

ADOPTED

Minutes of a  
**REGULAR MUNICIPAL PLANNING COMMISSION MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
M.D. Administration Building,  
Valleyview, Alberta, on Tuesday, February 13, 2018

**#1 CALL TO ORDER** Vice-Chair Burton called the meeting to order at 9:01 a.m.

**PRESENT**

Vice-Chair	Tom Burton
Member	Shawn Acton
Member	Dale Gervais
Member	Roxie Rutt
Member	Les Urness

**ATTENDING**

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

**GUESTS**

**ABSENT**

Chair	Dale Smith
Member	Winston Delorme
Member	Bill Smith

**#2 AGENDA** MOTION: 18.02.020. Moved by: MEMBER ROXIE RUTT  
That the February 13, 2018, agenda be adopted as presented.  
CARRIED

**#3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES** MOTION: 18.02.021. Moved by: MEMBER DALE GERVAIS  
That the Minutes of the Regular Municipal Planning Commission Meeting held on January 9, 2018, be adopted as presented.  
CARRIED

**#3.2 BUSINESS ARISING FROM MINUTES** **3.2 BUSINESS ARISING FROM MINUTES**  
There was no business arising from the minutes of January 9, 2018.

**#4 DELEGATIONS** **4.0 DELEGATIONS**  
There were no Delegations present.

#5  
LAND USE  
AMENDMENTS

**5.0 LAND USE AMENDMENT APPLICATIONS**

There were no Land Use Amendment applications presented for review.

#6  
SUBDIVISIONS

**6.0 SUBDIVISION APPLICATIONS**

There were no Subdivision application presented for review.

#7  
MISCELLANEOUS LEASES

**7.1 MISCELLANEOUS LEASES**

Development Technician Soucy presented the Miscellaneous Lease Report as information.

LEASE REPORT

MOTION: 18.02.022. Moved by: MEMBER SHAWN ACTON  
That Municipal Planning Commission (MPC) receive the Miscellaneous Lease Report for information.

CARRIED

#8  
DEVELOPMENT PERMITS

**8.0 DEVELOPMENT PERMITS**

**8.1 D18-003 / SUREWAY LOGGING LTD. / 20 PERSON WORK CAMP RENEWAL / NW-33-69-06-W6, PLAN 1321380, BLOCK 2, LOT 1 / GROVEDALE AREA**

Development Officer Lemieux presented an overview of a development permit application for a work camp renewal. The property was zoned Rural Commercial (RC) District and was 12.77 hectares (31.56 acres). The work camp had been in place since 2011 and could accommodate 20 individuals. As approvals had been valid for one (1) year, the applicant had requested a renewal for continued use.

No comments or questions were noted from Municipal Planning Commission.

NW-33-69-06-W6,  
PLAN 1321380,  
BLOCK 2, LOT 1

MOTION: 18.02.023. Moved by: MEMBER DALE GERVAIS  
That Municipal Planning Commission (MPC) APPROVE development permit application D18-003 for a work camp renewal on the parcel legally described as NW-33-69-06-W6, Plan 1321380, Block 2, Lot 1, subject to the conditions listed below:

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) 41 metres (134 feet) from a provincial highway;
  - b) 7.5 metres (25 feet) from the right-of-way of the internal subdivision road;
  - c) 15 metres (50 feet) from any other property line;
5. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Health Services
6. No further development or construction is allowed without an approved development permit from Greenview.
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. This permit must be renewed annually. A Development Permit for a work/open camp shall only be valid for a period of one (1) year from its date of issuance. If a renewal has lapsed or the development permit expires, a new development permit application is required for a continuance of the use.

CARRIED

**8.2 D18-005 / PARAMOUNT RESOURCES LTD. / 127 HP COMPRESSOR / 04-26-60-20-W5 / KAYBOB SOUTH AREA**

Development Officer Leurebourg presented an overview of a development permit application for a 127 HP Compressor on MSL131300. The property was zoned Crown Land (CL) District and was a 2.41 hectares (6 acres) lease. The compressor would be added to an existing wellsite.

Member Acton vacated the meeting at 9:13 a.m.

Municipal Planning Commission discussed the following:

- Members had noticed that development permit applications had not been included in the agenda package. Administration explained that projected completion costs had not been a planning consideration for development permit applications and had no impact on a decision.

