

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting held on **Tuesday, June 19, 2018** in the County Council Chambers.

The meeting was called to Order at 2:52 p.m. by the Chairperson, Lorne Halisky in the presence of the following persons:

ATTENDANCE

Councillor Dan Gawalko	Division 1
Councillor Lorne Halisky	Division 4
Councillor Randy Orichowski	Division 5
Jordan Ruegg	Planning and Development Officer
Patti Priest	Recording Secretary

ABSENT

Cory Ollikka	Development Officer
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No Member of the General Public was present.

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2.0 ADOPTION OF AGENDA

MPC18.007: Orichowski

That the Agenda for the Municipal Planning Commission for June 19, 2018 be approved as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC18.008: Gawalko

That the minutes of January 25, 2018 – Municipal Planning Commission, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 012-18: Henry Sacha

MPC18.009: Orichowski

That the Municipal Planning Commission approve Development Permit No. 012-18: Pt. of SE 32-59-17-W4M, for the development of a **GARDEN SUITE (3RD DWELLING ON PARCEL)**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan, dated May 12, 2018, attached to, and forming part of, this Development Permit. Minimum Front Yard Setback (from property line adjacent to RGE RD 174A): 92.0 feet. Minimum Rear Yard Setback (from property line of lot adjacent to the south): 60.0 feet. Minimum Side Yard Setback (from property line adjacent to RGE RD 174A): 92.0 feet. Minimum Side Yard Setback (from property line of lot adjacent to the west): 60.0 feet.
2. The proposed Garden Suite must not exceed 36.1 feet in height.
3. The proposed Garden Suite must be a minimum of 700.0 square feet in area.
4. The maximum lot coverage shall not exceed 45%, of which, a maximum of 15% of the total lot area may be covered by accessory buildings.

5. The proposed Development shall commence within **twelve (12) months** from the date of issuance of this Development Permit, and must be carried out with reasonable diligence within **five (5) years**.
6. Documentation indicating that satisfactory arrangements have been made regarding the Development's private sewage disposal system must be provided to the Development Authority for Smoky Lake County.
7. Municipal water and sewer systems are not available at this location. It is the responsibility of the Developer to ensure that water well and private sewage disposal systems associated with the Development conform to current provincial standards and regulations. All infrastructure improvement costs associated with the Development shall be borne solely by the Developer.
8. 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 Daniel Moric, Manager, Smoky Lake County Gas Department at 780-656-5734 for more information.
9. The Developer, and all private and general contractors shall, during the course of construction, renovation and demolition, 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 removed from the site. As well, the Developer shall prevent excess soil and debris from being spilled on public road allowances, streets, lanes and sidewalks.
10. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
11. Lot grade elevations must be established to prevent the subject property from draining onto adjacent properties.
12. The Developer shall obtain any and all approvals, permits, licenses and authorizations from any and all agencies, departments and authorities as may be required, including, but not limited to, the Alberta New Home Warranty and applicable Safety Codes Act Permits (Building, Gas, Electrical, Plumbing & Private Sewage Disposal System).
13. The Developer shall be held financially responsible during construction, renovation and demolition, for any and all damage caused by the Developer, his servants, his suppliers, his agents and/or his contractors, to any and all public or private property.

CARRIED UNANIMOUSLY.

4.1.2 DP 013-18: Dale Croswell Construction Co. Ltd.

MPC18.010: Gawalko

That the Municipal Planning Commission approve Development Permit No. 014-18: ROAD ALLOWANCE ADJACENT TO PT. OF SW 29-58-16-W4M & PT. OF SE 30-58-16-W4M, for the development of **Natural Resource Extraction/Processing Facility (Sand and Gravel)**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan ("Current Conditions"), submitted on May 23, 2018, attached to, and forming part of, this Development Permit.
2. This Development Permit will expire on November 21, 2031.

3. Upon completion of operations or the date of expiry of this Development Permit, whichever is first, the Developer shall reclaim the portions of the road allowance that have been disturbed, to allow for pedestrian access to the North Saskatchewan River, to the satisfaction of the Development Authority for Smoky Lake County.
4. This Development Permit serves as an addendum to Development Permit No. DP 050-16, which is attached to, and forms part of, this Development Permit. The Developer shall be bound by any and all conditions of Development Permit No. DP 050-16, and any amendments thereto. Any breach and/or contravention of any or all of the conditions of Development Permit DP No. 050-16 shall constitute a breach of the conditions of this Development Permit, and may result in Smoky Lake County issuing a Stop Order, or taking other enforcement action, with respect to this Development Permit as well as Development Permit No. DP 050-16.

CARRIED UNANIMOUSLY.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

8.0 ADJOURNMENT

MPC18.011: Halisky

To adjourn the Municipal Planning Commission Meeting of June 19, 2018 at 3:13 p.m.

CARRIED.

Lorne Halisky, Chairperson

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Cory Ollikka, Development Officer