

**SMOKY LAKE COUNTY**

Minutes of the **Municipal Planning Commission** meeting held on **Friday, May 17, 2019** in the County Council Chambers.

The meeting was called to Order at 11:12 a.m. by the Chairperson, Lorne Halisky in the presence of the following persons:

**ATTENDANCE**

Councillor Dan Gawalko	Division 1
Councillor Lorne Halisky	Division 4
Councillor Randy Orichowski	Division 5
Jordan Ruegg	Planning and Development Officer
Cory Ollikka	Development Officer
Lydia Cielin	Assistant CAO (Recording Secretary)
Kyle Schole	Planning and Development Assistant

**ABSENT**

Patti Priest	Recording Secretary
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No Member of the Public was present.

**2.0 ADOPTION OF AGENDA**

**MPC19.016: Orichowski**

That the Agenda for the Municipal Planning Commission meeting for Friday, May 17, 2019, be adopted as presented.

**CARRIED UNANIMOUSLY.**

**3.0 MINUTES**

**MPC19.017: Gawalko**

That the Minutes of April 8, 2019 – Municipal Planning Commission meeting, be adopted as amended; correct Chairperson to Lorne Halisky.

**CARRIED.**

**4.0 REQUEST FOR DECISION**

**4.1 Development Permits to be Considered:**

4.1.1 4.1.1 DP 021-19: Dale Crowell Construction Co. Ltd.

**MPC19.018: Gawalko**

That the Municipal Planning Commission approve Development Permit No. 021-19: E1/2 25-60-18-W4M, for the development of Natural Resource Extraction/Processing Facility (Sand and Gravel), subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Development Plan dated April 8, 2019, and prepared by Aspen Land Group., attached to, and forming part of, this Development Permit.
2. This Development Permit will expire twenty (20) years from the date of issuance.
3. The Developer must comply with all requirements of Alberta Environment and Parks, including any registrations, permits and approvals.
4. Tree and bush removal on Said Lands shall take place only during the approved period of July 31 to April 15, as required

- by the Alberta Wildlife Act and the federal Migratory Birds Convention Act.
5. Any burning of vegetation on Said Lands will require a Burn Permit issued by Smoky Lake County's Fire Chief or his designate.
  6. Reclamation and rehabilitation of Said Lands shall be in accordance with the Alberta Environmental Protection and Enhancement Act (EPEA) and the Code of Practice for Pits. The Developer must provide a copy of Environmental Protection and Enhancement Act Registration to the Development Authority for Smoky Lake County before this Development Permit will take effect.
  7. All equipment and activity relating to the mining and crushing operation shall be located within and take place in areas approved for gravel extraction.
  8. Hours of Operation:
    - a) Crushing Operations:  
24 hours per day, 365 days per year.
    - b) On-Site Development Operations (including tree removal, pit development, reclamation):  
24 hours per day, 365 days per 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.
  9. The Developer shall ensure that dust and noise control measures are undertaken to prevent such items from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be located in a position so as to act as a sound barrier. Also, the Developer shall apply methods of minimizing the noise created from machinery wherever possible.
  10. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
  11. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
  12. Accesses and haul routes into extraction areas shall be located away from residential areas.
  13. The Developer shall ensure that any development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial regulations and legislation. Setbacks from pipelines shall be in accordance with appropriate provincial legislation and regulations established by the Alberta Energy Regulator (AER). Setbacks from utility corridors shall be in accordance with provincial legislation and regulations established by the Alberta Utilities Commission (AUC).
  14. No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary 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 for Smoky Lake County in cases where a surface waterbody is altered or disturbed.

15. No washing activities shall take place under this Development Permit. Should the Developer wish to undertake any washing activities on Said Lands, the Developer must provide a copy of a Water Act License or Approval to the Development Authority for Smoky Lake County before washing activities may commence.
16. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
17. If a portion of the pit should become inactive for a period lasting more than three (3) consecutive months, the pit faces shall be sloped to a ratio of 2:1 to ensure public safety and prevent erosion.
18. The Developer shall obtain any and all approvals, permits, authorizations, certificates and licenses from any and all agencies, departments and authorities as may be required.
19. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally owned roads.
20. The storage of bulk fuels will not be permitted on Said Lands.
21. Weed control measures shall be implemented at the request of, and to the satisfaction of, Smoky Lake County.
22. The Developer shall enter into a Haul Road Agreement with Smoky Lake County prior to this Development Permit taking effect.
23. The Developer shall enter into a Development Agreement with Smoky Lake County prior to this Development Permit taking effect.
24. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
25. Accesses and haul routes into extraction areas shall be located away from residential areas.
26. Truck drivers shall be prohibited from using engine-retarder brakes within ½ mile of a residence located on a municipally controlled road.
27. The Developer shall be required to pay to Smoky Lake County, Development Permit Fees in the amount of \$67,630.00 (\$500.00/acre x 135.26 acres), as per Smoky Lake County Policy No. 61-11-04: Planning and Development Fees, prior to this Development Permit taking effect.
28. The Developer shall stake the mining area at all times.
29. All equipment and activity related to the mining and crushing operations shall take place and be located in the areas approved for gravel extraction.
30. Any structures and equipment related to the excavation or crushing operations shall be removed from Said Lands upon expiration or cancellation of this Development Permit.
31. Contravention of any condition of this Development Permit may result in Smoky Lake County rescinding this Development Permit or issuing a Stop Order for said operations and activities that are permitted by this Development Permit.
32. Any expansion of pit boundaries or gravel and extraction and crushing activities beyond that of what has been approved subject to this Development Permit shall require a separate

Development Permit to be obtained by the Developer. Any unauthorized expansion of said activities may result in Smoky Lake County rescinding this Development Permit or issuing a Stop Order for said operations and activities that are permitted by this Development Permit.

33. The sand and gravel operation shall comply with all municipal bylaws and setback requirements.

**CARRIED UNANIMOUSLY.**

**5.0 ISSUES FOR INFORMATION**

5.1 Nil.

**6.0 CORRESPONDENCE**

6.1 Nil.

**7.0 DELEGATION**

7.1 Nil.

**8.0 ADJOURNMENT**

**MPC19.019: Halisky**

To adjourn the Municipal Planning Commission Meeting of May 17, 2019 at 12:19 p.m.

**CARRIED.**

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Lorne Halisky, Chairperson

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Cory Ollikka, Development Officer