

## Municipal Planning Commission Meeting

Meeting Type : MPC Municipal Planning Commission

Date : Wednesday, January 26, 2011

Start time : 1:00 PM

Location : Council Chambers

**CALL TO ORDER** The meeting was Called to Order at 1:07 P.M. by the Chairperson Lori Danyluk in the presence of the following persons:

**ATTENDANCE**

- Dareld Cholak, Division 1 Councillor
- Rick Cherniwchan, Division 3 Councillor
- Lori Danyluk, Division 4 Councillor
- Cory Ollikka, Development Officer - present @ 1:10 P.M.
- Twila Bauman, Planning Manager / Recording Secretary

**APPROVAL OF AGENDA** **Resolution #MP20110126.1001**  
CHOLAK that the Agenda for the Municipal Planning Commission Meeting for January 26, 2011 be approved as presented.

**CARRIED**

**MINUTES APPROVAL** **Resolution #MP20110126.1002**  
CHERNIWCHAN to approve the Minutes for the Municipal Planning Commission Meeting for November 12, 2010 as presented.

**CARRIED**

### DELEGATIONS

### DEVELOPMENT PERMITS: APPROVED BY DEVELOPMENT OFFICER

**DP 052-10 HAYWARD, AARON (FEHR, JOHN)** **Resolution #MP20110126.1003**  
CHOLAK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Aaron Hayward's Development Permit Application No. 052-10: SW 26-59-14 W4 for the development of an Approach.  
(Issue #20110124001)  
Roll No.: 14592620

**CARRIED**

**DP 055-10 VANTAGE BUILDERS LTD. (ALBERTA TREE IMPROVEMENT AND SEED CENTRE)** **Resolution #MP20110126.1004**  
CHERNIWCHAN that the Municipal Planning Commission approve the action taken by the Development Officer to approve Vantage Builders Ltd. (Alberta Tree Improvement and Seed Centre)'s Permit Application No. 055-10: SW 07-59-15 W4 for the development of a Cold Storage Building.  
(Issue #20110124002)  
Roll No.: 15590721

**CARRIED**

### DEVELOPMENT PERMITS: TO BE CONSIDERED

**DP 058-10 MOROZ, ADRIAN** **Resolution #MP20110126.1005**  
CHOLAK that the Municipal Planning Commission approve Adrian Moroz's Development Permit Application 058-10: Plan 912 2788; Block 1; Lot 11 (Hanmore Lake) for an Accessory Building in its existing location, with the condition to enter into an Encroachment Agreement with Smoky Lake County.  
(Issue #20110124009)  
Roll No.: 3801011

**CARRIED**

**DP 059-10 MCSNET (MULKAY, ROY)** **Resolution #MP20110126.1006**  
CHOLAK that the Municipal Planning Commission request further information regarding MCSNet's Development Permit Application 059-10: SE 03-60-12 W4

(Issue #20110124010)  
Roll No.: 12600310

for the removal of a 96' free-standing tower and the development of a 300' guyed tower, primarily:

- evidence of Federal approval; and
- evidence of correspondence with the Beaver Lake Cree Nation regarding their Claim and any conditions arising from said Claim.

**CARRIED**

**DP 001-11**  
**SHAPKA, BRAD**  
(Issue #20110124011)  
Roll No.: 14573520

**Resolution #MP20110126.1007**

CHERNIWCHAN that the Municipal Planning Commission approve Brad Shapks's Development Permit Application 001-11: SW 35-57-14 W4 for the development of a dugout, with a Road Yard Setback Variance from 125' to 85' from the centerline of RR 142.

**CARRIED**

**DP 002-11**  
**ANDERSON, BRAD**  
(Issue #20110125001)  
Roll No.: 15601010

**Resolution #MP20110126.1008**

CHOLAK that the Municipal Planning Commission approve Brad Anderson's Development Permit Application 002-11: SE 10-60-15 W4 for the development of a Commercial Green House.

