

SMOKY LAKE COUNTY

AGENDA: **MUNICIPAL PLANNING COMMISSION** to be held on
Wednesday, February 2, 2022 at 1:00 p.m.
Virtually, via Zoom Platform –

<https://us02web.zoom.us/j/82405549528?pwd=S2x5cm9EcUNUYlQ5TXZLSy9WQ2IMQT09> Or, by
phone: 1-778-907-2071, Meeting ID: 824 0554 9528 Password: 727111

1. **CALL TO ORDER**
2. **AGENDA**
3. **MINUTES**
 - 3.1 Adopt Minutes of December 14, 2021.
4. **REQUEST FOR DECISION**
 - 4.1 **Development Permit(s) to be Considered:**
 - 4.1.1 DP 046-21: Natural Resource Processing/Extraction Facility (Sand & Gravel)
 - 4.1.2 DP 001-22: Home Occupation, Minor (Small Engine Repair)
5. **ISSUES FOR INFORMATION**
 - 5.1 Nil.
6. **CORRESPONDANCE**
 - 6.1 Nil.
7. **DELEGATON(S)**
 - 7.1 Nil.
8. **ADJOURNMENT**

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, December 14, 2021**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 5:57 p.m. by the Chief Administrative Officer, Gene Sobolewski in the presence of the following persons:

PRESENT

Dan Gawalko, Deputy Reeve	Councillor Div. 1	Present in Chambers
Linda Fenerty	Councillor Div. 2	Present in Chambers
Dominique Cere	Councillor Div. 3	Present in Chambers
Lorne Halisky, Reeve	Councillor Div. 4	Present in Chambers
Jered Serben	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



Two Members of the Public were virtually present.

No Member of the Media was present.

Election of Chairperson

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

MPC21.001: Fenerty

That Councillor Dominique Cere 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.

Ms. Dominique Cere 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.

MPC21.002: Halisky

That Councillor Dan Gawalko 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. Dan Gawalko 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

MPC21.003: Halisky

That the Agenda for the Municipal Planning Commission meeting for Tuesday, December 14, 2021, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC21.004: Halisky

That the Minutes of Municipal Planning Commission meeting held on Thursday, August 5, 2021, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 043-21: Shipping Container

MPC21.005: Serben

That the Municipal Planning Commission approve Development Permit No. 043-21: **PLAN 1423191, BLOCK 1, LOT 2**, for the placement of a "Shipping Container, subject to the following conditions:

1. The proposed Shipping Container shall be sited as per the following minimum setback distances:
 - a. Front Yard Setback: 134.0 feet
 - b. Rear Yard Setback: 25.0 feet
 - c. Side Yard Setbacks: 25.0 feet.
2. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all agencies, departments and authorities as may be required.
3. Any Development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.
4. The proposed Shipping Container cannot be stacked on top of another shipping container or on top of any other structure.
5. The maximum height of the Shipping Container shall be 10.0 feet.
6. The maximum length of the proposed Shipping Container shall not exceed 40.0 feet (VARRIANCE GRANTED FROM 20.0 FEET MAXIMUM ALLOWABLE).
7. Lot grade elevations must ensure that the subject lands do not drain onto an adjacent parcel of land.
8. The exterior finish of the proposed Shipping Container must be made to complimentary in colour with the finish of the primary building on the site, by November 1, 2022.

9. The propose Shipping Container shall not be used as a dwelling, bunk house or a guest house without first applying for and obtaining a valid Development Permit for that use.
10. No human nor animal habitation will be permitted within the proposed Shipping Container.

CARRIED UNANIMOUSLY.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

NEXT MEETING

The next Municipal Planning Commission Meeting will be at the call of Chairperson and Public Notice of the next meeting be provided at least 24 hours in advance in accordance with the *Municipal Government Act, RSA 200, cM-26.1 s195*, by posting the information on the Smoky Lake County website.

8.0 ADJOURNMENT

MPC21.006: Gawalko

That the Municipal Planning Commission Meeting of December 14, 2021, adjourn at 6:27 p.m.

CARRIED.

Lorne Halisky, Chairperson

S E A L

Gene Sobolewski, CAO

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.1

MEETING DATE	FEBRUARY 2, 2022
FILE NO.	DP 046-21
LEGAL DESCRIPTION	SW-34-60-16-W4M
LOT AREA	160 ACRES (12.0 PROPOSED PIT SIZE)
APPLICANT	FRACTURED AGGREGATES LTD.
LANDOWNER	DOUG & ANGELA DANYLUK
PROPOSED DEVELOPMENT	NATURAL RESOURCE EXTRACTION/PROCESSING FACILITY (SAND AND GRAVEL)
ZONING	AGRICULTURE (AG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	16603420
DIVISION	4

RECOMMENDATION

That the Municipal Planning Commission APPROVE Development Permit No. 046-21: **SW-34-60-16-W4M** for the development of **Natural Resource Extraction/Processing Facility (Sand and Gravel), (12.0 Acres)**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the site drawings, attached to, and forming part of, this Development Permit, and not to exceed a maximum of 12.0 acres in size, inclusive of the road access to the pit area.
2. The Developer shall enter into a Development Agreement with Smoky Lake County prior to issuance of this Development Permit.
3. 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 issuance of this Development Permit.
4. The Developer shall pay to Smoky Lake County, in accordance with Bylaw No. 1387-20: *Planning and Development Fees* Bylaw, Development Permit fees of \$750.00/acre (\$750.00 x 12.0 acres = \$9,000.00) prior to the issuance of this Development Permit.
5. The Developer shall be required to enter into a Haul Road Agreement with Smoky Lake County prior to the issuance of this Development Permit.
6. The Developer shall obtain a Historical Resources Act Approval from the Province prior to the issuance of this Development Permit.
7. This Development Permit will expire **five (5) years** from the date of issuance.
8. The Developer must comply with all requirements of Alberta Environment and Parks, including any registrations, permits and approvals.
9. 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*.
10. Any burning of vegetation on Said Lands will require a Burn Permit issued by Smoky Lake County's Fire Chief or his designate.
11. 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.
12. All equipment and activity relating to the mining and crushing operation shall be located within and take place in areas approved for gravel extraction.
13. 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.
14. 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.
 15. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
 16. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
 17. Accesses and haul routes into extraction areas shall be located away from residential areas.
 18. 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).
 19. 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.
 20. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
 21. 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.
 22. 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.
 23. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally-owned roads.

