

# SMOKY LAKE COUNTY

**AGENDA:** **MUNICIPAL PLANNING COMMISSION** to be held on  
July 20, 2021 at ~~3:00 p.m.~~ 2:00 p.m.  
Virtually, via Zoom Platform –

<https://us02web.zoom.us/j/83809026757?pwd=WHRXSU92REJxVnBSQ1VMTmNQcUJVUT09> Or,  
by phone: 1-778-907-2071, Meeting ID: 838 0902 6757 Password: 677006

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1. **CALL TO ORDER**
2. **AGENDA**
3. **MINUTES**
  - 3.1 Adopt Minutes of June 15, 2021.
4. **REQUEST FOR DECISION**
  - 4.1 **Development Permit(s) to be Considered:**
    - 4.1.1 DP 030-21: Campground, Intermediate
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 **Tuesday, June 15, 2021**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 1:30 p.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	Absent
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

No Members of the Public were virtually present.  
No Member of the Media was present: Smoky Lake Signal.

**2.0 ADOPTION OF AGENDA**

**MPC21.025: Gawalko**

That the Agenda for the Municipal Planning Commission meeting for Tuesday, June 15, 2021, **as per Waiver Notice** below, be adopted as presented:

**SMOKY LAKE COUNTY  
MUNICIPAL PLANNING COMMISSION**

**WAIVER NOTICE** of a Special Meeting of the Smoky Lake County MUNICIPAL PLANNING COMMISSION called under authority of Section 194 of the Municipal Government Act

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We, the undersigned members of the Smoky Lake County Municipal Planning Commission, hereby Waive Notice of a Special Municipal Planning Commission Meeting to be held virtually through Zoom:

<https://us02web.zoom.us/j/88664978745?pwd=MThTbm11MmpNUTduY0hCVUJmUXhQdz09>  
by phone: 1-877-853-5257, Meeting ID: 886 6497 8745 Password: 966350

**And** in Smoky Lake County Council Chambers on Tuesday, **June 15, 2021**, commencing at **1:30 P.M.**, to hold a Special Municipal Planning Commission Meeting for the purpose of discussing and acting on:

**1. DP 026-21: Freestanding Signage.**

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<b>COUNCILLOR:</b>	<b>SIGNATURE</b>	<b>DATE</b>
Dan Gawalko		June 15, 2021
Johnny Cherniwchan		June 15, 2021
Craig Lukinuk		June 15, 2021
Lorne Halisky		June 15, 2021
Randy Orichowski	ABSENT	June 15, 2021

**CARRIED UNANIMOUSLY.**

### 3.0 MINUTES

**MPC21.026: Cherniwchan** That the Minutes of Municipal Planning Commission meeting held on Friday, May 28, 2021, be adopted as presented.

**CARRIED.**

### 4.0 REQUEST FOR DECISION

#### 4.1 Development Permits to be Considered:

##### 4.1.1 DP 026-21: Freestanding Signage

**MPC21.027: Lukinuk**

That the Municipal Planning Commission approve Development Permit No. 026-21: **LOT 13, VICTORIA SETTLEMENT (PT. 13-58-17-W4M)**, for the **placement of two freestanding welcome signs, requiring a variance of the maximum allowable sign area from 8.0 square metres (86.11 square feet) to 10.76 square metres (115.89 square feet)**, subject to the following conditions:

1. The proposed signage shall be developed and sited as per the drawings, labelled as "Metis Crossing Highway Signs", dated April 29, 2021, attached to, and forming part of, this Development Permit.
2. The Developer shall be required to obtain from Alberta Transportation, and comply with the conditions of, a Roadside Development Permit.
3. The minimum setback distance of the proposed signs from the right-of-way of Highway 855 shall be determined by the Roadside Development Permit issued by Alberta Transportation pursuant to Condition #2 of this Development Permit.
4. The minimum setback distance of the proposed signs from Victoria Trail (TWP RD 581A) shall be 7.6 metres (25.0 feet).
5. The maximum allowable face area of each of the proposed signs shall be 10.76 square metres (115.89 square feet).
6. The proposed signage shall not be affixed to, or located on, any public property without the prior written consent of the appropriate public body.
7. The proposed signs shall not project within 0.6 metres (1.9 feet) of a property line or within 2.0 metres (6.56 feet) of overhead utility lines.
8. The proposed signage shall not resemble or conflict with a traffic control sign, nor shall the proposed signage be a traffic hazard.
9. The Development Authority reserves the right to remove any sign that, in the opinion of the Development Authority, is unsightly or in such a state of disrepair as to constitute any other kind of hazard.
10. The proposed signage shall be of such size and design so as to not, in the opinion of the Development Authority, obstruct the vision of persons using roads abutting the parcel.
11. The proposed signage shall not have flashing nor animated components.
12. The area around the proposed signage shall be kept clean and free from overgrown vegetation and free from refuse material.
13. All applicants, private and general contractors shall, during construction and placement of the proposed signage, keep the land in a reasonable condition so as not to constitute a nuisance, and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction, all building materials and debris shall be cleared from the site. As well the Developer shall prevent excess soil and debris from being spilled onto public road allowances, streets, lanes and sidewalks.

