

# SMOKY LAKE COUNTY

**AGENDA:** **MUNICIPAL PLANNING COMMISSION** to be held on  
Thursday, August 5, 2021 at 9:00 a.m.  
Virtually, via Zoom Platform –

<https://us02web.zoom.us/j/81318685000?pwd=ak1uLzRWcDArWVBDWVAXT3g1TVRYQT09> 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 July 20, 2021.
4. **REQUEST FOR DECISION**
  - 4.1 **Development Permit(s) to be Considered:**
    - 4.1.1 DP 037-21: 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, July 20, 2021**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 2:02 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	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

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

**2.0 ADOPTION OF AGENDA**

**MPC21.030: Orichowski**

That the Agenda for the Municipal Planning Commission meeting for Tuesday, July 20, 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/83809026757?pwd=WHRXSU92REJxVnBSQ1VMTmNQcUJVUT09>  
by phone: 1-877-853-5257, Meeting ID: 838 0902 6757 Password: 677006

**And** in Smoky Lake County Council Chambers on Tuesday, **July 20, 2021**, commencing at **2:00 P.M.**, to hold a Special Municipal Planning Commission Meeting for the purpose of discussing and acting on:

**1. DP 030-21: Campground, Intermediate.**

\*\*\*\*\*

<b>COUNCILLOR:</b>	<b>SIGNATURE</b>	<b>DATE</b>
Dan Gawalko		July 20, 2021
Johnny Cherniwchan		July 20, 2021
Craig Lukinuk		July 20, 2021
Lorne Halisky		July 20, 2021
Randy Orichowski		July 20, 2021

**CARRIED UNANIMOUSLY.**

**3.0 MINUTES**

**MPC21.031: Gawalko**

That the Minutes of Municipal Planning Commission meeting held on Tuesday, June 15, 2021, be adopted as presented.

**CARRIED.**

**4.0 REQUEST FOR DECISION**

**4.1 Development Permits to be Considered:**

**4.1.1 DP 030-21: Campground, Intermediate**

**MPC21.032: Lukinuk**

That the Municipal Planning Commission **REFUSE** 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” due the proposed development not being congruent with the form and character of the surrounding area.

**CARRIED UNANIMOUSLY.**

**5.0 ISSUES FOR INFORMATION**

5.1 Nil.

**6.0 CORRESPONDENCE**

6.1 Nil.

**7.0 DELEGATION**

7.1 Nil.

**NEXT MEETING**

**MPC21.033: 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**

**MPC21.034: Halisky**

That the Municipal Planning Commission Meeting of July 20, 2021, adjourn at 2:57 p.m.

**CARRIED.**

\_\_\_\_\_  
Lorne Halisky, Chairperson

S E A L

\_\_\_\_\_  
Gene Sobolewski, CAO

**MUNICIPAL PLANNING COMMISSION  
DEVELOPMENT REPORT**



**AGENDA ITEM 4.1.1**

MEETING DATE	<b>AUGUST 5, 2021</b>
FILE NO.	<b>DP 037-21</b>
LEGAL DESCRIPTION	<b>PLAN 1955CL, BLOCK 1, LOT 23</b>
LOT AREA	<b>+/- 580.64 SQUARE METRES (0.14 ACRES)</b>
APPLICANT	<b>RICHARD STANG</b>
LANDOWNER	<b>RICHARD STANG</b>
PROPOSED DEVELOPMENT	<b>MANUFACTURED HOME</b>
ZONING	<b>HAMLET GENERAL (HG) DISTRICT</b>
DEVELOPMENT TYPE	<b>DISCRETIONARY USE</b>
ROLL NO.	<b>22010123</b>
DIVISION	<b>1</b>

**RECOMMENDATION**

That the Municipal Planning Commission approve Development Permit No. 037-21: **PLAN 1955CL, BLOCK 1, LOT 23**, for the development of a “Manufactured Home”, subject to the following conditions:

