

SMOKY LAKE COUNTY

Minutes of the **County Council Committee of the Whole for the purpose of the Planning** held on Tuesday, **April 1, 2014** at 10:05 A.M. in the County Council Chambers.

The meeting was called to Order by the Reeve Mr. Cary Smigerowsky in the presence of the following persons:

		A T T E N D A N C E
<u>Div. No.</u>	<u>Councillor(s)</u>	<u>Tuesday, April 1, 2014</u>
1	Dareld Cholak	Absent
2	Ron Bobocel	Present
3	Craig Lukinuk	Present
4	Cary Smigerowsky	Present
5	Randy Orichowski	Present
C.A.O.	Cory Ollikka	Present
Asst CAO/R.S	Lydia Cielin	Present
Finance Manager	Brenda Adamson	Absent

Member of the Administrative Staff in attendance:

Aline Brousseau – Planning and Development	Present
Jeremy Smith, Planning and Dev. Assistant	Present
Ed English, Peace Officer/Rec. Manager	Present
Paul Miranda, GIS/Communication Director	Present

MUNICIPAL PLANNING SERVICES:

Jane Dauphinee, Senior Planner	Present - Skype
James Haney, Planner	Present - Skype

5 Members of the Public in attendance.

Self-Introductions

Self-Introductions were made by each member of Elected, Administration Staff and the Public-at-Large in attendance.

Agenda:

445-14: Lukinuk

That the Agenda for Tuesday, April 1, 2014 County Council Committee of the Whole meeting for the purpose of Planning, be adopted as amended:

Addition(s):

1. Public Representation.

Carried Unanimously.

3. Minutes:

No Minutes.

4. Planning Document:

Review of Land Use Bylaw 1250-12

Discussion

Planning and Development

Planning and Development, Aline Brousseau reviewed briefing notes with Council relating to the Sections of Concern in the current Land Use Bylaw No. 1250-12, as follows:

Section 1: General Administrative Procedures	
1	<p>Issue: Should there be many areas of revisions in Land Use Bylaw 1250-12, it is recommended to repeal and replace Land Use Bylaw 1250-12. As this is our main planning tool, it will be easier to reference one bylaw.</p>
Current	Proposed (Recommended)
<p>1.6 REPEAL</p> <p>1. This Bylaw comes into force on receiving Third and final reading by Council and repeals Land Use Bylaw 1102-02 and any resolutions made thereunder or amendments thereto, which shall cease to have effect on the day this Bylaw comes into force.</p>	<p>1.6 REPEAL</p> <p>1. This Bylaw comes into force on receiving third and final reading by Council and repeals Land Use <u>Bylaw 1250-12</u> and any resolutions made thereunder or amendments thereto, which shall cease to have effect on the day this Bylaw comes into force.</p> <p>Note: All amendments (map and text amendments) made to LUB 1250-12 will be forwarded to MPS for inclusion in the revised LUB.</p>
<p>Comment: As per Recommendation</p>	
2	<p>Issue: As it is under the LUB, there is no mention on how the Development Authority deals with asphalt paving plants or concrete producing plants. We could classify same as "other" although, this makes it unclear and it is a grey area in the bylaw. See revision 5 for more information.</p>
Current	Proposed (Recommended)
<p>1.7 INTERPRETATION/DEFINITIONS</p> <p>169. "Natural resource extraction/processing facility" means an industry engaged in the extraction and/or processing of natural resources such as clay, sand, gravel, lumber and natural gas, through primary treatment into a raw marketable form;</p>	<p>1.7 INTERPRETATION/DEFINITIONS</p> <p>169. "Natural resource extraction/processing facility" means an industry engaged in the extraction and/or processing of natural resources such as clay, sand, gravel, lumber and natural gas, through primary treatment into a raw marketable form <u>which includes asphalt paving plants and concrete producing plants where applicable;</u></p> <p>Note: This change will need to be reflected in Section 2.7: Natural Resource Extraction Development Permit Requirements. Developers would need to comply with the Code of Practice for Asphalt Paving Plants and Code of Practice for Concrete Producing Plants.</p>
<p>Comment: As per Recommendation</p>	
3	<p>Issue: As it is under the LUB, there is no mention of how the Subdivision Authority is appointed. Although, the appointment is further clarified under the Subdivision Authority Bylaw 996-95. It is a good practice to have this clarified in both bylaws.</p>
Current	Proposed (Recommended)
<p>1.12 SUBDIVISION AUTHORITY</p> <p>1. The Subdivision Authority established by the municipality's Subdivision Authority Bylaw shall perform such duties as are specified in this Bylaw and by the Act.</p>	<p>1.12 SUBDIVISION AUTHORITY</p> <p>1. The Subdivision Authority established by the municipality's Subdivision Authority Bylaw shall perform such duties as are specified in this Bylaw and by the Act. <u>The Subdivision Authority shall be appointed by a resolution of Council.</u></p>
<p>Comment: As per Recommendation</p>	
Section 2: Development Permits, Rules, and Procedures	
4	<p>Issue: The section isn't consistent with our application for Development. This revision is suggested to ensure that these section are consistent.</p>
Current	Proposed (Recommended)
<p>2.4 GENERAL DEVELOPMENT PERMIT APPLICATION REQUIREMENTS</p> <p>1. An application for a development permit shall be made to the Development Authority in writing, on the application form provided by the municipality and shall be accompanied by:</p> <p>A. a site plan, to scale, showing the legal description; north arrow; municipal address; location and dimensions of property lines; existing utility rights-of-way and easements; fences; driveways; paved areas; proposed front, rear, and side yards, if any; any provisions for off-street loading and vehicle parking; access and egress points to the site; and any encumbrance such as rights-of-way;</p> <p>B. existing and proposed building dimensions, to scale, including, but not limited to, the house, garage, decks and any covered structures such as car ports;</p>	<p>2.4 GENERAL DEVELOPMENT PERMIT APPLICATION REQUIREMENTS</p> <p>1. An application for a development permit shall be made to the Development Authority in writing, on the application form provided by the municipality and shall be accompanied by:</p> <p>A. site plan, to scale, showing the legal description; north arrow; municipal address; location and dimensions of property lines; existing utility rights-of-way and easements; fences; driveways; paved areas; proposed front, rear, and side yards <u>setbacks</u>, any provisions for off-street loading and vehicle parking (if applicable); access and egress points to the site; and any encumbrances such as rights-of-way; existing and proposed building dimensions, to scale, including, but not limited to, the house, garage, decks and any covered structures such as car ports, <u>location of abandoned wells (if applicable), location of water bodies (if applicable), developed/undeveloped road allowances (if applicable).</u></p> <p>Note: Section will need to be renumbered.</p>
<p>Comment: As per Recommendation</p>	

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Issue: This revision is to correct the typographical errors in this section of the bylaw and to add a section that references additional regulations that the developer will be responsible to adhere to.

