

ADOPTED

Minutes of a
REGULAR MUNICIPAL PLANNING COMMISSION MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Wednesday, September 13, 2017

#1 CALL TO ORDER Chair Dale Smith called the meeting to order at 9:01 a.m.

PRESENT

Chair	Dale Smith
Vice-Chair	Tom Burton
Member	Dale Gervais
Member	Dave Hay
Member	Roxie Rutt
Member	Bill Smith
Member	Les Urness

ATTENDING

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

GUESTS

Arron Bartlett (D17-207)
Dave Schooley, Dragos Energy (D17-209)
John Wirth (S17-017)

ABSENT

Member	George Delorme
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#2 AGENDA

MOTION: 17.09.182. Moved by: MEMBER DAVE HAY
That the September 13, 2017, agenda be adopted with the following changes:

- 4.1 – A17-003 / BRIAN MOORE AND CHERYL HAUGLAND / SW-20-72-26-W5 / AGRICULTURE (A) DISTRICT TO COUNTRY RESIDENTIAL ONE (CR-1) DISTRICT / DEBOLT AREA – Delegation was not present.
- 4.2 – D17-207 / ARRON BARTLETT / ARRON BARTLETT / MAJOR HOME OCCUPATION: ALTRAX CONTRACTING LTD. / SE-2-69-6-W6, PLAN 972 4298, LOT 3 / GROVEDALE AREA – Delegation
- 4.3 – D17-209 / DRAGOS ENERGY CORPORATION / RICHARD RITTER / WASTE MANAGEMENT FACILITY / 2-17-66-21-W5 / LITTLE SMOKY AREA – Delegation
- 4.4 – S17-017 / JOHN WIRTH AND DENISE G WIRTH / NW-19-70-21-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA – Delegation
- 8.23 – D17-280 / MARIEANNE MCCULLOUGH / MINOR AGRICULTURAL PURSUIT / NW-22-69-8-W6, PLAN 982 5734, BLOCK 4, LOTS 1 AND 2 / ASPEN GROVE AREA – Addition of Request for Decision

CARRIED

#3.1
REGULAR MUNICIPAL
PLANNING COMMISSION
MEETING MINUTES

MOTION: 17.09.183. Moved by: MEMBER ROXIE RUTT
That the Minutes of the Regular Municipal Planning Commission Meeting held on July 12, 2017, be adopted as presented.

CARRIED

#3.2
BUSINESS ARISING
FROM MINUTES

3.2 BUSINESS ARISING FROM MINUTES

Manager Rosson noted that Development Permit application D17-172, which had been tabled at the July 12, 2017, Municipal Planning Commission meeting, had been included in the Agenda for September 13, 2017.

#4
DELEGATIONS

4.0 DELEGATIONS

#4.2
DELEGATION

4.2 D17-207 / ARRON BARTLETT / MAJOR HOME OCCUPATION: ALTRAX CONTRACTING LTD. / SE-2-69-6-W6, PLAN 972 4298, LOT 3 / GROVEDALE AREA

Manager Rosson presented an overview of Development Permit application D17-207. The application was received on June 27, 2017, and had been endorsed by the Applicant and Landowner for a Major Home Occupation: Altrax Contracting Ltd. within SE-2-69-6-W6, Plan 972 4298, Lot 3 in the Grovedale area, Ward 8.

Manager Rosson presented additional information as follows:

- The proposed development was considered a discretionary use within Country Residential One (CR-1) District.
- The purpose of this application was to use an existing residential yard site as a major home occupation, which would include the operation of a road maintenance business.
- The operation would employ one (1) full time employee, one (1) part-time employee and two (2) seasonal employees. The number of employees exceeded the number of employees allowed under Greenview’s Land Use Bylaw 03-396, Section 9.8, which stated that no more than one (1) person other than the occupants of the principal on-site residential building shall be employed in the business.
- Equipment to operate the business included two (2) graders, two (2) tractors and one (1) skid steer.
- Development Permit application D17-207 had been circulated to landowners within 800 metres of the proposed development for comment. Responses had been provided for the Commission’s review and consideration.

Mr. Arron Bartlett spoke as the Applicant. The Applicant had provided background information regarding the operation; which had included the history of the property, the scope of the work for winter and summer operations, explanation of shifts and vehicle usage, the number of staff employed and fuel storage. He added

that there had been no concerns expressed prior to 2015 and that he had resided on the property for 17 years. Mr. Bartlett addressed the concerns raised by an adjacent landowner regarding traffic and noise. He stated that he had requested comments from other adjacent landowners regarding noise, traffic and equipment concerns; no concerns were received. Mr. Bartlett voiced concerns regarding the number of employees permitted and he requested a variation to the condition.

Municipal Planning Commission discussed the following:

- Members asked whether there had been other businesses along Range Road 60A. Mr. Bartlett stated that there were approximately ten (10) residences to the north; only one (1) of which may have operated a business.
- Members asked for clarification as to the location of the residence, shop and co-op on the parcel. Mr. Bartlett had pointed out the existing buildings. He further stated that the remainder of the parcel consisted of a treed area.

Adjacent Landowner, Mr. Neil Thiessen, had been present to voice his opposition to the Development Permit application. Mr. Thiessen felt that an operation of this nature should not be permitted in an area where all the lots are zoned Country Residential One (CR-1) District. He stated that the amount of noise created by the operation and personal noise had not been conducive to a quiet, country residence, which they had purchased in 1997 as a retirement property.

- Members indicated that there were discretionary uses that arose within all districts; however, Mr. Thiessen had not agreed that this type of use should have been permitted within the Country Residential One (CR-1) District.
- Comments were made regarding other properties with similar uses that had affected adjacent landowners negatively. Further, Members questioned the size of the shop that had been permitted. Manager Rosson stated that there was no size restriction for shops in Country Residential One (CR-1) District according to the current Land Use Bylaw.
- Members asked for clarification on the size of the lots in that area. Manager Rosson stated that each lot had been approximately eight (8) to nine (9) acres in size.
- Mr. Bartlett responded to the Mr. Thiessen's concerns; he reiterated that, although he had owned four (4) graders, only two (2) were used at one time. As well, he found that the neighbour had included the noise that had arisen upon assisting friends in the shop or hosting visitors with any noise that had arisen from the operation. Back-up alarms on the graders had been turned off within a specified radius around the property.

