

ADOPTED

Minutes of a  
**MUNICIPAL PLANNING COMMISSION REGULAR MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
Greenview Administration Building and Zoom  
Valleyview, Alberta, on Wednesday, July 14, 2021

#1  
CALL TO ORDER

Chair Duane Didow called the meeting to order at 9:01 a.m.

PRESENT

Chair	Duane Didow
Vice-Chair	Tom Burton
Member	Shawn Acton
Member	Roxie Chapman
Member	Winston Delorme (via Zoom, 9:12 a.m.)
Member	Dale Gervais
Member	Bill Smith (via Zoom)
Member	Dale Smith
Member	Les Urness

ATTENDING

Manager, Planning and Development	Jennifer Sunderman
Development Officer	Leona Dixon
Development Officer	Celine Chuppa
Development Technician/Recording Secretary	Jen Cornelsen
Admin Support	Anna Rieber

GUESTS

D21-205 – Tanya Elchuk, Synergy Land Services (Zoom)  
D21-218 – Martin DesRoches (Zoom)  
D21-226 – Marcia Tofer (Zoom)  
D21-238 – Marshall Hundert (Zoom)

ABSENT

Member Tyler Olsen

#2  
AGENDA

MOTION: 21.07.31. Moved by: MEMBER SHAWN ACTON  
That the July 14, 2021, agenda be adopted as presented.

CARRIED

#3  
MINUTES

**3.1 MINUTES OF REGULAR MEETING**

MOTION: 21.07.32. Moved by: MEMBER DALE SMITH  
That the minutes of the Municipal Planning Commission regular meeting held on  
June 9, 2021, be adopted as presented.

CARRIED

**3.2 BUSINESS ARISING FROM MINUTES**

There was no business arising from the minutes of June 9, 2021.

#4  
DELEGATIONS

**4.1 D21-205 / SYNERGY LAND SERVICES ON BEHALF OF TELUS COMMUNICATIONS INC. / MUNICIPAL DISTRICT OF GREENVIEW NO. 16 / CELL TOWER AND TOWER SITE / SE-32-56-08-W6, PLAN 6285NY, LOT A / GRANDE CACHE AREA**

Development Officer Celine Chuppa presented an overview of a development permit application for a Cell Tower and Tower Site within SE-32-56-08-W6, Plan 6285NY, Lot A. The property was zoned Urban Reserve Settlement Area (UR-1) District.

Additional information was presented as follows:

- The proposed development consisted of installation of a 32-metre (105.0-foot) monotype cell phone tower on a 10.0-metre by 10.0-metre leased site owned by Greenview.
- The maximum height of a communication tower allowed in Grande Cache's Land Use Bylaw 799 was 18.5 metres (60.7 feet). Therefore, a variance of 13.5 metres (44.3 feet) in height had been required.

Tanya Elchuk, Synergy Land Services, was in attendance (via Zoom) to represent the application on behalf of Telus Communications. Tanya explained that the 30.0-metre tower had an additional 2.0-metre lightning rod at the top of the tower.

Members had the following comments or questions:

- Are the communications towers self-supporting? Tanya stated that the tower would be one single pole.
- What is the standard height for communications towers? Tanya responded that the height of a specific tower was determined by its location. She explained that taller communications towers, as proposed, would better reach the community and provide greater internet and service capacity for the area. She stated that construction of the proposed tower would alleviate pressure on an existing tower located on the other side of the hamlet. She added that future carriers would be required to search existing structures to utilize, thereby requiring the potential to share towers.

Member Delorme entered the meeting (via Zoom) at 9:12 a.m.

- Does Rogers Communications currently provide service to the area as well? Tanya affirmed that the two existing towers serving the community were Rogers towers.
- Will the towers have 5G? Tanya responded that it would be included.
- As federal legislation had precedence over municipal legislation, what would happen if Greenview did not support the development? She stated that though the federal government was the governing body, industries such as

Telus Communications were strictly advised by Industry Canada to work with local municipalities.

- Tanya added that Telus had conducted a public consultation for the process, as required by Industry Canada. Approximately sixty-two notifications had been delivered to residents and an advertisement had been placed in a local newspaper and Greenview's website. Furthermore, a letter of concurrence would be requested from Greenview, which would be a requirement to license the proposed tower.

Chair Didow advised Tanya that Municipal Planning Commission would render a decision later in the meeting.

