

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Wednesday, October 26, 2022**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was Called to Order at 3:39 p.m. by the Chief Administrative Officer, Gene Sobolewski, 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	Absent
Jordan Ruegg	P&D Manager	Virtually Present
Kyle Schole	Planning Technician	Virtually Present
Patti Priest	Recording Secretary	Virtually Present
Amanda Kihn	Acting Ag. Fieldman	Virtually Present
Tate Murphy	Bylaw Enforcement	Virtually Present

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One Member of the Public was present.
No Members of the Media were present.

Election of Chairperson

The Chief Administrative Officer called first (1) time for nominations for Chairperson.

MPC22.001: Halisky

That Councillor Dominique Cere be nominated as the Chairperson of the Municipal Planning Commission.

The Chief Administrative Officer called second (2) time for nominations for Chairperson.

The Chief Administrative Officer called third (3) time for nominations for Chairperson.

HEARING NO FURTHER NOMINATIONS.

The Chief Administrative Officer declared Nominations for Chairperson Ceased.

Ms. Dominique Cere was declared elected by acclamation by the Chief Administrative Officer as the Chairperson of the Municipal Planning Commission for the ensuing year and assumed the Chair.

Election of Vice-Chairperson

The Chairperson called first (1) time for nominations for Vice-Chairperson.

MPC22.002: Gawalko

That Councillor Lorne Halisky be nominated as the Vice-Chairperson of the Municipal Planning Commission.

The Chairperson called second (2) time for nominations for Chairperson.

The Chairperson called third (3) time for nominations for Chairperson.

HEARING NO FURTHER NOMINATIONS.

The Chairperson declared Nominations for Vice-Chairperson Ceased.

Mr. Lorne Halisky was declared elected by acclamation by the Chairperson as the Vice-Chairperson of the Municipal Planning Commission for the ensuing year.

2.0 ADOPTION OF AGENDA

MPC22.003: Halisky

That the Agenda for the Municipal Planning Commission meeting for Wednesday, October 26, 2022, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC22.004: Halisky

That the Minutes of Municipal Planning Commission meeting held on Thursday, September 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%

MPC22.005: Serben

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 meters (75.78 feet).**
 - b. **Minimum Side Yard Setbacks: 7.6 meters (24.93 feet).**
 - c. **Minimum Rear Yard Setback (from top of bank of North Saskatchewan River): 13.72 meters (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 meters (400.00 square feet) in ground floor area.
4. The proposed dwelling shall not exceed a maximum height of 11.0 meters (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.

CARRIED UNANIMOUSLY.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

NEXT MEETING

MPC22.006: Fenerty

That the next Municipal Planning Commission Meeting be scheduled for **Monday, November 7, 2022, at 1:00 p.m.** in Smoky Lake County Council Chamber and/or virtually through Zoom.

CARRIED.

8.0 ADJOURNMENT

MPC22.007: Halisky

That the Municipal Planning Commission Meeting of October 26, 2022, adjourn at 3:51 p.m.

CARRIED.

Dominique Cere, Chairperson

S E A L

Gene Sobolewski, CAO