

SMOKY LAKE COUNTY

AGENDA: **MUNICIPAL PLANNING COMMISSION** to be held on
Thursday, January 11, 2024, at 2:00 p.m.

In County Council Chambers, or virtually, via Telus Business Connect Platform:

<https://video.businessconnect.telus.com/join/802100052>

or, by phone: 1-780-666-2345, Meeting ID: 802100052

1. CALL TO ORDER

2. AGENDA

3. MINUTES

3.1 Adopt Minutes of December 14, 2023.

4. REQUEST FOR DECISION

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

4.1.1 DP-001-24: Manufactured Home

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, December 14, 2023**, held in Smoky Lake County Council Chambers as well as Virtually online.

The meeting was Called to Order at 2:26 p.m. by the Interim Chief Administrative Officer, in the presence of the following persons:

Attendance:

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

.....
 2 Member of the Public physically present.
 8 Members of the Public Guests virtually present.
 11 Smoky Lake County Staff Members.

Election of Chairperson

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

MPC23.001: Fenerty

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

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

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

HEARING NO FURTHER NOMINATIONS.

The Interim Chief Administrative Officer declared Nominations for Chairperson Ceased.

Ms. Dominique Cere was declared elected by acclamation by the Interim 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.

MPC23.002: Serben

That Councillor Dan Gawalko 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. Dan Gawalko 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

MPC23.003: Halisky

That the Agenda for the Municipal Planning Commission meeting for Thursday, December 14, 2023, be adopted as amended, correction to the date of the minutes.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC23.004: Halisky

That the Minutes of Municipal Planning Commission meeting held on Thursday, September 28, 2023, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP-030-23: Animal Breeding and/or Boarding Facility & Associated Accessory Buildings]

MPC23.005: Serben

That the Municipal Planning Commission **APPROVE** Development Permit No. 030-23: **PLAN 1324097, BLOCK 1, LOT 1 (PT. NW-36-58-13-W4M) for the development of an Animal Breeding and/or Boarding Facility, Greenhouse, Shed, Coop & Detached Garage**, subject to the following conditions:

1. The proposed Development shall be sited and constructed as per the Site Plan, dated November 16, 2023, attached to, and forming part of, this Development Permit. All structures shall conform to the following setbacks:
Minimum Front Yard Setback (from property line adjacent to RGE RD 131): **23.1 meters (75.7 feet)**.
Minimum Rear Yard Setback (from easternmost property line): **18.3 meters (60.0 feet)**.
Minimum Side Yard Setback (from northernmost property line): **18.3 meters (60.0 feet)**.
Minimum Side Yard Setback (from southernmost property line): **18.3 meters (60.0 feet)**.
2. The maximum number of dogs (excluding pups less than six months of age) permitted in the Animal Breeding and/or Boarding Facility shall not exceed **thirty (30)**.
3. Each exercise area (run) shall be a minimum of 2.3 square meters (25.0 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 hearing and air conditioning are necessary.
9. All Animal Breeding and/or Boarding Facilities and operations shall be in compliance with Provincial regulations.
10. All Accessory Buildings (Greenhouse, Shed, Coop & Detached Garage) shall not be located within 2.0 meters (6.5 feet) of a residence.

11. All Accessory Buildings shall not encroach upon any easement or right-of-way.
12. The cumulative total site area of all Accessory Buildings shall not exceed 12% of the total site area.
13. No Accessory Building shall be used as a dwelling unless it is an approved Guest House, Garage Suite or Garden Suite.

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

MPC23.033: Halisky

That the Municipal Planning Commission Meeting of December 14, 2023, adjourn at 2:53 p.m.

CARRIED.