#### **4.2 D21-218 / SILVER PEAK SERVICES INC. / ALBERTSONS OILFIELD AND MECHANICAL SERVICES INC. / BULK CHEMICAL STORAGE / PLAN 0220039, BLOCK 38, LOT 6 / GRANDE CACHE AREA**

Development Officer Celine Chuppa presented an overview of a development permit application for a Bulk Chemical Storage within Plan 0220039, Block 38, Lot 6. The property was zoned Highway Corridor Commercial (C-2) District.

Additional information was presented as follows:

- Greenview had received a development permit application for a 750-barrel tank for Methanol Storage and a barrel dock to store chemicals.
- The proposed development would be situated at 9902 98 Street in Grande Cache.
- Notifications were circulated to adjacent landowners; no comments or concerns were received.

Martin DesRoches was in attendance (via Zoom) to represent the application. He stated that Silver Peaks Services Inc. was a small but promising company. The current burner had been large enough to allow a second tank. They had hoped to provide job opportunities and provide methanol to other companies in the community; a customer had already expressed interest in renting the proposed tank space. The intent had been to load stored chemical into tank trucks and deliver the product to various oilfield sites.

Members had the following comments or questions:

- What are the safety protocols? Martin responded that methanol was considered a dangerous chemical that burned with a hot, clear flame. However, he added that the company was required to operate in compliance with Occupational Health and Safety (OH&S) regulations.
- What are the adjoining uses? Development Officer Chuppa stated that there was an Esso bulk fuel station nearby as well as a trucking company next

door, with similar uses in the adjacent area. Member Delorme noted that a development permit for a methanol tank had previously been approved for the operation to the west of the proposed location.

Chair Didow advised Martin that Municipal Planning Commission would render a decision later in the meeting.

h **4.3 D21-226 / TOFER MARCIA / TREPANIER MICHAEL AND WENDY / DWELLING UNIT, MANUFACTURED / NE-12-69-09-W6 PLAN 0821288, BLOCK 1, LOT 3 / GROVEDALE AREA**

Development Officer Celine Chuppa presented an overview of a development permit application for Dwelling Unit, Manufactured within NE-12-69-09-W6, Plan 0821288, Block 1, Lot 3. The property was zoned Country Residential One (CR-1) District.

Additional information was presented as follows:

- The proposed development consisted of placing a 1979 manufactured home on a vacant 3.73-hectare (9.22-acre) parcel, which met all setback distances in accordance with Greenview's Land Use Bylaw 18-800.
- Dwelling Unit, Manufactured, was currently a discretionary use in Country Residential One (CR-1) District; however, it had been proposed to be included as a permitted use in the next revision of the Land Use Bylaw.

Marcia Tofer was in attendance (via Zoom) to represent the application. Marcia explained that the manufactured home, which would be relocated from Grande Prairie, had been updated with a peaked roof and had been well kept.

Members had no comments or questions.

Chair Didow advised Marcia that Municipal Planning Commission would render a decision later in the meeting.

**4.4 D21-238 / SUSTAINITECH ALBERTA COMPLEX ONE INC. / SUSTAINITECH ALBERTA COMPLEX ONE INC / AGRICULTURAL PROCESSING; GREENHOUSE / ½-23-67-05-W6 / ELMWORTH AREA**

Development Officer Celine Chuppa presented an overview of a development permit application for a Greenhouse within S½-23-67-5-W6. The property was zoned Crown Land (CL) District.

Member Dale Smith vacated the meeting at 9:28 a.m.

Additional information was presented as follows:

- The proposed development consisted of construction of a 100,000-square foot greenhouse on a Crown Land lease, approximately 35 kilometres south on Highway 40.

Marshall Hundert was in attendance (via Zoom) to represent the application. He explained the process of plant growth in a hydroponic greenhouse, which required less time and water than a conventional greenhouse. Culinary greens such as six varieties of lettuce, multiple herbs and, in the future, micro-greens, would be grown, harvested, shipped to Grande Prairie, and transported by rail to food distributors across the country. Sustainitech had partnered with ARC Resources to provide electricity to operate the greenhouse and provide heating and cooling (biothermal recycling).

Director, Infrastructure and Planning, Roger Autio entered the meeting at 9:36 a.m.

