

SMOKY LAKE COUNTY

AGENDA: **MUNICIPAL PLANNING COMMISSION** to be held on
Wednesday, October 26, 2022, at 3:00 p.m.

In County Council Chambers, or virtually, via Zoom Platform:

<https://us02web.zoom.us/j/81519731543?pwd=V0pZeG9JWFVzS2hqZml5QjZvanpmdz09>

or, by phone: 1-780-666-0144, Meeting ID: 815 1973 1543, Passcode: 162331

1. CALL TO ORDER

- 1.1 Election of Chairperson.
- 1.2 Election of Vice-Chairperson.

2. AGENDA

3. MINUTES

- 3.1 Adopt Minutes of September 22, 2022.

4. REQUEST FOR DECISION

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

- 4.1.1 DP 024-22: Construction of a Dwelling, Single Detached – VARIANCE REQUESTED TO REAR YARD SETBACK EXCEEDING 25%

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 **Thursday, September 22, 2022**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was Called to Order at 2:32 p.m. by the Chairperson, Dominique Cere, in the presence of the following persons:

Attendance:

Dan Gawalko, Deputy Reeve	Councillor Div. 1	Present in Chambers
Linda Fenerty	Councillor Div. 2	Present in Chambers
Dominique Cere	Councillor Div. 3	Present in Chambers
Lorne Halisky, Reeve	Councillor Div. 4	Present in Chambers
Jered Serben	Councillor Div. 5	Present in Chambers
Gene Sobolewski	CAO	Present in Chambers
Lydia Cielin	Assist. CAO	Present in Chambers
Jordan Ruegg	P&D Manager	Virtually Present
Kyle Schole	Planning Technician	Virtually Present
Patti Priest	Recording Secretary	Virtually Present

No Members of the Public were present.

No Members of the Media were present.

2.0 ADOPTION OF AGENDA

MPC22.016: Halisky

That the Agenda for the Municipal Planning Commission meeting for Thursday, September 22, 2022, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC22.017: Gawalko

That the Minutes of Municipal Planning Commission meeting held on Friday, April 22, 2022, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 024-22: Construction of a Dwelling, Single Detached – Variance Requested to Rear Yard Setback Exceeding 25%

MPC22.018: Gawalko

That the Municipal Planning Commission **DEFER** Development Permit No. 024-22: **PLAN 7520851, BLOCK 1, LOT A**, to a future Municipal Planning Commission, pending the correction of the dwelling size correlation to the engineering report.

CARRIED UNANIMOUSLY.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

NEXT MEETING

The next Municipal Planning Commission Meeting will 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.

8.0 ADJOURNMENT

MPC22.019: Halisky

That the Municipal Planning Commission Meeting of September 22, 2022, adjourn at 3:26 p.m.

CARRIED.

Dominique Cere, Chairperson

S E A L

Gene Sobolewski, CAO

DRAFT

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.1

MEETING DATE	OCTOBER 26, 2022
FILE NO.	DP 024-22
LEGAL DESCRIPTION	PLAN 7520851, BLOCK 1, LOT A
LOT AREA	5.26 ACRES
APPLICANT	GAUTHIER, GUY & DONNA
LANDOWNER	GAUTHIER, GUY & DONNA
PROPOSED DEVELOPMENT	CONSTRUCTION OF A DWELLING, SINGLE DETACHED – REQUESTED VARIANCE OF REAR YARD SETBACK FROM 30.0 METRES 13.0 METRES (VARIANCE REQUEST EXCEEDS 25%)
ZONING	VICTORIA AGRICULTURE (A1) DISTRICT
DEVELOPMENT TYPE	PERMITTED USE
ROLL NO.	17580731
DIVISION	3

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 024-22: **PLAN 7520851, BLOCK 1, LOT A**, with the following conditions:

1. The proposed Dwelling, Single Detached, shall be sited and constructed as per the Site Plan, dated June 17, 2022, attached to, and forming part of, this Development Permit.
 - a. **Minimum Front Yard Setback (from property line adjacent to Victoria Trail): 23.1 metres (75.78 feet).**
 - b. **Minimum Side Yard Setbacks: 7.6 metres (24.93 feet).**
 - c. **Minimum Rear Yard Setback (from top of bank of North Saskatchewan River): 13.72 metres (45.0 feet).**
2. The proposed Dwelling, Single Detached, shall be sited and constructed in accordance with the Slope Stability Analysis (Project No. 22027 PRYCO), conducted and prepared by Pryco Global Inc., dated October 11, 2022. The proposed Dwelling, Single Detached, shall be sited and constructed as per the following recommendations made in the Slope Stability Report:
 - a. No excavation shall be allowed within the setback distance of 45.0 feet from the crest of the slope of the river bank to the edge of the front line of the concrete slab on grade.
 - b. No gardening and soil digging are allowed along the riverbank within the setback distance.
 - c. A concrete slab on grade is recommended for the proposed residential house without a basement.
 - d. There is no need for any pile for supporting concrete slab on grade.
 - e. Following the subgrade preparation by removing topsoil, a 200 mm thick layer of crushed gravel (for making a gravel pad) shall be placed over the geotextile. This base course (gravel pad) material shall be compacted to 100% Standard Proctor Maximum Dry Density with moisture content +/- 2% or 3% of the optimum. A vapour barrier shall be installed beneath the concrete slab on grade prior to the placement of the rebar and fresh concrete.
 - f. The minimum thickness of the concrete slab shall be 150mm, with minimum rebar spacing of 15M @ 350mm c/c spacing in both directions.
3. The proposed Dwelling, Single Detached, shall be a minimum of 37.16 square metres (400.00 square feet) in ground floor area.
4. The proposed dwelling shall not exceed a maximum height of 11.0 metres (36.09 feet).
5. The proposed Dwelling, Single Detached, shall not cause the total site coverage to exceed 45%, of which, a total of 15% of the site may be covered by Accessory Buildings.