Dominique Cere, Chairperson

S E A L

Lydia Cielin, Interim CAO

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.1

MEETING DATE	JANUARY 11, 2024
FILE NO.	DP 001-24
LEGAL DESCRIPTION	PLAN 7520244, BLOCK 5, LOT 19
LOT AREA	0.48 ACRES
APPLICANT	ALLAN & JUDY SLOMAN
LANDOWNER	ALLAN & JUDY SLOMAN
PROPOSED DEVELOPMENT	MANUFACTURED HOME
ZONING	MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	23090519
DIVISION	1 – BIRCHLAND RESORT

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 001-24: **PLAN 7520244, BLOCK 5, LOT 19, for the development of a Manufactured Home**, subject to the following conditions:

1. The proposed Manufactured Home shall be sited and constructed as per the Site Plan, dated December 15, 2023, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:
Minimum Front Yard Setback (from property line adjacent to 7th Street): **7.62 meters (25.0 feet)**.
Minimum Rear Yard Setback: **VARIANCE GRANTED TO 4.87 meters (16.0 feet)**.
Minimum Side Yard Setback: **1.5 meters (5.0 feet)**.
Minimum Side Yard Setback: **1.5 meters (5.0 feet)**.
2. The proposed Manufactured Home shall have a minimum ground floor area of **65.0 square meters (700.0 square feet)**.
3. The proposed Manufactured Home shall not exceed a maximum of **10.0 meters (32.8 feet)** in height.
4. Maximum lot coverage shall not exceed 45% of the total lot area, of which, a maximum of 15% of the total lot area may be covered by Accessory Buildings.
5. The Developer shall provide verification to the Development Authority that the Manufactured Home fully complies with National Manufactured Home Standard and the Alberta Building Code. Proof of a CSA A-277 certification will satisfy these requirements.
6. The height of the main floor above grade of the Manufactured Home shall be consistent with the height of the main floor of dwellings in the immediate and general area.
7. The roof pitch of the Manufactured Home shall be consistent with the roof pitch of dwellings in the immediate and general area.
8. Exterior finishing materials used on the roof and the exterior walls of the Manufactured Home shall be consistent with materials used on dwellings in the immediate and general area and in good condition.
9. The minimum roof overhang or eaves of the Manufactured Home should be consistent with the overhang or eaves of other dwellings in the immediate and general area.
10. The placement of the Manufactured Home shall ensure that the side or end facing the street on which the Manufactured Home fronts contains a prominently placed front door and windows in quantity and size that are consistent with dwellings in the immediate area.

11. The Manufactured Home shall be placed on a full perimeter foundation that complies with the Alberta Building Code unless the Manufactured Home is designed to be supported on longitudinal floor beams, in which case an alternate skirted foundation system may be employed.
12. Any accessory structures (such as patios, porches, additions and skirting) associated with the Manufactured Home shall be factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the Manufactured Home. Any associated accessory structure shall be considered as part of the main building and shall be erected only after having obtained a Development Permit.
13. The floor area of any porch or addition shall be proportionate to the floor area of the Manufactured Home, with this relationship being determined by the Development Authority.
14. No Accessory Building, use or parking space shall be located in the front yard of a lot where a Manufactured Home is located.
15. For the purposes of storage, any furniture, domestic equipment or seasonally used equipment shall be stored in an adequate covered storage or screening.
16. Where applicable, the hitch and wheels shall be removed from the Manufactured Home upon placement on the lot.
17. During construction, the Developer shall keep the site in a clean and tidy manner, free from rubbish and non-aggregate debris.
18. The Developer shall be required to obtain any and all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required. This includes obtaining the relevant Safety Codes Act Permits (Building, Gas, Plumbing, Electrical and Private Sewage Disposal System).

BACKGROUND

1. The reason this application is being referred to the Municipal Planning Commission is that “Manufactured Home” is listed as a Discretionary Uses, under Section 8.4.3, of Smoky Lake County Land Use Bylaw No. 1272-14.
2. 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.
3. Additionally, the applicant has requested a variance of the rear yard setback from 7.6 meters (25.0 feet) to 4.87 meters (16.0 feet) to accommodate the proposed Manufactured Home with the existing driveway, garage and associated servicing. The requested variance exceeds the 25% variance power granted to the Development Officer.

LAND USE BYLAW NO. 1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

13. **“Manufactured Home”** means a single detached dwelling comprised of one or more large factory-built sections that is designed and manufactured to be moved from one point to another by being towed or carried on its own wheels or by other means, and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports and connections of utilities, ready for year round use as a dwelling accommodation for one or more persons. A Manufactured Home must be manufactured and maintained in full compliance with applicable national and provincial regulations.

