

SMOKY LAKE COUNTY

AGENDA: **MUNICIPAL PLANNING COMMISSION** to be held on
Thursday, April 25, 2024, at 11:00 a.m.

In County Council Chambers, or virtually, via Telus Business Connect Platform:

<https://video.businessconnect.telus.com/join/118330944>

or, by phone: 1-780-666-2345, Meeting ID: 118330944

1. CALL TO ORDER

2. AGENDA

3. MINUTES

3.1 Adopt Minutes of January 11, 2024.

4. REQUEST FOR DECISION

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

4.1.1 DP-010-24: Variance Request – Accessory Buildings

4.1.2 DP-011-24: Variance Request – Shipping Container

5. ISSUES FOR INFORMATION

5.1 Nil.

6. CORRESPONDENCE

6.1 Nil.

7. DELEGATION(S)

7.1 Nil.

8. ADJOURNMENT

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, January 11, 2024**, held in Smoky Lake County Council Chambers as well as Virtually online.

The meeting was Called to Order at 2:00 p.m. by the Chairperson, Dominique Cere, in the presence of the following persons:

Attendance:

Dan Gawalko	Councillor Div. 1	Present in Chambers
Linda Fenerty, Deputy Reeve	Councillor Div. 2	Present in Chambers
Dominique Cere	Councillor Div. 3	Present in Chambers
Lorne Halisky	Councillor Div. 4	Absent
Jered Serben, Reeve	Councillor Div. 5	Present in Chambers
Lydia Cielin	Interim CAO	Present in Chambers
Jordan Ruegg	P&D Manager	Present Virtually
Patti Priest	Recording Secretary	Present in Chambers

3 Members of the Public Guests virtually present.

5 Smoky Lake County Staff Members.

2.0 ADOPTION OF AGENDA

MPC24.007: Fenerty

That the Agenda for the Municipal Planning Commission meeting for Thursday, January 11, 2024, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC24.008: Fenerty

That the Minutes of Municipal Planning Commission meeting held on Thursday, December 14, 2023, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP-001-24: PLAN 7520244, BLOCK 5, LOT 19, for the development of a Manufactured Home

MPC24.009: Gawalko

That the Municipal Planning Commission **APPROVE** Development Permit No. 001-24: **PLAN 7520244, BLOCK 5, LOT 19, for the development of a Manufactured Home**, subject to the following conditions:

1. The proposed Manufactured Home shall be sited and constructed as per the Site Plan, dated December 15, 2023, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:
 - Minimum Front Yard Setback (from property line adjacent to 7th Street): **7.62 meters (25.0 feet)**.
 - Minimum Rear Yard Setback: **VARIANCE GRANTED TO 4.87 meters (16.0 feet)**.
 - Minimum Side Yard Setback: **1.5 meters (5.0 feet)**.
 - Minimum Side Yard Setback: **1.5 meters (5.0 feet)**.
2. The proposed Manufactured Home shall have a minimum ground floor area of **65.0 square meters (700.0 square feet)**.
3. The proposed Manufactured Home shall not exceed a maximum of **10.0 meters (32.8 feet)** in height.

4. Maximum lot coverage shall not exceed 45% of the total lot area, of which, a maximum of 15% of the total lot area may be covered by Accessory Buildings.
5. The Developer shall provide verification to the Development Authority that the Manufactured Home fully complies with National Manufactured Home Standard and the Alberta Building Code. Proof of a CSA A-277 certification will satisfy these requirements.
6. The height of the main floor above grade of the Manufactured Home shall be consistent with the height of the main floor of dwellings in the immediate and general area.
7. The roof pitch of the Manufactured Home shall be consistent with the roof pitch of dwellings in the immediate and general area.
8. Exterior finishing materials used on the roof and the exterior walls of the Manufactured Home shall be consistent with materials used on dwellings in the immediate and general area and in good condition.
9. The minimum roof overhang or eaves of the Manufactured Home should be consistent with the overhang or eaves of other dwellings in the immediate and general area.
10. The placement of the Manufactured Home shall ensure that the side or end facing the street on which the Manufactured Home fronts contains a prominently placed front door and windows in quantity and size that are consistent with dwellings in the immediate area.
11. The Manufactured Home shall be placed on a full perimeter foundation that complies with the Alberta Building Code unless the Manufactured Home is designed to be supported on longitudinal floor beams, in which case an alternate skirted foundation system may be employed.
12. Any accessory structures (such as patios, porches, additions and skirting) associated with the Manufactured Home shall be factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the Manufactured Home. Any associated accessory structure shall be considered as part of the main building and shall be erected only after having obtained a Development Permit.
13. The floor area of any porch or addition shall be proportionate to the floor area of the Manufactured Home, with this relationship being determined by the Development Authority.
14. No Accessory Building, use or parking space shall be located in the front yard of a lot where a Manufactured Home is located.
15. For the purposes of storage, any furniture, domestic equipment or seasonally used equipment shall be stored in an adequate covered storage or screening.
16. Where applicable, the hitch and wheels shall be removed from the Manufactured Home upon placement on the lot.
17. During construction, the Developer shall keep the site in a clean and tidy manner, free from rubbish and non-aggregate debris.
18. The Developer shall be required to obtain any and all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required. This includes obtaining the relevant Safety Codes Act Permits (Building, Gas, Plumbing, Electrical and Private Sewage Disposal System).

CARRIED.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

NEXT MEETING

The next Municipal Planning Commission Meeting will be at the call of Chairperson and Public Notice of the next meeting be provided at least 24 hours in advance in accordance with the *Municipal Government Act, RSA 200, cM-26.1 s195*, by posting the information on the Smoky Lake County website.

8.0 ADJOURNMENT

MPC24.010: Cere

That the Municipal Planning Commission Meeting of January 11, 2024, adjourn at 2:07 p.m.

CARRIED.

Dominique Cere, Chairperson

S E A L

Lydia Cielin, Interim CAO

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.1

MEETING DATE	APRIL 25, 2024
FILE NO.	DP 010-24
LEGAL DESCRIPTION	PLAN 2222453, BLOCK 1, LOT 2 (PT. NE 13-59-18-W4M)
LOT AREA	14.65 ACRES
APPLICANT	JERED & JULIA SERBEN
LANDOWNER	JERED & JULIA SERBEN
PROPOSED DEVELOPMENT	ACCESSORY BUILDINGS (2) – VARIANCE REQUESTED TO FRONT YARD SETBACK
ZONING	AGRICULTURE (AG) DISTRICT
DEVELOPMENT TYPE	PERMITTED USE
ROLL NO.	18591341
DIVISION	5 – WEST OF TOWN OF SMOKY LAKE

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 010-24: **PLAN 2222453, BLOCK 1, LOT 2 (PT. NE 13-59-18-W4M), for the development of two (2) Accessory Buildings (“binzeebos”)**, subject to the following conditions:

1. The proposed Accessory Buildings shall be sited and constructed as per the Site Plan, dated March 27, 2024, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:
 Minimum Front Yard Setback (from property line adjacent RGE RD 180): **VARIANCE GRANTED TO 4.87 meters (16.0 feet)**.
 Minimum Rear Yard Setback (from property line adjacent to the parcel to the west): **18.3 meters (60.0 feet)**.
 Minimum Side Yard Setback (from property line adjacent to HWY 28): **40.8 meters (134.0 feet)**.
 Minimum Side Yard Setback (from property line adjacent to the parcel to the north): **18.3 meters (60.0 feet)**.
2. The proposed Accessory Buildings shall not exceed a maximum height of 11.0 meters (36.1 feet).
3. The proposed Accessory Buildings shall not be located within 2.0 meters (6.56 feet) of a residence.
4. The proposed Accessory Buildings shall not encroach upon any easement or right-of-way.
5. Accessory Buildings, including existing Accessory Buildings and the proposed Accessory Buildings, shall not exceed a cumulative total of 12% of the total parcel area.
6. The proposed Accessory Buildings shall not be used as a dwelling unless the Accessory Building is an approved, Guesthouse, Garden Suite or Garage Suite.
7. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
8. The proposed Accessory Building shall commence within twelve (12) months from the date of this Development Permit’s issuance, and be carried out with reasonable diligence within five (5) years.
9. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all agencies, departments and authorities as may be required, including Safety Codes Permits, if necessary.
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.

BACKGROUND

1. Per Section 8.2.2(E) of Smoky Lake County Land Use Bylaw No. 1272-14, Accessory Buildings are listed as Permitted Uses in the Agriculture (AG) District.
2. Normally, the Development Authority Officer would make decisions on Development Permit applications for Permitted Uses. However, the Applicant has requested a variance to the minimum front yard setback distance from the minimum allowable of 23.1 meters (75.7 feet), to 4.87 meters (16.0 feet).
3. Section 2.12.3: Powers of Variance, of Smoky Lake County Land Use Bylaw No. 1272-14 limits the variance power of the Development Authority Officer to a maximum of 25% of the minimum setback requirement. Any variance requests that exceed this 25% threshold are to be referred to the Municipal Planning Commission for consideration. In this case, the applicant is proposing a 79% variance.
4. The Development Authority Officer is satisfied that the requested variance does not pose a significant risk to public travel along the adjacent RGE RD 180, nor does it unduly interfere with the amenities of the neighbourhood, nor does it materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land. Furthermore, the proposed Accessory Buildings conform with the use prescribed in the Land Use Bylaw.

