

ADOPTED

Minutes of a  
**REGULAR MUNICIPAL PLANNING COMMISSION MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
M.D. Administration Building,  
Valleyview, Alberta, on Tuesday, January 9, 2018

- #1 CALL TO ORDER** Chair Dale Smith called the meeting to order at 9:03 a.m.
- PRESENT**
- |        |                        |
|--------|------------------------|
| Chair  | Dale Smith             |
| Member | Shawn Acton            |
| Member | Dale Gervais           |
| Member | Roxie Rutt             |
| Member | Bill Smith (via phone) |
| Member | Les Urness             |
- ATTENDING**
- |                                   |                  |
|-----------------------------------|------------------|
| Manager, Planning and Development | Sally Ann Rosson |
| Development Officer               | Leona Dixon      |
| Development Officer               | Lindsey Lemieux  |
| Development Technician            | Celine Soucy     |
| Recording Secretary               | Jenny Cornelsen  |
- GUESTS** Don Warkentin (S17-022)
- ABSENT**
- |                     |                  |
|---------------------|------------------|
| Vice-Chair          | Tom Burton       |
| Member              | Winston Delorme  |
| Development Officer | Price Leurebourg |
- #2 AGENDA**
- MOTION: 18.01.001. Moved by: MEMBER ROXIE RUTT  
That the January 9, 2018, agenda be adopted with the following additions:
- S17-022 / HUDSON WARKENTIN / DONALD WARKENTIN AND PETER WARKENTIN / NW-05-68-23-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA
    - Adjacent Landowner Response
    - Land Use Bylaw No. 03-396, s. 3.3 Variance Powers
- CARRIED
- #3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES**
- MOTION: 18.01.002. Moved by: MEMBER ROXIE RUTT  
That the Minutes of the Regular Municipal Planning Commission Meeting held on December 12, 2017, be adopted as presented.
- CARRIED
- #3.2 BUSINESS ARISING FROM MINUTES**
- 3.2 BUSINESS ARISING FROM MINUTES**
- There was no Business arising from the Regular Municipal Planning Commission Meeting minutes of December 12, 2017.

#5  
LAND USE  
AMENDMENTS

**5.0 LAND USE AMENDMENT APPLICATIONS**

There were no Land Use Amendment Applications presented for review.

#7  
MISCELLANEOUS LEASES

**7.1 MISCELLANEOUS LEASES**

Development Technician Soucy presented the Miscellaneous Lease Report as information.

LEASE REPORT

MOTION: 18.01.003. 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 D17-372 / DJ CATERING LTD / 377 PERSON WORK CAMP RENEWAL / NW-10-63-25-W5 / SIMONETTE AREA**

Development Permit application D17-372 was received on December 7, 2017, and had been endorsed by the Applicant and Landowner for a 377 Person Work Camp Renewal within NW-10-63-25-W5, in the Simonette area, Ward 7.

The Request for Decision 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 5.02 hectare ± (12.4 acre) lease, which had been utilized as an existing Work Camp to support industry in the area.
- Development Officer Dixon added that the Work Camp was located at Kilometre 54 on Simonette Road.

No comments or questions were noted from Municipal Planning Commission.

NW-10-63-25-W5

MOTION: 18.01.004. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-372 for a 377 Person Work Camp Renewal within NW-10-63-25-W5, subject to the following conditions:

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

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

**8.2 D17-376 / MURPHY OIL COMPANY LTD. / BORROW PIT / 11-12-65-18-W5 / KAYBOB NORTH AREA**

Development Permit application D17-376 was received on December 15, 2017, and had been endorsed by the Applicant and Landowner for a Borrow Pit within 11-12-65-18-W5, in the Kaybob North area, Ward 2.

The Request for Decision 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 2.006 hectare ± (4.96 acre) lease.

Municipal Planning Commission discussed the following:

- Members noted that the completed project cost for the proposed Borrow Pit had been estimated much lower than actual costs would be for development. It was further commented that completed project cost estimates were relevant in determining Development Permit application fees.
- Members agreed that the two (2) proposed 5 meter by 20 metre access roads be excluded from the Development Permit application as it was not under Greenview's authority to permit access roads.

