

SMOKY LAKE COUNTY

AGENDA: **MUNICIPAL PLANNING COMMISSION** to be held on
Tuesday, February 21, 2023, at 2:00 p.m.

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

<https://us02web.zoom.us/j/82804932927?pwd=RHJsVUxOWkVlS1RPRXhmNHFOMUQ3Zz09>

or, by phone: 1-780-666-0144, Meeting ID: 828 0493 2927, Passcode: 979860

1. CALL TO ORDER

2. AGENDA

3. MINUTES

3.1 Adopt Minutes of November 7, 2022.

4. REQUEST FOR DECISION

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

4.1.1 DP 002-23: Kennel (Animal Breeding and/or Boarding Facility)

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 **Monday, November 7, 2022**, held Virtually online through Zoom Meeting.

The meeting was Called to Order at 1:03 p.m. by the Chairperson, Dominique Cere, in the presence of the following persons:

Attendance:

Dan Gawalko, Deputy Reeve	Councillor Div. 1	Virtually Present
Linda Fenerty	Councillor Div. 2	Virtually Present
Dominique Cere	Councillor Div. 3	Virtually Present
Lorne Halisky, Reeve	Councillor Div. 4	Virtually Present
Jered Serben	Councillor Div. 5	Virtually Present
Gene Sobolewski	CAO	Virtually Present @1:06pm
Lydia Cielin	Assist. CAO	Virtually Present
Jordan Ruegg	P&D Manager	Virtually Present
Kyle Schole	Planning Tech.	Virtually Present @1:11pm
Patti Priest	Recording Secretary	Virtually Present

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Three Members of the Public were virtually present.

Nicole Kimmitt, Northern Lights RV Resort, was virtually present.

Richard Kimmitt, Northern Lights RV Resort, was virtually present.

No Members of the Media were present.

2.0 ADOPTION OF AGENDA

MPC22.008: Halisky

That the Agenda for the Municipal Planning Commission meeting for Monday, November 7, 2022, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC22.009: Fenerty

That the Minutes of Municipal Planning Commission meeting held on Wednesday, October 26, 2022, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 007-22: Campground, Recreational Vehicle

MPC22.010: Halisky

That the Municipal Planning Commission **APPROVE** the following condition for Development Permit No. 007-22: **NE-35-57-14-W4M**:

The Developer shall be required to provide a **storm water management plan, within** five years from issuance of the development permit, signed and sealed by a Professional Engineer, to the Development Authority (*Should Alberta Environment and Protected areas require review, this approval may also be required*).

CARRIED.

4.1.1 DP 007-22: Campground, Recreational Vehicle

MPC22.011: Serben

That the Municipal Planning Commission **APPROVE** the following condition for Development Permit No. 007-22: **NE-35-57-14-W4M**:

The Developer shall be required to provide **plans for potable water servicing**, should potable water serving be required, to the satisfaction of the Development Authority, including:

- a. the proposed phasing and ultimate configuration of the water system;
- b. the ultimate design population for the water system, including allowances for ancillary water usage such as showers, toilets, wash facilities, splash park, pool and any other facility expected to use water;
- c. the ultimate design flow (ADD, MDD and Peak Hour) values, as well as the storage requirements of the potable water tank;
- d. identification of the water source(s); and
- e. the potable water system shall be designed and certified as constructed in accordance with the design completed by a Professional Engineer (Civil) licensed to practice in the Province of Alberta, and copies of the design, signed and sealed by a Professional Engineer, will be forwarded to the Development Authority prior to issuance of a Development Permit.

CARRIED.

4.1.1 DP 007-22: Campground, Recreational Vehicle

MPC22.012: Halisky

That the Municipal Planning Commission **APPROVE** the following condition for Development Permit No. 007-22: **NE-35-57-14-W4M**:

The Developer shall be required to provide, to the satisfaction of the Development Authority, plans for on-site private sewage disposal servicing, in the event that such servicing is required including the following:

- f. the proposed phasing and ultimate configuration of the private sewage disposal system;
- g. the ultimate design flow (ADD, Peak Hour) values, including inflow and infiltration, as well as the location(s) and storage capacities of holding tanks;
- h. certification of the proposed private sewage disposal system from an accredited inspector; and
- i. the on-site private sewage disposal system shall be designed and certified as constructed in accordance with the design completed by a Professional Engineer licensed to practice in the Province of Alberta and copies of the design, signed and sealed by a Professional Engineer, will be forwarded to the Development Authority prior to issuance of a Development Permit.

