discussed the following:

- Members noted that there appeared to have been several work camps in close proximity to each other. However, Development Officer Lemieux confirmed that there were no roads to connect the work camps; as a result, each work camp had been located approximately an hour away from the next work camp.

SW-3-65-9-W6

MOTION: 17.06.138. Moved by: MEMBER GEORGE DELORME

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-171 for a 20 Person Work Camp within SW-3-65-9-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

8.16 D17-172 / CONNECT ENERGY / DONALD JAMES MOORE AND SANDRA LEE MOORE / STORAGE SITE FOR FRAC SAND AND AGGREGATES / NW-3-67-21-W5 / LITTLE SMOKY AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-172. The application was received on May 24, 2017, and had been endorsed by the Applicant and Landowner for a Storage Site for Frac Sand and Aggregates within NW-3-67-21-W5 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 a 63.09 hectare ± (155.91 acre) lease.
- The proposed site had been classified as better agricultural land; however, the site had been vacant and had been proposed for temporary storage of frac sand and aggregates only.

Municipal Planning Commission discussed the following:

- Members inquired about storage facilities and the quantity of trucks that would be used to access the site. Development Officer stated that he would clarify with the Landowner whether the material would be stored directly on the ground or in tanks and bins, as well as the number of vehicles expected. He added that the storage would be temporary.

Member Delorme vacated the meeting at 10:27 a.m.

- It was commented that if aggregate would be placed directly on the ground, the result would have been that better agricultural land would be taken out of production.
- It was also suggested that in other frac sand areas, there had been a regular movement of trucks on and off the site.
- Members stated that there had already been numerous frac sand storage sites in Greenview and questioned the necessity of another site.

Member Delorme re-entered the meeting at 10:30 a.m.

- Members agreed to table Development Permit application D17-172 pending further information.

NW-3-67-21-W5

MOTION: 17.06.139. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-172 for a Storage Site for Frac Sand and Aggregates within NW-3-67-21-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 meet the minimum setback requirements of:
 - a) 134 feet (41 meters) from the right-of-way of a district road;
 - b) 50 feet (15 meters) from any other property line.
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 from Greenview.

- 6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
- 7. The owner/developer shall report all shipments quarterly and remit Community Aggregate Payment Levy in accordance with Greenview's Community Aggregate Payment Levy Bylaw for all sand and gravel businesses operating in Greenview. Contact Greenview Operations Department at 780.524.7611 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.

DEFEATED

MOTION: 17.06.140. Moved by: MEMBER DALE GERVAIS
That Municipal Planning Commission (MPC) TABLE Development Permit application D17-172 for a Storage Site for Frac Sand and Aggregates within NW-3-67-21-W5 for further information.

CARRIED

8.17 D17-176 / JUSTIN SCAMMELL AND CHANTAL SCAMMELL / MINOR HOME OCCUPATION: DRUNKEN CUPCAKES / NW-25-70-26-W5 / CROOKED CREEK AREA

Development Officer Dixon presented an overview of Development Permit application D17-176. The application was received on May 26, 2017, and had been endorsed by the Applicant and Landowner for a Minor Home Occupation: Drunken Cupcakes within NW-25-70-26-W5 in the Crooked Creek 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 this application was to obtain approval for the operation of a cupcake business from a commercial kitchen in the basement of the Landowners' residence. One of the Landowners, Chantal Scammell, would be the sole operator of the business. All product would be delivered off-site by Ms. Scammell.

No comments or questions were noted from Municipal Planning Commission.

NW-25-70-26-W5

MOTION: 17.06.141. Moved by: MEMBER ROXIE RUTT
That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-176 for a Minor Home Occupation: Drunken Cupcakes within NW-25-70-26-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. 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. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Health Services.
5. No additional commercial ventures other than Drunken Cupcakes is permitted.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

8.18 D17-178 / JACOB RUSSELL BEATTIE AND KELLY BEATTIE / 90 FOOT COMMUNICATION TOWER / NE-9-70-7-W6 / GROVEDALE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-178. The application was received on May 29, 2017, and had been endorsed by the Applicant and Landowner for a 90 Foot Communication Tower within NE-9-70-7-W6 in the Grovedale area, Ward 8.

Development Officer Lemieux 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 a 53.2 hectare ± (131.5 acre) lease and had been an existing residential yard site.

Municipal Planning Commission discussed the following:

- Members asked if there had been a minimum height requirement of a Communication Tower to obtain a Development Permit; Development Officer Lemieux confirmed that there was not.