Section 7.15 – Manufactured Homes

1. Before a development permit is issued for a manufactured home, the development authority shall normally receive verification that the home fully complies with both the CSA Z240 MH National Manufactured Home Standard and the Alberta Building Code (ABC). If the CSA Z240 sticker or the Alberta Municipal Affairs sticker verifying compliance to the ABC is missing, the Development Authority may require an inspection by an Alberta Safety Codes Officer.
2. Should an inspection by an Alberta Safety Codes officer be required, and should the inspection indicate that upgrades to the manufactured home are necessary to bring the home into compliance with the CSA Z240 standard or the ABC, all required upgrades shall be made before the issuance of a development permit.
3. In addition to the requirements of subsection (1), a manufactured home located within a Hamlet or a multi-lot residential development must meet the following aesthetic regulations:
 - A. The height of the main floor above grade shall be consistent with the height of the main floor of dwellings in the immediate and general area.
 - B. The roof pitch shall be consistent with the roof pitch of dwellings in the immediate and general area.
 - C. Exterior finishing materials used on the roof and exterior walls shall be consistent with the materials used on dwellings in the immediate and general area and in good condition.
 - D. Minimum roof overhang or eaves should be consistent with the overhang or eaves of dwellings in the immediate and general area.
 - E. The design of each manufactured home shall ensure the side or end facing the street on which the home fronts contains a prominently placed front door, and windows in quantity and size that are consistent with dwellings in the immediate area.
 - F. Every manufactured home shall be placed on a full perimeter foundation that complies with the Alberta Building Code unless the manufactured home is designed to be supported on longitudinal floor beams, in which case an alternate skirted foundation system as described in CSA Z240.10.1 may be employed.
 - G. The full perimeter foundation or the skirting material utilized on an alternative skirting foundation should be parged in order to create the same finished appearance customarily found on concrete basements of single detached dwellings in the immediate and general area.
 - H. All accessory structures, such as patios, porches, additions and skirting, shall be:

- i. factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the manufactured homes, and
 - ii. considered as part of the main building, and
 - iii. erected only after obtaining a development permit.
- I. The floor area of porches and additions shall be proportionate to the floor area of the manufactured home unit and this relationship shall be determined by the Development Authority.
 - J. The floor area of porches and additions shall be proportionate to the floor area of the manufactured home unit and this relationship shall be determined by the Development Authority.
 - K. The floor area of porches and additions shall be proportionate to the floor area of the manufactured home unit and this relationship shall be determined by the Development Authority.
 - L. The following regulations also apply to manufactured home uses located in residential subdivisions and manufactured home subdivisions:
 - i The hitch and wheels are to be removed from the manufactured home.
 - ii. All manufactured homes shall be placed on a foundation or base. The manufactured home is to be attached by means of bolting or otherwise to the foundation or base.
 - iii. The property is to be grassed and landscaped within one year from the date of issue of the development permit.
 - iv. Minimum lot area and width may be less in the case of existing registered substandard lots, with the approval of the Development Authority.
4. Any required aesthetic upgrades to the manufactured home must be completed before the issuance of the development permit. The completion of foundation or skirting material must be completed within thirty (30) days of the placement of the manufactured home on a site.

SUPPORTING DOCUMENTS

APPENDIX A	BYLAW NO 1272-14: SECTION 8.2: AGRICULTURE (AG) DISTRICT	PAGE 5
APPENDIX B	DEVELOPMENT PERMIT APPLICATION	PAGE 10
APPENDIX C	GENERAL LOCATION MAP	PAGE 20

Prepared by: 
 Jordan Ruegg, Development Officer

January 2, 2024
 Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.4
MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT**

R1

8.4 MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT

1. Purpose

The general purpose of this District is to provide opportunities for the development of a variety of multi-lot country residential subdivisions and bareland condominiums.