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

#4.3
DELEGATION

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

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 permit had been approved at the July 12, 2017 MPC meeting, subject to review of the Hydrogeology and Geotechnical Reports by a qualified third party and receipt of satisfactory comments confirming the reports supported the development of the Waste Management Facility. Greenview's legal counsel advised that only Municipal Planning Commission could remove the condition as it had not specifically directed administration to do so.
- In accordance with legislation, Greenview had requested that Dragos Energy provide the required reports to address the proposed development, to address concerns of adjacent landowners and to ensure that the development would not negatively affect the surrounding surface and groundwater. The Geotechnical Report (prepared by Parkland Geo) and Hydrogeological Report (prepared by AltaTech) were provided to Administration. Upon receipt of the reports, Administration had requested a further review of the reports by two (2) third party engineering firms (Helix Engineering and Associated Engineering). Comments received from these two (2) firms were referred back to ParklandGeo and AltaTech; clarification was provided. The Final Geotechnical and Hydrogeological Reports were received and reviewed internally by Greenview.
- At Greenview's suggestion and to address adjacent landowners' concerns, a satisfactory Well Water Baseline Study Plan, which had involved sampling the four (4) site monitoring wells and 18 residential groundwater wells within a 3.0 kilometre radius of the lease in advance of operation of the development was provided by Dragos Energy. Further, the Annual Monitoring Well Plan provided that the four (4) site groundwater wells would be sampled twice per year. Additionally, the two (2) nearest wells and additional wells within a 2.0 kilometre radius would be sampled once per year for the first two (2) years. The data would be compiled and analyzed to determine any potential onsite releases. An annual report of monitoring results and findings would be submitted to Alberta Energy Regulator (AER) and Greenview.

- Review of all reports by external firms and internal departments had supported the proposed development on the lease.
- Background of the proposed development had been previously provided:
 - 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 meter below the surface had been licensed for Class 1B fluids; however, the facility could only accept Class II fluids (produced water) until further approvals had been 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 Manager, Construction and Maintenance, 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 to Industrial (I) District 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.

Mr. Dave Schooley spoke as the Applicant. The Applicant stated that he had received verbal approval from Greenview that the reports he had been required to submit were satisfactory.

Mr. Bartlett vacated the meeting at 9:45 a.m.

Mr. Schooley continued stating that sampling of wells within a three (3) kilometre radius would be initiated upon approval of the Development Permit application.

Municipal Planning Commission discussed the following:

- Members had questions about the well water monitoring plan. Mr. Schooley responded that the well water monitoring plan would take place in two (2)

phases. Firstly, testing of wells of 18 residents would determine a baseline prior to construction and operation. The second phase would consist of utilizing four (4) onsite monitoring wells for continual monitoring within a 2.0 kilometre radius for the following two (2) years. He added that the monitoring plans had been over and above the requirements of Alberta Energy Regulator.

- Members had expressed concerns that had been raised by adjacent landowners. Mr. Schooley indicated that annual monitoring reports would be submitted to Alberta Energy Regulator, Greenview and local residents.
- As wells did not have an infinite lifespan, Members asked how Dragos would be able to determine what activity had affected the well. Mr. Schooley agreed that it would be difficult to determine; however, Dragos Energy would be committed to monitoring the wells, particularly with regard to contamination.

Mr. Bartlett re-entered the meeting at 9:49 a.m.

- Members asked about the depth of the four (4) monitoring wells that would be onsite. Mr. Schooley stated that three (3) were shallow wells; however all had been designed to provide evidence of contamination on surface water, as well as a breach.
- Mr. Schooley had questioned whether the Development Agreement could have been dealt with separately from the Development Permit application, specifically due to the requirements of road upgrade. Manager Rosson explained that the Development Agreement was a condition of approval for the Development Permit application.
- Members thanked Mr. Schooley for working with adjacent landowners in the testing and monitoring of their wells.

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

4.4 S17-017 / JOHN WIRTH AND DENISE G WIRTH / NW-19-70-21-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA

Development Officer Leurebourg presented an overview of proposed Subdivision application S17-017. The application was for an 8.07 hectare ± (19.94 acre) parcel within NW-19-70-21-W5 in the Valleyview area, Ward 3.

Development Officer Leurebourg presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District. There was an existing 76 by 40 foot shop and a water well located on the lot.

- The reason for proposing an oversized parcel had been to include the existing buildings, yard site, dugout and a future residence on the site
- There was an existing approach to the proposed subdivision from Highway 669. A new approach to the balance of the quarter was required to be constructed by Greenview. The applicant proposed to have the new approach constructed in the road allowance off the short road to the northwest of the quarter.
- Greenview's Manager, Construction and Maintenance, had noted that the road would need to be extended to accommodate the requirement of the approach to be located 30 metres from the property line, in accordance with the Municipal Servicing Standards.
- Road widening of 5.03 metres was required along the undeveloped road allowance on the west boundary of the quarter with a 10 metre by 10 metre corner cut where it had intersected Highway 669.
- Due to the proximity to Highway 669, Alberta Transportation had required a dedication of a 30 metre wide service road right-of-way across the entire highway frontage of the proposed parcel. As a result, any subsequent development within this subdivision would be required to meet the 7.5 metre service road setback requirement.

Mr. John Wirth spoke as the Applicant. The Applicant explained the reason for proposing on over-sized parcel.

Mr. Thiessen vacated the meeting at 10:00 a.m.

Mr. Wirth stated that the reason for an oversized parcel had been to accommodate the existing well, pump-out sewage system and shop. As well, that parcel of land had electrical facilities in place; therefore, it had been a practical location for a new residence.

Mr. Thiessen re-entered the meeting 10:02 a.m.

Municipal Planning Commission discussed the following:

- Members asked for clarification on sewage regulations. In accordance with Alberta's sewage regulations, Manager Rosson stated that a pump-out system had required a 45 metre setback from a water source.
- Members discussed the approaches to the parcel. Manager Rosson stated that Alberta Transportation had required a second approach to the balance of the quarter as well as 30 metre right-of-way to be registered against the title. Development Officer Leurebourg additionally stated the road allowance would require to be extended 30 metres, which would relocate the approach 30 metres further south than proposed.

- There was concern regarding an oversized parcel as the current Land Use Bylaw had allowed for ten (10) acre parcels and there had not seemed to be a valid reason for increasing the size for this proposal.
- When asked whether the tree area would be arable, Mr. Wirth stated that it was likely arable; however, a bluff of trees was a favourable feature.

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

Chair Dale Smith recessed the meeting at 10:11 a.m.

Chair Dale Smith reconvened the meeting at 10:24 a.m. Member Gervais was not present.

#5
LAND USE
AMENDMENTS

5.0 LAND USE AMENDMENT APPLICATIONS

5.1 A17-003 / BRIAN MOORE AND CHERYL HAUGLAND / SW-20-72-26-W5 / AGRICULTURE (A) DISTRICT TO COUNTRY RESIDENTIAL ONE (CR-1) DISTRICT / DEBOLT AREA

Development Officer Dixon presented an overview of proposed Land Use Amendment application A17-003. The application proposed to rezone 5.89 hectares \pm (14.55 acres) from Agriculture (A) District to Country Residential One (CR-1) District within SW-20-72-26-W5 in the DeBolt area, Ward 6.

Member Gervais re-entered the meeting at 10:26 a.m.