14. The Developer shall be responsible during the construction and placement of the proposed signage for any and all damages to any public or private property caused by the Developer and/or the Developer's servants, suppliers, agents or contractors.

**CARRIED UNANIMOUSLY.**

**5.0 ISSUES FOR INFORMATION**

5.1 Nil.

**6.0 CORRESPONDENCE**

6.1 Nil.

**7.0 DELEGATION**

7.1 Nil.

**NEXT MEETING**

**MPC21.028: Lukinuk**

That the next Municipal Planning Commission Meeting be at the call of Chairperson and Public Notice of the next meeting be provided at least 24 hours in advance in accordance with the *Municipal Government Act, RSA 200, cM-26.1 s195*, by posting the information on the Smoky Lake County website.

Carried.

**8.0 ADJOURNMENT**

**MPC21.029: Halisky**

That the Municipal Planning Commission Meeting of June 15, 2021, adjourn at 1:49 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	JULY 20, 2021
FILE NO.	DP 030-21
LEGAL DESCRIPTION	PLAN 0321675, BLOCK 1, LOT 1 (NORTH ½ SW 9-61-17-W4M)
LOT AREA	+/- 79.94 ACRES (32.35 HA)
APPLICANT	SHANE BIGELOW
LANDOWNER	ROBERT SHAVE
PROPOSED DEVELOPMENT	CAMPGROUND, INTERMEDIATE (EXPANSION OF EXISTING 6-STALL RV CAMPGROUND BY AN ADDITIONAL 9 RECREATIONAL VEHICLES)
ZONING	AGRICULTURE (AG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	17610921
DIVISION	4

**RECOMMENDATION**

That the Municipal Planning Commission approve Development Permit No. 030-21: **PLAN 0321675, BLOCK 1, LOT 1 (NORTH ½ SW 9-61-17-W4M)**, for the development of a “Campground, Intermediate”, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan, dated July 13, 2021, attached to, and forming part of, this Development Permit.  
 Minimum Front Yard Setback (adjacent to RGE RD 174): 23.1 metres (75.78 feet).  
 Minimum Side Yard Setback (from adjacent lot to the north): 18.3 metres (60.0 feet).  
 Minimum Side Yard Setback (from adjacent lot to the south): 18.3 metres (60.0 feet).  
 Minimum Rear Yard Setback (from adjacent lot to the east): 18.3 metres (60.0 feet).
2. Development of roads, facilities and camping stalls shall not occupy more than two-thirds (52.76 acres) of the total site area. A minimum of one third (26.38 acres) of the total site area shall be left in its natural state.
3. Construction and 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.
4. Each camping stall shall be service by an internal road.
5. The proposed Development shall be designed and landscaped to minimize disturbance to the natural environment, to protect heavy use areas from environmental damage, and to minimize the Development's impact on adjacent properties.
6. Dust control shall be provided by the Developer, at his sole cost and/or expense, upon request of, and to the satisfaction of, the Development Authority.
7. A maximum of eleven (11) camping stalls shall be permitted on said lands, and a maximum of fifteen (15) recreational vehicles shall be permitted on said lands at any one time. In addition, the Developer shall only allow the parking of recreational vehicles and passenger vehicles on said lands.
8. 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.
9. All camping stalls shall be developed to the following minimum standard: Width = minimum of 6.10 metres (20.0 feet); Depth = minimum of 18.29 metres (60.0 feet); and Area = minimum of 111.48 square metres (1,200 square feet). All camping stalls shall be separated from each other by a minimum of 3.05 metres (10.0 feet).
10. The Developer shall provide on-site potable water, in sufficient quantities, to service the entirety of the existing and proposed Development, to the satisfaction of the Development Authority.

11. The Developer shall provide on-site water, in sufficient quantities, for use in the case of fire, for the existing and proposed Development. The Developer shall have the said on-site water provision approved by the Smoky Lake County Fire Chief.
12. The proposed Development area shall be kept in a neat and tidy manner in accordance with Smoky Lake county Bylaw No. 1169-08: *Nuisance and Unsightly Premises*, as amended.
13. Municipal water and wastewater services are not available at this location. It shall be the responsibility of the Developer to ensure that the 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.
14. The Developer shall comply with the provisions of Smoky Lake County Bylaw No. 1342-19: *Noise Bylaw*, as amended.
15. Any lot grading that is contemplated as part of the proposed Development must be done in a manner so as to prevent water from said lands draining onto an adjacent parcel of land.
16. The issuance of this Development Permit does not absolve the Developer from abiding by the Conditions of Development Permit DP-064-14, or any other permit, license, approval or authorization issued by Smoky Lake County or any other authority or agency.

