

SMOKY LAKE COUNTY

AGENDA: MUNICIPAL PLANNING COMMISSION to be held on

March 8, 2021 at 1:00 p.m.

Virtually, via Zoom Platform –

Virtually, Online through Zoom:

<https://us02web.zoom.us/j/88419309003?pwd=ZXVIQ0Ywanp4V3FRa0ViNnBNZC8wdz09> Or, by

phone: 1-877-853-5257, Meeting ID: 884 1930 9003 8632 Password: 356980

1. CALL TO ORDER

2. AGENDA

3. MINUTES

3.1 Adopt Minutes of December 7, 2020.

4. REQUEST FOR DECISION

4.1 Development Permit(s) to be Considered:

4.1.1 DP 004-21: Campground, Major

4.1.2 DP 005-21: Mobile Home

4.1.3 DP 006-21: Bunk House

4.1.4 DP 007-21: Campground, Major

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

4.2.1 Nil.

5. ISSUES FOR INFORMATION

5.1 Nil.

6. CORRESPONDANCE

6.1 Nil.

7. DELEGATON(S)

7.1 Nil.

8. ADJOURNMENT

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Monday, December 7, 2020**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 1:06 p.m. by the Chief Administrative Officer, Gene Sobolewski 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
Gene Sobolewski	CAO	Present in Chambers
Lydia Cielin	Assist. CAO	Virtually Present
Jordan Ruegg	P&D Manager	Virtually Present
Kyle Schole	P&D Assistant	Virtually Present
Patti Priest	Recording Secretary	Virtually Present

One Member of the Public was virtually present.

No Member of the Media was present.

Election of Chairperson

The Chief Administrative Officer called first (1) time for nominations for Chairperson.

MPC20.001: Orichowski

That Councillor Lorne Halisky be nominated as the Chairperson of the Municipal Planning Commission.

The Chief Administrative Officer called second (2) time for nominations for Chairperson.

The Chief Administrative Officer called third (3) time for nominations for Chairperson.

NO FURTHER NOMINATIONS.

The Chief Administrative Officer declared Nominations for Chairperson Ceased.

Mr. Lorne Halisky was declared elected by acclamation by the Chief Administrative Officer as the Chairperson of the Municipal Planning Commission for the ensuing year and assumed the Chair.

Election of Vice-Chairperson

The Chairperson called first (1) time for nominations for Vice-Chairperson.

MPC20.002: Lukinuk

That Councillor Randy Orichowski be nominated as the Vice-Chairperson of the Municipal Planning Commission.

The Chairperson called second (2) time for nominations for Chairperson.

The Chairperson called third (3) time for nominations for Chairperson.

NO FURTHER NOMINATIONS.

The Chairperson declared Nominations for Vice-Chairperson Ceased.

Mr. Randy Orichowski was declared elected by acclamation by the Chairperson as the Vice-Chairperson of the Municipal Planning Commission for the ensuing year.

2.0 ADOPTION OF AGENDA

MPC20.003: Lukinuk

That the Agenda for the Municipal Planning Commission meeting for Thursday, December 7, 2020, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC20.004: Lukinuk

That the Minutes of Municipal Planning Commission meeting held on Thursday, September 10, 2020, be adopted as presented.

CARRIED.

Lydia Cielin, Assistant Chief Administrative Officer virtually joined the meeting, time 1:10 p.m.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 046-20: Scotford Aggregates (Barry & Cindy Cherniwchan)

MPC20.005: Cherniwchan

That the Municipal Planning Commission **APPROVE** Development Permit No. 046-20: SE-7-60-15-W4M & NE-6-60-15-W4M for the development of Natural Resource Extraction/Processing Facility (Sand and Gravel), (10.87 Acres +/-), subject to the following conditions:

1. The proposed Development shall be sited as per the Figure 2: Existing Conditions, dated October 17, 2020, of the Development Permit application, prepared by Scotford Aggregates Ltd., attached to, and forming part of, this Development Permit. The proposed Development shall be developed in accordance with the mitigation recommendations made in the Preliminary Biophysical Assessment, dated November 2020, prepared by Nadurra Ecological Consulting Ltd., attached to, and forming part of, this Development Permit.
2. This Development Permit will expire five (5) years from the date of issuance.
3. The Developer shall comply with all requirements of Alberta Environment and Parks (AEP), including provisions contained in any registrations, permits, licenses and approvals issued by AEP pursuant to the Development.
4. Tree and bush removal on Said Lands shall take place only during the approved period of July 31 to April 15, as required by the Alberta Wildlife Act and the federal Migratory Birds Convention Act.
5. Any burning of vegetation on Said Lands will require a Burn Permit to be issued by Smoky Lake County's Fire Chief or his designate.
6. Reclamation and rehabilitation of Said Lands shall be in accordance with the Alberta Environmental Protection and Enhancement Act (EPEA).
7. All equipment and activity relating to the mining and crushing operation shall be located within and take place in areas approved for gravel extraction.

8. Hours of Operation:
 - a. Crushing Operations: 24 hours per day, 365 days per year.
 - b. On-Site Development Operations (pit development and reclamation): 24 hours per day, 365 days per year.
 - c. Hauling: 7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. Hauling will not be permitted on Sundays and Statutory Holidays.
9. The Developer shall ensure that dust and noise control measures are undertaken to prevent such items from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be located in a position so as to act as a sound barrier. The Developer shall also apply methods of minimizing the noise created from machinery wherever possible, to the satisfaction of the Development Authority.
10. The Developer shall be required to comply with Smoky Lake County Bylaw No. 1306-17: Licensing of Aggregate Extraction Businesses Operating Within Smoky Lake County prior to this Development Permit taking affect.
11. The Developer shall be required to enter into a Development Agreement with Smoky Lake County prior to this Development Permit taking affect.
12. The Developer shall enter into, and comply with, an amended Haul Road Agreement with Smoky Lake County specifying terms and conditions concerning the capacity of the roads within the Haul Route as designated by Smoky Lake County, prior to this Development Permit taking affect.
13. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
14. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
15. Accesses and haul routes into extraction areas shall be located away from residential areas.
16. The Developer shall ensure that any development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial regulations and legislation. Setbacks from pipelines shall be in accordance with appropriate provincial legislation and regulations established by the Alberta Energy Regulator (AER). Setbacks from utility corridors shall be in accordance with provincial legislation and regulations established by the Alberta Utilities Commission (AUC).
17. No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary approvals under the Water Act and from the Department of Fisheries and Oceans. Evidence of a Water Act approval or license must be provided to the Development Authority for Smoky Lake County in cases where a surface waterbody is altered or disturbed.
18. No washing activities shall take place under this Development Permit. Should the Developer wish to undertake any washing activities on Said Lands, the Developer must provide a copy of a Water Act License or Approval to the Development Authority for Smoky Lake County before washing activities may commence.

19. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
20. If a portion of the pit should become inactive for a period lasting more than three (3) consecutive months, the pit faces shall be sloped to a ratio of 2:1 to ensure public safety and prevent erosion.
21. The Developer shall obtain any and all approvals, permits, authorizations, certificates, and licenses from any and all agencies, departments and authorities as may be required.
22. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally owned roads.
23. The storage of bulk fuels will not be permitted on Said Lands.
24. Weed control measures shall be implemented at the request of, and to the satisfaction of, Smoky Lake County.

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

MPC20.006: Halisky

That the Municipal Planning Commission Meeting of December 7, 2020 adjourn at 1:50 p.m.

CARRIED.

Lorne Halisky, Chairperson

S E A L

Gene Sobolewski, CAO

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.1

MEETING DATE	MARCH 8, 2021
FILE NO.	DP 004-21
LEGAL DESCRIPTION	PT. NE-33-59-13-W4M (LSD 15)
LOT AREA	4.90 ACRES (1.98 HECTARES)
APPLICANT	NORTH BONNIE LAKE CAMPING CO.
LANDOWNER	SKARLICKI, PAUL & EMILY AND AGNES OLANKSY
PROPOSED DEVELOPMENT	CAMPGROUND, MAJOR
ZONING	AGRICULTURE DISTRICT (AG)
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	413593341
DIVISION	1 (NORTHWEST SIDE OF BONNIE LAKE)

RECOMMENDATION

That the Municipal Planning Commission **approve** Development Permit No. 005-21: Pt. of NE-33-59-13-W4M, for the development of a **Campground, Major**, subject to the following conditions:

1. The proposed Campground, Major, shall be constructed and sited as per the Site Plan, dated February 16, 2021, attached to, and forming part of, this Development Permit.
Minimum Front Yard Setback: 23.1 metres (75.8 feet).
Minimum Rear Yard Setback: 18.3 metres (60.0 feet).
Minimum Side Yard Setbacks: 18.3 metres (60.0 feet).
2. Development of roads, facilities and camping stalls shall not occupy more than two-thirds (3.26 acres) of the total site area. A minimum of one third (1.63 acres) of the total site area shall be left in its natural state.
3. Construction and future maintenance of accesses to said lands and all internal roads located on said lands shall be the responsibility of the Developer. Development of all internal roads shall be at the discretion of, and to the satisfaction of, the Development Authority. To this end, all internal roads shall have a minimum of a 6.0 metre (20.0 foot) usable top, except for one-way roads, which shall have a minimum of a 3.7 metre (12.0 foot) usable top and shall be hard surfaced.
4. Each camping stall shall be service by an internal road.
5. The internal road system shall be properly signed for users and for emergency response vehicles, and shall be sensitive to the topography and environmental characteristics of the site.
6. The proposed Campground shall be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage. To this end, all proposed site developments shall be setback a minimum of 30.0 metres from the creek running through said lands.
7. All camping stalls shall be setback a minimum of 30.0 metres from the shore of Bonnie Lake.
8. A maximum of thirty (30) camping stalls shall be permitted on said lands. Any further expansion beyond thirty (30) camping stalls shall require a new Development Permit to be obtained by the Developer.
9. A maximum of thirty (30) recreational vehicles shall be permitted on said lands at a given time. In addition, the Developer shall only allow parking of recreational vehicles and passenger vehicles on said lands.
10. Fires shall be permitted only in designated firepits and other such facilities designated by the Development Authority for such use. Each camping stall shall be provided with a fire pit which meets the specifications established by Smoky Lake County's Fire Chief.
11. All camping stalls shall be cleared identified with stakes or markers, with a stall number or other identification system.
12. All camping stalls shall be developed to the following minimum standard:
 - a. Width = minimum of 6.10 metres (20.0 feet);
 - b. Depth = minimum of 18.29 metres (60.0 feet); and
 - c. Area = minimum of 111.48 square metres (1,200 square feet).

13. All camping stalls shall be separated from each other by a minimum of 3.05 metres (10.0 feet).
14. A single security/site-operator suite/dwelling unit shall be permitted on site.
15. The Developer shall provide on-site potable water to the satisfaction of the Development Authority.
16. The Developer shall designate an area equivalent to ten percent (10%) of the total site area as group-use area. This area shall be clearly marked and free from all traffic hazards. The design of such an area, including the provision of facilities for picnicking and/or recreation shall be to the satisfaction of the Development Authority.
17. The site shall be kept in a neat and tidy condition in accordance with Smoky Lake County Bylaw No.1169-08: *Nuisance and Unsightly Premises*, as amended. Garbage receptacles shall be located throughout the site to the satisfaction of the Development Authority.
18. Municipal water and waste water services are not available at this location. It shall be the responsibility of the Developer to ensure that proper water and waste water services are provided to the satisfaction of the Development Authority. All costs associated with the installation and ongoing maintenance of these services shall be borne solely by the Developer.
19. The Developer shall comply with the provisions of Smoky Lake County Bylaw No. 1342-19: *Noise Bylaw*, as amended.
20. Lot grading shall be conducted in a manner so as to prevent the site from draining onto an adjacent property.
21. The Developer shall be responsible for obtaining a Temporary Field Authorization and any other necessary approval from Alberta Environment and Parks for the proposed dock and beach improvements.

