

**SMOKY LAKE COUNTY**

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

The meeting was Called to Order at 1:05 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
Cory Ollikka	Development Officer
Jordan Ruegg	Planning and Development Officer
Patti Priest	Recording Secretary

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**2.0 ADOPTION OF AGENDA**

**MPC16.022: Smigerowsky** That the Agenda for the Municipal Planning Commission for August 25, 2016 be approved as presented.

**CARRIED UNANIMOUSLY**

**3.0 MINUTES**

**MPC16.023: Orichowski** That the minutes of July 25, 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 016-16: Bendfeld, Dwayne and Ginette**

**MPC16.024: Smigerowsky** That the Municipal Planning Commission **defer** Development Permit No. 016-16: Plan 1422795, Block 1, Lot 2, for the development of a seasonal (May-to-September) 54-stall RV park with complementary general store, laundry facilities and caretaker quarters, subject to further information.

**CARRIED**

**4.1.2 DP 041-16: White, Dwayne and Twyla**

**MPC16.025: Orichowski** That the Municipal Planning Commission **approve** Development Permit No. 041-16: Plan 9621219, Lot 1, for the development of a 10 kilowatt Solar Energy Collection System, modular office unit, shipping container and signage, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan dated July 19, 2016, attached to, and forming part of, this Development Permit.  
Minimum Front Yard Setback (from property line adjacent to Highway 831): 134.0 feet.  
**Rear Yard Setback Variance Granted (from property line of lot adjacent to the east): From 60.0 feet to 58.0 feet.**  
**Side Yard Setback Variance Granted (from property line of lot adjacent to the south): From 60.0 feet to 56.0 feet.**  
Minimum Side Yard Setback (from property line of lot adjacent to the north): 60.0 feet.
2. The proposed Solar Energy Collection System shall be located in the side or rear yard only.

3. The maximum site coverage shall be 45%, of which, a maximum of 15% of the total site area may be covered by accessory buildings.
4. The proposed Development shall commence within **twelve (12) months** from the date of issuance of this Development Permit, and carried out with reasonable diligence within **five (5) years**.
5. All applicants, general and private 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 shall be cleared from the site. As well, the Developer shall prevent excess soil or debris from being spilled onto public road allowances, streets, lanes and sidewalks.
6. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
7. Lot grade elevations must ensure that site grades are established so as not to allow one site to drain onto an adjacent site.
8. The Developer shall obtain all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required.
9. All infrastructure improvement costs associated with the Development shall be borne solely by the Developer.
10. 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 and his contractors, to any public or private property.
11. 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 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**

4.1.3 DP 043-16: Doherty, Vince

**MPC16.026: Smigerowsky**

That the Municipal Planning Commission **approve** Development Permit No. 043-16: Plan 8023098, Block 1, Lot 19, for the demolition of the existing manufactured home and placement of a new manufactured home, subject to the following conditions:

2. The proposed Development shall be constructed and sited as per the Site Plan dated August 14, 2016, attached to, and forming part of, this Development Permit.  
Minimum Front Yard Setback (from property line adjacent to Aspen Drive): 25.0 feet.  
Minimum Rear Yard Setback (from property line of lot adjacent to the east): 25.0 feet.  
Minimum Side Yard Setback (from property line of lot adjacent to the south): 5.0 feet.  
Minimum Side Yard Setback (from property line of lot adjacent to the north): 5.0 feet.
12. The manufactured home shall be a minimum of 600.0 square feet in area.
13. The maximum height of the manufactured home shall not exceed 33.0 feet.
14. The proposed manufactured home shall comply with Section 7.13 of Smoky Lake County Land Use Bylaw: 1272-14.
15. The proposed Development must conform to the Mons Lake Area Structure Plan Bylaw No. 1216-10.
16. The maximum site coverage shall be 45%, of which, a maximum of 15% of the total site area may be covered by accessory buildings.
17. The proposed Development shall commence within **twelve (12) months** from the date of issuance of this Development Permit, and carried out with reasonable diligence within **five (5) years**.
18. All applicants, general and private contractors shall, during construction, renovation and demolition of a building, keep the land in a

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- 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 shall be cleared from the site. As well, the Developer shall prevent excess soil or debris from being spilled onto public road allowances, streets, lanes and sidewalks.
19. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
  20. Lot grade elevations must ensure that site grades are established so as not to allow one site to drain onto an adjacent site.
  21. 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.
  22. The Developer shall obtain all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required.
  23. Municipal water and sewer services are not available at this location. It will be the responsibility of the Developer to ensure that water and private sewage disposal systems associated with the Development conform to current provincial regulations and standards. All infrastructure improvement costs associated with the Development shall be borne solely by the Developer.
  24. 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 and his contractors, to any public or private property.
  25. 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 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**

**5.0 ISSUES FOR INFORMATION**

5.1 Nil.

**6.0 CORRESPONDENCE**

6.1 Nil.

**7.0 DELEGATION**

7.1 Nil.

**8.0 ADJOURNMENT**

**MPC16.027: Cholak**

To adjourn the Municipal Planning Commission Meeting of August 25, 2016 at 2:23 p.m.

**CARRIED**

  
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Darold Cholak, Chairperson

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Cory Ollikka, Development Officer