## BACKGROUND

1. The reason this application is being referred to MPC is that proposed use of a "Campground, Intermediate", is listed as a "Discretionary Use" under Section 8.2(3)(H) of Smoky Lake County Land Use Bylaw No.1272-14.
2. The Applicant/Owner previously obtained a Development Permit (DP-064-14) for a recreational vehicle campsite (limited to a maximum of 6 stalls/6 recreational vehicles) on the lands. A copy of Development Permit DP-064-14 is attached for reference.
3. The Applicant/Owner intend to expand the existing 6-stall campground by an additional 9 stalls (9 recreational vehicles) are associated amenities (e.g. firepits, picnic tables, decks, shelters for recreational vehicles, etc.).
4. In relation to Section 2.14 of Smoky Lake County Land Use Bylaw No. 1272-14: If approved, a notice of the decision and right of appeal, will be mailed to the adjacent landowners and advertised in the local newspaper.

## SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 8.2: (AG) DISTRICT	PAGE 3
APPENDIX B	MUNICIPAL DEVELOPMENT PLAN BYLAW NO 1249-12: RELEVANT POLICIES	PAGE 9
APPENDIX C	DEVELOPMENT PERMIT DP-064-14	PAGE 10
APPENDIX D	DEVELOPMENT PERMIT DP-030-21 APPLICATION	PAGE 18
APPENDIX E	GENERAL LOCATION MAP	PAGE 29

Prepared by: \_\_\_\_\_  
 Jordan Ruegg  
 Planning and Development Manager

July 16, 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 industry<sup>1</sup>, 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

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<sup>1</sup> 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.

**APPENDIX B MUNICIPAL DEVELOPMENT PLAN 1249-14: RELEVANT POLICIES**

**Policy 3.1.2.2** The County will require that future subdivisions and developments in significant cultural landscapes preserve existing vegetation.

**3.4 Emergency Preparedness**

The County requires that emergency preparedness be a consideration in the approval of new developments throughout the County. Requiring emergency preparedness measures to be a consideration in the design and approval of new developments will best ensure the safety of all County residents.

The following objective and policies have been adopted by the County relating to emergency preparedness:

**Objective 3.4.1 New developments shall be designed to ensure high levels of emergency preparedness within a rural context**

**Policy 3.4.1.1** The County shall encourage the use of effective wildfire prevention techniques and the development of on-site firefighting measures to reduce the risk of wildfires resulting from development.

**Policy 3.4.1.2** The County may refer applications for subdivision and development to the appropriate provincial department and/or the local fire department for comment in evaluating the suitability of a site in forested land for development.

**Policy 3.4.1.3** The County shall consider the following as conditions for approval for development which is too remote to be adequately serviced by existing firefighting services:

- (a) the provision of a suitable on-site water supply for firefighting purposes;
- (b) the use of fire resistant building methods;
- (c) the installation of spark arrestors on chimneys; and/ or
- (d) the removal of trees, shrubs, and fuels.

**Policy 3.4.1.4** The County shall discourage the development of forested lands in significant wildfire hazard areas.

**Policy 3.4.1.5** The County may ask developers to provide for appropriate fire protection measures in an application for development, subdivision or an



**Smoky Lake County**

P.O. Box 310  
4612 McDougall Drive  
Smoky Lake, Alberta  
T0A 3C0

Phone: 780-656-3730  
1-888-656-3730  
Fax: 780-656-3768  
www.smokylakecounty.ab.ca

**DEVELOPMENT PERMIT**

**Permit No.:** 286286-15-D0011  
**File Number:** DP 064-14  
**Tax Roll Number:** 17610921  
**Application Date:** Feb 17, 2015  
**Issued Date:** August 27, 2015

**Applicant**

**Name:** Rose Dawe  
**Address:** 93 Landing Trails Drive  
Gibbons, Alberta  
T8A 5C4  
**Phone:** (587)986-0102  
**Cell:** (780)222-1186  
**Email:** rosedawe@yahoo.ca

**Owner**

**Name:** Robert Shave  
**Address:** 14 High Cliff Road  
Sherwood Park, Alberta  
T8A 5C4  
**Phone:** (780)464-1304  
**Cell:**

**Legal Description**

Lot 1, Block 1, Plan 0321675

**Rural Address:**

61131 Rge Rd 174

**Land Use District:**

Agriculture District (AG)

**Use:**

Discretionary Use

**Description of Work:**

Recreational Vehicle Campsite

**Fees**

**Total Permit Fee:** \$100.00

**Permit Fee Balance:** \$0.00

**Permit Conditions:**

1. The proposed campsites, and their accessory buildings are to be sited as shown on the site plan dated May 17, 2015, attached to, and forming part of, this Development Permit.  
Minimum Front Yard Setback (adjacent to RGE RD 174): 92.0 ft. (23.1m).  
Minimum Side Yard Setback (from adjacent lot to the north): 60.0 ft. (18.3m).  
Minimum Side Yard Setback (from adjacent lot to the south): 60.0 ft. (18.3m).  
Minimum Rear Yard Setback (from adjacent lot to the east): 60.0 ft. (18.3m).
2. A maximum site coverage of 45% of the total lot, of which, a maximum of 15% of the total site may be covered by accessory buildings.
3. A maximum of **six (6)** recreational vehicles will be allowed on the property at a time. In addition, the developer shall only allow parking of recreational vehicles and passenger vehicles on site.
4. 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.

