

# SMOKY LAKE COUNTY

**AGENDA: MUNICIPAL PLANNING COMMISSION** to be held on

May 28, 2021 at 1:00 p.m.

Virtually, via Zoom Platform –

Virtually, Online through Zoom:

<https://us02web.zoom.us/j/84843098150?pwd=NDJUZ0tWODZqUWlhc1hqODdIVTdOUT09> Or, by

phone: 1-877-853-5257, Meeting ID: 848 4309 8150 Password: 718582

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**1. CALL TO ORDER**

**2. AGENDA**

**3. MINUTES**

3.1 Adopt Minutes of April 23, 2021.

**4. REQUEST FOR DECISION**

4.1 **Development Permit(s) to be Considered:**

4.1.1 DP 020-21: Shipping Container

4.1.2 DP 023-21: Shipping Container

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

**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 **Friday, April 23, 2021**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 11:31 a.m. by the Chairperson: Councillor Lorne Halisky in the presence of the following persons:

### PRESENT

Dan Gawalko	Councillor Div. 1	Present in Chambers
Johnny Cherniwchan	Councillor Div. 2	Present in Chambers
Craig Lukinuk, Reeve	Councillor Div. 3	Present in Chambers
Lorne Halisky	Councillor Div. 4	Present in Chambers
Randy Orichowski, Deputy Reeve	Councillor Div. 5	Present in Chambers
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	Virtually Present
Patti Priest	Recording Secretary	Virtually Present

Two Members of the Public were virtually present.  
One Member of the Media was present: Smoky Lake Signal.

### 2.0 ADOPTION OF AGENDA

#### MPC21.014: Orichowski

That the Agenda for the Municipal Planning Commission meeting for Friday, April 23, 2021, be adopted as presented.

**CARRIED UNANIMOUSLY.**

### 3.0 MINUTES

#### MPC21.015: Lukinuk

That the Minutes of Municipal Planning Commission meeting held on Monday, March 8, 2021, be adopted as presented.

**CARRIED.**

### 4.0 REQUEST FOR DECISION

#### 4.1 Development Permits to be Considered:

##### 4.1.1 DP 007-21: Campground, Major

#### MPC21.016: Lukinuk

That the Municipal Planning Commission **APPROVE** Development Permit No. 007-21: **Plan 0726807 Block 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. Dust control shall be provided by the Developer, upon request, and to the satisfaction of, Smoky Lake County.
8. All camping stalls shall be setback a minimum of 3.05m (10 feet) from all site boundaries.
9. 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.
10. 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.
11. 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.
12. All camping stalls shall be cleared identified with stakes or markers, with a stall number or other identification system.
13. 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).
14. All camping stalls shall be separated from each other by a minimum of 3.05 metres (10.0 feet).
15. A single security/site-operator suite/dwelling unit shall be permitted on site.
16. The Developer shall provide on-site potable water to the satisfaction of the Development Authority.
17. 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.
18. The site shall be kept in a neat and tidy condition in accordance with Smoky Lake County Bylaw No.1169-08: *Nuisance and Unightly Premises*, as amended. Garbage receptacles shall be located throughout the site to the satisfaction of the Development Authority.
19. Municipal water and wastewater services are not available at this location. It shall be the responsibility of the Developer to ensure that proper water and wastewater 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.
20. The Developer shall comply with the provisions of Smoky Lake County Bylaw No. 1342-19: *Noise Bylaw*, as amended.
21. Lot grading shall be conducted in a manner so as to prevent the site from draining onto an adjacent property.

**CARRIED UNANIMOUSLY.**

Two members of the public virtually left the meeting, time 11:47 a.m.