Development Officer Dixon provided additional information as follows:

- The proposed area encompassed the Landowner's residence and yard site as well as an existing driveway. The Landowner had proposed to relocate the pump-out to the treed area south of the residence, in accordance with provincial setback requirements. The proposed rezoning would allow for subsequent subdivision and development of a residential parcel.
- Because of the existing development and treed area, the proposed lot was not considered 'Better Agricultural Land' in accordance with the Municipal Development Plan. Due to the configuration of the existing driveway and building site, the lot could not be reduced to meet the maximum 4.04 hectares \pm (10.0 acre) size required of a Country Residential One (CR-1) District parcel in Greenview's Land Use Bylaw. As a result, a variance of the maximum parcel size had been recommended by staff by removal of the treed buffer to the north to reduce the parcel by approximately 1.01 hectares \pm (2.50 acres), bringing the parcel size closer to the maximum 4.04

hectare ± (10.0 acres) permitted. The Landowner requested to retain the treed buffer because of the benefit to the existing yard site.

- There was an existing approach to the proposed parcel from Range Road 265. An approach to the balance had been proposed along the north end of the quarter along Range Road 265.
- Road widening of 5.03 metres would be required along Range Road 265 at the time of subdivision.

Municipal Planning Commission discussed the following:

- Due to the existing development and the fact that better agricultural land would not have been affected, Members agreed to an oversized parcel.

SW-20-72-26-W5

MOTION: 17.09.184. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) recommend that Council **APPROVE** Land Use Amendment Application A17-003 to re-designate a 5.89 hectare ± (14.55 acre) parcel from Agriculture (A) District to Country Residential One (CR-1) District within SW-20-72-26-W5.

CARRIED

#6
 SUBDIVISIONS

6.0 SUBDIVISION APPLICATIONS

6.1 S17-009 / KEVIN HENRY FINSTER AND LOREEA CHARMAYNE FINSTER / NE-33-70-22-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA

Development Officer Leurebourg presented an overview of proposed Subdivision application S17-009. The application was for a 5.36 hectare ± (13.24 acre) parcel within NE-33-70-22-W5 in the Valleyview area, Ward 3.

Development Officer Leurebourg presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District. There had been an existing mobile home, shop, barn and wind shelters on the lot.
- The reason for an oversized parcel had been to include the majority of the buildings currently located on the quarter.
- There was an existing approach to the proposed subdivision. Construction of an approach to the balance of the quarter was required to be installed by Greenview.
- Road widening of 5.03 metres was required along Range Road 223 on the east and the undeveloped road allowance to the north of the quarter, with a 10 metre by 10 metre corner cut at the intersection of Range Road 223 and Highway 669.

Municipal Planning Commission discussed the following:

- Members agreed that road widening should not have been required along the entire quarter as it had been unlikely that the road would be developed further across a major creek (Sturgeon Creek). As well, Members disagreed with the condition of a 10 by 10 metre corner cut at the north end of the undeveloped road allowance. As a result, Members agreed to amend Condition 5 to only include road widening along the parcel frontage.

NE-33-70-22-W5

MOTION: 17.09.185. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Subdivision Application S17-009 within NE-33-70-22-W5, subject to the conditions attached hereto as Schedule 'A' as amended:

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).
6. Pursuant to Section 7(g) of the Subdivision and Development Regulation, the applicant/owner shall ensure the on-site sewage disposal system complies with requirements of the Alberta Private Sewage Disposal Regulations. All sewage systems must be permitted with an authorized accredited agency for Alberta Municipal Affairs, and have a satisfactory inspection report showing it meets the regulations and that the proposed parcel boundaries have been taken into consideration when compliance was considered. All required information can be obtained from Alberta Municipal Affairs (Phone: 1-866-421-6929; Web: www.municipalaffairs.alberta.ca or Email: safety.services@gov.ab.ca).

7. You may be located in the vicinity of an agricultural operation.

CARRIED

6.2 S17-013 / O'NIEL R RIEU AND JUDY L RIEU / NW-8-70-19-W5 / FIRST PARCEL OUT / SUNSET HOUSE AREA

Development Officer Leurebourg presented an overview of proposed Subdivision application S17-013. The application was for a 3.6 hectare ± (8.89 acre) parcel within NW-8-70-19-W5 in the Sunset House area, Ward 4.

Development Officer Leurebourg presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District and was currently a vacant lot.
- There was an existing approach to the balance of the quarter. Construction of an approach to the proposed subdivision was required to be installed by Greenview.
- Road widening of 5.03 metres was required along Township Road 702 to the north and Range Road 195 to the west of the quarter, with a 10 metre by 10 metre corner cut at the intersection of the two range roads.

Municipal Planning Commission discussed the following:

- Members discussed the road on the north boundary of the proposed subdivision. Development Officer Leurebourg stated that the road had been too narrow to meet Greenview standards. Manager Rosson added that the road would require upgrading to residential standards to accommodate the proposed subdivision. It was noted that road upgrade for a Subdivision would have to be at the developer's expense.
- Members asked about setback requirements for the pipeline that crossed the proposed parcel. Development Officer Leurebourg stated that referral notices had been sent to Pembina Pipelines; however, no responses had been received. Members agreed to table the application, pending further information regarding road upgrade.

NW-8-70-19-W5

MOTION: 17.09.186. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **TABLE** Subdivision Application S17-013 within NW-8-70-19-W5, pending further information on road upgrade requirements and response from Pembina Pipelines due to location of pipeline.

CARRIED

6.3 S17-016 / FRANK R. RETZLER AND GWENDOLYN RETZLER / NW-20-70-24-W5 / FIRST PARCEL OUT / COSY COVE AREA

Development Officer Dixon presented an overview of proposed Subdivision application S17-016. The application was for a 1.63 hectare \pm (4.03 acre) parcel within NW-20-70-24-W5 in the Cosy Cove area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The Land Use Bylaw designated this parcel as Agriculture (A) District and the proposal was a vacant first parcel out of the physically severed parcel located on the north side of Highway 43.
- The developable area, which covered approximately 0.08 hectares (0.2 acre), was a triangular area offset from both the north and south boundaries by 41 metres. This had resulted in a distance of about 25 metres to develop in the east area of the proposed lot.
- There were existing approaches to the proposed lot and the balance of the quarter.
- Road widening was unlikely to ever be required adjacent to the undeveloped road allowance as it had already been paved.
- Alberta Transportation granted variance to Section 14 of the Subdivision and Development Regulations considering the nature of the proposal that the However, Alberta Transportation had advised that further subdivision may require an Area Structure Plan.

Municipal Planning Commission discussed the following:

- Further information was required regarding the undeveloped road allowance, construction of approaches on an undeveloped road allowance and an existing lease to cross the road allowance. Members had first moved to approve Subdivision Application S17-016; however, they agreed to table the application, pending further information.

NW-20-70-24-W5

MOTION: 17.09.187. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Subdivision Application S17-016 within NW-20-70-24-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. Any outstanding property taxes are to be paid on the land to be subdivided, or arrangements made which are satisfactory to Greenview.
2. No development, construction or site work is allowed without an approved Development Permit from Greenview.

