

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting held on **Wednesday, April 22, 2015** in the County Council Chambers.

The meeting was Called to Order at 10:15 a.m. by the Chairman Dareld Cholak, in the presence of the following persons:

ATTENDANCE

Councillor Ron Bobocel	Division 2
Councillor Cary Smigerowsky	Division 4
Councillor Dareld Cholak	Division 1
Cory Ollikka	Development Officer
Aline Brousseau	Planning and Development Manager
Jordan Ruegg	Planning and Development Officer
Angela Bilski	Recording Secretary

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2.0 ADOPTION OF AGENDA

MPC15.016: Smigerowsky

That the Agenda for the Municipal Planning Commission for April 22, 2015 be approved as presented

CARRIED

3.0 MINUTES

MPC15.017: Bobocel

3.1 Adopt Minutes of February 9, 2015 – Municipal Planning Commission

CARRIED

7.0 DELEGATION(S)

7.1 Development Permit 007-15; JLG Ball Enterprises Ltd. at 10:16 a.m.

A presentation was given by Lisa Ball of JLG Ball Enterprises regarding Development Permit Application 007-15 for the proposed development of Natural Resource Extraction on PT. OF NW 15-61-18-W4M, PT. OF SW 15-61-18-W4M, PT. OF NE 15-61-18-W4M and PT. OF SE 15-61-18-W4M.

Lisa Ball of JLG Ball Enterprises left the Council Chambers at 10:31 a.m.

4.0 REQUEST FOR DECISION

4.1 Development Permit(s) to be Considered:

4.1.1 DP 007-15: JLG Ball Enterprises Ltd.

MPC15.018: Bobocel

That the Municipal Planning Commission approve Development Permit No. 007-15: PT. OF NW 15-61-18-W4M, PT. OF SW 15-61-18-W4M, PT. OF NE 15-61-18-W4M and PT. OF SE 15-61-18-W4M for the development of Natural Resource Extraction (Sand and Gravel) subject to the following conditions, as amended:

1. The proposed development shall be constructed as per the Consolidated Conservation and Reclamation Business Plan dated April 11, 2012.
2. This permit will expire (ten) 10 years from the date of issuance.

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3. The developer must comply with all requirements of Alberta Environment, including any registrations, permits and approvals. A letter of approval from Alberta Environment for the pit must be submitted to Smoky Lake County prior to commencement of any excavating and crushing operations.
4. The developer shall provide a copy of the Surface Materials Lease (SML) 110045, 110046 and 110047 to Smoky Lake County from Alberta Sustainable Resource Development prior to the commencement of excavating and crushing operations.
5. The developer shall be required to comply with the community aggregate payment as stated in accordance with Smoky Lake County Bylaw #1142-06 and amendments thereto.
6. The developer shall stake the mining area at all times.
7. All equipment and activity relating to the mining and crushing shall take place in the areas approved for gravel extraction.
8. The developer shall be required to enter into a Development Agreement with Smoky Lake County prior to any excavating and crushing operations on said lands.
9. The developer shall be required to enter into a Haul Road Agreement with Smoky Lake County prior to any excavating and crushing operations on said land.
10. The developer shall be required to enter into a Roadway License Agreement with Smoky Lake County prior to any excavating and crushing operations on said lands if applicable.
11. Reclamation and rehabilitation shall be in accordance with the Alberta Environment Protection and Enhancement Act (EPEA) and the Conservation and Reclamation Plan as approved by Environment and Sustainable Resource Development (ESRD). Proof of compliance with reclamation requirements shall be submitted to the Development Authority upon completing of the operations. Reclamation must meet or exceed provisions of the Conservation and Reclamation Business (CRB) Plan.
12. Any structures or equipment on the land are to be removed upon expiry or cancellation of this Permit.
13. Hours of operation:
 - a. **Crushing Operations:**
24 hours per day, 365 days a year.
 - b. **On Site Development Operations (including tree harvesting, pit development, reclamation):**
24 hours per day, 365 days a 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.
14. The developer shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighbouring landowners. The applicant shall conduct dust control procedures at the request of and to the satisfaction of the Development Authority, acting reasonably. In this regard, stock piles should be located in a position to act as a sound barrier.
15. The developer shall keep the area subject to the Development Permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
16. The developer shall install appropriate traffic and safety signage on and about the subject site and adjacent road accesses.
17. Accesses and haul routes into extraction areas shall be located away from residential areas.
18. Contravention of any conditions of this Permit may result in Smoky Lake County cancelling this Development Permit.
19. The sand and gravel operation is required to comply with all municipal bylaws and setback requirements.
20. No development, disturbance or alteration of a surface water body is permitted without first obtaining the necessary provincial

- 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.
21. All reasonable measures must be taken to control erosion in the area of the sand and gravel operation.
 22. The developer shall obtain any and all approvals, permits and authorizations from any and all agencies, departments and authorities that may be required. **Copies of such approvals must be provided to the Development Authority.**
 23. Should the developer encounter conditions that required de-watering from below the surface water tables, they must advise Smoky Lake County of same and as well, comply with any federal and provincial regulations concerning the same.
 24. Truck drivers will not be permitted to use engine retarder brakes within ½ mile of a residence on municipally-owned roads.
 25. Any expansion of pit boundaries shall require a new Development Permit.
 26. The developer shall obtain any and all authorizations required from Alberta Transportation.
 27. The developer must comply with all requirements under the *Historical Resources Act*. An approval under the *Historical Resources Act* in the form of a "clearance" must be obtained from Alberta Culture and submitted to Smoky Lake County prior to the commencement of any land disturbance activities. Applications for *Historical Resource Act* clearance are available on Alberta Culture's website.

CARRIED

MPC15.019: Smigerowsky

That the Development Authority expand the notification area associated with Development Permit No. 007-15: PT. OF NW 15-61-18-W4M, PT. OF SW 15-61-18-W4M, PT. OF NE 15-61-18-W4M and PT. OF SE 15-61-18-W4M for the development of Natural Resource Extraction (Sand and Gravel) from 50 m to 500 m.

CARRIED

MPC15.020: Smigerowsky

4.1.2 DP 003-15: Crossroads Pit Stop Ltd.

That the Municipal Planning Commission table Development Permit No. 003-15: Lot A, Plan 2153MC on Pt. of NW 24-59-15-W4M for the development of 2 additions to the existing building (2nd floor and 8'x8' vestibule), convenience retail store, liquor sales/distribution service, until the required information is provided in accordance with Section 2.4(1): General Development Permit Application Requirements of Land Use Bylaw 1272-14 as follows: a site plan, to scale, showing the legal description; north arrow; location and dimensions of property lines; existing utility rights-of-way and easements; fences; driveways; paved areas; proposed front, rear, and side yard setbacks, 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; existing and proposed building dimensions; floor plans and sections of all proposed buildings.

CARRIED

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

Nil.



5.0 ISSUES FOR INFORMATION

**5.1 Current Listing of 2015 Development Permits,
Outstanding Subdivisions, and 2015 Business
Licenses**

MPC15.021: Bobocel

That the Municipal Planning Commission accept and file for information the Current Listing of 2015 Development Permits dated April 16, 2015, the Current Listing of Outstanding Subdivisions dated April 16, 2015, and the Current Listing of 2015 dated April 16, 2015.

CARRIED

6.0 CORRESPONDENCE

6.1 Nil.

7.0 ADJOURNMENT

MPC15.022: Cholak

To adjourn the Municipal Planning Commission Meeting of April 22, 2015 at 11:30 a.m.

CARRIED



Dareld Cholak, Chairperson

SEAL


Cory Ollikka, Development Officer