4.1.2 DP 011-21: Natural Resource Extraction/Processing Facility (Sand and Gravel)

**MPC21.017: Lukinuk**

That the Municipal Planning Commission **APPROVE** Development Permit No. 011-21: **Pt. of NW 2-61-18-W4M, Pt. of SW 2-61-18-W4M, Pt. of SW 11-61-18-W4M, Pt. of SE 10-61-18-W4M & Pt. of NE 3-61-18-W4M**, for the development of **Natural Resource Extraction / Processing Facility (Sand and Gravel)**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Progressive Reclamation Plan dated May 26, 2020, attached to, and forming part of, this Development Permit.
2. This Development Permit will expire **twenty (20) years** from the date of issuance.
3. The Developer must comply with all requirements of Alberta Environment and Parks, including any registrations, permits and approvals.
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 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)* and the Code of Practice for Pits.
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 (including tree removal, pit development, 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. Also, the Developer shall apply methods of minimizing the noise created from machinery wherever possible.
10. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
11. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
12. Accesses and haul routes into extraction areas shall be located away from residential areas.
13. 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 Energy Resources Conservation Board (ERCB). Setbacks from utility corridors shall be in accordance with provincial legislation and regulations established by the Alberta Utilities Commission (AUC).
14. 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.
15. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
16. If a portion of the pit should become inactive for a period lasting more than **two (2) consecutive years**, the pit faces shall be sloped to a ratio of **2:1** to ensure public safety and prevent erosion.
17. 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.
18. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally-owned roads.

**CARRIED UNANIMOUSLY.**

4.1.3 DP 012-21: Natural Resource Extraction/Processing Facility (Sand and Gravel)

**MPC21.018: Lukinuk**

That the Municipal Planning Commission **APPROVE** Development Permit No. 012-21: **SE-32-58-16-W4M** for the development of **Natural Resource Extraction/Processing Facility (Sand and Gravel), (11.0 Acres)**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan dated March 17, 2021, attached to, and forming part of, this Development Permit.
2. This Development Permit will expire **three (3) years** from the date of issuance.
3. The Developer must comply with all requirements of Alberta Environment and Parks, including any registrations, permits and approvals.
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 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)* and the Code of Practice for Pits.
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 (including tree removal, pit development, 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. Also, the Developer shall apply methods of minimizing the noise created from machinery wherever possible.
10. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
11. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
12. Accesses and haul routes into extraction areas shall be located away from residential areas.
13. 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 Energy Resources Conservation Board (ERCB). Setbacks from utility corridors shall be in accordance with provincial legislation and regulations established by the Alberta Utilities Commission (AUC).
14. 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.
15. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
16. If a portion of the pit should become inactive for a period lasting more than **two (2) consecutive years**, the pit faces shall be sloped to a ratio of **2:1** to ensure public safety and prevent erosion.
17. 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.

18. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally-owned roads.

**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**

**MPC21.019: Halisky**

That the Municipal Planning Commission Meeting of April 23, 2021, adjourn at 12:12 p.m.

**CARRIED.**

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Lorne Halisky, Chairperson

S E A L

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Gene Sobolewski, CAO

**MUNICIPAL PLANNING COMMISSION  
DEVELOPMENT REPORT**



**AGENDA ITEM 4.1.1**

MEETING DATE	MAY 28, 2021
FILE NO.	DP 020-21
LEGAL DESCRIPTION	PLAN 0320630, BLOCK 1, LOT 40
LOT AREA	0.5 ACRES
APPLICANT	DANNY & GERALDINE O'BRIEN
LANDOWNER	DANNY & GERALDINE O'BRIEN
PROPOSED DEVELOPMENT	SHIPPING CONTAINER (20' x 8')
ZONING	COUNTRY RESIDENTIAL (R1) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	41390140
DIVISION	1

**RECOMMENDATION**

That the Municipal Planning Commission APPROVE Development Permit No. 020-21: **PLAN 0320630, BLOCK 1, LOT 40** for the placement of a **Shipping Container (20' x 8')**, subject to the following conditions:

1. The proposed Development shall be sited as per the following minimum setbacks:
  - a. Front Yard Setback: 25.0 feet.
  - b. Rear Yard Setback: 25.0 feet.
  - c. Side Yard Setbacks: 5.0 feet.
2. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all agencies, departments and authorities as may be required.
3. Any Development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.
4. The Shipping containers shall not be stacked.
5. The maximum height for the shipping container shall be 3.0 m (10.0 ft.).
6. The maximum length for the shipping container shall be 6.0 m (20.0 ft.).
7. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
8. The exterior finish of the shipping container must be complimentary with the finish of the primary building. The finish shall be made consistent with the finish of the primary building within two (2) years of the date of issuance of this Development Permit.
9. The shipping container shall not be used as a dwelling, bunk house or a guest house without first applying for and obtaining a valid Development Permit for that use.
10. No human or animal habitation will be permitted within the shipping container.

## BACKGROUND

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1. The reason this application is being referred to MPC is that a Shipping Container is a Discretionary Use in the Multi-Lot Country Residential (R1) District (LUB Section 8.4).
2. LUB Section 7.34: outline some requirements and guidelines for the use and placement of Shipping Containers.
  - a. The proposed shipping container meets the size requirements under this section.
3. Administration is recommending that the MPC APPROVE DP-020-21, on the basis that it will not unnecessarily disrupt the enjoyment of the area, subject to conditions.

## SUPPORTING DOCUMENTS

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APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 8.4 – MULTI-LOT RESIDENTIAL (R1) DISTRICT	PAGE 3
APPENDIX B	LAND USE BYLAW NO 1272-14: SECTION 7.34: SHIPPING CONTAINERS	PAGE 8
APPENDIX C	DEVELOPMENT PERMIT APPLICATION	PAGE 9
APPENDIX D	LOCATION MAP	PAGE 12

Prepared by:

  
\_\_\_\_\_  
Jordan Ruegg  
Planning and Development Manager  
Development Authority Officer

May 19, 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. Extensive Agriculture
- H. Home Occupation, Minor
- I. Home Occupation, Major
- J. Secondary Suite
- K. Solar Energy Conversion System
- L. 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:

	<b>Minimum Lot Area</b>	<b>Maximum Lot Area</b>
<b>Within 304.8 m (1,000 ft.) of a lake</b>	1860.0 sq. m (20,000.0 sq. ft.)	1.21 ha (3.0 ac.)
<b>All other parcels (excluding fragments)</b>	0.4 ha (1.0 ac.)	1.21 ha (3.0 ac.)
<b>Fragmented parcels</b>	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:

	<b>Minimum Ground Floor Area</b>
<b>Within 304.8 m (1000 ft.) of a lake</b>	55.7 sq. m (600.0 sq. ft.)
<b>All other parcels – for single detached dwellings</b>	69.7 sq. m (750.0 sq. ft.)
<b>All other parcels – for manufactured</b>	65.0 sq. m (700.0 sq. ft.)

<b>and modular home units</b>	
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- 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

<b>From Municipal Road Allowances</b>	23.1 m (92.0 ft.) from the property line
<b>From Highways</b>	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
<b>Internal Subdivision Road</b>	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yard Setback

<b>From municipal road allowances</b>	18.3 m (60.0 ft.) from the property line
<b>From Highways</b>	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
<b>When adjacent to an Internal subdivision road</b>	7.6 m (25.0 ft.) from the property line
<b>When adjacent to another Parcel</b>	1.5 m (5.0 ft.) from the property line

iii. Minimum Rear Yard Setback

<b>From Municipal Road Allowances</b>	18.3 m (60.0 ft.) from the property line
<b>From Highways</b>	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
<b>When adjacent to an internal subdivision road</b>	7.6 m (25.0 ft.) from the property line
<b>When adjacent to another parcel</b>	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:

<b>From Municipal Road Allowances</b>	7.6 m (25.0 ft.) from the property line
<b>Internal Subdivision Road</b>	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.