CARRIED.

4.1.1 DP 007-22: Campground, Recreational Vehicle

MPC22.013: Serben

That the Municipal Planning Commission **APPROVE** the following condition under Development Permit No. 007-22: **NE-35-57-14-W4M**:

The Developer shall be required to **enter into a Development Agreement** with Smoky Lake County, within 3 months of the date of issuance of the Development Permit and the development agreement shall include provisions requiring the developer to construct, upgrade, or pay to construct or upgrade the necessary County roads to access the development when determined necessary by the Development Authority.

CARRIED.

4.1.1 DP 007-22: Campground, Recreational Vehicle

MPC22.014: Halisky

That the Municipal Planning Commission **APPROVE** Development Permit No. 007-22: **NE-35-57-14-W4M**, subject to the following conditions:

1. The proposed Recreational Vehicle Park shall be sited and constructed as per the Site Plan (titled "RV Site Layout"), prepared by Stamped Engineering Corporation, **dated March 31, 2022**.
2. All RV sites and associated infrastructure approved by this Development Permit shall be setback a minimum distance of 7.62 meters (25.0 feet) from any property line. *(Should Alberta Transportation require a greater setback distance from the property line adjacent to Highway 652, Alberta Transportation's required setback distance shall prevail.)*
3. The Developer shall be required to provide a **storm water management plan**, within five years from issuance of the development permit, signed and sealed by a Professional Engineer, to the Development Authority (Should Alberta Environment and Protected areas require review, this approval may also be required).
4. The Developer shall be required to provide plans for **potable water servicing**, should potable water serving be required, to the satisfaction of the Development Authority, including:
 - a) the proposed phasing and ultimate configuration of the water system;
 - b) the ultimate design population for the water system, including allowances for ancillary water usage such as showers, toilets, wash facilities, splash park, pool and any other facility expected to use water;
 - c) the ultimate design flow (ADD, MDD and Peak Hour) values, as well as the storage requirements of the potable water tank;
 - d) identification of the water source(s); and
 - e) the potable water system shall be designed and certified as constructed in accordance with the design completed by a Professional Engineer (Civil) licensed to practice in the Province of Alberta, and copies of the design, signed and sealed by a Professional Engineer, will be forwarded to the Development Authority prior to issuance of a Development Permit.
5. The Developer shall utilize **FireSmart, and fire-resistant building techniques** wherever possible throughout the Development.
6. The Developer shall provide sufficient volumes of **on-site potable water for firefighting purposes**, to the satisfaction of the Smoky Lake County Fire Chief.
7. Fires shall be permitted only in designated firepits, and other such facilities designated by the Development Authority for such use.
8. The Developer shall provide a fire plan that includes the provision for muster points in the event of an emergency and identify the location of said muster points with appropriate signage, to the satisfaction of the Development Authority and the Smoky Lake County Fire Chief.
9. The Developer shall be required to provide, to the satisfaction of the Development Authority, plans for on-site private sewage disposal servicing, in the event that such servicing is required including the following:
 - a) the proposed phasing and ultimate configuration of the private sewage disposal system;

