

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting held on **Thursday, May 28, 2015** in the County Council Chambers.

The meeting was Called to Order at 4:16 p.m. by the Chairman Dareld Cholak, in the presence of the following persons:

ATTENDANCE

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|-----------------------------|----------------------------------|
| Councillor Ron Bobocel | Division 2 |
| Councillor Cary Smigerowsky | Division 4 |
| Councillor Dareld Cholak | Division 1 |
| Cory Ollikka | Development Officer |
| Aline Brousseau | Planning and Development Manager |
| Jordan Ruegg | Planning and Development Officer |
| Angela Bilski | Recording Secretary |

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2.0 ADOPTION OF AGENDA

MPC15.023: Bobocel

That the Agenda for the Municipal Planning Commission for May 28, 2015 be approved as presented.

CARRIED

3.0 REQUEST FOR DECISION

3.1 Development Permit(s) to be Considered:

3.1.1 DP 026-15: Harold Kinasewich

MPC15.024: Smigerowsky

That the Municipal Planning Commission approve Development Permit No. 026-15: Lot 6, Block 2, Plan 2186MC on Pt. of SW 21-60-12-W4M for the development of a Single Family Dwelling and deck subject to the following conditions:

1. The proposed development shall be located as per the attached Real Property Report surveyed May 21, 2015.
Minimum Front Yard Setback (from property line adjacent to Garner Lake): 25 feet (7.6m)
Front Yard Variance Granted to 3.9 feet (1.20m)
Minimum Side Yard Setback (from property line from the adjacent lot): 5 feet
Minimum Rear Yard Setback (from property line adjacent to Bryndzak 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 cabin shall be 36.1ft (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 cabin shall be a minimum of 600 sq. ft. (excluding decks)
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.
14. This permit will **replace** Development Permit 004-15 issued on February 26, 2015.

CARRIED

MPC15.025: Bobocel

That the Municipal Planning Commission advise the Development Authority Officer to send a letter to the landowner of Lot 6, Block 2, Plan 2186MC on Pt. of SW 21-60-12-W4M advising him to remove the existing encroachment labelled as boathouse from the lake shore of Garner Lake. The boathouse must be located within the boundaries of the subject property within the minimum setbacks of Land Use Bylaw 1272-14. The landowner must provide written confirmation to the satisfaction of the Development Authority Officer that the boathouse has been moved by October 1, 2015.

CARRIED

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

Nil.

4.0 CORRESPONDENCE

4.1 Nil.



5.0 ADJOURNMENT

MPC15.026: Cholak

To adjourn the Municipal Planning Commission Meeting of May 28, 2015 at 4:27 p.m.

CARRIED



Dareld Cholak, Chairperson

SEAL



Cory Ollikka, Development Officer