

SMOKY LAKE COUNTY

Minutes of the **County Council Committee of the Whole for the purpose of the Planning: Intermunicipal Development Strategy with the Town of Smoky Lake, the Village of Vilna, and the Village of Waskatenau** held on Monday, **February 2, 2015** at 9:00 A.M. in the County Council Chambers.

The meeting was called to Order by the Reeve Mr. Ron Bobocel at 9:26 a.m. in the presence of the following persons:

<u>Division</u>	<u>Name</u>	<u>ATTENDANCE</u> <u>Monday, February 2, 2015</u>
Smoky Lake County	Ron Bobocel	Present
Smoky Lake County	Craig Lukinuk	Present
Smoky Lake County	Cary Smigerowsky	Present
Smoky Lake County	Randy Orichowski	Present
Smoky Lake County	Dareld Cholak	Present
Smoky Lake County	Cory Ollikka - CAO	Present
Smoky Lake County	Lydia Cielin – Asst. CAO	Present
Town of Smoky Lake	Ernest Brousseau	Present
Town of Smoky Lake	Pat Palechuk	Present
Town of Smoky Lake	Dianne Ross	Present
Town of Smoky Lake	Dan Kotylak	Present
Town of Smoky Lake	Harvey Prockiw - CAO	Present

<u>Members of the Administrative Staff in attendance:</u>	Present
Aline Brousseau – Planning and Development Manager	Present
Angela Bilski – Legislative Services Clerk/R.S.	Present
Jordan Ruegg – Planning and Development Officer	Present

MUNICIPAL PLANNING SERVICES:

Jane Dauphinee, Senior Planner	Present
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Issues for Discussion:

1. Review of Intermunicipal Development Strategy with the Town of Smoky Lake
2. Review of Intermunicipal Development Strategy with the Village of Vilna
3. Review of Intermunicipal Development Strategy with the Village of Waskatenau

Planning Document with Town of Smoky Lake:

Municipal Planning Services

Jane Dauphinee, Senior Planner

Municipal Planning Services, Jane Dauphinee, Senior Planner provided an Overview of the Intermunicipal Development Strategy Report. 2013-2014 Regional Collaboration Grant - **Initiative Three**.

Intermunicipal Development Strategy: Report
PowerPoint Presentation – Draft February 2, 2015
Discussion: Input

Intermunicipal Development Strategies

Section 4: Strategy Implementation

- Implementation Policies
- Strategy Amendments
- Annexation
- Cost/Revenue Sharing Schemes
- Framework
- Intermunicipal Planning Committees
- Dispute Resolution/Mediation Procedures
- Administrative Review
- Municipal Councils



Intermunicipal Development Strategies

Section 1: Interpretation

- Area Structure Plan
- Building
- Confined Feeding Operation
- Development
- Development Authority
- Environmental Reserve
- Environmental Reserve Easement
- Farmstead
- Fragmented Parcel
- Multi-Lot Country Residential Subdivision
- Municipal Reserve
- Public Utility
- Additional Definitions



Intermunicipal Development Strategies

Section 2: Introduction

- Purpose: Overview of Initiative 3
- Approach: Planning methods and considerations used in this project
- Goals (Short Term):
 - Provide all municipalities within the region with a service delivery tool or strategy
 - Develop a new body to better facilitate inter-municipal and intra-regional cooperation
 - Increase overall community and economic development capacity building
 - Develop a more effective process and planning strategy for coordinating intermunicipal growth, land use, infrastructure, recreation, social services, and emergency services



Intermunicipal Development Strategies

Section 2: Introduction (Continued)

- Goals (Long Term):
 - The development and implementation of a regional framework
 - Increased business/investment attraction "presence" throughout the Smoky Lake Region
 - Improved business retention, growth and business attraction throughout the region
 - Improved regional fiscal and financial sustainability
 - Increased opportunities for leveraging regional strengths into regional competitive advantages
- Enactment
- Duration
- Enabling Legislation
- Subject Area Boundaries



Intermunicipal Development Strategies

Section 2: Introduction (Continued)

- Subject Area Profiles
 - Location and History
 - Environmental Characteristics
 - Existing Land Uses
 - Municipal Services
- Public Consultation: Details and summary of consultation sessions

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Intermunicipal Development Strategies