3. This subdivision must be registered by Descriptive Plan or Plan of Survey. Please ensure that the Alberta Land Surveyor whom you contact fully explains the advantages and disadvantages of a Descriptive Plan versus a Plan of Survey.
4. You may be located in the vicinity of an agricultural operation.

NW-20-70-24-W5

MOTION: 17.09.188. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **TABLE** Subdivision Application S17-016 within NW-20-70-24-W5 pending further information regarding the undeveloped road allowance.

CARRIED

6.4 S17-017 / JOHN WIRTH AND DENISE G WIRTH / NW-19-70-21-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA

Development Officer Leurebourg had previously presented an overview of proposed Subdivision application S17-017. The application was for a 8.07 hectare \pm (19.94 acre) parcel within NW-19-70-21-W5 in the Valleyview area, Ward 3.

Mr. Thiessen vacated the meeting at 10:55 a.m.

Municipal Planning Commission discussed the following:

- It was noted that Municipal Planning was governed by Greenview's current Land Use Bylaw, which had specified a maximum 4.04 hectare (10 acre) parcel size for a First Parcel Out subdivision. Although Greenview had sometimes accommodated applications by allowing variances for existing development, it was commented that that was not the case for this application. However, it was further noted that the proposed Land Use Bylaw would allow for 8.08 hectare (20 acre) parcels.

Mr. Thiessen re-entered the meeting at 10:57 a.m.

NW-19-70-21-W5

MOTION: 17.09.189. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Subdivision Application S17-017 within NW-19-70-21-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 balance of the quarter to be constructed and/or upgraded by Greenview. A non-refundable construction fee of \$2,000.00 per gravel approach / \$2,500.00 per approach relocation or upgrade / \$5,000.00 per paved approach 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 for future road widening to Greenview in accordance with Greenview's Schedule of Fees; or
 - b) Enter into an Acquisition of Land Agreement with Greenview to allow purchase of 5.03 metres for future road widening, to be registered against the balance of the quarter by caveat;
along the balance of the quarter adjacent to the undeveloped road allowance.
6. A Service Road Agreement and Caveat must be entered into with Alberta Transportation for dedication of a 30 metre Service Road right-of-way across the entire highway frontage of the proposed parcel, adjacent and parallel to Highway 669 is required at no cost to the minister. [In this instance the department is willing to accept the service road dedication by caveat].
7. Pursuant to Section 7(g) of the Subdivision and Development Regulation, the applicant/owner shall ensure the on-site sewage disposal system complies with requirements of the Alberta Private Sewage Disposal Regulations. All sewage systems must be permitted with an authorized accredited agency for Alberta Municipal Affairs, and have a satisfactory inspection report showing it meets the regulations and that the proposed parcel boundaries have been taken into consideration when compliance was considered. All required information can be obtained from Alberta Municipal Affairs (Phone: 1-866-421-6929; Web: www.municipalaffairs.alberta.ca or Email: safety.services@gov.ab.ca).
8. You may be located in the vicinity of an agricultural operation.

CARRIED

6.5 S17-019 / KEITH JANZEN / SW-8-67-23-W5 / FIRST PARCEL OUT / VALLEYVIEW AREA

Development Officer Leurebourg presented an overview of proposed Subdivision application S17-019. The application was for a 5.85 hectare (14.46 acre) parcel within SW-8-67-23-W5 in the Valleyview area, Ward 3.

Development Officer Leurebourg presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District. There was an existing mobile home and garage on the lot.
- There were existing approaches to both the proposed subdivision and the balance of the quarter.
- Road widening of 5.03 metres was required along the balance of the quarter adjacent to Range Road 235.

Municipal Planning Commission discussed the following:

- Members asked for the reason to propose an oversized parcel. Development Officer Leurebourg had felt that there had been no reason to justify an oversized parcel and had recommended reducing the parcel size to 4.04 hectares (10 acres) as noted in Condition 8.
- If the parcel would be reduced, Members asked what the boundary adjustments would entail. Development Officer Leurebourg stated that the east boundary would be moved toward the west. Members familiar with the quarter section had indicated that the field featured a gully that was not a major watercourse as it was dry 90 per cent of the year.

SW-8-67-23-W5

MOTION: 17.09.190. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Subdivision Application S17-019 within SW-8-67-23-W5, subject to the conditions attached hereto as Schedule 'A':

Reasons:

1. Conforms to all statutory plan requirements;
2. No concerns expressed from adjacent landowners; and
3. Consistent with other subdivisions in the area.

Subject to the following conditions:

1. Access to the proposed balance of the quarter to be constructed and/or upgraded by Greenview. A non-refundable construction fee of \$2,000.00 per gravel approach / \$2,500.00 per approach relocation or upgrade / \$5,000.00 per paved approach 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 for future road widening to Greenview in accordance with Greenview’s Schedule of Fees; or
 - b) Enter into an Acquisition of Land Agreement with Greenview to allow purchase of 5.03 metres for future road widening, to be registered against the balance of the quarter by caveat; along the balance of the quarter adjacent to Range Road 235.
6. Pursuant to Section 7(g) of the Subdivision and Development Regulation, the applicant/owner shall ensure the on-site sewage disposal system complies with requirements of the Alberta Private Sewage Disposal Regulations. All sewage systems must be permitted with an authorized accredited agency for Alberta Municipal Affairs, and have a satisfactory inspection report showing it meets the regulations and that the proposed parcel boundaries have been taken into consideration when compliance was considered. All required information can be obtained from Alberta Municipal Affairs (Phone: 1-866-421-6929; Web: www.municipalaffairs.alberta.ca or Email: safety.services@gov.ab.ca).
7. You may be located in the vicinity of an agricultural operation.
8. Parcel size reduction to a maximum of ten (10) acres.

CARRIED

**#7
MISCELLANEOUS LEASES**

7.1 MISCELLANEOUS LEASES

Development Technician Soucy presented the Miscellaneous Lease Report as information.

LEASE REPORT

MOTION: 17.09.191.Moved by: MEMBER BILL SMITH
That Municipal Planning Commission (MPC) receive the Miscellaneous Lease Report for information.

CARRIED

**#8
DEVELOPMENT PERMITS**

8.0 DEVELOPMENT PERMITS

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

Development Officer Leurebourg presented an overview of Development Permit application D17-172. The application was received on May 24, 2017, and had been endorsed by the Applicant and Landowner for a Storage Site for Frac Sand and Aggregates within NW-3-67-21-W5 in the Little Smoky area, Ward 2.

Development Officer Leurebourg presented additional information as follows:

- The proposed development was considered a discretionary use within Agriculture (A) District and met the requirements of the Land Use Bylaw.
- On June 14, 2017, Municipal Planning Commission had tabled this application pending further information regarding the type of storage and its effect on local traffic. It was then tabled a second time on July 12, 2017, for lack of information. After numerous calls and emails to obtain further information, no response had been received.
- Development Officer Leurebourg had recommended refusal.