5. Municipal waste collection services are not available at this location. It shall be the responsibility of the developer to ensure that proper waste collection and removal procedures are in place to the satisfaction of the Development Authority.
6. The developer shall be responsible to comply with "Quiet Time Hours" between the hours of 11:00 p.m. and 7:00 a.m.
7. Sufficient on-site water supply (non-potable) for firefighting purposes shall be available to the satisfaction of the Development Authority/Fire Chief prior to the operation of the proposed development.
8. A maximum of **six (6)** fire pits will be allowed on site for cooking purposes, one fire pit per unit. All burning shall be in accordance with the Forest and Prairie Protection Act R.S.A. 2000 and amendments thereto. The fire pits shall be constructed to the satisfaction of Smoky Lake County.
9. Any expansion of the proposed development shall require a new Development Permit.
10. All applicants, private or general contractors shall, during construction, renovation and demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance, and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction, all building materials and debris shall be cleared from the site. As well, the applicant shall prevent excess soil or debris from being spilled on public road allowances, streets, lanes and sidewalks.
11. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
12. Natural gas services are provided by Smoky Lake County. All costs associated with connecting to this service are the responsibility of the developer.
13. The developer shall obtain any and all approvals, permits and authorizations from any and all agencies, departments and authorities that may be required.
14. Municipal water and sewer services are not available at this location. It will be the responsibility of the developer to ensure that water well and private sewage disposal systems associated with the development conform to current provincial requirements. All infrastructure improvement costs associated with the development shall be borne by the proponent of the development.
15. The proposed development shall commence within 12 months from the date of issuance of this Permit and carried out with reasonable diligence within **five (5) years**.
16. The developer shall keep the area subject to the Development Permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
17. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, his agents or his contractors, to any public or private property.
18. Any development involving pipeline and/or power line 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.

**Note(s):**

1. Contraventions of the Land Use Bylaw or this Development Permit are enforceable under Section 5 of the Land Use Bylaw 1272-14 and amendments thereto.
2. The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact Smoky Lake County.
3. All applicable Safety Codes Permits (Building, Electrical, Plumbing, Gas, and PSDS) must be obtained through The Inspections Group Inc. If you have any questions regarding permits please call 1-866-454-5048.
4. The applicant is responsible to accurately locate any oil, gas, power, and telephone lines on the subject property prior to undertaking any excavation work by contacting Alberta One Call at 1-800-242-3447.

Issued By:   
Jordan Ruegg  
Development Officer

**Municipality**

Smoky Lake County  
Box 310  
4612 McDougall Drive  
Smoky Lake, Alberta T0A 3C0  
[www.smokylakecounty.ab.ca](http://www.smokylakecounty.ab.ca)  
Phone: 780-656-3730  
Fax: 780-656-3768





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 064-14 Your File Number: \_\_\_\_\_ Roll Number: 17610921

---

**Applicant Information**  
 Applicant/Agent: Rose Dawe Phone: 587-986-0102  
 Address: 93 Landing Trails Dr (PO Box 1756) Cell Phone: 780-222-1186  
 City/Prov: Gibbons AB Postal Code: T0A1N0 Fax: \_\_\_\_\_  
 Email address: roseclawe@yahoo.ca Signature: [Signature]  
 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.

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**Registered Landowner Information**  Owner same as applicant  
 Registered Owner: Robert Skrye Phone: 780 464 1304  
 Address: 1st High Cliff Rd. Fax: \_\_\_\_\_  
 City/Prov: Sherwood Park Postal Code: T8A5C4 Signature: [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: Roswitha Dawe Signature: [Signature]

---

**Section A - Property Information** Division \_\_\_\_\_  
 Legal: Lot 1 Block 1 Plan 0321675 and Part of SW 1/4 Sec 9 Twp 61 Rge 17 W4M  
 Subdivision Name (if applicable) or Area of Development \_\_\_\_\_  
 Rural Address/Street Address 61131-RR174 Parcel Size 89 acres  
 Number of existing dwellings on property (please describe)  
1 cabin, 1 barn  
 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  
 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 \$ 30,000  Permitted Use  Discretionary Use  
 Estimated Commencement Date 01 Apr 2015  
 Estimated Completion Date 01 Nov 2015  
 Dwelling: Floor Area \_\_\_\_\_ sq. ft. % of Lot Occupied \_\_\_\_\_ Height of Dwelling \_\_\_\_\_ metres  
 Accessory Building Floor Area \_\_\_\_\_ sq. ft. % of Lot Occupied \_\_\_\_\_ Height of Acc. Bldg \_\_\_\_\_ metres  
 Parking: No. of Off-Street Parking \_\_\_\_\_  
 Existing Land Use District or Zoning of Property: Agriculture  
 Recreational Vehicles: Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ License Plate \_\_\_\_\_  
 Description of Work:  
to bring power, water, sewer on site to service up to 6 RV site  
and one existing cabin including building of 6 carports for RVs

