

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, August 27, 2020** held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 2:05 p.m. by the Chairperson, Lorne Halisky in the presence of the following persons:

PRESENT

Dan Gawalko	Councillor Div. 1	Present in Chambers
Johnny Cherniwchan	Councillor Div. 2	Present in Chambers
Craig Lukinuk, Reeve	Councillor Div. 3	Present in Chambers
Lorne Halisky	Councillor Div. 4	Present in Chambers
Randy Orichowski, Deputy Reeve	Councillor Div. 5	Present in Chambers
Lydia Cielin	Interim CAO	Present Virtually
Jordan Ruegg	P&D Manager	Present in Chambers
Kyle Schole	P&D Assistant	Present in Chambers
Patti Priest	Recording Secretary	Present Virtually

Two Members of the Public were present.
One Member of the Media was present.

2.0 ADOPTION OF AGENDA

MPC20.077: Orichowski

That the Municipal Planning Commission meeting for Thursday, August 27, 2020, at 3:00 p.m. be rescheduled to Thursday, August 27, 2020, at 2:00 p.m. to be held in County Council Chambers and Virtually online through Zoom Meeting.

CARRIED UNANIMOUSLY.

MPC20.078: Gawalko

That the Agenda for the Municipal Planning Commission meeting for Thursday, August 27, 2020, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC20.079: Lukinuk

That the Minutes of Municipal Planning Commission meeting held on Tuesday, August 18, 2020, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 029-20: Modular Home.

MPC20.080: Orichowski

That the Municipal Planning Commission **approve** Development Permit No. 029-20: Plan 8023098, Block 1, Lot 12 (Pt. of SW 16-60-16-W4M), for the development of a Modular Home, subject to the following conditions:

1. The proposed Modular Home shall be constructed and sited as per the Site Plan, dated July 23, 2020, attached to, and forming part of, this Development Permit.
 - a. Minimum Front Yard Setback: 25.0 feet.
 - b. Minimum Rear Yard Setback: 25.0 feet.
 - c. Minimum Side Yard Setbacks: 5.0 feet.
2. The Modular Home shall be a minimum of 600.0 square feet in ground floor area.

3. The maximum height of the Modular Home shall not exceed 33.0 feet.
4. The maximum lot coverage shall not exceed 45% of the total lot, of which, a maximum of 15% of the total lot are may be covered by Accessory Buildings.
5. The construction of the proposed Modular Home shall commence within twelve (12) months from the date of issuance of this Development Permit and be completed within five (5) years from the date of issuance.
6. The Developer shall provide evidence to the Development Authority for Smoky Lake County that the Modular Home meets the CSA A277 Standard for modular homes.
7. The Developer shall keep the site in a clean and tidy manner, free from rubbish and non-aggregate debris during construction.
8. Natural gas services are provided by Smoky Lake County. All costs associated with connecting to this utility shall be borne solely by the Developer. Please contact Daniel Moric, Smoky Lake County Gas Department at 780-656-5734 for more information.
9. Municipal water and sewer services are not available at this location. It will be the sole responsibility of the Developer to ensure that water and private sewage disposal systems associated with the Modular Home conform to current provincial regulations and standards. All infrastructure improvement costs associated with the work approved by this Development Permit shall be borne solely by the Developer.
10. The Developer shall be required to obtain all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required.
11. The Developer shall be held financially responsible during construction, renovation and/or demolition, for any and all damages caused by the Developer, his servants, his suppliers, his agents and/or his contractors, to any public or private property.

CARRIED UNANIMOUSLY.

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

Nil.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

8.0 ADJOURNMENT

MPC20.081: Halisky

That the Municipal Planning Commission Meeting of August 27, 2020 adjourn at 2:19 p.m.

CARRIED.

Lorne Halisky, Chairperson

S E A L

Lydia Cielin, Interim CAO