2. Permitted Uses

- A. Accessory Buildings and Uses
- B. Basement Suite
- C. Buildings and Uses Accessory to Permitted Uses
- D. Cottage
- E. Day Home
- F. Dwelling - Single Detached
- G. Dwelling, single detached, tiny
- H. Extensive Agriculture
- I. Home Occupation, Minor
- J. Home Occupation, Major
- K. Secondary Suite
- L. Solar Energy Conversion System
- M. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Bed & Breakfast Establishments
- B. Buildings and Uses Accessory to Discretionary Uses
- C. Day Care Facility
- D. Duplexes (Side-By-Side and Vertical)
- E. Family Care Facility
- F. Garage Suite
- G. Garden Suite
- H. Group Care Facility
- I. Guest House
- J. In law Suite
- K. Manufactured Home
- L. Modular Home
- M. Multi-Unit Dwelling
- N. Natural Area
- O. Neighbourhood Convenience Store
- P. Neighbourhood Park
- Q. Places of Worship
- R. Public Park
- S. Public and Quasi-Public Services
- T. Public Utilities
- U. Recreational Buildings and use
- V. Shipping Container
- W. Wind Energy Conversion System, Small

X. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A. Minimum & Maximum Lot Area for Residential Uses

Unless otherwise stated in an approved Development Concept Plan or Area Structure Plan the minimum and maximum lot dimensions for residential uses shall be as follows:

	Minimum Lot Area	Maximum Lot Area
Within 304.8 m (1,000 ft.) of a lake	1860.0 sq. m (20,000.0 sq. ft.)	1.21 ha (3.0 ac.)
All other parcels (excluding fragments)	0.4 ha (1.0 ac.)	1.21 ha (3.0 ac.)
Fragmented parcels	0.4 ha (1.0 ac.)	At the Discretion of the Subdivision Authority

B. Minimum & Maximum Lot Dimensions for Other Uses – As required by the Subdivision Authority

C. Minimum Frontage Requirement – 30.5 m (100.0 ft) or as required by the Development and Subdivision Authority

5. Development Regulations

A. Minimum Ground Floor Area for Residential Uses

Unless otherwise stated in an approved Development Concept Plan or Area Structure Plan the minimum ground floor area for residential developments shall be as follows:

	Minimum Ground Floor Area
Within 304.8 m (1000 ft.) of a lake	55.7 sq. m (600.0 sq. ft.)
All other parcels – for single detached dwellings	69.7 sq. m (750.0 sq. ft.)
All other parcels – for manufactured	65.0 sq. m (700.0 sq. ft.)

and modular home units

- B. Minimum Floor Area for Other Uses – At the discretion of the Development Authority.
- C. Minimum Yard Setback Requirements

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 Yard Setback

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

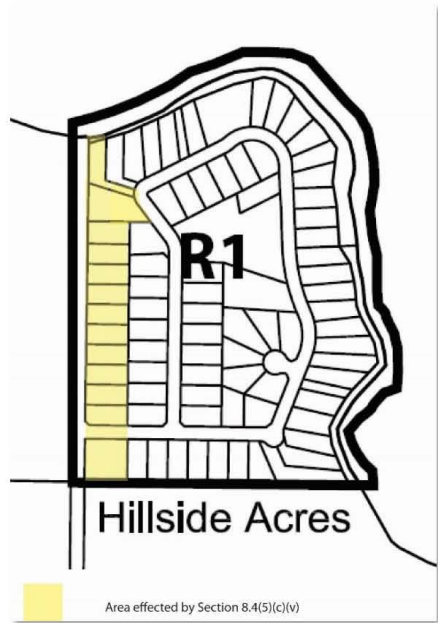
ii. Minimum Side Yard Setback

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
When adjacent to an Internal subdivision road	7.6 m (25.0 ft.) from the property line
When adjacent to another Parcel	1.5 m (5.0 ft.) from the property line

iii. Minimum Rear Yard Setback

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
When adjacent to an internal subdivision road	7.6 m (25.0 ft.) from the property line
When adjacent to another parcel	7.6 m (25.0 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.
- v. Notwithstanding any other provision in **subsection (C)**, within the Hillside Acres subdivision, located within SW 9-62-13-W4 on the following lots:



- Lot 1, Blk 1 Plan 0120707
- Lot 44, Blk 1, Plan 0421556
- Lot 45, Blk 1, Plan 0421556
- Lot 46, Blk 1, Plan 0421556
- Lot 47, Blk 1, Plan 0421556
- Lot 48, Blk 1, Plan 0421556
- Lot 49, Blk 1, Plan 0421556
- Lot 50, Blk 1, Plan 0421556
- Lot 51, Blk 1, Plan 0421556
- Lot 52, Blk 1, Plan 0421556
- Lot 53, Blk 1, Plan 0421556
- Lot 54, Blk 1, Plan 0421556
- Lot 1, Blk 1, 0222047

Figure 24: side and Rear Yard Setbacks in Hillside Acres

the following front and rear yard setbacks shall apply:

From Municipal Road Allowances	7.6 m (25.0 ft.) from the property line
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

- D. Maximum Site Coverage – 45%.

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings.

- E. Maximum Height
 - i. 10.0 m (33.0 ft.)
 - ii. In the case of buildings which are accessory to discretionary uses, the maximum height shall be at the discretion of the Development Authority.
- 6. Other Regulations
 - A. Residential parcels 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 – DEVELOPMENT PERMIT APPLICATION -DP-001-24

Section 61

SCHEDULE "A"

03-05

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only	
Our File Number: _____	Roll Number: _____ Your File Number: _____
Applicant Information	
Applicant/Agent: <u>AL/TUDY SLOMAN</u>	Phone: <u>780-467-5236</u>
Address: <u>150-HIGHGROVE TERRACE</u>	Cell Phone: <u>780-288-1054</u>
<u>SHERWOOD PARK</u>	
City/Prov. <u>ALTA.</u>	Postal Code: <u>T8A6H1</u> Fax: _____
Email address: <u>SLOMANAB@GMAIL.COM</u>	Signature: <u>Al Sloman</u>
<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	
	Division _____
Legal: Lot <u>19</u> Block <u>5</u> Plan <u>7520244</u> and Part of _____ % Sec <u>15</u> Twp <u>60</u> Rge <u>12</u> W4M	
Subdivision Name (if applicable) or Area of Development <u>BIRCHLAND DRIVE</u>	
Rural Address/Street Address <u>LOT 729</u>	Parcel Size <u>.625 ACRES</u>
Number of existing dwellings on property (please describe)	
<u>24x26 GARAGE, 10x12 STORAGE SHED</u>	
Has any previous application been filed in connection with this property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please describe the details of the application and file number:	
<u>GARAGE 286286-16-0003</u>	
Is the subject property near a steep slope (exceeding 15%)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subject property near or bounded by a body of water?	<input type="checkbox"/> Yes <input checked="" 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?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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

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 \$ 200,000.00

Estimated Commencement Date JUNE 2024 Estimated Completion Date AUG 2024

Dwelling:
Floor Area 704 sq. ft. % of Lot Occupied 3.5% Height of Dwelling 9 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) _____

Land Use District (Zoning) of Property: _____

Description of Work: 16 x 44 (2 Bedroom) Cottage on screw piles
Septic Holding Tank (1200 gal) & Cistern H₂O Tank (1200)

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> <p>_____</p>
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DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: _____	Roll Number: _____
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DEVELOPMENT PERMIT SITE PLAN

