

**SMOKY LAKE COUNTY**

Minutes of the **Municipal Planning Commission** meeting from **Thursday, June 13, 2024**, held in Smoky Lake County Council Chambers as well as Virtually online.

The meeting was Called to Order at 11:04 a.m. by the Chairperson, Dominique Cere, in the presence of the following persons:

**Attendance:**

Dan Gawalko	Councillor Div. 1	Present in Chambers
Linda Fenerty, Deputy Reeve	Councillor Div. 2	Present in Chambers
Dominique Cere	Councillor Div. 3	Present in Chambers
Lorne Halisky	Councillor Div. 4	Present in Chambers
Jered Serben, Reeve	Councillor Div. 5	Present in Chambers
Lydia Cielin	Interim CAO	Present in Chambers
Jordan Ruegg	P&D Manager	Present Virtually
Patti Priest	Recording Secretary	Present in Chambers

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5 Members of the Public virtually present.

8 additional Smoky Lake County Staff Members virtually present.

**2.0 ADOPTION OF AGENDA**

**MPC24.016: Halisky**

That the Agenda for the Municipal Planning Commission meeting for Thursday, June 13, 2024, be adopted as presented.

**CARRIED UNANIMOUSLY.**

**3.0 MINUTES**

**MPC24.017: Fenerty**

That the Minutes of Municipal Planning Commission meeting held on Thursday, April 25, 2024, be adopted as presented.

**CARRIED.**

**4.0 REQUEST FOR DECISION**

**4.1 Development Permits to be Considered:**

**4.1.1 4.1.1 DP-018-24: Natural Resource Extraction/Processing Facility (Sand & Gravel)**

**MPC24.018: Halisky**

That the Municipal Planning Commission **APPROVE** Development Permit No. 018-24: **SW 8-60-15-W4M, for the development of a Natural Resource Extraction/Processing Facility (Sand & Gravel)**, subject to the following conditions:

1. The proposed Natural Resource Extraction/Processing Facility (Sand & Gravel) shall be developed, constructed and sited as per "Figure 2: Site Development and Operation Plan", included in the "Danyluk Pit – Class I Activities Plan", dated January 2020, attached to, and forming part of, this Development Permit, and not to exceed 32.50 hectares (80.31 acres) in size. Any expansion of the proposed Natural Resource Extraction/Processing Facility (Sand & Gravel) shall require a subsequent Development Permit to be issued by the Development Authority for Smoky Lake County.
2. The Applicant/Developer shall be required to enter into a Development Agreement with Smoky Lake County prior to the issuance of a Development Permit for the proposed Natural Resource Extraction/Processing Facility (Sand & Gravel).
3. The Applicant/Developer shall obtain an Aggregate Extraction Business Licence, pursuant to Smoky Lake County Bylaw No. 1456-24: *Aggregate Extraction Business Licence Bylaw*, and amendments thereto, and shall

comply with all provisions of said Bylaw, including, but not limited to, providing Smoky Lake County with quarterly aggregate reporting and payment of Business Licence fees.

4. The Applicant/Developer shall pay to Smoky Lake County, in accordance with Smoky Lake County Bylaw No. 1431-23: *Smoky Lake County Planning and Development Fees Bylaw*, Development Permit fees of \$750.00/acre ( $\$750.00 \times 80.31 \text{ acres} = \$60,232.50$ ), prior to the issuance of this Development Permit.
5. The Applicant/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 Applicant/Developer shall obtain a *Historical Resources Act Approval* from the Ministry of Arts, Culture and Status of Women prior to the issuance of this Development Permit.
7. This Development Permit will expire **fifteen (15) years** from the date of issuance.
8. The Applicant/Developer shall comply with all requirements of *Alberta Environment and Protected Areas*, including any registrations, permits, approvals and reclamation requirements.
9. Reclamation and rehabilitation of the subject lands shall be in accordance with the *Alberta Environmental Protection and Enhancement Act (EPEA)* and the *Code of Practice* for Pits.
10. Tree and brush removal on the subject 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*.
11. Any burning of vegetation on the subject lands will require the Applicant/Developer to obtain a *Burn Permit* from Smoky Lake County's Fire Chief, or his designate, prior to commencement of burning.
12. The Applicant/Developer shall submit a Fire Safety Plan to the satisfaction of Smoky Lake County's Fire Chief.
13. All equipment and activities related to mining, excavating and crushing operations shall be located within, and take place in, areas approved for gravel extraction by this Development Permit.
14. Hours of Operation shall be as follows:
  - a. **Crushing Operations:** 7:00 a.m. – 7:00 p.m., Monday through Saturday inclusive. No crushing shall be permitted on Sundays and Statutory Holidays.
  - b. **On-Site Development Operations (extraction, pit development, reclamation & tree removal):** 7:00 a.m. – 7:00 p.m., Monday to Saturday inclusive. No on-site development operation shall be permitted on Sundays and Statutory Holidays.
  - c. **Hauling:** 7:00 a.m. – 7:00 p.m., Monday to Saturday inclusive. Hauling shall not be permitted on Sundays and Statutory Holidays.
15. The Applicant/Developer shall ensure that dust and noise control measures are undertaken so as to prevent such effects from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be positioned to act as a sound barrier and the Applicant/Developer shall utilize any and all methods of minimizing the noise created from machinery and pit activities wherever possible. The Applicant/Developer shall be required to provide a 300 Meter length of MG30 dust control annually on the municipal roadway adjacent to any residential home along the haul route, as well as water dust control upon request by, and to the satisfaction of, Smoky Lake County.
16. The Applicant/Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
17. The Applicant/Developer shall install and maintain appropriate traffic and safety signage on and about the subject lands and adjacent road accesses.

18. Accesses and haul routes into extraction areas shall be located away from residential areas wherever possible.
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*, where applicable. Evidence of a *Water Act* approval or licence 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 Applicant/Developer to control erosion in the areas approved for sand and gravel extraction.
21. The Applicant/Developer shall obtain any and all approvals, permits, authorizations, certificates and licences, from any and all agencies, departments and authorities as may be required.
22. The use of engine-retarding brakes shall not be permitted within ½ mile of a residence on municipally-controlled roads.

CARRIED.

## **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**

**MPC24.019: Gawalko**

That the Municipal Planning Commission Meeting of June 13, 2024, adjourn at 11:27 a.m.

CARRIED.

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Dominique Cere, Chairperson

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Lydia Cielin, Interim CAO