

ADOPTED

Minutes of a  
**REGULAR MUNICIPAL PLANNING COMMISSION MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
M.D. Administration Building  
Valleyview, Alberta, on Tuesday, May 12, 2020

**#1 CALL TO ORDER** Chair Roxie Rutt called the meeting to order at 9:00 a.m.

**PRESENT**

Chair	Roxie Rutt
Vice-Chair	Tom Burton
Member	Shawn Acton
Member	Duane Didow
Member	Tyler Olsen (electronic)
Member	Bill Smith (electronic)
Member	Dale Smith
Member	Les Urness

**ATTENDING**

Manager, Planning and Development	Sally Ann Rosson
Development Officer, Wards 1 and 8	Celine Chuppa
Development Officer, Wards 2, 3 and 4 and Division 9	Price Leurebourg
Development Officer, Wards 5, 6 and 7	Leona Dixon
Development Technician	Alysse Barks
Recording Secretary	Jenny Cornelsen

**GUESTS**

Greg Knight (electronic) (D20-221)  
Derek Moore (electronic) ( D20-254)  
Cheryl Gordon (electronic) (D20-269)

**ABSENT**

Member	Winston Delorme
Member	Dale Gervais

**#2 AGENDA**

MOTION: 20.05.024. Moved by: MEMBER SHAWN ACTON  
That the May 12, 2020, agenda be adopted with the following changes:

- 5.1 – S20-002 / WIEBE BILL AND BEVERLY C/O BEAIRSTO & ASSOCIATES / SE-09-69-07-W6 / FIRST PARCEL OUT / GROVEDALE AREA – Manager Rosson pointed out that the legal location had been incorrectly identified.
- D20-272 / SHAW CHAD / SHAW CHAD AND HEATHER / OILFIELD SERVICE: TANK FARM WITH A 10 METRE SETBACK RELAXATION FROM TOWNSHIP ROAD 661 / SE-09-66-21-W5 / LITTLE SMOKY AREA – Development Officer Leurebourg distributed this additional item to members.

CARRIED

Member Burton vacated the meeting at 9:03 a.m.

**#3.1** MOTION: 20.05.025. Moved by: MEMBER DUANE DIDOW

REGULAR MUNICIPAL  
PLANNING COMMISSION  
MEETING MINUTES

That the minutes of the regular Municipal Planning Commission meeting held on March 10, 2020, be adopted with the following changes:

- Member Bill Smith had not been in attendance.

CARRIED

#3.2  
BUSINESS ARISING  
FROM MINUTES

**3.2 BUSINESS ARISING FROM MINUTES**

There was no business arising from the minutes of March 10, 2020.

#4  
DELEGATIONS

**4.0 DELEGATIONS**

#4.2  
DELEGATION

**4.2 D20-254 / MOORE DEREK / ACCESSORY BUILDING; SHOP / SW-12-68-23-W5 / VALLEYVIEW AREA**

Development Officer Price Leurebourg presented an overview of a development permit application for a variance to locate a shop within SW-12-68-23-W5. The property was zoned Agricultural One (A-1) District.

Development Officer Leurebourg presented additional information as follows:

- The proposed development consisted of a shop building, which would be utilized to store personal equipment.
- The proposed development required a setback variance of 15 metres, which would allow the shop building to be located 25 metres from the south property line.

Mr. Derek Moore spoke as the applicant. The applicant stated that the shop would be 80 feet by 80 feet in size and located adjacent to the existing 60-foot-by-60-foot shop.

Municipal Planning Commission discussed the following:

- When asked if the proposed shop could be situated in a different location and configuration, Mr. Moore explained that the septic tank located north of the existing shop determined location. He further added that the proposed building could not be rotated differently due to the rooflines of both the existing and proposed buildings.
- Mr. Moore confirmed that the proposed shed would be used for dry storage, adding that the existing shop contained septic and water services.

Chair Roxie Rutt advised Mr. Moore that Municipal Planning Commission would render a decision later in the meeting.

