

Municipal Planning Commission

Meeting Type : MPC Municipal Planning Commission

Date : Thursday, August 19, 2010

Start time : 3:00 PM

Location : Council Chambers

CALL TO ORDER The meeting was Called to Order at 3:00 P.M. by the Chairperson Dareld Cholak in the presence of the following persons:

ATTENDANCE

- Dareld Cholak, Division 1 Councillor
- Lori Danyluk, Division 4 Councillor
- Twila Bauman, Recording Secretary

ABSENT:

- Barton Coady, Division 3 Councillor
- Cory Ollikka, Development Authority Officer

APPROVAL OF AGENDA **Resolution #MP20100819.1001**
DANYLUK that the Agenda for the Municipal Planning Commission held on August 19, 2010 be approved as amended:
6. "Development Permits: Approved by Development Officer" should read "Development Permit Decisions by Development Officer"

CARRIED

MINUTES APPROVAL **Resolution #MP20100819.1002**
DANYLUK that the Municipal Planning Commission Meeting approve the Minutes for June 10, 2010, as presented.

CARRIED

DELEGATIONS

DEVELOPMENT PERMITS: APPROVED BY DEVELOPMENT OFFICER

DP 024-10 DAVIS, ALEXANDER AND TARYN **Resolution #MP20100819.1004**
DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer on Alexander and Taryn Davis's Development Permit No. 024-10: Plan 082 0955; Block 1; Lot 2 (SE 23-59-14 W4) for the development of a Cook House.

(Issue #20100818001)
Roll No.: 14592313

CARRIED

DP 025-10 HORCHUK, DON AND MICHELLE **Resolution #MP20100819.1005**
DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer on Don and Michelle Horchuk's Development Permit No. 025-10: Plan 2924MC; Block 1; Lot 3 (Parkview) for the development of a Shed.

(Issue #20100818002)
Roll No.: 25120103

CARRIED

DP 026-10 ZWINGLI, LYNDEN AND DOROTHY **Resolution #MP20100819.1006**
DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer on Lynden and Dorothy Zwingli's Development Permit No. 026-10: Plan 782 1750; Block 3; Lot 13 (Sandy Lane Park) to develop an Addition to Residence.

(Issue #20100818003)
Roll No.: 29180318

CARRIED

DP 027-10 SALY, JASON AND KING, TRACY **Resolution #MP20100819.1007**
DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to deny Jason Saly and Tracy King's Development Permit Application No. 027-10: Plan 752 0244; Block 1; Lot 2 (Birchland

(Issue #20100818004)

Roll No.: 23090102

Resort) to develop a Bunk House.

CARRIED**DP 028-10
CAMPBELL,
BRIAN AND
COLLEEN**(Issue #20100818005)
Roll No.: 32210109**Resolution #MP20100819.1008**

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Brian and Colleen Campbell's Development Permit No. 028-10: Plan 792 2056; Block 1; Lot 9 (Haynes Estates) to develop a Residence.

CARRIED**DP 029-10 FIELD,
MYRNA**(Issue #20100818006)
Roll No.: 24110429**Resolution #MP20100819.1009**

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Myrna Field's Development Permit No. 029-10: Plan 3918RS; Block 4; Lot 29 (Sunrise Beach) for the development of a Shed

CARRIED**DP 030-10
RALPH, ALEX
AND DORIS**(Issue #20100818007)
Roll No.: 41440155**Resolution #MP20100819.1010**

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Alex and Doris Ralph's Development Permit No. 030-10: Plan 042 3851; Block 1; Lot 55A (Hillside Acres) for the development of a Deck.

CARRIED**DP 031-10
RITTER,
HELMUTH**(Issue #20100818008)
Roll No.: 29180118**Resolution #MP20100819.1011**

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Helmuth Ritter's Development Permit No. 031-10: Plan 782 1750; Block 1; Lot 18 (Sandy Lane Park) for the development of a Shed.

CARRIED**DP 032-10
ROHOMAN, KEN**(Issue #20100818008)
Roll No.: 17583511**Resolution #MP20100819.1012**

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Ken Rohoman's Development Permit No. 032-10: Plan 962 2873; Block ; Lot 1 (Pt. SE 35-58-17 W4) for the development of a Garage.

CARRIED**DP 033-10
SCHINKE, HANS**(Issue #20100818010)
Roll No.: 23090710**Resolution #MP20100819.1013**

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Hans Schinke's Development Permit No. 033-10: Plan 752 0244; Block 7; Lot 10 (Birchland Resort) for the development of a Garage.

