

ADOPTED

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

#1 CALL TO ORDER      Chair Dale Smith called the meeting to order at 9:00 a.m.

PRESENT

Chair	Dale Smith
Vice-Chair	Tom Burton
Member	George Delorme
Member	Dale Gervais
Member	Dave Hay (9:02 a.m.)
Member	Roxie Rutt
Member	Bill Smith
Member	Les Urness (9:01 a.m.)

ATTENDING

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

GUESTS      Dave Schooley, Dragos Energy (D17-209)

ABSENT

#2  
AGENDA      Member Urness entered the meeting at 9:01 a.m.

MOTION: 17.07.152. Moved by: MEMBER DALE GERVAIS

That the July 12, 2017, agenda be adopted with the following changes:

- 4.1 – 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 – Addition of Delegation Jason Savage
- 4.2 – D17-209 / DRAGOS ENERGY CORPORATION / RICHARD RITTER / WASTE MANAGEMENT FACILITY / 2-17-66-21-W5 / LITTLE SMOKY AREA – Addition of Delegation Dave Schooley
- 8.8 – D17-209 / DRAGOS ENERGY CORPORATION / RICHARD RITTER / WASTE MANAGEMENT FACILITY / 2-17-66-21-W5 / LITTLE SMOKY AREA – Revised Request for Decision

CARRIED

#3.1  
REGULAR MUNICIPAL  
PLANNING COMMISSION  
MEETING MINUTES      MOTION: 17.07.153. Moved by: MEMBER TOM BURTON

That the Minutes of the Regular Municipal Planning Commission Meeting held on June 14, 2017, be adopted with the following corrections:

- 6.1 – S17-005 / DONALD KEITH HILLIER / NW-28-70-23-W5 / FIRST PARCEL OUT / STURGEON LAKE AREA – It was noted that Development Officer Dixon presented Subdivision application S17-005.
- 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 – There was a spelling error noted.
- 8.25 – D17-191 / TERVITA CORPORATION / TANK FARM / 15-13-69-6-W6 / ELMWORTH AREA – It was pointed out that the facility had been located north of 690 Road.

CARRIED

Member Hay entered the meeting at 9:02 a.m.

**#3.2  
BUSINESS ARISING  
FROM MINUTES**

**3.2 BUSINESS ARISING FROM MINUTES**

- There was discussion about the recently adopted Approach Application procedure. There were concerns regarding the non-refundable approach fee, how the construction date would be determined, potential timelines for construction of the approach, and whether ratepayers would be restricted from constructing their approach in extenuating circumstances. It was stated that scheduling would be provided by the General Manager, Infrastructure and Planning. Manager Rosson added that concerns regarding the installation of approaches would be directed to Council.
- 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 – The Development Permit application had been tabled at the June 14, 2017, Municipal Planning Commission, pending further confirmation from Connect Energy as to whether the frac sand and aggregates would be stored on the ground or in bins. Manager Rosson explained that Development Officer Leurebourg had contacted Connect Energy; however, there was no further information at this time.
- D17-157 / DAVID HOLINATY / TEMPORARY EQUIPMENT STORAGE AND REMOVAL OF TOPSOIL / SE-12-72-1-W6 / DEBOLT AREA – It was noted that Mr. Holinaty would appeal the fees for commencing without a valid Development Permit to an upcoming Council meeting.

**#4  
DELEGATIONS**

**4.0 DELEGATIONS**

**#4.1  
DELEGATION**

**4.1 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**

Delegation Jason Savage was not 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 S17-015 / MICHELLE SAMPSON / CAMERON MATLOCK AND TERESA MATLOCK / SE-6-72-26-W5 / FIRST PARCEL OUT / DEBOLT AREA**

Development Officer Dixon presented an overview of proposed Subdivision application S17-015. The application was for a 4.08 hectare ± (10.08 acre) parcel within SE-6-72-26-W5 in the DeBolt area, Ward 6.

Development Officer Dixon presented additional information as follows:

- There was an existing approach to the balance of the quarter.
- Construction of an approach was required to the proposed subdivision.
- Road widening of 5.03 metres and a 10 metre by 10 meter corner cut was required along Township Road 720 and the undeveloped road allowance on the east boundary of the quarter.

Municipal Planning Commission discussed the following:

- Members questioned why the road allowance on the east side of the quarter had remained undeveloped. It was noted that the area to the north had been very low and it was possible that it would not be developed in the future.
- Members asked for clarification as to why the Applicant had been different from the Landowner. Some background had been provided to explain the reason.

SE-6-72-26-W5

MOTION: 17.07.154. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Subdivision Application S17-015 within SE-6-72-26-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 proposed lot to be constructed by Greenview. A non-refundable construction fee of \$2,000.00 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 of the approach.
2. Any outstanding property taxes are to be paid on the land to be subdivided, or arrangements made which are satisfactory to Greenview.
3. No development, construction or site work is allowed without an approved Development Permit from Greenview.
4. This subdivision must be registered by Descriptive Plan or Plan of Survey. Please ensure that the Alberta Land Surveyor whom you contact fully explains the advantages and disadvantages of a Descriptive Plan versus a Plan of Survey.
5. Dedication by Plan of Survey of 5.03 metres for road widening along the parcel frontage (to be surveyed by Greenview). Pursuant to Section 662(a) of the MGA, owner/developer must:
  - a) Sell 5.03 metres and a 10 metre by 10 metre corner cut for future road widening to Greenview in accordance with Greenview’s Schedule of Fees; or
  - b) Enter into an Acquisition of Land Agreement with Greenview to allow purchase of 5.03 metres and a 10 metre by 10 metre corner cut for future road widening, to be registered against the balance of the quarter by caveat;  
along the balance of the quarter adjacent to Township Road 720 and the undeveloped road allowance.
6. 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: 17.07.155. Moved by: MEMBER DAVE HAY  
That Municipal Planning Commission (MPC) receive the Miscellaneous Lease Report for information.

