

**SMOKY LAKE COUNTY**

Minutes of the **Municipal Planning Commission** meeting held on **Thursday, August 28, 2014** in the County Council Chambers.

The meeting was Called to Order at 5:04 p.m. by the Chairman Dareld Cholak in the presence of the following persons:

**ATTENDANCE**

Councillor Cary Smigerowsky	Division 4
Councillor Ron Bobocel	Division 2
Councillor Dareld Cholak	Division 1
Cory Ollikka	Development Officer
Aline Brousseau	Development Officer / Recording Secretary

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**2.0 ADOPTION OF AGENDA**

**MPC14.018: Smigerowsky**

That the Agenda for the Municipal Planning Commission for August 28, 2014 be approved as presented.

**3.0 MINUTES**

**3.1** Nil.

**4.0 REQUEST FOR DECISION**

**4.1 Development Permit(s) to be Considered:**

**4.1.1 DP 040-14; Jarema, Dave**

**MPC14.019: Smigerowsky**

That the Municipal Planning Commission approve Development Permit No. 040-14: Pt. of SE 33-59-17-W4M (145.48 acres) for the development of a fenced area for parking of Recreational Vehicles, subject to the following conditions:

1. The proposed development shall be located as per the attached site plan dated August 14, 2014.  
 Minimum Front Yard Setback (Twp Rd 595): 92 ft.  
 Minimum Side Yard Setback (adjacent to Highway 855): 134 ft.  
 Minimum Side Yard Setback (adjacent to adjoining property): 60 ft  
 Minimum Rear Yard Setback: 60 ft.  
 Note: It should be noted that Alberta Transportation may require greater setbacks for development. See Condition No. 6.
2. 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. As well, the applicant shall prevent excess soil or debris from being spilled on public road allowances, streets, lanes and sidewalks.
3. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
4. Natural Gas Services are provided by Smoky Lake County. All costs associated with connecting to this service are the responsibility of the developer.

5. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
6. The developer shall comply with the conditions as stated in Alberta Transportation's Roadside Development Permit No. 14-D9-190 issued on August 8, 2014.
7. The maximum height of the fence shall be 3.3 ft in the front yard and 6.6 ft on the side and rear yard. **A variance has been granted to allow the height of the fence to be a maximum of 7.0 ft.** The fence shall be setback from the property lines in accordance with Condition No. 1.
8. 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. All infrastructure improvement costs associated with the development will be borne by the proponent of the development.
9. The proposed development shall commence within 12 months from the date of its issuance and carried out with reasonable diligence within five (5) years.
10. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
11. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors to any public or private property.
12. Any development involving pipeline and/or power line 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.
13. Any outdoor lighting provided for security, display or attraction purposes for shall be arrange so that no direct rays of light are directed at any adjoining site or interfere with the effectiveness of any highway or local road traffic.
14. The developer shall be required to complete any and all intersection improvements at Highway 855 and Twp Rd 595 at his own costs should the need arise in the future.
15. The developer shall be required to provide access to the proposed development to the satisfaction of the Development Authority at the cost of the developer. All points of access and egress shall be located to the satisfaction of the Development Authority.
16. The parking of the recreational vehicles shall be contained within the fenced area. All vehicle parking must be provided on-site to the satisfaction of the Development Authority.
17. Any expansion of the fenced area or a change in use shall require a new development permit.
18. The developer shall ensure that dust control measures are undertaken to prevent such items from becoming an annoyance to neighbouring land owners. The applicant shall conduct dust control procedures at the request of and to the satisfaction of the Development Authority.
19. The developer shall be required to enter into a Development Agreement with Smoky Lake County.

CARRIED

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4.2 Heritage Resource Intervention Permit(s) to be Considered:  
Nil.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDANCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

8.0 ADJOURNMENT

MPC14.020: Cholak

To adjourn the Municipal Planning Commission Meeting of August 28, 2014 at 5:32 p.m.

CARRIED



Dareld Cholak, Chairperson

SEAL



Aline Brousseau, Development Officer