1. The Manufactured Home shall be constructed and sited as per the Site Plan, dated June 20, 2021, attached to, and forming part of, this Development Permit.  
Minimum Front Yard Setback: 7.6 metres (25.0 feet).  
Minimum Rear Yard Setback: 7.6 metres (25.0 feet).  
Minimum Side Yard Setbacks: 1.5 metres (5.0 feet).
2. The Manufactured Home shall have a minimum ground floor area of 52.0 square metres (560.0 square feet). **VARIANCE REQUIRED FROM MINIMUM GROUND FLOOR AREA OF 55.7 SQUARE METRES (600.0 SQUARE FEET).**
3. The Manufactured Home shall not exceed a maximum of 10.0 metres (32.8 feet) in height.
4. Maximum lot coverage shall not exceed 45% of the total lot area, of which, a maximum of 15% of the total lot area may be covered by Accessory Buildings.
5. The Development shall provide verification to the Development Authority that the Manufactured Home fully complies with National Manufactured Home Standard and the Alberta Building Code.
6. The height of the main floor above grade of the Manufactured Home shall be consistent with the height of the main floor of dwellings in the immediate and general area.
7. The roof pitch of the Manufactured Home shall be consistent with the roof pitch of dwellings in the immediate and general area.
8. Exterior finishing materials used on the roof and the exterior walls of the Manufactured Home shall be consistent with materials used on dwellings in the immediate and general area and in good condition.
9. The minimum roof overhang or eaves of the Manufactured Home should be consistent with the overhang or eaves of other dwellings in the immediate and general area.
10. The placement of the Manufactured Home shall ensure that the side or end facing the street on which the Manufactured Home fronts contains a prominently placed front door and windows in quantity and size that are consistent with dwellings in the immediate area.
11. The Manufactured Home shall be placed on a full perimeter foundation that complies with the Alberta Building Code unless the Manufactured Home is designed to be supported on longitudinal floor beams, in which case an alternate skirted foundation system may be employed.

12. The full perimeter foundation or the skirting material utilized on an alternate skirting foundation should be parged in order to create the same finished appearance customarily found on concrete basements of single detached dwellings in the immediate and general area.
13. Any accessory structures (such as patios, porches, additions and skirting) associated with the Manufactured Home shall be factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the Manufactured Home. Any associated accessory structure shall be considered as part of the main building and shall be erected only after having obtained a Development Permit.
14. The floor area of any porch or addition shall be proportionate to the floor area of the Manufactured Home, with this relationship being determined by the Development Authority.
15. No Accessory Building, use or parking space shall be located in the front yard of a lot where a Manufactured Home is located.
16. For the purposes of storage, any furniture, domestic equipment of seasonally used equipment shall be stored in an adequate covered storage or screening.
17. The hitch and wheels shall be removed from the Manufactured Home upon placement on the lot.
18. During construction, the Developer shall keep the site in a clean and tidy manner, free from rubbish and non-aggregate debris.
19. The Developer shall be required to obtain any and all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required. This includes obtaining the relevant Safety Codes Act Permits (Building, Gas, Plumbing, Electrical and Private Sewage Disposal System).

## BACKGROUND

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1. The reason this application is being referred to MPC is that proposed use of a "Manufactured Home", is listed as a "Discretionary Use" under Section 8.7(3)(GG) of Smoky Lake County Land Use Bylaw No.1272-14.
2. Section 1.7(172) of Smoky Lake County Land Use Bylaw No. 1272-14 states that a "Manufactured Home – Single Family" *"means a single detached dwelling comprised of one or more large factory-built sections that is designed and manufactured to be moved from one point to another by being towed or carried on its own wheels or by other means, and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports and connections of utilities, ready for year round use as dwelling accommodation for one or more persons. A manufactured home must be manufactured and maintained in full compliance with applicable national and provincial regulations."*
3. The Development proposes to locate a 14'x40' (560.0 square feet) Manufactured Home on the lot. Section 8.7(5)(A)(iii) of Smoky Lake County Land Use Bylaw No.1272-14 states that the minimum ground floor area for a Manufactured Home is 600.0 square feet. The Development requests a variance to a minimum ground floor area of 560.0 square feet.
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

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APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 8.7: (HG) DISTRICT	PAGE 4
APPENDIX B	LAND USE BYLAW NO 1272-14: SECTION 7.15: MANUFACTURED HOMES	PAGE 11
APPENDIX C	DEVELOPMENT PERMIT DP-037-21 APPLICATION	PAGE 14

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

August 3, 2021  
Date

8.7 HAMLET GENERAL (HG) DISTRICT

1. Purpose

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

2. Permitted Uses

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

3. Discretionary Uses

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

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



YY. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A. Minimum Lot Area for Low Density Residential Uses (Single Detached Dwellings, Manufactured and Modular Homes)

Unless otherwise stated in an approved Development Concept Plan or Area Structure Plan the minimum and maximum lot dimensions for residential uses shall be as follows:

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

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

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

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

5. Development Regulations

A. Minimum Ground Floor Area

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

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

B. Minimum Yard Requirements

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

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

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

iv. Minimum Yards – Commercial Uses

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

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

C. Maximum Site Coverage –

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

D. Maximum Height

Maximum Height		
i.	Single Detached Dwellings and Modular Homes	Maximum 10.0 m (33.0 ft.)
ii.	Manufactured Homes	Maximum 10.0 m (33.0 ft.)
iii.	Buildings Which are Accessory to Single Family Dwellings, Modular Homes and Manufactured Homes	Maximum 10.0 m (33.0 ft.)
iv.	Uses All Other Uses	At the discretion of the Development Authority
v.	Buildings Which are Accessory to Discretionary	At the discretion of the Development Authority

6. Other Regulations

A. Residential parcels will not be allowed:

- i. within required setbacks from a sewage treatment plant or lagoon or solid waste disposal site as specified by the appropriate guidelines or authority;
- ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
- iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
- iv. within a 1 in 100 year flood plain.