BACKGROUND

1. The reason this application is being referred to MPC is that a Natural Resource Extraction/Processing Facility (Sand and Gravel) is a Discretionary Use in the Agriculture District (Section 8.2).
2. In relation to Section 2.14 of Land Use Bylaw 1272-14: If approved, it is recommended to expand the notification area to send notices to landowners from 50m to 500m of the subject property.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 8.2: AGRICULTURE (AG) DISTRICT	PAGE 3
APPENDIX B	DEVELOPMENT PERMIT APPLICATION DP 046-21	PAGE 9
APPENDIX C	GENERAL LOCATION MAP	PAGE 25

Prepared by: 

 Jordan Ruegg

January 24, 2022
 Date

8.2 AGRICULTURE (AG) DISTRICT

1. Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

2. Permitted Uses

- A. Art, Craft and Photographic Studios
- B. Agricultural Support Service
- C. Basement Suite
- D. Bed and Breakfast Establishment
- E. Buildings and Uses Accessory to Permitted Uses
- F. Community Hall
- G. Day Home
- H. Dwelling, Single Detached
- I. Dwelling, single detached, tiny
- J. Extensive Agriculture
- K. Garage Suite
- L. Garden Suite
- M. Guest House
- N. Home Occupation, Major
- O. Home Occupation, Minor
- P. In-law Suite
- Q. Manufactured Home
- R. Modular Home
- S. Natural Area
- T. Public Utility
- U. Secondary Suite
- V. Shipping Container
- W. Solar Energy Collection Systems
- X. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Animal Breeding and/or Boarding Facility
- B. Animal Clinic
- C. Animal Hospital
- D. Animal Hospital, Large
- E. Boarding Facility
- F. Buildings and Uses Accessory to Discretionary Uses
- G. Campground, minor
- H. Campground, intermediate
- I. Campground, major
- J. Cemetery
- K. Child Care Facility
- L. Day Care Facility

- M. Duplex (Vertical and Side-by-Side)
- N. Family Care Facility
- O. Intensive Agriculture
- P. Kennel
- Q. Natural Resource Extraction Industry
- R. Place of Worship
- S. Public and Quasi-Public Building and Use
- T. Public Utility
- U. Recreational Use
- V. Recreational vehicle park
- W. Relocated Building
- X. Secondary Commercial
- Y. Sign
- Z. Surveillance Suite
- AA. Transfer Station
- BB. Utility Building
- CC. Wind Energy Conversion System, Small
- DD. Wind Energy Conversion System, Large
- EE. Workcamp, Short-Term
- FF. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Community/ Institutional Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Industrial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority

A. Lot Area – Agricultural Use

- i. The minimum parcel size for extensive agricultural uses shall normally be 32.0 ha (80.0 ac.) less any approved subdivisions.
- ii. Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may be permitted out of an un-subdivided quarter section if the following criteria are met to the satisfaction of the County:
 - a. Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - b. The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - c. The parcel is should normally be located:
 - I. adjacent to or near quarter section boundaries;
 - II. in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - III. along a designated rural residential collector road;
 - d. The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - I. a financial plan to the satisfaction of the County;
 - II. a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - III. information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.

location, character and parcel coverage percentages of the environmentally sensitive areas and/or heritage features on the site.

B. Lot Area – Residential Use

- i. Normally, a maximum of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- ii. Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Subdivision Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line
----------------------------	--

iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

iv. Notwithstanding subsections (A), (B), and (C) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 20 and 21 of this Bylaw shall apply.

B. Minimum Floor Area

- i. Single detached dwellings – 69.7 sq. m (750.0 sq. ft.)
- ii. Manufactured and modular home units – 65.0 sq. m (700.0 sq. ft.)
- iii. All others uses at the discretion of the Development Authority

C. Maximum Site Coverage - 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

D. Maximum Height

- i. 11.0 m (36.1 ft.)
- ii. In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.

6. Other Regulations

- A. Residential parcels in the Agriculture District will not be allowed:
 - i. within required setbacks from a sewage treatment plant or lagoon or solid waste

- disposal site as specified by the appropriate guidelines or authority;
 - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
 - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
 - iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
 - C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
 - D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
 - E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
 - F. The keeping of recreational vehicles shall be provided in accordance with Section 7.23 of this Bylaw.
 - G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
 - H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.

APPENDIX B – DEVELOPMENT PERMIT DP-042-21 APPLICATION



Box 310
4612 McDougall Drive
Smoky Lake, AB T0A 3C0
ph 656-3730 fx 656-3768



DEVELOPMENT PERMIT APPLICATION PACKAGE

Internal Use Only	
Our File Number: <u>DP 046-21</u>	Roll Number: <u>16603420</u>
Applicant Information	
Applicant/Agent: <u>Fractured Aggregates Ltd</u>	Phone: <u>780 656 0185</u>
Address: <u>Box 391</u>	Cell Phone: <u>780 656 6176</u>
City/Prov: <u>Smoky Lake AB</u> Postal Code: <u>T0A 3C0</u>	Fax: _____
Email address: <u>jesskordyban@gmail.com</u>	Signature: <u>[Signature]</u>
Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	
Registered Landowner Information <input type="checkbox"/> Owner same as applicant	
Registered Owner: <u>Doug Donyluk</u>	Phone: <u>780 656 4053</u>
Address: <u>Box 52</u>	Fax: _____
City/Prov: <u>Smoky Lake</u> Postal Code: <u>T0A 3C0</u>	Signature: <u>[Signature]</u>
Right of Entry	
Pursuant to Section 542 of the Municipal Government Act, I hereby do <u>JK</u> or do not _____ grant consent for a designated officer of Smoky Lake County to enter upon the land as described above, for a site inspection.	
Print Name: <u>Jesse Kordyban</u>	Signature: <u>[Signature]</u>
Section A - Property Information	
Legal: Lot _____ Block _____ Plan _____ and Part of <u>SW</u> ¼ Sec <u>34</u> Twp <u>60</u> Rge <u>16</u> W4M	Division <u>4</u>
Subdivision Name (if applicable) or Area of Development _____	
Rural Address/Street Address _____	Parcel Size <u>160 Acres</u>
Number of existing dwellings on property (please describe) <u>None</u>	
Has any previous application been filed in connection with this property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please describe the details of the application and file number: _____	



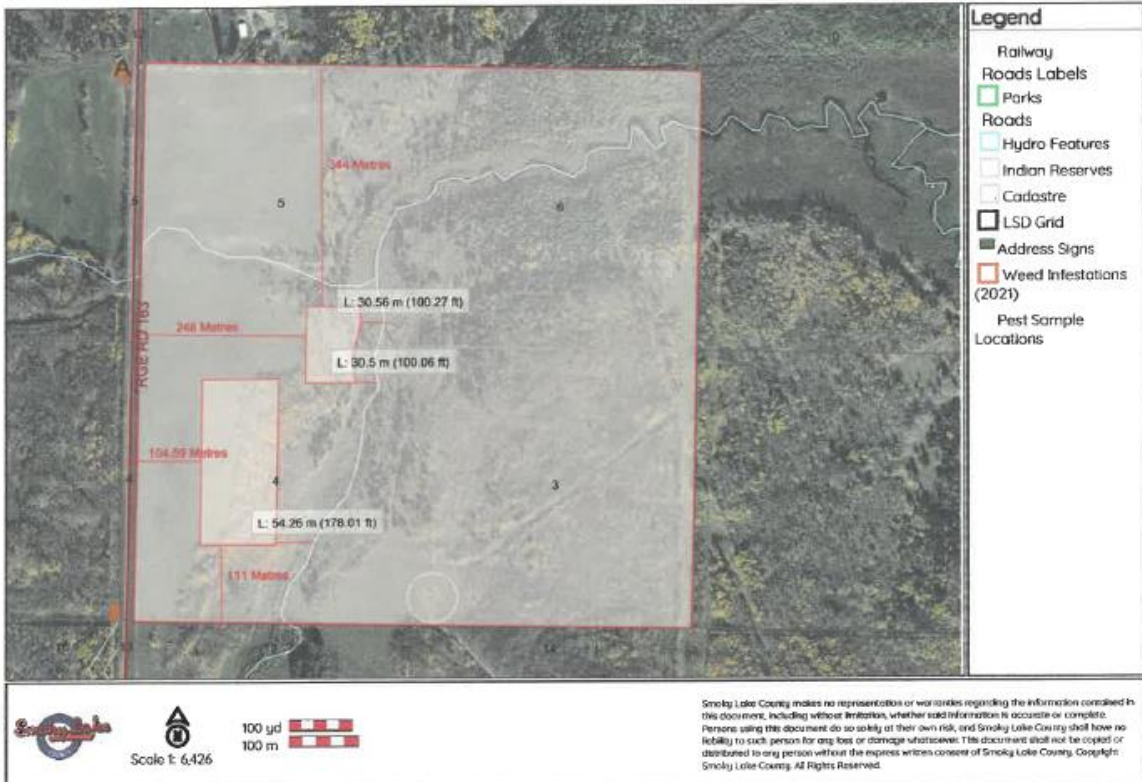
Box 310
4612 McDougall Drive
Smoky Lake, AB T0A 3C0
ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Our File Number: <u>DP 046-21</u>	Roll Number: <u>16603420</u>
DEVELOPMENT PERMIT SITE PLAN	
	