Members had the following comments or questions:

- It was noted that there had been an appalling amount of heat waste in the oil and gas industry; therefore, Marshall was commended on this venture.
- Are you certified organic? Marshall explained that licensing bodies determined organics on soil; therefore, it could not be licensed as organic since the plants were grown in water.

Chair Didow advised Marshall that Municipal Planning Commission would render a decision later in the meeting.

#5  
SUBDIVISIONS

**5.1 S21-005 / FINSTER JOSHUA NATHANIEL C/O GEOVERRA / NW-02-73-22-W5 / FIRST PARCEL OUT / NEW FISH CREEK AREA**

Development Officer Leona Dixon presented an overview of a proposed subdivision application for a 5.06-hectare (12.5-acre) ± lot. The property was zoned Agricultural One (A-1) District.

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

Additional information was presented as follows:

- The proposed subdivision included an existing single-family dwelling unit and smaller accessory buildings. Aside from the yard site, the parcel would have encompassed a portion of the cultivated lands, with the balance of the quarter remaining in agricultural production.
- There was a water well and open discharge septic system, which had met the setback distance from the property line in accordance with the Alberta Private Sewage Systems Standard of Practice 2015. The setback distances

from the house at 43.40 metres was short 1.60 metre and would have required a variance or upgrade.

- Road widening of 5.03metres had been registered on both sides of Township Road 730A when consolidation of the lands south of Township Road 730A with SW-02-73-22-W5 had registered.
- A gravel approach existed to the proposed subdivision and the landowner had applied to provide access to the balance.
- Notifications were circulated to adjacent landowners within an 804.0-metre radius; no comments or concerns were received.
- Comments or concerns received from internal and external departments had been addressed or included in the conditions.

Member Shaw Acton re-entered the meeting at 9:42 a.m.

Members had no comments or questions.

NW-02-73-22-W5

MOTION: 21.07.33. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** subdivision application S21-005 for the creation of a 5.06-hectare ± lot within the parcel legally described as NW-02-73-22-W5, subject to the conditions listed below:

**Reasons:**

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

**Conditions:**

1. The applicant shall submit to Greenview, a plan of survey or descriptive plan, suitable for registration with Alberta Land Titles. The size of the subdivided parcels would have been as per the approved tentative plan.
2. The applicant would pay all taxes owing to Greenview, up to the year in which subdivision was to be registered, prior to Greenview signing the final subdivision approval documents.
3. The applicant would pay a final subdivision endorsement fee, according to Greenview's Schedule of Fees in effect at the time of endorsement.
4. The applicant would ensure the on-site sewage disposal systems on the proposed lot complies with requirements of the Alberta Private Sewage Standards of Practice. The applicant would provide Greenview with a report from an accredited agency reflecting that the setback distance requirements and the proposed parcel boundaries would have been taken into

consideration when compliance was considered. The arrangements and costs were the responsibility of the applicant.

5. Access to the balance of the quarter to be constructed by Greenview. An approach application must have been submitted along with a non-refundable application fee of \$175. Construction fees of \$2,000 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 construction and/or upgrade of the approach(es).

CARRIED

#6  
DEVELOPMENT PERMITS

**6.1 D21-205 / SYNERGY LAND SERVICES ON BEHALF OF TELUS COMMUNICATIONS INC. / MUNICIPAL DISTRICT OF GREENVIEW NO. 16 / CELL TOWER & TOWER SITE / SE-32-56-08-W6 PLAN 6285NY, LOT A / GRANDE CACHE AREA**

Development Officer Celine Chuppa had previously presented an overview of a development permit application for Cell Tower and Tower Site within SE-32-56-08-W6, Plan 6285NY, Lot A. The property was zoned Urban Reserve Settlement Area (UR-1) District.

Members had the following comments or questions:

- It was confirmed that the variance was correct.
- It was noted that an additional communications tower would be beneficial to the hamlet of Grande Cache.

SE-32-56-08-W6  
Plan 6285NY, Lot A

MOTION: 21.07.034. Moved by: MEMBER LES URNESS

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-205 for a 32-metre (105 ft.) height monopole type cell phone tower on the land legally described as Plan 6285NY, Lot A, would be subject to the conditions listed below:

1. This permit indicates that only the development to which it related to was authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 799 did 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 the development permit would have required 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 obtained 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 were necessary to serve a proposed development and receive approval from Alberta Environment and Parks.
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 and no appeal against said decision being successful.
7. The developer was granted a height variance of 13.5-metres to allow the monopole type cell tower to be 32.0 metres high.