**SEPARATE REPORTS TO ATTACH:**

Parking Plan	Biophysical Assessment	Master Sign Plan	<input checked="" type="checkbox"/> Site Plan
Stormwater Management Plan	Hydrogeological Report	Landscaping Plan (Garner Lake ASP)	Industrial Development (Section 2.5/7.3D of LUB)
Geotechnical Report	Environmental Site Assessment (Phase I or Phase II or Phase III)	Wind/Energy Conservation System (Section 2.5/7.36-7.38 of LUB)	Commercial/Recreation Development (Section 2.6/7.2/7.4/7.20-7.24 of LUB)
Natural Resource Extraction (Section 2.7/7.16 of LUB)	Reclamation Plan	Ferrutina B. Striping 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	<input checked="" type="checkbox"/> 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 47m<sup>2</sup>/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 ERCB Abandoned Well Viewer online at: [mapview.ercb.ca/spatialdatabrowser/default.aspx?config=AbandonedWells.xml](http://mapview.ercb.ca/spatialdatabrowser/default.aspx?config=AbandonedWells.xml) to determine if abandoned wells are located on the subject property.

If an abandoned well is found, then the Applicant MUST contact and provide Smoky Lake County with all Licensees identified by the ERCB 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.

Robert Shawe  14 Oct 15  
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.

Should the Planning and Development Department have any questions or require clarification regarding your application, how do you to be contacted:  phone  mail  fax  e-mail

**OFFICE USE ONLY**

Type of Payment:  DEBIT  CASH  CHEQUE  
Fee \$ 100.00  
Receipt # 206173  
Receipt Date October 13/2014  
Date Received October 13/2014  
\*and deemed complete by Development Authority.  
 Entered into e-SITE.

**Authorization:**

Issuing Officer's Name JORDAN RUEGG  
Issuing Officer's Signature   
Date of Approval SEPTEMBER 2, 2015  
Date Issued SEPTEMBER 2, 2015  
Comments and/or Variances MPC - July 8/2015  
SDAB - August 12/2015

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 780-636-3730.