#4.3  
DELEGATION

**4.3 D20-269 / GORDON JAMES K AND CHERYL L / DISTILLERY, MARKET, FOOD AND BEVERAGE SERVICE / NW-22-70-22-W5, PLAN 0424596, BLOCK 1, LOT 1 / VALLEYVIEW AREA**

Manager Sally Rosson presented an overview of a development permit application for a distillery, market and retail sales and hereby, grant a variance for a tasting room with food services within NW-22-70-22-W5, Plan 0424596, Block 1, Lot 1. The property was zoned Agricultural One (A-1) District.

Manager Rosson presented additional information as follows:

- Although craft brewery and distillery was listed as a use in Agricultural One (A-1) District of the Land Use Bylaw, food service and tasting room was not; therefore a decision by Municipal Planning Commission was required. Definitions from Greenview's Land Use Bylaw for Agriculture, Horticulture; Craft Brewery and Distillery; and Restaurants were offered as those that would encompass the proposed development.
- The operation would take place in the existing building, which had been approved as a distillery (development permit application D18-200).
- The applicants proposed to produce and sell their spirits along with farm-to-plate meals for consumption on and offsite.
- The tasting room would seat forty persons, with additional seating possible outside. The site was intended as a tourist destination for the area to contribute to the local economy.
- Further expansion of the business operation would require rezoning to Rural Commercial (RC) District.

Municipal Planning Commission discussed the following:

- Due to the proximity of potential school development east of the multiplex, Members asked if concerns had been raised regarding the location of a licensed establishment. Ms. Gordon replied that development permit application D18-200 for the existing distillery had been circulated to the Town of Valleyview for review and no objections had been raised.
- Members asked if there were trails on the property that would negatively provide access for future students. Ms. Gordon explained that there were no trails adjoining the properties.
- Members inquired about available parking at the site. Ms. Gordon stated that parking had been addressed as a condition on development permit application D18-200 and felt that further parking would not be required. Manager Rosson added that parking would be addressed in the conditions of approval.

Chair Roxie Rutt advised Ms. Gordon that Municipal Planning Commission would render a decision later in the meeting.

Ms. Gordon left the meeting at 9:25 a.m.

#4.1  
DELEGATION

**4.1 D20-221 / PROCESS ENERGY SOLUTIONS / 1197667 ALBERTA LTD. /  
TEMPORARY TANK FARM / SW-3-67-22-W5 / LITTLE SMOKY AREA**

Development Officer Price Leurebourg presented an overview of a development permit application for a temporary tank farm within SW-03-67-22-W5. The property was zoned Agricultural One (A-1) District.

Development Officer Leurebourg presented additional information as follows:

- The proposed development consisted of a tank farm, which would accommodate the equivalent of 16,000 barrels of oil.
- Though oil and gas facilities were a use in Agricultural One (A-1) District, tank farms were not; therefore, a decision was required by Municipal Planning Commission.

Mr. Greg Knight spoke as the applicant. The applicant stated that the site would be matted, utilized for containment only and monitored regularly.

Municipal Planning Commission discussed the following:

- Members asked how large an area would be utilized to contain the tank farm. Mr. Knight responded that only two to three acres would be used.
- Members inquired whether the existing approach would be wide enough for the proposed development; Mr. Knight responded affirmatively.
- To ensure that storage of oil would comply with provincial regulations, it was asked whether specifications were required for fire or accident prevention. Mr. Knight stated that no other regulations had been required at other sites; therefore, he had not expected requirements for the proposed site.
- Members raised concerns regarding the proximity of the tank farm to the adjacent landowner. Mr. Knight explained that the intention had been to remain within the proper setbacks but also remain close to the boundary line. He reminded Members that the proposed development was temporary. When asked if the adjacent landowner had been consulted, Development Officer Leurebourg explained that adjacent landowners were not required to be consulted prior to development; rather, they would be notified of the decision, at which time an appeal could then be made.
- Odor from the tanks was questioned. Mr. Knight responded that normal oil would not flash as often as light oil; therefore, very little odor would be emitted.
- Mr. Knight added that the operation would provide local jobs.