- b) the ultimate design flow (ADD, Peak Hour) values, including inflow and infiltration, as well as the location(s) and storage capacities of holding tanks;
 - c) certification of the proposed private sewage disposal system from an accredited inspector; and
 - d) the on-site private sewage disposal system shall be designed and certified as constructed in accordance with the design completed by a Professional Engineer licensed to practice in the Province of Alberta and copies of the design, signed and sealed by a Professional Engineer, will be forwarded to the Development Authority prior to issuance of a Development Permit.
10. Prior to the issuance of a Development Permit by the Development Authority for Smoky Lake County, the Developer shall be required to obtain a **Roadside Development Permit from Alberta Transportation**.
 11. The Developer shall be required to **enter into a Development Agreement** with Smoky Lake County, within 3 months of the date of issuance of the Development Permit and the development agreement shall include provisions requiring the developer to construct, upgrade, or pay to construct or upgrade the necessary County roads to access the development when determined necessary by the Development Authority.
 12. A **maximum of 400 RV sites** shall be developed within the Recreational Vehicle Park.
 13. Each of the RV sites shall be serviced by an internal road.
 14. Each RV site shall be a minimum of 10.0 meters (32.8 feet) wide and shall have a minimum area of 250.0 square meters (2,691 square feet).
 15. The developer shall designate an area equivalent to a minimum of ten (10%) percent of the total recreational vehicle campground area as a **playground**. This area is to be clearly marked and free from all traffic hazards.
 16. Spaces for **day use, picnicking and similar activities** shall be suitably organized, clearly marked, and constructed to the satisfaction of the Development Authority.
 17. **Each RV site shall contain a maximum of one (1) picnic table, and one (1) fire pit. The design and placement of all fire pits shall be approved by the Smoky Lake County Fire Chief.**
 18. All camping stalls shall be cleared identified with stakes or markers, with a stall number or other identification system.
 19. A single security/site-operator suite/dwelling unit shall be permitted on site.
 20. 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**, as amended.
 21. The Developer shall provide for a **method of collection and disposal of solid waste** to the satisfaction of the Development Authority, including identifying the number and location of solid waste bins.
 22. **The construction and future 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. To this end, all internal roads shall have a minimum of a 6.0 meter (20.0 foot) usable top, except for one-way roads, which shall have a minimum of a 3.7 meter (12.0 foot) usable top and shall be hard surfaced.
 23. The Developer shall comply with the provisions of **Smoky Lake County Bylaw No. 1342-19: Noise Bylaw**, as amended.
 24. The Developer shall identify the location of any existing or abandoned oil and/or natural gas wells located on the property and abide by any setbacks prescribed by the Alberta Energy Regulator.

25. The proposed Development shall be designed and landscaped to the satisfaction of the Development Authority, to minimize disturbance to the natural environment and to protect heavy use areas from damage.
26. The Developer shall provide a sufficient quantity of on-site parking for visitors and employees, to the satisfaction of the Development Authority.
27. 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.
28. **The Developer shall be required to obtain any and all required applicable Safety Codes Act Permits, including Building, Plumbing, Electrical, Gas and Private Sewage Disposal System (PSDS).**
29. Prior to the construction of any access/approach from a municipal road, the Developer shall be required to enter into an Approach Agreement with Smoky Lake County. The location of any access/approach from a Municipal road shall be at the discretion of the Smoky Lake County Road Foreman, and shall be constructed to the specifications of **Smoky Lake County Policy 03-05: Approaches**.
30. The Developer may install **one (1) freestanding sign for each 90.0 meters (295.27 feet)** of frontage. Approval from Alberta Transportation may also be required.
31. All freestanding signs shall not exceed a maximum of 9.0 meters (29.52 feet) in height.
32. The face of all freestanding signs shall not exceed a maximum of 8.0 square meters (86.11 square feet) in area.
33. The area around a freestanding sign shall be kept free of litter and overgrown vegetation.
34. No sign, billboard or advertising structure shall resemble or conflict with a traffic sign, nor shall they be a traffic hazard.
35. No sign shall be of such a size, design or located in a manner that, in the sole opinion of the Development Authority, obstructs the vision of persons using roads abutting the subject property.
36. Flashing, illuminated or animated signs shall not be permitted where, in the sole opinion of the Development Authority, it might be objectionable to nearby residents or interfere with the safe movement of traffic.

CARRIED.

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

MPC22.015: Halisky

That the Municipal Planning Commission Meeting of November 7, 2022, adjourn at 4:12 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	FEBRUARY 21, 2023
FILE NO.	DP 002-23
LEGAL DESCRIPTION	PLAN 0722038, BLOCK 1, LOT 1 (PT. SW-26-59-13-W4M)
LOT AREA	+/- 37.21 ACRES (15.05 HECTARES)
APPLICANT	MILLS, CLAYTON
LANDOWNER	MILLS, CLAYTON
PROPOSED DEVELOPMENT	DEVELOPMENT OF A KENNEL
ZONING	AGRICULTURE (AG) DISTRICT
MUNICIPAL DEVELOPMENT PLAN LAND DESIGNATION	AGRICULTURE AREA
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	13592622
DIVISION	2

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 002-23: **PLAN 0722038, BLOCK 1, LOT 1 (PT. SW-26-59-13-W4M) for the development of a Kennel (Animal Breeding and/or Boarding Facility)**, subject to the following conditions:

1. The proposed Kennel (Animal Breeding and/or Boarding Facility) shall be sited and constructed as per the Site Plan, dated February 2, 2023, attached to, and forming part of, this Development Permit.
 - a. Minimum Front Yard Setback: 40.8 metres (134.0 feet).
 - b. Minimum Rear Yard Setback: 25.0 meters (82.0 feet).
 - c. Minimum Side Yard Setbacks: 25.0 meters (82.0 feet).
2. The maximum number of dogs (excluding pups less than six-months of age) permitted for the Kennel (Animal Breeding and/or Boarding Facility) shall not exceed 30.
3. Each exercise area (run) shall be a minimum of 4.6 square meters (50.0 square feet) in area.
4. All exterior exercise areas (runs) shall be enclosed with an acceptable fence with a minimum height of 1.8 meters (6.0 feet).
5. All dogs shall be kept within buildings or a fenced area at all times when not leashed.
6. All dog facilities shall be cleaned on a daily basis, and all feces shall be stored in an enclosed container and disposed of in a sanitary manner.
7. Pens, rooms, exercise areas (runs) and holding stalls shall be soundproofed wherever possible, to the satisfaction of the Development Authority.
8. A separate air extractor system shall be provided in the animal shelter or holding area where heating and air conditioning are necessary.
9. All facilities and kennel operations shall be in compliance with the applicable Provincial regulations.

BACKGROUND

1. The reason this application is being referred to the Municipal Planning Commission is that a “Kennel (Animal Breeding and/or Boarding Facility)”, is listed as a Discretionary Use, under Section 8.2.3, of Smoky Lake County Land Use Bylaw No. 1272-14.

2. Although “Kennel” is listed as a “Discretionary Use” under Section 8.2.3, of Smoky Lake County Land Use Bylaw No. 1272-14, the term is not defined under Section 1.7 - Interpretations/Definitions - of Smoky Lake County Land Use Bylaw No. 1272-14.
3. Section 1.8.1 - Definitions Not Provided – of Smoky Lake County Land Use Bylaw No. 1272-14, prescribes that *“In instances where specific land uses:*
 - A. *Do not conform to the wording of any land use; or*
 - B. **Generally conform to the wording of two or more land uses;**
The Development Authority Officer shall use his/her discretion to include these land uses in a land use category that is most appropriate in character and purpose.
4. Pursuant to Section 1.8.1 of Smoky Lake County Land Use Bylaw No. 12720-14, the Development Authority Officer has judged the application to constitute an “Animal Breeding and/or Boarding Facility”, which is also listed as a Discretionary Use under Section 8.2.3 of said Bylaw, and for which a definition is provided under Section 1.7 of said Bylaw.
5. Section 2.11.1.B – Decisions on Development Permit Applications, of Smoky Lake County Land Use Bylaw No. 1272-14, states that the Development Authority Officer shall refer their recommendations to the Municipal Planning Commission for its consideration and decision regarding all applications for a Discretionary Use.
6. On February 2, 2022, the Applicant submitted a Development Permit Application for a Kennel, and provided the Development Officer with a site plan and photographs showing the proposed caged areas and dog runs.

LAND USE BYLAW NO. 1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

13. **“Animal Breeding and/or Boarding Facility”** means an establishment for the keeping, breeding, housing, exercising, training, and/or raising of 3 or more animals that are not livestock for profit or gain, but shall not apply to the keeping of animals in a veterinary clinic for the purpose of observation and/or recovery necessary to veterinary treatment.

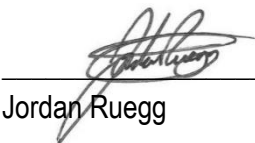
Section 7.19 – Pet Keeping, Livestock and Kennels

6. The keeping of more than two (2) dogs on any lot, whether the dogs are being bred or boarded, shall be allowed at the discretion of the Development Authority only in those Districts where kennels are listed as a discretionary use in this Bylaw.
7. The maximum number of dogs to be kept on-site in each of the above Districts shall be at the discretion of the Development Authority.
8. In determining the number of dogs, pups less than six months of age shall not be included.
9. An exercise area for each dog shall be provided as follows:
 - A. breeds weighing 16kg (35 lbs.) or less – at least 2.3 square meters (25.0 square feet) per dog; and