Member Acton re-entered the meeting at 9:14 a.m.

- Members agreed that projected completion costs of a development permit application would be pertinent to Greenview Councillors for awareness of activity within Greenview and future potential assessment values. Therefore, Members requested that Administration provide a summary of development activity to Councillors on a monthly basis.

04-26-60-20-W5

MOTION: 18.02.024. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) APPROVE development permit application D18-005 for a 127 HP compressor on the parcel legally described as 04-26-60-20-W5, subject to the conditions listed below:

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

### **8.3 D18-009 / HAMMERHEAD RESOURCES LTD. / THREE (3) WATER RESERVOIRS / SW-15-65-03-W6 / KARR AREA**

Development Officer Dixon presented an overview of a development permit application to develop three (3) water reservoirs on LOC170772, which had been intended for use in the company's hydraulic fracturing operations and were designed to be in operation for up to 20 years. The reservoirs would have a combined maximum capacity of 576,000m<sup>3</sup> with water sourced from the Smoky River. The lease was 36.29 hectares (89.67 acres) and was zoned Crown Land (CL) District.

Municipal Planning Commission discussed the following:

- It was commented that the site was quite a distance from the Smoky River; however, it was also recognized that lease approvals were under provincial legislation by Alberta Environment and Parks.

SW-15-65-03-W6

MOTION: 18.02.025. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE development permit application D18-009 for three (3) water reservoirs on the parcel legally described as SW-15-65-03-W6, subject to the conditions listed below:

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

4. No further development or construction is allowed without an approved development permit from Greenview.
5. Deleterious materials must not be allowed to enter any watercourse.
6. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
8. 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 D18-010 / RHONDA SMITH / BLAIR SMITH AND RHONDA SMITH / MINOR HOME OCCUPATION: BALANCE MASSAGE / NE-04-70-06-W6, PLAN 0928441, BLOCK 1, LOT 2 / GROVEDALE AREA**

Development Officer Lemieux presented an overview of a development permit application for a minor home occupation. The property was zoned Country Residential One (CR-1) District and was 3.20 hectares (7.93 acres). The proposed minor home occupation would consist of a massage therapy studio in the existing basement of the residence. The applicant had anticipated between one (1) and three (3) customer visits per day.

No comments or questions were noted from Municipal Planning Commission.

NE-04-70-06-W6,  
PLAN 0928441,  
BLOCK 1, LOT 2

MOTION: 18.02.026. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) APPROVE development permit application D18-010 for a minor home occupation (Balance Massage) on the parcel legally described as NE-04-70-06-W6, Plan 0928441, Block 1, Lot 2, subject to the conditions listed below:

1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
3. MINOR HOME OCCUPATIONS must meet the following conditions: Home occupations (minor) shall be incidental and subordinate to the principal residential use, and shall be restricted to the dwelling unit. In addition, such home occupations shall not:
  - a) Employ any person other than a resident of the dwelling unit;
  - b) Occupy any area greater than 30 square metres (323 square feet);
  - c) Require alterations to the principal building unless approved by the Approving Authority;

- d) Create a nuisance by way of dust, noise, smell, smoke, or traffic generation;
  - e) Have outside storage of materials, goods or equipment on or off the site and;
  - f) Display any form of commercial advertising, wares or products discernible from the outside of the building but may display one (1) unlighted sign, not exceeding 900 square centimetres (140 square inches), in a window or affixed to the exterior of the building.
4. No additional commercial ventures other than Balance Massage is permitted.
  5. No additional signage shall be erected on land or affixed to any building or structure unless approved by the Development Authority.
  6. No further development or construction is allowed without an approved development permit from Greenview.
  7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.

CARRIED

#### **8.5 D18-012 / HAMMERHEAD RESOURCES LTD. / TWO (2) WATER RESERVOIRS / SW-35-67-04-W6 / GOLD CREEK AREA**

Development Officer Lemieux presented an overview of a development permit application to develop two (2) water reservoirs on LOC170758, which had been intended for use in the company's hydraulic fracturing operations and were designed to be in operation for up to 20 years. The reservoirs would have a combined maximum capacity of 215,250m<sup>3</sup> with water sourced from the Smoky River. The lease was 18.9 hectares (46.7 acres) and was zoned Crown Land (CL) District.