CARRIED

**#8  
DEVELOPMENT PERMITS**

**8.0 DEVELOPMENT PERMITS**

**8.2 D17-197 / MAINLINE CONSTRUCTION (2014) LTD. / GRAVEL PIT EXPANSION / NE-4-67-4-W6 / GOLD CREEK AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-197. The application was received on June 9, 2017, and had been endorsed by the Applicant and Landowner for a Gravel Pit Expansion within NE-4-67-4-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 46.12 hectare  $\pm$  (18.66 acre) lease and would be utilized to expand an existing gravel pit by an additional 2.95 hectares  $\pm$  (7.29 acres).

Municipal Planning Commission discussed the following:

- Members discussed the necessity for the condition about obtaining a Road Use Agreement, as Greenview roads would not have been affected. Development Officer Lemieux reminded Members that it had been a standard condition and that Operations received copies of the Development Permit applications. However, Members agreed to remove the condition.
- Members recommended including a condition regarding an aggregate levy; this condition replaced Condition 4, which had outlined the requirement of a road use agreement.

NE-4-67-4-W6

MOTION: 17.07.156. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-197 for a Gravel Pit Expansion within NE-4-67-4-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 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 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 business operating in Greenview. Contact Greenview Operations Department at 780.524.7611 for further information.
5. No further development or construction is allowed without an approved development permit 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 the Greenview. Certified seed must be used.
8. Deleterious materials must not be allowed to enter any watercourse.

CARRIED

### **8.3 D17-198 / IKKUMA RESOURCES CORP. / 400 HP COMPRESSOR / 10-3-64-12-W6 / NARROWWAY AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-198. The application was received on June 12, 2017, and had been endorsed by the Applicant and Landowner for a 400 HP Compressor within 10-3-64-12-W6 in the Narrowway 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 3.643 hectare ± (9.00 acre) lease and had been utilized as an existing well site.

No comments or questions were noted from Municipal Planning Commission.

10-3-64-12-W6

MOTION: 17.07.157. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-198 for a 400 HP Compressor within 10-3-64-12-W6, as per the conditions of approval attached hereto as Schedule 'A':

#### **Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Energy Regulator;
  - b) Alberta Environment and Parks.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, including but not limited to the following:
  - a) Building Permit;
  - b) Electrical Permit;
  - c) Gas Inspection Permit;

- d) Provincial Plumbing Permit;
  - e) Fire Inspection Permit;
  - f) Boiler Inspection Permit;
  - g) Safety Inspection Permit; and
  - h) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
  6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
  7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
  8. Deleterious materials must not be allowed to enter any watercourse.
  9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

#### **8.4 D17-201 / XTO ENERGY CANADA ULC / 256 PERSON WORK CAMP / NE-20-60-20-W5 / KAYBOB SOUTH AREA**

Development Officer Leurebourg presented an overview of Development Permit application D17-201. The application was received on June 20, 2017, and had been endorsed by the Applicant and Landowner for a 256 Person Work Camp within NE-20-60-20-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 2.8 hectare ± (6.91 acre) lease and would be utilized to support the development of a gas plant.

No comments or questions were noted from Municipal Planning Commission.

NE-20-60-20-W5

MOTION: 17.07.158. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-201 for a 256 Person Work Camp within NE-20-60-20-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 Environment and Parks; and
  - b) Alberta Health Services.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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. If a renewal has lapsed or the development permit expires a new development permit application is required for a continuance of the use.

CARRIED

**8.5 D17-202 / INTEGRITY LAND INC. / MURPHY OIL COMPANY LTD. / BORROW PIT / SW-29-64-20-W5 / KAYBOB NORTH AREA**



Development Officer Leurebourg presented an overview of Development Permit application D17-202. The application was received on June 22, 2017, and had been endorsed by the Applicant and Landowner for a Borrow Pit within SW-29-64-20-W5 in the Kaybob North area, Ward 2.

Development Officer Leurebourg presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 0.79 hectare ± (1.95 acre) lease.

No comments or questions were noted from Municipal Planning Commission.

SW-29-64-20-W5

MOTION: 17.07.159. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-202 for a Borrow Pit within SW-29-64-20-W5, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Environment and Parks.
4. The owner/developer must enter into a Road Use Agreement with Greenview prior to hauling gravel. Contact Greenview's Operations Manager at 780.524.7602 for further information. Greenview is to be advised of all hauls by completing a Road Use Information Sheet and submitting the same no less than three (3) business days prior to hauls taking place. Greenview must be advised of completion of hauls.
5. No further development or construction is allowed without an approved development permit Greenview.
6. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
8. Deleterious materials must not be allowed to enter any watercourse.

