

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Monday, December 7, 2020**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 1:06 p.m. by the Chief Administrative Officer, Gene Sobolewski in the presence of the following persons:

PRESENT

Dan Gawalko	Councillor Div. 1	Present in Chambers
Johnny Cherniwchan	Councillor Div. 2	Present in Chambers
Craig Lukinuk, Reeve	Councillor Div. 3	Present in Chambers
Lorne Halisky	Councillor Div. 4	Present in Chambers
Randy Orichowski, Deputy Reeve	Councillor Div. 5	Present in Chambers
Gene Sobolewski	CAO	Present in Chambers
Lydia Cielin	Assist. CAO	Virtually Present
Jordan Ruegg	P&D Manager	Virtually Present
Kyle Schole	P&D Assistant	Virtually Present
Patti Priest	Recording Secretary	Virtually Present

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One Member of the Public was virtually present.

No Member of the Media was present.

Election of Chairperson

The Chief Administrative Officer called first (1) time for nominations for Chairperson.

MPC20.001: Orichowski

That Councillor Lorne Halisky be nominated as the Chairperson of the Municipal Planning Commission.

The Chief Administrative Officer called second (2) time for nominations for Chairperson.

The Chief Administrative Officer called third (3) time for nominations for Chairperson.

NO FURTHER NOMINATIONS.

The Chief Administrative Officer declared Nominations for Chairperson Ceased.

Mr. Lorne Halisky was declared elected by acclamation by the Chief Administrative Officer as the Chairperson of the Municipal Planning Commission for the ensuing year and assumed the Chair.

Election of Vice-Chairperson

The Chairperson called first (1) time for nominations for Vice-Chairperson.

MPC20.002: Lukinuk

That Councillor Randy Orichowski be nominated as the Vice-Chairperson of the Municipal Planning Commission.

The Chairperson called second (2) time for nominations for Chairperson.

The Chairperson called third (3) time for nominations for Chairperson.

NO FURTHER NOMINATIONS.

The Chairperson declared Nominations for Vice-Chairperson Ceased.

Mr. Randy Orichowski was declared elected by acclamation by the Chairperson as the Vice-Chairperson of the Municipal Planning Commission for the ensuing year.

2.0 ADOPTION OF AGENDA

MPC20.003: Lukinuk

That the Agenda for the Municipal Planning Commission meeting for Thursday, December 7, 2020, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC20.004: Lukinuk

That the Minutes of Municipal Planning Commission meeting held on Thursday, September 10, 2020, be adopted as presented.

CARRIED.

Lydia Cielin, Assistant Chief Administrative Officer virtually joined the meeting, time 1:10 p.m.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 046-20: Scotford Aggregates (Barry & Cindy Cherniwchan)

MPC20.005: Cherniwchan

That the Municipal Planning Commission **APPROVE** Development Permit No. 046-20: SE-7-60-15-W4M & NE-6-60-15-W4M for the development of Natural Resource Extraction/Processing Facility (Sand and Gravel), (10.87 Acres +/-), subject to the following conditions:

1. The proposed Development shall be sited as per the Figure 2: Existing Conditions, dated October 17, 2020, of the Development Permit application, prepared by Scotford Aggregates Ltd., attached to, and forming part of, this Development Permit. The proposed Development shall be developed in accordance with the mitigation recommendations made in the Preliminary Biophysical Assessment, dated November 2020, prepared by Nadurra Ecological Consulting Ltd., attached to, and forming part of, this Development Permit.
2. This Development Permit will expire five (5) years from the date of issuance.
3. The Developer shall comply with all requirements of Alberta Environment and Parks (AEP), including provisions contained in any registrations, permits, licenses and approvals issued by AEP pursuant to the Development.
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 to be 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).

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 (pit development and 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. The Developer shall also apply methods of minimizing the noise created from machinery wherever possible, to the satisfaction of the Development Authority.
10. The Developer shall be required to comply with Smoky Lake County Bylaw No. 1306-17: Licensing of Aggregate Extraction Businesses Operating Within Smoky Lake County prior to this Development Permit taking affect.
11. The Developer shall be required to enter into a Development Agreement with Smoky Lake County prior to this Development Permit taking affect.
12. The Developer shall enter into, and comply with, an amended Haul Road Agreement with Smoky Lake County specifying terms and conditions concerning the capacity of the roads within the Haul Route as designated by Smoky Lake County, prior to this Development Permit taking affect.
13. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
14. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
15. Accesses and haul routes into extraction areas shall be located away from residential areas.
16. 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).
17. 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.
18. 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.

19. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
20. 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.
21. 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.
22. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally owned roads.
23. The storage of bulk fuels will not be permitted on Said Lands.
24. Weed control measures shall be implemented at the request of, and to the satisfaction of, Smoky Lake County.

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

MPC20.006: Halisky

That the Municipal Planning Commission Meeting of December 7, 2020, adjourn at 1:50 p.m.

CARRIED.

Lorne Halisky, Chairperson

S E A L

Gene Sobolewski, CAO