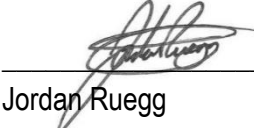
6. Construction of the proposed Dwelling, Single Detached shall commence within twelve (12) months of the date of issuance of this Development Permit, and be completed within five (5) years of the date of issuance.
7. Lot grade elevations must ensure that the subject site does not drain onto any adjacent site.
8. The Developer shall keep the lands subject to this Development Permit in a neat and tidy manner, free from rubbish and non-aggregate debris. Upon completion of construction, the Developer shall remove all building materials and aggregate from the subject site.
9. 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.
10. The Developer shall apply for and obtain a Building Permit for the proposed Dwelling, Single Detached.
11. Upon completion of construction of the proposed Dwelling, Single Detached, the existing mobile home shall be removed from the site.

BACKGROUND

1. The reason this application is being referred to the Municipal Planning Commission is that the Applicant has requested a variance to the Rear Yard Setback (from property line adjacent to the bank of the North Saskatchewan River), from 30.0 metres to 13.72 metres.
2. The Applicant submitted an application for a Development Permit on June 17, 2022. Following an initial review, and a subsequent site visit to view the proposed siting of the Dwelling, the Development Officer determined that the proposed siting would place the Dwelling 28 feet from the top of the bank of the river, despite the Applicant's Site Plan showing a setback of 43 feet from the top of the bank.
3. On June 29, 2022, the Development Officer sent a letter to the Applicant informing them of the discrepancy between the setback as shown on the Site Plan, and the staked-out propose location of the Dwelling. Furthermore, the letter informed the Applicant of the requirement, pursuant to Section 9.1(4) of Land Use Bylaw No. 1272-14, that the Development Authority shall require a bank stability analysis, for properties located within the Sensitive Areas Overlay, which the subject property is. The applicant was given until July 7, 2022, to supply the requested slope stability analysis.
4. On July 9, 2022, the Applicant requested, via email, a variance to the minimum setback from the bank of the North Saskatchewan River.
5. On July 13, 2022, the Development Officer sent a letter to the Applicant informing them that the deadline to provide the requested slope stability analysis had passed, but that the Development Authority was prepared to grant a further extension in order to keep the application open.
6. On August 29, 2022, the Applicant provided the outstanding slope stability analysis to the Development Officer.
7. On September 6, 2022, the Development Officer sent the Applicant a notice that their application had been deemed complete.
8. At the September 22, 2022 Municipal Planning Commission meeting, the decision was made to defer consideration of the application pending clarification of the proposed dwelling size as there was a discrepancy between the application form and the Slope Stability Analysis. The discrepancy has now been clarified as the square footage listed on the application form (1,176 square feet) refers to the "heated area", whereas the square footage referenced in the Analysis ($36 \times 42 = 1,512$ square feet) includes the attached deck that is located along the sides and the front of the dwelling.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 2.12: POWERS OF VARIANCE	PAGE 4
APPENDIX B	LAND USE BYLAW NO 1272-14: SECTION 8.3: A1 DISTRICT	PAGE 5
APPENDIX C	LAND USE BYLAW NO 1272-14: SECTION 9.1: SENSITIVE AREAS OVERLAY	PAGE 11
APPENDIX D	DEVELOPMENT PERMIT APPLICATION	PAGE 12
APPENDIX E	SLOPE STABILITY ANALYSIS	PAGE 24
APPENDIX F	GENERAL LOCATION MAP	PAGE 39

Prepared by: 
Jordan Ruegg

October 18, 2022
Date

APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 2.12 - POWERS OF VARIANCE

2.12 POWERS OF VARIANCE

1. In addition to the requirements of Section 2.4, when an application for a Development Permit application is submitted for a Permitted or Discretionary Use which does not comply with the provisions of the Bylaw, the Development Authority may request a statement from the applicant identifying the following:
 - A. that the applicant is aware that the proposed development requires a variance of this Land Use Bylaw; and
 - B. why the proposed development cannot satisfy the provisions of this Bylaw and therefore requires the proposed variance.
2. The Development Authority may approve or conditionally approve a permitted or discretionary use that does not conform to this Land Use Bylaw if, in the opinion of the Development Authority the proposed development would not:
 - A. unduly interfere with the amenities of the neighbourhood;
 - B. materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and

**APPENDIX B – LAND USE BYLAW NO 1272-14: SECTION 8.3
VICTORIA AGRICULTURE (A1) DISTRICT**

A1

8.3 VICTORIA AGRICULTURE (A1) DISTRICT

1. Purpose

The general purpose of this District is to recognize the historic value of the area near the Victoria Trail within the County. Subdivision and development proposals within this use area must be compatible with and/or increase the historic value of the Victoria Trail.

2. Permitted Uses

- A. Art, Craft and Photography Studios
- B. Basement Suite
- C. Bed and Breakfast Establishment
- D. Buildings and Uses Accessory to Permitted Uses
- E. Community Hall
- F. Day Home
- G. Dwelling, Single Detached
- H. Dwelling, single detached, tiny
- I. Extensive Agriculture
- J. Garage Suite
- K. Garden Suite
- L. Guest House
- M. Home Occupation, Major
- N. Home Occupation, Minor
- O. In-law Suite
- P. Manufactured Home
- Q. Modular Home
- R. Natural Area
- S. Public Utility
- T. Secondary Suite
- U. Shipping Container
- V. Solar Energy Collection Systems
- W. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Agricultural Support Services
- B. Animal Breeding and/or Boarding Facility
- C. Animal Clinic
- D. Animal Hospital
- E. Animal Hospital, Large
- F. Boarding Facility
- G. Buildings and Uses Accessory to Discretionary Uses
- H. Campground, minor
- I. Campground, intermediate
- J. Campground, major
- K. Cemetery
- L. Child Care Facility
- M. Day Care Facility
- N. Duplex (Vertical and Side-by-Side)

