

**SMOKY LAKE COUNTY**

Minutes of the **Municipal Planning Commission** meeting from **Thursday, June 1, 2023**, held in Smoky Lake County Council Chambers as well as Virtually online.

The meeting was Called to Order at 2:00 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
Lydia Cielin	Interim CAO	Present in Chambers
Jordan Ruegg	P&D Manager	Absent
Kyle Schole	Planning Tech.	Present in Chambers
Patti Priest	Recording Secretary	Present in Chambers

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1 guest virtually present and 1 guest present in chambers.

**2.0 ADOPTION OF AGENDA**

**MPC23.024: Halisky**

That the Agenda for the Municipal Planning Commission meeting for Thursday, June 1, 2023, be adopted as presented.

**CARRIED UNANIMOUSLY.**

**3.0 MINUTES**

**MPC23.025: Fenerty**

That the Minutes of Municipal Planning Commission meeting held on Thursday, April 13, 2023, be adopted as presented.

**CARRIED.**

Lydia Cielin, Assistant Chief Administrative Officer, left 2:06 p.m.

**4.0 REQUEST FOR DECISION**

**4.1 Development Permits to be Considered:**

**4.1.1 DP 009-23: Shipping Container**

**MPC23.026: Gawalko**

That the Municipal Planning Commission **DENY** Development Permit No. 009-23: **PLAN 3223TR, BLOCK 6, LOT 2**, for the placement of a **Shipping Container (40' x 8')**, and recommend the applicant reapply for a 20' shipping container.

**DEFEATED.**

**4.1.1 DP 009-23: Shipping Container**

**MPC23.027: Serben**

That the Municipal Planning Commission **APPROVE** Development Permit No. 009-23: **PLAN 3223TR, BLOCK 6, LOT 2**, for the placement of a **Shipping Container (40' x 8')**, subject to the following conditions:

1. The proposed Shipping Container shall be sited as per the following minimum setbacks:
  - a. Front Yard Setback: 25.0 feet.
  - b. Rear Yard Setback: 25.0 feet.
  - c. Side Yard Setbacks: 5.0 feet.
2. The Shipping Container shall not be stacked on top of another Shipping Container nor any other structure.

3. The maximum height for the Shipping Container shall be 3.0 m (10.0 ft.).
4. The maximum length for the Shipping Container shall be 12.0 m (40.0 ft.). **VARIANCE GRANTED FROM MAXIMUM OF 20.0 FT. TO 40. FT.**
5. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
6. The exterior finish of the Shipping Container must be complimentary with the finish of the primary building. The finish shall be made consistent with the finish of the primary building within **two (2) years** of the date of issuance of this Development Permit.
7. The Shipping Container shall not be used as a dwelling, bunk house or a guest house without first applying for and obtaining a valid Development Permit for that use.
8. No human or animal habitation will be permitted within the Shipping Container.

**CARRIED.**

#### 4.1.1 DP 011-23: Shipping Container

**MPC23.028: Gawalko**

That the Municipal Planning Commission **APPROVE** Development Permit No. 011-23: **PLAN 7921626, BLOCK 1, LOT 40**, for the placement of a **Shipping Container (20' x 8')**, subject to the following conditions:

1. The proposed Shipping Container shall be sited as per the following minimum setbacks:
  - a. Front Yard Setback: 25.0 feet.
  - b. Rear Yard Setback: 5.0 feet.
  - c. Side Yard Setbacks: 5.0 feet.
2. The Shipping Container shall not be stacked on top of another Shipping Container nor any other structure.
3. The maximum height for the Shipping Container shall be 3.0 m (10.0 ft.).
4. The maximum length for the Shipping Container shall be 12.0 m (20.0 ft.).
5. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
6. The exterior finish of the Shipping Container must be complimentary with the finish of the primary building. The finish shall be made consistent with the finish of the primary building within **two (2) years** of the date of issuance of this Development Permit.
7. The Shipping Container shall not be used as a dwelling, bunk house or a guest house without first applying for and obtaining a valid Development Permit for that use.
8. No human or animal habitation will be permitted within the Shipping Container.

**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**

**MPC23.029: Serben**

That the Municipal Planning Commission Meeting of June 1, 2023, adjourn at 2:23 p.m.

**CARRIED.**

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Dominique Cere, Chairperson

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Lydia Cielin, Interim CAO