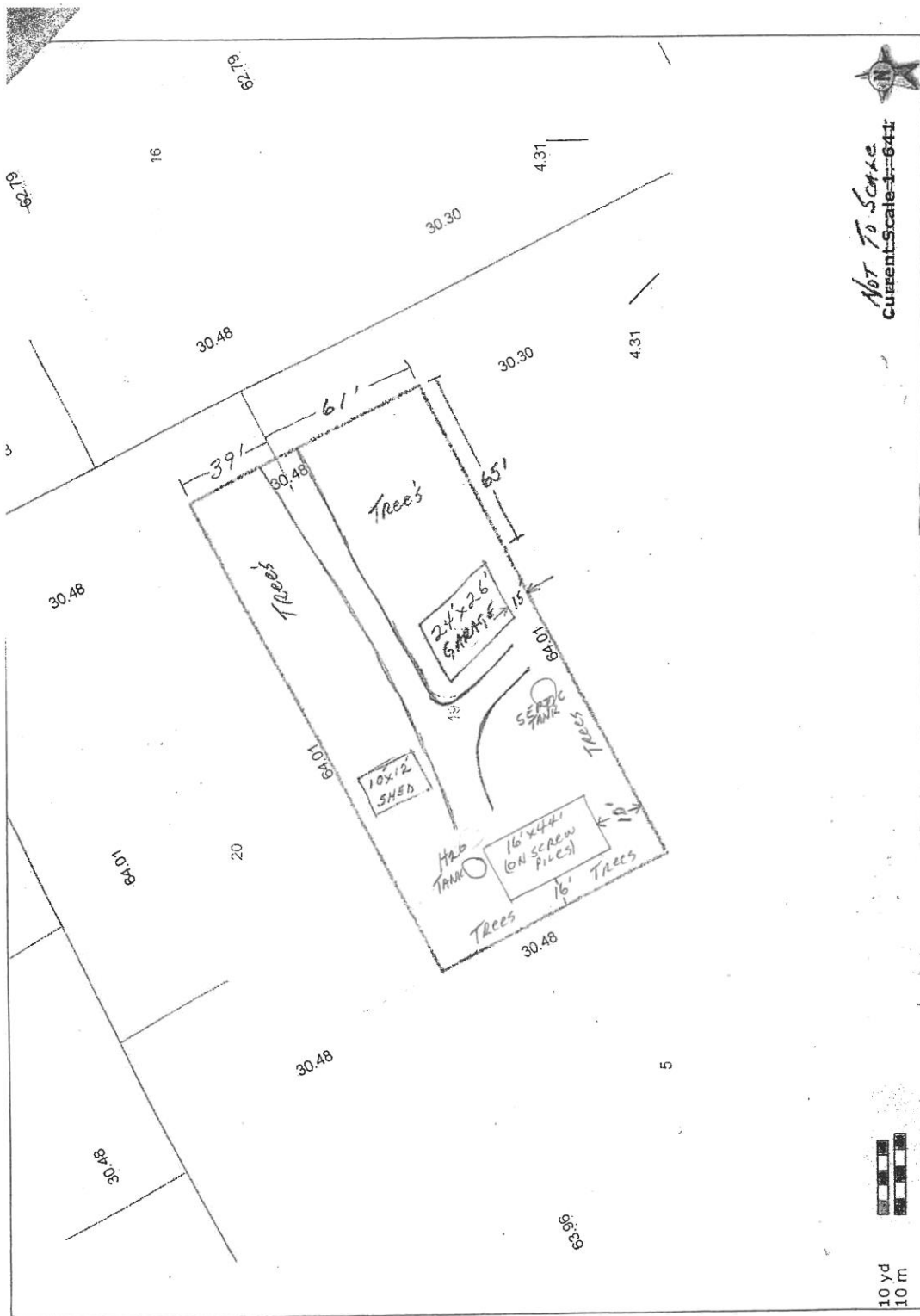
* See ATTACHED



16x44

- 2-Bedroom, 1 BATH Cottage (704 sq. ft) on screw piles
- Vinyl Siding, Asphalt Shingles
- Septic Holding Tank & Cistern H₂O Tank