**CARRIED**

**DP 003-11 G & B CONSTRUCTION LTD. (HREHORETS)**  
(Issue #20110125002)  
File No.: DP 30-08 Hard Rock (Peats Pit) Expired  
Roll No.: 17581860

**Resolution #MP20110126.1009**

CHOLAK that the Municipal Planning Commission approve G & B Construction Ltd.'s Development Permit Application No. 003-11: Resource Extraction on Plan 5011CE; Block 18 (HB 18-58-17 W4), subject to the following Conditions:

1. Applicant is to comply with all requirements of Alberta Environment, including any registrations, permits and approvals. Proof of compliance with said requirements are to be submitted to Smoky Lake County Development Officer.
2. This permit is subject to the community aggregate payment, the amount of which is to be set by Smoky Lake County Bylaw #1142-06.
3. The area being mined is to be staked at all times.
4. Developer must enter into a **Haul Road Agreement, as per the Application, and subject to pay for any damages made on any Haul Road.**
5. All equipment and activity relating to the mining and crushing shall take place in the areas approved for gravel extraction.
6. Reclamation and rehabilitation of the pit shall be to the satisfaction of Alberta Environment and in accordance with the EPEA and the Conservation and Reclamation Regulation. Proof of compliance with reclamation requirements shall be submitted to the Development Officer.
7. Any structures or equipment on the land are to be removed upon expiry or cancelation of this Permit.
8. No topsoil or subsoil is permitted to be hauled off of the said property.
9. Hours of operation are as per information submitted with Application
10. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
11. The applicant shall conduct dust control procedures at the request of and to the satisfaction of the Development Officer.
12. Stockpiles shall be located in a position to act as a sound barrier where possible.
13. The applicant shall apply methods of minimizing the noise created

from machinery and equipment.

14. The applicant shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
15. The applicant shall locate appropriate traffic and safety signage on and about the subject site and road accesses.
16. Access routes into extraction areas shall be located away from residential areas.
17. A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability or to a post-disturbance condition and land use satisfactory to the Development Officer.
18. For pits which are less than 5 (five) hectares in size, the applicant must enter into a surface restoration agreement with the municipality and post security based on the cost of reclamation to the satisfaction of the municipality.
19. Contravention of any conditions of development approval may result in Smoky Lake County authorizing the cancelation of this development permit or jeopardize the renewal of the same.
20. The sand and gravel operation is required to comply with all municipal bylaws and setback requirements.
21. No development, disturbance or alteration of a surface water body is permitted without obtaining the necessary provincial approvals under the Water Act. Evidence of a Water Act approval or license must be provided to the Development Officer.
22. All reasonable measures must be taken to control erosion in the area of the sand and gravel operation.
23. **Referral to the Victoria Home Guard Society and Smoky Lake Heritage Board for comment; and**
24. **Referral to Alberta Culture for comment and Historical Clearance.**

**CARRIED**

**DP 004-11 A.B.S.  
TRUCKING LTD.**

(Issue #20110125003)  
File No.: DP 30-08 Hard Rock  
(Peats Pit) Expired  
Roll No.: 17581860

**Resolution #MP20110126.1010**

CHOLAK that the Municipal Planning Commission approve A.B.S. Trucking Ltd.'s Development Permit Application No. 004-11: Resource Extraction on VICTORI; Lot 2 (RL 2 58-17 W4), subject to the following Conditions:

1. Applicant is to comply with all requirements of Alberta Environment, including any registrations, permits and approvals. Proof of compliance with said requirements are to be submitted to Smoky Lake County Development Officer.
2. This permit is subject to the community aggregate payment, the amount of which is to be set by Smoky Lake County Bylaw #1142-06.
3. The area being mined is to be staked at all times.
4. Developer must enter into a **Haul Road Agreement, as per the Application, and subject to pay for any damages made on any Haul Road.**
5. All equipment and activity relating to the mining and crushing shall take place in the areas approved for gravel extraction.
6. Reclamation and rehabilitation of the pit shall be to the satisfaction of Alberta Environment and in accordance with the EPEA and the Conservation and Reclamation Regulation. Proof of compliance with

- reclamation requirements shall be submitted to the Development Officer.
7. Any structures or equipment on the land are to be removed upon expiry or cancelation of this Permit.
  8. No topsoil or subsoil is permitted to be hauled off of the said property.
  9. Hours of operation are as per information submitted with Application
  10. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
  11. The applicant shall conduct dust control procedures at the request of and to the satisfaction of the Development Officer.
  12. Stockpiles shall be located in a position to act as a sound barrier where possible.
  13. The applicant shall apply methods of minimizing the noise created from machinery and equipment.
  14. The applicant shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
  15. The applicant shall locate appropriate traffic and safety signage on and about the subject site and road accesses.
  16. Access routes into extraction areas shall be located away from residential areas.
  17. A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability or to a post-disturbance condition and land use satisfactory to the Development Officer.
  18. For pits which are less than 5 (five) hectares in size, the applicant must enter into a surface restoration agreement with the municipality and post security based on the cost of reclamation to the satisfaction of the municipality.
  19. Contravention of any conditions of development approval may result in Smoky Lake County authorizing the cancelation of this development permit or jeopardize the renewal of the same.
  20. The sand and gravel operation is required to comply with all municipal bylaws and setback requirements.
  21. No development, disturbance or alteration of a surface water body is permitted without obtaining the necessary provincial approvals under the Water Act. Evidence of a Water Act approval or license must be provided to the Development Officer.
  22. All reasonable measures must be taken to control erosion in the area of the sand and gravel operation.
  23. Referral to the Victoria Home Guard Society and Smoky Lake Heritage Board for comment; and
  24. Referral to Alberta Culture for comment and Historical Clearance.