Chair Roxie Rutt advised Mr. Knight that Municipal Planning Commission would render a decision later in the meeting.

Mr. Knight left the meeting at 9:37 a.m.

#5  
SUBDIVISIONS

## 5.0 SUBDIVISION APPLICATIONS

### 5.1 S20-002 / WIEBE BILL AND BEVERLY C/O BEAIRSTO & ASSOCIATES / SE-09-69-07-W6 / FIRST PARCEL OUT / GROVEDALE AREA

Development Officer Celine Chuppa presented an overview of a proposed subdivision application for an 8.09-hectare (20-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Development Officer Chuppa presented additional information as follows:

- The proposed subdivision would be a first parcel out and would include a dwelling unit, barn, five storage sheds and a dugout.
- In accordance with provincial sewage regulations, the applicant would be required to apply for a variance between the open discharge system and the west property line or upgrade the sewage disposal system.
- Access was in place to both the proposal and balance of the quarter.
- Road widening of 5.03 metres was required on Range Road 73 with a 10-metre-by-10-metre corner cut at the intersection.

Municipal Planning Commission discussed the following:

- Members confirmed that an approach existed to the balance of the quarter and the road west of the proposed subdivision was an undeveloped road, which accessed a lease site on the adjacent quarter.

SE-09-69-07-W6

MOTION: 20.05.026. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S20-002 for the creation of an 8.09-hectare ± lot within the parcel legally described as SE-09-69-07-W6, subject to the conditions listed below:

#### Reasons:

1. The proposed subdivision complies with the Municipal Development Plan, the Grovedale Area Structure Plan and Land Use Bylaw No. 18-800.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulations.

#### Conditions:

1. The applicant shall submit to Greenview, a plan of survey or a descriptive plan, suitable for registration with Alberta Land Titles. The size of the subdivided parcels shall be as per the approved tentative plan.

2. The applicant shall pay a final subdivision endorsement fee, according to Greenview's Schedule of Fees in effect at the time of endorsement.
3. The applicant shall pay all taxes owing to Greenview, up to the year in which subdivision is to be registered, prior to Greenview signing the final subdivision approval documents.
4. The applicant shall ensure the on-site sewage disposal systems on the proposed lot complies with distance requirements of the Alberta Private Sewage Standards of Practice. The applicant shall provide Greenview with a Certificate of Compliance from an accredited agency reflecting that the proposed parcel boundaries have been taken into consideration when compliance was considered. The arrangements and costs are the responsibility of the applicant.
5. Road widening of 5.03 metres shall be dedicated by the applicant along the balance of the quarter on Range Road 73, including a 10.0-metre-by-10.0-metre corner cut at the intersection of Range Road 73 and Township Road 691 in accordance with Greenview's Schedule of Fees Bylaw. The road plan for widening shall be surveyed and registered by Greenview.

CARRIED

## **5.2 S20-003 / FROESE CLEMENT AND VIVIAN / NW-24-71-26-W5 / FIRST PARCEL OUT / CROOKED CREEK AREA**

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 1.599-hectare (3.95-acre) ± lot. The property was zoned Agricultural One (A-1) District.

Development Officer Dixon presented additional information as follows:

- The proposed subdivision was considered a first parcel out of the physically severed title and consisted of an existing single-family dwelling and accessory building.
- The applicant proposed to upgrade the open discharge septic system to a mound system, which would meet setback requirements from the proposed boundaries, in accordance with provincial regulation.
- Access existed to the proposal; an approach would be required to the balance of the quarter, for which an application had been submitted.

Municipal Planning Commission discussed the following:

- Members asked why additional road widening on the east side Range Road 261 was required as it had already been taken on the west side. Development Officer Dixon responded that the condition had been provided based on the recommendation of Infrastructure and Planning.
- It was confirmed that the applicant did not own the full quarter but had held a separate title for quite some time.