LAND USE BYLAW NO. 1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

13. **“Accessory Building”** means a building, separate from the main building on the same parcel, the use of which, the Development Authority decides, is subordinate or incidental to that of the main building.

Section 2.12 – Powers of Variance

1. In addition to the requirements of Section 2.4, when an application for a Development Permit is submitted for a Permitted or Discretionary Use which does not comply with the provisions of the Bylaw, the Development Authority may request a statement from the applicant identifying the following:
 - A. that the applicant is aware that the proposed development requires a variance of this Land Use Bylaw; and;
 - B. why the proposed development cannot satisfy the provisions of this Bylaw and therefore requires the proposed variance.
2. The Development Authority may approve or conditionally approve a Permitted or Discretionary Use that does not conform to this Land Use Bylaw if, in the opinion of the Development Authority the proposed development would not:
 - A. unduly interfere with the amenities of the neighbourhood;
 - B. materially interfere with or affect the use, enjoyment of value of neighbouring parcels of land; and

- C. the proposed development conforms with the use prescribed for that land or building in this Land Use Bylaw.
- 3. Development Permit applications that propose a variance from the provisions of this Land Use Bylaw in excess of 25% will be referred by the Development Authority Office to the Municipal Planning Commission.

Note: Use and Density provisions cannot be varied by the Development Authority. If a proposed development does not conform to the use and density requirements within the applicable district then a Land Use Bylaw amendment will be required prior to development approval.

SUPPORTING DOCUMENTS

APPENDIX A	BYLAW NO 1272-14: SECTION 8.2: AGRICULTURE (AG) DISTRICT	PAGE 4
APPENDIX B	DEVELOPMENT PERMIT APPLICATION	PAGE 10
APPENDIX C	GENERAL LOCATION MAP	PAGE 15

Prepared by:  _____
Jordan Ruegg, Development Officer

April 9, 2024
Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.2
AGRICULTURE (AG) DISTRICT**



8.2 AGRICULTURE (AG) DISTRICT

1. Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

2. Permitted Uses

- A. Art, Craft and Photographic Studios
- B. Agricultural Support Service
- C. Basement Suite
- D. Bed and Breakfast Establishment
- E. Buildings and Uses Accessory to Permitted Uses
- F. Community Hall
- G. Day Home
- H. Dwelling, Single Detached
- I. Dwelling, single detached, tiny
- J. Extensive Agriculture
- K. Garage Suite
- L. Garden Suite
- M. Guest House
- N. Home Occupation, Major
- O. Home Occupation, Minor
- P. In-law Suite
- Q. Manufactured Home
- R. Modular Home
- S. Natural Area
- T. Public Utility
- U. Secondary Suite
- V. Shipping Container

3. Discretionary Uses

- A. Alternative Energy, Commercial; and
- B. Alternative Energy, Personal.
- C. Animal Breeding and/or Boarding Facility
- D. Animal Clinic
- E. Animal Hospital
- F. Animal Hospital, Large
- G. Boarding Facility
- H. Buildings and Uses Accessory to Discretionary Uses
- I. Campground, minor
- J. Campground, intermediate
- K. Campground, major
- L. Cemetery
- M. Child Care Facility
- N. Day Care Facility

- O. Duplex (Vertical and Side-by-Side)
- P. Family Care Facility
- Q. Intensive Agriculture
- R. Kennel
- S. Natural Resource Extraction Industry
- T. Place of Worship
- U. Public and Quasi-Public Building and Use
- V. Public Utility
- W. Recreational Use
- X. Recreational vehicle park
- Y. Relocated Building
- Z. Secondary Commercial
- AA. Sign
- BB. Surveillance Suite
- CC. Transfer Station
- DD. Utility Building
- EE. Workcamp, Short-Term
- FF. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Community/ Institutional Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Industrial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority

A. Lot Area – Agricultural Use

- i. The **minimum** parcel size for extensive agricultural uses shall normally be 32.0 ha (80.0 ac.) less any approved subdivisions.
- ii. Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may be permitted out of an **un-subdivided** quarter section if the following criteria are met to the satisfaction of the County:
 - a. Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - b. The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - c. The parcel is should normally be located:
 - I. adjacent to or near quarter section boundaries;
 - II. in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - III. along a designated rural residential collector road;
 - d. The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - I. a financial plan to the satisfaction of the County;
 - II. a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - III. information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the location, character and parcel coverage percentages of the

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.

environmentally sensitive areas and/or heritage features on the site.

B. Lot Area – Residential Use

- i. Normally, a maximum of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- ii. Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Subdivision Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line
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iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

iv. Notwithstanding subsections (A), (B), and (C) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 20 and 21 of this Bylaw shall apply.

B. Minimum Floor Area

- i. Single detached dwellings – 69.7 sq. m (750.0 sq. ft.)
- ii. Manufactured and modular home units – 65.0 sq. m (700.0 sq. ft.)
- iii. All others uses at the discretion of the Development Authority

C. Maximum Site Coverage - 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

D. Maximum Height

- i. 11.0 m (36.1 ft.)
- ii. In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.

6. Other Regulations

A. Residential parcels in the Agriculture District will not be allowed:

- i. within required setbacks from a sewage treatment plant or lagoon or solid waste

- disposal site as specified by the appropriate guidelines or authority;
 - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
 - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
 - iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
 - C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
 - D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
 - E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
 - G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
 - H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.

APPENDIX B – DEVELOPMENT PERMIT APPLICATION -DP-010-24

Section 61

SCHEDULE "A"

03-05

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only
 Our File Number: DP-010-24 Roll Number: 1859134 Your File Number: _____

Applicant Information
 Applicant/Agent: Julia Serben Phone: 7809779779
 Address: Box 1045 Cell Phone: _____
 City/Prov: Smoky Lake Postal Code: T0A3C0 Fax: _____
 Email address: info@serbenfarms.com Signature: _____

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Registered Landowner Information *Owner same as applicant*
 Registered Owner: _____ Phone: _____
 Address: _____ Fax: _____
 City/Prov: _____ Postal Code: _____ Signature: _____

Section A - Property Information
 Legal: Lot 2 Block 1 Plan 2222453 and Part of NE ¼ Sec 13 Twp 59 Rge 18 W4M Division 5
 Subdivision Name (if applicable) or Area of Development _____
 Rural Address/Street Address 59246 RR 180 Parcel Size 14.65 acres
 Number of existing dwellings on property (please describe)
 Store, House, Garage, Barn. _____
 Has any previous application been filed in connection with this property? Yes No
 If yes, please describe the details of the application and file number:
 Building Store - DP-008-17 Agritourism development - DP-005-23 Signage - DP-031-21 House addition DP-009-15

Is the subject property near a steep slope (exceeding 15%)? Yes No
 Is the subject property near or bounded by a body of water? Yes No
 Is the subject property within 800m of a provincial highway? Yes No
 Is the subject property near a Confined Feeding Operation? Yes No Distance: _____
 Is the subject property within 1.5km of a sour gas facility? Yes No Distance: _____
 Is the subject property within 1.5km of a sewage treatment plant/lagoon? Yes No Distance: _____

<p>Is the property the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please describe: _____</p>	
<p>Is the property the subject of the application is the subject of a licence, permit, approval, or other authorization granted by the Minister of Environment or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please describe: _____</p>	
<p>Is the subject property immediately adjacent to the County boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, the adjoining municipality is: _____</p> <p><small>*The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act. Please see attached list of resources for identifying this information.</small></p>	
<p>Section B – Proposed Development Information</p> <p>Estimated Cost of Project \$ <u>\$12,000</u></p> <p>Estimated Commencement Date <u>April 15, 2024</u> Estimated Completion Date <u>April 25, 2024</u></p> <p>Dwelling:</p> <p>Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Dwelling _____ ft / m</p> <p>Accessory Building:</p> <p>Floor Area <u>154</u> sq. ft. % of Lot Occupied <u><1</u> Height of Acc. Bldg <u>10-12</u> ft / m</p> <p>Parking: # of Off-Street Parking Stalls (if applicable) _____</p> <p>Land Use District (Zoning) of Property: <u>Agriculture</u></p> <p>Description of Work:</p> <p><small>Placement of 2 14 foot "benzobos" (gran bins converted to gazebos) along rail fence on east edge of property. Benzobos to provide shelter for customers.</small> <u>Distance from</u> <u>edge of road to benzobo : 32 ft.</u></p>	
<p>Section C – Preferred Method of Communication</p> <p>When a decision has been made on your file, do you wish for us to:</p> <p><input type="checkbox"/> call you for pick up <input type="checkbox"/> mail the decision <input checked="" type="checkbox"/> email the decision</p> <p>Section 608(1) of the <i>Municipal Government Act</i>, R.S.A. 2000, c. M-26, as amended states:</p>	

608(1) Where this Act or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if:

a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose.