CARRIED

**8.6 D17-204 / IRON PINE CONTRACTING LTD. / WEYERHAEUSER CANADA / 35 PERSON WORK CAMP / NE-10-62-6-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-204. The application was received on July 5, 2017, and had been endorsed by the Applicant and Landowner for a 35 Person Work Camp within NE-10-62-6-W6 in the Kakwa area, Ward 8.

Development Officer Leurebourg vacated the meeting at 9:33 a.m.

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 1.99 hectare ± (4.91 acre) lease and would be utilized to support logging operations in the area.

Municipal Planning Commission discussed the following:

- It was noted that the complete project cost had been estimated quite low in comparison to other Development Permit applications for Work Camps. Development Officer Lemieux responded that as a temporary logging camp, the project cost would be considerably less than that for an oilfield Work Camp.

NE-10-62-6-W6

MOTION: 17.07.160. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-204 for a 35 Person Work Camp within NE-10-62-6-W6, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Environment and Parks; and
  - b) Alberta Health Services.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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. If a renewal has lapsed or the development permit expires, a new development permit application is required for a continuance of the use.

CARRIED

**8.7 D17-206 / AARON BARTLETT / MINOR AGRICULTURAL PURSUIT: CHICKEN COOP AND 20 FOOT BY 16 FOOT SHED / SE-2-69-6-W6, PLAN 972 4298, LOT 3 / GROVEDALE AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-206. The application was received on June 27, 2017, and had been endorsed by the Applicant and Landowner for a Minor Agricultural Pursuit and Shed within SE-2-69-6-W6, Plan 972 4298, Lot 3 in the Grovedale area, Ward 8.

Development Officer Leurebourg re-entered the meeting at 9:35 a.m.

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.

Municipal Planning Commission discussed the following:

- It was noted that a complaint had been received by an adjacent landowner. Members recognized that enforcement was complaint-driven and asked what would have to take place in order to provide equality for all ratepayers. Development Officer Lemieux explained that the Applicant had been sent a letter regarding non-compliance. Administration had felt that issuing a stop order would have taken a similar amount of time as waiting for the Business License, which had been expected for the September 13, 2017, Municipal Planning Commission meeting.
- Members raised concerns about the level of industrial noise presently generated at the property and were concerned further with the addition of chickens, specifically due to the fact that 150 chickens had been permitted on parcels zoned as Country Residential One (CR-1) District. Members recommend that roosters not be permitted. Development Officer Lemieux alleviated concerns regarding the amount of chickens that the Applicant proposed to have on site. However, Members requested that Condition 10 be revised to specify hens only.

SE-2-69-6-W6,  
 PLAN 972 4298, LOT 3

MOTION: 17.07.161. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-206 for a Minor Agricultural Pursuit: Chicken Coop and a Shed within SE-2-69-6-W6, Plan 972 4298, Lot 3, 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 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 meet the minimum setback requirements of:
  - a) 134 feet (41 metres) from the right-of-way of a district road;
  - b) 50 feet (15 metres) from any other property line.
5. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, including but not limited to the following:
  - a) Building Permit;
  - b) Electrical Permit.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

8. The owner/developer shall provide adequate measures for the disposal of animal wastes to the satisfaction of the Development Authority.
9. The owner/developer shall provide adequate fencing and/or buffering to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties.
10. Livestock shall be limited to no more than 150 hens.

CARRIED

**8.9 D17-210 / D & J ISLEY AND SONS CONTRACTING LTD. / WEYERHAEUSER COMPANY LIMITED / 25 PERSON WORK CAMP / NW-22-62-4-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-210. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for a 25 Person Work Camp within NW-22-62-4-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 0.65 hectare ± (1.16 acre) lease and would be utilized to support logging operations in the area.

Municipal Planning Commission discussed the following:

- When asked about the estimated project cost, Development Officer Lemieux explained that the quality of the Work Camp necessitated increased costs in comparison to Development Permit application D17-204, which had been reviewed previously.

NW-22-62-4-W6

MOTION: 17.07.162. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-210 for a 25 Person Work Camp within NW-22-62-4-W6, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

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

4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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. If a renewal has lapsed or the development permit expires, a new development permit application is required for continuance of the use.

CARRIED

**8.10 D17-211 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 2500 HP COMPRESSOR AND 100 FOOT COMMUNICATION TOWER / 16-21-63-4-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-211. The application was received on June 29, 2017, and had been endorsed by the Applicant and Landowner for 2500 HP Compressor and 100 Foot Communication Tower within 16-21-63-4-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.636 hectare ± (4.04 acre) lease and had been utilized as an existing multi-well gas battery.

No comments or questions were noted from Municipal Planning Commission.

16-21-63-4-W6

MOTION: 17.07.163. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-211 for a 2500 HP Compressor and 100 Foot Communication Tower within 16-21-63-4-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 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) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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

**8.11 D17-212 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / TWO (2) ADDITIONAL COMPRESSORS TOTALING 4890 HP / 2-31-63-4-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-212. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for Two (2) Compressors within 2-31-63-4-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 2.513 hectare ± (6.21 acre) lease and had been utilized as an existing multi-well gas battery.

Municipal Planning Commission discussed the following:

- Members asked for clarification on the size of Compressors being added to the site. Development Officer Lemieux stated that each Compressor had been 2445 HP, totaling 4890 HP.