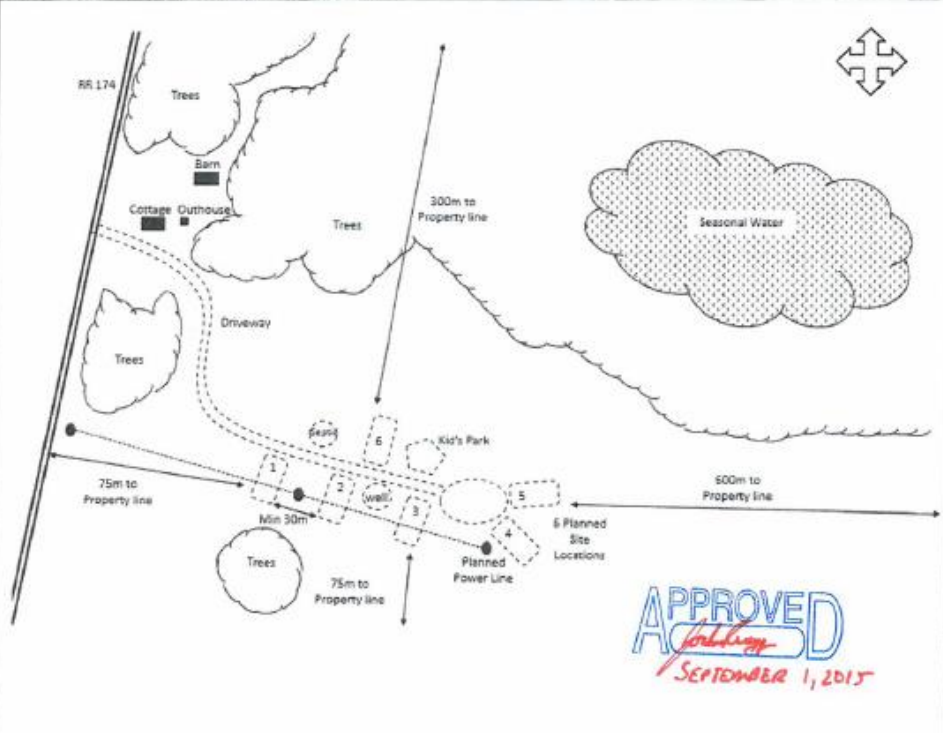


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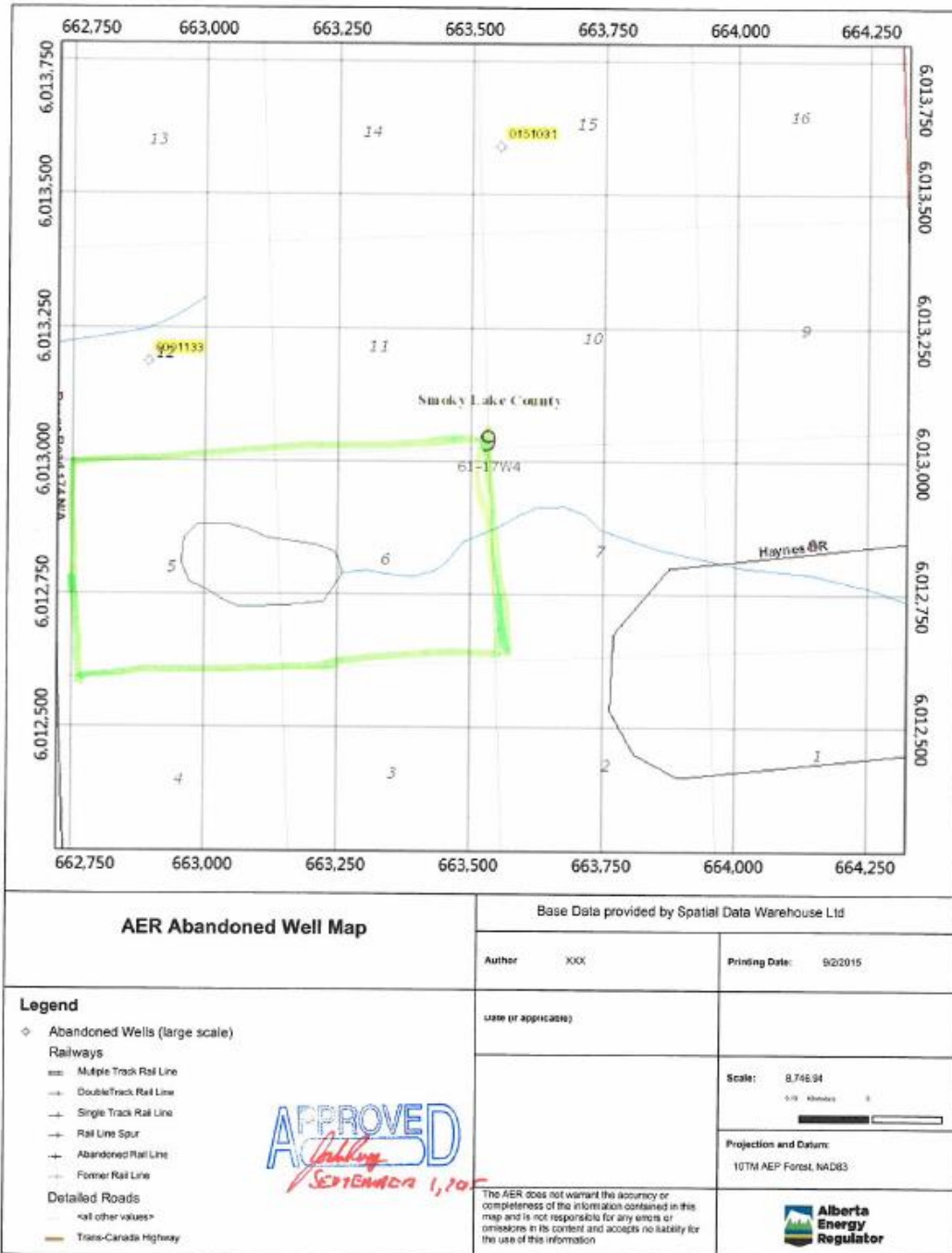
DEVELOPMENT PERMIT APPLICATION PACKAGE

Our File Number: <u>DP 064-14</u>	Roll Number: <u>17610921</u>
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DEVELOPMENT PERMIT SITE PLAN



DATE: <u>May 17, 2015</u>	SIGNATURE OF APPLICANT:
DATE: <u>SEPTEMBER 1, 2015</u>	DEVELOPMENT AUTHORITY: <u>[Signature]</u>





**APPENDIX D DEVELOPMENT PERMIT DP-030-21 APPLICATION**

Section 61

SCHEDULE "A"