I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. YES NO

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input checked="" type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ <u>150.00</u></p> <p>Receipt # <u>30206</u></p> <p>Receipt Date <u>MARCH 28, 2024</u></p> <p>Date Received <u>APRIL 8, 2024</u></p> <p><small>*and deemed complete by Development Authority. <input checked="" type="checkbox"/> entered into MuniSight PD # <u>010-24</u></small></p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use</p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p>
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DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: <u>DP 010-24</u>	Roll Number: <u>18591341</u>
DEVELOPMENT PERMIT SITE PLAN	
<p>The site plan is a hand-drawn diagram of a property. At the top left is a small rectangle labeled 'garage'. To its right is a larger rectangle labeled 'house'. Further right is another rectangle labeled 'store'. Below the 'house' and 'store' is a large, irregularly shaped area labeled 'pig pens'. To the left of the 'pig pens' is a rectangle labeled 'barn'. At the top right, there are two circles labeled 'binzebos' and a diamond-shaped symbol with a cross inside. A vertical line labeled 'fence' runs between the 'binzebos' and the 'pig pens' area. Dimensions '16.0' and '32.4' are written near the fence. On the right side of the plan, a vertical line is labeled 'RR 160'. At the bottom of the plan, the text 'hwy 28' is written.</p>	
DATE: <u>Mar 27/24</u>	SIGNATURE OF APPLICANT: <u>[Signature]</u>
DATE:	DEVELOPMENT AUTHORITY:



Smoky Lake County
 4612 McDougall Drive
 PO Box 310
 Smoky Lake AB T0A 3C0

RECEIPT OF PAYMENT

Page 1

SERBEN FARMS
 BOX 1045
 SMOKY LAKE, AB T0A 3C0
 Canada

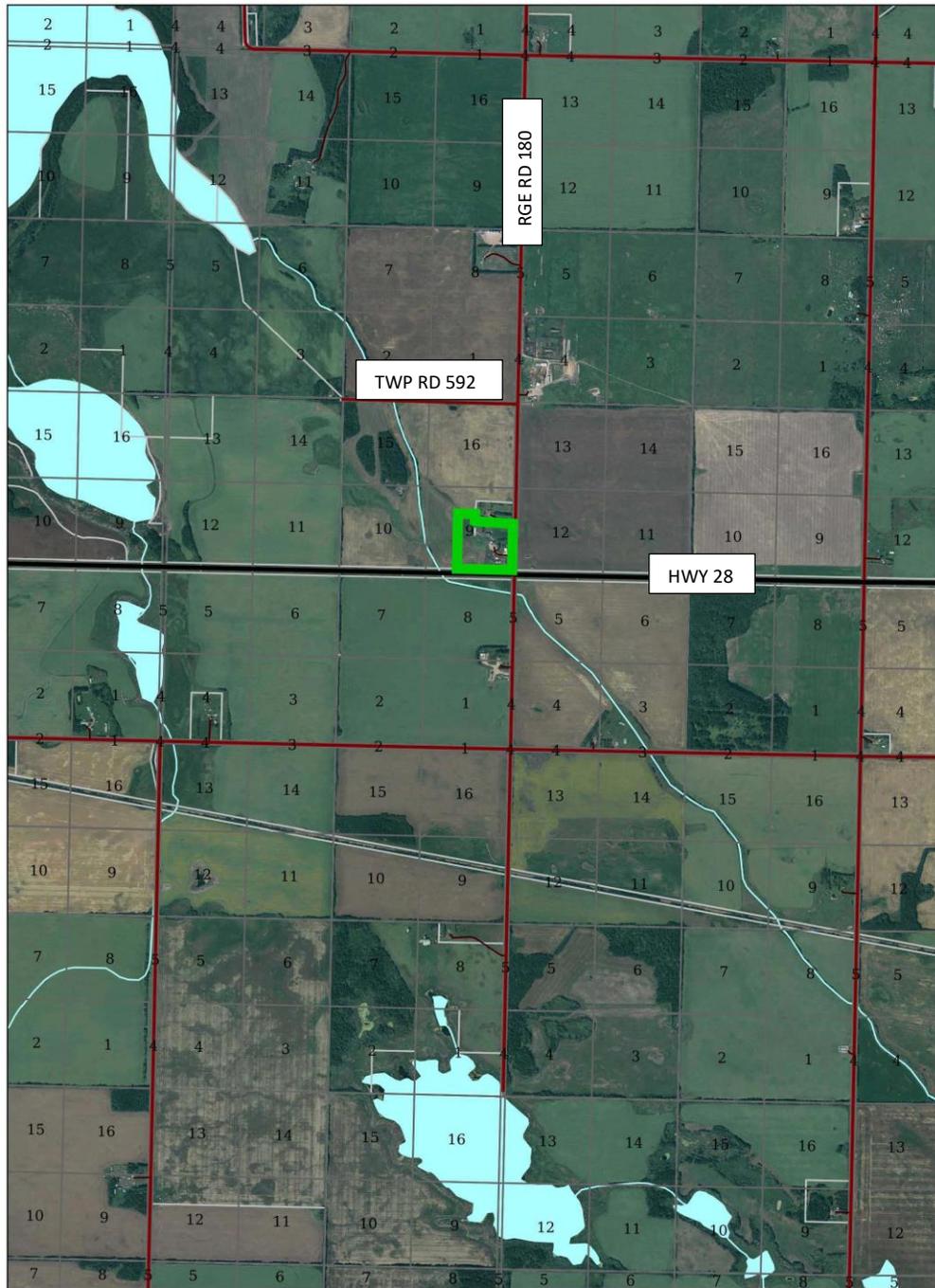
Receipt Number: 30206
 Tax Number:
 Date: March 28, 2024
 Initials: BS

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	DEVPE	Development Permit	N/A	\$0.00	\$150.00	N/A
				Subtotal:	\$150.00	
				Taxes:	\$0.00	
				Total Receipt:	\$150.00	
				Debit:	\$150.00	
				Total Amount Received:	\$150.00	
				Rounding:	\$0.00	
				Amount Returned:	\$0.00	

APPENDIX C – GENERAL LOCATION MAP: PLAN 2222453, BLOCK 1, LOT 2 (PT. NE 13-59-18-W4M)

4/9/24, 9:50 AM

Print Preview



Smoky Lake County

Smoky Lake County

Date Created: 4/9/2024

<https://app.munisight.com/SmokyLakeRegional/Content/Site/PrintMapPage.aspx?siteId=1>

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MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT

AGENDA ITEM 4.1.2

MEETING DATE	APRIL 25, 2024
FILE NO.	DP 011-24
LEGAL DESCRIPTION	PLAN 1422904, BLOCK 3, LOT 11 (PT. SW 21-60-12-W4M)
LOT AREA	0.2 ACRES
APPLICANT	IAN & SYLVIE ROSENTERER
LANDOWNER	IAN & SYLVIE ROSENTERER
PROPOSED DEVELOPMENT	SHIPPING CONTAINER – VARIANCE REQUESTED TO MAXIMUM LENGTH
ZONING	MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	24100311
DIVISION	1 – SUNRISE BEACH

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 011-24: **PLAN 1422904, BLOCK 3, LOT 11 (PT. SW 21-60-12-W4M)**, for the development of a Shipping Container, subject to the following conditions:

1. The proposed Shipping Container shall be sited and constructed as per the Site Plan, dated March 20, 2024, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:
Minimum Front Yard Setback: **7.6 meters (25.0 feet)**.
Minimum Rear Yard Setback: **0.9 meters (3.0 feet)**.
Minimum Side Yard Setback: **0.9 meters (3.0 feet)**.
Minimum Side Yard Setback: **0.9 meters (3.0 feet)**.
2. The maximum length of the proposed Shipping Container shall be 12.0 meters (40.0 feet). **VARIANCE GRANTED FROM MAXIMUM LENGTH OF 6.0 METERS (20.0 FEET) TO 12.0 METERS (40.0 FEET)**.
3. The maximum height of the proposed Shipping Container shall not exceed 3.0 meters (10.0 feet).
4. The proposed Shipping Container cannot be stacked on top of another Shipping Container nor any other structure.
5. The exterior finish of the proposed Shipping Container must be painted, clad or otherwise modified so as not to become an eyesore for adjacent properties or the travelling public, to the satisfaction of the Development Authority, within two years of the placement of the proposed Shipping Container.
6. No human nor animal habitation shall be permitted within the proposed Shipping Container.
7. The proposed Shipping Container shall not be used as a dwelling, bunkhouse or a guesthouse.

BACKGROUND

1. Per Section 8.4.3(W) of Smoky Lake County Land Use Bylaw No. 1272-14, Shipping Container is listed as a Discretionary Uses in the Multi-Lot Country Residential (R1) District.
2. This application is being referred to the Municipal Planning Commission because according to Section 2.11.1.B of Smoky Lake County Land Use Bylaw No. 1272-14, all applications for Discretionary Uses shall be referred to the Municipal Planning Commission for consideration.
3. The Applicant has requested a variance to the maximum length allowable for Shipping Containers of 6.0 meters (20.0 feet), to 12.0 meters (40.0 feet).