DATE: <u>Dec 13/21</u>	SIGNATURE OF APPLICANT: 
DATE:	DEVELOPMENT AUTHORITY:



Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author: XXX	Printing Date: 12/13/2021
Legend Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer Paved Road (20K) — Primary Divided — Primary Undivided 4L — Primary Undivided 2L — Primary Undivided 1L — Interchange Ramp — Secondary Divided — Secondary Undivided 4L	Date Data (if applicable)	
	The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses acting out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer .	
	Scale: 18,055.95 0.25 Kilometers 0	Projection and Datum: WGS84 Web Mercator Auxiliary Sphere

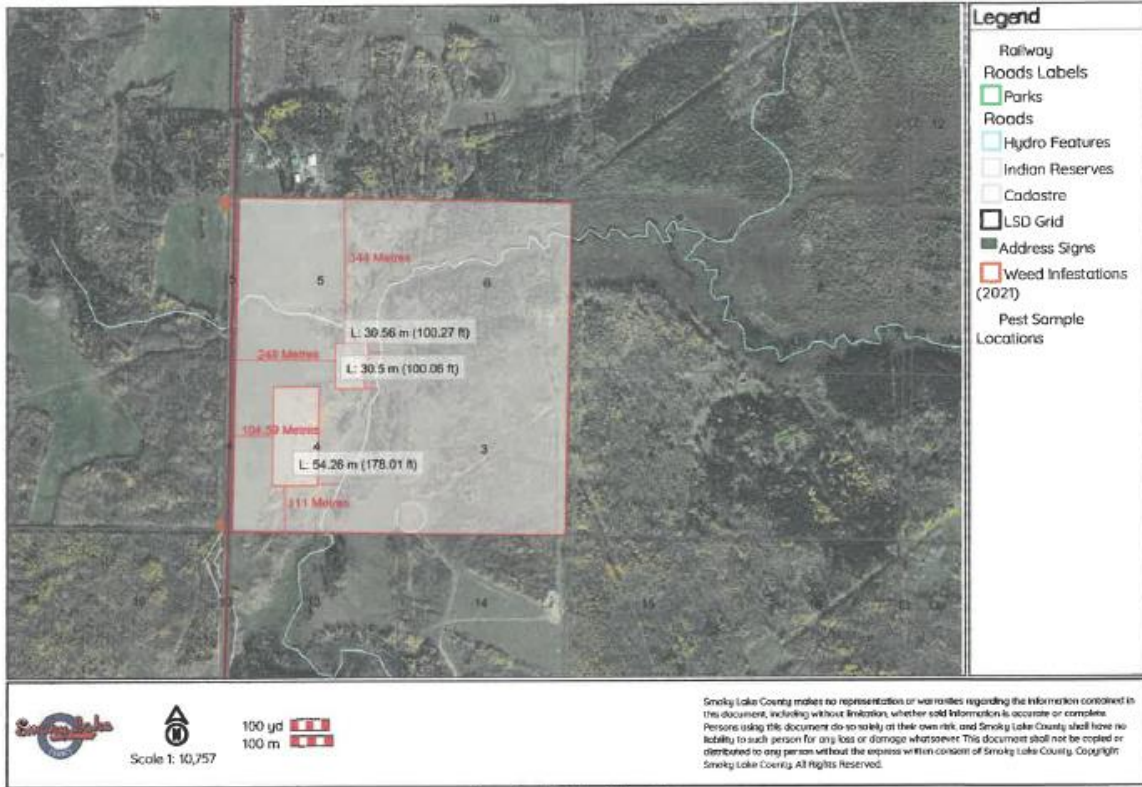


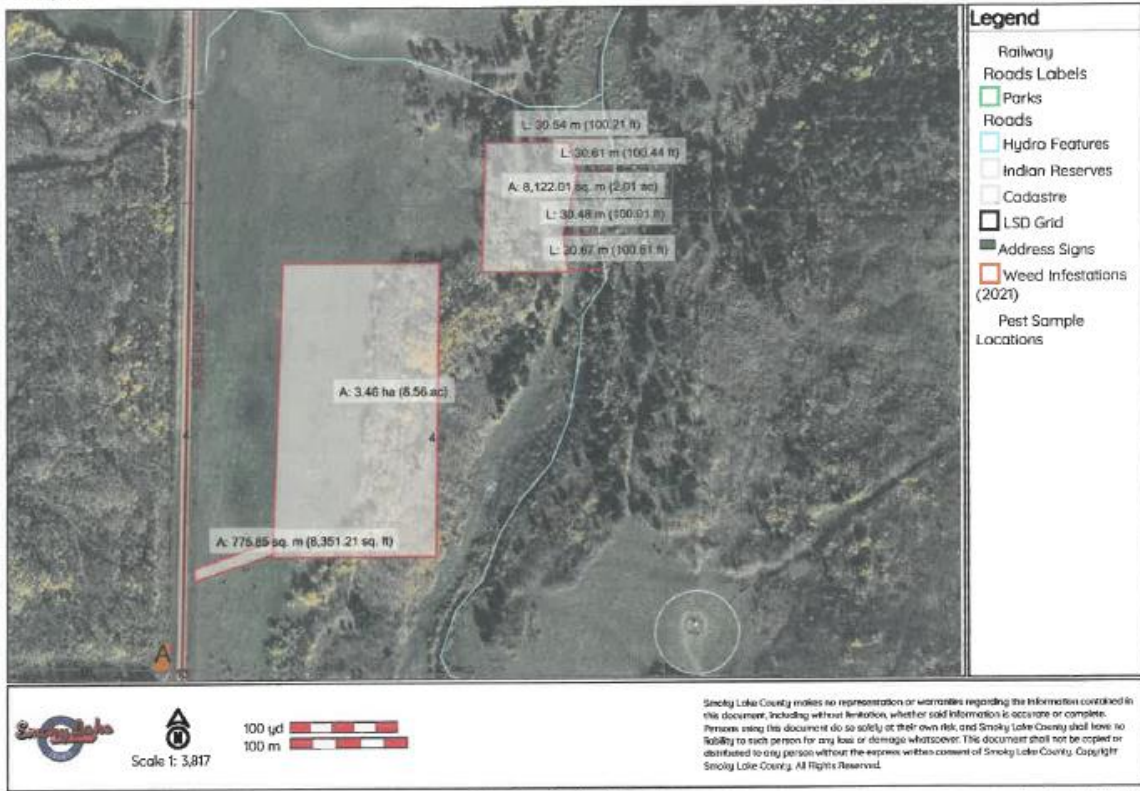
Smoky Lake County

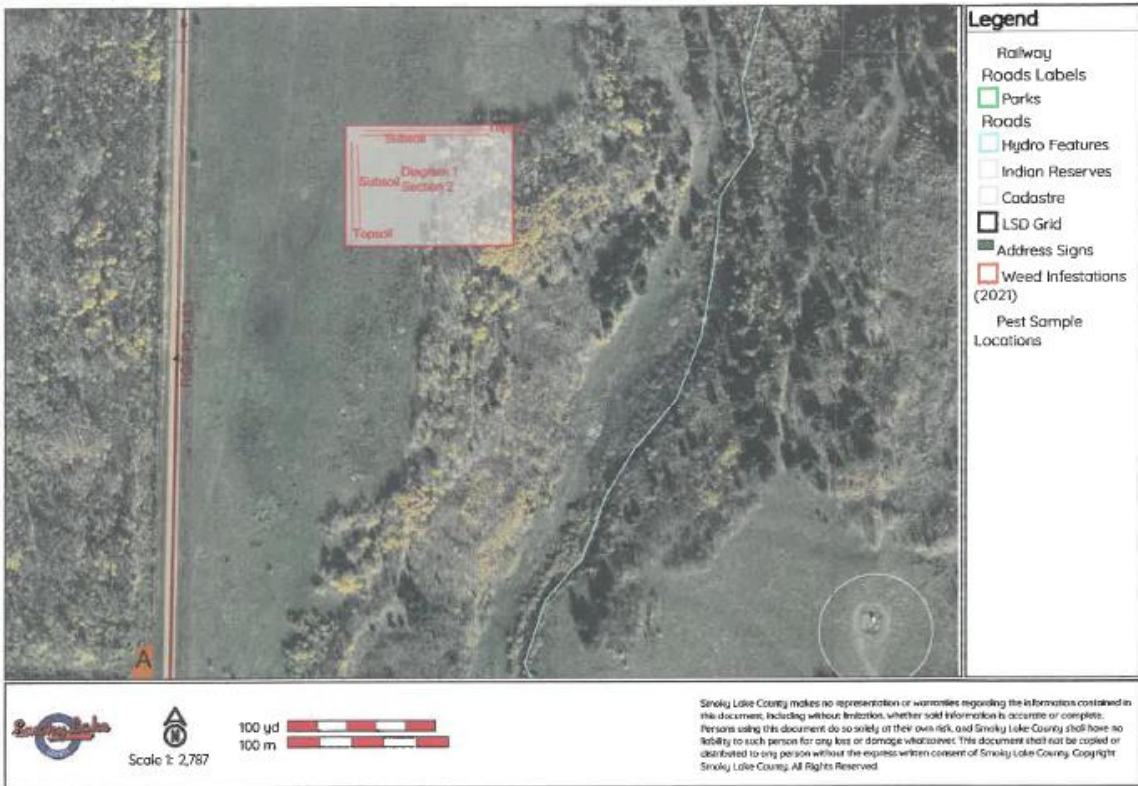
Smoky Lake County

Date Created: 2021-12-15

SW 34 60 16 W_{1/4}
Doug Danyluk





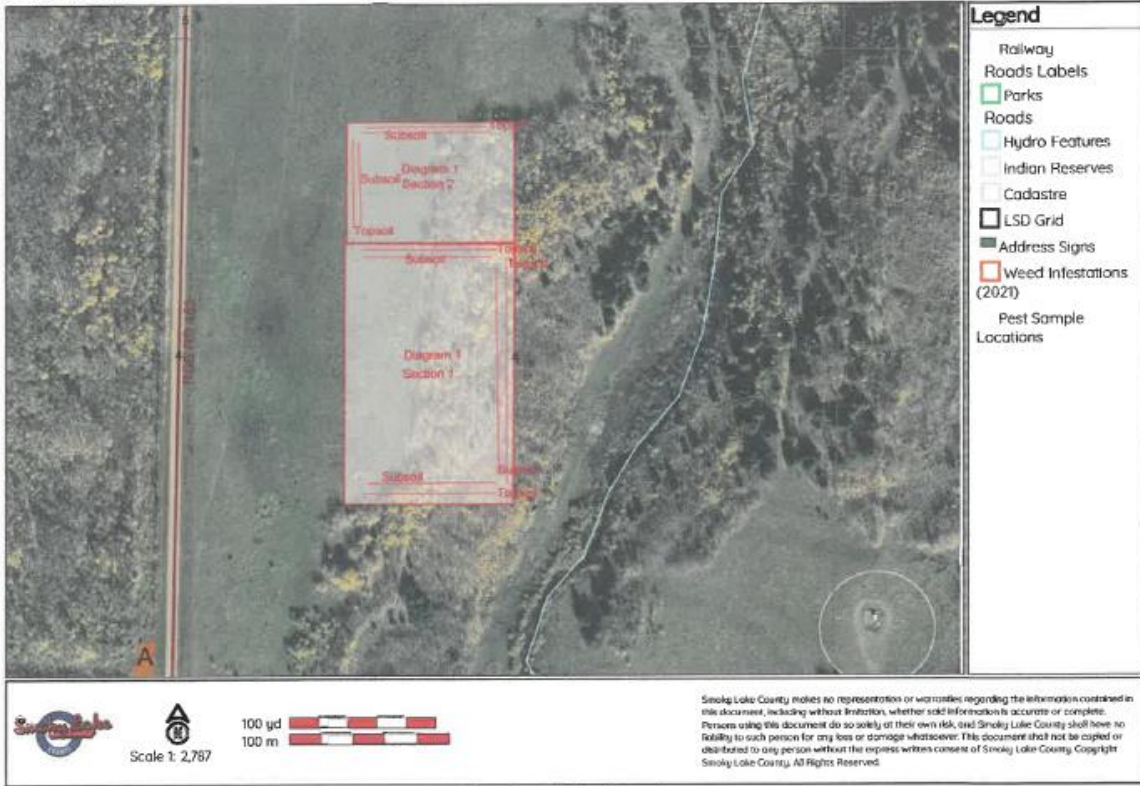


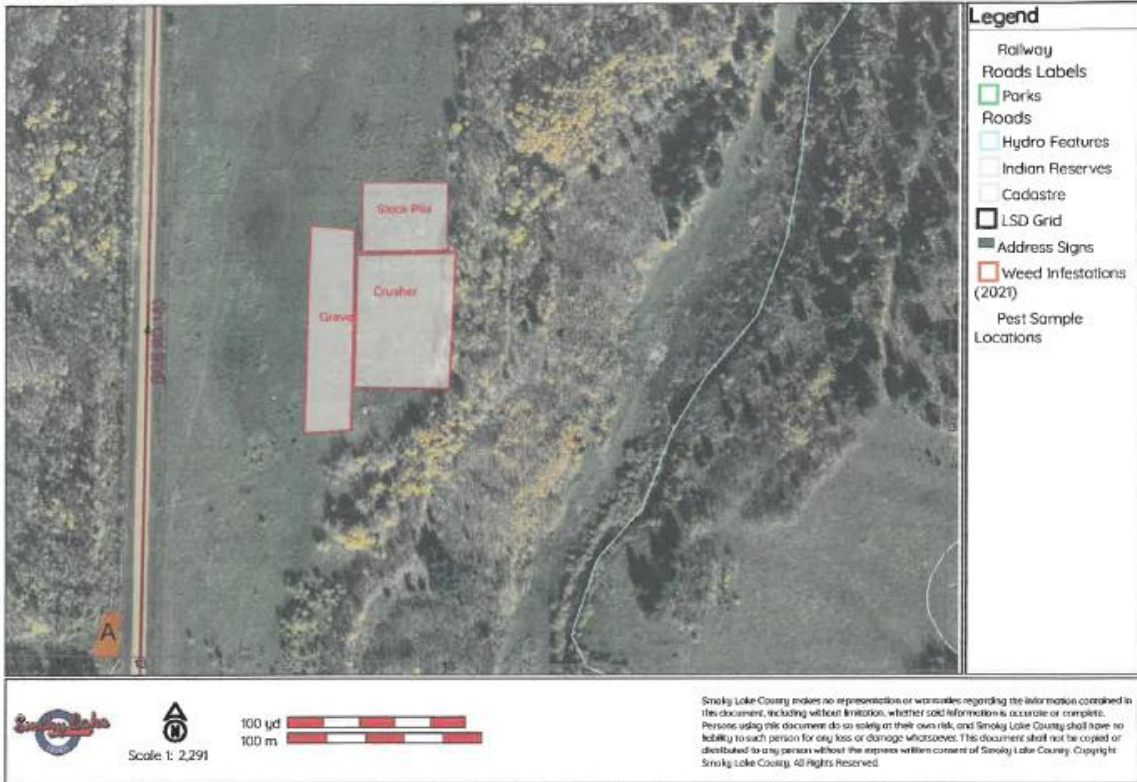


Smoky Lake County

Smoky Lake County

Date Created: 2021-12-07





Proposal of Class II Pit on SW-34-60-316-W4
Fractured Aggregates LTD

Introduction

This package will be used to describe aggregate operational plans of Fractured Aggregates Ltd in the development of the gravel pit on SW-34-60-16-W4. The purpose of this report is to seek authorization from Smoky Lake County in the development, operation and reclamation of this pit. This report will outline the project details including timeline, reclamation plans, and all other information required by the Natural Resources Extraction Permit.

Project Overview

The project application area is expected to be 12 acres including stockpiles, the gravel crusher and access roads. Aggregate operations will be to remove the gravel and crush it onsite. Reclamation will take place as the development of the pit continues. The end result for this land is to be used for pasture.

Timeline

Fractured Aggregates Ltd would like access to the site area as soon as the permit is approved. We are looking to obtain a permit that allows us to be active in the area for 5 years. If this permit is approved we would like to begin operations of stripping, crushing and stockpiling the gravel in April-November 2022, weather permitting. Activities would terminate for the winter months of December-March, and start up again in April 2023, continuing with stripping, crushing and stockpiling. Beginning in April 2022 we would like to begin hauling out the gravel from this location on an as needed basis. The following year of 2023 would shadow this same layout as 2022.

With the pit being split into four sections reclamation will be done after each section is mined out. The reclamation plan for this property is to return the land to its natural state of pasture grasses.