NE-9-70-7-W6

MOTION: 17.06.142. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-178 for a 90 Foot Communication Tower within NE-9-70-7-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) Industry Canada;
 - b) 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

8.19 D17-179 / SCOTT LAND & LEASE LTD. / TOURMALINE OIL CORP. / WASTE MANAGEMENT FACILITY / 12-9-58-26-W5 / LELAND AREA

Development Officer Lemieux presented an overview of Development Permit application D17-179. The application was received on May 31, 2017, and had been endorsed by the Applicant and Landowner for a Waste Management Facility within 12-9-58-26-W5 in the Leland area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 7.115 hectare ± (17.58 acre) vacant lease.

Municipal Planning Commission discussed the following:

- Members asked about the projected project cost in relation to a recent Land Use Amendment application for a similar facility. It was stated that the Applicant of the Land Use Amendment had not yet provided a Development Permit application with a projected completion cost but would be submitting one in the near future.

12-9-58-26-W5

MOTION: 17.06.143. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-179 for a Waste Management Facility within 12-9-58-26-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

8.20 D17-180 / RIGHT CHOICE CAMPS & CATERING / JUPITER RESOURCES INC. / 147 PERSON WORK CAMP / 4-16-60-2-W6 / RESTHAVEN AREA

Development Officer Lemieux presented an overview of Development Permit application D17-180. The application was received on May 31, 2017, and had been endorsed by the Applicant and Landowner for a 147 Person Work Camp within 4-16-60-2-W6 in the Resthaven area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site is a 1.3 hectare ± (3.26 acre) lease and would be utilized to support development of a gas plant.

Municipal Planning Commission discussed the following:

- In response to the location of the Work Camp, Development Technician Soucy stated that it would be located at one (1) kilometre off Ghost Road at Kilometre 59.

4-16-60-2-W6

MOTION: 17.06.144. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-180 for a 147 Person Work Camp within 4-16-60-2-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 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 D17-181 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 100 FOOT COMMUNICATION TOWER / 14-18-64-5-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D17-181. The application was received on May 31, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 14-18-64-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.68 hectare ± (4.15 acre) lease and had been utilized as an existing satellite facility.

No comments or questions were noted from Municipal Planning Commission.

14-18-64-5-W6

MOTION: 17.06.145. Moved by: MEMBER GEORGE DELORME
 That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-181 for a 100 Foot Communication Tower within 14-18-64-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

8.22 D17-186 / CSV MIDSTREAM SOLUTIONS CORP. / GAS PLANT AND 200 FOOT COMMUNICATION TOWER / 3-16-60-2-W6 / RESTHAVEN AREA

Development Officer Lemieux presented an overview of Development Permit application D17-186. The application was received on May 31, 2017, and had been endorsed by the Applicant and Landowner for a Gas Plant and 200 Foot Communication Tower within 3-16-60-2-W6 in the Resthaven area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was an 8.67 hectare ± (21.45 acre) vacant lease.

Municipal Planning Commission discussed the following:

- Members asked for an explanation of greenfield development. Development Officer Lemieux stated that it meant that trees had not been cleared for development of the riser site.
- Members asked for the reason that Compressors had been specified in specific Development Permit applications but not in other Development Permit applications. Development Officer Lemieux responded that Development Permit applications for gas plants included all the components of a gas plant, which had explained the reason for not specifying the Compressor in Development Permit application D17-186. She added, however, that the Communication Tower had been specified as Industry Canada required proof of Greenview's approval.

3-16-60-2-W6

MOTION: 17.06.146. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-186 for a Gas Plant and 200 Foot Communication Tower within 3-16-60-2-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) 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

8.23 D17-187 / KEYERA ENERGY LTD. / GAS PLANT EXPANSION / NE-6-63-25-W5 / SIMONETTE AREA

Development Officer Dixon presented an overview of Development Permit application D17-187. The application was received on May 31, 2017, and had been endorsed by the Applicant and Landowner for a Gas Plant Expansion within NE-6-63-25-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 10.5 hectare ± (25.9 acre) lease and had been utilized as the existing Simonette Gas Plant including addition of a disposal well and 600 HP of compression.

No comments or questions were noted from Municipal Planning Commission.

NE-6-63-25-W5

MOTION: 17.06.147. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-187 for a Gas Plant Expansion within NE-6-63-25-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) 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

8.25 D17-191 / TERVITA CORPORATION / TANK FARM / 15-13-69-6-W6 / ELMWORTH AREA

Development Officer Lemieux presented an overview of Development Permit application D17-191. The application was received on June 1, 2017, and had been endorsed by the Applicant and Landowner for a Tank Farm within 15-13-69-6-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 7.6 hectare ± (18.76 acre) lease and consisted of the addition of four (4) tanks to an existing waste management facility.