Section 3: Intermunicipal Growth

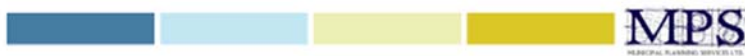
- This section is unique to each strategy. There are similarities and differences between the different documents but this section should be reviewed in detail because it provides the land use policies which will:
 - Impact development on County land
 - Protect land for future urban expansion
 - Indicate when servicing will be required
 - Establish criteria for annexation



Intermunicipal Development Strategies

Section 3: Intermunicipal Growth – #1 Smoky Lake/Smoky Lake

- General Land Use Policies
- Agricultural Land Use**
- Residential Land Use
- Commercial Land Use
- Industrial Land Use
- Community Land Use
- Municipal Services and Road Policies**
- Social Services**
- Emergency Services
- Development Concept Plans and Area Structure Plans

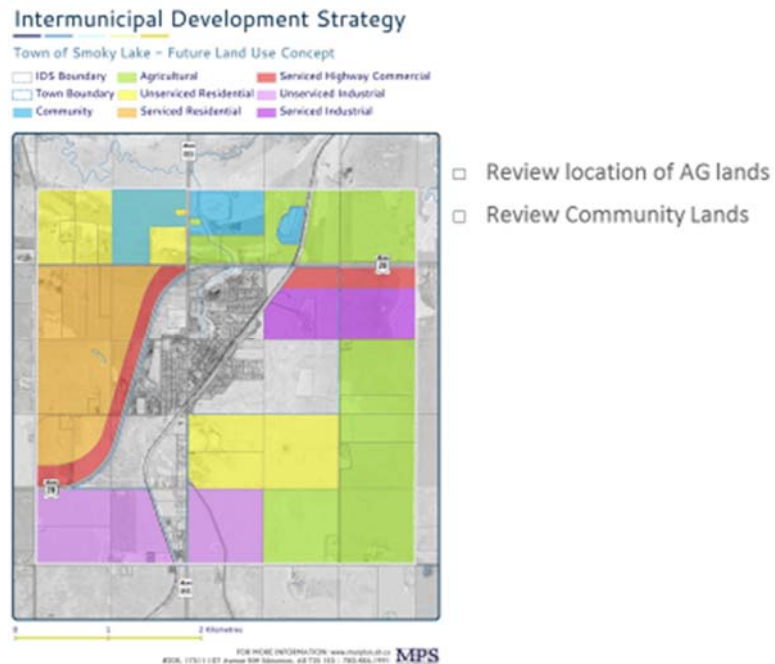


Intermunicipal Development Strategies

Section 3: Intermunicipal Growth – #1 Smoky Lake/Smoky Lake

- Agricultural Land Use Area Policies – Section 3.2
 - 4. Country Residential development may occur within the Agricultural Land Use Area at the discretion of the Subdivision Authority where provided for in the County's land use bylaw.
 - 5. Multi-lot Country residential development (more than 4 country residential parcels per quarter section) will only be allowed in the areas designated Unserviced Residential on Map 1 – Future Land Use Concept.





Changes discussed:

- Add two quarters owned by the town directly north of the golf course as serviced/unserviced residential.
- Change serviced residential west of town to serviced/unserviced residential.
- Add Serviced Highway Commercial section along north side of Highway 28 to align with Land Use Bylaw.

Annexation:

- Will only occur if needed for development.
- Will be consistent with the MGA if it becomes necessary.

For Information purposes:

Next Steps

- Changes will be incorporated and then distributed for review.
- Public consultation – open houses to be held jointly in March.
- Public hearings will be held separately by each respective council.

RECESS:

Reeve Ron Bobocel recessed the County Council Committee of the Whole Meeting for the purpose of Planning: **Intermunicipal Development Strategy with the Town of Smoky Lake**, at 10:30 a.m.