Site Location and Ownership

This site location is on Rge Road 163 7 miles North of Highway 28 and 6 miles East of Highway 855. See Appendix B. Site access will be on the south west corner of the property where there's an existing approach used by the local producer who owns the land. The project area is owned by Doug and Angela Danyluk who have signed the Smoky Lake County development permit in agreeance with this pit.

Land Use and Adjacent Land Use

The land in which is intended to be developed is currently private land that is used for grazing cattle. The property to the North is private land also used for residential/agricultural purpose. The Northeast, direct south, and direct west properties are all owned by the pit site owner and used for agricultural purposes. is the same owner as the pit site which is used for agricultural purposes. Directly to the East of the site is private land that is used for residential/recreational purposes, Southeast is agriculture. Finally, the Southwest is again a residential/recreational property.

Existing Site Conditions

Topography

The land has some cleared areas and also has trees slightly rolling with edward creek running through it.

Hydrology

The First part of the pit development will be 147 metres on the north east corner and 58 meters on south east corner away from Edwand creek see, (Diagram 1 section 1) (Diagram 1 Section 2) water table on this section of the pit will be a low water table.

The second part of the pit development will be 30 metres away from Edwand creek see, (diagram 2 section 1) (Diagram 2 Section 2) When test holes were dug and left opened for two hours water table appeared to be low.

Soils

The soils on site are considered a CLI 4. Soils in a CLI 4 are considered very limited and restricted in the range of crops that they can grow successfully. The site location is on the border of the grey luvisols soils and dark grey chernozemics soils.

Test holes were dug in Summer of 2020 and found that the topsoil depth on average was 0.13m with a subsoil consisting of mostly sand and small mixture of clay. The resource depth ranged from 1.8m to 4.8m.

Vegetation

The project area consists of a mixture of native grasses such as brome grass, reed canary grass, and fescues.

Pit Activities and Operations

Boundary Demarcation and Buffers

This project area will be marked out prior to starting extraction in order to set appropriate boundaries and setbacks from neighbouring private land. The pit will be visible from the County road, Range Rd 163 where there is currently no buffer of trees to prevent the view of the pit.

Infrastructure and Equipment

There will be a temporary road built into the pit area off of Rge Rd 163 using the existing approach on the Southwest corner of the property this will be used for the employee and gravel truck access. The equipment that will be used on site will be:

- 2 Excavators
- 4 Dozers
- 1 Loader
- 1 Rock Truck
- 1 Gravel crusher

A haul road agreement will be signed with Smoky Lake County dictating which route will be used for hauling the material out.

Mining Operations and Sequence

Activities that are to take place on site:

- Stripping top soil: The pit will be split into 4 sections each section will be done differently see (Diagram 1- section 1) (Diagram 1- section 2) (Diagram 2 – section 1) (Diagram 2 – section 2)
- Striping subsoil
- Gravel extraction and crushing
- Stockpiling of gravel to be placed (See crusher location diagram)
- Subsoil will be placed back in the excavation area and put to grade
- Top dressed with topsoil
- Seeded back to native grasses for pasture

Soil Handling and Storage

- Top soil will be piled and stored 3 metres away from subsoils
- : The pit will be split into 4 sections each section will be done differently see (Diagram 1- section 1) (Diagram 1- section 2) (Diagram 2 – section 1) (Diagram 2 – Section 2)

Noise Emissions and Controls

Where possible Fractured Aggregates Ltd will use material screenings and soil stockpiles as a tool to buffer the pit activity noises. An attempt will be made to orientate equipment when

operating in a direction that will have less effect on the neighboring properties. There will be an emphasis put on operator awareness when operating the mobile equipment. This will include and not be limited to; duration of an activity or operation in a particular location, hours of start-up and shut-down, being aware of activities taking place at surrounding locations. Finally, ensuring that equipment is well maintained for efficiency and reductions of noise.

Dust Emissions and Controls

Primary sources of dust emissions will occur from the travelling gravel trucks, passenger vehicles, and operating equipment. When necessary the appropriate controls will be put in place to help control dust emissions. The main source of control used will be water spraying of access road and high traffic areas. When in operation the water spraying will occur at regular intervals to limit the amount of dust emissions. Similarly to the noise emission a portion of this control will be based on operator awareness when operating mobile equipment and vehicles.

Reclamation Plan

Site Recontouring

This part of the reclamation plan will involve grading and contouring of any overburden materials. This process involves blending those materials in with the surrounding landscape creating a natural flow of the land. The overburden material will be spread throughout the excavation to create an at minimum 20:1 internal slope and 3:1 slopes along property boundaries.