BACKGROUND

1. The reason this application is being referred to the Municipal Planning Commission is that a **Campground, Major** is listed as a “Permitted Use” under the Agriculture General (AG) District in Smoky Lake County Land Use Bylaw No. 1272-14. 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 its consideration.
2. Smoky Lake County Land Use Bylaw No.1272-14 defines a “**Campground, Major**” as “an area which has been planned and improved for the short term occupancy of more than twenty (20) holiday trailers, motor homes, tents, campers of similar recreational vehicles, and is not used as a year round storage, or accommodation for residential use. Typical uses include tourist recreational vehicle parks, campsites, and tenting grounds and recreational activities, such as picnic grounds, boating facilities and playgrounds.
3. As per Section 2.14 of Land Use Bylaw No. 1272-14: If approved, a Notice of Decision of the approval will be mailed to adjacent landowners, as identified on the Smoky Lake County Assessment Roll, informing them of the Notice of Decision and their right of appeal. A Notice of Decision will also be published in a newspaper circulating within the municipality, stating the legal description and municipal address of the property, the nature of the approved development and right of appeal.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO. 1272-14: SECTION 8.2: AGRICULTURE GENERAL (AG) DISTRICT	PAGE 3
APPENDIX B	LAND USE BYLAW NO. 1272-14: SECTION 7.2 CAMPGROUNDS	PAGE 9
APPENDIX C	LAND USE BYLAW NO. 1272-14: SECTION 7.23: RECREATIONAL VEHICLE CAMPGROUNDS	PAGE 12
APPENDIX D	DEVELOPMENT PERMIT APPLICATION – DP 004-21	PAGE 13
APPENDIX E	GENERAL LOCATION MAP	PAGE 20

Prepared by: _____
 Jordan Ruegg
 Planning and Development Manager

March 1, 2021
 Date

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
- W. Solar Energy Collection Systems
- X. Wind Energy Conversion System, Micro

3. Discretionary Uses

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

- M. Duplex (Vertical and Side-by-Side)
- N. Family Care Facility
- O. Intensive Agriculture
- P. Kennel
- Q. Natural Resource Extraction Industry
- R. Place of Worship
- S. Public and Quasi-Public Building and Use
- T. Public Utility
- U. Recreational Use
- V. Recreational vehicle park
- W. Relocated Building
- X. Secondary Commercial
- Y. Sign
- Z. Surveillance Suite
- AA. Transfer Station
- BB. Utility Building
- CC. Wind Energy Conversion System, Small
- DD. Wind Energy Conversion System, Large
- 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

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.

location, character and parcel coverage percentages of the 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.
 - F. The keeping of recreational vehicles shall be provided in accordance with Section 7.23 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.

4. A private sewage inspection will be required, at no cost to the County, prior to endorsement for all subdivisions within the County where the site is affected by a private sewage disposal system.

6.20 WATER SUPPLY/SANITARY FACILITIES AND NATURAL GAS

1. All development within the County shall be provided, at no cost to the County, with sanitary facilities to the satisfaction of the Plumbing and Drainage Regulations and any other Provincial legislation or regulations.
2. A development permit shall not be issued for residential, commercial, industrial or recreational uses unless the Development Authority is satisfied that water supplies of sufficient quality and quantity are or will be made available to support the proposed development.

7 SPECIAL PROVISIONS

7.1 BARE LAND CONDOMINIUMS

1. A Bare Land Condominium development must comply with the County's Bare Land Condominium Policy, as amended, along with all the general regulations of this Bylaw, including the regulations of the applicable Land Use District.
2. An application for a Bare Land Condominium development shall include a comprehensive site plan, in accordance with Section 2.4 of this Bylaw.
3. For the purposes of this Bylaw, a Bare Land Condominium Plan is a plan of subdivision and a unit on a Bare Land Condominium Plan is a lot.

7.2 CAMPGROUNDS

1. A comprehensive site plan shall be provided to the satisfaction of the Development Authority that shows the location, design standards and site requirements of any common accessory uses and services, such as washrooms, laundromat, recreational buildings, retail store, food concession, fire pits, fire wood storage, lighting, water supply, wastewater disposal facilities, solid waste collection facilities and any other similar uses or services that may be associated with or required within a campground. The following regulations shall be applied in designing the campground site plan:

- (a) a minimum site area of 0.40 ha (1 ac);
- (b) a minimum of 10% of the total site shall be set aside in a location acceptable to the Development Authority as a common open space recreation area;
- (c) each stall shall be accessed by an internal road;
- (d) the road system shall be properly signed for users and for emergency response vehicles, and shall be sensitive to the topography and environmental characteristics of the site;

- (e) walkways with a minimum width of 1.62 m (4 ft) surfaced to the satisfaction of the Development Authority shall be provided from all stalls to all service buildings and facilities, refuse areas and recreation areas;
- (f) roads shall be hard surfaced or surfaced to the satisfaction of the Development Authority and shall be:
 - (i) 3.05 m (10 ft) in width for one-way traffic; and
 - (ii) 6.10 m (20 ft) in width for two-way traffic;
- (g) fires will be permitted only in designated fire pits or other such facilities;
- (h) potable water and wastewater disposal facilities are required to the satisfaction of the Development Authority;
- (i) all utility services and all utility wires and conduits shall be provided as required by the Development Authority and the utility companies;
- (j) fences shall be allowed within the recreational vehicle park only if they are erected and maintained by the park operator to a uniform standard throughout the park;
- (k) all stall boundaries shall be clearly defined on the ground by permanent flush stakes or markers, with a stall number or other identification system;
- (l) suitable ground cover and a flat area for each stall shall be provided;
- (m) minimum camping stall size shall be:
 - (i) 6.10 m (20 ft) in width;
 - (ii) 18.29 m (60 ft) in depth; and
 - (iii) 111.48 m² (1,200 ft²) in area;
- (n) minimum distance between camping stalls shall be 3.05 m (10 ft);
- (o) minimum campground front, side and rear yards shall be 3.05 m (10 ft) from all site boundaries;
- (p) one (1) parking stall per camping stall; and
- (q) visitor parking shall be provided in a common area to the satisfaction of the Development Authority

2. A landscaping plan that retains natural vegetation shall be provided to the satisfaction of the Development Authority.

3. Campgrounds are considered temporary occupancies.

4. One on-site security/operator suite may be permitted.

7.3 CANNABIS PRODUCTION AND DISTRIBUTION

Regulations within this section apply to the production and development of licensed cannabis for medical and non-medical purposes.

1. Cannabis production and distribution developments shall not be permitted unless all applicable licensing and approvals have been provided by the provincial and federal governments.
2. A copy of the current license(s) and/or approvals for a proposed cannabis production and distribution development, as issued by the provincial and/or federal government, shall be provided to the Development Authority with the development permit application or as a condition of development permit approval.
3. The design of buildings on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
4. Hours of operation may be restricted as a condition of the development permit issued by Development Authority.
5. The illumination of parking areas, walkways, signs, and other structures associated with cannabis production and distribution development shall be arranged to meet the requirements under municipal, provincial and federal regulations.
6. The minimum required lot size shall be at the discretion of the Development Authority.
7. Parking and loading requirements for cannabis production and distribution facilities shall be provided based on the requirements for an industrial use in Section 6.13 of this Bylaw, and any applicable requirements in provincial and federal regulations, as amended.
8. Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed.
9. Applications for subdivision of land for this use may be required to include the information required by the Development Authority in Section 2.5(1).
10. Landscaping requirements shall be at the discretion of the Development Authority.

1. A person applying to develop a site as a private liquor store and storage facility where allowed under this bylaw shall comply with the following provisions:
 - A. Store size limitation - the retail and storage space shall be a minimum of 56.0 sq. m (600.0 sq. ft.).

7.22 RECREATIONAL USES

1. Recreational development shall be required to:
 - A. maintain an open space buffer of sufficient size and composition to act as a visual and noise barrier from adjacent uses which may be incompatible; and
 - B. install, when necessary, adequate on-site water supply and sewage disposal systems which have been approved by the authority having jurisdiction.

7.23 RECREATIONAL VEHICLE CAMPGROUNDS

1. Development of roads, facilities, and recreational vehicle sites shall occupy no more than two-thirds of the proposed site, leaving a minimum of one-third of the site in its natural state (or landscaping one-third to the satisfaction of the Development Authority).
2. Campgrounds should be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.
3. The entire site design shall be at the discretion of the Development Authority.
4. Where the campground directly adjoins a residential area, adequate screening or fencing shall be provided, to the satisfaction of the Development Authority.
5. A sufficient number of picnic tables, fire pits, and garbage cans shall be provided to accommodate the design capacity of the campground. Exact numbers shall be at the discretion of the Development Authority.
6. On recreational vehicle campgrounds located next to a lake, if boat launching and swimming facilities are not provided, alternative locations for same should be indicated on a map or sign on the site.
7. An adequate potable water supply and sewage disposal facilities shall be provided, in accordance with Provincial regulations and/or the Safety Codes Act, as applicable.
8. A portion of the campsites should be serviced by electrical, water or sewage disposal hookups.

7.24 RECREATIONAL VEHICLE PARKS

1. Each recreational vehicle parking stall be a minimum width of 10.0 m (32.8 ft.) and a minimum area of 250.0 sq. m (2691.0 sq. ft.).
2. As a condition of approval, the Development Authority shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction,



Box 310
4612 McDougall Drive
Smoky Lake, AB T0A 3C0
ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Internal Use Only
Our File Number: DP 004-21 Your File Number: _____ Roll Number: 13593341

Applicant Information
Applicant/Agent: North Bonnielake Camping Co. Phone: 778 960 8829
Address: 59521 RR 134 Vilna A.B. Cell Phone: _____
City/Prov: Alberta Postal Code: T0A 3L0 Fax: _____
Email address: p_sker@hotmail.com Signature: Paul Sker

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: _____

Right of Entry
Pursuant to Section 542 of the Municipal Government Act, I hereby do or do not _____ grant consent for a designated officer of Smoky Lake County to enter upon the land as described above, for a site inspection.
Print Name: _____ Signature: _____

Section A - Property Information Division _____
Legal: Lot _____ Block _____ Plan _____ and Part of NE ¼ Sec 33 Twp 59 Rge 13 W4M
Subdivision Name (if applicable) or Area of Development _____
Rural Address/Street Address _____ Parcel Size 6 acres
Number of existing dwellings on property (please describe) 0
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: _____



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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: _____
 Is the subject property immediately adjacent to the County boundary? Yes No
 If yes, the adjoining municipality is: _____

Section B – Proposed Development Information

Estimated Cost of Project \$ 40,000

Estimated Commencement Date May 2021 Estimated Completion Date July '21

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

Accessory Building Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Acc. Bldg _____ ft / m

Parking: No. of Off-Street Parking _____

Land Use District (Zoning) of Property: Agricultural

Description of Work: Develop Campsite (approx 30 stalls) - no buildings

SEPARATE REPORTS TO ATTACH:

Parking Plan	Biophysical Assessment	Master Sign Plan	Site Plan
Stormwater Management Plan	Hydrogeological Report	Landscaping Plan (Garner Lake ASP)	Industrial Development (Section 2.5 / 7.10 of LUB)
Geotechnical Report	Environmental Site Assessment Phase I or Phase II or Phase III	Wind/Energy Conversion System (Section 2.9/7.36-7.38 of LUB)	Commercial-Development (Section 2.6 / 7.4of LUB)
Natural Resource Extraction (Section 2.7/7.16 of LUB.)	Reclamation Plan	Excavation & Stripping Development (Section 2.8 of LUB)	Historical Resource Impact Assessment (HRIA) (Section 2.4/9.2 of LUB)
Real Property Report	Cumulative Effects Assessment	Applicable Provincial /Federal Authorization	Copy of ERCB Abandoned Well Viewer Map (*required for all applications)



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DEVELOPMENT PERMIT APPLICATION PACKAGE

Section C – Abandoned Wells

Effective November 1, 2012, the Subdivision and Development Regulation requires that an applicant for a development permit (for buildings larger than 47m²/505 sq. ft.) provide information about abandoned oil and gas wells on the subject property. Before an application for development can be considered complete, applicants MUST provide this information. The following outlines the process for determining what information is required with your development application. Applicants are required to verify the Alberta Energy Regulator’s Abandoned Well Viewer online at: mapview.ercb.ca/spatialdatabrowser/default.aspx?config=AbandonedWells.xml to determine if abandoned wells are located on the subject property. Information can be obtained by phoning Alberta Energy Regulator at 1-855-297-8311.

If an abandoned well is found, then the Applicant MUST provide Smoky Lake County with all Licensees identified by the AER as affecting their property to confirm the following:

1. a sketch showing the location and setback distance required by the Licensee from each abandoned well;
2. the map from the ERCB Viewer of the subject property;
3. a list of all abandoned wells, including the surface coordinates;
4. any additional information from Licensee(s) that led to a change in the setback.

If an abandoned well is not found, then the Applicant must sign in the space provided below confirming that there are no abandoned wells located on the property. The Applicant MUST attach the map from ERCB Viewer of the property.

Applicant Print Name _____ Applicant Signature _____ Date _____

Section D – 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

**If a decision has not been picked up within 5 (five) working days, the decision will be automatically mailed to applicant.

**Once a Development Permit has been issued, a copy of the permit is automatically sent by email to the applicant if an email address is provided on page 4.

If we have any questions or require clarification regarding your application, how do you wish to be contacted: phone mail fax e-mail


<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ <u>300.00</u></p> <p>Receipt # <u>0315301</u></p> <p>Receipt Date <u>FEBRUARY 16, 2021</u></p> <p>Date Received _____</p> <p>*and deemed complete by Development Authority.</p> <p><input type="checkbox"/> Entered into e-SITE # _____</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>
--	---

The personal information provided is being collected under the authority of the Municipal Government Act and will be used for the purposes under that Act. Information that you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Any questions regarding the collection, use or disposal of this information should be directed to Smoky Lake County at 780-656-3730.