Municipal Planning Commission discussed the following:

- Members inquired as to whom Development Leurebourg had contacted for information. He responded that he had contacted Mr. Jason Savage, Connect Energy, on behalf of Athabasca Minerals Inc., as well as the Landowner, Donald Moore. No information regarding timeline of the project or type of storage had been received. Development Officer Leurebourg confirmed that the entire quarter section had been leased, 20 acres would have been used for the site.
- It was commented that refusal of the application would delay the Applicant from reapplying for six (6) months; however a decision to table the application would allow the application to be brought forward at another date, whether it be prior or beyond six (6) months. Members agreed to table the application.

NW-3-67-21-W5

MOTION: 17.09.192. Moved by: MEMBER TOM BURTON

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, pending further information regarding proposed materials storage.

CARRIED

8.2 D17-207 / ARRON BARTLETT / MAJOR HOME OCCUPATION: ALTRAX CONTRACTING LTD. / SE-2-69-6-W6, PLAN 972 4298, LOT 3 / GROVEDALE AREA

Manager Rosson had previously presented an overview of Development Permit application D17-207. The application was received on June 27, 2017, and had been endorsed by the Applicant and Landowner for a Major Home Occupation: Altrax Contracting Ltd. within SE-2-69-6-W6, Plan 972 4298, Lot 3 in the Grovedale area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- As the number of employees had not been in accordance with Greenview's Land Use Bylaw, refusal had been recommended. However, Development Officer Lemieux stated that there had been alternatives to the motion for consideration of Municipal Planning Commission, such as allowing a variance to the number of employees or requiring the Applicant to reduce the number of employees.

Municipal Planning Commission discussed the following:

- Members asked for clarification on the amount of employees permitted for a Major Home Occupation. Manager Rosson stated that a Small Scale Industrial Pursuit within Agriculture (A) District allowed for a maximum of ten (10) employees; however, a Major Home Occupation allowed for two (2) employees – the Owner/Operator plus one (1) other. Members asked if a variance could be granted. Development Officer Lemieux confirmed that a variance would be permitted under the alternative motions submitted. She reiterated that the first motion had been to refuse the application; the second alternative had been to approve the application with a variance to the number of employees; and the third alternative had been to approve the application in accordance with Greenview's current Land Use Bylaw.
- Sympathy for the adjacent landowner had been expressed as it was felt that approving the Development Permit application would not allow the Country Residential One (CR-1) District zoning to do what it had been intended to do. However, sympathy had also been provided to Mr. Bartlett as the operation had complied with the Land Use Bylaw, with the exception of the amount of employees.
- Mr. Bartlett was advised that he may appeal the decision to the Subdivision and Development Appeal Board.

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

MOTION: 17.09.193. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **REFUSE** Development Permit application D17-207 for a Major Home Occupation: Altrax Contracting Ltd., within SE-2-69-6-W6, Plan 972 4298, Lot 3, as per the reason of refusal attached hereto as Schedule 'A':

Subject to the following conditions:

1. The proposed development does not comply with Section 9.8.3(a) of Land Use Bylaw 03-396.

CARRIED

Mr. Thiessen vacated the meeting at 11:23 a.m.

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

Development Officer Dixon had 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.

Mr. Bartlett vacated the meeting at 11:24 a.m.

Municipal Planning Commission discussed the following:

- A concern was raised regarding road upgrade and that the width of road had not been specified in Condition 16. Members stated that the road had been constructed by Alberta Transportation as a gravel haul road and that width had not been a concern. It was felt that upgrading the road to a 1 metre height and providing adequate slopes would result in an 8 metre width.

Mr. Bartlett re-entered the meeting at 11:27 a.m.

- Members asked Mr. Schooley about preliminary plans for upgrade of the road. Mr. Schooley explained that Dragos Energy would have it constructed so an 8 metre surface, a 1 metre height and existing drainage and would be maintained throughout the portion of the road that they were required to upgrade.
- Members asked for clarification on whether the entire length of the road or a portion of the road had required upgrade. Development Officer Dixon confirmed that only the portion of the road up to the west boundary of the lease, which would accommodate the approaches, required upgrading.

2-17-66-21-W5

MOTION: 17.09.194. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-209 for a Waste Management Facility within 2-17-66-21-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta 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) 41 metres (134 feet) from the right-of-way of a district road;
 - b) 15 metres (50 feet) 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. Township Road 662, the distance from Highway 43 to west of the second approach onto the lease, including construction of the two approaches to the lease, must be constructed to a 1 metre height and existing road drainage improved 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

8.4 D17-235 / MURPHY OIL COMPANY LTD. / 90 HP COMPRESSOR / 4-36-63-20-W5 / KAYBOB NORTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-235. The application was received on July 11, 2017, and had been endorsed by the Applicant and Landowner for a 90 HP Compressor within 4-36-63-20-W5 in the Kaybob North area, Ward 2.

Development Officer Leurebourg presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 3.57 hectare ± (8.82 acre) lease and had been utilized as an existing well site.
- Development Technician Soucy explained that a Development Permit had not been required for a temporary compressor; however, now that the compressor would be permanent, a Development Permit had been required.

No comments or questions were noted from Municipal Planning Commission.

4-36-63-20-W5

MOTION: 17.09.195. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-235 for a 90 HP Compressor within 4-36-63-20-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

- a) Alberta Energy Regulator;
 - b) Alberta Environment and Parks.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) 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

Member Urness vacated the meeting at 11:34 a.m.

8.5 D17-238 / CHEVRON CANADA LIMITED / 42 PERSON WORK CAMP / 1-33-62-16-W5 / TWO CREEKS AREA

Development Officer Lemieux presented an overview of Development Permit application D17-238. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for a 42 Person Work Camp within 1-33-62-16-W5 in the Two Creeks 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 0.63 hectare ± (1.58 acre) lease and consisted of converting the temporary 42 Person Work Camp to a permanent work camp.

- Development Technician Soucy explained that a Development Permit had not been required for a temporary work camp; however, now that the work camp would be permanent, a Development Permit had been required.

No comments or questions were noted from Municipal Planning Commission.

1-33-62-16-W5

MOTION: 17.09.196. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-238 for a 42 Person Work Camp within 1-33-62-16-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 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, at which time an application may be made for a continuance of the use.

CARRIED

8.6 D17-240 / KEYERA ENERGY LTD. / 40 PERSON WORK CAMP / NE-6-63-25-W5 / SIMONETTE AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-240. The application was received on July 24, 2017, and had been endorsed by the Applicant and Landowner for a 40 Person Work Camp within NE-6-63-25-W5 in the Simonette area, Ward 7.

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 0.95 hectare ± (2.36 acre) lease and would be utilized to support logging operations in the area.

Municipal Planning Commission discussed the following:

- Members confirmed that the site was a 2.36 acre lease owned by Keyera Energy.

NE-6-63-25-W5

MOTION: 17.09.197. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-240 for a 40 Person Work Camp within NE-6-63-25-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

CARRIED

Member Urness re-entered the meeting at 11:37 a.m.

