

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting held on **Monday, July 25, 2016** in the County Council Chambers.

The meeting was Called to Order at 1:11 p.m. by the Vice Chairman Randy Orichowski, in the presence of the following persons:

ATTENDANCE

Councillor Randy Orichowski	Division 5
Councillor Cary Smigerowsky	Division 4
Councillor Dareld Cholak	Division 1 – Via Skype
Cory Ollikka	Development Officer
Jordan Ruegg	Planning and Development Officer
Patti Priest	Recording Secretary

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2.0 ADOPTION OF AGENDA

MPC16.016: Smigerowsky

That the Agenda for the Municipal Planning Commission for July 25, 2016 be approved as presented.

CARRIED UNANIMOUSLY

3.0 MINUTES

MPC16.017: Smigerowsky

That the minutes of May 19, 2016, Municipal Planning Commission, be adopted as presented.

CARRIED

4.0 REQUEST FOR DECISION

4.1 Development Permit(s) to be Considered:

4.1.1 DP 036-16: Horchuk, Dan and Michelle

MPC16.018: Cholak

That the Municipal Planning Commission **approve** Development Permit No. 36-16: Plan 2924MC, Block 1, Lot 2 (Pt. of NE 9-60-12-W4M), for the development of a **garage and garage suite, with a variance of the maximum height of 20.0 feet to a maximum height of 25.0 feet**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan dated June 30, 2016, attached to, and forming part of, this Development Permit.
 Minimum Front Yard Setback (from property line adjacent to internal subdivision road): 25.0 feet.
 Minimum Rear Yard Setback (from property line adjacent to Municipal Reserve Lands): 2.0 feet.
 Minimum Side Yard Setbacks (from property line of adjacent lots): 3.0 feet.
2. The maximum height of the proposed garage suite shall not exceed 25.0 feet from grade (calculated as the average level of finished ground adjoining each exterior wall of a building).
3. The proposed garage suite shall not be permitted in the front yard of the lot.
4. The siting of the proposed garage suite shall not be within 6.56 feet of a residence.
5. The proposed garage suite shall not have an eave overhang within 3.3 feet of a property line.

6. A maximum of 12% of the total site area may be covered by accessory buildings.
7. The proposed garage suite shall be a minimum of 322.9 square feet in area.
8. The proposed garage suite shall not exceed 861.1 square feet in area.
9. The proposed garage suite shall remain accessory and subordinate to the use of the garage and the floor areas of the garage suite.
10. The proposed Development shall conform to the Garner Lake Area Structure Plan.
11. The proposed Development shall commence within **twelve (12) months** from the date of issuance of this Development Permit and be carried out with reasonable diligence within **five (5) years**.
12. The Developer shall obtain any and all approvals, permits, authorizations and licenses from any and all agencies, departments and authorities as may be required.
13. All applicants, private and general contractors shall, during construction, renovation and 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, renovation and demolition, all building materials and debris shall be cleared from the site. As well, the Developer shall prevent excess soil and debris from being spilled onto public road allowances, streets, lanes and sidewalks.
14. Lot grade elevations must ensure that site grades are established to not allow one site to drain onto an adjacent site.
15. Natural gas services are provided by Smoky Lake County. All costs associated with connecting to this service shall be borne solely by the Developer. Please contact John Malysh, Manager, Smoky Lake County Gas Department at 780-650-1500 for more information.
16. Municipal water and sewer services are not available at this location. It will be the responsibility of the Developer to make sure that water well and private sewage disposal systems associated with this Development conform to current provincial standards and regulations.
17. Any and all infrastructure improvement costs associated with the Development shall be borne solely by the Developer.
18. The Developer shall be held financially responsible during construction, renovation and demolition, for any and all damages caused by the Developer, his servants, his suppliers, his agents or his contractors, to any public or private property.
19. Any development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial legislation and regulations. Setbacks from pipelines shall be in accordance with appropriate provincial legislation and regulations established by the Energy Resources Conservation Board (ERCB). Setbacks from utility corridors shall be in accordance with appropriate provincial legislation and regulations established by the Alberta Utilities Commission (AUC).

CARRIED

4.1.2 DP 037-16: Toews Holdings Ltd.

MPC16.019: Orichowski

That the Municipal Planning Commission **approve** Development Permit No. 37-16: Plan 0923870, Block 1, Lot 1 (Pt. of SW 16-59-19-W4M), for the **replacement of an existing fascia sign with a new fascia sign, requiring a variance of the maximum allowable sign area from 32.29 square feet to 153.6 square feet**, subject to the following conditions:



1. The proposed signage shall be developed and sited as per the drawings dated June 13, 2016, attached to, and forming part of, this Development Permit.
2. The proposed signage shall not be affixed to the building without prior consent of the property owner.
3. The proposed signage shall indicate only the name and nature of the occupants of the development.
4. The proposed signage shall project no more than 0.3 meters (0.98 feet) from the face of the building to which it is attached.
5. The proposed signage shall project no more than 2.0 meters (6.56 feet) above the top of the wall to which it is attached and shall not exceed 9.0 meters (29.5 feet) in height above grade.
6. All applicants, private and general contractors shall, during construction and placement of the proposed signage, 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 Developer shall prevent excess soil and debris from being spilled onto public road allowances, streets, lanes and sidewalks.
7. The Developer shall be responsible during construction and placement of the proposed signage for any and all damages caused by the Developer, his servants, his suppliers, his agents or his contractors, to any public or private property.

CARRIED

4.1.3 DP 038-16: Thompson, James and Sindy

MPC16.020: Smigerowsky

That the Municipal Planning Commission **approve** Development Permit No. 38-16: Plan 7821750, Block 1, Lot 2 (Pt. of NE 8-60-16-W4M), for the development of a **shipping container (8'x20'x10')** for **storage**, subject to the following conditions:

1. The proposed Development shall be sited as per the Site Plan, dated July 10, 2016, attached to, and forming part of, this Development Permit.
Minimum Front Yard Setback (from property line adjacent to internal subdivision road): 25.0 feet.
Minimum Rear Yard Setback (from property line adjacent to Municipal Reserve Lands): 2.0 feet.
Minimum Side Yard Setbacks (from property lines of adjacent lots): 3.0 feet.
2. A maximum of **one (1)** shipping container shall be permitted on the lot at any given time.
3. The maximum height of the shipping container shall not exceed 10.0 feet.
4. The maximum length of the shipping container shall not exceed 20.0 feet.
5. The shipping container shall not be used as a dwelling.
6. No human and/or animal habitation is permitted within the shipping container.
7. The shipping container shall not be located in the front yard of the lot.
8. The exterior finish of the shipping container must be consistent with the finish of the primary building to the satisfaction of the Development Authority.
9. A maximum of 12% of the total site area may be covered by accessory buildings.
10. All applicants, private and general contractors shall, during construction, keep the land in a reasonable condition so as not to constitute a nuisance, and shall secure all manner of debris so as

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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 Developer shall prevent excess soil and debris from being spilled onto public road allowances, streets, lanes and sidewalks.

11. The Developer shall be held financially responsible during construction for any and all damages caused by the Developer, his servants, his suppliers, his agents or his contractors, to any and all public or private property.

CARRIED

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

8.0 ADJOURNMENT

MPC16.021: Orichowski

To adjourn the Municipal Planning Commission Meeting of July 25, 2016 at 1:24 p.m.

CARRIED



Dareld Cholak, Chairperson

SEAL



Cory Ollikka, Development Officer