- B. breeds weighing more than 16kg (35 lbs.) – at least 4.6 square meters (50.0 square feet) per dog.
- 10. No building or exterior exercise area to be used to accommodate the dogs shall be allowed within 25.0 meters (82.0 feet) of any lot lone of the lot for which an application is made.
- 11. All exterior exercise areas (runs) shall be enclosed with an acceptable fence with a minimum height of 1.8 meters (6.0 feet).
- 12. All dogs in kennels shall be kept within buildings or a fenced area at all times when not leashed.
- 13. All dog facilities shall be cleaned on a daily basis, and all feces shall be stored in an enclosed container and disposed of in a sanitary manner.
- 14. Pens, rooms, exercise runs, and holding stalls shall be soundproofed where possible to the satisfaction of the Development Authority.
- 15. A separate air extractor system shall be provided in the animal shelter or holding area where heating and air conditioning is necessary.
- 16. All facilities and kennel operations shall be in compliance with the applicable Provincial regulations.
- 17. All development permits issued shall be subject to cancellation if any of the above requirements, or any other condition of the development permit is not followed.

SUPPORTING DOCUMENTS

APPENDIX A	BYLAW NO 1272-14: SECTION 8.2: AG DISTRICT	PAGE 4
APPENDIX B	BYLAW NO. 1272-14: SECTION 7.19: PET KEEPING, LIVESTOCK AND KENNELS	PAGE 10
APPENDIX C	DEVELOPMENT PERMIT APPLICATION	PAGE 13
APPENDIX D	GENERAL LOCATION MAP	PAGE 29

Prepared by: 

 Jordan Ruegg

February 15, 2023

Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.2
AGRICULTURE (A1) DISTRICT**



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 industry¹, 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

¹ 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 - BYLAW NO. 1272-14: SECTION 7.19: PET KEEPING, LIVESTOCK AND KENNELS

- D. methods of minimizing noise in relation to the activities of the operation; and
 - E. payment of an aggregate levy to the County as outlined by the County's Community Aggregate Payment Levy bylaw.
7. Extraction operations, such as sand, gravel and other mineral resource workings shall be permitted to proceed only after the issuance of proper licenses that indicate compliance with the appropriate provincial and federal legislation and regulations.
 8. The County should not allow residential, commercial, or industrial development to occur on known commercial deposits of sand and gravel or other mineral resources if that development will prevent the future extraction of the resource.
 9. Council shall urge the provincial and federal agencies to comply with the policies of this section and the overall intent of the Plan when developing natural resource extraction activities that are exempt from control under the Municipal Government Act.
 10. Resource processing should be handled as a form of industrial development, and be subject to the industrial regulations contained in **Section 7.1** of this Bylaw.

7.19 PET KEEPING, LIVESTOCK AND KENNELS

1. The total number of domestic pets shall be in conformity with the County's Animal Control Bylaw.
2. **No animals** other than domestic pets shall be allowed:
 - A. on lots located within the Multi-lot Country Residential (R1) and Residential (Cluster) Conservation (R2) Districts, located within the Garner Lake, Mons Lake, Bonnie Lake, Whitefish Lake and/or Hanmore Lake Area Structure Plan Areas on parcels less than or equal to 2.03 ha (5.0 ac.) in area; and
 - B. on lots located within Hamlet General (HG) District on parcels less than or equal to 2.03 ha (5.0 ac.) in area.
3. Additional livestock units shall be allowed:
 - A. on lots located within the Multi-lot Country Residential (R1) and Residential (Cluster) Conservation (R2) Districts, located within the Garner Lake, Mons Lake, Bonnie Lake, Whitefish Lake and/or Hanmore Lake Area Structure Plan Areas on parcels greater than 2.03 ha (5.0 ac.) in area; and
 - B. on lots located within Hamlet General (HG) District on parcels greater than or equal to 2.03 ha (5.0 ac.) in area

In accordance with the following:

*Plus - the number of animal units permitted for that portion of the parcel in excess of 4.05 hectares (10.0 acres).

Animal Unit Calculation		
* Effecting lots in the HG District and lots within the R1 and R2 Districts located within the Garner Lake, Mons Lake, Bonnie Lake, Whitefish Lake and/or Hanmore Lake Area Structure Plan Areas		
Residential Parcel Size		Allowable Number of Animal Units
Residential Parcel Size Requirements		Allowable Number of Animal Units
0-2.05 hectares	(0 – 5.0 ac.)	0
2.06 - 2.42 hectares	(5.1 - 5.99 acres)	1
2.43 - 4.04 hectares	(6.0 - 9.99 acres)	2
4.05 hectares or greater	(10.0 acres or greater)	3*

Example: 8.08 hectares (20.0 acres) = 3+3=6 total animal units.