Current	Proposed (Recommended)
<p>2.7 NATURAL RESOURCE EXTRACTION DEVELOPMENT PERMIT REQUIREMENTS</p> <p>1. In addition to the information requirements indicated in Section 2.4 of this Bylaw, the Development Authority shall require, where not required to do so by the Province, that each application be accompanied by the following information:</p> <p>B. for Class I Pits on Private Land under 5 ha. (12.5 ac.) in area: proof of approval from Alberta Environment and Sustainable Resource Development;</p> <p>C. for Class II Pits on Private Land under 5 ha. (12.5 ac.) in area: a reclamation deposit in the amount of \$2,000 per acre for each acre of working pit;</p>	<p>2.7 NATURAL RESOURCE EXTRACTION DEVELOPMENT PERMIT REQUIREMENTS</p> <p>1. In addition to the information requirements indicated in Section 2.4 of this Bylaw, the Development Authority shall require, where not required to do so by the Province, that each application be accompanied by the following information:</p> <p>B. for Class I Pits on Private Land 5 ha. (12.5 ac.) or more in area: proof of approval from Alberta Environment and Sustainable Resource Development Environment and Sustainable Resource Development (ESRD);</p> <p>C. for Class II Pits on Private Land <u>less than</u> 5 ha. (12.5 ac.) in area: a reclamation deposit in the amount of \$2,000 per acre for each acre of working <u>area of the</u> pit;</p> <p>Add New Sections:</p> <p>CC. The developer shall be responsible to ensure compliance with all applicable legislation including but not limited to the Code of Practice for Pits Act, Environmental and Protection Enhancement Act (EPEA), Water Act, Public Highways Development Act, Pipeline Act, Oil and Gas Conservation Act, Public Lands Act, Weed Control Act, Historical Resources Act, Code of Practice for Asphalt Paving Plants, Code of Practice of Concrete Producing Plants, Code of Practice for Watercourse Crossings, Code of Practice for Pipeline and Telecommunication Lines Crossing a Water Body, Code of Practice for Outfall Structures on Water Bodies, Fisheries Act, Navigable Waters Protection Act, Canadian Environmental Assessment Act, Species at Risk Act, and Migratory Birds Convention Act.</p> <p>DD. All natural resource extraction development permits shall be considered temporary developments as specified by the Development Authority.</p> <p>Note: Need to research or provide statement in the LUB how gravel pits are dealt with on Crown Lands. Typically we have been following the same practice as on private lands but not requiring a Reclamation Deposit as ESRD would be responsible to monitor the reclamation.</p> <p>Need MPS to research further how we should deal with Asphalt Paving Plants and Concrete Producing Plants. A phone call was placed to ESRD, Industrial Approvals Engineer on March 18, 2014. These types of developments are registered through EPEA. If a developer does not adhere to the registration of either of these plants a phone call can be placed to the ESRD's Environmental Hotline. Administration is able to verify if a developer has registered plant under ESRD's Authorization Viewer. An email was placed to all municipalities through the Alberta Development Officer's Association (ADOA) on March 18, 2014 to verify if there are any municipalities that regulate Asphalt Batch Plant and Concrete Producing Plants.</p>
Comment:	More Research: Reclamation Deposit

Public: Concerns

Letters: From the Public submitted addressing concerns relating to the current Land Use Bylaw No. 1250-12, as follows:

Date	Name	Section: Land Use Bylaw 1250-12
March 20, 2014 March 25, 2014	Betty Epp and Shane Hillstrom	Section 7.17: Pet Keeping and Kennels
March 20, 2014 March 22, 2014	Brian Cheston	Section 7.17: Pet Keeping and Kennels
March 25, 2014	Ken Tolley	Section 7.23: Recreational Vehicles

March 27, 2014	Stephanie Oliver	Section 7.17: Pet Keeping and Kennels
Handout At the Meeting: Reeve, Cary Smigerowsky read out the Letter		
March 31, 2014	Wendy Hall and Allan Boe	Section 7.17: Pet Keeping and Kennels

Addition to the Agenda:

**Public Representation
Mons Lake Association**

Present before County Council at 10:37 a.m. to 11:05 a.m. was Dave Beynon, President, Mons Lake Association and Betty Epp, Resident, Mons Lake to address concerns with Section 7.17: Pet Keeping and Kennels in the current Land Use Bylaw 1250-12.

Reeve, Cary Smigerowsky thanks the delegates for attending the Committee of the Whole Meeting relating to Planning.

Public: Concerns

Letter: From the Public: Ken Tolley submitted addressing concerns with Section 7.23: Recreational Vehicles in the current Land Use Bylaw 1250-12.

