

SMOKY LAKE COUNTY

Minutes of the **County Council Committee of the Whole for the purpose of the Planning Meeting** held on Thursday, **February 23, 2017** at 10:38 A.M. in County Council Chambers.

The meeting was called to Order by the Reeve Mr. Craig Lukinuk, in the presence of the following persons:

<u>Division No.</u>	<u>Name</u>	<u>ATTENDANCE</u> <u>Thursday, February 23, 2017</u>
1	Dareld Cholak	Present
2	Ron Bobocel	Present
3	Craig Lukinuk	Present
4	Cary Smigerowsky	Present
5	Randy Orichowski	Present
CAO	Cory Ollikka	Present
Asst. CAO	Lydia Cielin	Present
Finance Manager	Brenda Adamson	Absent
GIS/Communication	Paul Miranda	Absent
Plan/Dev Manager	Jordan Ruegg	Present
Legislative Svcs/R.S.	Patti Priest	Present

Members of the Media:
Smoky Lake Signal

One Member of the Public

2. Agenda:

Agenda
417-17: Cholak

That the Agenda for Thursday, February 23, 2017 County Council Committee of the Whole for the purpose of Planning Meeting be adopted, as presented.

Carried Unanimously.

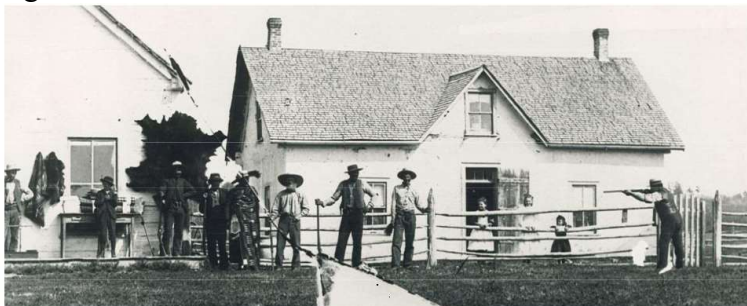
3. Minutes:

No Minutes.

7. Delegation:

Municipal Planning Services (2009) Ltd.

Present before County Council at 10:39 a.m. to 11:59 a.m. was Jane Dauphinee, Municipal Planning Services (2009) Ltd., who made the following Power Point Presentation:



REPORT TO COUNCIL & ADMINISTRATION

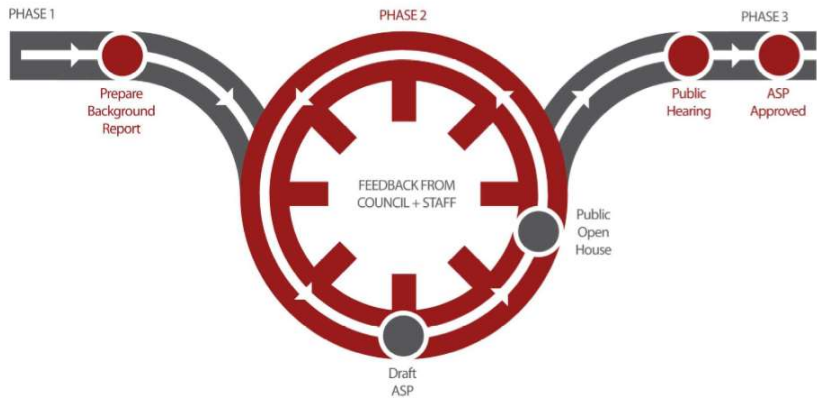
23 February 2017



REPORT OUTLINE

- Project Status
- Consultation to Date
- Issues Identified & Recommendations
- Next Steps

PROJECT STATUS



CONSULTATION TO DATE

PUBLIC OPEN HOUSE – AUGUST 2016

- Attendance of 20+ people
- Presentation on the purpose and proposed policies of the draft ASP

STAKEHOLDER MEETING – November 2016

- High attendance among invitees
- Invitees included **Heritage Board**, **Victoria Home Guard**, and **Metis Crossing**
- Focused discussion of land use, environmental and heritage issues