Soil Replacement Depths

Some operational losses are expected when stripping and stockpiling in regards to dealing with topsoil and subsoil however there will be some salvaged material. In the replacement procedure Fractured Aggregates Ltd plans to target replacing all topsoil and subsoil to the original depths. Losses mentioned above are expected to be very minimal.

Erosion Control

Fractured Aggregates Ltd intends on having reclamation procedures completed in later summer to allow for establishment of vegetation. This will ensure that there is less susceptibility to erosion in the spring when run off from the spring melt and spring rain storms begin. The sloping mentioned in our 'Site Recontouring' section will also play a vital role in the prevention of erosion on the site.

End Land Use

The landowner intends on using this land for agricultural grazing of cattle.

Revegetation

The revegetation of the site will be staged as we begin reclamation to ensure we are not allowing any area of the site to be left bare to an extended period of time. The seed mixes chosen at time of reclamation will be consistent with the end land use and landowner specification.

Weed Control

The duration of the site projection we will be monitoring the area for any noxious and restricted weeds as defined by Alberta's Weed Control Act. In the case that we find any weeds the appropriate herbicide will be applied to the area and monitored for regrowth. While using the herbicides on site the operator awareness will key in properly identifying the weeds and ensuring no native plants are harmed in the process.

Monitoring and Maintenance

Fractured Aggregates Ltd will develop and implement an assessment procedure for ensuring that the overall reclamation is a success. By implementing this assessment procedure, we are guaranteeing that a healthy, preferred plant community is established. Part of this assessment will include:

- Proper drainage
- Measuring soil compaction (soil erosion and sediment controls)
- Topsoil depth and distribution
- Vegetation composition, cover, vigour

Reclamation Security

Cost of reclamation was determined by using most recent rates that our equipment is billed at. Our estimated time of reclamation will be 14 days

Dozer (D7R) & (D6T) : 180 Hr

Excavator (250G) (270ZX) 180 Hr

Rock Truck (John Deere 250D) 165 Hr

Cost of seed: 60 dollars an acre

Total cost of reclamation: 35,000 \$

The estimate was developed with consideration for available material, pit area, unit operating costs, time required to complete the work.

Closing Statement

The procedures, materials, and costs laid out in this report were produced entirely for the use of Fractured Aggregates Ltd for the application of this project. Please note that conservation and reclamation plans can have inherent limitations. There can be not guarantee that a site assessment can entirely eliminate any uncertainty regarding the potential for unforeseen circumstances within the property boundaries. There was in warranty expressed or implied within this report.

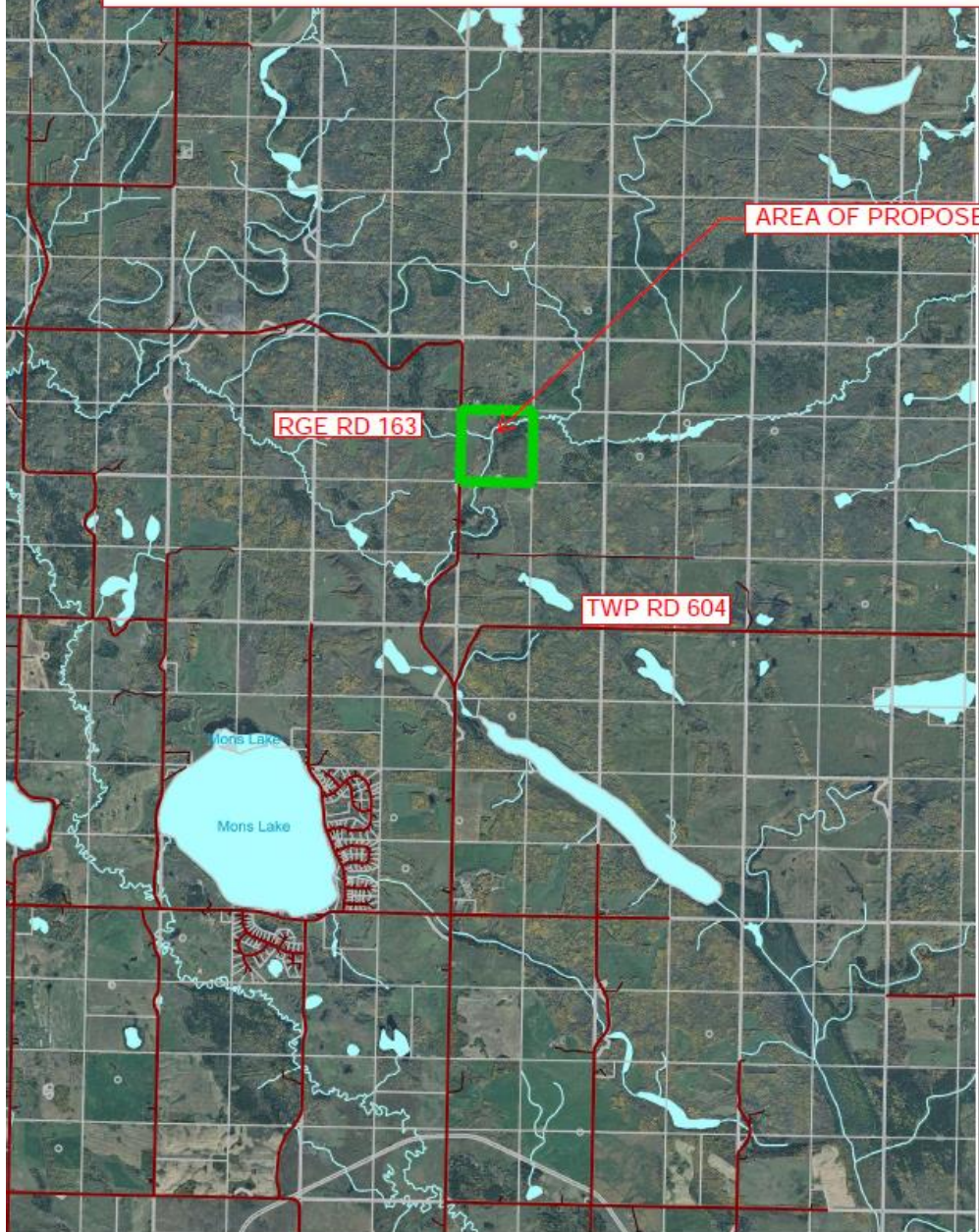
This report was prepared by Fractured Aggregates Ltd for Smoky Lake County's Natural Resource Extraction Permit.