11-12-65-18-W5

MOTION: 18.01.005. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-376 for a Borrow Pit within 11-12-65-18-W5, 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 from 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

**8.3 D17-377 / DJ CATERING LTD. / 114 PERSON ADDITION FOR A TOTAL OF 254 PERSON WORK CAMP / 04-15-59-23-W5 / BERLAND AREA**

Development Permit application D17-377 was received on December 21, 2017, and had been endorsed by the Applicant and Landowner for a Work Camp Expansion within 04-15-59-23-W5, in the Berland area, Ward 2.

The Request for Decision 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 1.57 hectare ± (3.87 acre) lease, which had been utilized as an existing 140 Person Work Camp to support oil and gas development in the area.
- The purpose of this application was to expand the existing 140 person Work Camp to a 254 Person Work Camp by adding three (3) 38 Person dorms.

Municipal Planning Commission discussed the following:

- Members asked where the Work Camp was located. Development Technician Soucy stated that the Work Camp was located at Kilometre 154 on ANC Road.

04-15-59-23-W5

MOTION: 18.01.006. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE Development Permit application D17-377 for a Work Camp Expansion within 04-15-59-23-W5, 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

#### **8.4 D17-378 / XTO ENERGY CANADA / 15 PERSON WORK CAMP RENEWAL / SE-10-60-01-W6 / WANYANDIE AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-378. The application was received on December 21, 2017, and had been endorsed by the Applicant and Landowner for a 15 Person Work Camp Renewal within SE-10-60-01-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 0.64 hectare ± (1.57 acre) lease, which had been utilized as a 15 Person Work Camp to support oil and gas operations in the area.

No comments or questions were noted from Municipal Planning Commission.

SE-10-60-01-W6

MOTION: 18.01.007. Moved by: CHAIR DALE SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-378 for a 15 Person Work Camp Renewal within SE-10-60-01-W6, subject to the following conditions:

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

**8.5 D17-379 / BRIAN OLFERT / MAJOR HOME OCCUPATION: DEBOLT AG / SE-06-71-24-W5, PLAN 062 5897, BLOCK 1, LOT 1 / CROOKED CREEK AREA**

Development Officer Dixon presented an overview of Development Permit application D17-379. The application was received on December 7, 2017, and had been endorsed by the Applicant and Landowner for a Major Home Occupation: DeBolt AG, within SE-06-71-24-W5, Plan 062 5897, Block 1, Lot 1, in the Crooked Creek area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Agriculture (A) District and met the requirements of the Land Use Bylaw.
- The purpose of this application was to utilize an existing shop on a residential yard site for a Major Home Occupation, which would include operation of seed storage and sales.
- The operation would employ only the Applicant. Equipment on-site related to the operation included a pick-up truck and zoom boom. Seed deliveries were anticipated four (4) times per year with an estimate of one (1) daily customer visit.

No comments or questions were noted from Municipal Planning Commission.

SE-06-71-24-W5,  
PLAN 062 5897, BLOCK 1,  
LOT 1

MOTION: 18.01.008. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-379 for a Major Home Occupation: DeBolt Ag, within SE-06-71-24-W5, Plan 062 5897, Block 1, Lot 1, subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. Access to be provided by the owner/developer at an approved location and to the standards of Greenview at the owner/developer's expense.
4. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Government Services, Attention: Licensing.
5. MAJOR HOME OCCUPATIONS must meet the following conditions:

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

  - a) Not employ any more than one person other than the occupants of the principal on-site residential building;
  - b) Not store or maintain any goods, materials, or equipment not directly related to the operation;
  - c) Not create a nuisance by way of dust, noise, smell, smoke, or traffic generation;



- d) Be confined to a limited area not to exceed 0.4 hectares (1 acre) in size; and
  - e) Limit on-site advertising to one (1) unlighted sign not to exceed 1.0 square metre (11 square feet).
6. No additional signage shall be erected on land or affixed to any building or structure unless approved by the Development Authority.
  7. No commercial ventures other than DeBolt Ag are permitted.
  8. No further development or construction is allowed without an approved development permit from Greenview.
  9. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
  10. If at any time, any of the requirements for a major home occupation have not, in the opinion of the Development Authority, been complied with, the Development Authority may issue a stop order in accordance with the provisions of the Municipal Government Act.