B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.

C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.

D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.

- E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
- F. Grading and drainage of the site shall be provided in accordance with Section 6.11 of this Bylaw.
- G. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.
- H. Motels shall be developed in accordance with Section 6.22 of this Bylaw.
- I. Vehicle Washing Establishments (carwashes) shall be developed in accordance with Section 7.35 of this Bylaw.
- J. Places of Worship shall be developed in accordance with Section 6.29 of this Bylaw.
- K. Private Liquor Stores and Storage Facilities shall be developed in accordance with Section 7.19 of this Bylaw.
- L. Private swimming pools and hot tubs shall be developed in accordance with Section 2.2 of this Bylaw.
- M. Service Stations and Gas Stations shall be developed in accordance with Section 7.30 of this Bylaw.
- N. Shipping Containers shall be developed in accordance with Section 7.31 of this Bylaw.
- P. Solar Energy Conversion Systems shall be developed in accordance with Section 7.33 of this Bylaw.
- Q. Wind Energy Conversion Systems shall be developed in accordance with Section 2.9 of this Bylaw.

**7.15 MANUFACTURED HOMES**

1. Before a development permit is issued for a manufactured home, the development authority shall normally receive verification that the home fully complies with both the CSA Z240 MH National Manufactured Home Standard and the Alberta Building Code (ABC). If the CSA Z240 sticker or the Alberta Municipal Affairs sticker verifying compliance to the ABC is missing, the Development Authority may require an inspection by an Alberta Safety Codes Officer.
2. Should an inspection by an Alberta Safety Codes officer be required, and should the inspection indicate that upgrades to the manufactured home are necessary to bring the home into compliance with the CSA Z240 standard or the ABC, all required upgrades shall be made before the issuance of a development permit.
3. In addition to the requirements of subsection (1), a manufactured home located within a Hamlet or a multi-lot residential development must meet the following aesthetic regulations:
  - A. The height of the main floor above grade shall be consistent with the height of the main floor of dwellings in the immediate and general area.
  - B. The roof pitch shall be consistent with the roof pitch of dwellings in the immediate and general area.
  - C. Exterior finishing materials used on the roof and exterior walls shall be consistent with the materials used on dwellings in the immediate and general area and in good condition.
  - D. Minimum roof overhang or eaves should be consistent with the overhang or eaves of dwellings in the immediate and general area.
  - E. The design of each manufactured home shall ensure the side or end facing the street on which the home fronts contains a prominently placed front door, and windows in quantity and size that are consistent with dwellings in the immediate area.
  - F. Every manufactured home shall be placed on a full perimeter foundation that complies with the Alberta Building Code unless the manufactured home is designed to be supported on longitudinal floor beams, in which case an alternate skirted foundation system as described in CSA Z240.10.1 may be employed.

- G. The full perimeter foundation or the skirting material utilized on an alternative skirting foundation should be parged in order to create the same finished appearance customarily found on concrete basements of single detached dwellings in the immediate and general area.
- H. All accessory structures, such as patios, porches, additions and skirting, shall be:
  - i. factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the manufactured homes, and
  - ii. considered as part of the main building, and
  - iii. erected only after obtaining a development permit.
- I. The floor area of porches and additions shall be proportionate to the floor area of the manufactured home unit and this relationship shall be determined by the Development Authority.
- J. No accessory building, use or parking: space shall be located in the front yard of a manufactured home use.
- K. For the purposes of storage, any furniture, domestic equipment or seasonally used equipment shall be stored in adequate covered storage or screening either individually on the lot or communally which shall conform to the Alberta Building Codes (ABC) standards.
- L. The following regulations also apply to manufactured home uses located in residential subdivisions and manufactured home subdivisions:
  - i. The hitch and wheels are to be removed from the manufactured home.
  - ii. All manufactured homes shall be placed on a foundation or base. The manufactured home is to be attached by means of bolting or otherwise to the foundation or base.
  - iii. The property is to be grassed and landscaped within one year from the date of issue of the development permit.
  - iv. Minimum lot area and width may be less in the case of existing registered substandard lots, with the approval of the Development Authority.
- 4. Any required aesthetic upgrades to the manufactured home must be completed before the issuance of the development permit. The completion of foundation or skirting material must be completed within thirty (30) days of the placement of the manufactured home on a site.
- 5. In the Agriculture Districts all accessory structures, such as patios, porches, additions and skirtings shall be:
  - A. factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the manufactured home units;
  - B. considered as part of the main building; and