- O. Family Care Facility
- P. Intensive Agriculture
- Q. Kennel
- R. Natural Resource Extraction Industry
- S. Place of Worship
- T. Public and Quasi-Public Building and Uses
- U. Public Utility
- V. Recreational Uses
- W. Recreational vehicle park
- X. Relocated Building
- Y. Secondary Commercial
- Z. Sign
- AA. Surveillance Suite
- BB. Transfer Station
- CC. Utility building
- DD. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A. General

- i. All residential subdivisions in environmentally sensitive areas and significant cultural landscapes, including but not limited to the Victoria District, must be designed to retain historically significant patterns of spatial organization and significant environmental features.
- ii. The County considers river lots to be historically significant patterns of spatial organization. Therefore multi-lot country residential subdivisions within existing river lots must be designed in such a manner that the original river lot pattern is retained.
- iii. The County will normally require that new developments in areas identified as containing significant cultural landscapes preserve a minimum of 50% of the existing vegetation on each site.
- iv. New developments within the Victoria Agriculture District should also be required to maintain, as much as possible, the current land form and to be sited in such a manner as to ensure that the current viewsapes of the area from the Trail are maintained within the nationally recognized Victoria Trail Heritage Site.

- B. A maximum of four (4) 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	3 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

C. 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 (C)(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 or river lot 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 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 industry², 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 location, character and parcel coverage percentages of the environmentally sensitive areas and/or heritage features on the site.

D. 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 (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

E. 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.

² 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.

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

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 (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.

- 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 Victoria 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 C – LAND USE BYLAW NO 1272-14: SECTION 9.1
ENVIRONMENTALLY SENSITIVE AREAS OVERLAY

9 OVERLAYS

9.1 ENVIRONMENTALLY SENSITIVE AREAS OVERLAY

1. Purpose

The Environmentally Sensitive Areas Overlay is not a District. Rather, it provides regulations in addition to the requirements of the underlying Land Use Districts within this Bylaw.

The Purpose of the Environmentally Sensitive Area overlay is to identify areas in the County where either:

- i. the physical characteristics of the land may make development difficult or unfeasible, or
- ii. the land has been designated as environmentally sensitive or significant.

Development in these areas may require additional information to be submitted by the applicant in order to ensure the suitability of potential development sites.

2. Applicability

Within the Environmentally Sensitive Areas Overlay identified on the Land Use District Map the regulations of this Section apply in addition to the other regulations of this Bylaw.

3. Uses

- i. Within the Environmentally Sensitive Areas Overlay, the uses listed as Permitted Uses and as Discretionary Uses within the underlying District may be allowed, in accordance with the regulations of those Districts and of this Bylaw.

4. Regulations

- i. The Development Authority shall require that any proposal for development within the Environmentally Sensitive Areas Overlay area be accompanied, by either or both, of a flood susceptibility analysis or a bank stability analysis by registered professional engineers that assess the suitability of the subject site and the proposed development from the points of view of flood susceptibility and/or bank stability. Further, if a development is approved after such an analysis is provided, the Development Authority shall require that any recommendations of the analysis be implemented by the landowner/ developer and registered against the title of the subject lands so as to warn future landowners of the engineering requirements for development.

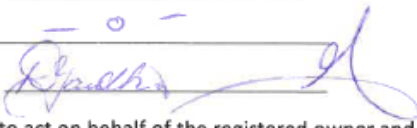
APPENDIX D – DEVELOPMENT PERMIT APPLICATION -DP-024-22

Section 61

SCHEDULE "A"


03-05

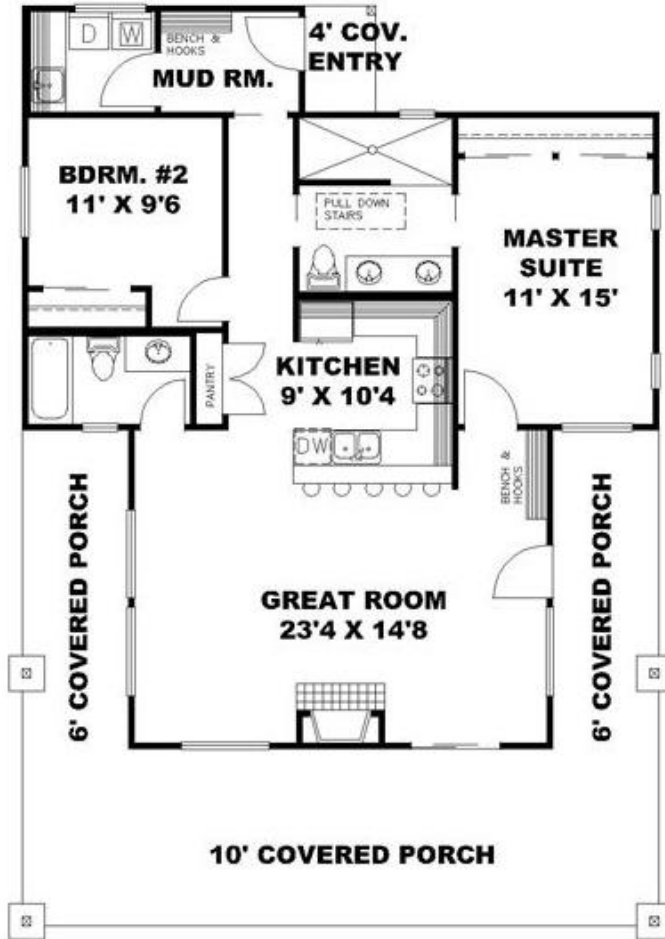
DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only	
Our File Number: <u>DP 024-22</u>	Roll Number: <u>17580731</u> Your File Number: <u>15823</u> owner #
Applicant Information	
Applicant/Agent: <u>Guy, Joana Gauthier</u>	Phone: <u>780-404-5897</u>
Address: <u>Box 2076</u>	Cell Phone: <u>780-404-5897</u>
City/Prov. <u>Saskatchewan</u> Postal Code: <u>T0M 2C0</u>	Fax: _____
Email address: <u>ds.gauthier@hotmail.com</u>	Signature: 
<p>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.</p>	
Registered Landowner Information <input checked="" type="checkbox"/> Owner same as applicant	
Registered Owner: _____	Phone: _____
Address: _____	Fax: _____
City/Prov. _____	Postal Code: _____ Signature: _____
Section A - Property Information	
Legal: Lot <u>A</u> Block <u>1</u> Plan <u>7520851</u> and Part of _____ % Sec <u>7</u> Twp <u>58</u> Rge <u>17</u> W4M	Division _____
Subdivision Name (if applicable) or Area of Development <u>Victoria Trail</u>	
Rural Address/Street Address _____	Parcel Size <u>5.260 Acres</u>
Number of existing dwellings on property (please describe) <u>mobile home</u>	
Has any previous application been filed in connection with this property? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please describe the details of the application and file number: <u>unknown what previous owner applied for.</u>	
Is the subject property near a steep slope (exceeding 15%)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subject property near or bounded by a body of water?	<input checked="" type="checkbox"/> Yes <input 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: _____	