CARRIED

Mr. Don Warkentin entered the meeting at 9:16 a.m.

#4  
DELEGATIONS

**4.0 DELEGATIONS**

#4.1  
DELEGATION

**4.1 S17-022 / HUDSON WARKENTIN / DONALD WARKENTIN AND PETER WARKENTIN / NW-05-68-23-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA**

Manager Rosson presented an overview of proposed Subdivision application S17-022. The application was for a 5.52 hectare ± (13.64 acre) parcel within NW-05-68-23-W5, in the Little Smoky area, Ward 2.

Manager Rosson presented additional information as follows:

- The Land Use Bylaw designated this quarter as Agriculture (A) District.
- A single family dwelling and three (3) accessory buildings were currently on the proposed lot. The proposal would allow for future residential development.
- There was an existing approach to the proposed subdivision from Township Road 681. Since the access road on the balance (adjacent to the east boundary) had not met Greenview standards, construction of an approach to the balance of the quarter from Township Road 681 was required to be installed.
- In accordance with comments received from Greenview’s Manager, Construction and Maintenance, road widening was not necessary; however, a 10 metre by 10 metre corner cut was required in the northwest corner of the proposed subdivision.

- The applicant had proposed an oversized parcel of 5.52 hectares ± (13.64 acres). Administration recommended that the length of the east and west boundaries be reduced to 243 metres from 281.0 metres. This would have reduced the proposed subdivision size to 4.71 hectares ± (11.63 acres) but would have still accommodated the current buildings and compliance with setback requirements.
- The dugout onsite would require a Development Permit with a variance for the setback from the property line as well as adequate fencing, guardrails and/or berming to the satisfaction of the Development Authority. Greenview's current Land Use Bylaw stated that a dugout should have a minimum of 41 metres (134 feet) setback from a road allowance.
- As the pump-out sewer system was 7.02 metres short of meeting provincial setback requirements of 50 metres (165 feet) from a water source, a variance would also be required from Alberta Municipal Affairs.

Mr. Don Warkentin spoke as the Applicant. The Applicant stated that the purpose of an oversized parcel was to accommodate existing structures. He explained that the dugout had likely been developed as a borrow pit for road construction of Township Road 681.

Municipal Planning Commission discussed the following:

- It was questioned as to why the existing approach on the east side of the quarter had been considered inadequate to Greenview standards.
- Members stated that Township Road 681 was a dead-end road heading west and agreed that it was unlikely that it would be developed further.
- Manager Rosson advised Members that an adjacent landowner had suggested that the proposed subdivision be extended on the south and east boundaries in an effort to protect their property from run-off and chemical drift that they felt would occur from new agricultural activities on the balance of the quarter. It had not been calculated as to how many acres the adjacent landowner's suggestion would have included.

Member Urness vacated the meeting at 9:30 a.m.

- Members anticipated that run-off and chemical drift for the Applicant's proposed parcel size would not exceed other proposed subdivisions in the vicinity of an agricultural operation. They recognized that the parcel was oversized as proposed according to the current Land Use Bylaw; however, it was felt that it would not encompass productive land and agreed not to increase it in size.

Member Urness re-entered the meeting at 9:35 a.m.

- Members discussed the two (2) conditions regarding setback variances and fencing around the dugout and felt that they would not be required.
- Members discussed the removal of the condition regarding parcel size reduction and suggested that the motion be amended to exclude a reduction in size.

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

#6  
SUBDIVISIONS

## **6.0 SUBDIVISION APPLICATIONS**

### **6.1 S17-022 / HUDSON WARKENTIN / DONALD WARKENTIN AND PETER WARKENTIN / NW-05-68-23-W5 / FIRST PARCEL OUT / LITTLE SMOKY AREA**

Manager Rosson had previously presented an overview of proposed Subdivision application S17-022. The application was for a 5.52 hectare ± (13.64 acre) parcel within NW-05-68-23-W5, in the Little Smoky area, Ward 2.