4. Section 2.12.3: Powers of Variance, of Smoky Lake County Land Use Bylaw No. 1272-14 limits the variance power of the Development Authority Officer to a maximum of 25% of the minimum setback requirement. Any variance requests that exceed this 25% threshold are to be referred to the Municipal Planning Commission for consideration. In this case, the applicant is proposing a 100% variance.
5. The Development Authority Officer is satisfied that the requested variance does not unduly interfere with the amenities of the neighbourhood, nor does it materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land. Furthermore, the proposed Shipping Container conforms with the use prescribed in the Land Use Bylaw.
6. The Development Authority Officer is recommending that the applicant be required to paint or otherwise modify the exterior finish of the Shipping Container in a manner suitable to the Development Authority, pursuant to complying with Section 7.34.8 of Land Use Bylaw No. 1272-14.

LAND USE BYLAW NO. 1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

13. **“Shipping Container”** means a container which is used as a storage vault and includes sea/land/rail containers.

Section 2.12 – Powers of Variance

1. In addition to the requirements of Section 2.4, when an application for a Development Permit is submitted for a Permitted or Discretionary Use which does not comply with the provisions of the Bylaw, the Development Authority may request a statement from the applicant identifying the following:
 - A. that the applicant is aware that the proposed development requires a variance of this Land Use Bylaw; and;
 - B. why the proposed development cannot satisfy the provisions of this Bylaw and therefore requires the proposed variance.
2. The Development Authority may approve or conditionally approve a Permitted or Discretionary Use that does not conform to this Land Use Bylaw if, in the opinion of the Development Authority the proposed development would not:
 - A. unduly interfere with the amenities of the neighbourhood;
 - B. materially interfere with or affect the use, enjoyment of value of neighbouring parcels of land; and
 - C. the proposed development conforms with the use prescribed for that land or building in this Land Use Bylaw.
3. Development Permit applications that propose a variance from the provisions of this Land Use Bylaw in excess of 25% will be referred by the Development Authority Office to the Municipal Planning Commission.

Note: Use and Density provisions cannot be varied by the Development Authority. If a proposed development does not conform to the use and density requirements within the applicable district then a Land Use Bylaw amendment will be required prior to development approval.

Section 7.34 – Shipping Container

1. The placement of a shipping container on any parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3), Hamlet General (HG), Highway Commercial (C1), Victoria Commercial (C2), Industrial (M1) and Rural Industrial (M2) Districts shall require a development permit.
2. A maximum of two (2) shipping containers may be placed on any parcel located within the Agriculture (AG) District without obtaining a development permit. The placement of a third or subsequent shipping container on a parcel located within the Agriculture (AG) District shall require a development permit.
3. A shipping container may be allowed, at the discretion of the Development Authority, on any parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria residential (R3) and Hamlet General (HG) Districts.
4. The maximum number of shipping containers that may be located on a parcel located within the Agriculture (AG), Victoria Agriculture (A1), Highway Commercial (C1), Victoria Commercial (C2), Industrial (M1) and Rural Industrial (M2) District is at the discretion of the Development Authority.
5. The location of shipping container placement on any property is at the discretion of the Development Authority.
6. The maximum length of shipping containers located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3), Hamlet General (HG), Highway Commercial (C1), Victoria Commercial (C2) Districts shall be twenty feet (20.0'). The maximum length of shipping containers located within the Agriculture (AG), Industrial (M1) and Rural Industrial (M2) Districts shall be at the discretion of the Development Authority.
7. If a temporary development permit for a shipping container has been approved by the Development Authority, then the shipping container may be placed on a site for a period of six (6) months. After that period has expired, the developer will be required to apply to the County for an extension for the permit. Extensions may be issued for up to six (6) month intervals at the discretion of the Development Authority.
8. The exterior finish of a shipping container located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3), Hamlet General (HG), Highway Commercial (C1), Victoria Commercial (C2) Districts must be complimentary with the finish of the primary building. The finish shall be made consistent with the finish of the primary building within two (2) years of the placement of the shipping container.

9. No human or animal habitation will be permitted within a shipping container.
10. Shipping containers cannot be used as a dwelling, bunk house or a guest house within the County.
11. The maximum height of a shipping container allowed on a parcel is 3.0 m (10.0 ft.). Stacking of shipping containers which are used as building material may be permitted, at the discretion of the of the Development Authority.

SUPPORTING DOCUMENTS

APPENDIX A	BYLAW NO 1272-14: SECTION 8.4: MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT	PAGE 5
APPENDIX B	DEVELOPMENT PERMIT APPLICATION	PAGE 10
APPENDIX C	GENERAL LOCATION MAP	PAGE 28

Prepared by: 
Jordan Ruegg, Development Officer

April 10, 2024
Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.4
MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT**

R1

8.4 MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT

1. Purpose

The general purpose of this District is to provide opportunities for the development of a variety of multi-lot country residential subdivisions and bareland condominiums.

2. Permitted Uses

- A. Accessory Buildings and Uses
- B. Basement Suite
- C. Buildings and Uses Accessory to Permitted Uses
- D. Cottage
- E. Day Home
- F. Dwelling - Single Detached
- G. Dwelling, single detached, tiny
- H. Extensive Agriculture
- I. Home Occupation, Minor
- J. Home Occupation, Major
- K. Secondary Suite

3. Discretionary Uses

- A. Alternative Energy, Personal.
- B. Bed & Breakfast Establishments
- C. Buildings and Uses Accessory to Discretionary Uses
- D. Day Care Facility
- E. Duplexes (Side-By-Side and Vertical)
- F. Family Care Facility
- G. Garage Suite
- H. Garden Suite
- I. Group Care Facility
- J. Guest House
- K. In law Suite
- L. Manufactured Home
- M. Modular Home
- N. Multi-Unit Dwelling
- O. Natural Area
- P. Neighbourhood Convenience Store
- Q. Neighbourhood Park
- R. Places of Worship
- S. Public Park
- T. Public and Quasi-Public Services
- U. Public Utilities
- V. Recreational Buildings and use
- W. Shipping Container
- X. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A. Minimum & Maximum Lot Area for Residential Uses

Unless otherwise stated in an approved Development Concept Plan or Area Structure Plan the minimum and maximum lot dimensions for residential uses shall be as follows:

	Minimum Lot Area	Maximum Lot Area
Within 304.8 m (1,000 ft.) of a lake	1860.0 sq. m (20,000.0 sq. ft.)	1.21 ha (3.0 ac.)
All other parcels (excluding fragments)	0.4 ha (1.0 ac.)	1.21 ha (3.0 ac.)
Fragmented parcels	0.4 ha (1.0 ac.)	At the Discretion of the Subdivision Authority

B. Minimum & Maximum Lot Dimensions for Other Uses – As required by the Subdivision Authority

C. Minimum Frontage Requirement – 30.5 m (100.0 ft) or as required by the Development and Subdivision Authority

5. Development Regulations

A. Minimum Ground Floor Area for Residential Uses

Unless otherwise stated in an approved Development Concept Plan or Area Structure Plan the minimum ground floor area for residential developments shall be as follows:

	Minimum Ground Floor Area
Within 304.8 m (1000 ft.) of a lake	55.7 sq. m (600.0 sq. ft.)
All other parcels – for single detached dwellings	69.7 sq. m (750.0 sq. ft.)
All other parcels – for manufactured and modular home units	65.0 sq. m (700.0 sq. ft.)

- B. Minimum Floor Area for Other Uses – At the discretion of the Development Authority.
- C. Minimum Yard Setback Requirements

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yard Setback

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yard Setback

From municipal road allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
When adjacent to an Internal subdivision road	7.6 m (25.0 ft.) from the property line
When adjacent to another Parcel	1.5 m (5.0 ft.) from the property line

iii. Minimum Rear Yard Setback

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
When adjacent to an internal subdivision road	7.6 m (25.0 ft.) from the property line
When adjacent to another parcel	7.6 m (25.0 ft.) from the property line

- iv. Notwithstanding subsections (i), (ii), and (iii) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 20 and 21 of this

Bylaw shall apply.

- v. Notwithstanding any other provision in subsection (C), within the Hillside Acres subdivision, located within SW 9-62-13-W4 on the following lots:



- | | |
|--------------------------------|--------------------------------|
| Lot 1, Blk 1, Plan
0120707 | Lot 44, Blk 1, Plan
0421556 |
| Lot 45, Blk 1, Plan
0421556 | Lot 46, Blk 1, Plan
0421556 |
| Lot 47, Blk 1, Plan
0421556 | Lot 48, Blk 1, Plan
0421556 |
| Lot 49, Blk 1, Plan
0421556 | Lot 50, Blk 1, Plan
0421556 |
| Lot 51, Blk 1, Plan
0421556 | Lot 52, Blk 1, Plan
0421556 |
| Lot 53, Blk 1, Plan
0421556 | Lot 54, Blk 1, Plan
0421556 |
| Lot 1, Blk 1,
0222047 | |

Figure 24: side and Rear Yard Setbacks in Hillside Acres

the following front and rear yard setbacks shall apply:

From Municipal Road Allowances	7.6 m (25.0 ft.) from the property line
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

- D. Maximum Site Coverage – 45%.