## APPENDIX B: LUB 1272-14 SECTION 7.34: SHIPPING CONTAINERS

### 7.34 SHIPPING CONTAINERS

1. The placement of a shipping container on any parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3), Hamlet General (HG), Highway Commercial (C1), Victoria Commercial (C2), Industrial (M1) and Rural Industrial (M2) Districts shall require a development permit.
2. A maximum of two (2) shipping containers may be placed on any parcel located within the Agriculture (AG) District without obtaining a development permit. The placement of a third or subsequent shipping container on a parcel located within the Agriculture (AG) District shall require a development permit.
3. A shipping container may be allowed, at the discretion of the Development Authority, on any parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3) and Hamlet General (HG) Districts.
4. The maximum number of shipping containers that may be located on a parcel located within the Agriculture (AG), Victoria Agriculture (A1), Highway Commercial (C1), Victoria Commercial (C2), Industrial (M1) and Rural Industrial (M2) Districts is at the discretion of the Development Authority.
5. The location of shipping container placement on any property is at the discretion of the Development Authority.
6. The maximum length for shipping containers located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3) and Hamlet General (HG), Highway Commercial (C1) and Victoria Commercial (C2) Districts shall be twenty feet (20.0'). The maximum length for shipping containers located within the Agricultural General (AG), Industrial (M1) and Rural Industrial (M2) Districts shall be at the discretion of the Development Authority.
7. If a temporary development permit for a shipping container has been approved by the Development Authority, then the shipping container may be placed on a site for a period of six (6) months. After that period has expired the developer will be required to apply to the County for an extension for the permit. Extensions may be issued for up to six (6) month intervals at the discretion of the Development Authority.
8. The exterior finish of a shipping container sited on a parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3), Hamlet General (HG), Highway Commercial (C1) and Victoria Commercial (C2) Districts must be complimentary with the finish of the primary building. The finish shall be made to consistent with the finish of the primary building within two (2) years of the placement of the shipping container.
9. No human or animal habitation will be permitted within a shipping container.

10. Shipping containers cannot be used as a dwelling, bunk house or a guest house within the County.
11. The maximum height for a shipping container allowed on a parcel is 3.0 m (10.0 ft.). Stacking of shipping containers which are used as building material may be permitted, at the desecration of the Development Authority.

**APPENDIX C: DEVELOPMENT PERMIT APPLICATION**

*jruegg@smokeylakecounty.ab.ca*

Section 61

SCHEDULE "A"

03-05

**DEVELOPMENT PERMIT APPLICATION FORM**

<b>Internal Use Only</b>	
Our File Number: _____	Roll Number: _____ Your File Number: _____
<b>Applicant Information</b>	
Applicant/Agent: <u>DAN O'BRIEN</u>	Phone: <u>780-490-8690</u>
Address: <u>12031-62 STREET</u>	Cell Phone: <u>SAME</u>
City/Prov. <u>Edmonton</u> Postal Code: <u>T6W4C9</u>	Fax: _____
Email address: <u>danobrien@hotmail.com</u>	Signature: <u>[Signature]</u>
<p><b>Applicant/Agent Authorization:</b> 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.</p>	
<b>Registered Landowner Information</b> <span style="float:right"><input checked="" type="checkbox"/> Owner same as applicant</span>	
Registered Owner: <u>DAN + GERALDINE O'BRIEN</u>	Phone: <u>780-490-8690</u>
Address: <u>12031-62 ST</u>	Fax: _____
City/Prov. <u>Edmonton, AB</u> Postal Code: <u>T6W4C9</u>	Signature: <u>[Signature]</u>
<b>Section A - Property Information</b>	
Legal: Lot <u>40</u> Block <u>1</u> Plan <u>0320630</u> and Part of <u>1/4</u> Sec <u>9</u> Twp. <u>62</u> Rge <u>13</u> W4M	Division _____
Subdivision Name (if applicable) or Area of Development <u>HILLSIDE ESTATES WHITEFISH LAKE</u>	
Rural Address/Street Address <u>196 62103 RING RD 133A</u> Parcel Size <u>7.2 ACRE (100x260 FT)</u>	
Number of existing dwellings on property (please describe) _____	
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>ELECTRICAL, OUTHOUSE (HOLDING TANK)</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, the adjoining municipality is: <u>SINDLEY LAKE GRADING LAND</u>	