NW-24-71-26-W5

MOTION: 20.05.027. Moved by: MEMBER DALE SMITH  
That Municipal Planning Commission (MPC) **APPROVE** subdivision application S20-003 for the creation of a 1.599-hectare ± lot within the parcel legally described as NW-24-71-26-W5, subject to the conditions listed below:

**Reasons:**

1. The proposed subdivision complies with the Municipal Development Plan and Land Use Bylaw No.18-800.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulations.

**Conditions:**

1. The applicant shall submit to Greenview, a plan of survey suitable for registration with Alberta Land Titles. The size of the subdivided parcel shall be as per the approved tentative plan.
2. The applicant shall pay a final subdivision endorsement fee, according to Greenview’s Schedule of Fees in effect at the time of endorsement.
3. The applicant shall ensure the on-site sewage disposal systems on the proposed lot complies with distance requirements of the Alberta Private Sewage Standards of Practice. The applicant shall provide Greenview with a Certificate of Compliance from an accredited agency reflecting that the proposed parcel boundaries have been taken into consideration when compliance was considered. The arrangements and costs are the responsibility of the applicant.
4. Access to the balance of the quarter to be constructed by Greenview. An approach application must be submitted and non-refundable \$175 fee and construction fee of \$2,000 per gravel approach 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.
5. Road widening of 5.03 metres shall be dedicated by the applicant along the parcel frontage adjacent to Range Road 261. Adjacent to the balance of the quarter, the applicant is required to sell to Greenview 5.03 metres for future road widening in accordance with Greenview's Schedule of Fees Bylaw. The road plan for widening shall be surveyed and registered by Greenview. The applicant shall not have the parcel boundaries of the proposed subdivision located until after the road widening has been accounted for.

CARRIED

**6.1 D20-202 / RATZLAFF RYAN AND KAREN / COMMERCIAL BUSINESS: AUTO, TRUCK AND FARM EQUIPMENT REPAIR SHOP / SW-12-67-21-W5 / LITTLE SMOKY AREA**

Development Officer Price Leurebourg presented an overview of a development permit application for an automobile, truck and farm equipment repair shop within SW-12-67-21-W5. The property was zoned Agricultural One (A-1) District.

Development Officer Leurebourg presented additional information as follows:

- The proposed development consisted of a major home operation for an automobile, truck and farm equipment repair shop from an existing residential shop building.
- Adjacent landowners had been notified due to the possible increase in traffic; however, no comments or concerns had been received.

No comments or questions were noted from Municipal Planning Commission.

SW-12-67-21-W5

MOTION: 20.05.028. Moved by: MEMBER DUANE DIDOW

That Municipal Planning Commission (MPC) **APPROVE** development permit application D20-202 for the development of a Home Occupation, Major to operate an automobile, truck and farm equipment repair shop, on the parcel legally described as SW-12-67-21-W5, subject to the conditions listed below:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
2. All Development must conform to the conditions of this development permit and the approved plans. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.
4. This development permit is valid upon the decision being advertised in a local paper and no appeal against said decision being successful.
5. Any future expansion of the business, site area, or additional employees will require the applicant to apply for a new development permit and will require approval.



6. No signage related to the business is permitted, unless prior approval is received from Greenview.
7. The major home occupation must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
8. The major home occupation shall be limited to eight (8) customers per day.
9. The major home occupation shall not occupy more than 1 ha for outside storage. Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and highways.
10. The major home occupation shall solely be operated within the principal dwelling unit and within one accessory building.

CARRIED

Member Olsen advised that Member Bill Smith had been having difficulties with the internet and had vacated the meeting at 9:53 a.m.

**6.2 D20-221 / PROCESS ENERGY SOLUTIONS / 1197667 ALBERTA LTD. / TEMPORARY TANK FARM / SW-03-67-22-W5 / LITTLE SMOKY AREA**

Development Officer Price Leurebourg had previously presented an overview of a development permit application for a temporary tank farm within SW-03-67-22-W5. The property was zoned Agricultural One (A-1) District.

Development Officer Leurebourg presented additional information as follows:

- The proposed setbacks for the development had been 80 metres; however, the applicant had indicated a willingness to provide a greater setback.