2-31-63-4-W6

MOTION: 17.07.164. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-212 for a Two (2) Additional Compressors Totaling 4890 HP within 2-31-63-4-W6, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Energy Regulator;
  - b) Alberta Environment and Parks.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, including but not limited to the following:
  - a) Building Permit;



- b) Electrical Permit;
  - c) Gas Inspection Permit;
  - d) Provincial Plumbing Permit;
  - e) Fire Inspection Permit;
  - f) Boiler Inspection Permit;
  - g) Safety Inspection Permit; and
  - h) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
  6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
  7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
  8. Deleterious materials must not be allowed to enter any watercourse.
  9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

**8.12 D17-213 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / TWO (2) 2500 HP COMPRESSORS AND 120 FOOT COMMUNICATION TOWER / 8-7-63-4-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-213. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for Two (2) Compressors and a 120 Foot Communication Tower within 8-7-63-4-W6 in the Kakwa area, Ward 8.

Member Urness vacated the meeting at 9:50 a.m.

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 5.05 hectare ± (12.48 acre) lease and had been utilized as an existing well site.

Mr. Dave Schooley (Dragos Energy Ltd.) entered the meeting at 9:52 a.m.

Municipal Planning Commission discussed the following:

- Members were concerned that only the Compressors and Communication Tower had been specified in the motion. They wondered if the developer would receive a fee for commencing without a valid development if they later learned that other facets of the development that had not been

specified in Development Permit application D17-213 had, in fact, required a valid Development Permit.

Member Urness re-entered the meeting at 9:55 a.m.

- Manager Rosson stated that in accordance with the Oil and Gas Conservation Act, many portions of a multi-well site (for example, battery, flare stacks, separators, disposal well pumps, etc.) were incidental to the operation of a pipeline and had been exempt from requiring a valid Development Permit.

8-7-63-4-W6

MOTION: 17.07.165. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-213 for Two (2) 2500 HP Compressors and 120 Foot Communication Tower within 8-7-63-4-W6, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Energy Regulator;
  - b) Alberta Environment and Parks;
  - c) Industry Canada;
  - d) Transport Canada.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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

Chair Dale Smith recessed the meeting at 9:59 a.m.

Chair Dale Smith reconvened the meeting at 10:07 a.m.

Member Hay was not present.

Development Officer Dixon was not present.

Development Technician Soucy was not present.

#### **4.2 D17-209 / DRAGOS ENERGY CORPORATION / RICHARD RITTER / WASTE MANAGEMENT FACILITY / 2-17-66-21-W5 / LITTLE SMOKY AREA**

Member Hay re-entered the meeting 10:08 a.m.

Development Officer Dixon re-entered the meeting 10:08 a.m.

Development Technician Soucy re-entered the meeting 10:08 a.m.

Development Officer Dixon presented an overview of Development Permit application D17-209. The application was received on June 27, 2017, and had been endorsed by the Applicant and Landowner for a Waste Management Facility within 2-17-66-21-W5 in the Little Smoky area, Ward 2.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Industrial (I) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 1.44 hectare ± (3.56 acre) lease, which had been rezoned to Industrial (I) District under Bylaw 17-781 on June 13, 2017.
- The application proposed development of a tank farm with a deep disposal well on the leased site. The existing vertical non-producing well located on site at 2800 metres below the surface has been licensed for Class 1B fluids; however, only Class II fluids (produced water) would be accepted until further approvals were received by Alberta Energy Regulator (AER). A tank farm consisting of four (4) 750 gallon barrel tanks with 100 HP injection pump and containment fence would also be located on site.
- An existing approach from Township Road 662 would provide access to the lease. Dragos Energy had applied for installation of a second approach to the site.

- Upgrade of Township Road 662 from the lease to Highway 43, an approximate distance of 1.2 kilometres was required. According to Greenview's Construction and Maintenance Manager, an acceptable design plan for the local road, approaches and the development site would be required by Greenview before any development would proceed.
- Alberta Transportation had no concerns regarding the proposal; however a Traffic Impact Assessment (TIA) had been requested to assess impact on local road network and Provincial Highway 43.
- At the Public Hearing for the re-designation of the parcel on June 13, 2017, neighbouring and adjacent landowners had expressed concerns regarding increased traffic; unfavourable effect on the environment and wildlife habitat; and possible contamination and negative long term effects on the quality and availability of surface and ground water, particularly their local water wells.
- Upon receipt of the development permit application and in accordance with legislation, Greenview had requested that a Preliminary Geotechnical and a Preliminary Hydrogeological Report be provided to address the proposed development and the public's concerns. Administration had also requested a review of the reports by a third party engineering firm in this regard. Review to date had not revealed any concerns with the proposed development.
- Road widening of 5.03 metres along both sides of Township Road 662 was required.

Mr. Dave Schooley spoke as the Applicant. The Applicant stated that since rezoning the parcel to Industrial (I) District, hydrogeological and geotechnical studies had been completed, with further information on soil tests and water samples pending. He stated that Alberta Energy Regulator had required testing once a year; however, the intent of Dragos Energy would be to submit samples every six (6) months. He requested that the road widening be reconsidered as it was a dead-end road and vehicles utilizing the road would have used it to enter the proposed development.

Development Technician Soucy vacated the meeting at 10:15 a.m.

Municipal Planning Commission discussed the following:

- Members commented that there would be some traffic that would go beyond the proposed development to the river; however, it had not been public access.

Development Technician Soucy re-entered the meeting at 10:16 a.m.

Member Delorme vacated the meeting at 10:16 a.m.