<b>Section B – Proposed Development Information</b>	
Estimated Cost of Project \$ <u>2500.00</u>	
Estimated Commencement Date <u>MAY 21, 2021</u> Estimated Completion Date <u>MAY 31, 2021</u>	
Dwelling: Floor Area <u><del>2500</del></u> sq. ft.      % of Lot Occupied _____ Height of Dwelling _____ ft / m	
Accessory Building: Floor Area <u>8X20</u> sq. ft.      % of Lot Occupied <u>1.6%</u> Height of Acc. Bldg <u>8</u> ft / m	
Parking: # of Off-Street Parking Stalls (if applicable) _____	
Land Use District (Zoning) of Property: <u>RECREATIONAL</u>	
Description of Work: <u>INSTALLING C-CAN ON PROPERTY</u>	
<b>Section C – Preferred Method of Communication</b>	
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:	
<b>608(1)</b> 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	
<p><b>OFFICE USE ONLY</b></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>*and deemed complete by Development Authority.</p> <p style="text-align: center;"><input type="checkbox"/> Entered into MuniSight PD # _____</p>	<p><b>Authorization:</b>                      <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: _____
<b>DEVELOPMENT PERMIT SITE PLAN</b>	
<p>The site plan shows a rectangular area with dimensions 205 ft (width) and 150 ft (height). Inside this area, a smaller rectangle is labeled 'C. Can'. To the right of the main area, a 'TRAILER' is shown with dimensions 120 ft (width) and 15 ft (height). A north arrow is located in the upper right corner. The left boundary of the site is labeled '200 ft'. The bottom boundary is labeled '120 ft' and '15 ft'.</p>	
DATE: April 20, 20	SIGNATURE OF APPLICANT:
DATE: _____	DEVELOPMENT AUTHORITY: _____

## APPENDIX D: LOCATION MAP

Development Permit Application No. 020-21  
Plan 0320630, Block 1, Lot 10 (Hillside Acres)  
Shipping Container



Smoky Lake County

Smoky Lake County

Date Created: 5/19/2021

**MUNICIPAL PLANNING COMMISSION  
DEVELOPMENT REPORT**



**AGENDA ITEM 4.1.2**

MEETING DATE	<b>MAY 28, 2021</b>
FILE NO.	<b>DP 023-21</b>
LEGAL DESCRIPTION	<b>PLAN 7821750, BLOCK 3, LOT 6</b>
LOT AREA	<b>1.96 ACRES</b>
APPLICANT	<b>JOSEPH &amp; MICHAEL PINO</b>
LANDOWNER	<b>JOSEPH &amp; MICHAEL PINO</b>
PROPOSED DEVELOPMENT	<b>SHIPPING CONTAINER (20' x 8')</b>
ZONING	<b>COUNTRY RESIDENTIAL (R1) DISTRICT</b>
DEVELOPMENT TYPE	<b>DISCRETIONARY USE</b>
ROLL NO.	<b>29180306</b>
DIVISION	<b>4</b>

**RECOMMENDATION**

That the Municipal Planning Commission APPROVE Development Permit No. 023-21: **PLAN 7821750, BLOCK 3, LOT 6** for the placement of a **Shipping Container (20' x 8')**, subject to the following conditions:

1. The proposed Development shall be sited as per the following minimum setbacks:
  - a. Front Yard Setback: 25.0 feet.
  - b. Rear Yard Setback: 25.0 feet.
  - c. Side Yard Setbacks: 5.0 feet.
2. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all agencies, departments and authorities as may be required.
3. Any Development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.
4. The Shipping containers shall not be stacked.
5. The maximum height for the shipping container shall be 3.0 m (10.0 ft.).
6. The maximum length for the shipping container shall be 6.0 m (20.0 ft.).
7. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
8. The exterior finish of the shipping container must be complimentary with the finish of the primary building. The finish shall be made consistent with the finish of the primary building within two (2) years of the date of issuance of this Development Permit.
9. The shipping container shall not be used as a dwelling, bunk house or a guest house without first applying for and obtaining a valid Development Permit for that use.
10. No human or animal habitation will be permitted within the shipping container.

## BACKGROUND

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1. The reason this application is being referred to MPC is that a Shipping Container is a Discretionary Use in the Multi-Lot Country Residential (R1) District (LUB Section 8.4).
2. LUB Section 7.34: outline some requirements and guidelines for the use and placement of Shipping Containers.
  - a. The proposed shipping container meets the size requirements under this section.
3. Administration is recommending that the MPC APPROVE DP-023-21, on the basis that it will not unnecessarily disrupt the enjoyment of the area, subject to conditions.

## SUPPORTING DOCUMENTS

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APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 8.4 – MULTI-LOT RESIDENTIAL (R1) DISTRICT	PAGE 3
APPENDIX B	LAND USE BYLAW NO 1272-14: SECTION 7.34: SHIPPING CONTAINERS	PAGE 8
APPENDIX C	DEVELOPMENT PERMIT APPLICATION	PAGE 9
APPENDIX D	LOCATION MAP	PAGE 12

Prepared by:

  
\_\_\_\_\_  
Jordan Ruegg  
Planning and Development Manager  
Development Authority Officer

May 19, 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. Extensive Agriculture
- H. Home Occupation, Minor
- I. Home Occupation, Major
- J. Secondary Suite
- K. Solar Energy Conversion System
- L. 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
<b>Within 304.8 m (1,000 ft.) of a lake</b>	1860.0 sq. m (20,000.0 sq. ft.)	1.21 ha (3.0 ac.)
<b>All other parcels (excluding fragments)</b>	0.4 ha (1.0 ac.)	1.21 ha (3.0 ac.)
<b>Fragmented parcels</b>	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
<b>Within 304.8 m (1000 ft.) of a lake</b>	55.7 sq. m (600.0 sq. ft.)
<b>All other parcels – for single detached dwellings</b>	69.7 sq. m (750.0 sq. ft.)
<b>All other parcels – for manufactured</b>	65.0 sq. m (700.0 sq. ft.)



<b>and modular home units</b>	
-------------------------------	--

- 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

<b>From Municipal Road Allowances</b>	23.1 m (92.0 ft.) from the property line
<b>From Highways</b>	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
<b>Internal Subdivision Road</b>	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yard Setback

<b>From municipal road allowances</b>	18.3 m (60.0 ft.) from the property line
<b>From Highways</b>	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
<b>When adjacent to an Internal subdivision road</b>	7.6 m (25.0 ft.) from the property line
<b>When adjacent to another Parcel</b>	1.5 m (5.0 ft.) from the property line

iii. Minimum Rear Yard Setback

<b>From Municipal Road Allowances</b>	18.3 m (60.0 ft.) from the property line
<b>From Highways</b>	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
<b>When adjacent to an internal subdivision road</b>	7.6 m (25.0 ft.) from the property line
<b>When adjacent to another parcel</b>	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:

<b>From Municipal Road Allowances</b>	7.6 m (25.0 ft.) from the property line
<b>Internal Subdivision Road</b>	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.