Municipal Planning Commission discussed the following:

- Members asked about the quantity and size of tanks required to hold 16,000 barrels of oil. Development Officer Leurebourg stated that the applicant had indicated a maximum of 16,000 barrels and would utilize whatever would be required to hold that volume.
- Concerns were raised regarding impact on municipal roads, width of approach, noise, traffic and odor. It was suggested that conditions regarding setback, matting, reclamation and installation of an industrial approach be added to the conditions of approval.
- It was asked if the area for development should be limited to two acres. Members, however, agreed that up to three acres would be permissible.

SW-03-67-22-W5

MOTION: 20.05.029. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) **APPROVE** development permit application D20-221 for the development of an Oilfield Service to locate a tank farm, on the quarter legally described as SW-03-67-22-W5, subject to the conditions listed below, as amended:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
2. All Development must conform to the conditions of this development permit and the approved plans. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.
4. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment.
5. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
6. This development permit is valid upon the decision being advertised in a local paper and no appeal against said decision being successful.
7. Deleterious materials must not be allowed to enter any watercourse.
8. The applicant must obtain approval from Alberta Environment and Parks and Alberta Energy Regulator prior to construction or commencement of any development.
9. Access to the proposed development is to be upgraded by Greenview. A non-refundable construction fee of \$2500 per approach upgrade must be received by Greenview. Greenview reserves the right to determine the date of the upgrade of the approach.
10. Reclamation of the site must be to a standard satisfactory to the 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) 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.
11. Site access must be entirely matted with oilfield mats.

CARRIED

### 6.3 D20-254 / MOORE DEREK / ACCESSORY BUILDING; SHOP / SW-12-68-23-W5 / VALLEYVIEW AREA

Development Officer Price Leurebourg had previously presented an overview of a development permit application for an accessory building; shop within SW-12-68-23-W5. The property was zoned Agricultural One (A-1) District.

Municipal Planning Commission discussed the following:

- Members asked if the shop would be classified as a commercial building rather than a farm building. Development Officer Leurebourg explained that the proposed would be utilized only for storage of personal equipment and vehicles; should the applicant choose to operate the business from the proposed shop, a new development permit application would be required and the shop would then be assessed for commercial purposes.

SW-12-68-23-W5

MOTION: 20.05.030. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** development permit application D20-254 for a 15-metre variance of setback requirements a shop building 25 metres from the property line, on the parcel legally described as SW-12-68-23-W5, subject to the conditions listed below:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
2. All Development must conform to the conditions of this development permit and the approved plans. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.
4. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment.
5. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
6. This development permit is valid upon the decision being advertised in a local paper and no appeal against said decision being successful.

7. The developer is granted a setback variance of 15 metres to allow the shop building to be 25 metres from the south property line.

CARRIED

**6.4 D20-269 / GORDON JAMES K AND CHERYL L / DISTILLERY, MARKET, FOOD AND BEVERAGE SERVICE / NW-22-70-22-W5, PLAN 0424596, BLOCK 1, LOT 1 / VALLEYVIEW AREA**

Development Officer Price Leurebourg had previously presented an overview of a development permit application for a distillery, market and retail sales and hereby, grant a variance for a tasting room with food services within NW-22-70-22-W5, Plan 0424596, Block 1, Lot 1. The property was zoned Agricultural One (A-1) District.

Manager Rosson presented additional information as follows:

- The motion was amended so that a variance for a tasting room with food services was included.

Municipal Planning Commission discussed the following:

- Members asked for clarification on development permit application D18-200, which had been approved for a distillery. Manager Rosson explained that the distillery had been constructed under that permit. As that permit had expired in October 2019, and had not included a food services and tasting room, a new development permit application had been required.
- Members discussed various specifications such as Alberta Gaming and Licensing Commission regulations, noise and parking. Manager Rosson explained that the issues of noise, seating, provincial licensing and parking area had been addressed in the conditions.