ISSUES & RECOMMENDATIONS

PUBLIC OPEN HOUSE COMMENTS

Comments	Recommendation
A development permit should be required for the clearing of vegetation within 10 m of property boundaries in the viewscape areas	• Support change Pg. 21 – replace the word “periphery” with “property boundaries”
Regulations for lighting should not prohibit yard lights	• Support change “Dark Sky Principle” can be encouraged rather than required.
Reduce width of commercial are west of Hwy 855	• Support change
Conflict in policies – is development being encouraged or discouraged within 30m of the Trail?	• Clarification required Pg. 21, Pg. 36 and Viewscape A
Define “built form”	• Support change
ASP should provide for the following uses throughout the plan area: <ul style="list-style-type: none"> • Cottage industries • Recreational Equipment Rental • Market Gardens (e.g. berry picking) 	• Support change Equipment rental should be limited to non-motorized equipment
Design guidelines are too restrictive – some requirements may not be possible due to site limitations	• Support change

ISSUES & RECOMMENDATIONS

PUBLIC OPEN HOUSE COMMENTS

Comments	Recommendation
<p>ASP and LUB should provide for cottage industries</p> <ul style="list-style-type: none"> Home based businesses that: <ul style="list-style-type: none"> May occur in the home or an accessory building May be the primary use on a site (with no residence) No limit to number of visitors per day Allow non-resident employees 	<ul style="list-style-type: none"> Support change (implementation item)
<p>ASP and LUB should provide for economusems: “means the production of goods in a workshop environment focusing on the preservation and perpetuation of traditional skills and craftsmanship. May include a studio and small educational or training facility</p>	<ul style="list-style-type: none"> Support change (implementation item)
<p>ASP and LUB should provide for conference facilities, cultural facilities and education centers in the ASP area</p>	<ul style="list-style-type: none"> Support Change
<p>ASP should allow for Tiny Home Communities</p>	<ul style="list-style-type: none"> More information required. If seasonal then they could be allowed were RV parks are allowed. If permanent then they are similar to multi-lot residential developments and should be restricted in a similar manner
<p>ASP should include requirements that new development is responsible for AB Transportation improvements (if required) and ensuring site lines remain unobscured at intersections</p>	<ul style="list-style-type: none"> Support change
<p>List of permitted and discretionary uses in Victoria Commercial District in the LUB should be revised and reduced</p>	<ul style="list-style-type: none"> More information required
<p>Trail should not be improved. Should remain in current condition. (We also heard that it should be paved)</p>	<ul style="list-style-type: none"> No change required
<p>Intensive Agriculture should not be allowed</p>	<ul style="list-style-type: none"> No change required

ISSUES & RECOMMENDATIONS

HERITAGE BOARD COMMENTS

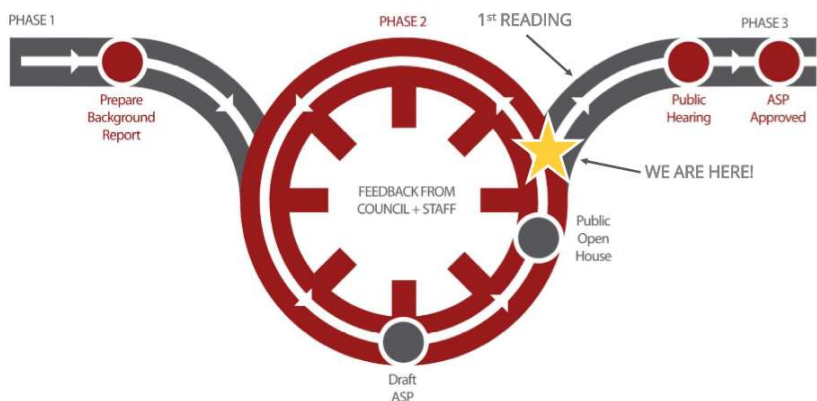
Comments	Recommendation
<p>Commercial area too large and should be reduced to follow property boundaries west or the intersection of Hwy 855 and Victoria Trail.</p>	<ul style="list-style-type: none"> Support Change
<p>Commercial area too small east of the intersection of Hwy 855 and Victoria Trail and should be expanded to include Victoria Settlement Lots 10 and 11 (Metis Crossing)</p>	<ul style="list-style-type: none"> Support Change
<p>Design Guidelines should be expanded to include natural colours and “Benjamin Moore Heritage colours”</p>	<ul style="list-style-type: none"> Support change
<p>Wood shingles should not be encouraged. They are not consistent with FireSmart</p>	<ul style="list-style-type: none"> Support change
<p>ASP should more clearly distinguish between development requirements for small scale cottage industries and home base commercial developments and what is required for large commercial developments</p>	<ul style="list-style-type: none"> Support Change
<p>Home-based businesses & businesses promoting art and culture should be allowed throughout the plan area</p>	<ul style="list-style-type: none"> Support – Revise ASP to provide for: <ul style="list-style-type: none"> art, craft & photography studios, and cultural facilities (in commercial area only)

