

## SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, April 13, 2023**, held in Smoky Lake County Council Chambers as well as Virtually online.

The meeting was Called to Order at 2:02 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	Assistant CAO	Present in Chambers
Brenda Adamson	Finance Manage	Present in Chambers
Lydia Cielin	Assistant CAO	Present in Chambers
Jordan Ruegg	P&D Manager	Present in Chambers
Kyle Schole	Planning Tech.	Present in Chambers
Patti Priest	Recording Secretary	Present in Chambers

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6 Members of the Public were virtually present.

### 2.0 ADOPTION OF AGENDA

**MPC23.020: Serben**

That the Agenda for the Municipal Planning Commission meeting for Thursday, April 13, 2023, be adopted as presented.

**CARRIED UNANIMOUSLY.**

### 3.0 MINUTES

**MPC23.021: Serben**

That the Minutes of Municipal Planning Commission meeting held on Tuesday, February 21, 2023, be adopted as presented.

**CARRIED.**

### 4.0 REQUEST FOR DECISION

#### 4.1 Development Permits to be Considered:

4.1.1 DP 006-23: PLAN 0322248, BLOCK 1, LOT 31 (PT. SW-09-62-13-W4M) for the development of a Detached Garage (Accessory Building) & Garage Suite

**MPC23.022: Gawalko**

That the Municipal Planning Commission **APPROVE** Development Permit No. 006-23: **PLAN 0322248, BLOCK 1, LOT 31 (PT. SW-09-62-13-W4M) for the development of a Detached Garage (Accessory Building) & Garage Suite**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan, dated March 12, 2023, attached to, and forming part of, this Development Permit.
  - a. Minimum Front Yard Setback: 7.6 meters (25.0 feet).
  - b. Minimum Rear Yard Setback: 0.6 meters (2.0 feet).
  - c. Minimum Side Yard Setbacks: 0.9 meters (3.0 feet).
2. The proposed Development shall not exceed a maximum of 7.3 meters (24.0 feet) above grade. **Grade shall be calculated based on the average grade of the subject lands.**
3. The proposed Development shall not be located within 2.0 meters (6.56 feet) of a residence.

4. The proposed Development shall not encroach upon any easement or right-of-way.
5. The proposed Garage Suite shall remain accessory and subordinate to the use of the garage.
6. The minimum floor area of the proposed Garage Suite shall be 30.0 square meters (322.9 square feet).
7. The maximum floor area of the Garage Suite shall not exceed 104.0 square meters (1120.0 square feet). **VARIANCE GRANTED TO MAXIMUM FLOOR AREA FROM 80.0 SQUARE METERS (861.1 SQUARE FEET).** *Shared mechanical rooms and common areas shall be excluded from the floor area calculation of the garage suite.*
8. The proposed Garage Suite shall have a separate entrance from the entrance to the garage, either from a common indoor landing or directly from the exterior of the structure.
9. The proposed garage suite shall include, but not be limited to, a food preparation area, counter/cupboard space, sink, refrigerator, stove or provision of 220 volt wiring, and a toilet with bathing facilities.
10. Lot grade elevations shall ensure that the subject lands do not drain onto an adjacent property.
11. A minimum of three (3) onsite parking spaces are required. Tandem parking may be permitted at the discretion of the Development Authority.
12. The proposed Development shall commence within one (1) year from the date of issuance of this Development Permit and shall be completed within five (5) years from the date of issuance.

**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**

**MPC23.023: Fenerty**

That the Municipal Planning Commission Meeting of April 13, 2023, adjourn at 2:19 p.m.

**CARRIED.**

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Dominique Cere, Chairperson

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Gene Sobolewski, CAO