NW-22-70-22-W5,  
 PLAN 0424596,  
 BLOCK 1, LOT 1

MOTION: 20.05.031. Moved by: MEMBER DALE SMITH

That Municipal Planning Commission (MPC) **APPROVE** development permit application D20-269 for a distillery, market, retail sales and hereby, grant a variance for a tasting room with food services, on the parcel legally described as NW-22-70-22-W5, Plan 0424596, Block 1, Lot 1, subject to the conditions listed below:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
2. All development must conform to the conditions of this development permit and the approved plans. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.

3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.
4. The applicant must obtain approval from Alberta Health Services and Alberta Game & Liquor Commission prior to commencement of the proposed business.
5. The tasting room seating shall be limited to a maximum of forty (40) persons.
6. The business operations must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
7. No parking of guest vehicles is permitted on adjacent public roadways.
8. This development permit is valid upon the decision being advertised in a local paper and no appeal against said decision being successful.

CARRIED

SE-09-66-21-W5

**6.5 D20-272 / SHAW CHAD / SHAW CHAD AND HEATHER / OILFIELD SERVICE: TANK FARM WITH A 10 METRE SETBACK RELAXATION FROM TOWNSHIP ROAD 661 / SE-09-66-21-W5 / LITTLE SMOKY AREA**

Development Officer Price Leurebourg presented an overview of a development permit application for an oilfield service within SE-09-66-21-W5. The property was zoned Agricultural One (A-1) District.

Development Officer Leurebourg presented additional information as follows:

- The proposal consisted of a tank farm to accommodate 300-450 cubic metres of oil on a 50.12-hectare (123.85-acre) parcel.
- The tanks would be placed 30 metres from Township Road 661 and 150 metres from Highway 43. Alberta Transportation had responded with no concerns; however, the applicant would be required to obtain a roadside development permit.
- Though oil and gas facilities were a use in Agricultural One (A-1) District, tank farms were not; therefore, a decision was required by Municipal Planning Commission.

Municipal Planning Commission discussed the following:

- It was noted that mat storage was a permitted use. Development Officer Leurebourg agreed; however, he explained that the development had been previously approved as small-scale pursuit, which was no longer a use under the current land use bylaw.
- Members discussed potential conditions such as reclamation and weed control. Development Officer Leurebourg stated that a reclamation

condition would be added and that weed control would be addressed as a note in the notice of decision.

- It was determined that the development permit application for mat storage would remain until such time that the operation would be expanded. In that case, one development permit application would be required and would include both mat storage and tank farm.
- Members asked why development had not been limited to a specific quantity of tanks. Development Officer Dixon explained that the amount related directly to the plot plan provided with the development permit application.

SE-09-66-21-W5

MOTION: 20.05.032. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) **APPROVE** development permit application D20-272 for the development of an Oilfield Service to locate a tank farm with a 10-metre setback relaxation from Township Road 661, on the parcel legally described as SE-09-66-21-W5 subject to the conditions listed below, as amended:

1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
2. All Development must conform to the conditions of this development permit and the approved plans and any revisions as required pursuant to this Approval. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta.
4. Development(s) shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment.
5. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
6. This development permit is valid upon the decision being advertised in a local paper and no appeal against said decision being successful.
7. Deleterious materials must not be allowed to enter any watercourse.
8. The applicant must obtain approval from Alberta Environment and Parks and Alberta Energy Regulator prior to construction or commencement of any development.

- 9. The applicant shall obtain a Roadside Development Permit from Alberta Transportation for development in proximity to a Highway prior to commencing development.
- 10. Reclamation of the site must be to a standard satisfactory to the 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) 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  
DATE OF NEXT MEETING

**7.0 DATE OF NEXT MEETING**

Tuesday, June 9 , 2020

#8  
ADJOURNMENT

**8.0 ADJOURNMENT**

MOTION: 20.05.033. Moved by: MEMBER TYLER OLSEN  
That this meeting adjourn at 10:22 a.m.

CARRIED

Member Burton had not returned to the meeting.



CHAIR



MANAGER, PLANNING AND DEVELOPMENT