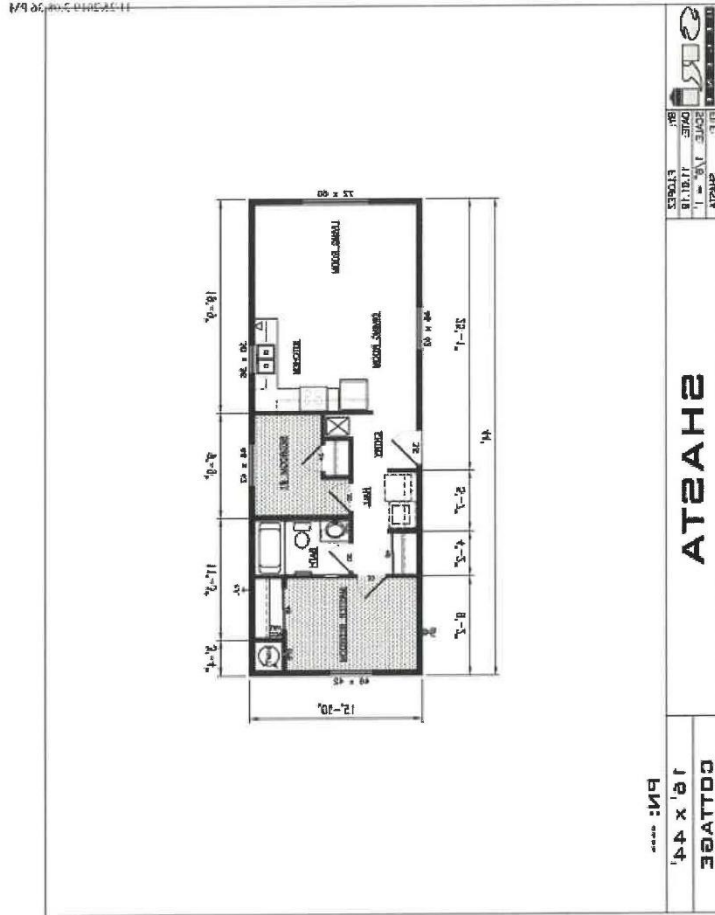
DATE: <u>12/15/23</u>	SIGNATURE OF APPLICANT: <u>Al Sterner</u>
DATE:	DEVELOPMENT AUTHORITY:



Arbour Cottage 16 #Shasta
 Shasta
 16' X 44', 704 sqft



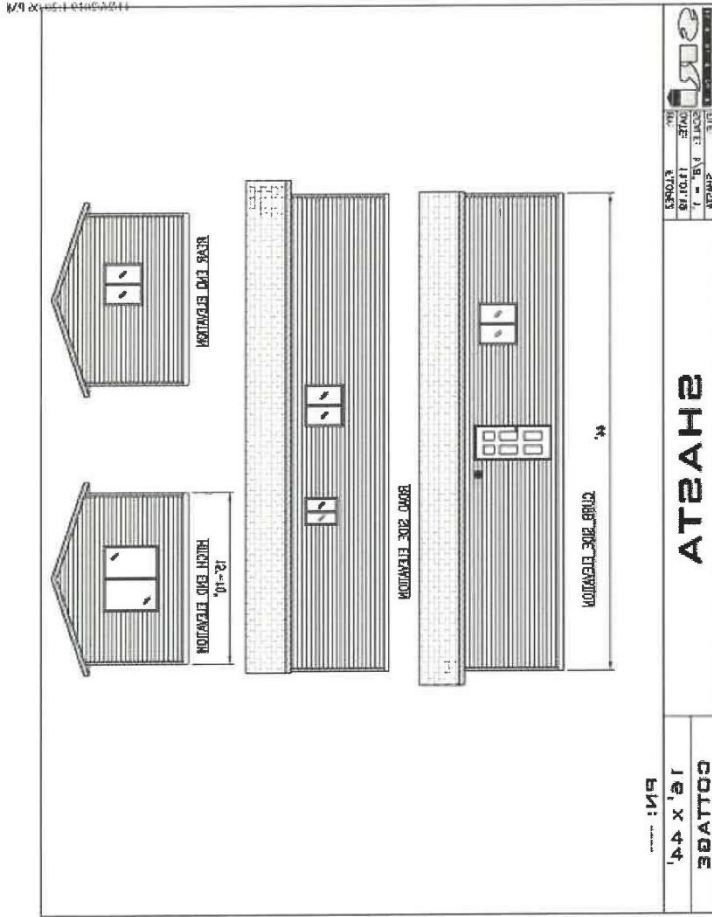
Mirror Flip



PN: 19' x 44'