If there are any questions or concerns in relation to this report please do not hesitate to call.
Jesse kordyban 1780 656 0185
Mitchell Danyluk 1780 656 6176

Sincerely,

Jesse Kordyban
Mitchell Danyluk
Owner/Operator Fractured Aggregates Ltd

APPENDIX C - GENERAL LOCATION MAP
Development Permit Application No. 046-21
SW-34-60-16-W4M



AREA OF PROPOSED DEVELOPMENT

RGE RD 163

TWP RD 604

Mons Lake

Mons Lake

Smoky Lake County

Smoky Lake County

Date Created: 1/24/2022

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.2

MEETING DATE	FEBRUARY 2, 2022
FILE NO.	DP 001-22
LEGAL DESCRIPTION	PT. SE- 35-58-18-W4M
LOT AREA	+/- 6.04 ACRES
APPLICANT	JONES, DARREN
LANDOWNER	JONES, DARREN
PROPOSED DEVELOPMENT	SECONDARY COMMERCIAL (SMALL ENGINE REPAIR)
ZONING	AGRICULTURE (AG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	18583541
DIVISION	3

RECOMMENDATION

That the Municipal Planning Commission APPROVE Development Permit No. 001-22: **PT. SE- 35-58-18-W4M** for the development of **Secondary Commercial (small engine repair)**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan, dated January 19, 2022, attached to, and forming part of, this Development Permit.
 - a. Minimum Front Yard Setback: 23.1 meters.
 - b. Minimum Rear Yard Setback : 18.3 meters.
 - c. Minimum Side Yard Setbacks: 18.3 meters.
2. The proposed Development shall not exceed 11.0 meters in height.
3. The Developer shall, during the course of construction, keep the land in a reasonable condition so as to prevent debris from blowing onto any adjacent private or public property. At the conclusion of construction, all building materials, supplies and debris shall be removed from the site.
4. Lot grade elevations must ensure that the site does not drain onto adjacent property.
5. Construction of the proposed development shall commence within twelve (12) months of the date of issuance of this Development Permit, and be completed within five (5) years. The Secondary Commercial use may carry on beyond this timeline provided that construction has been completed.
6. The Developer shall be required to obtain the applicable Safety Codes Act Permits (e.g. Building, Plumbing, Electrical & Gas Permits) upon issuance of this Development Permit.
7. The Developer shall ensure that no offensive noise, vibration, smoke, dust, odor, heat, glare, electrical or radio disturbance is detectable beyond the boundary of the lot on which the Secondary Commercial use is located.
8. There shall be no exterior signage, display or advertisement other than a business identification sign which shall not exceed 1.0 square meters in size unless otherwise granted in a separate Development Permit.
9. No more than one (1) commercial vehicle, up to the size of a tandem truck, to be used in conjunction with the Secondary Commercial use, shall be parked or maintained on site. The parking space of the commercial vehicle shall be either within a garage or adequately screened and sited behind the main building to the satisfaction of the Development Authority.
10. The storage of materials or equipment related to the Secondary Commercial use shall be allowed in either the dwelling or accessory buildings.
11. The Developer shall provide space for a minimum of four (4) parking spaces on site.

12. The Developer shall provide for the appropriate disposal of all materials, refuse, garbage and waste related to the Secondary Commercial use to the satisfaction of the Development Authority.

BACKGROUND

1. The reason this application is being referred to MPC is that a **Secondary Commercial**, is a Discretionary Use in the Agriculture District (Section 8.2.3) of Land Use Bylaw 1272-14.
2. Section 1.7.207 of Land Use Bylaw 1272-14 defines **Secondary Commercial** as “a commercial use that is secondary or subordinate to the primary use on the site.” Given that the primary use of the parcel is for residential purposes, the development of a small engine repair business would fit as **Secondary Commercial** due to it being subordinate and secondary to the existing dwelling located on the site.
3. According to Section 7.4 – Commercial Development in the Agriculture (AG) District, the following conditions shall apply:
 - a. A Development Permit for a commercial use within the Agriculture (AG) District may be issued if, in the opinion of the Development Authority
 - i. it directly serves the agricultural community; and/or
 - ii. it will not conflict with surrounding land uses.
 - b. All site regulations and development requirements, including any requirements for buffers, shall be based upon the type of development proposed and shall be at the discretion of the Development Authority.
 - c. At the time of Development Permit application, the proponent of commercial or an industrial development shall identify all municipal servicing costs associated with the proposed development.
4. In relation to Section 2.14 of Land Use Bylaw 1272-14: If approved, it is recommended to expand the notification area to send notices to landowners from 50m to 500m of the subject property.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 8.2: AGRICULTURE (AG) DISTRICT	PAGE 3
APPENDIX B	DEVELOPMENT PERMIT APPLICATION DP 001-22	PAGE 9
APPENDIX C	GENERAL LOCATION MAP	PAGE 14

Prepared by:


Jordan Ruegg

January 24, 2022

Date



8.2 AGRICULTURE (AG) DISTRICT

1. Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County’s land base.

2. Permitted Uses

- A. Art, Craft and Photographic Studios
- B. Agricultural Support Service
- C. Basement Suite
- D. Bed and Breakfast Establishment
- E. Buildings and Uses Accessory to Permitted Uses
- F. Community Hall
- G. Day Home
- H. Dwelling, Single Detached
- I. Dwelling, single detached, tiny
- J. Extensive Agriculture
- K. Garage Suite
- L. Garden Suite
- M. Guest House
- N. Home Occupation, Major
- O. Home Occupation, Minor
- P. In-law Suite
- Q. Manufactured Home
- R. Modular Home
- S. Natural Area
- T. Public Utility
- U. Secondary Suite
- V. Shipping Container
- W. Solar Energy Collection Systems
- X. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Animal Breeding and/or Boarding Facility
- B. Animal Clinic
- C. Animal Hospital
- D. Animal Hospital, Large
- E. Boarding Facility
- F. Buildings and Uses Accessory to Discretionary Uses
- G. Campground, minor
- H. Campground, intermediate
- I. Campground, major
- J. Cemetery
- K. Child Care Facility
- L. Day Care Facility

- M. Duplex (Vertical and Side-by-Side)
- N. Family Care Facility
- O. Intensive Agriculture
- P. Kennel
- Q. Natural Resource Extraction Industry
- R. Place of Worship
- S. Public and Quasi-Public Building and Use
- T. Public Utility
- U. Recreational Use
- V. Recreational vehicle park
- W. Relocated Building
- X. Secondary Commercial
- Y. Sign
- Z. Surveillance Suite
- AA. Transfer Station
- BB. Utility Building
- CC. Wind Energy Conversion System, Small
- DD. Wind Energy Conversion System, Large
- EE. Workcamp, Short-Term
- FF. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Community/ Institutional Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Industrial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority

A. Lot Area – Agricultural Use

- i. The minimum parcel size for extensive agricultural uses shall normally be 32.0 ha (80.0 ac.) less any approved subdivisions.
- ii. Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may be permitted out of an un-subdivided quarter section if the following criteria are met to the satisfaction of the County:
 - a. Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - b. The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - c. The parcel is should normally be located:
 - I. adjacent to or near quarter section boundaries;
 - II. in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - III. along a designated rural residential collector road;
 - d. The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - I. a financial plan to the satisfaction of the County;
 - II. a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - III. information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.

location, character and parcel coverage percentages of the environmentally sensitive areas and/or heritage features on the site.

B. Lot Area – Residential Use

- i. Normally, a maximum of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- ii. Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Subdivision Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line
----------------------------	--

iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

iv. Notwithstanding subsections (A), (B), and (C) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 20 and 21 of this Bylaw shall apply.

B. Minimum Floor Area

- i. Single detached dwellings – 69.7 sq. m (750.0 sq. ft.)
- ii. Manufactured and modular home units – 65.0 sq. m (700.0 sq. ft.)
- iii. All others uses at the discretion of the Development Authority

C. Maximum Site Coverage - 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

D. Maximum Height

- i. 11.0 m (36.1 ft.)
- ii. In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.

6. Other Regulations

- A. Residential parcels in the Agriculture District will not be allowed:
 - i. within required setbacks from a sewage treatment plant or lagoon or solid waste


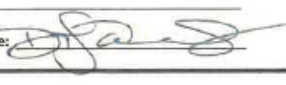

- disposal site as specified by the appropriate guidelines or authority;
 - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
 - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
 - iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
 - C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
 - D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
 - E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
 - F. The keeping of recreational vehicles shall be provided in accordance with Section 7.23 of this Bylaw.
 - G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
 - H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.