03-05

**DEVELOPMENT PERMIT APPLICATION FORM**

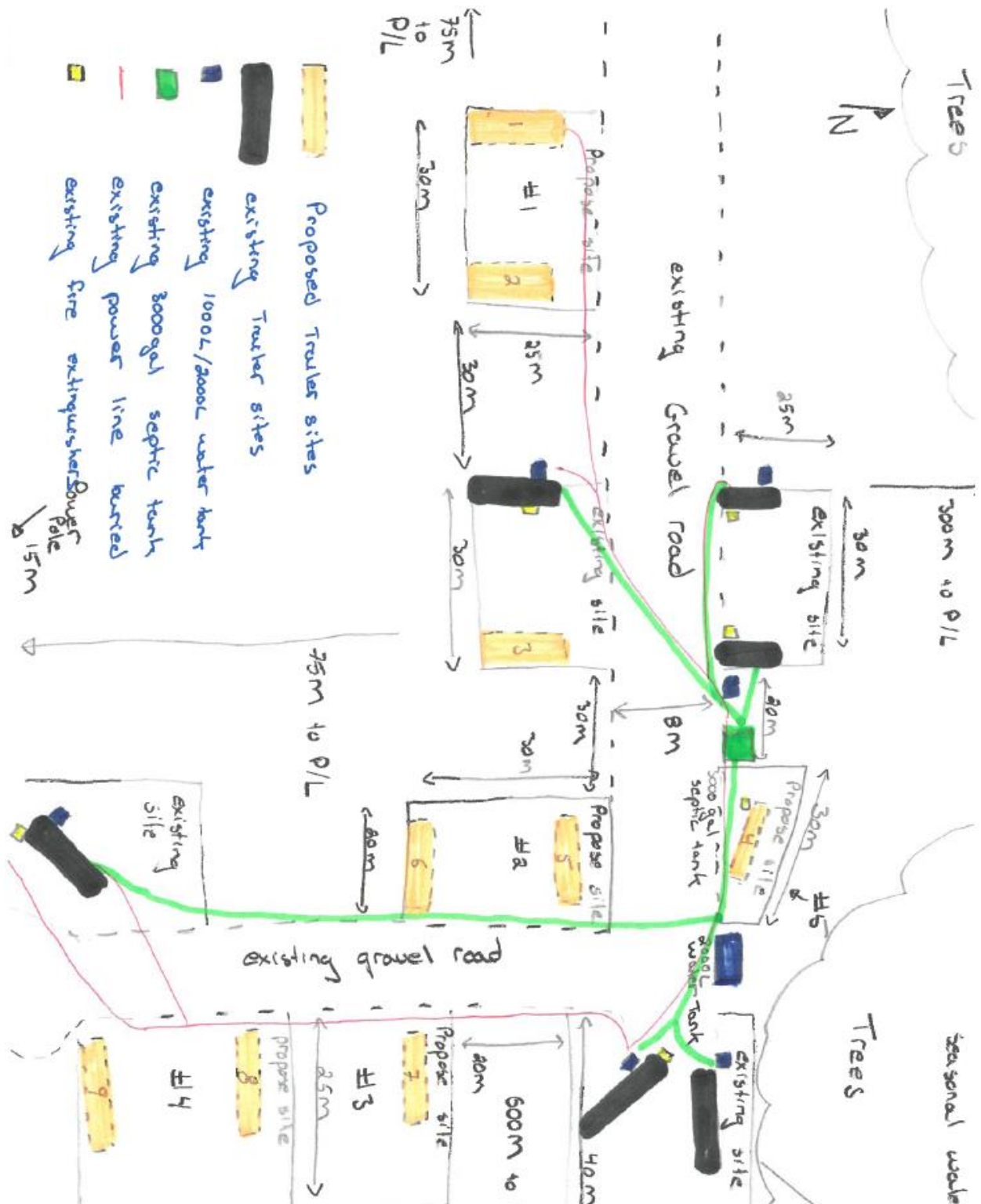
<b>Internal Use Only</b>	
Our File Number: _____	Roll Number: _____ Your File Number: _____
<b>Applicant Information</b>	
Applicant/Agent: <u>Shane Bigelow</u>	Phone: <u>780-417-6932</u>
Address: <u>165 Lilac Lane</u>	Cell Phone: <u>780-993-6932</u>
City/Prov. <u>Sherwood Park</u> Postal Code: <u>T8H1W2</u>	Fax: _____
Email address: <u>sbigelow@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>Robert Shave</u>	Phone: <u>780-464-1304</u>
Address: <u>14 High Cliff Road</u>	Fax: _____
City/Prov. <u>Sherwood Park</u> Postal Code: <u>T8A5C4</u>	Signature: 
<b>Section A - Property Information</b>	
Legal: Lot <u>1</u> Block <u>1</u> Plan <u>0321675</u> and Part of <u>SW</u> ¼ Sec <u>9</u> Twp <u>61</u> Rge <u>17</u> W4M <span style="float: right;">Division _____</span>	
Subdivision Name (if applicable) or Area of Development _____	
Rural Address/Street Address <u>61121 - RR 174</u>	Parcel Size <u>80 acres</u>
Number of existing dwellings on property (please describe) <u>1 Cabin 1 Barn</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: <b>We applied for a total of 6 trailers. File number DP 064 - 14</b>	
Is the subject property near a steep slope (exceeding 15%)? <input checked="" 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: _____	