8.7 D17-246 / HARVEST OPERATIONS CORP. / 6 PERSON WORK CAMP RENEWAL / SW-33-62-6-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D17-246. The application was received on August 4, 2017, and had been

endorsed by the Applicant and Landowner for a 6 Person Work Camp Renewal within SW-33-62-6-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 1.186 hectare ± (2.93 acre) lease and would be utilized to support oil and gas operations in the area.

No comments or questions were noted from Municipal Planning Commission.

SW-33-62-6-W6

MOTION: 17.09.198. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-246 for a 6 Person Work Camp Renewal within SW-33-62-6-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. 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.
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

8.8 D17-248 / PEACE COUNTRY LAND LTD. / CHEVRON CANADA LIMITED / 46 PERSON WORK CAMP / NW-9-62-23-W5 / WASKAHIGAN AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-248. The application was received on August 9, 2017, and had been endorsed by the Applicant and Landowner for a 46 Person Work Camp within NW-9-62-23-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 0.63 hectare ± (1.58 acre) lease and consisted of converting the temporary 46 Person Work Camp to a permanent work camp.

Municipal Planning Commission discussed the following:

- Members asked how close to the Town of Fox Creek the site had been located. Development Technician Soucy stated that the site was located at Kilometre 28 on Tony Main Road, which was quite distant from Fox Creek.

NW-9-62-23-W5

MOTION: 17.09.199. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-248 for a 46 Person Work Camp within NW-9-62-23-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. Reclamation of work/open camps must be to a standard satisfactory to Greenview. The following standards shall apply to the reclamation of work camp sites:
 - a) All garbage, building materials and equipment must be removed from the site;
 - b) The site must be adequately leveled and re-contoured;
 - c) The developers of a work camp site will be responsible for weed control on the site for the duration of the location of the camp and for as long a period as any weed infestation, attributable to the operator, remains uncontrolled; and
 - d) All disturbed areas must be seeded with a minimum of Certified #1 seed. Applicants are required to submit a Purity Analysis to the Agricultural Fieldman for Greenview. Contact Greenview's Agricultural Fieldman, at 780.524.7602 for further information.
7. Deleterious materials must not be allowed to enter any watercourse.
8. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.
9. This permit must be renewed annually. A Development Permit for a work/open camp shall only be valid for a period of one (1) year from its date of issuance, at which time an application may be made for a continuance of the use.

CARRIED

8.9 D17-250 / ENERGY 44 SERVICES INC. / JUERGEN SCHMAKEIT AND JENNIFER SCHMAKEIT / MAJOR HOME OCCUPATION: ENERGY 44 SERVICES INC. / NW-13-69-7-W6 / GROVEDALE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-250. The application was received on August 9, 2017, and had been endorsed by the Applicant and Landowner for a Major Home Occupation: Energy 44 Services Inc. within NW-13-69-7-W6 in the Grovedale area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Agriculture (A) District and met the requirements of the Land Use Bylaw.
- The purpose of this application was to use an existing residential yard site as a major home occupation, which would include the operation of a portable water hauling business.
- The business would employ two (2) full time employees. Equipment included four (4) water trucks and two (2) one-ton pick-up trucks.

Municipal Planning Commission discussed the following:

- A concern was raised that Municipal Planning Commission would approve this application while refusing another application of a similar nature. It was commented that the difference with this application had been that the Major Home Occupation had been proposed on an Agriculture (A) District.
- It was pointed out that Energy 44 Services had been in operation for some time and had not received any complaints. Administration became aware of the business when the Applicant had requested to be on Greenview's Business Directory. At that time, a Development Permit application had been requested. With the operation having existed for many years, and as the fees for commencing development without a valid development permit had come into effect only in 2015, fees would not be requested for this application.

NW-13-69-7-W6

MOTION: 17.09.200. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-250 for a Major Home Occupation: Energy 44 Services Inc., within NW-13-69-7-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. MAJOR HOME OCCUPATIONS must meet the following conditions:

Home occupations (major) shall be incidental and subordinate to the residential use, and shall be restricted to the residential yard site. In addition, such home occupations shall:

- a) Not employ any more than one person other than the occupants of the principal on-site residential building;
 - b) Not store or maintain any goods, materials, or equipment not directly related to the operation;
 - c) Not create a nuisance by way of dust, noise, smell, smoke, or traffic generation;
 - d) Be confined to a limited area not to exceed 0.4 hectares (1 acre) in size; and
 - e) Limit on-site advertising to one (1) unlighted sign not to exceed 1.0 square metre (11 square feet).
4. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Government Services, Attention: Licensing.
 5. No additional signage shall be erected on land or affixed to any building or structure unless approved by the Development Authority.
 6. No commercial ventures other than Energy 44 Services Inc. are permitted.
 7. No further development or construction is allowed without an approved development permit from Greenview.
 8. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
 9. If at any time, any of the requirements for a major home occupation have not, in the opinion of the Development Authority, been complied with, the Development Authority may issue a stop order in accordance with the provisions of the Municipal Government Act.

CARRIED

8.10 D17-259 / XTO ENERGY CANADA / 100 FOOT COMMUNICATION TOWER / 12-6-60-21-W5 / FIR AREA

Development Officer Lemieux presented an overview of Development Permit application D17-259. The application was received on June 28, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 12-6-60-21-W5 in the Fir area, Ward 2.

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 7.31 hectare ± (18.06 acre) lease and had been utilized as an existing pad site.

- Development Technician Soucy stated that the existing pad site was being expanded. As a result, there would be a number of Development Permit applications in the same area to follow in the Agenda.

No comments or questions were noted from Municipal Planning Commission.

12-6-60-21-W5

MOTION: 17.09.201. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-259 for a 100 Foot Communication Tower within 12-6-60-21-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

8.11 D17-261 / XTO ENERGY CANADA / 100 FOOT COMMUNICATION TOWER / 13-12-60-1-W6 / WANYANDIE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-261. The application was received on August 18, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 13-12-60-1-W6 in the Wanyandie area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 3.975 hectare ± (9.8 acre) lease and had been utilized as an existing pad site.

No comments or questions were noted from Municipal Planning Commission.

13-12-60-1-W6

MOTION: 17.09.202. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-261 for a 100 Foot Communication Tower within 13-12-60-1-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;
 - 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

8.12 D17-262 / XTO ENERGY CANADA / 100 FOOT COMMUNICATION TOWER / 8-16-59-27-W5 / SMOKY AREA

Development Officer Lemieux presented an overview of Development Permit application D17-262. The application was received on August 18, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 8-16-59-27-W5 in the Smoky area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 5.035 hectare ± (12.44 acre) lease and had been utilized as an existing pad site.

No comments or questions were noted from Municipal Planning Commission.

8-16-59-27-W5

MOTION: 17.09.203. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-262 for a 100 Foot Communication Tower within 8-16-59-27-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

8.13 D17-263 / XTO ENERGY CANADA / 100 FOOT COMMUNICATION TOWER / 15-13-59-24-W5 / BERLAND AREA

Development Officer Lemieux presented an overview of Development Permit application D17-263. The application was received on August 18, 2017, and had been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 15-13-59-24-W5 in the Berland area, Ward 1.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was an 8.630 hectare ± (21.3 acre) lease and had been utilized as an existing pad site.