Section B – Proposed Development Information	
Estimated Cost of Project \$ <u>200,000.-</u>	
Estimated Commencement Date <u>2023</u>	Estimated Completion Date <u>2024-25</u>
Dwelling:	
Floor Area <u>1176</u> sq. ft.	% of Lot Occupied _____ Height of Dwelling <u>23'8"</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) <u>N/A</u>	
Land Use District (Zoning) of Property: <u>Residential</u>	
Description of Work: <u>New dwelling replace older mobile home.</u>	
Section C – Preferred Method of Communication	
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:	
608(1) 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	
OFFICE USE ONLY Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE Fee \$ _____ Receipt # _____ Receipt Date _____ Date Received _____ *and deemed complete by Development Authority. <input type="checkbox"/> Entered into MuniSight PD # _____	Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use Issuing Officer's Name _____ Issuing Officer's Signature _____ Date of Approval _____ Date Issued _____ Comments and/or Variances _____

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: _____	Roll Number: _____
DEVELOPMENT PERMIT SITE PLAN	
<p style="text-align: right;"></p> <p style="text-align: center;"><i>See attached</i></p>	
DATE:	SIGNATURE OF APPLICANT:
DATE:	DEVELOPMENT AUTHORITY:



Plan Details

Heated Sq. Ft.

First Floor	1176 sq. ft.
Total	1176 sq. ft.

Bedrooms 2

Full Baths 2

Dimensions

Width	36 ft. 0 in.
Depth	42 ft. 0 in.
Approx. Height	23 ft. 8 in.