RECONVENE: Village of Vilna

The meeting was reconvened by the Reeve Mr. Ron Bobocel at 10:44 a.m. in the presence of the following persons:

		ATTENDANCE
		<u>Monday, February 2, 2015</u>
<u>Division</u>	<u>Name</u>	
Smoky Lake County	Ron Bobocel	Present
Smoky Lake County	Craig Lukinuk	Present
Smoky Lake County	Cary Smigerowsky	Present
Smoky Lake County	Randy Orichowski	Present
Smoky Lake County	Dareld Cholak	Present
Smoky Lake County	Cory Ollikka - CAO	Present
Smoky Lake County	Lydia Cielin – Asst. CAO	Present
Village of Vilna	Frank Barry	Present
Village of Vilna	Don Romanko	Present
Village of Vilna	Earla Wagar - Admin	Present
Village of Vilna	Stephen Klassen	Present
Village of Vilna	Loni Leslie – CAO	Present

<u>Members of the Administrative Staff in attendance:</u>		Present
Aline Brousseau – Planning and Development Manager		Present
Angela Bilski – Legislative Services Clerk/R.S.		Present
Jordan Ruegg – Planning and Development Officer		Present

MUNICIPAL PLANNING SERVICES:

Jane Dauphinee, Senior Planner Present

Planning Document with the Village of Vilna:

Municipal Planning Services

Jane Dauphinee, Senior Planner

Municipal Planning Services, Jane Dauphinee, Senior Planner – provided an Overview of the Intermunicipal Development Strategy Report. 2013-2014 Regional Collaboration Grant - **Initiative Three**.

Intermunicipal Development Strategy: Report

PowerPoint Presentation – Draft February 2, 2015

Discussion: Input

Intermunicipal Development Strategies

Section 3: Intermunicipal Growth – #2 Vilna/Smoky Lake

- General Land Use Policies
- Agricultural Land Use**
- Unserved Commercial and Industrial Land Use
- Served and Unserved Industrial Land Uses
- Municipal Services and Road Policies
- Social Services
- Emergency Services
- Development Concept Plans and Area Structure Plans



Intermunicipal Development Strategy

Village of Vilna – Future Land Use Concept

- | | |
|--|--|
|  IDS Boundary |  Unserviced Commercial and Industrial |
|  Village Boundary |  Serviced Industrial |
|  Agricultural |  Unserviced Industrial |



Changes discussed:

- May amend Smoky Lake County's MDP to remove Serviced Highway Commercial section along Highway 28 in order to align with Intermunicipal Development Strategy.
- Change Serviced Industrial section to Serviced Industrial/Commercial.

Annexation

- Will only occur if needed for development.
- Will be consistent with the MGA if it becomes necessary.

Intermunicipal Development Committee

- Will amend to make committee consist of both Councils.

For Information purposes:

Next Steps

- Changes will be incorporated and then distributed for review.
- Public consultation – open houses to be held jointly in second or third week of March.
- Public hearings will be held separately.

RECESS:

Reeve Ron Bobocel recessed the County Council Committee of the Whole Meeting for the purpose of Planning: **Intermunicipal Development Strategy with the Village of Vilna**, at 11:26 a.m.

RECONVENE: Village of Waskatenau

The meeting was reconvened by the Reeve Mr. Ron Bobocel at 11:38 a.m. in the presence of the following persons:

		ATTENDANCE
		<u>Monday, February 2, 2015</u>
<u>Division</u>	<u>Name</u>	
Smoky Lake County	Ron Bobocel	Present
Smoky Lake County	Craig Lukinuk	Present
Smoky Lake County	Cary Smigerowsky	Present
Smoky Lake County	Randy Orichowski	Present
Smoky Lake County	Dareld Cholak	Present
Smoky Lake County	Cory Ollikka - CAO	Present
Smoky Lake County	Lydia Cielin – Asst. CAO	Present
Village of Waskatenau	Sherry Frankard	Present
Village of Waskatenau	Bernice Macyk – CAO	Present

<u>Members of the Administrative Staff in attendance:</u>		Present
Aline Brousseau – Planning and Development Manager		Present
Angela Bilski – Legislative Services Clerk/R.S.		Present
Jordan Ruegg – Planning and Development Officer		Present
<u>MUNICIPAL PLANNING SERVICES:</u>		
Jane Dauphinee, Senior Planner		Present

Planning Document with the Village of Waskatenau:

Municipal Planning Services

Jane Dauphinee, Senior Planner

Municipal Planning Services, Jane Dauphinee, Senior Planner – provided an Overview of the Intermunicipal Development Strategy Report. 2013-2014 Regional Collaboration Grant - **Initiative Three.**

Intermunicipal Development Strategy: Report

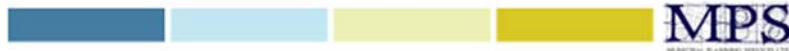
PowerPoint Presentation – *Draft February 2, 2015*