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings.

- E. Maximum Height
 - i. 10.0 m (33.0 ft)
 - ii. In the case of buildings which are accessory to discretionary uses, the maximum height shall be at the discretion of the Development Authority.
- 6. Other Regulations
 - A. Residential parcels will not be allowed:
 - i. within required setbacks from a sewage treatment plant or lagoon or solid waste disposal site as specified by the appropriate guidelines or authority;
 - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
 - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
 - iv. within a 1 in 100 year flood plain;
 - B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
 - C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
 - D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
 - E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
 - G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
 - H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.

APPENDIX B – DEVELOPMENT PERMIT APPLICATION -DP-011-24

Section 61

SCHEDULE "A"

03-05

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only	
Our File Number: <u>DP 011-24</u>	Roll Number: <u>2410 0311</u> Your File Number: _____
Applicant Information	
Applicant/Agent: <u>IAN, Sylvie Rosentreter</u>	Phone: <u>780-636-2217</u>
Address: <u>#211 Sunrise Beach</u>	Cell Phone: <u>587-252-2216</u>
City/Prov. <u>Stedden, AB</u>	Postal Code: <u>T0A-3E0</u> Fax: _____
Email address: <u>sylros@telus.net</u>	Signature: <u>Sylvie Rosentreter</u>
Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	
Registered Landowner Information <input checked="" type="checkbox"/> Owner same as applicant	
Registered Owner: <u>IAN + Sylvie Rosentreter</u>	Phone: <u>780-636-2217</u>
Address: _____	Fax: _____
City/Prov. _____	Postal Code: _____ Signature: _____
Section A - Property Information	
Legal: Lot <u>11</u> Block <u>3</u> Plan <u>1422904</u> and Part of <u>SW</u> ¼ Sec <u>21</u> Twp <u>60</u> Rge <u>12</u> W4M	Division <u>1</u>
Subdivision Name (if applicable) or Area of Development <u>Sunrise Beach</u>	
Rural Address/Street Address <u>#209, 60331-RR124</u> Parcel Size <u>60x120</u>	
Number of existing dwellings on property (please describe) <u>one</u>	
Has any previous application been filed in connection with this property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please describe the details of the application and file number: <u>Applied to build log cabin on hill -</u>	
Is the subject property near a steep slope (exceeding 15%)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subject property near or bounded by a body of water?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subject property within 800m of a provincial highway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subject property near a Confined Feeding Operation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Distance: _____
Is the subject property within 1.5km of a sour gas facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____
Is the subject property within 1.5km of a sewage treatment plant/lagoon?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____

Is the property the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes No

If yes, please describe: _____

Is the property the subject of the application is the subject of a licence, permit, approval, or other authorization granted by the Minister of Environment or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*? Yes No

No

If yes, please describe: _____

Is the subject property immediately adjacent to the County boundary? Yes No

If yes, the adjoining municipality is: _____

*The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act. Please see attached list of resources for identifying this information.

Section B – Proposed Development Information

Estimated Cost of Project \$ 300,000

Estimated Commencement Date May 01 / 2024 Estimated Completion Date June 1 / 2023

Dwelling: Floor Area N/A sq. ft. % of Lot Occupied N/A Height of Dwelling N/A ft / m

Accessory Building: Floor Area 8x40 sq. ft. % of Lot Occupied .570 Height of Acc. Bldg 8 ft / m

Parking: # of Off-Street Parking Stalls (if applicable) _____

Land Use District (Zoning) of Property: Recreational

Description of Work: Beautification of C-CAN

Section C – Preferred Method of Communication

When a decision has been made on your file, do you wish for us to:

call you for pick up mail the decision email the decision

Section 608(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended states:

608(1) Where this Act or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if:

a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose.

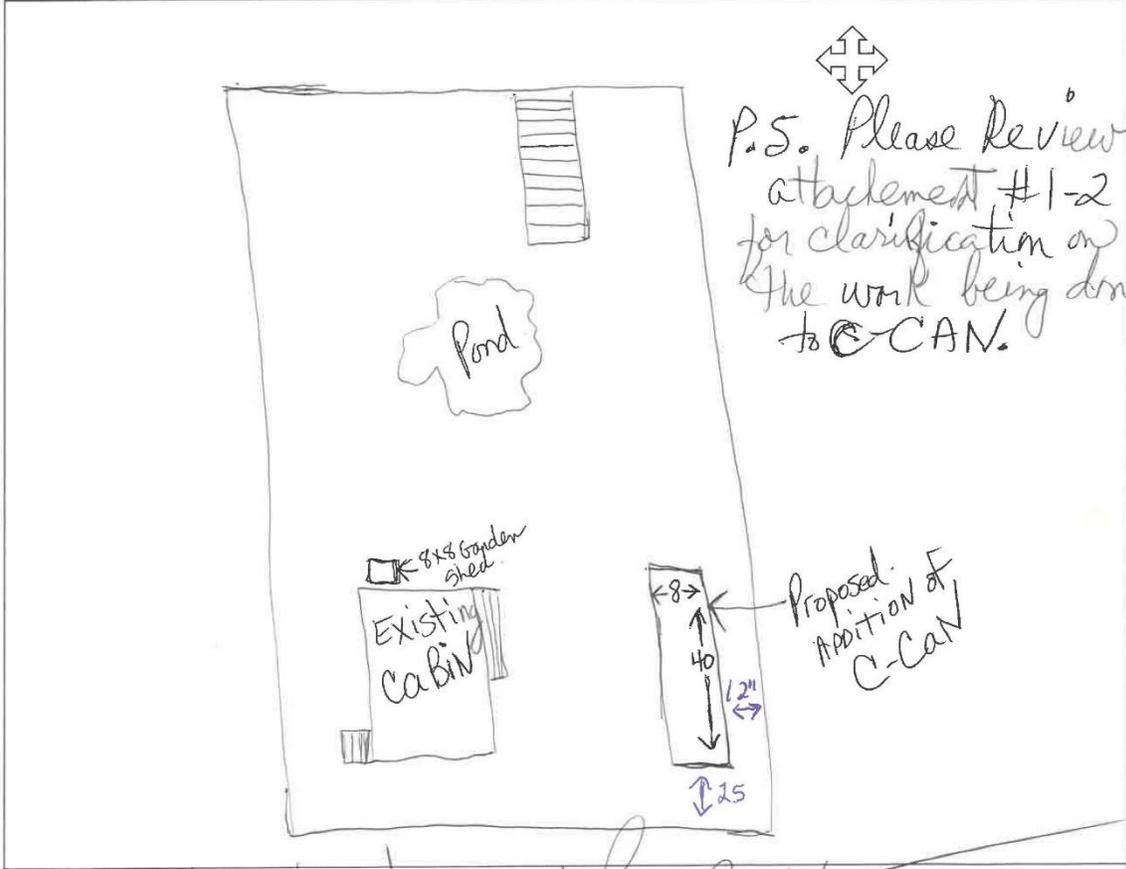
I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. YES NO

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ _____</p> <p>Receipt # _____</p> <p>Receipt Date _____</p> <p>Date Received _____</p> <p>*and deemed complete by Development Authority.</p> <p><input type="checkbox"/> Entered into MuniSight PD # _____</p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use</p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p> <p>_____</p>
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DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: DP 011-24 Roll Number: 24100311