Ceiling Heights

First Floor	9 ft. 1 in.
-------------	-------------

Roof Pitch

8/12 Main

Roof Framing

Truss

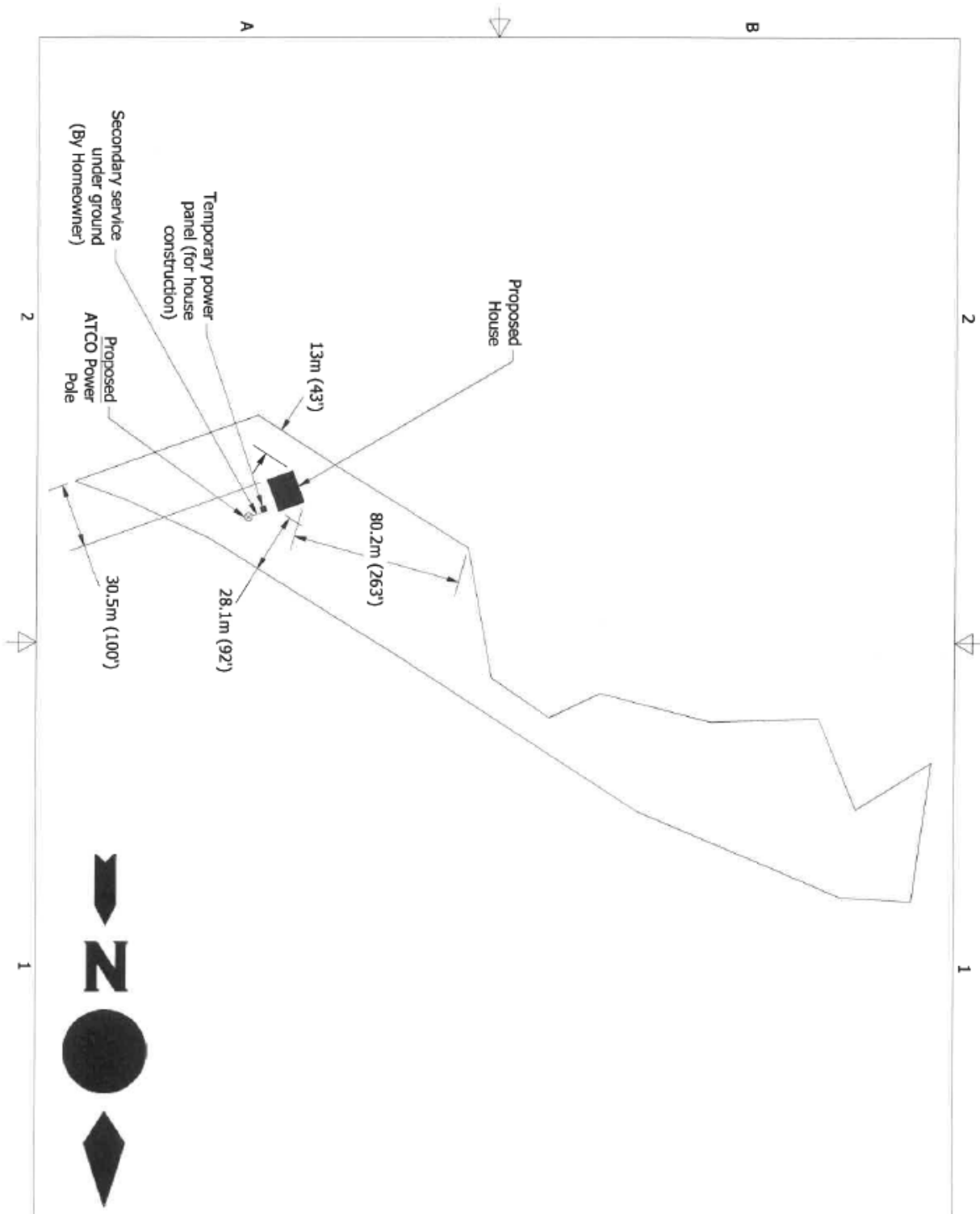
Exterior Wall

2x4

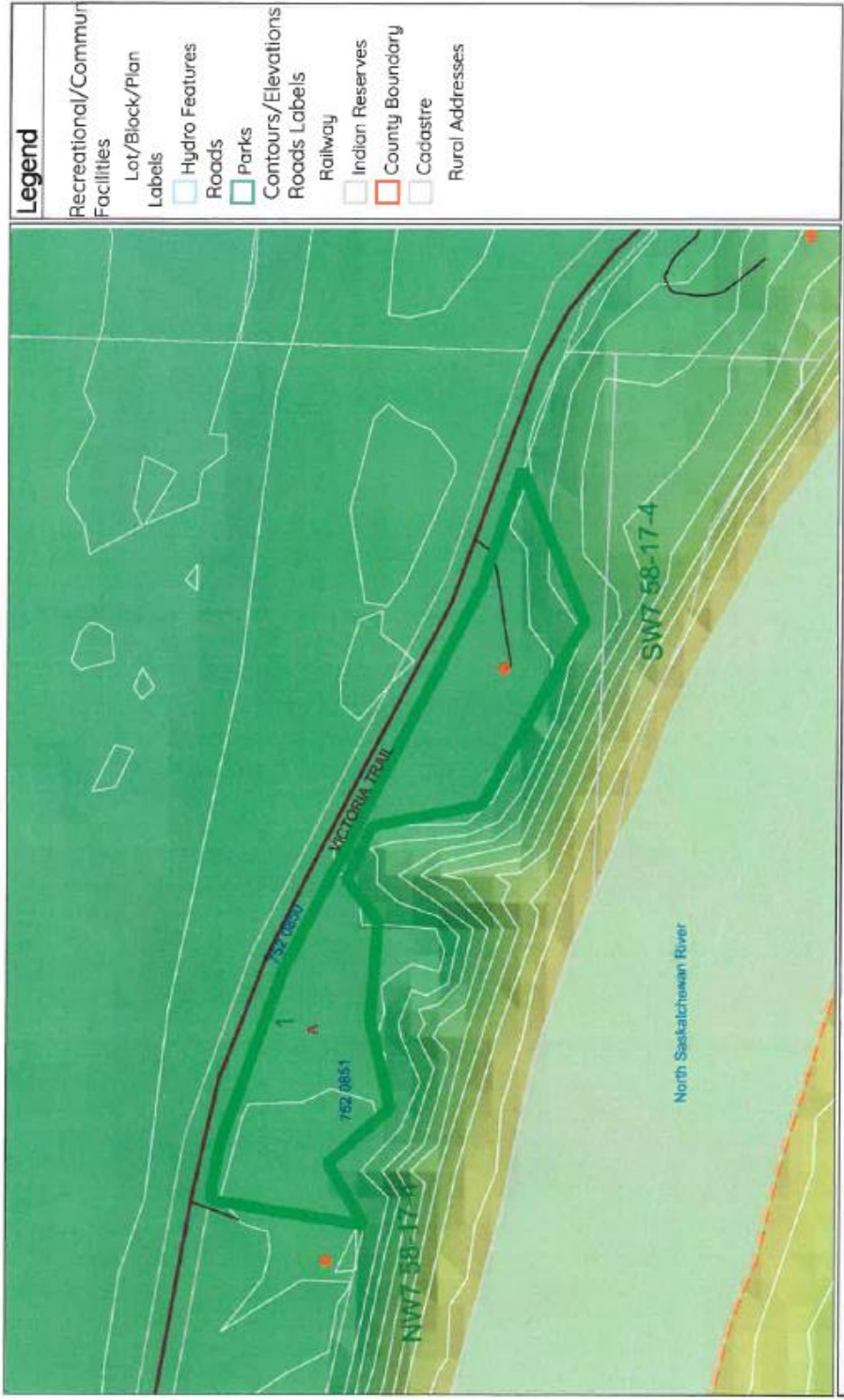
Foundation

Crawl Space











Legend	
	Recreational/Community Facilities
	Lot/Block/Plan Labels
	Hydro Features
	Roads
	Parks
	Contours/Elevations
	Roads Labels
	Railway
	Indian Reserves
	County Boundary
	Cadastral
	Rural Addresses

Smoky Lake County makes no representation or warranties regarding the information contained in this document, including without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and Smoky Lake County shall have no liability to such person for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of Smoky Lake County. Copyright Smoky Lake County. All Rights Reserved.



Scale 1: 3,047






Legend

Recreational/Community Facilities	Lot/Block/Plan Labels
Hydro Features	Roads
Parks	Roads Labels
Railway	Indian Reserves
County Boundary	Cadastral
Rural Addresses	

Smoky Lake County makes no representation or warranties regarding the information contained in this document, including without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and Smoky Lake County, at all times, has no liability to such person for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of Smoky Lake County. Copyright Smoky Lake County. All Rights Reserved.