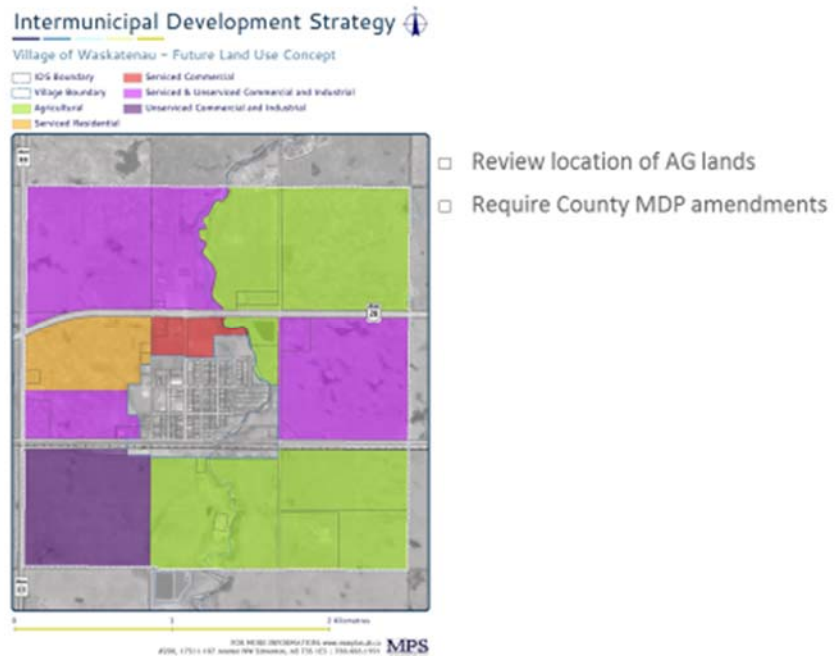
Discussion: Input

Intermunicipal Development Strategies

Section 3: Intermunicipal Growth – #3 Waskatenau/Smoky Lake

- General Land Use Policies
- Agricultural Land Use**
- Serviced Residential Land Use
- Serviced Commercial Land Use
- Serviced and Unserviced Commercial & Industrial Land Use
- Unserviced Commercial and Industrial Land Use
- Municipal Services and Road Policies
- Social Services
- Emergency Services
- Development Concept Plans and Area Structure Plans





Changes discussed:

- Add Serviced Commercial section north of Highway 28 (will continue to allow agricultural practices to carry on).
- Potential for residential housing to be developed within current Serviced Commercial section; several reclaimed landfills would severely limit development.
- Quarter section directly east of town or quarter section kitty corner to the south-west may be more attractive for serviced residential development; easterly quarter may have least number of identifiable constraints but may require a lift station for sanitary sewer.

RECESS:

Reeve Ron Bobocel recessed the County Council Committee of the Whole Meeting for the purpose of Planning: **Intermunicipal Development Strategy with the Village of Waskatenau**, at 12:10 p.m.

RECONVENE:

The meeting was reconvened by the Reeve Mr. Ron Bobocel at 12:51 p.m.

Annexation

- Will need to reconsider potentially annexed lands in light of discussion about old nuisance grounds earlier in the meeting.
- Need more land to facilitate urban growth; need both municipalities to agree on which lands are considered annexable.
- Annexed area currently has County natural gas utility; franchise agreement with Alta Gas expires at the end of 2015; condition of annexation would be to continue with County gas services; may affect county users down the line; may be future potential of purchasing Alta Gas system within the Village when agreement is renegotiated.
- May consider putting policies in place for future annexation overlay area:
 - Lands earmarked for future urban development by the village could restrict future developments by the county; rezoning requires annexation.
 - Maximum of 5 country residential parcels can be subdivided.
 - Subdivision permits granted by the county are to be distributed to village for review and comment.
 - Future requests for servicing may trigger annexation; this lets the developer know that annexation may be pending.

For Information purposes:

Next Steps

- Village of Waskatenau Council will discuss proposed changes to the Intermunicipal Development Strategy at its meeting of February 20, 2015.
- Smoky Lake County and Village of Waskatenau to meet again to discuss changes before public consultation process proceeds.

ADJOURNMENT

Reeve Ron Bobocel adjourned the meeting at 2:25 p.m.