No comments or questions were noted from Municipal Planning Commission.

15-13-59-24-W5

MOTION: 17.09.204. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-263 for a 100 Foot Communication Tower within 15-13-59-24-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

8.14 D17-264 / XTO ENERGY CANADA / 99 HP COMPRESSOR, 203 HP COMPRESSOR AND 100 FOOT COMMUNICATION TOWER / 9-18-62-2-W6 / KAKWA AREA

Development Officer Lemieux presented an overview of Development Permit application D17-264. The application was received on August 18, 2017, and had

been endorsed by the Applicant and Landowner for a 100 Foot Communication Tower within 9-18-62-2-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 6.651 hectare ± (16.4 acre) lease and consisted of the addition of two (2) compressors and a 100 foot communication tower to an existing pad site.

Municipal Planning Commission discussed the following:

- Members asked where the pad site had been located. Development Technician Soucy responded that the pad site had been located at Kilometre 4 on C Road off Forestry Trunk Road at Kilometre 111.

9-18-62-2-W6

MOTION: 17.09.205. Moved by: MEMBER TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-264 for a 99 HP Compressor, 203 HP Compressor and 100 Foot Communication Tower within 9-18-62-2-W6, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

8.15 D17-265 / ECLIPSE REGULATORY COMPLIANCE SPECIALISTS / INCEPTION EXPLORATION LTD. / ADDITIONS TO GAS PLANT / 3-26-69-5-W6 / GOLD CREEK AREA

Development Officer Lemieux presented an overview of Development Permit application D17-265. The application was received on August 23, 2017, and had been endorsed by the Applicant and Landowner for Additions to Gas Plant within 3-26-69-5-W6 in the Gold Creek area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 5.168 hectare ± (12.77 acre) lease and consisted of the addition of six (6) compressors and related equipment to an existing gas plant.

Municipal Planning Commission discussed the following:

- Members noted that some Development Permit applications had specified equipment and compressor size while other Development Permit applications had equipment grouped as Additions. Development Officer Lemieux reminded Municipal Planning Commission that the proposed development had been a sizable improvement and had consisted of various sized compressors and multiple pieces of equipment. Therefore, Administration had considered the Development Permit application as Additions to the Gas Plant.

3-26-69-5-W6

MOTION: 17.09.206. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-265 for Additions to Gas Plant within 3-26-69-5-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.
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

8.16 D17-267 / PAIGE BOND AND BRADY SCOTT / MINOR AGRICULTURAL PURSUIT / NE-22-69-8-W6, PLAN 982 5734, BLOCK 3, LOT 2 / ASPEN GROVE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-267. The application was received on August 22, 2017, and had been endorsed by the Applicant and Landowner for a Minor Agricultural Pursuit within NE-22-69-8-W6, Plan 982 5734, Block 3, Lot 2 in the Aspen Grove area, Ward 8.

Development Officer Lemieux presented additional information as follows:

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

- The purpose of this application was to allow the landowner to have a limited amount of livestock on their property.

Municipal Planning Commission discussed the following:

- Concerns were raised regarding the re-designation of the Aspen Grove area from Rural Settlement (RS) District to Country Residential Two (CR-2) District in the proposed Land Use Bylaw.

NE-22-69-8-W6,
PLAN 982 5734,
BLOCK 3, LOT 2

MOTION: 17.09.207. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-267 for a Minor Agricultural Pursuit within NE-22-69-8-W6, Plan 982 5734, Block 3, Lot 2, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must meet the minimum setback requirements of:
 - a) 7.6 metres (25 feet) from the internal subdivision road;
 - b) 7.6 metres (25 feet) from any other property lines.
4. No further development or construction is allowed without an approved development permit from Greenview.
5. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. Livestock shall be limited to no more than three (3) animal units. The attached table from Section 11.2.3 of Land Use Bylaw 03-396 identifies the number of animals that comprise an animal unit.
7. Minor Agricultural pursuits must not become a public health concern or nuisance to adjacent properties.
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.

CARRIED

8.17 D17-272 / RICHARD SHAW AND CHRISTINA SHAW / MINOR AGRICULTURAL PURSUIT / SE-27-69-8-W6, PLAN 982 5735, BLOCK 1, LOT 1 / ASPEN GROVE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-272. The application was received on August 22, 2017, and had been endorsed by the Applicant and Landowner for a Minor Agricultural Pursuit within E-27-69-8-W6, Plan 982 5735, Block 1, Lot 1 in the Aspen Grove area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Rural Settlement (RS) District and met the requirements of the Land Use Bylaw.
- The purpose of this application was to allow the landowner to have a limited amount of livestock on their property.

Municipal Planning Commission discussed the following:

- Members again questioned the proposed re-designation of Rural Settlement (RS) District to Country Residential Two (CR-2) District in the proposed Land Use Bylaw.

E-27-69-8-W6,
PLAN 982 5735,
BLOCK 1, LOT 1

MOTION: 17.09.208. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-272 for a Minor Agricultural Pursuit within SE-27-69-8-W6. Plan 982 5735, Block 1, Lot 1, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must meet the minimum setback requirements of:
 - a) 7.6 metres (25 feet) from the internal subdivision road;
 - b) 7.6 metres (25 feet) from any other property lines.
4. No further development or construction is allowed without an approved development permit from Greenview.
5. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
6. Livestock shall be limited to no more than three (3) animal units. The attached table from Section 11.2.3 of Land Use Bylaw 03-396 identifies the number of animals that comprise an animal unit.
7. Minor Agricultural pursuits must not become a public health concern or nuisance to adjacent properties.
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.

CARRIED

8.18 D17-274 / BILL DAVID HARDER AND CINDY LYNN HARDER / BASEMENT SUITE / SE-22-71-26-W5, PLAN 822 1140, BLOCK 1, LOT 21 / RIDGEVALLEY AREA

Development Officer Dixon presented an overview of Development Permit application D17-274. The application was received on September 5, 2017, and had been endorsed by the Applicant and Landowner for a Basement Suite within SE-22-71-26-W5, Plan 822 1140, Block 1, Lot 21 in the Hamlet of Ridgevalley area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Hamlet Residential (HR) District and met the requirements of the Land Use Bylaw.
- The purpose of this application was to install a suite in the lower level of the residence that was located on the parcel last year. Except for the furnace room, which would be used by both the upstairs and downstairs residences, the balance of the floor area would be utilized for the suite. The total area of each level was approximately 1,102 square feet.
- As the Land Use Bylaw had not provided regulations for a basement suite, regulations for an apartment being of same or similar use had been used in preparing the conditions for the Development Permit application.