Scale 1:3,047



Date Created: 2022-06-17

Smoky Lake County

Smoky Lake County





Smoky Lake County

4612 McDougall Drive
PO Box 310
Smoky Lake AB T0A 3C0

RECEIPT OF PAYMENT

Page 1

gUY, Donna

Receipt Number: 15047

Tax Number:

Date: June 17, 2022

Initials: BS

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	DEVPE	Development Permit	N/A	\$0.00	\$100.00	N/A
					Subtotal:	\$100.00
					Taxes:	\$0.00
					Total Receipt:	<u>\$100.00</u>
					Debit:	\$100.00
					Total Amount Received:	<u>\$100.00</u>
					Rounding:	\$0.00
					Amount Returned:	<u>\$0.00</u>

APPENDIX E – SLOPE STABILITY ANALYSIS

**PROJECT NO: 22027 PRYCO
SLOPE STABILITY ASSESSMENT FOR SITE
NW 7-58-17 W4, LOT A, BLOCK 1, PLAN 7520851**

**PREPARED FOR
Mr. Guy Gauthier
17545 Victoria Trail, Smoky Lake County, AB**

**PREPARED BY
PRYCO GLOBAL INC.
AUGUST 20, 2022**

IMPORTANT NOTICE

This report was prepared exclusively for Mr. Guy Gauthier (Owner of the Property) by Pryco Global Inc. (PRYCO). The quality of information, conclusions and estimates contained herein is consistent with the level of effort provided by PRYCO and are based on: i) information available at the time of preparation, ii) data supplied by outside sources, and iii) the assumptions, conditions and qualifications set forth in this report. This report is intended to be used by the Owner and approval authority (County), subject to the terms and conditions of its contract with PRYCO. Any other use of, or reliance on, this report by any third party is at that party's sole risk.

PREPARED & REVIEWED BY



August 20, 2022

Jafar Omid, M.Sc., Ph.D., P.Eng.
Senior Geotechnical Engineer &
Subject Matter Expert (SME)

PERMIT TO PRACTICE PRYCO GLOBAL INC. <i>R. Law Rahman</i>
RM SIGNATURE: _____
RM APEGA ID #: <u>176687</u>
DATE: <u>August 22, 2022</u>
PERMIT NUMBER: P014139 The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

**Re: Slope Stability Assessment for the Site at NW 07-58-17-W4, Lot A, Block 1
Plan 7520851**

INTRODUCTION

The client (owner of the property) retained Pryco Global Inc. (PRYCO) to conduct a study on the existing soil condition within the subject Site and also conduct a study for the existing slope ground near the Site located at NW 07-58-17-W4, Lot A, Block 1, Plan 7520851, and the municipal address of the property is 17545 Victoria Trail, Smoky Lake County, Alberta. Based on the information supplied by the owner of the property and a discussion meeting on the subject property on August 13, 2022, it is understood that there is an existing mobile house within the property. This existing house was built in 1980, as mentioned by the owner. The owner of the property wants to build a single-level residential house without any basement within the subject Site. The dimensions of the proposed house will be 42 feet wide and 52 feet long. The front face of the proposed house will be towards the bank of the North Saskatchewan River. The front line (edge of the foundation slab on grade) of the proposed house is located 45 feet away from the crest of the slope of the riverbank. Therefore, a slope stability assessment is required to understand the suitability of the proposed site for the construction of a residential house without a basement.

SCOPE OF WORK

Based on information and documents available, the scope of work for the visual study will include but is not limited to the following:

- Conducted a site visit to understand the existing natural slope, surficial soil condition and existing drainage system of the property
- Conducted the test holes for understanding soil conditions
- Review of the surficial geological map for understanding the parent bedrock materials and soil formation within the property (Reference: Alberta Geological Survey Map 600, Bedrock Geology of Alberta)

- Review of the NRC (National Research Council) research document, “A suggested method for estimating setbacks from the crests of slopes on the interior Plains in Alberta” (Reference: Canadian Geotechnical Journal, Volume 30, Number 5, October 1993)
- Review topographic map within the area of the proposed residential Site

OBSERVATIONS AND FINDINGS

Based on the site visit, test holes, & analysis, and review of the existing documents, our observations and findings are as follows:

- The surficial deposits (topsoil) consist of impermeable silt and clay with trace organic
- The in-situ sub-soil consists of dense sand and gravel
- There are no collapsible soils within the proposed site

Geological formation; Smoky Lake County is Central Plains, as shown in the Alberta Geological Survey Map

Bedrock Formation: Sedimentary bedrock, fine to coarse-grained (clay to sand) sandstone. There are three types of sedimentary bedrock; Claystone, Siltstone and Sandstone (Clay dominating group, Silt dominating group and Sand dominating group). Grey to brown carbonaceous siltstone; coal; marginal marine to non-marine.

- The natural ground slope of the riverbank is covered by grass, thick weeds and trees (Refer to Appendix B: Site Photographs)
- The natural ground slope of the riverbank is an abandoned slope. There is no sign of erosion of soil near the toe of the existing slope surface at present
- No surface water and sub-surface water drainage issues exist within the property
- No pore pressure is visible within the slant surface of the sloping ground
- There is no sign of fracture or discontinuity in the formation of soil and bedrock within the property
- There is no geological fault within the proposed area for the construction of a residential house
- There is no geological shear zone within the proposed area for the construction of a residential house
- There is no sign of sinkholes and cavities in the ground within the subject property
- The existing slope of the riverbank looks stable

RECOMMENDATIONS

- No excavation is allowed within the setback distance, 45 feet from the crest of the slope of the river bank to the edge of the front line of the concrete slab on grade
- No gardening and soil digging are allowed along the riverbank within the setback distance
- A concrete slab on grade is recommended for the proposed residential house without a basement
- The dense sandy and gravelly in-situ soils are suitable to support the load of the concrete slab on grade. No need for any pile for supporting concrete slab on grade.
- Following the subgrade preparation by removing the topsoil, a 200 mm thick of the crushed gravel (for making a gravel pad) should be placed over the geotextile. This base course (gravel pad) material should be compacted to 100% SPMDD (Standard Proctor Maximum Dry Density) with moisture content +/-2% or 3% of the optimum. A vapour barrier should be installed just beneath the concrete slab on grade prior to the placement of the re-bar and fresh concrete.
- The thickness of the concrete slab depends on the type of applied loads and structural analysis. The minimum thickness of the concrete slab should be 150 mm, with the minimum re-bar of 15M @ 350 mm c/c spacing in both directions. Recommended concrete cover for the re-bar is 75 mm at the bottom and 25 mm at the top of the slab. The edge (perimeter) of the concrete slab should be thicker than the interior slab. The section of the edge of the concrete slab maybe 16 inches deep and 12 inches wide. But it depends on the load and design calculation done by an engineer.