4. The keeping of animals not in accordance with **Section 6.20(3)** shall only be allowed upon issuance of an approved development permit, in those circumstances considered exceptional or unique by the Municipal Planning Commission.
5. For the purposes of this Section, "one animal unit" means the following:
 - (A) 1 horse, donkey, mule or ass (over one year old);
 - (B) 2 colts up to one year old;
 - (C) 1 llama, alpaca;
 - (D) 2 ostrich, emu, or other ratite;
 - (E) 1 cow or steer (over one year old);
 - (F) 2 calves up to one year old;
 - (G) 3 pigs;
 - (H) 15 chickens;
 - (I) 10 ducks, turkeys, pheasants, geese or other similar fowl;
 - (J) 3 sheep or goats; or

- (K) 20 rabbits or other similar rodents.
6. The keeping of more than two (2) dogs on any lot, whether the dogs are being bred or boarded, shall be allowed at the discretion of the Development Authority only in those Districts where kennels are listed as a discretionary use in this Bylaw.
 7. The maximum number of dogs to be kept on-site in each of the above Districts shall be at the discretion of the Development Authority.
 8. In determining the number of dogs, pups less than six months of age shall not be included.
 9. An exercise area shall be provided for each dog as follows:
 - A. breeds weighing 16 kg (35 lbs.) or less - at least 2.3 sq. m. (25.0 sq. ft.) per dog; and
 - B. breeds weighing more than 16 kg (35 lbs.) - at least 4.6 sq. m. (50.0 sq. ft.) per dog.
 10. No building or exterior exercise area to be used to accommodate the dogs shall be allowed within 25.0 m (82.0 ft.) of any lot line of the lot for which an application is made.
 11. All exterior exercise areas (runs) shall be enclosed with an acceptable fence with a minimum height of 1.8 m (6.0 ft.).
 12. All dogs in kennels shall be kept within buildings or a fenced area at all times when not leashed.
 13. All dog facilities shall be cleaned on a daily basis, and all feces shall be stored in an enclosed container and disposed of in a sanitary manner.
 14. Pens, rooms, exercise runs, and holding stalls shall be soundproofed where possible to the satisfaction of the Development Authority.
 15. A separate air extractor system shall be provided in the animal shelter or holding area where heating and air conditioning is necessary.
 16. All facilities and kennel operations shall be in compliance with the applicable Provincial regulations.
 17. All development permits issued shall be subject to cancellation if any of the above requirements, or any other condition of the development permit, is not followed.

7.20 PLACES OF WORSHIP

1. The site on which a place of worship is situated shall have a frontage of not less than 30.4 m (100.0 ft.) and an area of not less than 929 sq. m (10,000 sq. ft.) except in the case where a building for a clergyman's residence is to be erected on the same site. The combined area of the site in this case shall not be less than 1393.5 sq. m (15,000 sq. ft.).
2. Front, side and rear yards shall be those permitted within the district in which the church site is located.

7.21 PRIVATE LIQUOR STORE AND STORAGE FACILITIES

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only
 Our File Number: _____ Roll Number: 13592622 Your File Number: _____

Applicant Information
 Applicant/Agent: Clayton Mills Phone: _____
 Address: 13159 HWY 28 PO Box 43 Cell Phone: 587-645-1969
 City/Prov: Vilna - AB Postal Code: T0A3L0 Fax: _____
 Email address: millsclayton12@hotmail.com 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.

Registered Landowner Information Owner same as applicant
 Registered Owner: _____ Phone: _____
 Address: _____ Fax: _____
 City/Prov: _____ Postal Code: _____ Signature: _____

Section A - Property Information
 Legal: Lot _____ Block _____ Plan _____ and Part of SW ¼ Sec 26 Twp 59 Rge 13 W4M
 Subdivision Name (if applicable) or Area of Development _____
 Rural Address/Street Address 13159 HWY 28 Parcel Size _____
 Number of existing dwellings on property (please describe) _____

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: _____

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 Distance: _____

Is the property the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes No

If yes, please describe: _____

Is the property the subject of the application is the subject of a licence, permit, approval, or other authorization granted by the Minister of Environment or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*? Yes No

If yes, please describe: _____

Is the subject property immediately adjacent to the County boundary? Yes No

If yes, the adjoining municipality is: _____

*The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act. Please see attached list of resources for identifying this information.