AT2AH2

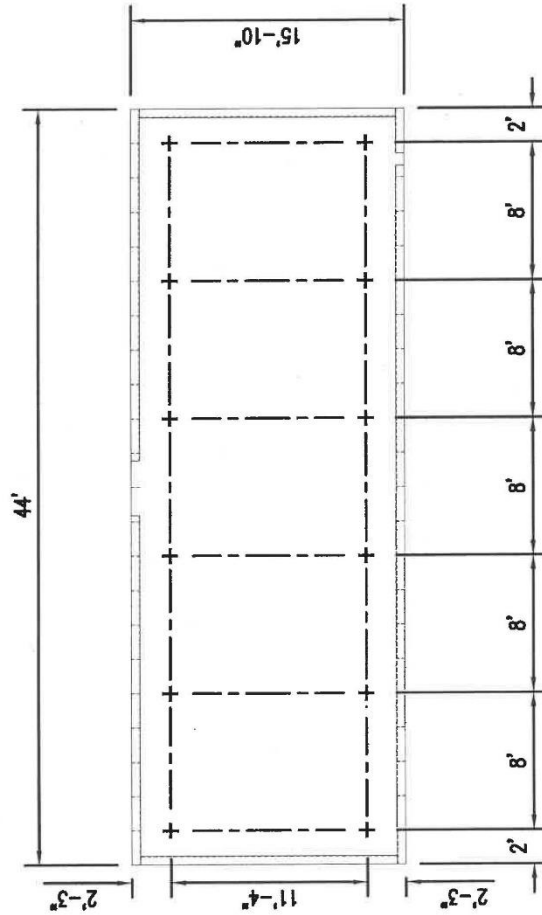
DATE	1/18/21
BY	1/18/21
PROJECT	SHASTA



Popular optional features

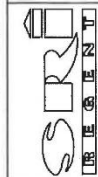
- Range - Electric Self Clean Ceran Top
- Wall Vinyl
- Washer & Dryer - Front Load (hoses Are Sent Load Loose)
- General - Painted Exterior Ilo Std White (note: Storm Doors Not Recommended) Available In Red, Black Or Grey.
- Upgrade Roof Insulation To R50 - Incl: High Heel Truss (when Required)
- Upgrade Roof Insulation To R44
- 4" Led Interior Pot Lights - Set Of 5 On 1 Switch Ilo Swirl Light
- Exterior Trim
- General - Soft Close Drawer Slides
- Shingle Color Upgrade Ilo Std Colors
- James Hardie Cement Board Siding Ilo Std - Incl: 4 (4") Smart Start Corners. Note: Retailer Must Confirm If Rainscreen Is Required For Home Location.
- Colored Metal Fascia
- Deluxe Coat Rack
- General - Cabinet - Extra Bank Of Drawers - Kitchen Or Bathroom
- Painted Smart Start Fascia
- Back Splash Tile 4" X 16" - 1 Row Standard @ Kitchen & Baths
- Kitchen - Cabinet - Pot & Pan Bank Of 3 Drawers Ilo Std Cabinet - You Must Std Kitchen Cabinet
- General - Cabinet - 15" Bank Of Drawers Ilo Std Door Ilo Nothing

NOTE: TYPICAL PILE PLACEMENT FOR A STANDARD
15'-10" WIDE HOME ON A FRAME



+ SUPPORT LOCATION
SUPPORT LOCATION MAXIMUM SPACING NOT TO EXCEED 9'

PILE LOADING AVAILABLE UPON
REQUEST AS PER HOUSE LOCATION



P.N. ---
MODEL
15'-10" Wide
SERIES

REV DATE:	---	REV DATE:	---
REV BY:	---	REV BY:	---
REV 2:	---	REV 1:	---

CHK'D BY:	---	BY:	---
DATE:	---	DATE:	05.04.20
SCALE:	---	SCALE:	N.T.S.





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

RECEIPT OF PAYMENT

Page 1

Sloman, Al
 150 Highgrove Terrace
 Sherwood Park, AB T8A 6H1
 Dev Permit # 033-23

Receipt Number: 28680
 Tax Number:
 Date: December 18, 2023
 Initials: DH

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
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General	DEVPE	Development Permit	N/A	\$0.00	\$250.00	N/A
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Cheque Number: 296

Subtotal:	\$250.00
Taxes:	\$0.00
Total Receipt:	<u>\$250.00</u>
Cheque:	\$250.00

Total Amount Received:	<u>\$250.00</u>
Rounding:	\$0.00
Amount Returned:	<u>\$0.00</u>

APPENDIX C – GENERAL LOCATION MAP: PLAN 7520244, BLOCK 5, LOT 19