## APPENDIX B: LUB 1272-14 SECTION 7.34: SHIPPING CONTAINERS

### 7.34 SHIPPING CONTAINERS

1. The placement of a shipping container on any parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3), Hamlet General (HG), Highway Commercial (C1), Victoria Commercial (C2), Industrial (M1) and Rural Industrial (M2) Districts shall require a development permit.
2. A maximum of two (2) shipping containers may be placed on any parcel located within the Agriculture (AG) District without obtaining a development permit. The placement of a third or subsequent shipping container on a parcel located within the Agriculture (AG) District shall require a development permit.
3. A shipping container may be allowed, at the discretion of the Development Authority, on any parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3) and Hamlet General (HG) Districts.
4. The maximum number of shipping containers that may be located on a parcel located within the Agriculture (AG), Victoria Agriculture (A1), Highway Commercial (C1), Victoria Commercial (C2), Industrial (M1) and Rural Industrial (M2) Districts is at the discretion of the Development Authority.
5. The location of shipping container placement on any property is at the discretion of the Development Authority.
6. The maximum length for shipping containers located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3) and Hamlet General (HG), Highway Commercial (C1) and Victoria Commercial (C2) Districts shall be twenty feet (20.0'). The maximum length for shipping containers located within the Agricultural General (AG), Industrial (M1) and Rural Industrial (M2) Districts shall be at the discretion of the Development Authority.
7. If a temporary development permit for a shipping container has been approved by the Development Authority, then the shipping container may be placed on a site for a period of six (6) months. After that period has expired the developer will be required to apply to the County for an extension for the permit. Extensions may be issued for up to six (6) month intervals at the discretion of the Development Authority.
8. The exterior finish of a shipping container sited on a parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3), Hamlet General (HG), Highway Commercial (C1) and Victoria Commercial (C2) Districts must be complimentary with the finish of the primary building. The finish shall be made to consistent with the finish of the primary building within two (2) years of the placement of the shipping container.
9. No human or animal habitation will be permitted within a shipping container.

10. Shipping containers cannot be used as a dwelling, bunk house or a guest house within the County.
11. The maximum height for a shipping container allowed on a parcel is 3.0 m (10.0 ft.). Stacking of shipping containers which are used as building material may be permitted, at the desecration of the Development Authority.