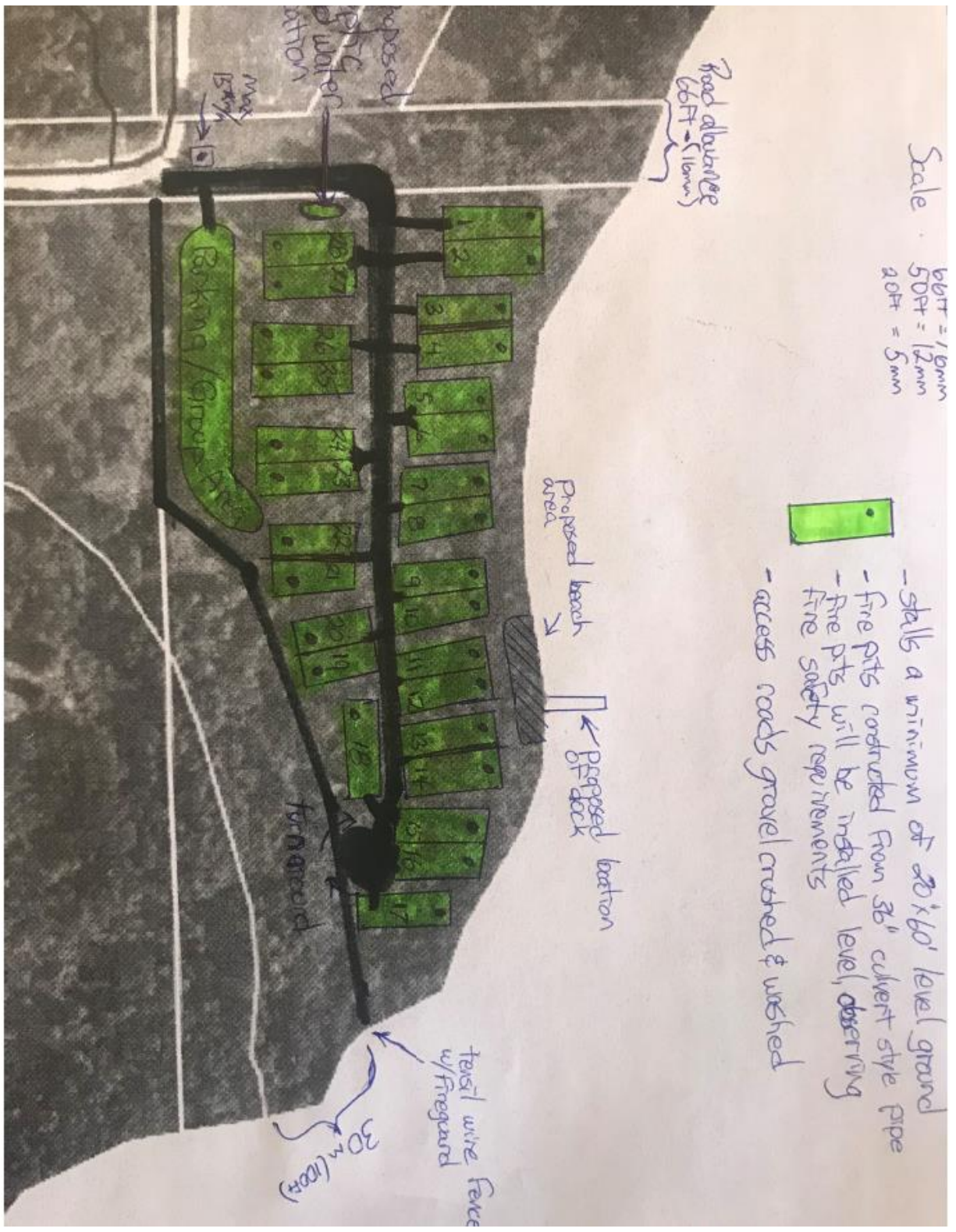


Box 310
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Smoky Lake, AB T0A 3C0
ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Our File Number: _____	Roll Number: _____
DEVELOPMENT PERMIT SITE PLAN	
<i>see attached</i>	
	
DATE: <i>Feb 16/21</i>	SIGNATURE OF APPLICANT: <i>Paul Skelton</i>
DATE:	DEVELOPMENT AUTHORITY:





SMOKY LAKE COUNTY
BOX 310
SMOKY LAKE, AB T0A 3C0
PHONE: (780)656-3730 (780)424-7103
FAX: (780)656-3768

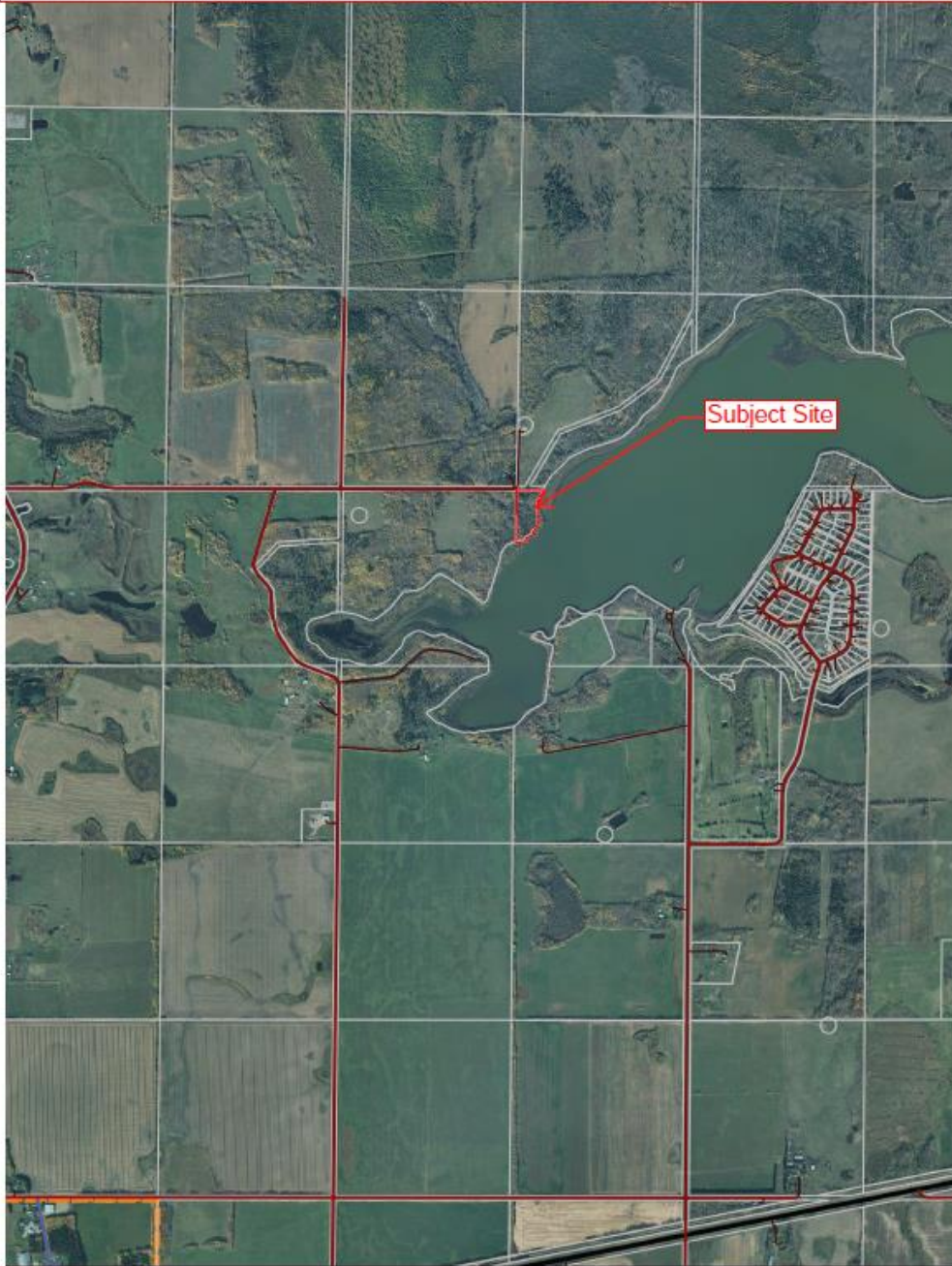
OFFICIAL RECEIPT

NORTH BONNIELAKE CAMPING CO.
BOX 9
VILNA AB

Reg. #: R121665640
Receipt #: 0315301
Date: 2021/02/16

Account #	Description	Opening Bal	Payment	Amount Due
1-1-526-61-00-00-00	DEVELOPMENT PER MITS DP004-21		300.00	
			** Payment Total:	300.00
		Direct Debit		300.00

Development Permit Application No. 004-21
PT. NE-33-59-13-W4M (LSD 15) - Bonnie Lake
Campground, Major



Smoky Lake County

Smoky Lake County

Date Created: 3/1/2021

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.2

MEETING DATE	MARCH 8, 2021
FILE NO.	DP 005-21
LEGAL DESCRIPTION	PLAN 314HW, BLOCK 4, LOT 15 (PT. NW-10-59-18-W4M)
LOT AREA	580.63 SQUARE METRES
APPLICANT	MORTON, BRUCE
LANDOWNER	MORTON, BRUCE
PROPOSED DEVELOPMENT	MOBILE HOME
ZONING	HAMLET GENERAL DISTRICT (HG)
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	40300415
DIVISION	3 (HAMLET OF WARSPITE)

RECOMMENDATION

That the Municipal Planning Commission **approve** Development Permit No. 005-21: Plan 314HW, Block 4, Lot 15 (Pt. of NW-10-59-18-W4M), for the development of a **Mobile Home**, subject to the following conditions:

1. The proposed Mobile Home shall be constructed and sited as per the Site Plan, dated February 11, 2021, attached to, and forming part of, this Development Permit.
Minimum Front Yard Setback: 7.6 metres (25.0 feet).
Minimum Rear Yard Setback: 7.6 metres (25.0 feet).
Minimum Side Yard Setbacks: 1.5 metres (5.0 feet).
2. The Mobile Home shall be a minimum of 55.7 square metres (600.0 square feet) in ground floor area.
3. The maximum height of the Mobile Home shall not exceed 10.0 metres (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 area may be covered by Accessory Buildings.
5. The construction of the proposed Mobile 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 Mobile Home meets and complies with both the Alberta Building Code and the relevant CSA Standard.
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 provided by Smoky Lake County. All costs associated with connecting to these services will be borne solely by the Developer. Please contact Dave Franchuk, Manager, Smoky Lake County Environmental Services Department at 780-656-5734 for more information.
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.

BACKGROUND

1. The reason this application is being referred to the Municipal Planning Commission is that a **Mobile Home** is not listed as a “Permitted Use” nor a “Discretionary Use” under the Hamlet General (HG) District in Smoky Lake County Land Use Bylaw 1272-14. However, a Mobile Home is similar in many respects to a **“Manufactured Home”** which is listed as a “Discretionary Use
2. Smoky Lake County Land Use Bylaw 1272-14 does not contain a definition for **“Mobile Home”**. However, according to Land Use Bylaw 1272-14, a **“Manufactured Home”** means a single detached dwelling comprised of one or more large factory-built sections that is designed and manufactured to be moved from one point to another by being towed or carried on its own wheels or by other means, and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports and connections of utilities, ready for year round use as dwelling accommodation for one or more persons. A manufactured home must be manufactured and maintained in full compliance with applicable national and provincial regulations.
3. The Development Officer is satisfied that the proposed Mobile Home is suitable for year-round use as a dwelling.
4. As per Section 2.14 of Land Use Bylaw 1272-14: If approved, a Notice of Decision of the approval will be mailed to adjacent landowners, as identified on the Smoky Lake County Assessment Roll, informing them of the Notice of Decision and their right of appeal. A Notice of Decision will also be published in a newspaper circulating within the municipality, stating the legal description and municipal address of the property, the nature of the approved development and right of appeal.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO. 1272-14: SECTION 8.7: HAMLET GENERAL (HG) DISTRICT	PAGE 3
APPENDIX B	DEVELOPMENT PERMIT APPLICATION – DP 005-21	PAGE 10
APPENDIX C	GENERAL LOCATION MAP	PAGE 19

Prepared by: _____
 Jordan Ruegg
 Planning and Development Manager

March 1, 2021
 Date

8.7 HAMLET GENERAL (HG) DISTRICT

1. Purpose

The general purpose of this district is to permit and regulate development within the Hamlets of Bellis, Edward, Spedden and Warspite.