ISSUES & RECOMMENDATIONS

HERITAGE BOARD COMMENTS

Comments	Recommendation
ASP boundaries should follow topography/recognized historic sites	<ul style="list-style-type: none"> No change required
Should/may/encouraged wording is not strong enough language	<ul style="list-style-type: none"> MPS will review with administration Some policies use should/may language because the County can not require compliance
Recognize non-designated historic sites with statements of significance	<ul style="list-style-type: none"> No recommendation
Resource extraction should be prohibited in the plan area	<ul style="list-style-type: none"> Support prohibiting resource extraction within view of recognized historic sites
Design guidelines should be expanded to include more local architectural features. Include Ukrainian traditional building characteristics and development patterns in the list of preferred architectural styles	<ul style="list-style-type: none"> Support Change. MPS & admin can consult with Heritage Board to increase options for architectural controls
Role of the Heritage Board should be more clearly articulated in the ASP	<ul style="list-style-type: none"> No change required
Pg. 32 – Multi- lot CR development should be prohibited within 400m of the trail	<ul style="list-style-type: none"> Support prohibiting multi-lot development within 400m of the southern boundary of the trail OR prohibit any further subdivision south of the trail
Pg. 33 County should “prohibit” rather than “discourage” Resource Extraction development within the plan area within view of historic sites	<ul style="list-style-type: none"> Support change if site is within view of a <u>designated</u> historic site
Tables should be titled and numbered	<ul style="list-style-type: none"> This change will happen in next draft
St. Elias Church does not have municipal heritage designation should be removed from chart on pg. 13 or chart should be expanded to include all sites with approved statements of significance	<ul style="list-style-type: none"> Support (in part)
Revise H & E map to more clearly identify significant features	<ul style="list-style-type: none"> Support change
Map titles should be revised to provide more detail	<ul style="list-style-type: none"> Support change
Maps – should be revised to show trail north east of Pakan	<ul style="list-style-type: none"> Support change
Reference to Russo Greek Orthodox Church should be “St. Elias” rather than “St. Ellas” on maps and in text	<ul style="list-style-type: none"> Support change
Colours should be more distinctive on maps	<ul style="list-style-type: none"> Support change
Add definitions for “cultural” and “archeological”	<ul style="list-style-type: none"> Support change
Maps should include explanations as to their purpose in the ASP	<ul style="list-style-type: none"> Support change- insert explanations in text

NEXT STEPS



Paul Miranda, Communications Manager/Director of GIS entered chambers, time 11:50 a.m.

4. Issue for Decision:

Victoria District Area Structure Plan

418-17: Bobocel

That the Smoky Lake County Committee of the Whole accept the recommendations for the Victoria District Area Structure Plan presented by Jane Dauphinee, Municipal Planning Services (2009) Ltd. in the February 23, 2017 Report to Council and Administration; and that Municipal Planning Services (2009) Ltd. bring forward a revised Victoria District Area Structure Plan incorporating the recommendations to a future Council Committee of the Whole Meeting for review.

Carried.

419-17: Lukinuk

ADJOURNMENT

That the meeting be adjourned, time 11:59 a.m.

Carried.

REEVE

S E A L

CHIEF ADMINISTRATIVE OFFICER