

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting held on **Wednesday, July 24, 2019** in the County Council Chambers.

The meeting was called to Order at 10:05 a.m. by the Chairperson, Lorne Halisky in the presence of the following persons:

ATTENDANCE

Councillor Dan Gawalko	Division 1
Johnny Cherniwchan	Division 2
Craig Lukinuk	Division 3 (Reeve)
Councillor Lorne Halisky	Division 4
Councillor Randy Orichowski	Division 5 (Deputy Reeve)
Jordan Ruegg	Planning and Development Manager
Lydia Cielin	Assistant CAO
Kyle Schole	Planning and Development Assistant
Patti Priest	Recording Secretary

ABSENT

Cory Ollikka	Development Officer
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One Member of the Public was present: Marie Osinchuk.

2.0 ADOPTION OF AGENDA

MPC19.026: Orichowski

That the Agenda for the Municipal Planning Commission meeting for Wednesday, July 24, 2019, be adopted as amended:

ADDITION TO THE AGENDA:

1. Issue for Information: Schedule a Special Council Meeting Date for the Mons Lake Shoreline Restoration Project.
2. Issue for Information: Annual NightWind's Summer Sizzler Endurance Race near Bellis.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC19.027: Gawalko

That the Minutes of June 6, 2019 – Municipal Planning Commission meeting, be adopted as presented.

CARRIED.

One member of the Public entered Council Chambers, time 9:16 a.m.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

DP 031-19: Osinchuck, Richard and Maureen.

MPC19.028: Lukinuk

That the Municipal Planning Commission add the words 'Former Methodist Church' to the development permit application in reference to the 100-year-old log construction building on site and **APPROVE** Development Permit No. 031-19: **SE-25-58-17-W4M** for the development of **Cabin (20' x 26')** subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan dated May 28, 2019, and the Elevation Drawings and prepared by Richard & Maureen Osinchuck, attached to, and forming part of, this Development Permit.

2. The proposed development shall not exceed a maximum of 36.1 feet in height.
3. The proposed development shall be a minimum of 520 sq.ft.
4. Minimum Front Yard Setback: 92 ft
5. Minimum Rear Yard Setback: 60 ft
6. Minimum Side Yard Setback: 60 ft
7. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
8. Natural gas services are provided by Smoky Lake County. All costs associated with connecting to this service will be borne solely by the Developer. Please contact Daniel Moric, Manager, Smoky Lake County Gas Department at 780-656-5734 for more information.
9. Municipal water and sewer services are not available at this location. It will be the sole responsibility of the Developer to ensure that water well and private sewage disposal systems associated with this Development conform to current provincial requirements. In addition, all infrastructure (such as electrification, telecommunications, and internet) improvement costs associated with the Development will be borne solely by the Developer.
10. The proposed Development shall commence within twelve (12) months from the date of this Permit's issuance and be carried out with reasonable diligence within five (5) years.
11. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all agencies, departments and authorities as may be required.
12. Applicant to apply for and obtain any required building permits, and/or secondary permits (electrical, plumbing, sewage, gas).
13. Applicant is to obtain a valid building permit prior to commencement of construction.
14. Applicant to ensure compliance with the requirements of the Victoria District Area Structure Plan Section 25: Design Guidelines.

CARRIED UNANIMOUSLY.

DP 029-19: Tchir Resource Extraction (Gravel Pit).

MPC19.029: Gawalko

That the Municipal Planning Commission approve Development Permit No. 029-19: **NW-32-59-12-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 May 29, 2019, and prepared by Casey Tchir., attached to, and forming part of, this Development Permit.
2. This Development Permit will expire **Five (5) 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. All equipment and activity relating to the mining and crushing operation shall be located within and take place in areas approved for gravel extraction.

7. Hours of Operation:
 - a. **Crushing Operations:** 8:00 a.m. – 5:00 p.m., Monday to Saturday inclusive. Crushing will not be permitted on Sundays and Statutory Holidays.
 - b. **On-Site Development Operations (including tree removal, pit development, reclamation):** 8:00 a.m. – 5:00 p.m., Monday to Saturday inclusive. Development Operations will not be permitted on Sundays and Statutory Holidays.
 - c. **Hauling:** 8:00 a.m. – 5:00 p.m., Monday to Saturday inclusive. Hauling will not be permitted on Sundays and Statutory Holidays.
8. **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.**
9. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
10. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
11. Accesses and haul routes into extraction areas shall be located away from residential areas.
12. 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).
13. 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.
14. 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.
15. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
16. 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.
17. 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.
18. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally-owned roads.
19. The storage of bulk fuels, noxious, toxic, radioactive, flammable, or explosive materials shall not be permitted on Said Lands.
20. Weed control measures shall be implemented at the request of, and to the satisfaction of, Smoky Lake County.
21. The applicant shall enter into a Development Agreement with the County prior to commencing operations.

22. The applicant shall provide adequate security, including locked after-hours gate access as indicated in the Development Permit Application, and to the satisfaction of the Development Authority.
23. The Applicant shall enter into a minor Haul Road Agreement as per Smoky Lake County Policy No. 03-14: Haul Road Agreement and obtain a Business License under the Aggregate Levy Bylaw No. 1306-17: Aggregate Extraction Business License.

CARRIED UNANIMOUSLY.

DP 038-19 Loberg Bed and Breakfast.

MPC19.030: Lukinuk

That the Municipal Planning Commission **DEFER** Development Permit No. 038-19: SW-3-59-14-W4M, for the development of a **Bed and Breakfast Use for an Accessory Building**, to a future Municipal Planning Commission Meeting to be brought forward with descriptive indoor and outdoor pictures of the said building.

CARRIED UNANIMOUSLY.

ADDITIONS TO THE AGENDA

Special Council Meeting Mons Lake Shoreline Restoration.

MPC19.031: Orichowski

That the Municipal Planning Commission recommend a **Special County Council Meeting** for the purpose of discussing the Mons Lake Shoreline Restoration Project be scheduled for **August 7, 2019 at 10:00 a.m.**; and, a **Municipal Planning Commission Meeting** be scheduled **to follow**, both to be held in County Council Chambers.

CARRIED.

Annual NightWind's Summer Sizzler Endurance Race.

MPC19.032: Lukinuk

That the Municipal Planning Commission forward the email from Natasha Dombrosky, Sponsorship Coordinator, NightWind Arabians, dated July 22, 2019 in regard to a request for sponsorship of the 2nd Annual equestrian local event near Bellis, Alberta: 2019 NightWind's Summer Sizzler Endurance Race, to the next County Council Meeting; and recommend Smoky Lake County sponsor the said event by providing a donation in the amount of \$200.00.

CARRIED.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

8.0 ADJOURNMENT

MPC19.033: Halisky

That the Municipal Planning Commission Meeting of July 24, 2019 adjourn at 11:58 a.m.

CARRIED.

Lorne Halisky, Chairperson

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Cory Ollikka, Development Officer