2. Permitted Uses

- A. Agricultural Support Service
- B. Automobile Repair Shop, Major
- C. Automobile Repair Shop, Minor
- D. Automobile Sales
- E. Bakery
- F. Bank
- G. Basement Suites
- H. Bed and Breakfast Establishment
- I. Buildings and Uses Accessory to Permitted Uses
- J. Business Office
- K. Child Care Facility
- L. Clinic
- M. Club or Lodge
- N. Community Hall
- O. Commercial Uses
- P. Convenience Retail Service
- Q. Day Care Facility
- R. Day Home
- S. Dwelling, Single Detached
- T. Drive-in Business
- U. Eating and Drinking Establishment
- V. Extensive Agriculture
- W. Home Occupation, Minor
- X. Home Occupation, Major
- Y. In-law Suite
- Z. Neighbourhood Park
- AA. Protective or Emergency Services
- BB. Public or Quasi-Public Services
- CC. Public Park
- DD. Retail Store
- EE. Secondary Suite
- FF. Solar Energy Conversion System
- GG. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Amusement Establishment, Indoor
- B. Amusement Establishment, Outdoor
- C. Animal Clinic

- D. Animal Hospital
- E. Animal Hospital, Large
- F. Apartment
- G. Auctioneering Facility
- H. Bakery, Large
- I. Bed and Breakfast Establishments
- J. Buildings and Uses Accessory to Discretionary Uses
- K. Building Supply and Lumber Outlet
- L. Bulk Fuel Storage and Sales
- M. Day Care Facility
- N. Duplex (Side-by-side and vertical)
- O. Campground, Basic
- P. Car wash Establishment
- Q. Cemetery
- R. Communication Tower Facility
- S. Drinking Establishment
- T. Drive-in Business
- U. Dwellings within buildings in which the predominant use is one or more of the listed permitted or discretionary uses, provided, however, that the dwellings have direct access to the outside of the building
- V. Family Care Facility
- W. Garage Suite
- X. Garden Suite
- Y. Group Care Facility
- Z. Guest House
- AA. Entertainment Establishment
- BB. Liquor sales/distribution Service
- CC. Manufactured Home
- DD. Modular Home
- EE. Motel
- FF. Multi-Unit Dwelling
- GG. Multi-Use Development
- HH. Natural Area
- II. Neighbourhood Convenience (or retail) Store
- JJ. Outdoor Eating Establishment
- KK. Places of Worship
- LL. Private Club or Lodge
- MM. Public Utilities
- NN. Public Utility building
- OO. Rural Commercial
- PP. Servicing Establishment
- QQ. Shipping Container
- RR. Shopping Centre
- SS. Small Radio Communication Facilities
- TT. Surveillance Suite
- UU. Transfer Station
- VV. 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 Lot Area for Low Density Residential Uses (Single Detached Dwellings, Manufactured and Modular Homes)

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 Frontage	Minimum Lot Area
i.	Un-serviced	30.5 m (100.0 ft.)	1858.0 sq. m (20,000 sq. ft.)
ii.	Serviced (Municipal Sewer & Water)	15.2 m (50.0 ft.)	557.4 sq. m (6,000 sq. ft.)
iii.	Municipal Sewer Only	30. m (100.0 ft.)	929.0 sq. m (10,000 sq. ft.)
iv.	Municipal Water Only	30.5 m (100.0 ft.)	1393.5 sq. m.(15,000 sq. ft.)

B. Minimum Site Area for Medium Density Residential Uses and High Density Residential Uses – as required by the Development Authority

C. Minimum Site Area for all other uses – as required by the Development Authority

- i. Where shopping centres or groups of shops are to be built on a site, developers shall provide a Development Concept Plan identifying the proposed parcel boundaries, location(s) of building(s), access, parking and specific commercial uses, and any other matter required by the Development Authority, to the satisfaction of the Development Authority.

5. Development Regulations

A. Minimum Ground Floor Area

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

Minimum Ground Floor Area		
i.	Single Detached Residential	69.7 sq. m (750.0 sq. ft.)
ii.	Duplexes (side-by-side and vertical)	55.7 sq. m (600.0 sq. ft.) for each dwelling unit
iii.	Manufactured Home	55.7 sq. m (600.0 sq. ft.)
iv.	Modular Home	65.0 sq. m (700.0 sq. ft.)
v.	All other residential uses	As required by the Development Authority
vi.	All other non-residential uses	As required by the Development Authority

B. Minimum Yard Requirements

i. Minimum Yards – Single Detached Dwellings, Manufactured and Modular Homes

Minimum Yard Requirements - Single Detached Dwellings, Manufactured and Modular Homes	
Front	7.6 m (25.0 ft.)
Rear	7.6 m (25.0 ft.)
Side	10% of the lot width but not less than 1.5 m (5.0 ft.)

- ii. Minimum Yards - All other residential uses – as required by the development authority
- iii. Notwithstanding subsections (i), and (ii) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 20 and 21 of this Bylaw shall apply.
- iv. Minimum Yards – Commercial Uses

Minimum Yard Requirements – Commercial Uses	
Front	No front yard setback is required except where the Development Authority may deem it necessary to conform to existing development setbacks.
Rear	Minimum 7.6 m (25.0 ft.) or as required by the Development Authority.
Side	10% of the lot width but not less than 1.5 m (5.0 ft.)
When bounded by Commercial Lots and a lane	No setback is required
When bounded by Commercial Lots and no lane	4.5 m (15.0 ft.)
When adjacent to a residential lot	1.5 m (5.0 ft.)

- v. Minimum Yard Requirements - All Other Non-Residential Uses – As required by the Development Authority

C. Maximum Site Coverage –

Maximum Site Coverage		
i.	Residential Uses	45% Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings.
ii.	Commercial Uses	80% provided that provisions have been made for on-site parking, loading, storage and waste disposal to the satisfaction of the Development Authority.
iii.	All other uses	At the discretion of the Development Authority

D. Maximum Height

Maximum Height		
i.	Single Detached Dwellings and Modular Homes	Maximum 10.0 m (33.0 ft.)
ii.	Manufactured Homes	Maximum 10.0 m (33.0 ft.)
iii.	Buildings Which are Accessory to Single Family Dwellings, Modular Homes and Manufactured Homes	Maximum 10.0 m (33.0 ft.)
iv.	Uses All Other Uses	At the discretion of the Development Authority
v.	Buildings Which are Accessory to Discretionary	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.
- F. Grading and drainage of the site shall be provided in accordance with Section 6.11 of this Bylaw.
- G. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.
- H. Motels shall be developed in accordance with Section 6.22 of this Bylaw.
- I. Vehicle Washing Establishments (carwashes) shall be developed in accordance with Section 7.35 of this Bylaw.
- J. Places of Worship shall be developed in accordance with Section 6.29 of this Bylaw.
- K. Private Liquor Stores and Storage Facilities shall be developed in accordance with Section 7.19 of this Bylaw.
- L. Private swimming pools and hot tubs shall be developed in accordance with Section 2.2 of this Bylaw.
- M. Service Stations and Gas Stations shall be developed in accordance with Section 7.30 of this Bylaw.
- N. Shipping Containers shall be developed in accordance with Section 7.31 of this Bylaw.
- O. Small Radio Communication Facilities shall be developed in accordance with Section 7.32 of this Bylaw.
- P. Solar Energy Conversion Systems shall be developed in accordance with Section 7.33 of this Bylaw.
- Q. Wind Energy Conversion Systems shall be developed in accordance with Section 2.9 of this Bylaw.

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only	
Our File Number: <u>DP005-21</u>	Roll Number: _____ Your File Number: <u>40300415</u>
Applicant Information	
Applicant/Agent: <u>Bruce MORTON</u>	Phone: <u>780-717-2064</u>
Address: <u>5112 50 AV</u>	Cell Phone: _____
City/Prov. <u>WARSPITE</u>	Postal Code: _____ Fax: _____
Email address: <u>ecurtmorton@gmail.com</u>	Signature: <u>B Morton</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 type="checkbox"/> Owner same as applicant	
Registered Owner: <u>SAME</u>	Phone: <u>SAME</u>
Address: <u>SAME</u>	Fax: _____
City/Prov. <u>SAME</u>	Postal Code: _____ Signature: _____
Section A - Property Information	
Legal: Lot <u>15</u> Block <u>4</u> Plan <u>314 HW</u> and Part of _____ % Sec _____ Twp _____ Rge _____ W4M	Division _____
Subdivision Name (if applicable) or Area of Development <u>WARSPITE</u>	
Rural Address/Street Address _____	Parcel Size <u>50 x 150'</u>
Number of existing dwellings on property (please describe) <u>0</u>	
Has any previous application been filed in connection with this property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please describe the details of the application and file number: _____	
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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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 subject property immediately adjacent to the County boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, the adjoining municipality is: _____	

Section B – Proposed Development Information	
Estimated Cost of Project \$ <u>50,000</u>	
Estimated Commencement Date <u>JUN 1</u> Estimated Completion Date <u>OCT 1</u>	
Dwelling:	
Floor Area <u>1100</u> sq. ft.	% of Lot Occupied <u>15%</u> Height of Dwelling <u>120</u> ft / m
Accessory Building:	
Floor Area <u>N/A</u> sq. ft.	% of Lot Occupied _____ Height of Acc. Bldg _____ ft / m
Parking: # of Off-Street Parking Stalls (if applicable) <u>4</u>	
Land Use District (Zoning) of Property: <u>HCF</u>	
Description of Work: <u>MOBILE ONTO POLES.</u>	
Section C – Preferred Method of Communication	
When a decision has been made on your file, do you wish for us to:	
<input checked="" type="checkbox"/> call you for pick up <input type="checkbox"/> mail the decision <input type="checkbox"/> email the decision	
Section 608(1) of the <i>Municipal Government Act</i> , 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. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
OFFICE USE ONLY Type of Payment: <input checked="" type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE Fee \$ <u>200.00</u> Receipt # <u>0314691</u> Receipt Date <u>FEBRUARY 11, 2021</u> Date Received _____ *and deemed complete by Development Authority. <input type="checkbox"/> Entered into MuniSight PD # _____	Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use Issuing Officer's Name _____ Issuing Officer's Signature _____ Date of Approval _____ Date Issued _____ Comments and/or Variances _____

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: <u>DP 005-21</u>	Roll Number: <u>40300415</u>
DEVELOPMENT PERMIT SITE PLAN	
<p>The diagram shows a central rectangular structure with a width of 21 feet and a height of 70 feet. The structure is positioned 13 feet from the right boundary. The left boundary is 150 feet wide, and the right boundary is 50 feet wide. The structure is 16 feet wide at its base. A 25-foot distance is marked from the bottom of the structure to the bottom boundary. A north arrow is located in the top right corner of the site plan area.</p>	
DATE: <u>FEB 11 2011</u>	SIGNATURE OF APPLICANT: <u>B. Mutha</u>
DATE:	DEVELOPMENT AUTHORITY:

SMOKY LAKE COUNTY
BOX 310
SMOKY LAKE, AB T0A 3C0
PHONE: (780)656-3730 (780)424-7103
FAX: (780)656-3768

OFFICIAL RECEIPT

MORTON BRUCE

Reg. #: R121665640
Receipt #: 0314691
Date: 2021/02/11

Account #	Description	Opening Bal	Payment	Amount Due
1-1-526-61-00-00-00	DEVELOPMENT PER MITS DP004-21		200.00	
			** Payment Total:	200.00
	Direct Debit			200.00

MANUFACTURER/FABRICANT: WILMINGTON
 FACTORY ADDRESS/ADRESSE DE L'USINE: 3748 BROADWAY, WILMINGTON, ONTARIO
 MODEL NO./N^o DE MODELE: 77 SERIAL NO./NO DE SERIE: 127 LABEL NO./ETIQUETTE: 127
 PROVINCE OF DESTINATION/PROVINCE DE DESTINATION: ON

STRUCTURAL SYSTEM/SYSTEME DE CHARPENTE
 TYPE OF CONSTRUCTION/TYPES DE CONSTRUCTION: WOOD FRAME

GROUND SNOW LOAD / CHARGE DE NEIGE AU SOL: 20 LBS/PI (LB/PI) DESIGN SNOW LOAD / CHARGE DE NEIGE CALCULEE: 20 LBS/PI (LB/PI) ATTIC LOAD / CHARGE DE TOIT: 10 LBS/PI (LB/PI)

PLUMBING/SYSTEME DE PLOMBERIE
 TYPE: 75 TYPE OF CONSTRUCTION/TYPES DE CONSTRUCTION: WOOD FRAME

ELECTRICAL SYSTEM/SYSTEME ELECTRIQUE
 TYPE: 100 TYPE OF CONSTRUCTION/TYPES DE CONSTRUCTION: WOOD FRAME

HEATING SYSTEM/SYSTEME DE CHAUFFAGE
 TYPE: 75 TYPE OF CONSTRUCTION/TYPES DE CONSTRUCTION: WOOD FRAME

THIS HOUSE IS DESIGNED TO MEET HEAT LOSS REQUIREMENTS WITH AN AVERAGE INDOOR TEMPERATURE OF 72°F AND THE FOLLOWING OUTDOOR DESIGN CONDITIONS:
48°F WITH STORM WIND

DESIGN HEAT LOSS OF HOUSE: 3830 BTU/HOUR
 FURNACE OUTPUT: 5830 BTU/HOUR

1. THIS HOUSE IS NOT TO BE USED FOR ALL AS SPECIFIED IN THE NATIONAL BUILDING CODE...
 2. THIS SPECIFICATION PLATE AND THE EXTERIOR LABEL PROVIDES THE ONLY EVIDENCE OF CSA CERTIFICATION...
 3. THIS CERTIFICATION DOES NOT COVER THE FOLLOWING: PREPARATION OF THE SITE, FOOTING OR FOUNDATION...
 4. REFER TO MANUFACTURER'S DATA PROVIDED WITH THIS HOME (IN ATTACHED DRAWER) FOR SPECIFIC COMPONENTS...
 5. FOR REPORT DETAILS, IF REQUIRED, LOCAL INSPECTORS MAY TELEPHONE THE CANADIAN STANDARD ASSOCIATION...
 6. CSA CERTIFICATION AS NOTED ABOVE AND COVERS THE APPLIANCES DESCRIBED BELOW ONLY WHEN INSTALLED IN THE FACTORY.