- It was noted that the road had required upgrade with regard to slope and drainage; however, it was felt that industrial standards were not required.
- Members asked what measures would be taken to ensure that water wells would not be contaminated. Mr. Schooley responded that permanent monitoring wells would be installed, which would capture migrating water before it would leave the site. Mr. Schooley added that adjacent landowners within a 3 kilometre radius had been notified and water well samples could be taken at the landowner's convenience.

Member Delorme re-entered the meeting at 10:21 a.m.

- Members discussed the condition of the existing road. It was agreed that the existing road would need to be upgraded to meet municipal standards; however, it was felt that upgrade to industrial standards was unnecessary. As a result, Members came to a consensus that Condition 16 regarding the requirements for road upgrade be revised.
- Members discussed the required hydrogeological reports and geotechnical reports. Mr. Schooley stated the hydrogeological report had been finalized. He added that the geotechnical reports focused on soil conditions, ability to be compacted and friction. He added that rig mats or pumpjack bases would be utilized to avoid soil impact. He further stated that the tanks would be lined and there would be a containment liner between the tank and the surface.

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

#### **8.8 D17-209 / DRAGOS ENERGY CORPORATION / RICHARD RITTER / WASTE MANAGEMENT FACILITY / 2-17-66-21-W5 / LITTLE SMOKY AREA**

Development Officer Dixon previously presented an overview of Development Permit application D17-209. The application was received on June 27, 2017, and had been endorsed by the Applicant and Landowner for a Waste Management Facility within 2-17-66-21-W5 in the Little Smoky area, Ward 2.

Municipal Planning Commission discussed the following:

- Members had concerns regarding road upgrade requirements. Development Officer Dixon stated that road requirements would be stipulated at the time Dragos Energy entered into the required Developer's Agreement with Greenview.
- It was recommended to revise Condition 18 as it had implied that there would be storm water runoff when, in fact, storm water runoff was required to be contained.

2-17-66-21-W5

MOTION: 17.07.166. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission **APPROVE** Development Permit application D17-209 for a Waste Management Facility within 2-17-66-21-W5, subject to review of the Hydrogeology and Geotechnical Reports by a qualified third party and receipt of satisfactory comments confirming the reports support the development of the Waste Management Facility, 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) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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. The owner/developer must meet the minimum setback requirements of:
  - a) 134 feet (41 metres) from the right-of-way of a district road;
  - b) 50 feet (15 metres) from any other property line.
6. No further development or construction is allowed without an approved development permit from Greenview.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
8. Deleterious materials must not be allowed to enter any watercourse.
9. Reclamation must be done to the satisfaction of Greenview. Certified Seed must be used.
10. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.
11. Emergency response plans may be required where the development involves the production, storage or use of materials that may be hazardous.

12. The owner/developer may be required to demonstrate an adequate water supply exists to provide for firefighting needs. This may be demonstrated by means of pump tests on wells or through the provision of dugouts or other stored water supplies.
13. Dragos Energy Ltd. (Developer) must enter into a Developer's Agreement with Greenview.
14. A Caveat referencing the Developer's Agreement will be registered against title to the within Lands.
15. The owner/developer must enter into a Road Use Agreement with Greenview. Contact Greenview's Operations Manager at 780.524.7602 for further information.
16. The district road and approaches to the lease must be constructed to a 1 metre height and improve existing road drainage at the Developer's expense.
17. 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.
18. Storm water runoff must be contained on site until tested and deemed fit to release.
19. You are located in an agricultural area.

CARRIED

Member Delorme vacated the meeting at 10:45 a.m. and did not re-enter the meeting.

Development Officer Dixon vacated the meeting at 10:45 a.m.

Mr. Dave Schooley vacated the meeting at 10:45 a.m.

**8.13 D17-214 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / TWO (2) 2500 HP COMPRESSORS AND 100 FOOT COMMUNICATION TOWER / 12-14-63-5-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-214. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for Two (2) Compressors and 100 Foot Communication Tower within 12-14-63-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 10.726 hectare ± (26.51 acre) lease and had been utilized as an existing multi-well gas battery.

No comments or questions were noted from Municipal Planning Commission.

12-14-63-5-W6

MOTION: 17.07.167. Moved by: MEMBER BILL SMITH  
That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-214 for a Two (2) 2500 HP Compressors and 100 Foot Communication Tower within 12-14-63-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta 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) in accordance with Alberta Municipal Affairs – Safety Services Branch, including but not limited to the following:
  - a) Building Permit;
  - b) Electrical Permit;
  - c) Gas Inspection Permit;
  - d) Provincial Plumbing Permit;
  - e) Fire Inspection Permit;
  - f) Boiler Inspection Permit;
  - g) Safety Inspection Permit; and
  - h) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
8. Deleterious materials must not be allowed to enter any watercourse.
9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

**8.14 D17-215 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 100 FOOT COMMUNICATION TOWER / N½-11-64-5-W6 / KAKWA AREA**



Development Officer Lemieux presented an overview of Development Permit application D17-215. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within N½-11-64-5-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 2.856 hectare ± (7.06 acre) lease and had been utilized as an existing well site.

No comments or questions were noted from Municipal Planning Commission.

N½-11-64-5-W6

MOTION: 17.07.168. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-215 for a 100 Foot Communication Tower within N½-11-64-5-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) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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. 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 the Greenview. Certified seed must be used.

