

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Friday, May 28, 2021**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 11:47 a.m. by the Chairperson: Councillor Lorne Halisky in the presence of the following persons:

PRESENT

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|--------------------------------|---------------------|---------------------|
| 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 | Absent |
| Jordan Ruegg | P&D Manager | Present in Chambers |
| Kyle Schole | P&D Assistant | Virtually Present |
| Patti Priest | Recording Secretary | Virtually Present |

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No Members of the Public were virtually present.

No Member of the Media was present: Smoky Lake Signal.

2.0 ADOPTION OF AGENDA

MPC21.020: Lukinuk

That the Agenda for the Municipal Planning Commission meeting for Friday, May 28, 2021, be adopted as amended.

Addition to the Agenda:

1. Smoky Lake County Owned Land within Village of Vilna - Plan 6375KS Block A Lot P.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC21.021: Gawalko

That the Minutes of Municipal Planning Commission meeting held on Friday, April 23, 2021, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 020-21: Shipping Container

MPC21.022: Orichowski

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.
11. The County reserves the right to inspect the site for non-compliance.

CARRIED UNANIMOUSLY.

4.1.2 DP 023-21: Shipping Container

MPC21.023: Lukinuk

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.

CARRIED UNANIMOUSLY.

Municipal Planning Commission Meeting Reschedule

MPC21.024: Lukinuk

That the Municipal Planning Commission meeting scheduled for Friday, May 28, 2021 at 1:00 p.m., be rescheduled for Friday, May 28, 2021 at 11:45 a.m., to be held virtually and/or physically in County Council Chambers.

CARRIED UNANIMOUSLY.

ADDITION THE AGENDA:

Smoky Lake County Owned Land within Village of Vilna - Plan 6375KS Block A Lot P

MPC21.025: Gawalko

That the Municipal Planning Commission recommend Smoky Lake County's Planning and Development Department submit a letter to the Village of Vilna to bring awareness to the building encroachment onto the County owned land legally described as Plan 6375KS Block A Lot P, within the Village of Vilna; and to collaborate a solution of a possible land transfer to the Village of Vilna.

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

MPC21.026: Halisky

That the Municipal Planning Commission Meeting of May 28, 2021, adjourn at 12:18 p.m.

CARRIED.

Lorne Halisky, Chairperson

S E A L

Gene Sobolewski, CAO