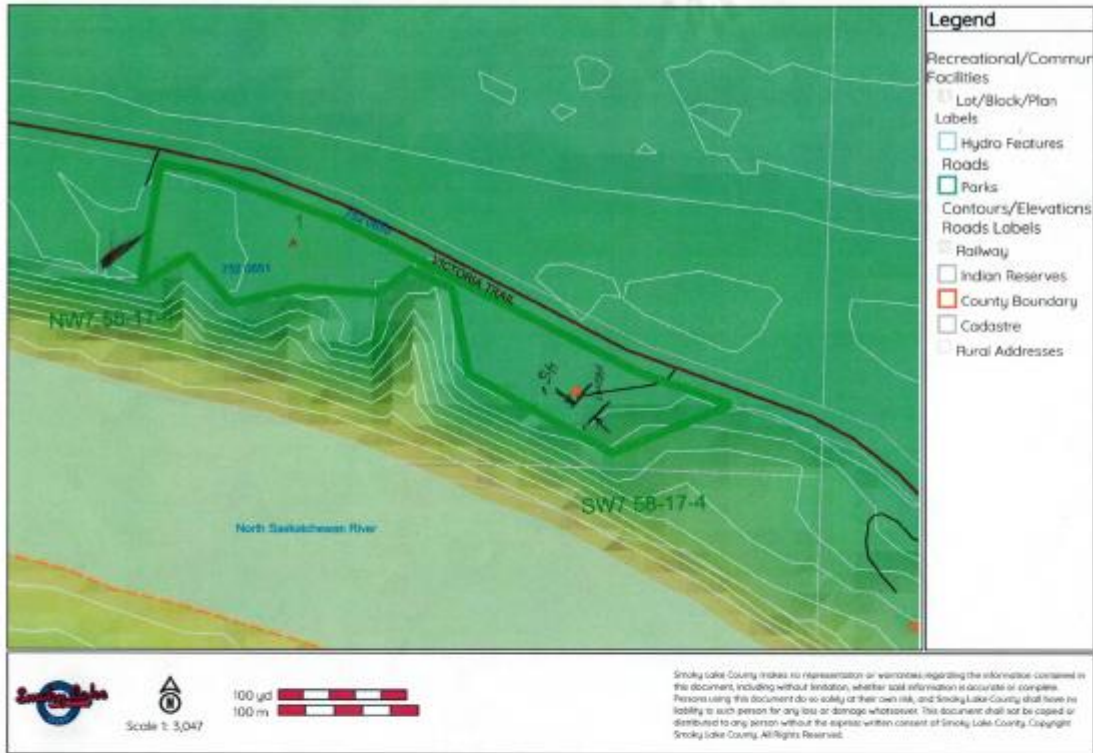
CONCLUSION

The existing slope of the riverbank near the subject property is stable, and the setback distance of 45 feet is acceptable as there are no collapsible soils, and there is no geohazard risk factor of soil and rock movement within the subject Site. The bearing capacity of the in-situ soil should be 150 kPa for the design of the slab on grade as a foundation of the proposed single-level residential house.

Attachments:

Appendix A: Site Location, Appendix B: Site Photographs, Appendix C: Propose House Location,