## APPENDIX C: DEVELOPMENT PERMIT APPLICATION

Section 61

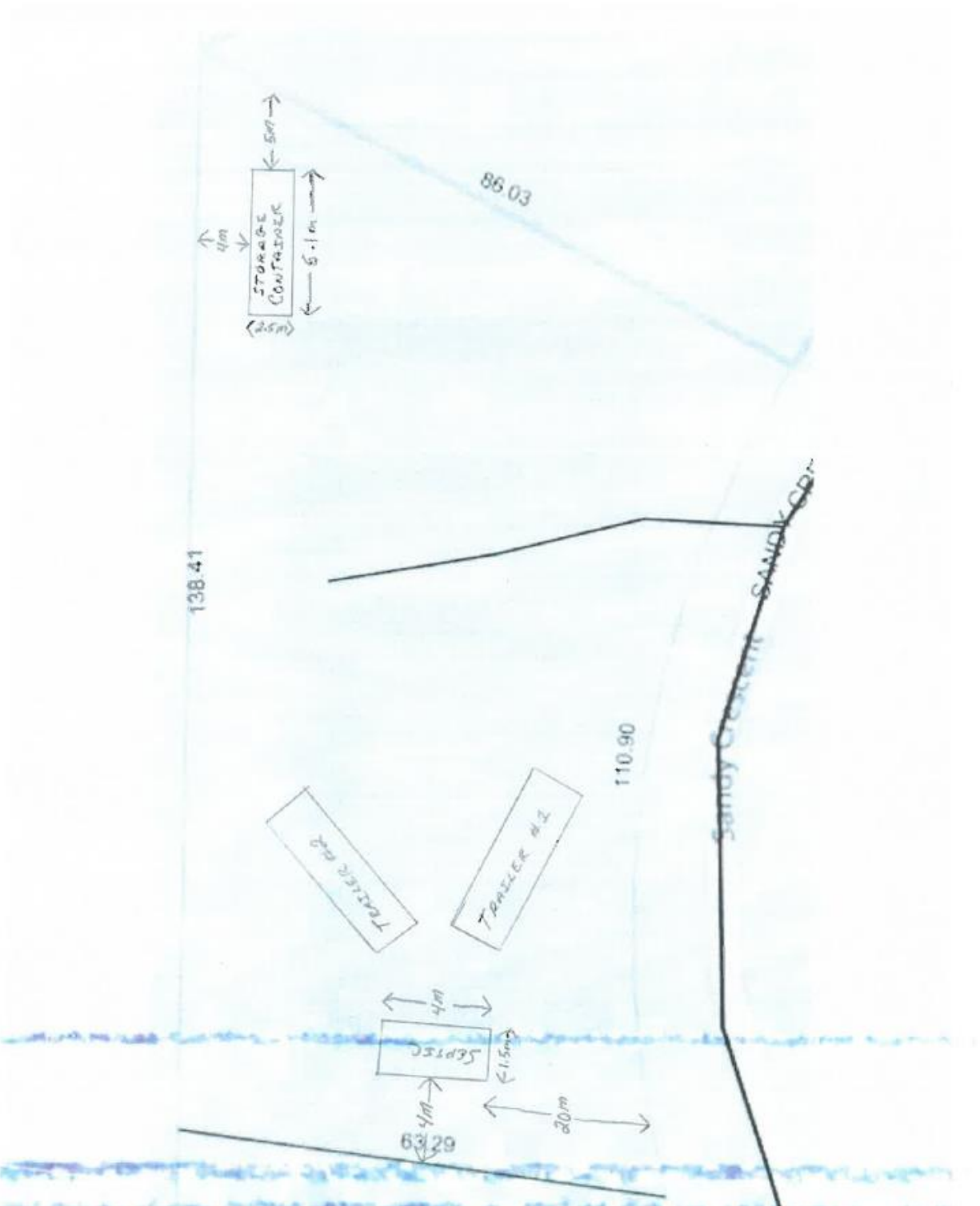
SCHEDULE "A"

03-05

### DEVELOPMENT PERMIT APPLICATION FORM

<b>Internal Use Only</b>	
Our File Number: _____ Roll Number: _____ Your File Number: _____	
<b>Applicant Information</b>	
Applicant/Agent: <u>Joseph Pino</u>	Phone: _____
Address: <u>14536 31A Street NW</u>	Cell Phone: <u>(780) 920-5532</u>
City/Prov. <u>Edmonton</u> Postal Code: <u>T5Y2H7</u>	Fax: _____
Email address: <u>jpino@shaw.ca</u>	Signature: _____
<p><b>Applicant/Agent Authorization:</b> 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.</p>	
<b>Registered Landowner Information</b> <span style="float: right;"><input type="checkbox"/> Owner same as applicant</span>	
Registered Owner: <u>Michael Pino</u>	Phone: <u>(780) 974-2322</u>
Address: <u>15111 73A Street NW</u>	Fax: _____
City/Prov. <u>Edmonton</u> Postal Code: <u>T5C0W7</u>	Signature: _____
<b>Section A - Property Information</b>	
Division _____	
Legal: Lot <u>6</u> Block <u>3</u> Plan <u>7821750</u> and Part of <u>   </u> ¼ Sec <u>   </u> Twp <u>602</u> Rge <u>164</u> W4M	
Subdivision Name (if applicable) or Area of Development <u>Sandy Lane</u>	
Rural Address/Street Address <u>107, 16435 TWP RD 602</u> Parcel Size <u>0.793 Hectares (1.96 Acres)</u>	
Number of existing dwellings on property (please describe) <u>N/A</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>No previous applications have been filed by current land owners. Fair to assume previous owners have filed in the past</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: _____	







## APPENDIX D: LOCATION MAP