CARRIED

**8.15 D17-216 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 100 FOOT COMMUNICATION TOWER / NE-9-65-5-W6 / BILBO AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-216. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within NE-9-65-5-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 7.771 hectare ± (19.20 acre) lease and had been utilized as an existing storage site.

No comments or questions were noted from Municipal Planning Commission.

NE-9-65-5-W6

MOTION: 17.07.169. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-216 for a 100 Foot Communication Tower within NE-9-65-5-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) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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. 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 the Greenview. Certified seed must be used.

CARRIED

**8.16 D17-217 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 100 FOOT COMMUNICATION TOWER / 8-22-63-5-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-217. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 8-22-63-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 3.99 hectare ± (9.86 acre) lease and had been utilized as an existing multi-well gas battery.

No comments or questions were noted from Municipal Planning Commission.

8-22-63-5-W6

MOTION: 17.07.170. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-217 for a 100 Foot Communication Tower within 8-22-63-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Environment and Parks;
  - b) Industry Canada;
  - c) Transport Canada.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, including but not limited to the following:
  - a) Building Permit;
  - b) Electrical Permit.
5. No further development or construction is allowed without an approved development permit Greenview.
6. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

**8.17 D17-218 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 100 FOOT COMMUNICATION TOWER / 3-21-63-5-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-218. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 3-21-63-5-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 3.21 hectare ± (7.93 acre) lease and had been utilized as an existing multi-well gas battery.

No comments or questions were noted from Municipal Planning Commission.

3-21-63-5-W6

MOTION: 17.07.171. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-218 for a 100 Foot Communication Tower within 3-21-63-5-W6, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Environment and Parks;
  - b) Industry Canada;
  - c) Transport Canada.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, including but not limited to the following:
  - a) Building Permit;
  - b) Electrical Permit.
5. No further development or construction is allowed without an approved development permit Greenview.
6. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

**8.18 D17-219 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 100 FOOT COMMUNICATION TOWER / 13-9-63-4-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-219. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 13-9-63-4-W6 in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 3.891 hectare ± (9.61 acre) lease and had been utilized as an existing multi-well gas battery.

No comments or questions were noted from Municipal Planning Commission.

13-9-63-4-W6

MOTION: 17.07.172. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-219 for a 100 Foot Communication Tower within 13-9-63-4-W6, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Environment and Parks;
  - b) Industry Canada;
  - c) Transport Canada.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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 D17-220 / PEACE COUNTRY LAND LTD. / CHEVRON CANADA LIMITED / PERMANENT 4 PERSON WORK CAMP / SW-32-62-23-W5 / WASKAHIGAN AREA**

Development Officer Leurebourg presented an overview of Development Permit application D17-220. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for a 4 Person Work Camp within SW-32-62-23-W5 in the Waskahigan 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 would be utilized to support development of a gas plant.

No comments or questions were noted from Municipal Planning Commission.

SW-32-62-23-W5

MOTION: 17.07.173. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-220 for a 4 Person Work Camp within SW-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; and
  - b) Alberta Health Services.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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. 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. If a renewal has lapsed or the development permit expires, a new development permit application is required for continuance of the use.

7. Reclamation of work/open camps must be to a standard satisfactory to Greenview. The following standards shall apply to the reclamation of work camp sites:
  - a) All garbage, building materials and equipment must be removed from the site;
  - b) The site must be adequately leveled and re-contoured;
  - c) The developers of a work camp site will be responsible for weed control on the site for the duration of the location of the camp and for as long a period as any weed infestation, attributable to the operator, remains uncontrolled; and
  - d) All disturbed areas must be seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to the Agricultural Fieldman for Greenview. Contact Greenview's Agricultural Fieldman, at 780.524.7602 for further information.
8. Deleterious materials must not be allowed to enter any watercourse.
9. 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 D17-221 / TRILOGY RESOURCES LTD. / 600 HP COMPRESSOR REPLACEMENT / 7-5-62-16-W5 / CHICKADEE AREA**

Development Officer Leurebourg presented an overview of Development Permit application D17-221. The application was received on June 29, 2017, and had been endorsed by the Applicant and Landowner for a 600 HP Compressor within 7-5-62-16-W5 in the Chickadee 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 1.54 hectare ± (3.81 acre) lease and had been utilized as an existing well site.

Municipal Planning Commission discussed the following:

- It was noted that the Compressor had been a replacement for a smaller Compressor and questioned if it had been the size of the Compressor that determined the requirement for a valid Development Permit. Development Technician Soucy stated that a valid Development Permit was required for replacement Compressors as well.

Development Officer Dixon re-entered the meeting at 10:51 a.m.

- It was noted that a general time frame of commencement had been indicated on the Development Permit application. In an effort to prevent the Applicant from being requested to pay a fee for commencing without a valid Development Permit, Members asked if a specific date was not required for seasonal activity. Development Technician Soucy responded that a start date had been requested but had not been noted on the Development Permit application.

7-5-62-16-W5

MOTION: 17.07.174. Moved by: MEMBER LES URNESS  
That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-221 for a 600 HP Compressor within 7-5-62-16-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) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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 site.