APPENDIX A
Site Location



Smoky Lake County

Smoky Lake County

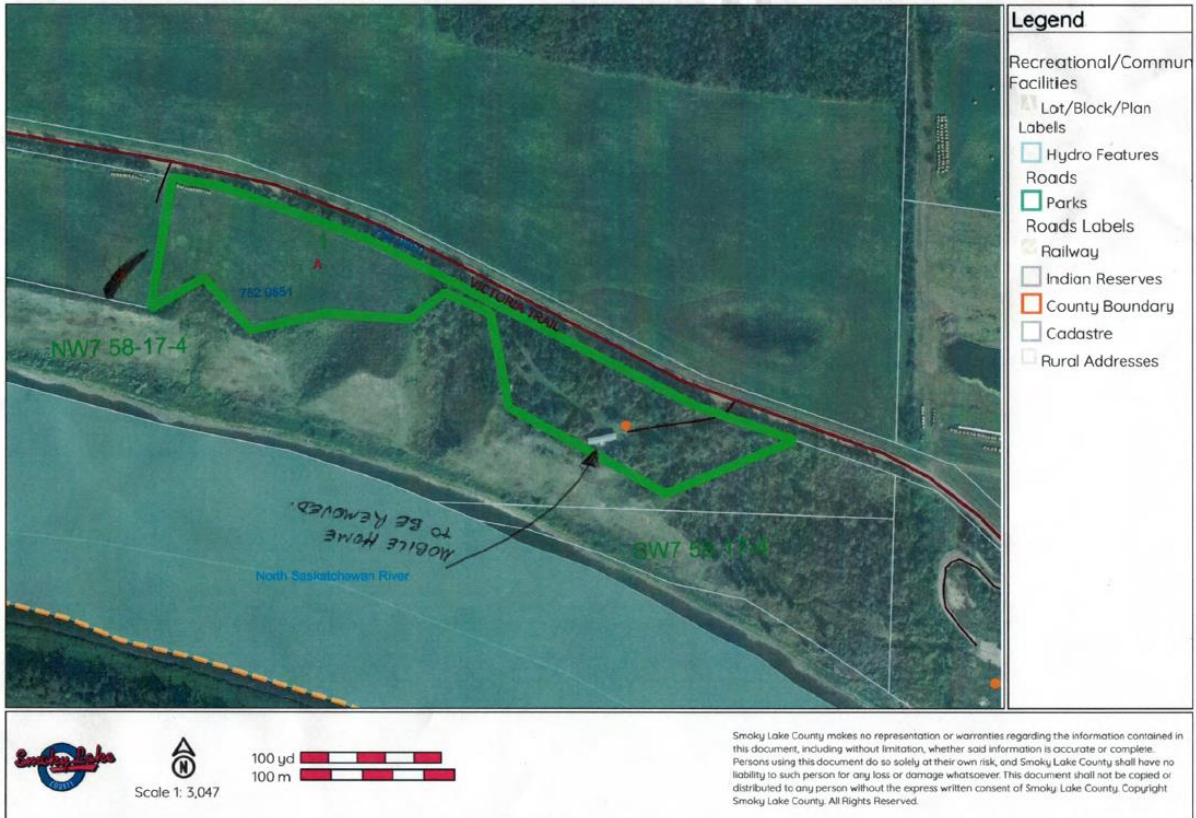
Date Created: 2022-06-17



Smoky Lake County

Smoky Lake County

Date Created: 2022-06-17



Smoky Lake County

Smoky Lake County

Date Created: 2022-06-17

APPENDIX B
Site Photographs



Photograph -1: Existing Mobile House



Photograph -2 : Investigation of Top Soil

2



Photograph - 3: Impermeable Top Soil

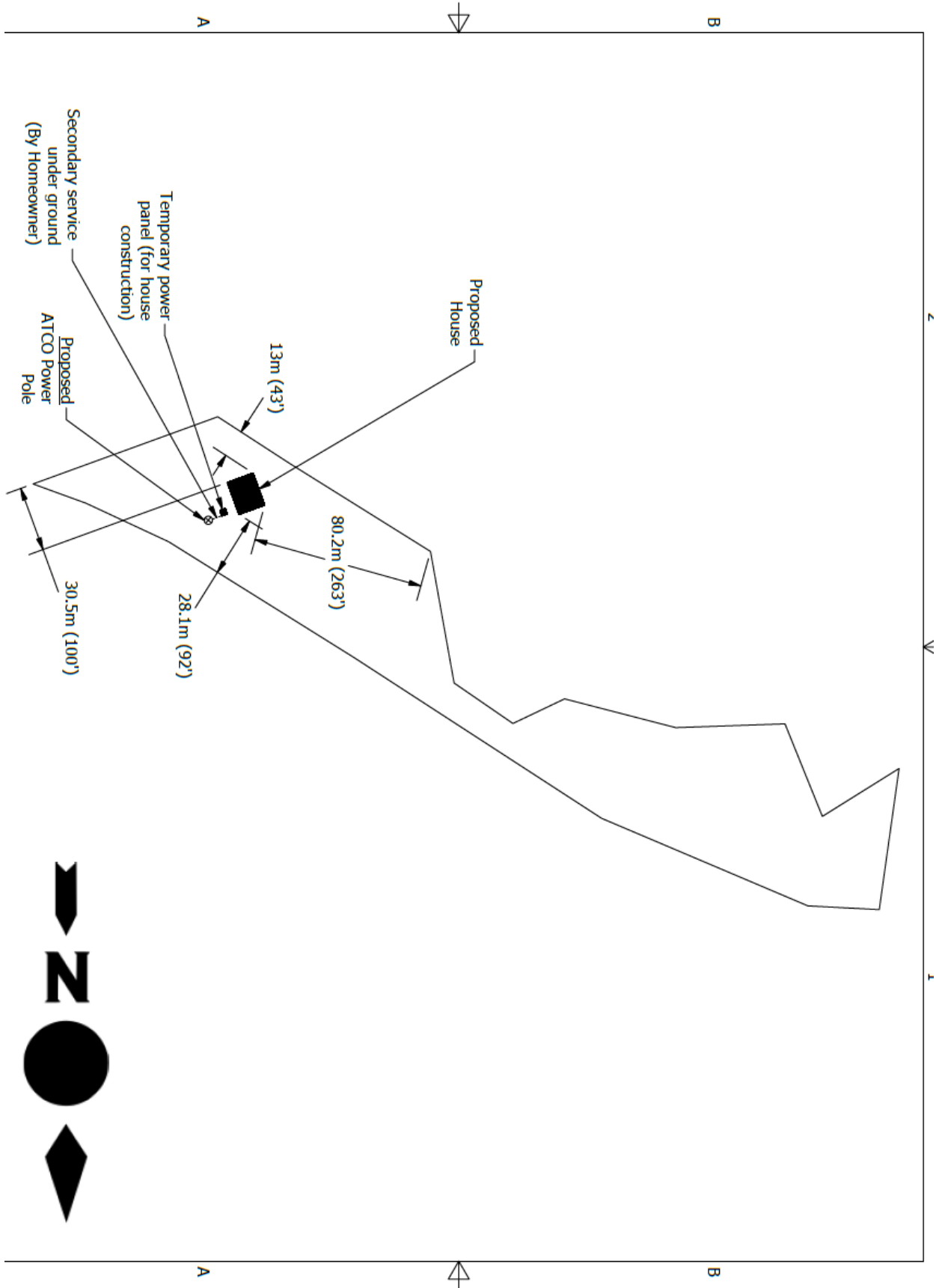


Photograph - 4: Access Road from Victoria Trail



Photograph - 5: Riverbank Slope

Appendix C
Proposed House Location with Utility



APPENDIX E – GENERAL LOCATION MAP