Reeve, Cary Smigerowsky read the letter out that stated the concerns relating to the Recreational Vehicles:

Date	Name	Section: Land Use Bylaw 1250-12
March 25, 2014	Ken Tolley	Section 7.23: Recreational Vehicles
1.	If the bylaw 12-1250 was set up to control the number of units with a permit, did this not work? Was there a great deal of permits used that made the numbers too great?	
2.	The permit did put into place a control for the Bylaw personal to have violators remove their units.	
3.	If the third unit complies why does the bylaw not control the number of built units of 550 sq. ft. I have seen far more units on property's that override the need for a third unit or a permit considering I used the process as a permit holder.	
4.	Would not the permit and inspection system be an easier control?	
5.	Why was I as a landowner in the area not notified and allowed to have input prior to a third reading and passing this new rule even after I did have a permit?	
6.	If the intent of the change was to not have units on the land over the winter as a storage, why not have the summer of 90 / 120 days to allow a permit to be used for family usage?	
7.	The land values are maintained by having neat and tidy areas and having the local economy stay at a healthy level the need for visitors to the area where they do spend monies.	
Comment:		Administration to review section Section 7.23: Recreational Vehicles in the current Land Use Bylaw 1250-12.

Review of Land Use Bylaw 1250-12

Discussion: Continued

Planning and Development

Planning and Development, Aline Brousseau continued to review briefing notes with Council relating to the Sections of Concern in the current Land Use Bylaw No. 1250-12, as follows:

Section 1: General Administrative Procedures	
	Current Proposed (Recommended)
6	Issue: This revision is to ensure consistency with Section 6.6 (1): Development and Access Permit Requirements Adjacent to Municipal Roadway and Highways.
	Current Proposed (Recommended)
	2.10 REFERRAL OF APPLICATION
	5. Development permit applications within 800.0 m (2640.0 ft.) of the right-of-way of a highway may, at the discretion of the Development Authority, be referred to Alberta Transportation for comments prior to a development permit being issued.
	2.10 REFERRAL OF APPLICATION
	5. Development permit applications within 800.0 m (2640.0 ft.) of the right-of-way of a highway may, at the discretion of the Development Authority, be referred to Alberta Transportation for comment. prior to a development permit being issued.
	Comment: More Clarification required.
7	Issue: This revision is to clarify how the Development Authority deals with refusals. As it is written, it is confusing to a reader. The idea behind this revision is that if the circumstances and/or reasons have not been addressed then the developer cannot keep re-applying for a new application unless the reasons are addressed or the circumstances have changed substantively.
	Current Proposed (Recommended)
	2.11 DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS
	2.11 DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

<p>6. When a development permit application is refused, the Development Authority shall not accept the submission of another application for a permit on the same parcel of land and for the same or similar use by the same or any other applicant for six (6) months after the date of the refusal. However, when an application has been refused as per subsection (7) below the Development Authority may accept a new application without waiting six months after the date of the refusal.</p>	<p>6. When a development permit application is refused, the Development Authority shall not accept the submission of another application for a permit on the same parcel of land and for the same or similar use by the same or any other applicant for six (6) months after the date of the refusal <u>unless the reasons for refusal have been rectified to the satisfaction of the Development Authority.</u> However, when an application has been refused as per subsection (7) below the Development Authority may accept a new application without waiting six months after the date of the refusal.</p> <p>Note: Section 642(4) of the MGA.</p>
<p>Comment: More Clarification required.</p>	
<p>Concern: Administration finds that "posting a notice in a place" task to be wasting paper with each and every permit. At any given time, if a member of the public would like a copy of an issued Development Permit it can be provided. Note: This is a separate process from the statutory advertising requirement for Development Permits which shall continue as per the requirement of the MGA.</p>	
<p>Current</p>	<p>Proposed (Recommended)</p>
<p>2.14 NOTICE OF DECISION</p> <p>1. Within five (5) working days after a decision on a development permit application, the Development Authority Officer shall send a notice by regular mail of the decision to the applicant and post a notice in a place available to public view in the County office and on the County's website indicating the disposition of the application. Mailing the notice is not required when an applicant picks up a copy of the decision.</p>	<p>2.14 NOTICE OF DECISION</p> <p>1. Within five (5) working days after a decision on a development permit application, the Development Authority Officer shall send a notice by regular mail of the decision to the applicant and post a notice in a place available to public view in the County office and on the County's website indicating the disposition of the application. Mailing the notice is not required when an applicant picks up a copy of the decision.</p> <p>Note: MPS to review to ensure that this section complies with the requirements under the MGA.</p>
<p>Comment: More Clarification required.</p>	

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Meeting Recessed

Meeting recessed for Lunch, time 12:10 p.m.

