

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting held on **Monday, April 8, 2019** in the County Council Chambers.

The meeting was called to Order at 11:44 a.m. by the Chairperson, Lorne Halisky in the presence of the following persons:

ATTENDANCE

Councillor Dan Gawalko	Division 1
Councillor Lorne Halisky	Division 4
Councillor Randy Orichowski	Division 5
Jordan Ruegg	Planning and Development Officer
Kyle Schole	Planning and Development Assistant
Patti Priest	Recording Secretary

ABSENT

Cory Ollikka	Development Officer
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1 Member of the Public was present.

2.0 ADOPTION OF AGENDA

MPC19.010: Orichowski

That the Agenda for the Municipal Planning Commission meeting for Monday, April 8, 2019, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC19.011: Gawalko

That the Minutes of January 14, 2019 – Municipal Planning Commission meeting, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 014-19: Victoria Home Guard Historical Society

MPC19.012: Orichowski

That the Municipal Planning Commission **table the decision** on Development Permit No. 014-19: for the placement of Seven (7) Freestanding Informational Signs described as and located at:

1. Elbow Viewpoint: 54° 3' 43.34", -112° 46' 2.31",
2. Waskatenau Ferry Crossing: 54° 3' 36.23", -112° 46' 40.02",
3. Elsie's Hill: 54° 3' 43.34", -112° 46' 2.31",
4. Henry House: 54° 3' 30.15", -112° 44' 36.47",
5. Bears Ears Reserve: 54° 3' 38.48", -112° 45' 29.12",
6. Steamboat Landing: 54° 1' 9.17", -112° 38' 21.49", and
7. Fort White Earth/Grist Mill: 54° 0' 37.32", -112° 23' 27.05",

to a future Municipal Planning Commission meeting, after clarification is received on the placement of the sign at location #1 and to allow time to explore the concept of adding roadside pullouts for locations: #3, #4, #5 and #6.

CARRIED UNANIMOUSLY.

4.1.2 DP 016-19: Smoky Lake County

MPC19.013: Gawalko

That the Municipal Planning Commission approve Development Permit No. 016-19: Pt. of NE 35-60-18-W4M, for the development of Natural Resource Extraction/Processing Facility (Sand and Gravel), subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Development Plan dated February 28, 2019, and prepared by Twerdoff & Associates Inc., attached to, and forming part of, this Development Permit. to,
2. This Development Permit will expire twenty (20) years from the date of issuance.
3. The Developer must comply with all requirements of Alberta Environment and Parks, including any registrations, permits and approvals.
4. Tree and bush removal on Said Lands shall take place only during the approved period of July 31 to April 15, as required by the Alberta Wildlife Act and the federal Migratory Birds Convention Act.
5. Any burning of vegetation on Said Lands will require a Burn Permit issued by Smoky Lake County's Fire Chief or his designate.
6. Reclamation and rehabilitation of Said Lands shall be in accordance with the Alberta Environmental Protection and Enhancement Act (EPEA) and the Code of Practice for Pits. The Developer must provide a copy of Environmental Protection and Enhancement Act Registration to the Development Authority for Smoky Lake County before this Development Permit will take effect.
7. All equipment and activity relating to the mining and crushing operation shall be located within and take place in areas approved for gravel extraction.
8. Hours of Operation:
 - a. Crushing Operations:
24 hours per day, 365 days per year.
 - b. On-Site Development Operations (including tree removal, pit development, reclamation):
24 hours per day, 365 days per year.
 - c. Hauling:
7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. Hauling will not be permitted on Sundays and Statutory Holidays.
9. The Developer shall ensure that dust and noise control measures are undertaken to prevent such items from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be located in a position so as to act as a sound barrier. Also, the Developer shall apply methods of minimizing the noise created from machinery wherever possible.
10. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
11. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.

12. Accesses and haul routes into extraction areas shall be located away from residential areas.
13. The Developer shall ensure that any development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial regulations and legislation. Setbacks from pipelines shall be in accordance with appropriate provincial legislation and regulations established by the Alberta Energy Regulator (AER). Setbacks from utility corridors shall be in accordance with provincial legislation and regulations established by the Alberta Utilities Commission (AUC).
14. No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary approvals under the Water Act and from the Department of Fisheries and Oceans. Evidence of a Water Act approval or license must be provided to the Development Authority for Smoky Lake County in cases where a surface waterbody is altered or disturbed.
15. No washing activities shall take place under this Development Permit. Should the Developer wish to undertake any washing activities on Said Lands, the Developer must provide a copy of a Water Act License or Approval to the Development Authority for Smoky Lake County before washing activities may commence.
16. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
17. If a portion of the pit should become inactive for a period lasting more than three (3) consecutive months, the pit faces shall be sloped to a ratio of 2:1 to ensure public safety and prevent erosion.
18. The Developer shall obtain any and all approvals, permits, authorizations, certificates and licenses from any and all agencies, departments and authorities as may be required.
19. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally-owned roads.
20. The storage of bulk fuels will not be permitted on Said Lands.
21. Weed control measures shall be implemented at the request of, and to the satisfaction of, Smoky Lake County.

CARRIED UNANIMOUSLY.

4.2 Heritage Resource Intervention Permit(s) to be Considered:

- 4.2.1 HRIP 001-19: Chahor Church and Bell Tower (Russo-Greek Orthodox Church of Saints Peter and Paul)

MPC19.014: Orichowski

That the Municipal Planning Commission approve Heritage Resource Intervention Permit No. 001-19: Part of NE 9-60-18-W4M, to allow for the replacement of existing linoleum with vinyl plank flooring, repairing of back entrance with new steps, railing, and door, and repairing of siding, subject to the following conditions:

1. This Heritage Resource Intervention Permit will expire one (1) year from the date of issuance. All work permitted under this

Permit must be completed within this timeframe. If the permitted work is not completed within one year, or if any additional work is proposed, a new Heritage Resource Intervention Permit must be obtained.

2. The Applicant must provide the Development Authority for Smoky Lake County with samples of heritage colours, including the manufacturer, name, number and finish, that will be used to complete the work under this Permit, before commencement of said painting.
3. The Applicant must abide by all of the provisions of the Historical Resources Act, specifically Section 26(6), and amendments hereto.
4. The Applicant must ensure that the proposed activities do not alter the Character-Defining Elements that are listed in the Statement-of-Significance that comprises part of Smoky Lake County Bylaw No. 1262-14.
5. Contravention of any condition of this Heritage Resource Intervention Permit may result in Smoky Lake County rescinding the Permit.

CARRIED UNANIMOUSLY.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

8.0 ADJOURNMENT

MPC19.015: Halisky

To adjourn the Municipal Planning Commission Meeting of April 8, 2019 at 12:37pa.m.

CARRIED.

Lorne Halisky, Chairperson

S E A L

Cory Ollikka, Development Officer