APPENDIX B – DEVELOPMENT PERMIT DP-042-21 APPLICATION



Box 310
4612 McDougall Drive
Smoky Lake, AB T0A 3C0
ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Internal Use Only	
Our File Number: <u>DP 001-22</u>	Roll Number: <u>18583541</u>
Applicant Information	
Applicant/Agent: <u>Darren T Jones</u>	Phone: <u>780-383-0009</u>
Address: <u>PO Box 1138</u>	Cell Phone: <u>780-521-5393</u>
City/Prov: <u>Smoky Lake</u>	Fax: _____
Postal Code: <u>T0A-3C0</u>	Signature: 
Email address: <u>dtjones214@gmail.com</u>	
Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	
Registered Landowner Information <input checked="" type="checkbox"/> Owner same as applicant	
Registered Owner: _____	Phone: _____
Address: _____	Fax: _____
City/Prov: _____	Postal Code: _____
	Signature: 
Right of Entry	
Pursuant to Section 542 of the Municipal Government Act, I hereby do <input checked="" type="checkbox"/> or do not _____ grant consent for a designated officer of Smoky Lake County to enter upon the land as described above, for a site inspection.	
Print Name: <u>Darren T Jones</u>	Signature: 
Section A - Property Information	
Legal: Lot _____ Block _____ Plan _____ and Part of <input checked="" type="checkbox"/> ¼ Sec <u>35</u> Twp <u>58</u> Rge <u>18</u> W4M	Division _____
Subdivision Name (if applicable) or Area of Development _____	
Rural Address/Street Address <u>18123 Twp Rd 590</u>	Parcel Size <u>6.07 +/- Acres</u>
Number of existing dwellings on property (please describe) <u>there is one residential building on the property</u>	
Has any previous application been filed in connection with this property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please describe the details of the application and file number: _____	



Box 310
 4612 McDougall Drive
 Smoky Lake, AB T0A 3C0
 ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Is the subject property near a steep slope (exceeding 15%)? Yes No
 Is the subject property near or bounded by a body of water? Yes No
 Is the subject property within 800m of a provincial highway? Yes No
 Is the subject property near a Confined Feeding Operation? Yes No Distance: _____
 Is the subject property within 1.5km of a sour gas facility? Yes No Distance: _____
 Is the subject property within 1.5km of a sewage treatment plant/lagoon? Yes No Distance: _____
 Is the subject property immediately adjacent to the County boundary? Yes No
 If yes, the adjoining municipality is: _____

Section B – Proposed Development Information

Estimated Cost of Project \$120,000 _____

Estimated Commencement Date April 1 2022 Estimated Completion Date June 1 2022

Dwelling: Floor Area 900 sq. ft. % of Lot Occupied 5 Height of Dwelling 15 ft / m

Accessory Building Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Acc. Bldg _____ ft / m

Parking: No. of Off-Street Parking 6

Land Use District (Zoning) of Property: Agriculture

Description of Work:
Small engine repairs

SEPARATE REPORTS TO ATTACH:

Parking Plan	Biophysical Assessment	Master Sign Plan	Site Plan
Stormwater Management Plan	Hydrogeological Report	Landscaping Plan (Garmer Lake ASP)	Industrial Development (Section 2.5 / 7.10 of LUB)
Geotechnical Report	Environmental Site Assessment Phase I or Phase II or Phase III	Wind/Energy Conversion System (Section 2.9/7.36-7.38 of LUB)	Commercial-Development (Section 2.6 / 7.4 of LUB)
Natural Resource Extraction (Section 2.7/7.16 of LUB.)	Reclamation Plan	Excavation & Stripping Development (Section 2.8 of LUB)	Historical Resource Impact Assessment (HRIA) (Section 2.4/9.2 of LUB)
Real Property Report	Cumulative Effects Assessment	Applicable Provincial /Federal Authorization	Copy of ERCB Abandoned Well Viewer Map (*required for all applications)



Box 310
 4612 McDougall Drive
 Smoky Lake, AB T0A 3C0
 ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Section C – Abandoned Wells

Effective November 1, 2012, the Subdivision and Development Regulation requires that an applicant for a development permit (for buildings larger than 47m²/505 sq. ft.) provide information about abandoned oil and gas wells on the subject property. Before an application for development can be considered complete, applicants MUST provide this information. The following outlines the process for determining what information is required with your development application. Applicants are required to verify the Alberta Energy Regulator's Abandoned Well Viewer online at: mapview.ercb.ca/spatialdatabrowser/default.aspx?config=AbandonedWells.xml to determine if abandoned wells are located on the subject property. Information can be obtained by phoning Alberta Energy Regulator at 1-855-297-8311.

If an abandoned well is found, then the Applicant MUST provide Smoky Lake County with all Licensees identified by the AER as affecting their property to confirm the following:

1. a sketch showing the location and setback distance required by the Licensee from each abandoned well;
2. the map from the ERCB Viewer of the subject property;
3. a list of all abandoned wells, including the surface coordinates;
4. any additional information from Licensee(s) that led to a change in the setback.

If an abandoned well is not found, then the Applicant must sign in the space provided below confirming that there are no abandoned wells located on the property. The Applicant MUST attach the map from ERCB Viewer of the property.

Darren T Jones  **January 19 2022**
 Applicant Print Name Applicant Signature Date

Section D – Preferred Method of Communication

When a decision has been made on your file, do you wish for us to: call you for pick up mail the decision

**If a decision has not been picked up within 5 (five) working days, the decision will be automatically mailed to applicant.

**Once a Development Permit has been issued, a copy of the permit is automatically sent by email to the applicant if an email address is provided on page 4.

If we have any questions or require clarification regarding your application, how do you wish to be contacted: phone mail fax e-mail

OFFICE USE ONLY

Type of Payment: DEBIT CASH CHEQUE
 Fee \$ 200.00
 Receipt # 0333519
 Receipt Date JANUARY 20, 2022
 Date Received JANUARY 24, 2022
 *and deemed complete by Development Authority.
 Entered into e-SITE # 001-22

Authorization:

Permitted Use Discretionary Use

Issuing Officer's Name _____
 Issuing Officer's Signature _____
 Date of Approval _____
 Date Issued _____
 Comments and/or Variances _____

The personal information provided is being collected under the authority of the Municipal Government Act and will be used for the purposes under that Act. Information that you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Any questions regarding the collection, use or disposal of this information should be directed to Smoky Lake County at 780-656-3730.



Box 310
 4612 McDougall Drive
 Smoky Lake, AB T0A 3C0
 ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Our File Number: _____	Roll Number: _____
DEVELOPMENT PERMIT SITE PLAN	
DATE: January 19 2022	SIGNATURE OF APPLICANT:
DATE:	DEVELOPMENT AUTHORITY:

SMOKY LAKE COUNTY
BOX 310
SMOKY LAKE, AB T0A 3C0
PHONE: (780)656-3730 (780)424-7103
FAX: (780)656-3768

OFFICIAL RECEIPT

JONES DARREN

GST Reg. #: R121665640
Receipt #: 0333519
Date: 2022/01/20

Account #	Description	Opening Bal	Payment	Amount Due
1-1-526-61-00-00-00	DEVELOPMENT PER MITS		200.00	
			** Payment Total:	200.00
		Direct Debit		200.00