CARRIED**DP 034-10
LESHCHYSHYN,
AL**(Issue #20100818011)
Roll No.: 34240301**Resolution #MP20100819.1014**

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Al Leshchyshyn's Development Permit No. 034-10: Plan 802 2990; Block 3; Lot 1 (Mons View Resort) for the development of the Garage.

CARRIED**DP 035-10
WEISS,
HERBERT AND
HILDA**(Issue #20100818012)
Roll No.: 40451202**Resolution #MP20100819.1015**

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Herbert and Hilda Weiss' Development Permit No. 035-10: Plan 042 5044; Block H; Lot 2A (Warspite) for the development of a Mobile Home and Garage.

CARRIED**DP 036-10
BROWN, MERVIN
AND LORI**

(Issue #20100818013)

Resolution #MP20100819.1016

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Development Permit No. 036-10: Plan 952 3965; Block 5; Lot 14A (Birchland Resort) to develop an addition to

Roll No.: 23090514

existing Cottage.

CARRIED**DP 040-10****PELECH, GARY**

(Issue #20100818014)

Roll No.: 13573240

Resolution #MP20100819.1017

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Gary Pelech's Development Permit No. 040-10: NE 32-57-13 W4 for the development of a Residence and Removal of Existing Residence.

CARRIED**DP 041-10****BROOKS,
GEORGE**

(Issue #20100818015)

Roll No.: 16592811

Resolution #MP20100819.1018

DANYLUK that the Municipal Planning Commission approve the action by the Development Officer to approve Development Permit No. 041-10: SE 28-59-16 W4 for the development of a Residence.

CARRIED**DP 042-10****CROSS,
WILLIAM &
GAYLE**

(Issue #20100818016)

Roll No.: 33230512

Resolution #MP20100819.1019

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve William and Gayle Cross' Development Permit No. 042-10; Plan 832 2040; Block 5; Lot 12 (Bonnie Lake) to develop a Garage.

CARRIED**DP 043-10****MORTON, JIM**

(Issue #20100818017)

Roll No.: 41440145

Resolution #MP20100819.1020

DANYLUK that the Municipal Planning Commission approve the action taken by the Development Officer to approve Jim Morton's Development Permit No. 043-10: Plan 042 3851; Block 1; Lot 45 (Hillside Acres) for the development of a Residence.

CARRIED**DEVELOPMENT
PERMITS: TO BE
CONSIDERED****DP 037-10****SROKA, GRANT
AND NICOLE**

(Issue #20100819001)

Roll No.: 24100407

Resolution #MP20100819.1021

DANYLUK that the Municipal Planning Commission deny Grant and Nicole Sroka's Development Permit Application No. 037-10: Plan 2186MC; Block 4; Lot 7 (Sunrise Beach) to remove existing Cabin and develop a new Cabin with a Front Yard Setback Variance from 25' to 10'.

CARRIED**DP 038-10 FYFE,
DARREN AND
NOLA**

(Issue #20100819002)

Roll No.: 24110433

Resolution #MP20100819.1022

DANYLUK that the Municipal Planning Commission deny Darren and Nola Fyfe's Development Permit Application No. 038-10: Plan 3223TR; Block 4; Lot 33 (Sunrise Beach) to remove existing Cabin, develop a new Residence and develop a new Garage, with a Road Side Setback Variance from 25' to 5'.

CARRIED**DP 039-10 SALY,
JASON AND
KING, TRACY**

(Issue #20100819003)

Roll No.: 23090102

Resolution #MP20100819.1003

CHOLAK that the Municipal Planning Commission approve Jason Saly and Tracy King's Development Permit Application No. 036-10: Plan 752 0244; Block 1; Lot 2 (Birchland Resort) for the development of a Garage (temporary use of Bunk House).

CARRIED**DP 044-10 DALE
CROSWELL
CONSTRUCTION
CO. LTD.
(SHOPSKY)**

(Issue #20100819004)

Roll No.: 18611040

Resolution #MP20100819.1023

DANYLUK that the Municipal Planning Commission approve Dale Croswell Construction Co. Ltd.'s Development Permit Application No. 044-10: NE 10-61-18 W4 for the development of Resource Extraction (Shopsky Pit - 4.56 ha), subject to the following conditions:

1. Applicant is to comply with all requirements of Provincial and Federal authorities, 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 cancellation 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 cancellation 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.

CARRIED

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

**NEW BUSINESS:
ISSUES FOR
DECISION**

**ISSUES FOR
INFORMATION**

**BUSINESS
LICENSES**

ADJOURNMENT

Resolution #MP20100819.1024

CHOLAK that this Municipal Planning Commission Meeting be adjourned, time 3:25 P.M..

CARRIED

Chairperson

SEAL

Development Officer