CETTE MAISON EST CONCEVUE POUR SATISFAIRE AUX REQUIS DE DESCRIPTIONS DE PERTE DE CHALEUR A LA TEMPERATURE INTERIEURE MOYENNE DE 72°F ET A LA TEMPERATURE EXTERIEURE DE CALGUL SUIVANTS:
48°F AVEC VENT DE CHASSIS

PERTE DE CHALEUR TOTALE DE LA MAISON: 3830 BTU/HOUR
 PUISSANCE DU FOURNEAU: 5830 BTU/HOUR

NOTES:
 1. CETTE MAISON N'EST PAS CERTIFIEE...
 2. LA CERTIFICATION...
 3. CETTE CERTIFICATION NE COUVRE PAS...
 4. SE REFERENCEZ AUX DONNEES DU FABRICANT...
 5. POUR LES DETAILS DU RAPPORT...
 6. LA CERTIFICATION ACHIEVEE...
 7. L'APPAREIL N'EST PAS FOURNI...
 8. L'APPAREIL N'EST PAS FOURNI...

FACTORY NAME / NOM DE L'APPAREIL INSTALLE EN USINE: WILMINGTON
 MODEL / MODELE: 77
 SERIAL / SERIE: 127
 LABEL NO. / ETIQUETTE: 127

NOTE: #1 MUST BE MARKED IF APPLIANCE NOT SUPPLIED...
 MODEL / MODELE: 77
 MARQUE / MARQUE: WILMINGTON
 FURNACE / CHAUFFE-EAU: WILMINGTON









Development Permit Application No. 005-21
Plan 314HW, Block 4, Lot 15 (PT. NW-10-59-18-W4M) - Hamlet of Warspite
Mobile Home



Smoky Lake County

Smoky Lake County

Date Created: 2/24/2021

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.3

MEETING DATE	MARCH 8, 2021
FILE NO.	DP 006-21
LEGAL DESCRIPTION	PLAN 7520244, BLOCK 5, LOT 9 (PT. NE-15-60-12-W4M)
LOT AREA	+/- 0.63 ACRES
APPLICANT	VAN PETTEN, GREG & KATHERINE
LANDOWNER	VAN PETTEN, GREG & KATHERINE
PROPOSED DEVELOPMENT	BUNK HOUSE
ZONING	MULTI-LOT COUNTRY RESIDENTIAL DISTRICT (R1)
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	23090509
DIVISION	1 (BIRCHLAND RESORT – GARNER LAKE)

RECOMMENDATION

That the Municipal Planning Commission **approve** Development Permit No. 006-21: Plan 7520244, Block 5, Lot 9 (Pt. NE-15-60-12-W4M), for the development of a **Bunk House**, subject to the following conditions:

1. The proposed Bunk House be constructed and sited as per the Site Plan, dated February 24, 2021, attached to, and forming part of, this Development Permit.
Minimum Front Yard Setback: 23.1 metres.
Minimum Rear Yard Setback: 7.6 metres.
Minimum Side Yard Setbacks: 1.5 metres.
2. That the proposed development of a Bunk House not be used as a temporary or permanent dwelling unit.
3. That the proposed Bunk House not be modified to include kitchen and/or sanitary facilities which may allow for its use as a dwelling unit.
4. The Bunk House shall not be permanently connected to any utility (gas, water, private sewage or electrical).
5. The Bunk House shall not be used for the purposes of a home occupation.
6. The Bunk House shall not exceed 6.1 metres in height.
7. The 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.
8. The proposed development shall commence within twelve (12) months of the date of issuance of this Development Permit and be completed within five (5) years from the date of issuance.
9. All applicants, general and private contractors shall, during the course of construction, keep the land in a reasonable condition so as not to constitute a nuisance, and shall secure all manner of debris. At the conclusion of construction, all building materials shall be removed from the site. As well, the developer shall prevent excess soil and debris from being spilled onto public road allowances during construction.
10. Lot grading shall ensure that the subject site does not drain onto an adjacent site.

BACKGROUND

1. The reason this application is being referred to MPC is that a **Bunk House** is not listed as a “Permitted Use” nor as a “Discretionary Use” under the Multi-Lot Country Residential (R1) District in Smoky Lake County Land Use Bylaw 1272-14. However, a Bunk House is similar to other a “Guest House” which is listed as a “Discretionary Use” under the Multi-Lot Country Residential (R1) District.
2. The subject site is also subject to Smoky Lake County Bylaw No. 1227-11: *Garner Lake Area Structure Plan*. Section 3.3.9 of Bylaw No. 1227-11 states that **“Only one single family dwelling shall be allowed on each lot. Guest Houses shall not be allowed as they constitute a second dwelling unit.**
3. According to Land Use Bylaw 1272-14, a **“Guest House”** means a building in which persons are accommodated on a temporary basis as guests of the residents of the main building located on the property

without compensation. There is no primary residence located on the property in question, so the proposed Bunk House cannot technically be considered a Guest House, despite displaying some of the characteristics of one.

4. According to Land Use Bylaw 1272-14, a “**Dwelling**” means any building used exclusively for human habitation, whether or not it is supported on a permanent foundation or base extending below ground level. This definition shall include all single detached dwellings, including all site built homes, modular homes, and manufactured homes, duplexes and multi-unit dwellings.
5. According to Land Use Bylaw 1272-14, a “**Dwelling Unit**” means a room or suite of rooms used or intended to be used as a domicile by one (1) household and usually containing cooking, eating, living, sleeping and sanitary facilities and which is not separated from direct access to the outside by another separate dwelling unit. A dwelling unit does not contain more than one room, which, due to its design, plumbing, equipment, and/or furnishings, may be used as a kitchen.
6. The proposed Bunk House will not have any sanitary or kitchen facilities, and thus, does not constitute a “Dwelling” or a “Dwelling Unit”, and thus, does not contravene the provisions of Section 3.3.9 of Bylaw No. 1227-11.
7. As per Section 2.14 of Land Use Bylaw 1272-14: If approved, a Notice of Decision of the approval will be mailed to adjacent landowners, as identified on the Smoky Lake County Assessment Roll, informing them of the Notice of Decision and their right of appeal. A Notice of Decision will also be published in a newspaper circulating within the municipality, stating the legal description and municipal address of the property, the nature of the approved development and right of appeal.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO. 1272-14: SECTION 8.4: MULTI-LOT RESIDENTIAL (R1) DISTRICT	PAGE 3
APPENDIX B	BYLAW NO. 1227-11 – GARNER LAKE AREA STRUCTURE PLAN SECTION 3.3.9	PAGE 8
APPENDIX C	GARNER LAKE AREA STRUCTURE PLAN LAND USE CONCEPT MAP	PAGE 10
APPENDIX D	DEVELOPMENT PERMIT APPLICATION – DP 006-21	PAGE 11
APPENDIX E	GENERAL LOCATION MAP	PAGE 18

Prepared by:


Jordan Ruegg
Planning and Development Manager

March 2, 2021

Date

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
- L. Solar Energy Conversion System
- M. Wind Energy Conversion System, Micro

3. Discretionary Uses

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

- 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	65.0 sq. m (700.0 sq. ft.)

and modular home units	
------------------------	--

- 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

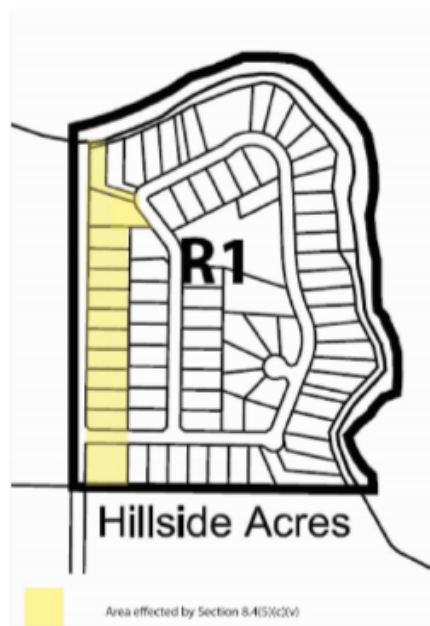
ii. Minimum Side Yard Setback

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.

F. The keeping of recreational vehicles shall be provided in accordance with Section 7.23 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.

- 3.2.5. Commercial development shall be considered discretionary and industrial development and/or subdivision shall not be allowed.
- 3.2.6. Transportation, communication and public utility uses shall be considered discretionary. Such uses shall only be developed in such a manner as shall not adversely affect the Garner Lake environment, Garner Lake water quality or existing development.

3.3 County Residential Area

The primary purpose of the County Residential Area designation is to recognize existing multi-lot country residential subdivisions and developments at Garner Lake rather than to allow for additional multi-lot country residential subdivision and development. Residential development is considered the primary development opportunity for this area.

The following policies apply to lands designated as **County Residential**:

- 3.3.1. All seasonal and permanent residential development within this area must occur in a manner which is harmonious with the lake environment and the existing residential community.
- 3.3.2. Additional single lot country residential development, which meets all of the regulations of the County's Land Use Bylaw, may be permitted within existing multiple-lot country residential developments.
- 3.3.3. Seasonal and permanent single family dwellings shall be permitted developments. Associated buildings shall be discretionary developments.
- 3.3.4. The residential density of any residential development shall be directly related to the following:
 - a. the density of the land proposed for development as determined through a land suitability assessment of the site. Site density will be determined on a site by site basis having regard for site conditions, environmental considerations and impacts, and other factors that may be considered in the design of the proposal;
 - b. the maximum number of dwelling units allowed will be determined by dividing the developable area of the subject site by the minimum residential parcel size of **0.303 ha (0.75 ac.)**. The developable area of a site is the total gross area, less the area of:
 - i. bodies of open water over 500 sq. m in area or greater;
 - ii. anticipated rights-of-way for roads and utilities;

- iii. Environmental Reserve and Environmental Reserve Easement areas (if applicable); and/or
 - iv. Municipal Reserve areas (if applicable),
- c. the suitability and availability of municipal services and infrastructure necessary to support the proposal;
 - d. the compatibility of the proposed density with that of the surrounding area and the character of the Garner Lake community as a whole; and
 - e. consistency with the provisions of any development concept plan and/or regional plan encompassing the subject lands.

3.3.5. Minimum lot size shall be **0.303 ha (0.75 ac.)**.

3.3.6. A minimum of 0.2 ha (0.5 ac.) of developable land shall be provided on each new residential lot. Developable land is considered to be land that is not susceptible to flooding hazard, erosion hazard or slumping hazard. Calculations of developable area will be determined by the Subdivision Authority at time of subdivision.

3.3.7. The design of all future residential developments will be required to retain the land's capacity to provide wildlife habitat, prevent soil erosion, provide recreational open space, contribute to maintaining clean water and air, and preserve the recreational character of the community.

3.3.8. Within public reserve areas, public recreation facilities such as tennis courts, picnic grounds, public boat launches, swimming areas, etc., which are compatible with permitted uses, shall be considered discretionary uses.

3.3.9. Only one single family dwelling shall be allowed on each lot. Guest houses shall not be allowed as they constitute a second dwelling unit.

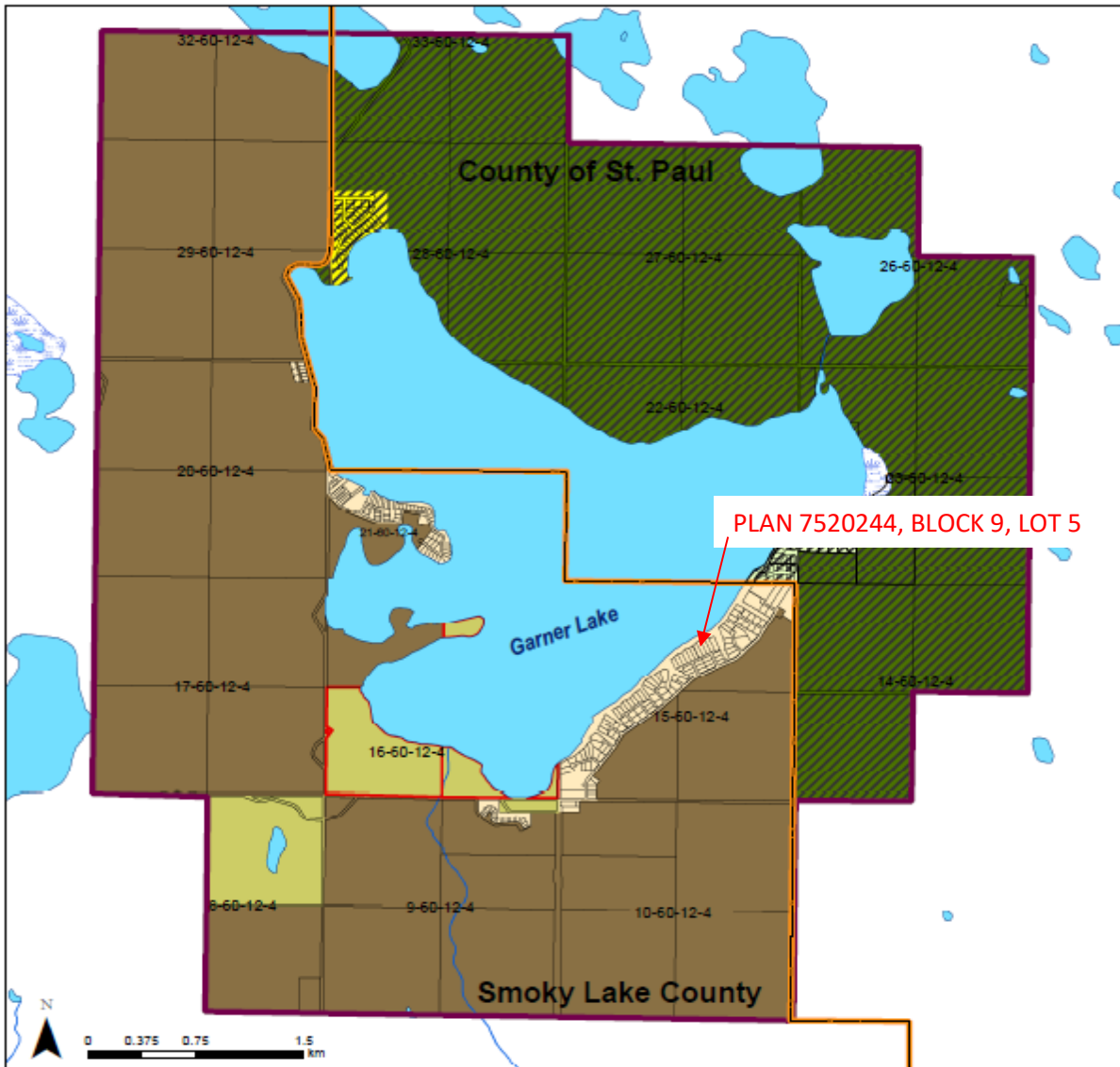
3.3.10. For regulations pertaining to the use and storage of recreational vehicles refer to the County's Land Use Bylaw.