Municipal Planning Commission discussed the following:

- For information, it was noted that Hammerhead Resources had been formerly known as Canadian International Oil Corporation (CIOC).

SW-35-67-04-W6

MOTION: 18.02.027. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) APPROVE development permit application D18-012 for two (2) water reservoirs on the parcel legally described as SW-35-67-04-W6, subject to the conditions listed below:

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

3. The owner/developer must contact the following government agencies to obtain all necessary approval(s), including but not limited to the following:
  - a) Alberta Environment and Parks.
4. No further development or construction is allowed without an approved development permit from Greenview.
5. Deleterious materials must not be allowed to enter any watercourse.
6. Reclamation must be done to the satisfaction of Greenview. Certified seed must be used.
7. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
8. The owner/developer shall obtain a permit from the Petroleum Tank Management Association of Alberta for all fuel tanks to be located on the site.

CARRIED

**8.6 D18-015 / PARAMOUNT RESOURCES LTD. / 170 FOOT COMMUNICATION TOWER / 10-02-64-18-W5 / KAYBOB NORTH AREA**

Development Officer Leurebourg presented an overview of a development permit application for a 51.8 metre (170 foot) communication tower on MSL7411. The property was zoned Crown Land (CL) District and was a 2.1 hectare (5.19 acre) lease. The communication tower would be located within the existing wellsite lease boundaries.

Municipal Planning Commission discussed the following:

- It was commented that communication towers appeared to be a greater height than in the past. However, Members clarified that tower height was often based on its location and site lines and that some cellular towers had been as high as 91.4 metres (300 feet).

10-02-64-18-W5

MOTION: 18.02.028. Moved by: MEMBER ROXIE RUTT

That Municipal Planning Commission (MPC) APPROVE development permit application D18-015 for a 51.8 metre communication tower on the parcel legally described as 10-02-64-18-W5, subject to the conditions listed below:

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) Innovation, Science and Economic Development Canada; and



- 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; and
  - b) Electrical 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.

CARRIED

**8.7 D18-016 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 30.5 METRE COMMUNICATION TOWER / 16-10-63-05-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of a development permit application to install a 30.5 metre (100 foot) communication tower on PIL170204. The lease was zoned Crown Land (CL) District and was 1.7 hectares (4.2 acres). The communication tower would be installed on an existing compressor site.

No comments or questions were noted from Municipal Planning Commission.

16-10-63-05-W6

MOTION: 18.02.029. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) APPROVE development permit application D18-016 for a 30.5 metre communication tower on the parcel legally described as 16-10-63-05-W6, subject to the conditions listed below:

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) Innovation, Science and Economic Development Canada; and
  - 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; and
  - b) Electrical 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.

CARRIED

**8.8 D18-017 / PEACE COUNTRY LAND LTD. / SEVEN GENERATIONS ENERGY LTD. / 1150 HP COMPRESSOR / 12-14-63-05-W6 / KAKWA AREA**

Development Officer Lemieux presented an overview of a development permit application to install a temporary compressor on PIL170056. The lease was zoned Crown Land (CL) District and was 1.68 hectares (4.2 acres). The compressor would be installed on an existing gas battery.

No comments or questions were noted from Municipal Planning Commission.

12-14-63-05-W6

MOTION: 18.02.030. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) APPROVE development permit application D18-017 for a 1150 HP compressor on the parcel legally described as 12-14-63-05-W6, subject to the conditions listed below:

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. 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

#9  
MEMBERS' BUSINESS

**9.0 MEMBERS' BUSINESS**

**VICE-CHAIR BURTON**

Vice-Chair Burton explained the purpose of the Community Planning Association of Alberta (CPAA) to new members. The upcoming conference, to which Councillors and Members of Municipal Planning Commission (MPC) had been invited, would be held in Red Deer, April 30 – May 2, 2018.

#10  
DATE OF NEXT MEETING

**10.0 DATE OF NEXT MEETING**

Tuesday, March 13 , 2018

#11  
ADJOURNMENT

**11.0 ADJOURNMENT**

MOTION: 18.02.031. Moved by: MEMBER ROXIE RUTT  
That this meeting adjourn at 9:38 a.m.

CARRIED




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VICE-CHAIR




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MANAGER, PLANNING AND DEVELOPMENT