Municipal Planning Commission discussed the following:

- Members asked about how Alberta Energy Regulator classified the Waste Management Facility, however, it was not known at this time.
- In response to where the site was located, Development Technician Soucy stated that the Waste Management Facility had been located north of 690 Road off Highway 40, north of Newalta's landfill.

15-13-69-6-W6

MOTION: 17.06.148. Moved by: MEMBER DALE GERVAIS
That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-191 for a Tank Farm within 15-13-69-6-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) 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

8.26 D17-193 / TERVITA CORPORATION / TANK FARM EXPANSION / 13-36-62-20-W5 / KAYBOB SOUTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-193. The application was received on June 2, 2017, and had been endorsed by the Applicant and Landowner for a Tank Farm Expansion within 13-36-62-20-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 10.23 hectare ± (25.28 acre) lease and consisted of the addition of two (2) tanks on Miscellaneous Lease (MLL) 070181.

Municipal Planning Commission discussed the following:

- Members mentioned that some tanks had burned at the proposed development site recently and questioned if these tanks had been proposed as replacement tanks or additional tanks. Development Technician Soucy had not noticed any burnt tanks upon site inspection.

13-36-62-20-W5

MOTION: 17.06.149. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-193 for a Tank Farm Expansion within 13-36-62-20-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;
 - 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

**8.27 D17-194 / WILLIAM MORGAN / JO-ANN JOY TISSINGTON /
MANUFACTURED HOME AND 12 FOOT BY 24 FOOT ADDITION / SE-28-70-26-W5,
PLAN 092 6951, BLOCK 1, LOT 2 / STURGEON LAKE AREA**

Development Officer Dixon presented an overview of Development Permit application D17-194. The application was received on June 2, 2017, and had been endorsed by the Applicant and Landowner for a Manufactured Home and 12 Foot by 24 Foot Addition within SE-28-70-26-W5, Plan 092 6951, Block 1, Lot 2 in the Sturgeon Lake area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Country Residential Two (CR-2) District and met the requirements of the Land Use Bylaw.
- The proposed development was located on a 2.36 hectare ± (5.85 acre) parcel zoned Country Residential Two (CR-2) District.
- The applicant proposed to relocate a 1979 Manufactured Home from a lot in the Narrows. The manufacture home would be renovated, including new exterior siding, and would meet all setback requirements of the Country Residential Two (CR-2) District. In accordance with provincial regulations, installation of a holding tank would be required for sewage disposal.

No comments or questions were noted from Municipal Planning Commission.

SE-28-70-26-W5,
PLAN 092 6951,
BLOCK 1, LOT 2

MOTION: 17.06.150. Moved by: MEMBER GEORGE DELORME
That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-194 for a Manufactured Home and 12 Foot by 24 Foot Addition

within SE 28-70-26-W5 on Plan 092 6951, Block 1, Lot 2, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following:
 - a) Building Permit;
 - b) Electrical Permit;
 - c) Gas Inspection Permit;
 - d) Provincial Plumbing Permit; and
 - e) Provincial Private Sewage System Permit.
4. The owner/developer must meet the minimum setback requirements of:
 - a) 25 feet (7.6 meters) from the internal subdivision road;
 - b) 25 feet (7.6 meters) from the side and rear property lines.
5. The manufactured home shall be of sound construction and appearance to the satisfaction of the Development Authority.
6. The manufactured home must be properly skirted.
7. Any additions to a manufactured home must be of sound construction and must be finished in such a manner as to not detract from the appearance of the manufactured home or adjacent properties.
8. No further development or construction is allowed without an approved development permit from Greenview.
9. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

#9
MEMBERS' BUSINESS

9.0 MEMBERS' BUSINESS

CHAIR DALE SMITH:

Chair Dale Smith asked about the draft version of the Grovedale Area Structure Plan. Manager Rosson stated that there would be an Open House during the Ratepayers' BBQ in Grovedale on June 20, 2017. She also noted that the draft version had been available on Greenview's website. Through newspaper, radio and website advertising, Development Officer Lemieux had received five (5) inquiries to date.

There had been some discussion regarding light industrial use and heavy industrial use within the Grovedale area.

#10
DATE OF NEXT MEETING

10.0 DATE OF NEXT MEETING

Wednesday, July 12, 2017

#11
ADJOURNMENT

11.0 ADJOURNMENT

MOTION: 17.06.151. Moved by: MEMBER ROXIE RUTT
That this meeting adjourn at 11:01 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.