Meeting Reconvene

The meeting reconvened on a call to order by Reeve Cary Smigerowsky at 1:10 p.m. in the presence of all Council members, and the Chief Administrative Officer; Assistant Chief Administrative Officer/Recording Secretary; Finance Manager; and Administrative Staff.

Review of Land Use Bylaw 1250-12

Discussion: Continued

Planning and Development

Planning and Development, Aline Brousseau continued to review briefing notes with Council relating to the Sections of Concern in the current Land Use Bylaw No. 1250-12, as follows:

<p>Section 3: Appeals</p>	
<p>Issue: The reason for this revision is that there are numerous appeals being received by the Secretary of the Subdivision and Development Appeal Board without all the relevant contact information. This will help streamline the process if they need to contact the appellant for any reason. This change will be consistent with our development permit advertising.</p>	
<p>Current</p>	<p>Proposed (Recommended)</p>
<p>3.1 DEVELOPMENT APPEALS AND PROCEDURES</p> <p>5. An appeal shall be made by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within fourteen (14) days after:</p> <p>A. the date on which the person is notified of the order or decision or the issuance of the development permit; or</p>	<p>3.1 DEVELOPMENT APPEALS AND PROCEDURES</p> <p>5. An appeal shall be made by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within fourteen (14) days after:</p> <p>A. the date on which the person is notified of the order or decision or the issuance of the development permit; or</p>

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<p>B. if no decision is made with respect to the application within the 40-day period or within any extension issued under section 684 of the Act.</p>	<p>B. if no decision is made with respect to the application within the 40-day period or within any extension issued under section 684 of the Act.</p> <p>Add new Section C as follows: C. The written notice must contain the <u>development permit number, contact name and phone number, mailing address, email address (if available), at least one reason(s) for the appeal.</u></p>
<p>Comment: As per Recommendation</p>	
<p>Section 6: General Provisions</p>	
<p>Issue: A revision of this section is needed in its entirety is needed as it is confusing to read and understand by all.</p>	
<p>Current</p>	<p>Proposed (Recommended)</p>
<p>6.1 ACCESSORY BUILDINGS</p> <p>1. An accessory building shall not be used as a dwelling.</p> <p>2. The siting of a detached garage or other accessory building shall be in accordance with Figure 17.</p> <p>3. In the Agriculture (AG) and Victoria Agriculture (A1) Districts an accessory building shall not:</p> <p>A. normally be allowed in a front yard; B. be within 2 m (6.56 ft.) of a residence; C. be within the minimum yard requirements of the district in which they are located; D. encroach upon an easement or right-of-way, E. exceed more than 12% of the total site area.</p> <p>4. Accessory buildings may be allowed in the Agriculture (AG) and Victoria Agriculture (A1) Districts where there is no main use or main building solely at the discretion of the Development Authority. The Development Authority shall only approve the development of an accessory building where there is no main use or main building if, in their sole opinion:</p> <p>A. the accessory building would become accessory to a main use or a main building in the future should such main use or main building ever be developed; and B. the accessory building is sited in such a manner that it will minimize shadowing or site line obstructions from adjacent properties.</p> <p>5. In the Multi-lot County Residential, Residential (Cluster) Conservation, Victoria Residential, Hamlet Residential Districts an accessory building shall not:</p> <p>A. normally be allowed in a front yard; B. be within 2.0 m (6.56 ft.) of a residence; C. have an eave overhang within 0.3 m (1.0 metre) of a lot line; D. encroach upon an easement or right-of-way, E. normally exceed 6.1 m (20.0 ft.) or one (1) storey in height. However, the maximum height for an accessory building may be exceeded, at the sole discretion of the Development Authority, for the height of a garage in order to facilitate the development of a garage suite on a parcel of land where it can reasonably be determined by the Development Authority that the additional height will not impact the quality of life or enjoyment of adjacent properties; F. exceed more than 12% of the total site area.</p> <p>6. Accessory buildings shall normally be allowed in Residential, Commercial and Industrial Districts only where there is already a main use or building with an approved development permit, located on the site.</p> <p>7. Notwithstanding Subsections (5) and (6), where the development of a garage with a garage suite is proposed in the Multi-lot County Residential, Residential (Cluster) Conservation, Victoria Residential, Hamlet Residential Districts the Development Authority may, at their sole discretion, approve the development of the garage suite as a temporary dwelling prior to the construction of the main use or building on the property.</p> <p>8. Accessory buildings may be allowed in the Multi-lot County Residential, Residential (Cluster) Conservation, Victoria Residential, Hamlet Residential Districts where there is no main use or main building solely at the discretion of the Development Authority. The Development Authority shall only approve the development of an accessory building where there is no main use or main building if, in his/her sole opinion, the accessory building would become accessory to a main use or a main building in the future should such main use or main building ever be developed.</p> <p>9. The minimum setback requirements for a detached garage or other accessory building located on a parcel in a residential district where the parcel of land is not located adjacent to a highway or a government road allowance, shall be in accordance with Figure 17.</p>	<p>6.1 ACCESSORY BUILDINGS</p> <p>Note: MPS to review this section to comment and make a recommendation.</p>
<p>Comment: As per Recommendation</p>	