DEVELOPMENT PERMIT SITE PLAN



DATE: March 20 / 2024 SIGNATURE OF APPLICANT: [Signature]
DATE: _____ DEVELOPMENT AUTHORITY: _____

#201, SUNRISE BEACH, 60331-RR#124 A# #1

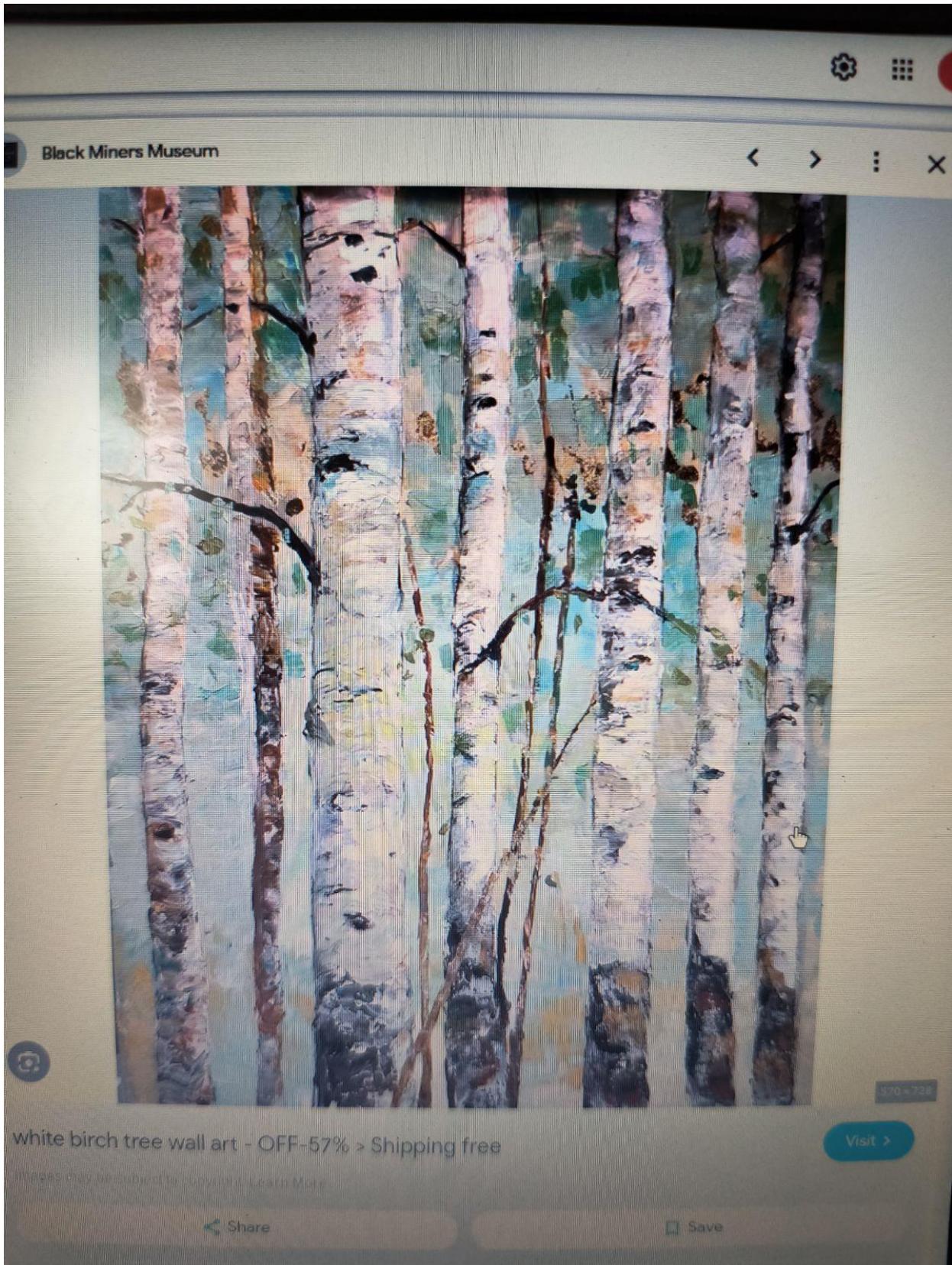
Wanting to add C-CAN to store and use as a storage + semi used work area. With the Renovating and building of our 3 properties we have accumulated a sizable amount of tools etc... which we have been storing + taking space in the original cabin we purchased in 1995. Our family is growing by leaps + bounds and we are inundated with visiting kids, grand kids with their friends and grand kids will be shortly showering us with great grand kids and we are running out of room to store all these bodies during 8 months out of the yr.

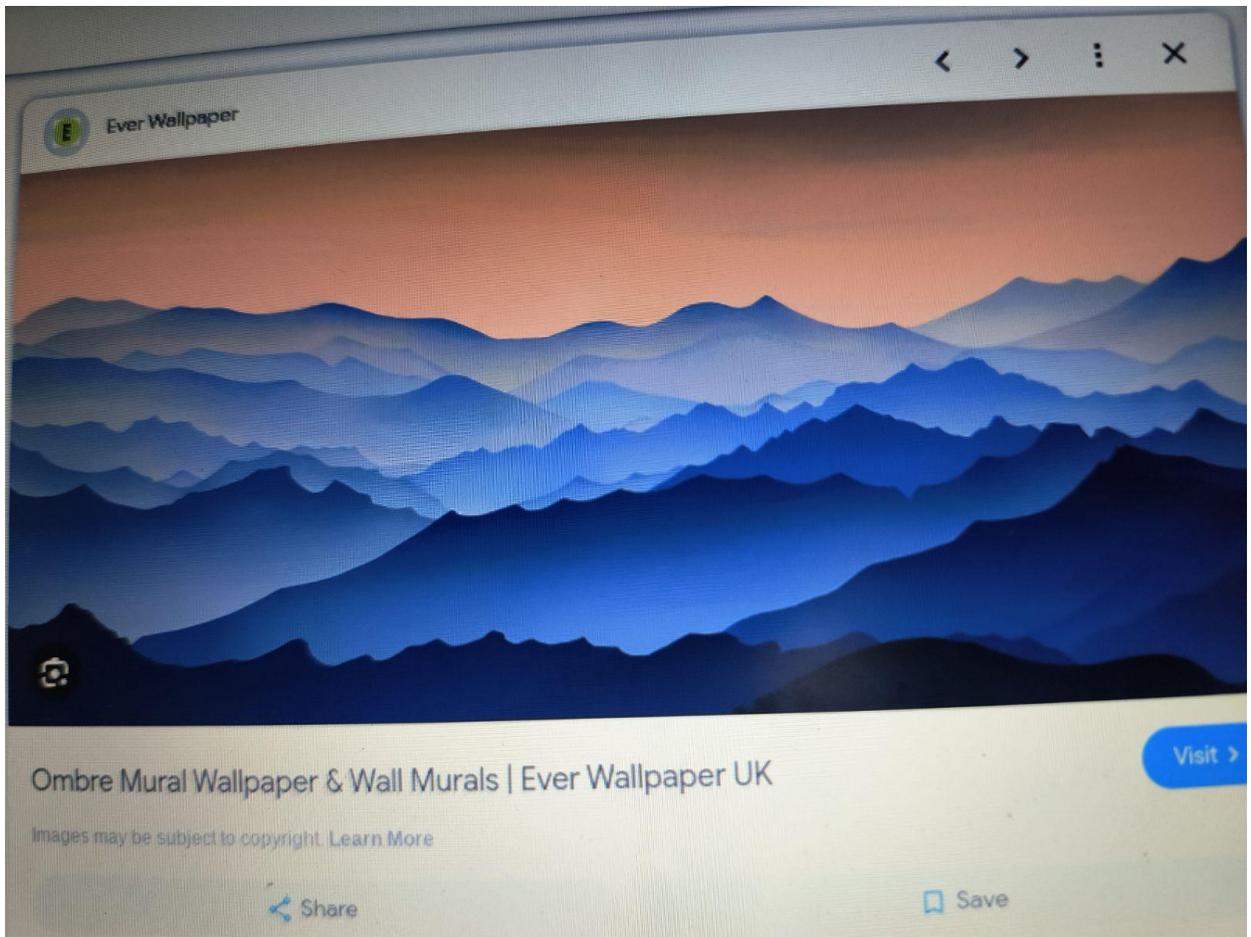
Once we have this additional storage space we will then be able to once again put the original cabin to use for what it was actually purchase for, sleeping + eating quarters.

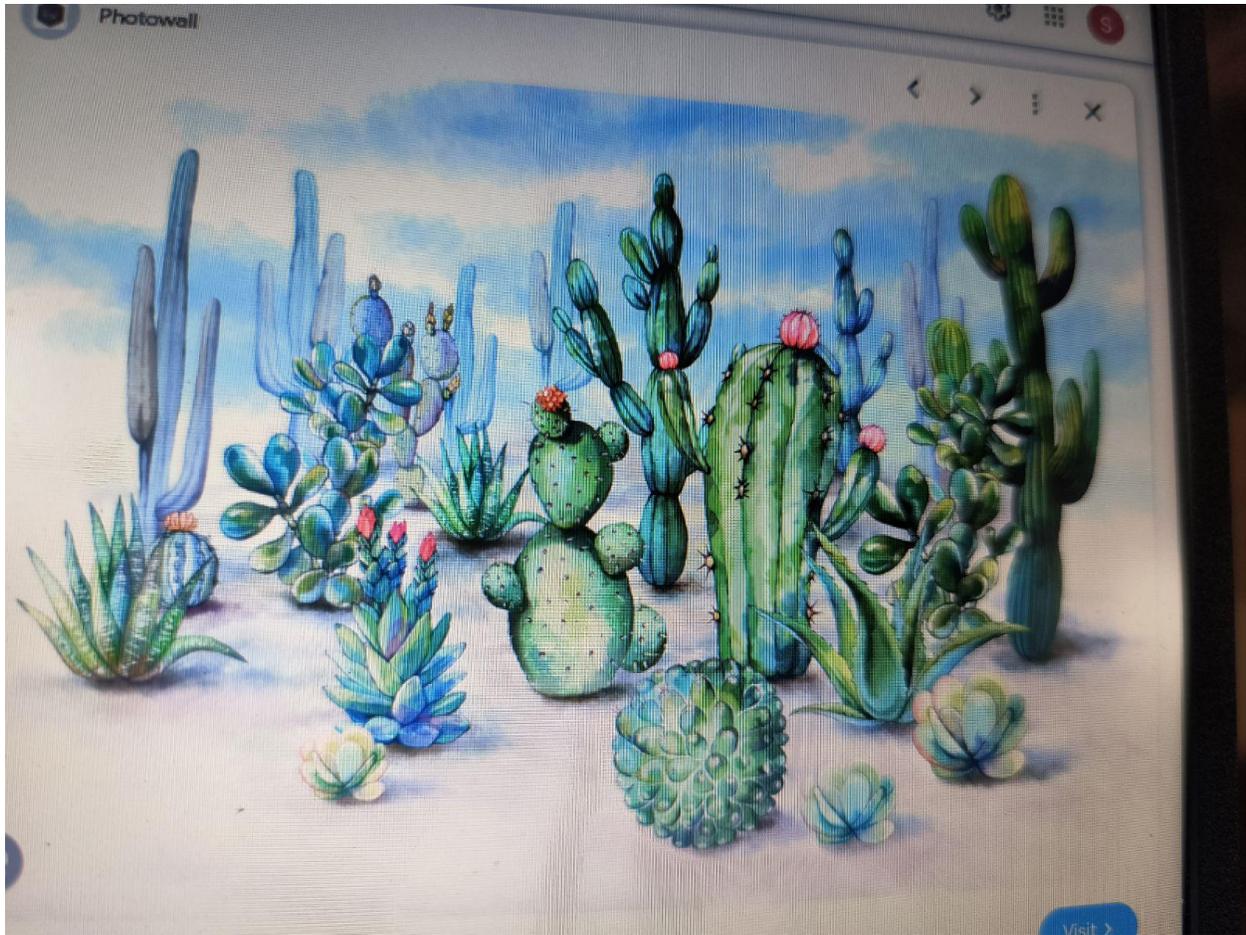
This 8x8x40 C-Can would be beautified on all 4 sides with hand painted murals so as to blend into the environment and provide a joy to the eye as its purpose is

