

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting held on **Thursday, August 9, 2012** in the County Council Chambers.

The meeting was Called to Order at 1:00 p.m. by the Chairman Dareld Cholak in the presence of the following persons:

ATTENDANCE

Reeve Dareld Cholak	Division 1
Councillor Ron Bobocel	Division 2
Councillor Rick Cherniwchan	Division 3
Cory Ollikka	Development Officer
Aline Brousseau	Absent
Jeremy Smith	Recording Secretary

2.0 ADOPTION OF AGENDA

MPC12.036: Bobocel

That the Agenda for the Municipal Planning Commission for August 9, 2012 be approved as presented.

CARRIED

3.0 MINUTES
Nil.

4.0 REQUEST FOR DECISION

4.1 Development Permits(s) to be Considered:

4.1.1 DP 039-12; Einarson, Danny and Goddard, Mary

MPC12.037: Bobocel

That the Municipal Planning Commission approve Development Permit No. 039-12: Pt. of SW 35-59-12-W4M, for the development of a intensive agriculture (greenhouse 20'x40' and 72'x48' with and retail store) subject to the following conditions:

1. The proposed development shall be located as per site plan dated July 4, 2012, the minimum setbacks in the Agricultural District:
Front Yard Setback from the centre line of a Public Road – 38.1m (125 ft)
Side Yard Setback – 18.29m (60 ft)
Rear Yard Setback – 18.29m (60 ft)
2. The developer shall obtain approval from Alberta Transportation (Hwy 28) prior to the commencement of construction and provide copy of same to Smoky Lake County (if required).
3. As per Section 650 of the Municipal Government Act, the developer at his own costs shall be responsible to pay for the construction of any and all natural gas lines including but not limited to bringing in the required size of service to serve the proposed developments and as well servicing within the subject property.

CARRIED



4.1.2 DP 029-12: Block, James

MPC12.038: Cherniwchan

That the Municipal Planning Commission approve Development Permit No. 029-12: Lot 1, Block 1, Plan 0824749 for the development of an addition to an existing dwelling, subject to the following conditions:

1. The proposed development shall be located as per the attached site plan dated May 15, 2012.
Front Yard Setback from the centre line of a Highway – 40.84m (134 ft); **Variance granted to 36.5m (120 ft)**
Side Yard Setback – 18.29m (60 ft)
Rear Yard Setback – 18.29m (60 ft)
2. The applicant will adhere to all setbacks and requirements of the appropriate land use bylaw district within the Smoky Lake County Land Use Bylaw 1102-02 as amended.
3. Any damage to municipal property resulting from this permit will be assessed and costs for repairs of municipal property will be charged back to the applicant.
4. All applicants, private or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction all building materials and debris shall be cleared from the site.
5. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site except where drainage conforms to an approved local or subdivision drainage plan.
6. Natural Gas services are provided by Smoky Lake County. All costs associated with connecting to this service are the responsibility of the applicant/property owner.
7. Municipal water and sewer services are not available in this location. It will be the responsibility of the developer to ensure that water well and private sewage disposal systems associated with the development conform to current provincial requirements.

CARRIED

5.0 ISSUES FOR INFORMATION

5.1 Current Listing of 2012 Development Permits
Nil.

5.2 Conditional Subdivision Approvals: Issued by Municipal Planning Services
Nil.

5.3 Current Listing of 2012 Business Licence(s)
Nil.

6.0 CORRESPONDANCE
Nil.

7.0 DELEGATION(S)
Nil.

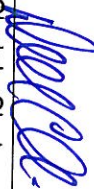


MPC12.039: Cholak

8.0 ADJOURNMENT

To adjourn the Municipal Planning Commission Meeting of
August 9, 2012 at 2:00 p.m.

CARRIED



Dareld Cholak, Chairperson

SEAL



Cory Ollikka, Development Officer