3.3.11. ATV and snowmobile use shall be limited to recognized trails and roadways, as per the County's Land Use Bylaw, within the Residential Land Use Areas in order to mitigate potential safety conflicts between pedestrians and motorized recreational vehicles.

3.3.12. Transportation, communication and public utility uses shall be considered discretionary. Such uses shall only be developed in such a manner as

Garner Lake

Smoky Lake County - Future Land Use Concept - Map 1



Legend

County Boundaries	County of St. Paul Land Use Concept	Smoky Lake County Land Use Concept
Focus Area	Recreational Residential	Agricultural
Wetlands	Residential Conservation	Agricultural Conservation
Streams	Rural Conservation	Residential
Water Bodies		
Garner Lake Provincial Park		

Digital geographic information obtained from: Government of Canada National Topographical Survey (Geogratis), and the County of Smoky Lake and the County of St. Paul (Atlas and Accurate Assessment). Geographic coordinate system and

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only	
Our File Number: _____ Roll Number: _____ Your File Number: _____	
Applicant Information	
Applicant/Agent: <u>Greg Van Petten</u>	Phone: <u>780-975-9709</u>
Address: <u>52 Kingsdale Crescent</u>	Cell Phone: <u>780-975-9709</u>
City/Prov. <u>St. Albert, AB</u> Postal Code: <u>T8N 7J4</u>	Fax: <u>n/a</u>
Email address: <u>greg.vanpetten@layfieldgroup.com</u>	Signature: <u>Greg Van Petten</u> <small>Digitally signed by Greg Van Petten Date: 2021.02.24 16:56:27 -0700</small>
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 type="checkbox"/> Owner same as applicant	
Registered Owner: <u>Greg & Katherine Van Petten</u>	Phone: <u>780-975-9709</u>
Address: <u>52 Kingsdale Crescent</u>	Fax: <u>n/a</u>
City/Prov. <u>St. Albert, AB</u> Postal Code: <u>T8N 7J4</u>	Signature: <u>Greg Van Petten</u> <small>Digitally signed by Greg Van Petten Date: 2021.02.24 16:56:27 -0700</small>
Section A - Property Information	
Legal: Lot <u>9</u> Block <u>5</u> Plan <u>7520244</u> and Part of <u>14</u> ¼ Sec <u>15</u> Twp <u>060</u> Rge <u>12</u> W4M	Division <u>1</u>
Subdivision Name (if applicable) or Area of Development <u>Birchland</u>	
Rural Address/Street Address <u>716, 7St Birchland Drive</u>	Parcel Size <u>0.63 acres (90' x 308')</u>
Number of existing dwellings on property (please describe) <u>0</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>Lean-to boat shed (DP 023-20) - estimated completion is June 2021</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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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 subject property immediately adjacent to the County boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, the adjoining municipality is: _____	

Section B – Proposed Development Information	
Estimated Cost of Project \$ <u>9,000</u>	
Estimated Commencement Date <u>May 14, 2021</u> Estimated Completion Date <u>July 1, 2021</u>	
Dwelling:	
Floor Area _____ sq. ft.	% of Lot Occupied _____ Height of Dwelling _____ ft / m
Accessory Building:	
Floor Area _____ sq. ft.	% of Lot Occupied _____ Height of Acc. Bldg _____ ft / m
Parking: # of Off-Street Parking Stalls (if applicable) <u>n/a</u>	
Land Use District (Zoning) of Property: <u>R1</u>	
Description of Work:	
<small>Skid-shack bunkhouse, pre-manufactured by Stony Creek Colony out of SL Paul, 10' x 16' frame footprint with a 6' covered deck on the front (10'x22' overall footprint (220sf), 12' height)</small>	
No kitchen, sanitary or living quarters - just a space for 2 bunkbeds for the kids, rather than setting up tents. See attached letter for more detail	
Section C – Preferred Method of Communication	
When a decision has been made on your file, do you wish for us to:	
<input type="checkbox"/> call you for pick up <input type="checkbox"/> mail the decision <input checked="" type="checkbox"/> email the decision	
Section 608(1) of the <i>Municipal Government Act</i> , 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. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
OFFICE USE ONLY	Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use
Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE	Issuing Officer's Name _____
Fee \$ _____	Issuing Officer's Signature _____
Receipt # _____	Date of Approval _____
Receipt Date _____	Date Issued _____
Date Received _____	Comments and/or Variances _____
*and deemed complete by Development Authority.	_____
<input type="checkbox"/> Entered into MuniSight PD # _____	



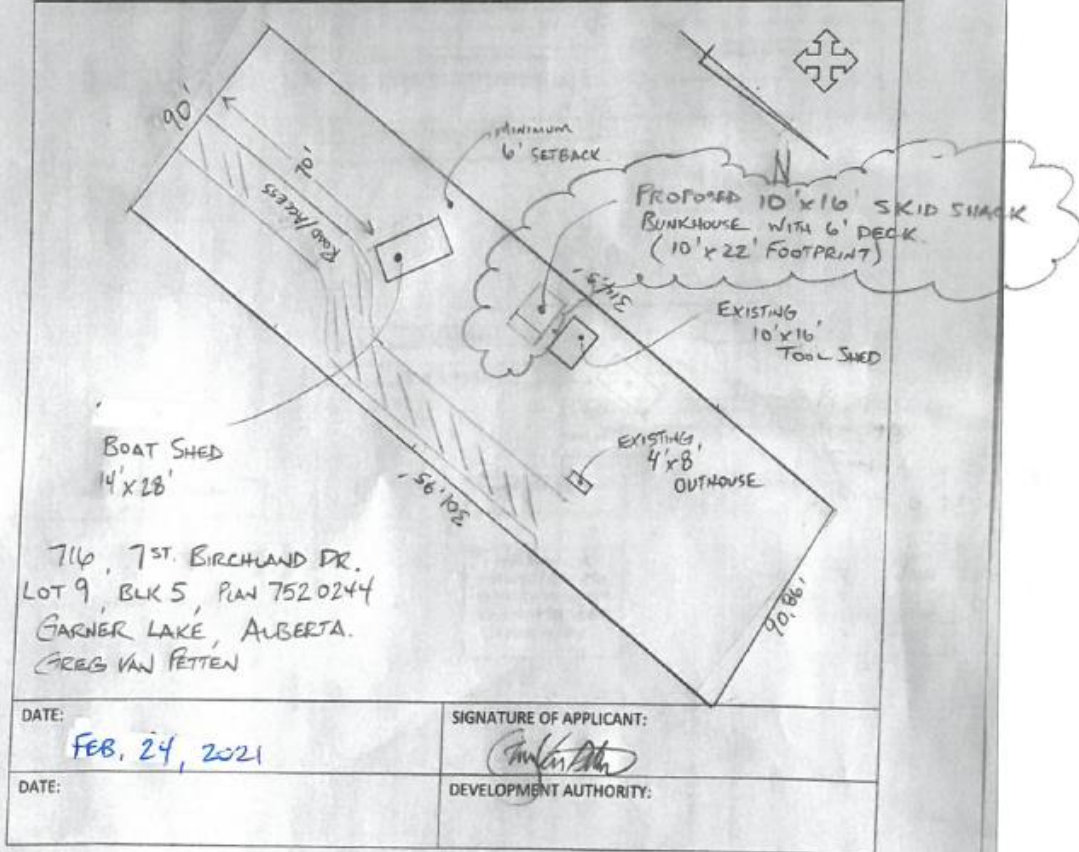
Box 310
4612 McDougall Drive
Smoky Lake, AB T0A 3C0
ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Our File Number: _____

Roll Number: _____

DEVELOPMENT PERMIT SITE PLAN



DATE: FEB. 24, 2021

SIGNATURE OF APPLICANT:

DATE:

DEVELOPMENT AUTHORITY:

February 25, 2021

Smoky Lake County
4612 – McDougall Drive, PO Box 310
Smoky Lake, Alberta
TOA 3C0

Attn: Jordan Ruegg, B.A., MPlan
Planning & Development Manager

Re: Greg Van Petten Development Permit Application
Skid shack bunkhouse - Statement of Use & Purpose

Jordan,

Thanks for all the recent discussions and clarifications regarding our proposed small skid shack bunkhouse on our property at 7th Street Birchland Drive Garner Lake. We currently have an open lot without a primary residence and we enjoy our time at the lake, staying in an RV. Our kids setup a tent often when their friends come out and we are looking to upgrade their experience at the lake with a small professionally pre-manufactured building for two bunkbeds. Below is picture of a similar shed (size & finish) to what we are hoping to add. The intent is to have it built off-site by the Stony Creek Colony in St. Paul, Alberta, and they deliver it and roll it into position. Our plan is to run an extension cord to the shed for lighting (similar to what they are doing now for their tent).

Our lot is really only used between May and August, and we try to stay up there about 25 nights per year. We know both adjacent neighbors fairly well and have attached an email from both, indicating neither have any concerns with our application.

We enjoy the relationships with our neighbors and respect their opinions. If there were to be any concerns in the future regarding this skid shack bunkhouse, its temporary nature (on skids) would allow it to be loaded up and moved/sold if absolutely need be. We're here to be reasonable, be a good neighbor and work with the County to navigate through both the bylaws and the unique nature of our request.

I can be reached at 780-975-9709 if there are any questions.

Sincerely,



Greg Van Petten



Jordan Ruegg

From: George DeChamplain <dechamplain.george@gmail.com>
Sent: February 22, 2021 5:11 PM
To: Greg Van Petten
Subject: George DeChamplain neighbor email

[EXTERNAL EMAIL]

No concerns from my side. Good luck.
George DeChamplain

Sent from my iPhone

On Feb 22, 2021, at 10:42 AM, Greg Van Petten <Greg.VanPetten@layfieldgroup.com> wrote:

Hi George – thanks for the chat last week. Below are a few details that I mentioned to help in drafting a quick email reply back to me so that I can include in my application.

- We are looking to bring in a 10'x16' premanufactured skid-shack guest house with a 6' front overhang deck (so a 10' x 22' overall footprint. Purpose is to outfit it with 2 bunkbeds for the kids & friends to stay in. No kitchen, sanitary or living quarters
- A development permit is required for this, even though its on skids (no piles, nothing permanent) and could be moved or sold in the future
- Because of the grey areas, they have asked me to include comments from my 2 adjacent neighbors – which they have indicated would help my application.
- I think the proper terminology would be 'skid-shack / guesthouse' – this is part of the grey area where an application isn't assured approval
- I probably forgot some items so feel free to call or reply if you have questions – appreciate the help!

Regards,

Greg Van Petten

716 - 7th Street Birchland Resort, Garner Lake, AB

M: (780) 975.9709 | E: greg.vanpetten@layfieldgroup.com

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Jordan Ruegg

From: Trent Filthaut <trent_filthaut@hotmail.com>
Sent: February 10, 2021 3:58 PM
To: Greg Van Petten
Subject: Trent Filthaut neighbor email

[EXTERNAL EMAIL]

Hi Greg, Corina and I have no concerns with your plans to add a skid-shack/guesthouse based on the dimensions listed below.

Feel free to reach-out if you need anything else from us.