and look are very utilitarian ^{Att #2} the outside unapartizing look does not have to provide our property and the surrounding properties with an eyesore as they walk, bike or drive by! If anything, this C-CAN would solve our problems. By providing us with a space to keep our expensive equipment safe from theft or other harm, but would provide our neighbours with a beautiful visual art piece as they enjoy their properties and go about their day! I have including an e-mail to Jordan of the murals that I am contemplating painting on the front and sides of the C-CAN. These will be chosen with an eye to blending in the C-CAN into the environment as seamlessly as possible. I trust that this will be a beautiful addition to our Resort's surroundings.

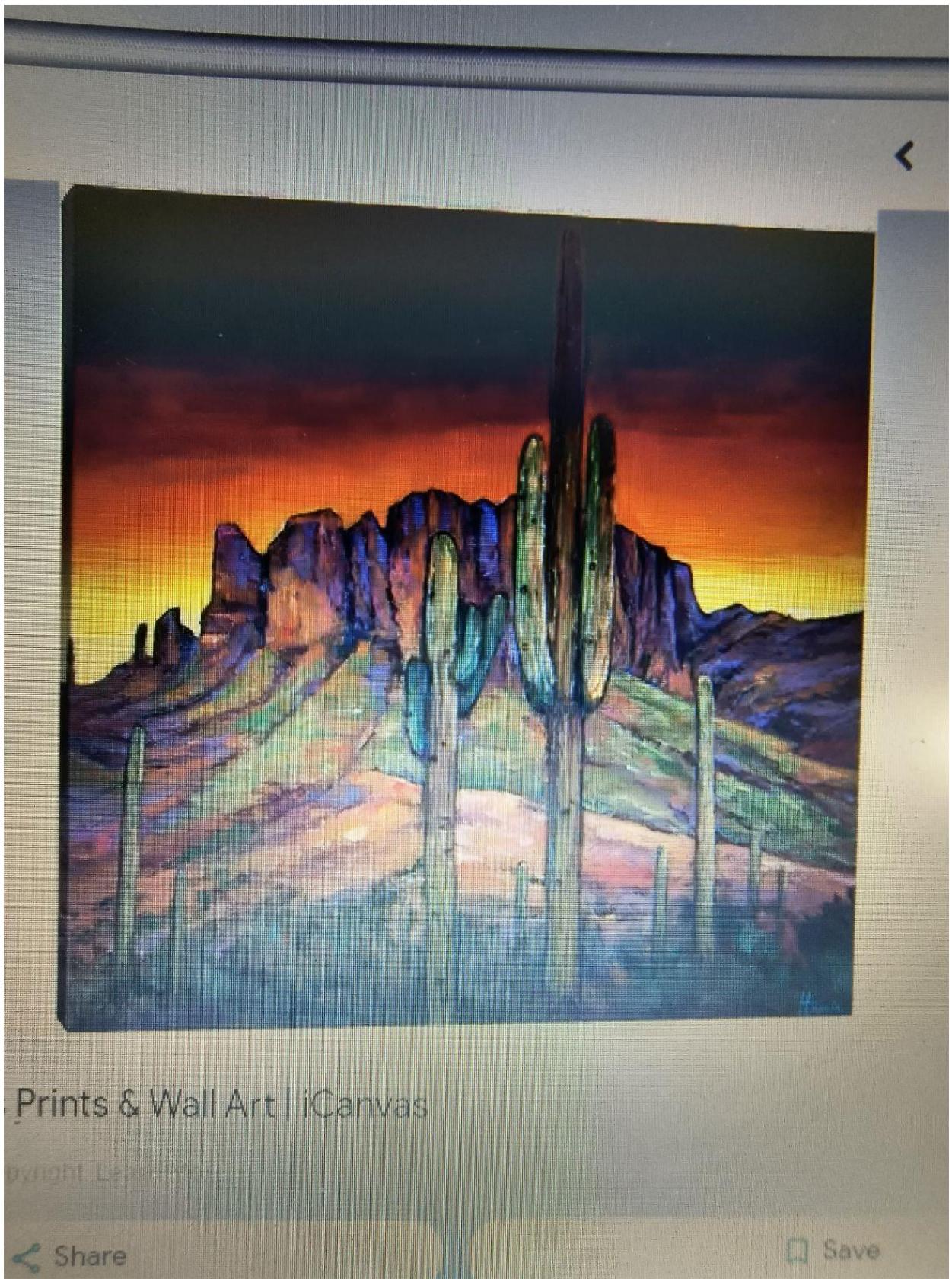
Yours truly,
Sylvie ~~Rosenbade~~



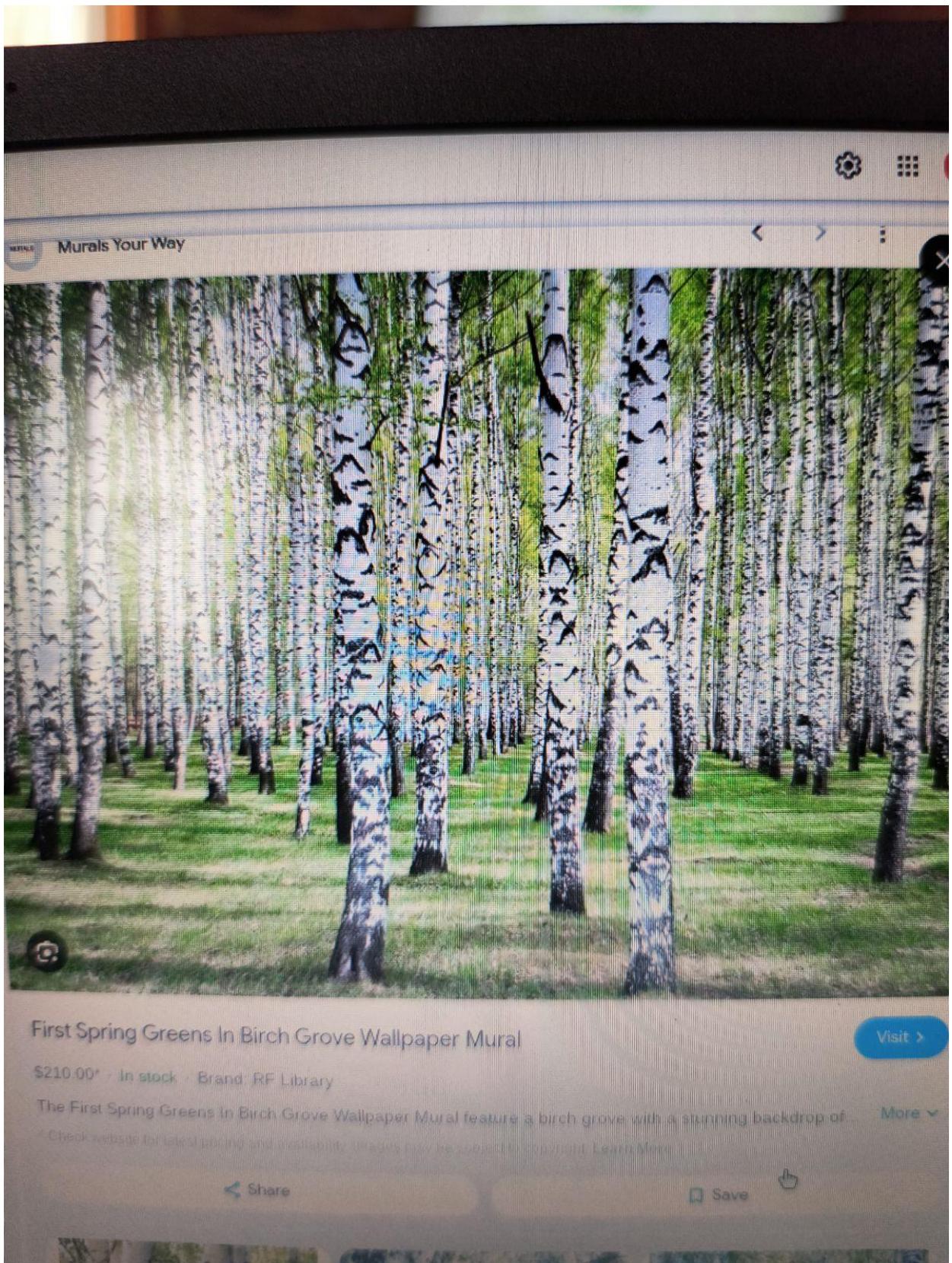






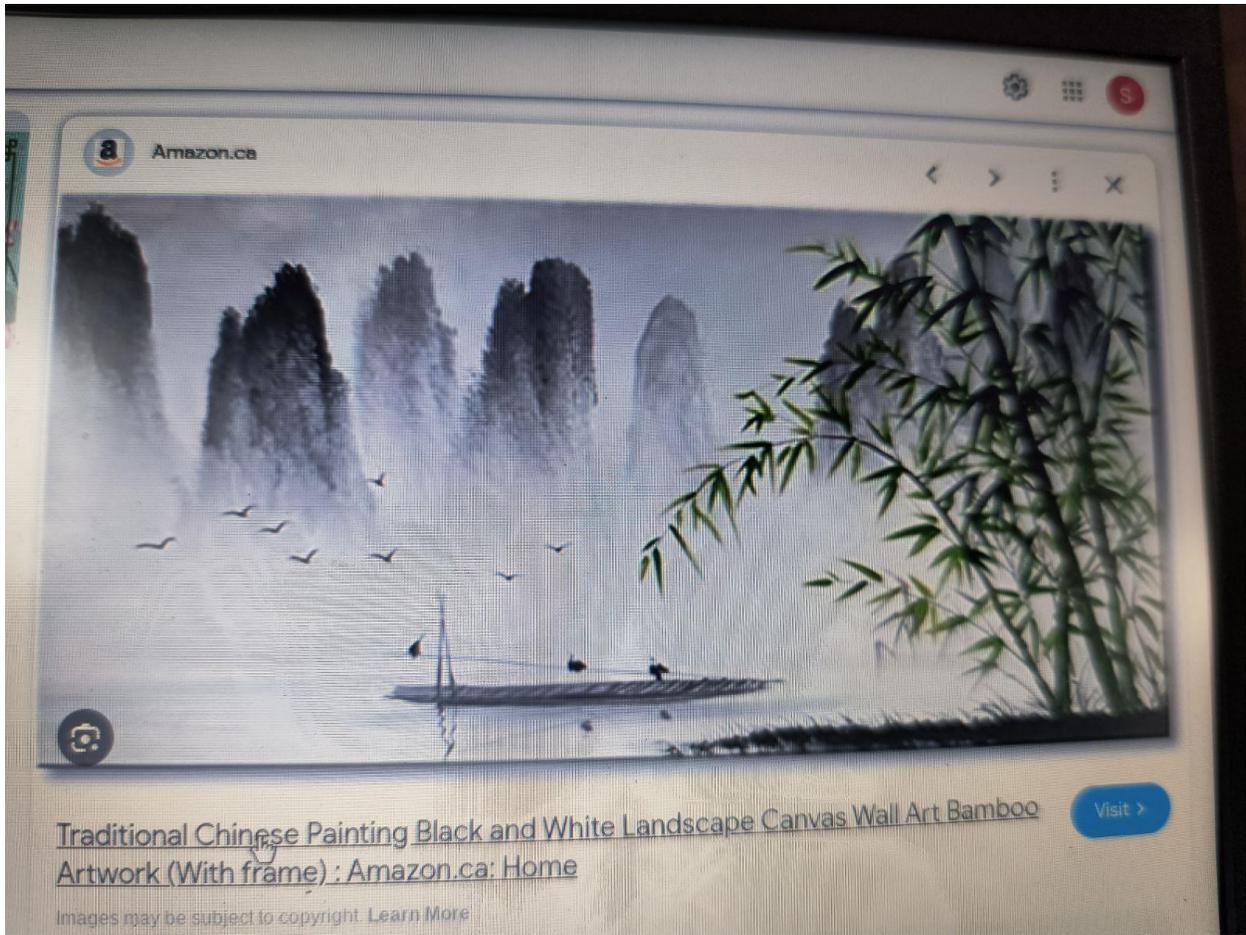


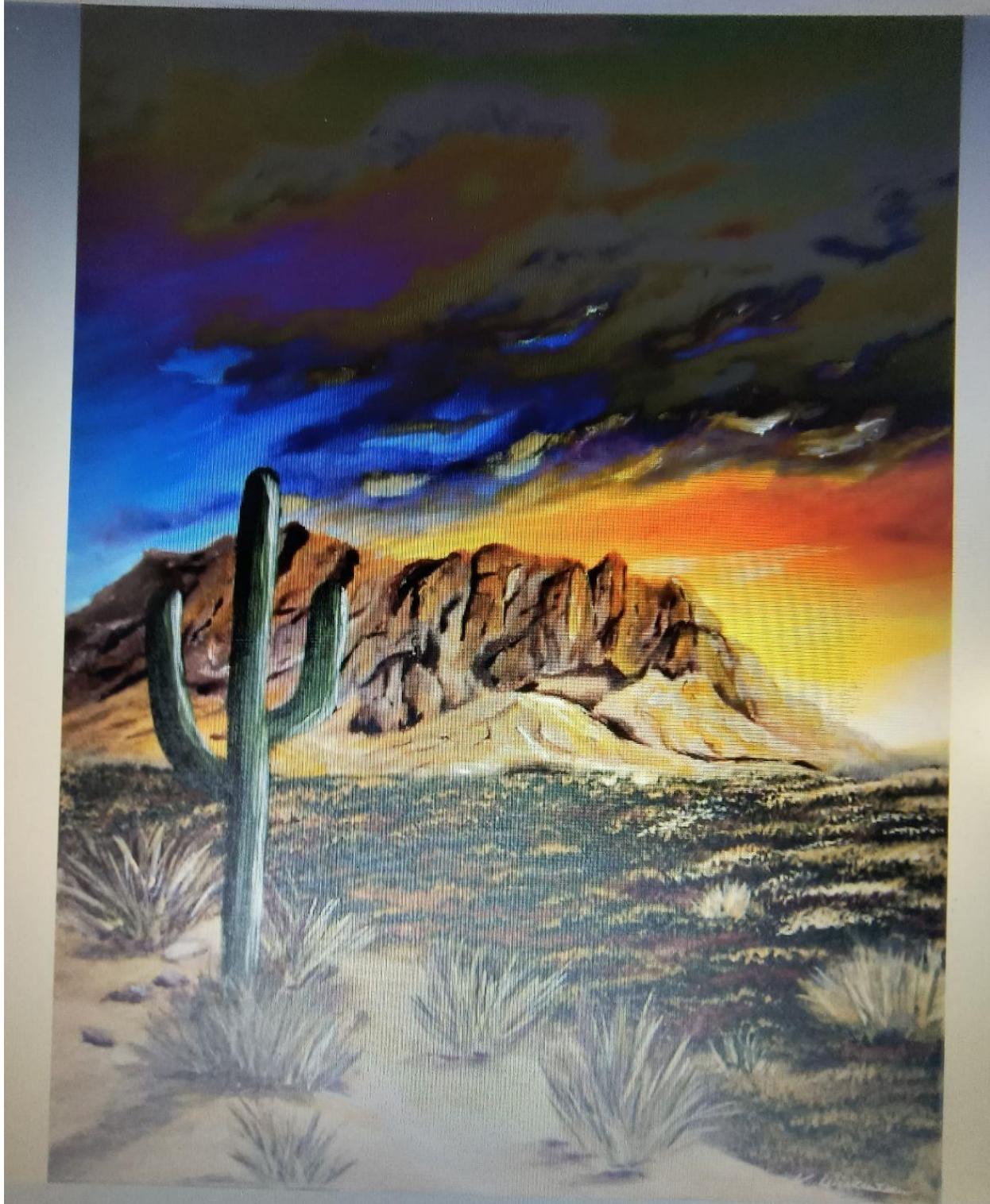












actus is an Original Acrylic Painting on a 12X16 Stretched Canvas by



APPENDIX C – GENERAL LOCATION MAP: PLAN 1422904, BLOCK 3, LOT 11 (PT. SW 21-60-12-W4M)

4/10/24, 11:05 AM

Print Preview



Smoky Lake County

Smoky Lake County

Date Created: 4/10/2024

<https://app.munisight.com/SmokyLakeRegional/Content/Site/PrintMapPage.aspx?siteId=1>

1/1