CARRIED

**6.2 D21-207 / HUGGARD-MCINNIS DEVIN / HUGGARD-MCINNIS DEVIN THOMAS / DUGOUT W/ 20 M VARIANCE / NW-32-70-19-W5 / SUNSET HOUSE AREA**

Development Officer Celine Chuppa presented an overview of a development permit application for a Dugout With a 20-metre Variance within NW-32-70-19-W5. The property was zoned Agricultural One (A-1) District.

Additional information was presented as follows:

- The proposed 150.0-metre by 10.0-metre dugout on the applicant's 66.35-hectare home quarter section would be located 20 metres away from Range Road 195; therefore, a 50% variance of the 40-metre setback was required, in accordance with Greenview's current Land Use Bylaw.
- A 10.0-metre variance for a dugout in that location was previously brought forward and approved by the Municipal Planning Commission on July 14, 2020 (D20-337).
- The applicant requested the variance because the site chosen had adequate drainage to fill the dugout and would not take prime farmland out of production.

Members had the following comments or questions:

- How many people reside down Range Road 195? Development Officer Chuppa stated that it was a dead-end road and there were no residences beyond the proposed dugout.
- What were some of the reasons for the setback? Development Officer Chuppa that it had not been recommended for future development and the potential of future road widening.
- What was the depth of the proposed dugout? Development Officer Chuppa stated that it would be ten feet deep. The development permit application



had been referred to Alberta Environment and Parks; however, no comments had been received. There was not enough volume to be a concern.

- An adjacent landowner who had called Greenview to oppose the development stated that the dugout drained into Snipe Lake. It was noted that the dugout was short-term and would not affect the water level.

NW-32-70-19-W5

MOTION: 21.07.035. Moved by: MEMBER SHAWN ACTON

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-207 for a setback variance of 20 metres from the west property line for the development of a 150.0-metre by 10.0-metre dugout, on the parcel legally described as NW-32-70-19-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 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. This development permit is valid upon the decision being advertised in accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.
4. The applicant must obtain Water Act authorization from Alberta Environment and Parks prior to construction or commencement of any development.
5. The developer is granted a setback variance of 20 metres to allow the Dugout to be 20 metres from the property line.

CARRIED

### **6.3 D21-218 / SILVER PEAK SERVICES INC. / ALBERTSONS OILFIELD AND MECHANICAL SERVICES INC. / BULK CHEMICAL STORAGE / PLAN 0220039, BLOCK 38, LOT 6 / GRANDE CACHE AREA**

Development Officer Celine Chuppa had previously presented an overview of a development permit application for Bulk Chemical Storage within Plan 0220039, Block 38, Lot 6. The property was zoned Highway Corridor Commercial (C-2) District.

Members had no comments or questions.

Plan 0220039,  
Block 38, Lot 6

MOTION: 21.07.36. Moved by: MEMBER WINSTON DELORME

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-218 for one 750-barrel tank and one barrel dock on the lot legally described as Plan 0220039, Block 38 Lot 6, subject to the conditions listed below:

1. This permit indicates that only the development to which it related to was authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 799 did not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
2. All Development would have been obliged to conform to the conditions of this development permit and the approved plans. Any subsequent changes, amendments, or additions to this development permit would 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 was 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 were necessary to serve a proposed development and had received approval from Alberta Environment and Parks.
5. All development(s) must be designed to ensure the stormwater runoff to adjacent lands or watercourses did not exceed pre-development flows.
6. The applicant shall obtain a roadside development permit from Alberta Transportation for development in proximity to a highway prior to commencing development.
7. This development permit is valid upon the decision being advertised and no appeal against said decision being successful.

CARRIED

**6.4 D21-226 / TOFER MARCIA / TREPANIER MICHAEL AND WENDY / DWELLING UNIT, MANUFACTURED / NE-12-69-09-W6 PLAN 0821288, BLOCK 1, LOT 3 / GROVEDALE AREA**

Development Officer Celine Chuppa had previously presented an overview of a development permit application for Dwelling Unit, Manufactured within NE-12-69-09-W6, Plan 0821288, Block 1, lot 3. The property was zoned Country Residential One (CR-1) District.