Cheers,

Trent

From: Greg Van Petten <Greg.VanPetten@layfieldgroup.com>
Sent: February 10, 2021 3:19 PM
To: 'trent_filthaut@hotmail.com' <trent_filthaut@hotmail.com>
Subject: Email request

Hi Trent – thanks for the chat today. Below are a few details that I mentioned today to help in drafting a quick email to me so that I can include in my application.

- We are looking to bring in a 10'x16' premanufactured skid-shack guest house with a 6' front overhang deck (so a 10' x 22' overall footprint. Purpose is to outfit it with 2 bunkbeds for the kids & friends to stay in. No kitchen, sanitary or living quarters
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- Because of the grey areas, they have asked me to include comments from my 2 adjacent neighbors – which they have indicated would help my application.
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- I probably forgot some items so feel free to call or reply if you have questions – appreciate the help!

Regards,
Greg Van Petten
716 - 7th Street Birchland Resort, Garner Lake, AB
M: (780) 975.9709 | E: greg.vanpetten@layfieldgroup.com

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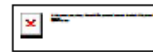
Jordan Ruegg

From: G&K Van Petten <gkvanpet@telus.net>
Sent: February 26, 2021 12:36 PM
To: Greg Van Petten
Subject: Re: Smoky Lake County - Transaction #2021022614341202467

[EXTERNAL EMAIL]

On Fri, Feb 26, 2021 at 12:35 PM OptionPay <info@optionpay.ca> wrote:

Transaction Receipt



Smoky Lake County

PO Box 310, Smoky Lake AB, T0A 3C0 780-656-3730
smokylakecounty.ab.ca Need Help? info@smokylakecounty.ab.ca

The descriptor on your credit card statement for this transaction will appear as:

Smoky Lake County

Transaction ID:	2021022614341202467	Authorization #024013
Status:	Approved	
Transaction Date:	February 26 2021 12:34 pm	
Payment Card Amount:		\$200.00
OptionPay Load Fee:		\$7.01
Total (CAD):		\$207.01
Branch:	Smoky Lake County	
Type:	Permits/Licenses	
Description:	DevPermit Application - skid shack bunkhouse	
Receipt Email:	gkvanpet@telus.net	

Payment Card Details



Redeemed at Smoky Lake County
February 26 2021 12:34 pm Available Balance: \$0.00
Card Details: VISA *****8262
Name on Card: Kate Van Petten

Yes, I authorize OptionPay to charge my credit card for the purchase of the OptionPay Payment Card and load fee. I also acknowledge that this charge will appear on my credit card statement as Smoky Lake County.

Development Permit Application No. 006-21
Plan 7520244, Block 5, Lot 9 (PT. NE-15-60-12-W4M) - Birchland Resort - Garner Lake
Bunk House



Smoky Lake County

Smoky Lake County

Date Created: 3/2/2021

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.4

MEETING DATE	MARCH 8, 2021
FILE NO.	DP 007-21
LEGAL DESCRIPTION	PLAN 0726807 Bloc 1 Lot 1
LOT AREA	11.99 ACRES (4.85 HECTARES)
APPLICANT	RANDY LUDWIG
LANDOWNER	RANDY LUDWIG
PROPOSED DEVELOPMENT	CAMPGROUND, MAJOR
ZONING	AGRICULTURE DISTRICT (AG)
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	19590121
DIVISION	5 (SE of Waskatenau)

RECOMMENDATION

That the Municipal Planning Commission **approve** Development Permit No. 007-21: PLAN 0726807 Bloc 1 Lot 1, for the development of a **Campground, Major**, subject to the following conditions:

1. The proposed Campground, Major, shall be constructed and sited as per the Site Plan, dated February 26, 2021, attached to, and forming part of, this Development Permit.
Minimum Front Yard Setback: 23.1 metres (75.8 feet).
Minimum Rear Yard Setback: 18.3 metres (60.0 feet).
Minimum Side Yard Setbacks: 18.3 metres (60.0 feet).
2. Development of roads, facilities and camping stalls shall not occupy more than two-thirds (7.99 acres) of the total site area. A minimum of one third (3.99 acres) of the total site area shall be left in its natural state.
3. Construction and future maintenance of accesses to said lands and all internal roads located on said lands shall be the responsibility of the Developer. Development of all internal roads shall be at the discretion of, and to the satisfaction of, the Development Authority. To this end, all internal roads shall have a minimum of a 6.0 metre (20.0 foot) usable top, except for one-way roads, which shall have a minimum of a 3.7 metre (12.0 foot) usable top and shall be hard surfaced.
4. Each camping stall shall be service by an internal road.
5. The internal road system shall be properly signed for users and for emergency response vehicles, and shall be sensitive to the topography and environmental characteristics of the site.
6. The proposed Campground shall be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage. To this end, all proposed site developments shall be setback a minimum of 30.0 metres from the creek running through said lands.
7. All camping stalls shall be setback a minimum of 30.0 metres from the shore of Bonnie Lake.
8. A maximum of thirty (30) camping stalls shall be permitted on said lands. Any further expansion beyond thirty (30) camping stalls shall require a new Development Permit to be obtained by the Developer.
9. A maximum of thirty (30) recreational vehicles shall be permitted on said lands at a given time. In addition, the Developer shall only allow parking of recreational vehicles and passenger vehicles on said lands.
10. Fires shall be permitted only in designated firepits and other such facilities designated by the Development Authority for such use. Each camping stall shall be provided with a fire pit which meets the specifications established by Smoky Lake County's Fire Chief.
11. All camping stalls shall be cleared identified with stakes or markers, with a stall number or other identification system.
12. All camping stalls shall be developed to the following minimum standard:
 - a. Width = minimum of 6.10 metres (20.0 feet);
 - b. Depth = minimum of 18.29 metres (60.0 feet); and
 - c. Area = minimum of 111.48 square metres (1,200 square feet).

13. All camping stalls shall be separated from each other by a minimum of 3.05 metres (10.0 feet).
14. A single security/site-operator suite/dwelling unit shall be permitted on site.
15. The Developer shall provide on-site potable water to the satisfaction of the Development Authority.
16. The Developer shall designate an area equivalent to ten percent (10%) of the total site area as group-use area. This area shall be clearly marked and free from all traffic hazards. The design of such an area, including the provision of facilities for picnicking and/or recreation shall be to the satisfaction of the Development Authority.
17. The site shall be kept in a neat and tidy condition in accordance with Smoky Lake County Bylaw No.1169-08: *Nuisance and Unsightly Premises*, as amended. Garbage receptacles shall be located throughout the site to the satisfaction of the Development Authority.
18. Municipal water and waste water services are not available at this location. It shall be the responsibility of the Developer to ensure that proper water and waste water services are provided to the satisfaction of the Development Authority. All costs associated with the installation and ongoing maintenance of these services shall be borne solely by the Developer.
19. The Developer shall comply with the provisions of Smoky Lake County Bylaw No. 1342-19: *Noise Bylaw*, as amended.
20. Lot grading shall be conducted in a manner so as to prevent the site from draining onto an adjacent property.
21. The Developer shall be responsible for obtaining a Temporary Field Authorization and any other necessary approval from Alberta Environment and Parks for the proposed dock and beach improvements.

BACKGROUND

1. The reason this application is being referred to the Municipal Planning Commission is that a **Campground, Major** is listed as a “Permitted Use” under the Agriculture General (AG) District in Smoky Lake County Land Use Bylaw No. 1272-14. 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 its consideration.
2. Smoky Lake County Land Use Bylaw No.1272-14 defines a “**Campground, Major**” as “an area which has been planned and improved for the short term occupancy of more than twenty (20) holiday trailers, motor homes, tents, campers of similar recreational vehicles, and is not used as a year round storage, or accommodation for residential use. Typical uses include tourist recreational vehicle parks, campsites, and tenting grounds and recreational activities, such as picnic grounds, boating facilities and playgrounds.
3. As per Section 2.14 of Land Use Bylaw No. 1272-14: If approved, a Notice of Decision of the approval will be mailed to adjacent landowners, as identified on the Smoky Lake County Assessment Roll, informing them of the Notice of Decision and their right of appeal. A Notice of Decision will also be published in a newspaper circulating within the municipality, stating the legal description and municipal address of the property, the nature of the approved development and right of appeal.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO. 1272-14: SECTION 8.2: AGRICULTURE GENERAL (AG) DISTRICT	PAGE 3
APPENDIX B	LAND USE BYLAW NO. 1272-14: SECTION 7.2 CAMPGROUNDS	PAGE 9
APPENDIX C	LAND USE BYLAW NO. 1272-14: SECTION 7.23: RECREATIONAL VEHICLE CAMPGROUNDS	PAGE 12
APPENDIX D	DEVELOPMENT PERMIT APPLICATION – DP 007-21	PAGE 13
APPENDIX E	GENERAL LOCATION MAP	PAGE 18

Prepared by:



 Jordan Ruegg
 Planning and Development Manager

March 1, 2021

Date

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
- W. Solar Energy Collection Systems
- X. Wind Energy Conversion System, Micro

3. Discretionary Uses

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

- M. Duplex (Vertical and Side-by-Side)
- N. Family Care Facility
- O. Intensive Agriculture
- P. Kennel
- Q. Natural Resource Extraction Industry
- R. Place of Worship
- S. Public and Quasi-Public Building and Use
- T. Public Utility
- U. Recreational Use
- V. Recreational vehicle park
- W. Relocated Building
- X. Secondary Commercial
- Y. Sign
- Z. Surveillance Suite
- AA. Transfer Station
- BB. Utility Building
- CC. Wind Energy Conversion System, Small
- DD. Wind Energy Conversion System, Large
- 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

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.

location, character and parcel coverage percentages of the 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
----------------------------	--

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.
 - F. The keeping of recreational vehicles shall be provided in accordance with Section 7.23 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.

4. A private sewage inspection will be required, at no cost to the County, prior to endorsement for all subdivisions within the County where the site is affected by a private sewage disposal system.

6.20 WATER SUPPLY/SANITARY FACILITIES AND NATURAL GAS

1. All development within the County shall be provided, at no cost to the County, with sanitary facilities to the satisfaction of the Plumbing and Drainage Regulations and any other Provincial legislation or regulations.
2. A development permit shall not be issued for residential, commercial, industrial or recreational uses unless the Development Authority is satisfied that water supplies of sufficient quality and quantity are or will be made available to support the proposed development.

7 SPECIAL PROVISIONS

7.1 BARE LAND CONDOMINIUMS

1. A Bare Land Condominium development must comply with the County's Bare Land Condominium Policy, as amended, along with all the general regulations of this Bylaw, including the regulations of the applicable Land Use District.
2. An application for a Bare Land Condominium development shall include a comprehensive site plan, in accordance with Section 2.4 of this Bylaw.
3. For the purposes of this Bylaw, a Bare Land Condominium Plan is a plan of subdivision and a unit on a Bare Land Condominium Plan is a lot.

7.2 CAMPGROUNDS

1. A comprehensive site plan shall be provided to the satisfaction of the Development Authority that shows the location, design standards and site requirements of any common accessory uses and services, such as washrooms, laundromat, recreational buildings, retail store, food concession, fire pits, fire wood storage, lighting, water supply, wastewater disposal facilities, solid waste collection facilities and any other similar uses or services that may be associated with or required within a campground. The following regulations shall be applied in designing the campground site plan:

- (a) a minimum site area of 0.40 ha (1 ac);
- (b) a minimum of 10% of the total site shall be set aside in a location acceptable to the Development Authority as a common open space recreation area;
- (c) each stall shall be accessed by an internal road;
- (d) the road system shall be properly signed for users and for emergency response vehicles, and shall be sensitive to the topography and environmental characteristics of the site;

- (e) walkways with a minimum width of 1.62 m (4 ft) surfaced to the satisfaction of the Development Authority shall be provided from all stalls to all service buildings and facilities, refuse areas and recreation areas;
- (f) roads shall be hard surfaced or surfaced to the satisfaction of the Development Authority and shall be:
 - (i) 3.05 m (10 ft) in width for one-way traffic; and
 - (ii) 6.10 m (20 ft) in width for two-way traffic;
- (g) fires will be permitted only in designated fire pits or other such facilities;
- (h) potable water and wastewater disposal facilities are required to the satisfaction of the Development Authority;
- (i) all utility services and all utility wires and conduits shall be provided as required by the Development Authority and the utility companies;
- (j) fences shall be allowed within the recreational vehicle park only if they are erected and maintained by the park operator to a uniform standard throughout the park;
- (k) all stall boundaries shall be clearly defined on the ground by permanent flush stakes or markers, with a stall number or other identification system;
- (l) suitable ground cover and a flat area for each stall shall be provided;
- (m) minimum camping stall size shall be:
 - (i) 6.10 m (20 ft) in width;
 - (ii) 18.29 m (60 ft) in depth; and
 - (iii) 111.48 m² (1,200 ft²) in area;
- (n) minimum distance between camping stalls shall be 3.05 m (10 ft);
- (o) minimum campground front, side and rear yards shall be 3.05 m (10 ft) from all site boundaries;
- (p) one (1) parking stall per camping stall; and
- (q) visitor parking shall be provided in a common area to the satisfaction of the Development Authority

2. A landscaping plan that retains natural vegetation shall be provided to the satisfaction of the Development Authority.