Municipal Planning Commission discussed the following:

- As the residence had been existing, Members questioned the necessity of including setbacks from property lines in the Conditions. Development Officer Dixon stated the conditions had been standard conditions but had agreed that Condition 4 regarding setbacks could be removed as that condition would have been covered in the Development Permit application for construction of the residence. Members agreed to remove the condition regarding setback regulations.

SE-22-71-26-W5,
PLAN 822 1140,
BLOCK 1, LOT 21

MOTION: 17.09.209. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-274 for a Basement Suite within SE-22-71-26-W5, Plan 822 1140, Block 1, Lot 21, 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 an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following:
 - a) Building Permit;
 - b) Electrical Permit;
 - c) Gas Inspection Permit;
 - d) Provincial Plumbing Permit;
 - e) Provincial Private Sewage System Permit.
4. Any developments located within a Hamlet shall dispose of water/sewer by hooking into the existing municipal system (if available). All costs required to hook up to Greenview's water/sewage system must be borne by the owner/developer. All hookups must meet the standards of Greenview. Contact Greenview Environmental Services at 780.524.7600 for further information.
5. 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

8.19 D17-275 / CHEVRON CANADA LIMITED / WATER STORAGE PIT / SW-35-61-20-W5 / KAYBOB SOUTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-275. The application was received on September 5, 2017, and had been endorsed by the Applicant and Landowner for a Water Storage Pit within SW-35-61-20-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 purpose of this application was to develop a water storage pit capable of storing 350,000 cubic metres to a vacant lot.

No comments or questions were noted from Municipal Planning Commission.

SW-35-61-20-W5

MOTION: 17.09.210. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-275 for a Water Storage Pit within SW-35-61-20-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

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

CARRIED

8.20 D17-277 / BLACK DIAMOND GROUP LIMITED PARTNERSHIP / ADDITIONAL TWO (2) TRAILERS AND 30 PERSON DORM FOR A TOTAL OF 234 PERSON WORK CAMP / S½-30-64-24-W5 / SIMONETTE AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-277. The application was received on September 5, 2017, and had been endorsed by the Applicant and Landowner for the addition of two (2) staff quarters and a 30 person dorm, for a total of 234 Person Work Camp within S½-30-64-24-W5 in the Simonette area, Ward 7.

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 2.74 hectare ± (6.77 acre) lease and consisted of an addition to the existing Smoky River work camp, which had been renewed in April 2017, to support oil and gas operations in the area.
- Development Technician Soucy explained that the development had not been specified as a Work Camp because it had been an existing camp with additional equipment being added.

No comments or questions were noted from Municipal Planning Commission.

S½-30-64-24-W5

MOTION: 17.09.211. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-277 for the addition of (2) staff quarters and a 30 person dorm, for a total of 234 Person Work Camp within S½-30-64-24-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Environment and Parks; and
 - b) Alberta Health Services.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) 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, at which time an application may be made for a continuance of the use.

CARRIED

8.21 D17-278 / SHELL CANADA / WATER RESERVOIR EXTENSION / NE-21-63-20-W5 / KAYBOB NORTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-278. The application was received on August 31, 2017, and had been endorsed by the Applicant and Landowner for a Water Reservoir Extension within NE-21-63-20-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 4.49 hectare ± (11.10 acre) lease and consisted of construction of an extension to an existing water reservoir.

Municipal Planning Commission discussed the following:

- Members asked if there would be access into the development as it appeared that vehicles had been utilizing the ditch off Highway 43. Development Officer Leurebourg stated that access from Highway 43 would be under the jurisdiction of Alberta Transportation.

NE-21-63-20-W5

MOTION: 17.09.212. Moved by: MEMBER DAVE HAY

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-278 for a Water Reservoir Extension within NE-21-63-20-W5, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
 - a) Alberta Energy Regulator;
 - b) Alberta Environment and Parks.
4. 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.
8. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

8.22 D17-279 / SHELL CANADA / BORROW PIT / 12-29-64-20-W5 / KAYBOB NORTH AREA

Development Officer Leurebourg presented an overview of Development Permit application D17-279. The application was received on August 31, 2017, and had been endorsed by the Applicant and Landowner for a Borrow Pit within 12-29-64-20-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.

12-29-64-20-W5

MOTION: 17.09.213. Moved by: CHAIR DALE SMITH

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-279 for a Borrow Pit within 12-29-64-20-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 Energy Regulator;
 - b) 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.
8. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

8.23 D17-280 / MARIEANNE MCCULLOUGH / MINOR AGRICULTURAL PURSUIT / NW-22-69-8-W6, PLAN 982 5734, BLOCK 4, LOTS 1 AND 2 / ASPEN GROVE AREA

Development Officer Lemieux presented an overview of Development Permit application D17-280. The application was received on September 11, 2017, and had been endorsed by the Applicant and Landowner for a Minor Agricultural Pursuit within NW-22-69-8-W6, Plan 982 5734, Block 4, Lots 1 and 2 in the Aspen Grove area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Rural Settlement (RS) District and met the requirements of the Land Use Bylaw.
- The purpose of this application was to allow the landowner to have a limited amount of livestock on their property.

No comments or questions were noted from Municipal Planning Commission.

NW-22-69-8-W6,
PLAN 982 5734,
BLOCK 4, LOTS 1 AND 2

MOTION: 17.09.214. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-280 for a Minor Agricultural Pursuit within SE-27-69-8-W6. Plan 982 5734, Block 4, Lots 1 & 2, as per the conditions of approval attached hereto as Schedule 'A':

Subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must meet the minimum setback requirements of:
 - a) 7.6 metres (25 feet) from the internal subdivision road;
 - b) 7.6 metres (25 feet) from any other property lines.
4. No further development or construction is allowed without an approved development permit from Greenview.
5. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

- 6. Livestock shall be limited to no more than three (3) animal units per each lot. The attached table from Section 11.2.3 of Land Use Bylaw 03-396 identifies the number of animals that comprise an animal unit.
- 7. Minor Agricultural pursuits must not become a public health concern or nuisance to adjacent properties.
- 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.

CARRIED

#9
MEMBERS' BUSINESS

9.0 MEMBERS' BUSINESS

MEMBER BILL SMITH:

Member Bill Smith advised Administration of activity at NW-4-70-6-W6, Plan 072 2367, Block 1, Lot 8 in the Grovedale area, Ward 8.

#10
DATE OF NEXT MEETING

10.0 DATE OF NEXT MEETING

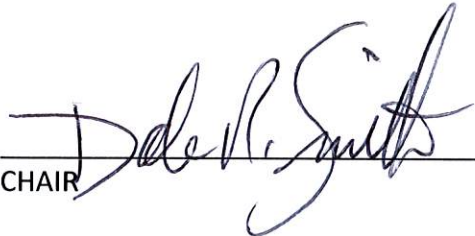
Wednesday, October 11, 2017

#11
ADJOURNMENT

11.0 ADJOURNMENT

MOTION: 17.09.215. Moved by: MEMBER ROXIE RUTT
That this meeting adjourn at 12:13 p.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

10. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
11. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
12. 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.
13. 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.