

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting held on **Wednesday, May 7, 2014** in the County Council Chambers.

The meeting was Called to Order at 10:04 a.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	Planning and Development Manager
Jeremy Smith	Recording Secretary

2.0 ADOPTION OF AGENDA

MPC14.001: Bobocel

That the Agenda for the Municipal Planning Commission for May 7, 2014 be approved as presented.

3.0 MINUTES

MPC14.002: Smigerowsky

3.1 Adopt Minutes of December 13, 2013 – Municipal Planning Commission.

4.0 REQUEST FOR DECISION

4.1 Development Permit(s) to be Considered:

4.1.1 DP 008-14; Philipchuk, David

MPC14.003: Bobocel

That the Municipal Planning Commission approve Development Permit No. 008-14: Lot 17, Block 1, Plan 7520244 for the development of a Single Family Dwelling and attached garage, subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received March 3, 2014.
Front Yard Setback Variance Granted (Garner Lake): From 25 feet to 19 feet 3 inches.
Minimum Side Yard Setback: 5 feet
Minimum Rear Yard Setback (2nd Street): 25 feet
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 maximum height of the proposed development shall be 36.1 ft (11m).
6. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
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. All infrastructure improvement costs associated with the development will be borne by the proponent of the development.

8. The proposed development shall commence within 12 months from the date of its issuance and carried out with reasonable diligence within five (5) years.
9. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
10. 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.
11. The proposed dwelling shall be a minimum of 600 sq. ft.
12. The proposed development shall conform to Garner Lake Area Structure Plan.
13. 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.

CARRIED

4.1.2 DP 017-14; Zinnick, Larry

MPC14.004: Smigerowsky

That the Municipal Planning Commission approve Development Permit No. 017-14: Lot 52, Block 1, Plan 0322248 for the development of a cabin, subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received April 2, 2014.
Front Yard Setback Variance Granted (Rge Rd 133A): From 92 feet to 66 feet
Minimum Side Yard Setback: 60 feet
Minimum Rear Yard Setback: 25 feet
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 maximum height of the proposed development shall be 36.1 ft (11m).
6. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
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. All infrastructure improvement costs associated with the development will be borne by the proponent of the development.
8. The proposed development shall commence within 12 months from the date of its issuance and carried out with reasonable diligence within five (5) years.
9. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.

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10. 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.
11. The proposed cabin shall be a minimum of 750 sq. ft.
12. The proposed development shall conform to Whitefish Lake Area Structure Plan.
13. 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.

CARRIED

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

Nil.

5.0 ISSUES FOR INFORMATION

5.1 Current Listing of 2014 Development Permits

MPC14.005: Bobocel

That the Municipal Planning Commission accept and file for information the Current Listing of 2014 Development Permits dated April 29, 2014.

CARRIED

5.2 Current Listing of Subdivisions – Municipal Planning Services

MPC14.006: Smigerowsky

That the Municipal Planning Commission accept and file for information the Current Listing of Outstanding Subdivisions dated April 29, 2014.

CARRIED

5.3 Current Listing of 2014 Business Licenses

MPC14.007: Bobocel

That the Municipal Planning Commission accept and file for information the Current Listing of 2014 Business Licences dated April 29, 2014.

CARRIED

6.0 CORRESPONDANCE

6.1 Nil.

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7.0 DELEGATION

7.1 Nil.

8.0 ADJOURNMENT

MPC14.008: Cholak

To adjourn the Municipal Planning Commission Meeting of
May 7, 2014 at 11:04 a.m.

CARRIED



Dareld Cholak, Chairperson

SEAL


Cory Ollikka, Development Officer