3. Campgrounds are considered temporary occupancies.

4. One on-site security/operator suite may be permitted.

7.3 CANNABIS PRODUCTION AND DISTRIBUTION

Regulations within this section apply to the production and development of licensed cannabis for medical and non-medical purposes.

1. Cannabis production and distribution developments shall not be permitted unless all applicable licensing and approvals have been provided by the provincial and federal governments.
2. A copy of the current license(s) and/or approvals for a proposed cannabis production and distribution development, as issued by the provincial and/or federal government, shall be provided to the Development Authority with the development permit application or as a condition of development permit approval.
3. The design of buildings on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
4. Hours of operation may be restricted as a condition of the development permit issued by Development Authority.
5. The illumination of parking areas, walkways, signs, and other structures associated with cannabis production and distribution development shall be arranged to meet the requirements under municipal, provincial and federal regulations.
6. The minimum required lot size shall be at the discretion of the Development Authority.
7. Parking and loading requirements for cannabis production and distribution facilities shall be provided based on the requirements for an industrial use in Section 6.13 of this Bylaw, and any applicable requirements in provincial and federal regulations, as amended.
8. Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed.
9. Applications for subdivision of land for this use may be required to include the information required by the Development Authority in Section 2.5(1).
10. Landscaping requirements shall be at the discretion of the Development Authority.

1. A person applying to develop a site as a private liquor store and storage facility where allowed under this bylaw shall comply with the following provisions:
 - A. Store size limitation - the retail and storage space shall be a minimum of 56.0 sq. m (600.0 sq. ft.).

7.22 RECREATIONAL USES

1. Recreational development shall be required to:
 - A. maintain an open space buffer of sufficient size and composition to act as a visual and noise barrier from adjacent uses which may be incompatible; and
 - B. install, when necessary, adequate on-site water supply and sewage disposal systems which have been approved by the authority having jurisdiction.

7.23 RECREATIONAL VEHICLE CAMPGROUNDS

1. Development of roads, facilities, and recreational vehicle sites shall occupy no more than two-thirds of the proposed site, leaving a minimum of one-third of the site in its natural state (or landscaping one-third to the satisfaction of the Development Authority).
2. Campgrounds should be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.
3. The entire site design shall be at the discretion of the Development Authority.
4. Where the campground directly adjoins a residential area, adequate screening or fencing shall be provided, to the satisfaction of the Development Authority.
5. A sufficient number of picnic tables, fire pits, and garbage cans shall be provided to accommodate the design capacity of the campground. Exact numbers shall be at the discretion of the Development Authority.
6. On recreational vehicle campgrounds located next to a lake, if boat launching and swimming facilities are not provided, alternative locations for same should be indicated on a map or sign on the site.
7. An adequate potable water supply and sewage disposal facilities shall be provided, in accordance with Provincial regulations and/or the Safety Codes Act, as applicable.
8. A portion of the campsites should be serviced by electrical, water or sewage disposal hookups.

7.24 RECREATIONAL VEHICLE PARKS

1. Each recreational vehicle parking stall be a minimum width of 10.0 m (32.8 ft.) and a minimum area of 250.0 sq. m (2691.0 sq. ft.).
2. As a condition of approval, the Development Authority shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction,



RECEIVED
 FEB 26 2021
 SMOKY LAKE COUNTY

Box 310
 4612 McDougall Drive
 Smoky Lake, AB T0A 3C0
 ph 656-3730 fx 656-3768

BUSINESS LICENCE REQUEST FORM

Applicant Information

Applicant: Randy Ludwig Phone: _____
 Address: 7223-735A Avenue NW Cell Phone: 780-299-9278
 City/Prov: Edmonton, AB Postal Code: T5C2H7 Fax: _____
 Email address: Corky.34@shaw.ca Signature: Randy Ludwig

Description of Business Activity

Business Name: Victoria Trail Campsites - RV
 Nature of Business: Camping
 Business Start Date: April 11/21
 Located at: (Please check one of the following)
 Legal: Lot 1 Block 1 Plan 0726807 and Part of ___ ¼ Sec ___ Twp 590 Rgd 190 W4M
 Mobile

Preferred Method of Communication

Select a method which can be used to advise you that your application has been completed.
 call you for pick up mail the decision
 **If a decision has not been picked up within 5 (five) working days, the decision will be automatically mailed to applicant.

OFFICE USE ONLY

Date Received _____ Roll Number: _____ (if applicable)
 Issued Date _____ Our File Number: _____
 Note(s): _____

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only
 Our File Number: DF 007-21 Roll Number: _____ Your File Number: 19590121

Applicant Information
 Applicant/Agent: Randy Ludwig Phone: 780-299-9278
 Address: 7223-135^A Avenue NW Phone: _____
 City/Prov.: Edm, AB Postal Code: T5C2H7 Fax: _____
 Email address: corky.34@shaw.ca Signature: Randy Ludwig

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: Randy Ludwig Phone: _____
 Address: _____ Fax: _____
 City/Prov.: _____ Postal Code: _____ Signature: Randy Ludwig

Section A - Property Information

Legal: Lot 1 Block 1 Plan 0726807 and Part of _____ ¼ Sec _____ Twp 590 Rge 90 W4M Division _____

Subdivision Name (if applicable) or Area of Development _____

Rural Address/Street Address 19080-TWP 590 Parcel Size 11.99 acres

Number of existing dwellings on property (please describe)
Detached Garage, Farm House, Pump House, 6 Outbuildings, 1 outhouse
1 cabin

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: _____

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

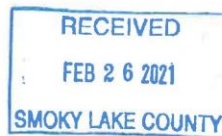
Is the subject property near a Confined Feeding Operation? Yes No Distance: _____

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: _____

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

If yes, the adjoining municipality is: _____

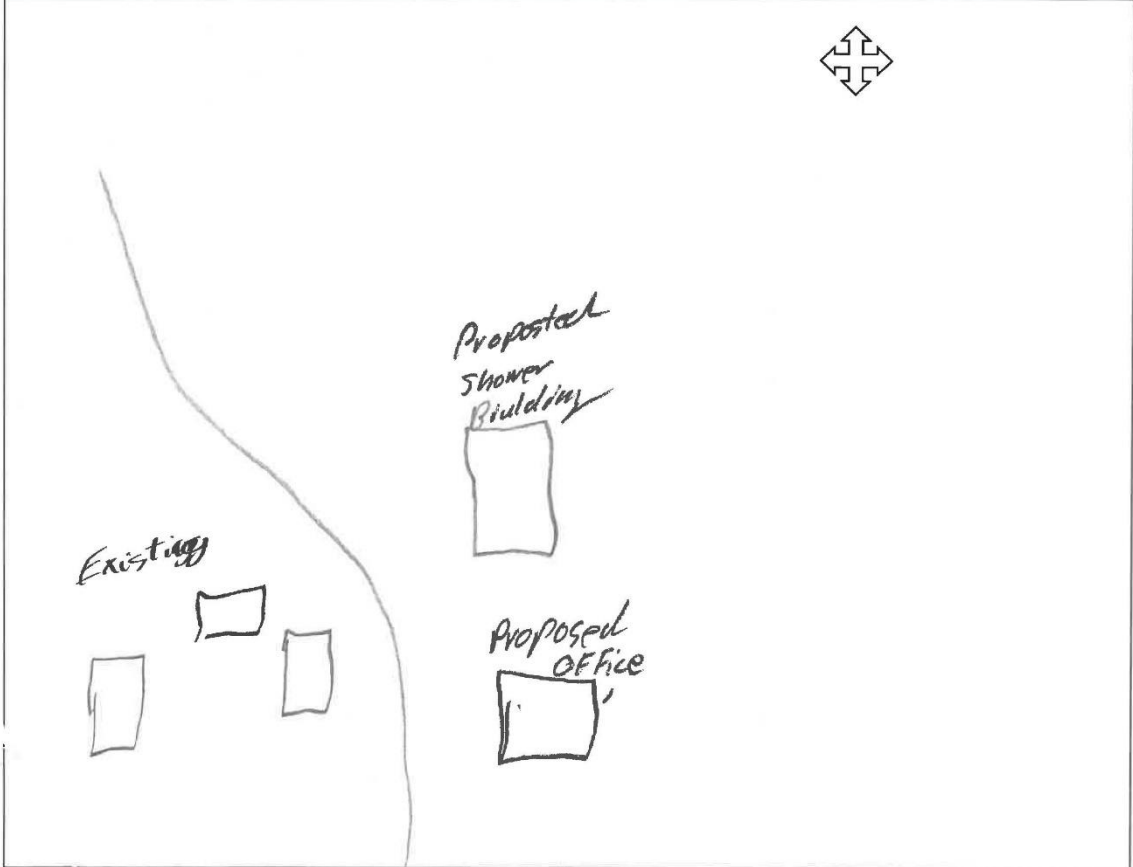


Section B – Proposed Development Information	
Estimated Cost of Project \$ <u>200,000 plus</u>	
Estimated Commencement Date <u>April 1/2021</u> Estimated Completion Date <u>ongoing</u>	
Dwelling: Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Dwelling _____ ft / m	
Accessory Building: Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Acc. Bldg _____ ft / m	
Parking: # of Off-Street Parking Stalls (if applicable) _____	
X Land Use District (Zoning) of Property: <u>AG Recreational / AG</u>	
Description of Work: <u>make roads, composites, entails tree removal</u>	
Section C – Preferred Method of Communication	
When a decision has been made on your file, do you wish for us to:	
<input type="checkbox"/> call you for pick up <input type="checkbox"/> mail the decision <input checked="" type="checkbox"/> email the decision	
Section 608(1) of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended states:	
608(1) Where this <i>Act</i> 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. <input checked="" type="checkbox"/> YES <input type="checkbox"/> 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><small>*and deemed complete by Development Authority.</small></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>

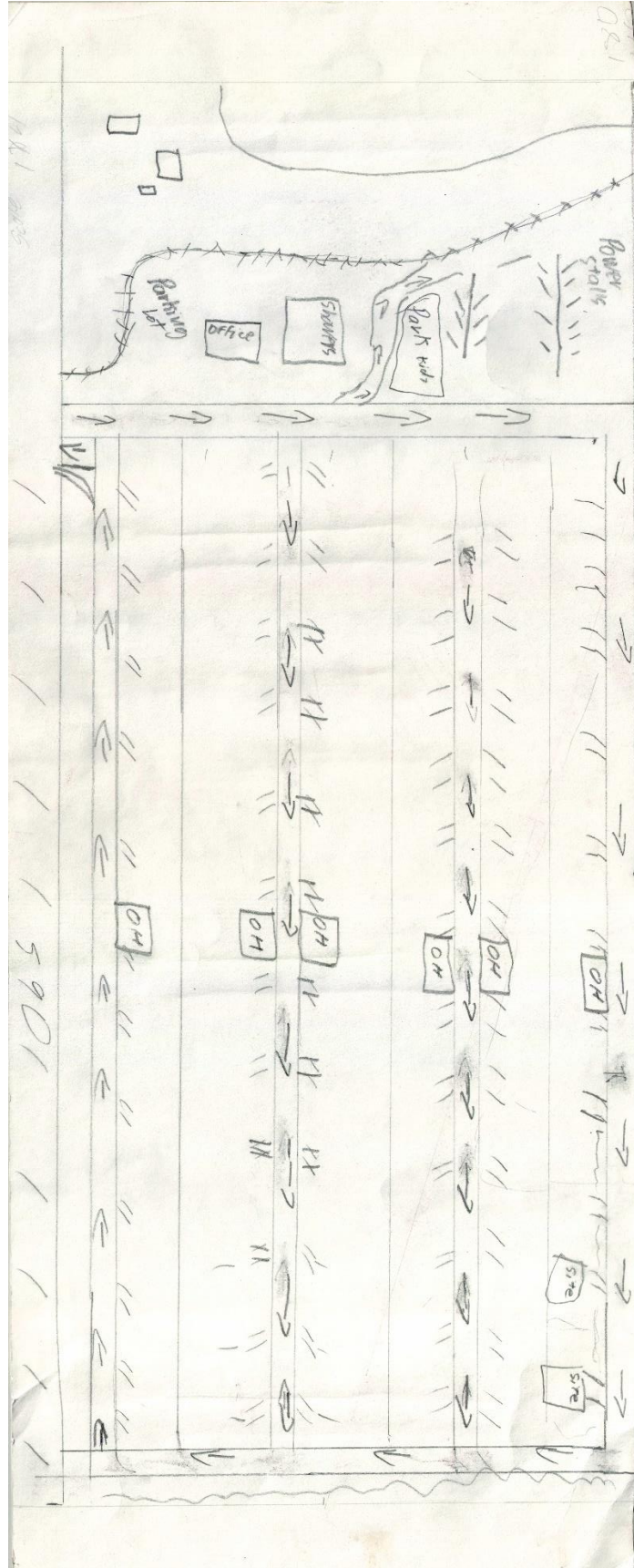
DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: _____	Roll Number: _____
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DEVELOPMENT PERMIT SITE PLAN



DATE: Feb 23/21	SIGNATURE OF APPLICANT: Randy Sedberry
DATE:	DEVELOPMENT AUTHORITY:



GENERAL MAP LOCATION