CARRIED



**8.21 D17-222 / STEVE PETERS / GARAGE / SE-8-71-23-W5, PLAN 3978KS, BLOCK 1, LOT 20 / SANDY BAY AREA**

Development Officer Dixon presented an overview of Development Permit application D17-222. The application was received on June 29, 2017, and had been endorsed by the Applicant and Landowner for a 34 foot by 30 foot detached Garage with Setback Variance within SE-8-71-23-W5, Plan 3978KS, Block 1, Lot 20 in the Sandy Bay area, Ward 5.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Country Residential Two (CR-2) District.
- The proposed development was a lot separated from Sturgeon Lake by the internal road.
- In 2016, the Applicant had constructed a new home and had met all setback requirements. The Applicant now proposed to construct a garage at the rear of the lot, which required a setback relaxation from 3 metres (10 feet) to 1.5 metres (4.9 feet) on the east side yard. As well, a setback relaxation of 15 metres (25 feet) was required on the rear boundary, which had backed Greenview's right-of-way. The adjacent landowner to the east had consented to the setback relaxations.

Municipal Planning Commission discussed the following:

- Members asked what percentage of the lot would be permitted to be hard surfaced in the proposed Land Use Bylaw. Development Officer Dixon stated that the maximum parcel coverage (all buildings) for a Country Residential Two (CR-2) was 45 per cent. The two (2) buildings would constitute approximately 27 per cent lot coverage.
- Members asked whether the shop could be downsized or its location adjusted. Development Officer Dixon stated that the location could not be adjusted and that the setback variance requested to 1.5 metres (4.9 feet) for an accessory building within Country Residential Two (CR-2) District would comply with the proposed Land Use Bylaw.

Member Rutt vacated the meeting at 11:06 a.m.

SE-8-71-23-W5,  
PLAN 3978KS, BLOCK 1,  
LOT 20

MOTION: 17.07.175. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-222 for a 34 foot by 30 foot Garage with Setback Variance within SE-8-71-23-W5, Plan 3978KS Block 1, Lot 20, 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) in accordance with Alberta Municipal Affairs – Safety Services Branch, including but not limited to the following:
  - a) Building Permit;
  - b) Electrical Permit;
  - c) Gas Inspection Permit.
4. The owner/developer must meet the minimum setback requirements of:
  - a) 25 feet (7.6 metres) from the internal subdivision road;
  - b) 10 feet (3.0 metres) from the west side property line and a relaxation be granted to 4.9 feet (1.5 metres) from the east side property line and from the rear property line.
5. Deleterious materials must not be allowed to enter any watercourse.
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

**8.22 D17-223 / DALE WIEBE AND DIANE WIEBE / GARAGE / NE-10-71-26-W5, PLAN 892 2522, LOT 1 / RIDGEVALLEY AREA**

Development Officer Dixon presented an overview of Development Permit application D17-223. The application was received on June 20, 2017, and had been endorsed by the Applicant and Landowner for a 25 foot by 26 foot attached Garage with Setback Variance within NE-10-71-26-W5, Plan 892 2522, Lot 1 in the Ridgevalley area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Country Residential One (CR-1) District.
- The proposed development was located on a 1.914 hectare ± (4.73 acre) triangular lot adjacent to Range Road 262 (Ridgevalley Road).
- The proposed garage would have a setback of 2.0 metres ± (6.0 feet) from the existing residence, which was located 33.0 metres ± (108.26 feet) from Range Road 262. The garage would replace an existing garage located on the south end of the residence. Placement of the new garage required a setback relaxation from 41 metres (134 feet) to 35.0 metres (114.8 feet) from the Range Road 262.

Member Rutt re-entered the meeting at 11:08 a.m.

No comments or questions were noted from Municipal Planning Commission.

NE-10-71-26-W5,  
 PLAN 892 2522, LOT 1

MOTION: 17.07.176. Moved by: MEMBER TOM BURTON  
 That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-223 for a 25 foot by 26 foot Garage with Setback Variance within NE-10-71-26-W5, Plan 892 2522, Lot 1, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, including but not limited to the following:
  - a) Building Permit;
  - b) Electrical Permit;
  - c) Gas Inspection Permit.
4. The owner/developer must meet the minimum setback requirements of:
  - a) A relaxation be granted to 35.0 metres (114.8 feet) from the district road;
  - b) 15 metres (50 feet) from all other property lines.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

**8.23 D17-225 / NUVISTA ENERGY LTD. / WATER RESERVOIR / SE-2-68-7-W6 / GOLD CREEK AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-225. The application was received on June 29, 2017, and had been endorsed by the Applicant and Landowner for a Water Reservoir within SE-2-68-7-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 14.45 hectare ± (35.71 acre) vacant lease.

Municipal Planning Commission discussed the following:

- Members asked how the Development Permit Fee had been determined as the estimated completion cost had not been indicated on the Development Permit application. Development Technician Soucy stated that she had spoken with the Applicant regarding the estimated completion cost, which had determined the Development Application Fee.

SE-2-68-7-W6

MOTION: 17.07.177. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-225 for a Water Reservoir within SE-2-68-7-W6, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Environment and Parks.
4. No further development or construction is allowed without an approved development permit Greenview.
5. Reclamation must be done to the satisfaction of the Greenview. Certified seed must be used.
6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
7. Deleterious materials must not be allowed to enter any watercourse.