Members had no comments or questions.

**BLOCK 1, LOT 3**

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-226 for a Dwelling Unit, Manufactured, on the parcel legally described as Plan 0821288, Block 1, Lot 3, subject to the conditions listed below:

1. This permit indicates that only the development to which it related to was authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 did 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 would 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 accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.
5. Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.
6. The exterior of the manufactured home shall be finished within one (1) year of placement. All finish material would either be factory fabricated or of equivalent quality so that the design and construction complement the dwelling.
7. The manufactured home shall be placed on an engineer approved foundation, basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.
8. The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home was placed on the foundation.

CARRIED

**6.5 D21-227 / HYACINTHE BRYANT / CHILSON LANE B AND KAREN M / DWELLING UNIT, MANUFACTURED / NW-10-69-06-W6 PLAN 0520146, BLOCK 1, LOT 2 / GROVEDALE AREA**

Development Officer Celine Chuppa presented an overview of a development permit application for a Dwelling Unit, Manufactured within NW-10-69-06-W6, Plan 0520146, Block 1, Lot 2. The property was zoned Country Residential One (CR-1) District.

Members had no comments or questions.

NW-10-69-06-W6  
PLAN 0520146,  
BLOCK 1, LOT 2

MOTION: 21.07.38. Moved by: MEMBER BILL SMITH

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-227 for a Dwelling Unit, Manufactured, on the parcel legally described as Plan 0520146, Block 1, Lot 2, subject to the conditions listed below:

1. This permit indicates that only the development to which it would have related was authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 did 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 was required pursuant to this approval. Any subsequent changes, amendments or additions to this development permit would have required 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 obtained 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 accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.
5. Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.
6. The exterior of the manufactured home shall be finished within one (1) year of placement. All finish material shall either be factory fabricated or of equivalent quality so that the design and construction complement the dwelling.
7. The manufactured home shall be placed on an engineer approved foundation, basement, or other method of securing the home which satisfied the requirements of the Alberta Safety Codes.
8. The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the foundation.

CARRIED

**6.6 D21-238 / SUSTAINITECH ALBERTA COMPLEX ONE INC. / AGRICULTURAL PROCESSING; GREENHOUSE / S½-23-67-05-W6 / ELMWORTH AREA**

Development Officer Celine Chuppa had previously presented an overview of a development permit application for a Greenhouse within S½-23-67-05-W6. The property was zoned Crown Land (CL) District.

Members had the following comments or questions:

- Why was the area indicated as Elmworth instead of Grovedale?  
Development Officer Celine Chuppa explained that the area was based on Alberta Energy Regulator (AER) maps.
- Development Officer Celine Chuppa stated that Agricultural Processing was a permitted use in Crown Land District; however, the development permit had been brought to Municipal Planning Commission because Greenhouse did not fit within the definition of that use in the current Land Use Bylaw.
- Would Sustainitech intend to develop in other areas of Greenview? Marshall stated that they were looking throughout the province and could likely propose another greenhouse of this kind elsewhere within Greenview.

S½-23-67-5-W6

MOTION: 21.07.39. Moved by: VICE-CHAIR TOM BURTON

That Municipal Planning Commission (MPC) **APPROVE** development permit application D21-238 for a Greenhouse, on the Crown Land lease legally described as S½-23-67-05-W6 subject to the conditions listed below:

1. This permit indicates that only the development to which it related to was authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 did 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 would 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 was 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 accordance with Greenview's Advertising Bylaw and no appeal against said decision being successful.
5. The applicant must obtain approval from Alberta Environment and Parks and Alberta Energy Regulator prior to construction or commencement of any development.

CARRIED

ADOPTED

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#7  
NEXT MEETING

Wednesday, September 15, 2021

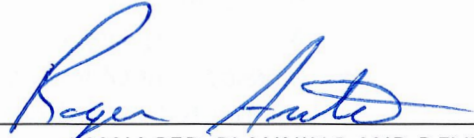
#8  
ADJOURNMENT

MOTION: 21.07.40. Moved by: MEMBER ROXIE CHAPMAN  
That the meeting be adjourned at 10:03 a.m.

CARRIED



CHAIR  
DUANE DIDOW



MANAGER, PLANNING AND DEVELOPMENT  
JENNIFER SUNDERMAN