

**SMOKY LAKE COUNTY**

Minutes of the **County Council Committee of the Whole for the purpose of the Planning: Intermunicipal Development Strategy with the Village of Waskatenau** held on Monday, **July 27, 2015** at 11:00 A.M. in the County Council Chambers.

The meeting was called to Order by the Reeve Mr. Ron Bobocel at 11:00 a.m. in the presence of the following persons:

		<b>ATTENDANCE</b>
<u>Division</u>	<u>Name</u>	<u>Monday, July 27, 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
Village of Waskatenau	Sherry Frankard	Present
Village of Waskatenau	Bernice Macyk – CAO	Present
*****		
<u>Members of the Administrative Staff in attendance:</u>		Present
Angela Bilski – Legislative Services Clerk/R.S.		Present
Jordan Ruegg – Planning and Development Officer		Present

**MUNICIPAL PLANNING SERVICES:**

Jane Dauphinee, Senior Planner Present

\*\*\*\*\*

**Issues for Discussion:**

1. Review of Intermunicipal Development Strategy with the Village of Waskatenau

**Planning Document with the Village of Waskatenau:**

**Municipal Planning Services**

**Jane Dauphinee, Senior Planner**

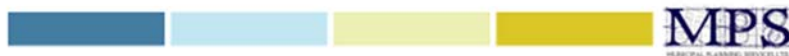
**Municipal Planning Services, Jane Dauphinee, Senior Planner – provided an Overview of the Intermunicipal Development Strategy Report. 2013-2014 Regional Collaboration Grant - Initiative Three.**

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

## Intermunicipal Development Strategies

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

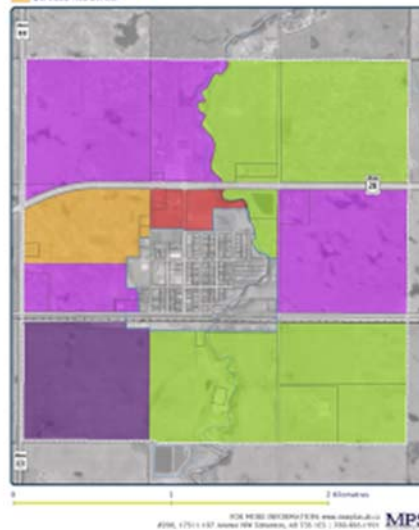
- General Land Use Policies
- Agricultural Land Use**
- Serviced Residential Land Use
- Serviced Commercial Land Use
- Serviced and Unserviced Commercial & Industrial Land Use
- Unserviced Commercial and Industrial Land Use
- Municipal Services and Road Policies
- Social Services
- Emergency Services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



### Intermunicipal Development Strategy

#### Village of Waskatenau – Future Land Use Concept

- ICS Boundary
- Village Boundary
- Agricultural
- Serviced Residential
- Serviced Commercial
- Serviced & Unserviced Commercial and Industrial
- Unserviced Commercial and Industrial



- Review location of AG lands
- Require County MDP amendments

#### 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**

- 
- 

**ADJOURNMENT**

Reeve Ron Bobocel adjourned the meeting at p.m.