Section B – Proposed Development Information

Estimated Cost of Project \$ 10,000

Estimated Commencement Date May 1st 2022 Estimated Completion Date Still in progress

Dwelling:
Floor Area 600 sq. ft. % of Lot Occupied .01 Height of Dwelling 12 (ft) m

Accessory Building:
Floor Area 600 sq. ft. % of Lot Occupied .01 Height of Acc. Bldg 12 (ft) m

Parking: # of Off-Street Parking Stalls (if applicable) 6

Land Use District (Zoning) of Property: Agriculture General (AG)

Description of Work:
Not a new building, it was an existing building, Built kennels out of wood six in total, with wood floors, and rest of floor is gravel, Plus dog runs outside, chain link fencing.

Section C – 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 email the decision

Section 608(1) of the Municipal Government Act, 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. YES NO

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ _____</p> <p>Receipt # _____</p> <p>Receipt Date _____</p> <p>Date Received _____</p> <p>*and deemed complete by Development Authority.</p> <p><input type="checkbox"/> Entered into MuniSight PD # _____</p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use</p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p>
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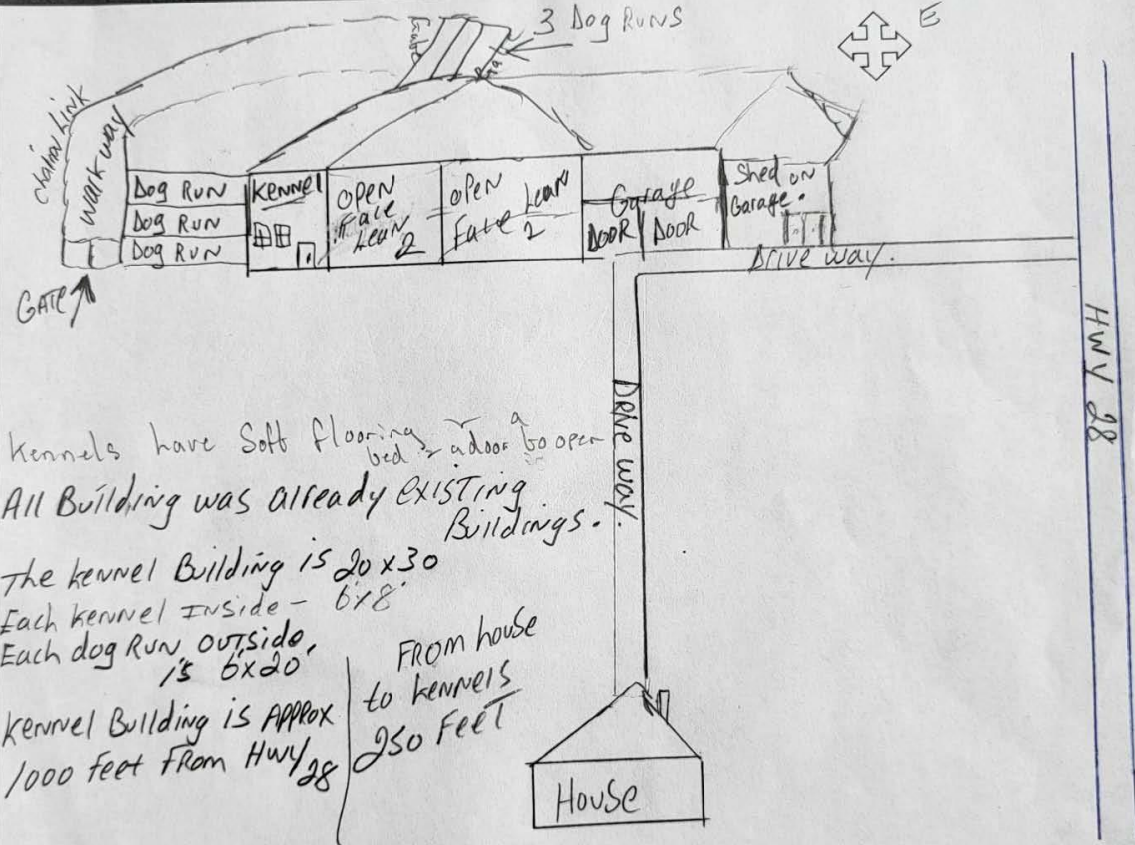
*Called Alberta one / Call before you dig.
 gas company came and gave me the ok on
 where the gas was located.
 No phone lines or electrical lines.*