11	Issue: This revision is suggested to remove the duplicate reference to the Agricultural Operations Practices Act.	
	Current	Proposed (Recommended)
	6.9 DWELLING UNITS ON A PARCEL 3. Any more than two units may only be permitted at the discretion of the Municipal Planning Commission.	6.9 DWELLING UNITS ON A PARCEL 3. Any More than two units may only be permitted allowed and considered at the discretion of the Municipal Planning Commission in the Agriculture District (AG). The placement of more than two units shall be classified as a discretionary use. Add new Section 4: Note: Need to have text that explains how 2 dwelling units in the Ag district dealt with? The Development Authority has been classifying same as permitted use.
Comment:		More Clarification required.
12	Issue: This revision is suggested to ensure consistency with County policy.	
	Current	Proposed (Recommended)
	6.13 PARKING AND LOADING REGULATIONS 1. In all Districts, vehicular entrances and exits onto roads shall only be allowed at locations approved by the Development Authority. A permit shall be obtained from Alberta Transportation for access onto all Highways.	6.13 PARKING AND LOADING REGULATIONS 1. In all Districts, vehicular entrances and exits onto roads shall only be allowed at locations approved by the Development Authority Public Works Department. A permit shall be obtained from Alberta Transportation for access onto all Highways.
Comment:		As per Recommendation
Section 7: Special Provisions		
13	Issue: There is two different section of the Land Use Bylaw in which developers need to be aware of when applying for a natural resource extraction development. Combining these sections would make it easier to reference when dealing with developers. Combining this section as well will allow us to avoid any conflicting information in the bylaw.	
	Current	Proposed (Recommended)
	2.7 NATURAL RESOURCE EXTRACTION DEVELOPMENT PERMIT REQUIREMENTS AND 7.16 NATURAL RESOURCE EXTRACTION INDUSTRIES	These two sections needed to be combined.
Comment:		More Clarification required.
14	Issue: This section requires review, to streamline the process of these types of applications.	
	Current	Proposed (Recommended)
	7.31 SHIPPING CONTAINERS 1. A maximum of one (1) shipping container may be permitted, at the discretion of the Development Authority on residential use parcels 1.0 ac (0.4 ha) or smaller in area. And 3. The placement of a shipping container on any residential use parcel 1.0 ac (0.4 ha) or smaller in area requires a development permit.	7.31 SHIPPING CONTAINERS 1. A maximum of one (1) shipping container may be allowed- at the discretion of the Development Authority on residential use parcels 1.0 ac (0.4 ha) or smaller in area. The placement of a shipping container requires a development permit. Note: Section will need to be renumbered.
Comment:		More Clarification required.
Section 8: Land Use Districts		
15	SECTION 8.2 AGRICULTURE DISTRICT (AG)	SECTION 8.2 AGRICULTURE DISTRICT (AG) 1. Addition of Rural Industrial as a Discretionary Use. 2. Addition of Side Yard and Rear Yard Setback when adjacent to another parcel of 60 ft (18.3m)
	Comment: As per Recommendation	
16	SECTION 8.3 VICTORIA AGRICULTURE DISTRICT (A1)	SECTION 8.3 VICTORIA AGRICULTURE DISTRICT (A1) 1. Addition of Side Yard and Rear Yard Setback when adjacent to another parcel of 60 ft (18.3m) 2. Change distance from 2.05 ft (7.62m) to 25 ft (7.62m) in the minimum front yard setback (internal subdivision road)
	Comment: More Clarification required.	
17	SECTION 8.4 MULTI-LOT COUNTRY RESIDENTIAL DISTRICT (R1)	SECTION 8.4 MULTI-LOT COUNTRY RESIDENTIAL DISTRICT (R1) 1. Review Front Yard Setback adjacent to a municipal road distance at Hillside Acres.
	Comment: As per Recommendation	
18	SECTION 8.7 HAMLET RESIDENTIAL DISTRICT (R4)	SECTION 8.7 HAMLET RESIDENTIAL DISTRICT (R4) 1. Review the Maximum Heights with MPS. Current:

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	Single Detached Dwellings and Modular Homes 4.5m Manufactured Homes 4.5m Accessory Buildings 4.5m All Other Uses – As approved by the Development Authority.
Comment:	As per Recommendation
Other	
Typographical Errors: 1. Page 69 2. Page 92 3. Page 94 4. Change names of provincial bodies to reflect to provincial government changes throughout the document. Addition of: 1. Explore the idea of an additional land use district – Crown Land (CL). 2. A footer on the bottom of each page stating “Smoky Lake County – Land Use Bylaw _____”	
Comment:	As per Recommendation

Review of Land Use Bylaw 1250-12

Discussion:

Council

County Council concerns relating to the current Land Use Bylaw No. 1250-12, as follows:

Small Holdings: Amount of sub-division within.

Review of Land Use Bylaw 1250-12

For Information purposes:

Next Steps

Planning and Development, Aline Brousseau provided to County Council – For Information purposes the process outlining the “Next Steps” that administration will follow:

- Forward the listing of issues to the County’s Planner, Jane Dauphinee, Municipal Planning Services for comment: April/May 2014.
- Hold a 2nd Committee of the Whole: Planning Meeting with Council to review the final revises with the County’s Planner being the facilitator: May/June 2014.
- Prepare 1st Reading of the revised Land Use Bylaw: June/July 2014.
- Hold a Public Hearing of the revised Land Use Bylaw: July/August 2014.
- Prepare 2nd and 3rd Readings of the revised Land Use Bylaw: July/August 2014.

5. Correspondence:

Home Buyer Protection Program and Act

446-14: Bobocel

That the correspondence received from the Alberta Government – Municipal Affairs: The Building Alberta Plan in regards to the *New* Home Buyer Protection Act, a builder’s guide in effect February 1, 2014 – every home you build in Alberta will need to be covered in providing warranty standards for new homes, be filed for information.

Carried.

4. Planning Document:

Review of Land Use Bylaw 1250-12

447-14: Orichowski

That Administration proceed with the County Planner, Municipal Planning Services, Jane Dauphinee, Senior Planner to review the discussed list of revisions to the current Land Use Bylaw 1250-12 for comment.

Carried.

ADJOURNMENT:

448-14: Bobocel

That the County Council Committee of the Whole Meeting for the purpose of Planning, be adjourned at 2:25 p.m.

Carried.

REEVE

S E A L

CHIEF ADMINISTRATIVE OFFICER