**Votes:****In Favour:** Cholak Danyluk**Opposed:** Cherniwchan

**CARRIED**

**SUBDIVISION  
APPLICATIONS:  
TO BE  
CONSIDERED BY  
M.P.S.**

**10-N-728  
HREHORETS,  
CODY**  
(Issue #20110124003)  
File No.: 10-N-728  
Roll No.: 17581860

**Resolution #MP20110126.1011**  
CHOLAK that the Municipal Planning Commission approve the action taken by Municipal Planning Services (2009) Ltd. on Cody Hrehoret's Subdivision Application No. 10-N-728: Plan 5011CE; Block 18 (NW 10-58-17 W4).

**CARRIED**

**10-N-770  
PRUDEN, ANNE**  
(Issue #20110124004)  
File No.: 10-N-770  
Roll No.: 13620410

**Resolution #MP20110126.1012**  
CHOLAK that the Municipal Planning Commission approve the action taken by Municipal Planning Services (2009) Ltd. on Anne Pruden's Subdivision Application No. 10-N-770: Pt. SE 04-62-13 W4.

**CARRIED**

**10-N-796 NAI  
INC.**  
(Issue #20110124007)  
File No.: 10-N-796  
Roll No.: 15592110

**Resolution #MP20110126.1013**  
CHOLAK that the Municipal Planning Commission approve the action taken by Municipal Planning Services (2009) Ltd. on NAI Inc.'s Subdivision Application No. 10-N-796: SE 21-59-15 W4.

**CARRIED**

**10-N-829  
FENERTY, LINDA**  
(Issue #20110124005)  
File No.: 10-N-829  
Roll No.: 13610240

**Resolution #MP20110126.1014**  
CHOLAK that the Municipal Planning Commission approve the action taken by Municipal Planning Services (2009) Ltd. on Linda Fenerty's Subdivision Application No. 10-N-829: NE 02-61-13 W4.

**CARRIED**

**10-N-889 SARUK,  
JESSIE**  
(Issue #20110124006)  
File No.: 10-N-889  
Roll No.: 17601820

**Resolution #MP20110126.1015**  
CHOLAK that the Municipal Planning Commission approve the action taken by Municipal Planning Services (2009) Ltd. on Jessie Saruk's Subdivision Application No. 10-N-889: Pt. SE 18-60-17 W4.

**CARRIED**

**NEW BUSINESS:  
ISSUES FOR  
DECISION**

**DP 052-09  
PHILLIPS, ERNIE**  
(Issue #20110125005)  
File No.: 052-09  
Roll No.: 16582920

**Resolution #MP20110126.1016**  
CHERNIWCHAN that the Municipal Planning Commission approve Ernie Phillip's extension request on Development Permit 052-09: SW 29-58-16 W4 for the development of Resource Extraction, with a new completion date of December 31, 2014.

**CARRIED**

**DP 055-09  
TOEW'S  
HOLDINGS**  
(Issue #20110125004)  
File No.: 055-09  
Roll No.: 19591626

**Resolution #MP20110126.1017**  
CHOLAK that the Municipal Planning Commission approve Toew's Holdings extension request on Development Permit 055-09: 092 3870; Block 1; Lot 1 (SW 16-59-19 W4) for the development of a Farm Equipment Dealership Building, with a new completion date of January 31, 2012.

**CARRIED**

**ISSUES FOR  
INFORMATION**

**BUSINESS  
LICENSES**

**DEVELOPMENT  
OFFICER'S**

**Resolution #MP20110126.1018**  
CHERNIWCHAN that the Municipal Planning Commission accept the

**REPORT:  
BUSINESS  
LICENSES  
ISSUED**

(Issue #20110124008)

Development Officer's Report: Business Licenses Issued for information.

**CARRIED**

**ADJOURNMENT**

**Resolution #MP20110126.1019**

DANYLUK that this Municipal Planning Commission Meeting be adjourned,  
time 1:57 P.M.

**CARRIED**

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Chairperson

SEAL

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Development Officer