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: _____

Roll Number: 13592622

DEVELOPMENT PERMIT SITE PLAN



Kennels have soft flooring bed a door to open
 All Building was already existing Buildings.
 The kennel Building is 20x30
 Each kennel inside - 6x8'
 Each dog Run outside, is 6x20'
 Kennel Building is approx 1000 feet from Hwy 28
 FROM house to kennels 250 FEET

DATE: Feb 02/2013

SIGNATURE OF APPLICANT: Christa Melh

DATE: _____

DEVELOPMENT AUTHORITY: _____















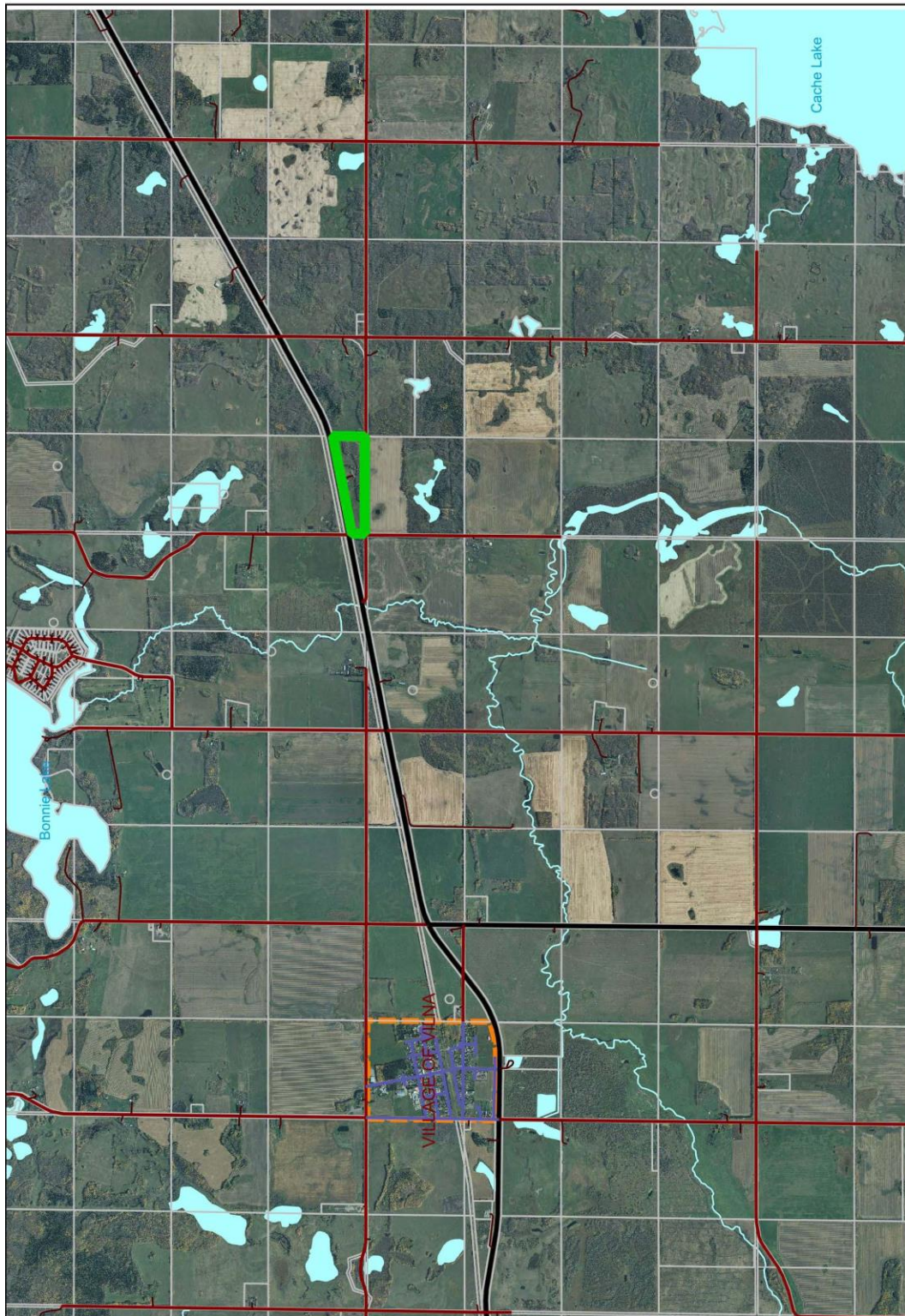








APPENDIX D – GENERAL LOCATION MAP



Date Created: 2/15/2023

Smoky Lake County

Smoky Lake County