- C. erected only after obtaining a development permit.
6. In the Agriculture (AG) and Victoria Agriculture (A1) Districts:
- A. The hitch and wheels should be removed from the manufactured home unit;
  - B. All manufactured homes shall be placed on a full perimeter foundation that complies with the Alberta Building Code unless the manufactured home is designed to be supported on longitudinal floor beams, in which case an alternate skirted foundation system as described in CSA Z240.10.1 may be employed; and
  - C. The full perimeter foundation or the skirting material utilized on an alternative skirting foundation should be parged in order to create the same finished appearance customarily found on concrete basements of single detached dwellings in the immediate and general area.
7. With the exception of driveways, no accessory building or use shall be located in the front yard of a manufactured home park or in the Hamlet General (HG) District.



**APPENDIX C    DEVELOPMENT PERMIT DP-037-21 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>Richard Stang</u>	Phone: <u>780 210 9566</u>
Address: <u>Box 124</u>	Cell Phone: _____
City/Prov: <u>Spedden</u> Postal Code: <u>T0A3E0</u>	Fax: _____
Email address: <u>richard40.stang@yahoool.ca</u>	Signature: <u>Richard Stang</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: _____	Phone: _____
Address: _____	Fax: _____
City/Prov. _____	Postal Code: _____ Signature: _____
<b>Section A - Property Information</b>	
Legal: Lot <u>23</u> Block <u>1</u> Plan <u>1955 CL</u> and Part of <u>4</u> ¼ Sec <u>12</u> Twp <u>59</u> Rge <u>34</u> W4M	Division _____
Subdivision Name (if applicable) or Area of Development _____	
Rural Address/Street Address _____	Parcel Size _____
Number of existing dwellings on property (please describe) _____	
Has any previous application been filed in connection with this property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please describe the details of the application and file number: _____	
<p>Is the subject property near a steep slope (exceeding 15%)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is the subject property near or bounded by a body of water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is the subject property within 800m of a provincial highway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is the subject property near a Confined Feeding Operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____</p> <p>Is the subject property within 1.5km of a sour gas facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____</p> <p>Is the subject property within 1.5km of a sewage treatment plant/lagoon? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____</p> <p>Is the subject property immediately adjacent to the County boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, the adjoining municipality is: _____</p>	

<b>Section B – Proposed Development Information</b>	
Estimated Cost of Project \$ <u>60,000</u>	
Estimated Commencement Date <u>June 2021</u> Estimated Completion Date <u>2022</u>	
Dwelling:	
Floor Area <u>12' x 40'</u> sq. ft.	% of Lot Occupied _____ Height of Dwelling <u>12'4"</u> 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: _____	
Description of Work: _____ _____	
<b>Section C – Preferred Method of Communication</b>	
When a decision has been made on your file, do you wish for us to:	
<input checked="" type="checkbox"/> call you for pick up <input type="checkbox"/> mail the decision <input type="checkbox"/> email the decision	
Section 608(1) of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended states:	
<b>608(1)</b> Where this <i>Act</i> or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if	
a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose.	
I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<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 MuniSight PD # _____	_____

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: _____	Roll Number: _____
<b>DEVELOPMENT PERMIT SITE PLAN</b>	
<p>The site plan is a hand-drawn diagram within a rectangular border. At the top, a horizontal line is labeled "Sidwalk" with a north arrow pointing upwards and a cross symbol to its right. Below the sidewalk, a vertical double-headed arrow is labeled "25ft". In the center, a vertical rectangle is labeled "14x40 trailer". To the left of the trailer, a horizontal arrow points left and is labeled "12ft". To the right of the trailer, a vertical line is labeled "Alley". Further to the right, a vertical line is labeled "John Sidorra". At the bottom of the plan, the text "No Other Existing Buildings" is written.</p>	
DATE: <i>June 20 / 2021</i>	SIGNATURE OF APPLICANT: <i>Richard Steyer</i>
DATE: _____	DEVELOPMENT AUTHORITY: _____



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0014 681 068            1955CL;1;23                      212 033 863

LEGAL DESCRIPTION  
PLAN 1955CL  
BLOCK 1  
LOT 23  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;12;59;34;SW

MUNICIPALITY: SMOKY LAKE COUNTY

REFERENCE NUMBER: 032 019 319

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
212 033 863	02/02/2021	TRANSFER OF LAND	\$3,000	\$3,000

OWNERS

RICHARD PETER STANG  
OF BOX 124  
SPEDDEN  
ALBERTA T0A 3E0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 077 306	03/05/1977	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF SMOKY LAKE NO. 13.

TOTAL INSTRUMENTS: 001

APPENDIX D GENERAL LOCATION MAP