<b>Section B – Proposed Development Information</b>	
Estimated Cost of Project \$ <u>45,000</u>	
Estimated Commencement Date <u>1 Jun 2021</u> Estimated Completion Date <u>1 Jun 2025</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) _____	
Land Use District (Zoning) of Property: <u>Agriculture</u>	
Description of Work: <u>Tie in power, water and sewer services to five new sites. Level out the new five sites to place in 9 new RV trailers</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	
<b>OFFICE USE ONLY</b>	<b>Authorization:</b> <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 ManiSight PD # _____	_____

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: _____	Roll Number: _____
<b>DEVELOPMENT PERMIT SITE PLAN</b>	
<p>The site plan shows a property with several features and dimensions. On the left, there are trees and a 'cabin'. A 'Barn' is located near the top left. A 'Growth Road' runs through the center. To the right, there are four proposed RV's labeled 1, 2, 3, and 4. Utility lines for power (red), drainage (green), and water tanks (blue) are shown connecting the buildings and RV's. A 'Power pole' is located near the bottom center. Distances are marked: '300m to P/L' at the top, '75m To P/L' on the left, '25m' between the cabin and growth road, '30m' between the growth road and buildings, '90m to P/L' at the bottom, and '40m' between buildings. A 'Seasonal water' area is on the right. A legend in the top right corner identifies: blue squares for water tanks, red lines for power, green lines for drainage, and yellow rectangles for proposed RV's. A north arrow is also present.</p>	
DATE: _____	SIGNATURE OF APPLICANT: _____
DATE: _____	DEVELOPMENT AUTHORITY: _____





July 12, 2021

Smoky Lake County  
Box 310  
Smoky Lake, AB  
TOA 3C0

Re: Additional Development Permit Information

Reference: Development Permit #

Dear Mr. Jordan Ruegg;

Our families have had an amazing few years of making memories on our property in Smoky Lake. In 2015 our families started the process of developing our land to create a peaceful get-away. The original development permit was for the inclusion of six recreation vehicles, along with power and sewer distribution. The goal of the permit was to legitimize our use of the property and ensure all development is recorded and approved in the proper manner.

Having fully enjoyed the property since, we are now looking to increase the number of trailers permitted on site. Many of our children turned 18 this year and are entering the workforce. They have all expressed interest in owning their own trailers and to be able to continue to enjoy our slice of paradise. We have chosen to apply for an additional 9 trailers, which will be sufficient for all children (youngest is 4 years old) and negate any future additional applications.

During our initial application, we did have some adjacent owners protest the application. The consensus was they did not understand our intentions and thought that we were developing a commercial campsite. Once they heard directly from us, they were content knowing we were just a group of family and close friends who wanted to enjoy the same peacefulness as these concerned residents. Once all parties were able to discuss concerns, the municipal planning committee approved our application. It has been six years since approval, and we have not had any complaints since. We have also had an opportunity to develop a great relationship with our neighbours to the north.

The increase of number of trailers permitted on the site will still be limited to the same friends and family who currently make use of the property, so there will not be any additional weekly movement of trailers and the same level of noise will be experienced.

There is always a concern of fire safety when considering this type of land use. Within our group we have a retired Captain from the Edmonton Fire Department, along with an active volunteer firefighter. In addition, there are also three military veterans who each have been trained for woodland firefighting and have deployed several times within western Canada fighting forest fires. Along with their military training, occupational health and safety within a tented camp environment was not only practiced throughout their lengthy careers, but also formed part of their formal training.

Onsite, we do have several firepits that all meet the specifications laid out in the county bylaws and not located with 15 feet from any structures. Current fire restrictions are always consulted before using the fire pits. Understanding the risk of fire, each trailer area has an ABC fire extinguisher, and a minimum of one 1,000 litre water tote that are hooked into electric pumps with 60psi pressure (external to the RVs). With the addition of the vegetable garden, there is no shortage of garden hose that could be used to

extinguish a fire. We also have a water trailer dedicated to fire response. This trailer is equipped with a 3 gpm battery operated pump and battery bank. The trailer can be pulled by our ATVs, tractor, or vehicles. The risk of fire is further reduced by the vast spacing we have between units and keeping the vegetation groomed around the trailers. Of note, we have not had any issues with fires since we began using this property.

We share in our neighbour's complaints of vehicle traffic and dust and have often been passed on gravel road. For this reason, we all use the paved route to the property, with only the last kilometer being gravel. We normally travel at a reduced speeds on that route as we are always cautious of northbound vehicles speeding in the middle of the road trying to get to the lake.

Finally I would like to re-iterate that the goal of this permit is to legitimize our use of the property and ensure all development is recorded and approved of in the proper manner.

We would like to thank the board for their time in considering our points.

Respectfully,

Shane Bigelow  
On behalf of all the owners of 61131-RR174













**APPENDIX E GENERAL LOCATION MAP**

**APPENDIX E - GENERAL LOCATION MAP**  
Development Permit Application No. 030-21  
PLAN 0321675, BLOCK 1, LOT 1 (NORTH 1/2 SW 9-61-17-W4M)  
CAMPGROUND, INTERMEDIATE



Smoky Lake County

**Smoky Lake County**

Date Created: 7/16/2021