

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Friday, April 23, 2021**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 11:31 a.m. by the Chairperson: Councillor Lorne Halisky 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	Present in Chambers
Kyle Schole	P&D Assistant	Virtually Present
Patti Priest	Recording Secretary	Virtually Present

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Two Members of the Public were virtually present.
One Member of the Media was present: Smoky Lake Signal.

2.0 ADOPTION OF AGENDA

MPC21.014: Orichowski

That the Agenda for the Municipal Planning Commission meeting for Friday, April 23, 2021, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC21.015: Lukinuk

That the Minutes of Municipal Planning Commission meeting held on Monday, March 8, 2021, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 007-21: Campground, Major

MPC21.016: Lukinuk

That the Municipal Planning Commission **APPROVE** Development Permit No. 007-21: **Plan 0726807 Block 1 Lot 1**, for the development of a **Campground, Major**, subject to the following conditions:

1. The proposed Campground, Major, shall be constructed and sited as per the Site Plan, dated February 26, 2021, attached to, and forming part of, this Development Permit.
Minimum Front Yard Setback: 23.1 metres (75.8 feet).
Minimum Rear Yard Setback: 18.3 metres (60.0 feet).
Minimum Side Yard Setbacks: 18.3 metres (60.0 feet).
2. Development of roads, facilities and camping stalls shall not occupy more than two-thirds (7.99 acres) of the total site area. A minimum of one third (3.99 acres) of the total site area shall be left in its natural state.
3. Construction and future maintenance of accesses to said lands and all internal roads located on said lands shall be the responsibility of the Developer. Development of all internal roads shall be at the discretion of, and to the satisfaction of, the Development Authority. To this end, all internal roads shall have a minimum of a 6.0 metre (20.0 foot) usable top, except for one-way roads, which shall have a minimum of a 3.7 metre (12.0 foot) usable top and shall be hard surfaced.
4. Each camping stall shall be service by an internal road.

5. The internal road system shall be properly signed for users and for emergency response vehicles and shall be sensitive to the topography and environmental characteristics of the site.
6. The proposed Campground shall be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage. To this end, all proposed site developments shall be setback a minimum of 30.0 metres from the creek running through said lands.
7. Dust control shall be provided by the Developer, upon request, and to the satisfaction of, Smoky Lake County.
8. All camping stalls shall be setback a minimum of 3.05m (10 feet) from all site boundaries.
9. A maximum of thirty (30) camping stalls shall be permitted on said lands. Any further expansion beyond thirty (30) camping stalls shall require a new Development Permit to be obtained by the Developer.
10. A maximum of thirty (30) recreational vehicles shall be permitted on said lands at a given time. In addition, the Developer shall only allow parking of recreational vehicles and passenger vehicles on said lands.
11. Fires shall be permitted only in designated firepits and other such facilities designated by the Development Authority for such use. Each camping stall shall be provided with a fire pit which meets the specifications established by Smoky Lake County's Fire Chief.
12. All camping stalls shall be cleared identified with stakes or markers, with a stall number or other identification system.
13. All camping stalls shall be developed to the following minimum standard:
 - a. Width = minimum of 6.10 metres (20.0 feet);
 - b. Depth = minimum of 18.29 metres (60.0 feet); and
 - c. Area = minimum of 111.48 square metres (1,200 square feet).
14. All camping stalls shall be separated from each other by a minimum of 3.05 metres (10.0 feet).
15. A single security/site-operator suite/dwelling unit shall be permitted on site.
16. The Developer shall provide on-site potable water to the satisfaction of the Development Authority.
17. The Developer shall designate an area equivalent to ten percent (10%) of the total site area as group-use area. This area shall be clearly marked and free from all traffic hazards. The design of such an area, including the provision of facilities for picnicking and/or recreation shall be to the satisfaction of the Development Authority.
18. The site shall be kept in a neat and tidy condition in accordance with Smoky Lake County Bylaw No.1169-08: *Nuisance and Unightly Premises*, as amended. Garbage receptacles shall be located throughout the site to the satisfaction of the Development Authority.
19. Municipal water and wastewater services are not available at this location. It shall be the responsibility of the Developer to ensure that proper water and wastewater services are provided to the satisfaction of the Development Authority. All costs associated with the installation and ongoing maintenance of these services shall be borne solely by the Developer.
20. The Developer shall comply with the provisions of Smoky Lake County Bylaw No. 1342-19: *Noise Bylaw*, as amended.
21. Lot grading shall be conducted in a manner so as to prevent the site from draining onto an adjacent property.

CARRIED UNANIMOUSLY.

Two members of the public virtually left the meeting, time 11:47 a.m.

4.1.2 DP 011-21: Natural Resource Extraction/Processing Facility (Sand and Gravel)

MPC21.017: Lukinuk

That the Municipal Planning Commission **APPROVE** Development Permit No. 011-21: **Pt. of NW 2-61-18-W4M, Pt. of SW 2-61-18-W4M, Pt. of SW 11-61-18-W4M, Pt. of SE 10-61-18-W4M & Pt. of NE 3-61-18-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 Progressive Reclamation Plan dated May 26, 2020, 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.
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 Energy Resources Conservation Board (ERCB). 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. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
16. If a portion of the pit should become inactive for a period lasting more than **two (2) consecutive years**, the pit faces shall be sloped to a ratio of **2:1** to ensure public safety and prevent erosion.
17. 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.
18. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally owned roads.

CARRIED UNANIMOUSLY.

4.1.3 DP 012-21: Natural Resource Extraction/Processing Facility (Sand and Gravel)

MPC21.018: Lukinuk

That the Municipal Planning Commission **APPROVE** Development Permit No. 012-21: **SE-32-58-16-W4M** for the development of **Natural Resource Extraction/Processing Facility (Sand and Gravel), (11.0 Acres)**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan dated March 17, 2021, attached to, and forming part of, this Development Permit.
2. This Development Permit will expire **three (3) 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.
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 Energy Resources Conservation Board (ERCB). 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. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
16. If a portion of the pit should become inactive for a period lasting more than **two (2) consecutive years**, the pit faces shall be sloped to a ratio of **2:1** to ensure public safety and prevent erosion.
17. 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.

18. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally owned roads.

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

MPC21.019: Halisky

That the Municipal Planning Commission Meeting of April 23, 2021, adjourn at 12:12 p.m.

CARRIED.

Lorne Halisky, Chairperson

S E A L

Gene Sobolewski, CAO