Municipal Planning Commission discussed the following:

- Members agreed to remove the two (2) conditions regarding setback variances and fencing around the dugout. Members had also agreed that the condition regarding parcel size reduction be removed and that the motion be amended to reflect the change.
- In addition, Members felt that the condition regarding dedication by Plan of Survey for road widening of a 10 metre corner cut had been unnecessary and agreed on removal of the condition.

Member Acton vacated the meeting at 9:41 a.m.

NW-05-68-23-W5

**MOTION: 18.01.009. Moved by: CHAIR DALE SMITH**

That Municipal Planning Commission (MPC) **APPROVE** Subdivision Application S17-022 for a 5.52 hectares ± (13.64 acres) parcel within NW-05-68-23-W5, subject to the following conditions, 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 balance of the quarter to be upgraded by Greenview. A non-refundable construction fee of \$2,500.00 per gravel approach must be paid to Greenview prior to endorsement of the Subdivision Authority Approval.

Greenview reserves the right to determine the date of the upgrade 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 / 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. 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; Website: [www.municipalaffairs.alberta.ca](http://www.municipalaffairs.alberta.ca) or Email: [safety.services@gov.ab.ca](mailto:safety.services@gov.ab.ca) . The current private sewer pump out must either be upgraded or variance granted by Alberta Municipal Affairs.
6. A variance is hereby granted for the existing dugout.
7. You may be located in the vicinity of an agricultural operation.

CARRIED

Mr. Warkentin vacated the meeting at 9:42 a.m.

#### **8.6 D17-381 / SEVEN GENERATIONS ENERGY LTD. / 20 PERSON WORK CAMP / 14-11-64-05-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-381. The application was received on December 22, 2017, and had been endorsed by the Applicant and Landowner for a 20 Person Work Camp within 14-11-64-05-W6, in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 4.476 hectare ± (11.06 acre) lease, which would be utilized to support oil and gas operations in the area.

Municipal Planning Commission discussed the following:

- Members asked for verification that the Work Camp had not existed previously. Development Technician Soucy verified that it was a new 20 Person Work Camp. She added that it was located at Kilometre 2 on Archie Road and two (2) kilometres on Conoco Road.

Member Acton re-entered the meeting at 9:44 a.m.

14-11-64-05-W6

MOTION: 18.01.010. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-381 for a 20 Person Work Camp within 14-11-64-05-W6, subject to the following conditions:

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

**8.7 D17-382 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / TWO (2) 2500 HP COMPRESSORS / 05-01-64-06-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-382. The application was received on December 22, 2017, and had been endorsed by the Applicant and Landowner for Two (2) 2500 HP Compressors within 05-01-64-06-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 16.06 hectare ± (39.7 acre) lease, which had been utilized as an existing oil and gas facility.

No comments or questions were noted from Municipal Planning Commission.

05-01-64-06-W6

MOTION: 18.01.011.Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-382 for TWO (2) 2500 HP Compressors within 05-01-64-06-W6, 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

#### **8.8 D17-383 / SEVEN GENERATIONS ENERGY LTD. / 3 PERSON WORK CAMP RENEWAL / 01-21-63-02-W6 / LATOR AREA**

Development Officer Dixon presented an overview of Development Permit application D17-383. The application was received on December 22, 2017, and had been endorsed by the Applicant and Landowner for a 3 Person Work Camp Renewal within 01-21-63-02-W6, in the Lator area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 6.375 hectare ± (10.53 acre) lease, which had been utilized as an existing Work Camp to support oil and gas operations in the area.

No comments or questions were noted from Municipal Planning Commission.

01-21-63-02-W6

MOTION: 18.01.012. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-383 for a 3 Person Work Camp Renewal within 01-21-63-02-W6, subject to the following conditions:

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

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

**8.9 D17-384 / SEVEN GENERATIONS ENERGY LTD. / 304 PERSON WORK CAMP RENEWAL / NW-04-64-05-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-384. The application was received on December 22, 2017, and had been endorsed by the Applicant and Landowner for a 304 Person Work Camp Renewal within NW-04-64-05-W6, in the Kakwa area, Ward 8.



Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 10.83 hectare ± (30.99 acre) lease, which had been utilized as an existing Work Camp to support oil and gas operations in the area.

No comments or questions were noted from Municipal Planning Commission.

NW-04-64-05-W6

MOTION: 18.01.013. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-384 for a 304 Person Work Camp Renewal within NW-04-64-05-W6, subject to the following conditions:

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

### **8.10 D17-385 / SEVEN GENERATIONS ENERGY LTD. / 20 PERSON WORK CAMP RENEWAL / 02-11-64-04-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-385. The application was received on December 22, 2017, and had been endorsed by the Applicant and Landowner for a 20 Person Work Camp within 02-11-64-04-W6, in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 4.135 hectare ± (10.22 acre) lease, which had been utilized as an existing Work Camp to support oil and gas operations in the area.

Municipal Planning Commission discussed the following:

- Members asked where the Work Camp had been located. Development Technician Soucy explained that it was an operator's camp at Kilometre 14 on Archie Way Road.

02-11-64-04-W6

MOTION: 18.01.014. Moved by: CHAIR DALE SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-385 for a 20 Person Work Camp Renewal within 02-11-64-04-W6, subject to the following conditions:

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

- b) Alberta 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

**8.11 D17-386 / SEVEN GENERATIONS ENERGY LTD. / 2 PERSON WORK CAMP RENEWAL / 07-04-64-05-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of Development Permit application D17-386. The application was received on December 22, 2017, and had been endorsed by the Applicant and Landowner for a 2 Person Work Camp Renewal within 07-04-64-05-W6, in the Kakwa area, Ward 8.

Development Officer Lemieux presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 0.36 hectare ± (0.89 acre) lease, which had been utilized as an existing Two Person Work Camp as a manned gate facility.

No comments or questions were noted from Municipal Planning Commission.

07-04-64-05-W6

MOTION: 18.01.015. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-386 for a 2 Person Work Camp Renewal within 07-04-64-05-W6, subject to the following conditions:

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

### **8.12 D17-387 / CEQUENCE ENERGY LTD. / 376 PERSON WORK CAMP / 12-13-62-27-W5 / SIMONETTE AREA**

Development Officer Dixon presented an overview of Development Permit application D17-387. The application was received on December 28, 2017, and had been endorsed by the Applicant and Landowner for a 376 Person Work Camp within 12-13-62-27-W5, in the Simonette area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 3.297 hectare ± (8.15 acre) lease, which would be utilized to support oil and gas development.

Municipal Planning Commission discussed the following:

- When Members asked where the Work Camp was located, Development Technician Soucy responded that it was located at Kilometre 140 on West Boulder Road.

12-13-62-27-W5

MOTION: 18.01.016. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D17-387 for a 376 Person Work Camp within 12-13-62-27-W5, subject to the following conditions:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Environment and Parks;
  - b) Alberta 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. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
8. 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.
9. Deleterious materials must not be allowed to enter any watercourse.
10. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

**8.13 D18-001 / XTO ENERGY CANADA ULC / 99 HP COMPRESSOR AND 100 FOOT COMMUNICATION TOWER / 14-02-63-27-W5 / SIMONETTE AREA**

Development Officer Dixon presented an overview of Development Permit application D18-001. The application was received on January 2, 2018, and had been endorsed by the Applicant and Landowner for a 99 HP Compressor and 100 Foot Communication Tower within 14-02-63-27-W5, in the Simonette area, Ward 7.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a discretionary use within Crown Land (CL) District and met the requirements of the Land Use Bylaw.
- The proposed development site was a 6.121 hectare ± (15.0 acre) lease, which had been utilized as an existing pad site.

No comments or questions were noted from Municipal Planning Commission.