CARRIED

**8.24 D17-226 / RIGHT CHOICE CAMPS & CATERING LTD. / COMPASS GROUP CANADA LTD. GROUPE COMPASS CANADA / 532 PERSON WORK CAMP / NW-5-64-1-W6 / LATORNELL AREA**

Development Officer Dixon presented an overview of Development Permit application D17-226. The application was received on June 20, 2017, and had been endorsed by the Applicant and Landowner for a 532 Person Work Camp within NW-5-64-1-W6 in the Latornell 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 an 8.16 hectare ± (20.16 acre) lease and would be utilized to support oil and gas industry in the area.

Municipal Planning Commission discussed the following:

- Members asked where the Work Camp had been situated. Development Technician Soucy stated that it was located on Kilometre 4 on 4000 Road and added that there had been no development at the time of site inspection.
- Manager Rosson informed Members that it was an Open Camp, which would be utilized by several oil and gas companies.

NW-5-64-1-W6

MOTION: 17.07.178. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-226 for a 532 Person Work Camp within NW-5-64-1-W6, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Environment and Parks; and
  - b) Alberta Health Services.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, 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. If a renewal has lapsed or the development permit expires, a new development permit application is required for continuance of the use.

CARRIED

**8.25 D17-230 / WILLIAM ROGAN AND BRENDA ROGAN / BOYD LAKESHORE PROPERTIES / CABIN REPLACEMENT / NE-27-70-24-W5 / BOYD'S LAKESHORE AREA**

Development Officer Dixon presented an overview of Development Permit application D17-230. The application was received on July 4, 2017, and had been endorsed by the Applicant and Landowner for a Single Family Residence with Setback Variance within NE-27-70-24-W5 in the Boyd's Lakeshore Properties area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Agriculture (A) District.
- The proposed lakeside residence would replace the existing cabin on Lot 14, which required a setback relaxation from 91 metres (300 feet) to 16.0 metres (52.5 feet) from the shoreline of Sturgeon Lake. Boyd Lakeshore Properties and the adjacent landowner were in favour of the development.

Municipal Planning Commission discussed the following:

- Members asked how far back cabins could be placed on these leased lots. Development Officer Dixon responded that there was a road at the rear of the lots.

Member Urness vacated the meeting at 11:15 a.m.

- Members asked about the minimum distance from the lake that cabins had been permitted. Manager Rosson stated that she would provide information; however, she pointed out that there were 53 existing cabins and all were in close proximity to the lake.

Member Urness re-entered the meeting at 11:17 a.m.

- It was suggested that new or replacement cabins should require a specific setback from the lake. It was pointed out the new residence would be situated further back from the lake than the existing residence. It was also noted that all the existing structures in the Boyd's Lakeshore development did not meet the current setback requirements of 90 metres (300 feet) from the lake. The lots had never been subdivided but were held by individual shareholder's lease.

NE-27-70-24-W5

MOTION: 17.07.179. Moved by: MEMBER TOM BURTON  
That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-230 for a Single Family Residence with Setback Variance within NE-27-70-24-W5, as per the conditions of approval attached hereto as Schedule 'A':

**Subject to the following conditions:**

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, including but not limited to the following:
  - a) Building Permit;
  - b) Electrical Permit;
  - c) Gas Inspection Permit;
  - d) Provincial Plumbing Permit; and
  - e) Provincial Private Sewage System Permit.
4. The owner/developer must meet the minimum setback requirements of:
  - a) Setback relaxation hereby granted to 52.5 feet (16.0 metres) from the shoreline of Sturgeon Lake; and
  - b) 50 feet (15 metres) from any other property line.
5. In accordance with Section 6.2.12 of the Sturgeon Lake Area Structure Plan (SLASP), any existing treed/vegetation buffer shall be left in its natural state a minimum width of 91 metres (300 feet) from the shoreline of Sturgeon Lake.
6. A holding tank must be installed for sewage disposal.
7. Deleterious materials must not be allowed to enter any watercourse.

- 8. No further development or construction is allowed without an approved development permit from Greenview.
- 9. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

**8.1 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**

Municipal Planning Commission discussed the following:

- As the Delegation had not been present, Members made a recommendation to table Development Permit application D17-172.

NW-3-67-21-W5

MOTION: 17.07.180. 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.

CARRIED

#9  
MEMBERS' BUSINESS

**9.0 MEMBERS' BUSINESS**

**MEMBER BILL SMITH:**

Member Bill Smith asked about the amount of vehicles permitted on a vacant parcel of land according to Greenview's current Land Use Bylaw. Manager Rosson stated that there had been no maximum amount stipulated. Member Smith made Administration and Members aware of a Landowner who had been encroaching onto the Landowner's acreage and agricultural land with the number of vehicles onsite.

**MEMBER RUTT:**

At the DeBolt Ratepayers' BBQ on July 11, 2017, Member Rutt had been approached by Landowners who had been concerned about the appearance of Ridgevalley Road as it intersected with Highway 43. She stated that the Landowners had expressed keen interest in looking after it. Members confirmed that portion of the road was maintained by Alberta Transportation.

**MEMBER BURTON:**

Member Burton suggested that an overview map indicating the location of an Application within Greenview be provided in the Agenda Package or during the Municipal Planning Commission meeting.



ADOPTED

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July 12, 2017

#10  
DATE OF NEXT MEETING

**10.0 DATE OF NEXT MEETING**  
Wednesday, September 13, 2017

#11  
ADJOURNMENT

**11.0 ADJOURNMENT**

MOTION: 17.07.181. Moved by: MEMBER ROXIE RUTT  
That this meeting adjourn at 11:33 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.