

**SMOKY LAKE COUNTY**

Minutes of the **Municipal Planning Commission** meeting from **Monday, March 8, 2021**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 1:05 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	Present in Chambers
Kyle Schole	P&D Assistant	Present in Chambers
Patti Priest	Recording Secretary	Virtually Present

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2 Members of the Public was virtually present.

No Member of the Media was present.

**2.0 ADOPTION OF AGENDA**

**MPC21.007: Lukinuk**

That the Agenda for the Municipal Planning Commission meeting for Monday, March 8, 2021, be adopted as presented.

**CARRIED UNANIMOUSLY.**

**3.0 MINUTES**

**MPC21.008: Gawalko**

That the Minutes of Municipal Planning Commission meeting held on Thursday, December 7, 2020, be adopted as presented.

**CARRIED.**

**4.0 REQUEST FOR DECISION**

**4.1 Development Permits to be Considered:**

**4.1.1 DP 004-21: Campground, Major**

**MPC21.009: Orichowski**

That the Municipal Planning Commission **DEFER** Development Permit No. 004-21: Pt. of NE-33-59-13-W4M, for the development of a Campground, Major, to allow time for the developer to revise the proposed site plan to include legislated setback restrictions, relocation of the access road, number of camping stalls to scale, and to include a stipulation in the proposed development information of any dock or beach development on the bed and shore to be approved through Alberta Environmental and Parks.

**CARRIED UNANIMOUSLY.**

One member of the Pubic virtually left the meeting, time 1:48 p.m.

#### 4.1.2 DP 005-21: Modular Home

##### **MPC21.010: Lukinuk**

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 Modular Home, subject to the following conditions:

1. The proposed Modular 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 meters (25.0 feet).  
Minimum Rear Yard Setback: 7.6 meters (25.0 feet).  
Minimum Side Yard Setbacks: 1.5 meters (5.0 feet).
2. The Modular Home shall be a minimum of 55.7 square meters (600.0 square feet) in ground floor area.
3. The maximum height of the Modular Home shall not exceed 10.0 meters (33.0 feet).
4. The proposed Modular Home shall be skirted, permanently affixed to a foundation, and without any towing hitch or tires attached.
5. 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.
6. The construction of the proposed Modular Home shall commence within twelve (12) months from the date of issuance of this Development Permit and be completed within five (5) years from the date of issuance.
7. The Developer shall provide evidence to the Development Authority for Smoky Lake County that the Modular Home meets and complies with both the Alberta Building Code and the relevant CSA Standard.
8. The Developer shall keep the site in a clean and tidy manner, free from rubbish and non-aggregate debris during construction.
9. 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.
10. 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.
11. 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.
12. The Developer shall be held financially responsible during construction, renovation and/or demolition, for any and all damages caused by the Developer, his servants, his suppliers, his agents and/or his contractors, to any public or private property.

**CARRIED UNANIMOUSLY.**

#### 4.1.3 DP 006-21: Bunk House

##### **MPC21.011: Gawalko**

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 meters.  
Minimum Rear Yard Setback: 7.6 meters.  
Minimum Side Yard Setbacks: 1.5 meters.
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 meters 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.

**CARRIED UNANIMOUSLY.**

4.1.4 DP 007-21: Campground, Major

**MPC21.012: Orichowski**

That the Municipal Planning Commission **DEFER** Development Permit No. 007-21: PLAN 0726807 Bloc 1 Lot 1, for the development of a Campground, Major, to allow time for the developer to revise the proposed site plan to include legislated setback restrictions, exact number of camping stalls, placement of internal roadways to scale, and to include a stipulation in the proposed development information of: a plan for public road dust control mitigation which would be at the owner's expense.

**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**

**MPC21.013: Halisky**

That the Municipal Planning Commission Meeting of March 8, 2021, adjourn at 2:39 p.m.

**CARRIED.**

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Lorne Halisky, Chairperson

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Gene Sobolewski, CAO