14-02-63-27-W5

MOTION: 18.01.017. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D18-001 for a 99 HP Compressor and 100 Foot Communication Tower within 14-02-63-27-W5, 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) Innovation, Science and Economic Development Canada; and
  - d) Transport Canada.
4. The owner/developer must contact an accredited agency to obtain all required permit(s) in accordance with Alberta Municipal Affairs – Safety Services Branch, including but not limited to the following:
  - a) Building Permit;
  - b) Electrical Permit;
  - c) Gas Inspection Permit;
  - d) Provincial Plumbing Permit;
  - e) Fire Inspection Permit;
  - f) Boiler Inspection Permit;
  - g) Safety Inspection Permit; and
  - h) Provincial Private Sewage System Permit.
5. No further development or construction is allowed without an approved development permit from Greenview.
6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
7. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
8. Deleterious materials must not be allowed to enter any watercourse.
9. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

**8.14 D18-002 / DALE R SMITH AND JUDY P SMITH / BASEMENT FOUNDATION REPLACEMENT / NE-30-72-21-W5, PLAN 892 2468, LOT A / NEW FISH CREEK AREA**

Chair Dale Smith vacated the meeting at 9:57 a.m.

Development Officer Dixon presented an overview of Development Permit application D18-002. The application was received on December 22, 2017, and had been endorsed by the Applicant and Landowner for a Replacement of Basement Foundation within NE-30-72-21-W5, Plan 892 2468, Lot A, in the New Fish Creek area, Ward 5.

Development Officer Dixon presented additional information as follows:

- The proposed development was considered a permitted use within Agriculture (A) District; however, Single Family Dwellings including major structural alterations where a setback variance of over 10 per cent was necessary had been considered discretionary use.
- The Landowner had requested a setback relaxation of 12.46 metres (40.87 feet) from the south property line adjacent to New Fish Creek Road East. The variance would allow the residence to remain in its current location. The Land Use Bylaw required a setback of 41 metres (134.5 feet) from a district road; however, the existing site was located 28.54 metres (93.63 feet) from the district road. Roadside Development Permit No. 2017-13-210 dated December 18, 2017 granted approval of the development and the required relaxation from Highway 49.

Municipal Planning Commission discussed the following:

- Members asked for clarification on variance requirements. Manager Rosson explained that setback variances may be required at the time when alterations to an existing development were taking place.

NE-30-72-21-W5,  
PLAN 892 2468, LOT A

MOTION: 18.01.018. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** Development Permit application D18-002 for a Setback Variance for Basement Foundation Replacement, within NE-30-72-21-W5, Plan 892 2468, Lot A, subject to the following conditions:

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



- b) Electrical Permit;
  - c) Gas Inspection Permit;
  - d) Provincial Plumbing Permit; and
  - e) Provincial Private Sewage System Permit.
4. The owner/developer must meet the minimum setback requirements of:
    - a) A setback variance for the residence is granted to 28.54 metres (93.63 feet) from the district road; and
    - b) 15 metres (50 feet) from any other property line.
  5. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
  6. No further development or construction is allowed without an approved development permit from Greenview.

CARRIED

Chair Dale Smith re-entered the meeting at 10:00 a.m.

#9  
MEMBERS' BUSINESS

## 9.0 MEMBERS' BUSINESS

### MEMBER BILL SMITH, GROVEDALE AREA, WARD 8:

Member Bill Smith asked for an update on an ongoing issue with overextending of boundaries and the limits of a Development Permit. Manager Rosson informed Members that additional enforcement may occur.

Member Bill Smith apprised Administration that there had been new development taking place in Grovedale, which had included stripping of top soil and site preparation and asked if a valid Development Permit was required. Manager Rosson had been aware of the development and had advised the Developer that a Development Permit was required prior to proceeding further.

#10  
DATE OF NEXT MEETING

## 10.0 DATE OF NEXT MEETING

Tuesday, February 13, 2018

#11  
ADJOURNMENT

## 11.0 ADJOURNMENT

MOTION: 18.01.019. Moved by: MEMBER ROXIE RUTT  
 That this meeting adjourn at 10:09 a.m.

CARRIED



CHAIR



MANAGER, PLANNING AND DEVELOPMENT