

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, April 25, 2024**, held in Smoky Lake County Council Chambers as well as Virtually online.

The meeting was Called to Order at 11:02 a.m. by the Chairperson, Dominique Cere, 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
Patti Priest	Recording Secretary	Present in Chambers

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5 Members of the Public virtually present.

1 Member of the Public present in Chambers.

5 additional Smoky Lake County Staff Members virtually present.

2.0 ADOPTION OF AGENDA

MPC24.011: Halisky

That the Agenda for the Municipal Planning Commission meeting for Thursday, April 25, 2024, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC24.012: Fenerty

That the Minutes of Municipal Planning Commission meeting held on Thursday, January 11, 2024, be adopted as presented.

CARRIED.

Jered Serben, Reeve & Councillor Div. 5, left Council Chambers, time 11:04 a.m.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP-010-24: Variance Request – Accessory Buildings

MPC24.013: Fenerty

That the Municipal Planning Commission **APPROVE** Development Permit No. 010-24: **PLAN 2222453, BLOCK 1, LOT 2 (PT. NE 13-59-18-W4M), for the development of two (2) Accessory Buildings (“binzeebos”)**, subject to the following conditions:

1. The proposed Accessory Buildings shall be sited and constructed as per the Site Plan, dated March 27, 2024, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:

Minimum Front Yard Setback (from property line adjacent RGE RD 180): **VARIANCE GRANTED TO 4.87 meters (16.0 feet).**

Minimum Rear Yard Setback (from property line adjacent to the parcel to the west): **18.3 meters (60.0 feet).**

Minimum Side Yard Setback (from property line adjacent to HWY 28): **40.8 meters (134.0 feet).**

Minimum Side Yard Setback (from property line adjacent to the parcel to the north): **18.3 meters (60.0 feet)**.

2. The proposed Accessory Buildings shall not exceed a maximum height of 11.0 meters (36.1 feet).
3. The proposed Accessory Buildings shall not be located within 2.0 meters (6.56 feet) of a residence.
4. The proposed Accessory Buildings shall not encroach upon any easement or right-of-way.
5. Accessory Buildings, including existing Accessory Buildings and the proposed Accessory Buildings, shall not exceed a cumulative total of 12% of the total parcel area.
6. The proposed Accessory Buildings shall not be used as a dwelling unless the Accessory Building is an approved, Guesthouse, Garden Suite or Garage Suite.
7. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
8. The proposed Accessory Building shall commence within twelve (12) months from the date of this Development Permit's issuance, and be carried out with reasonable diligence within five (5) years.
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, including Safety Codes Permits, if necessary.
10. The Developer shall keep the area subject to the Development Permit in a clean and tidy condition, free from rubbish and non-aggregate debris.

CARRIED.

Jered Serben, Reeve & Councillor Div. 5, entered Council Chambers, time 11:13 a.m.

4.1.2 DP-011-24: Variance Request – Shipping Container

MPC24.014: Serben

That the Municipal Planning Commission **APPROVE** Development Permit No. 011-24: **PLAN 1422904, BLOCK 3, LOT 11 (PT. SW 21-60-12-W4M), for the development of a Shipping Container**, subject to the following conditions:

1. The proposed Shipping Container shall be sited and constructed as per the Site Plan, dated March 20, 2024, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:
 - Minimum Front Yard Setback: **7.6 meters (25.0 feet)**.
 - Minimum Rear Yard Setback: **0.9 meters (3.0 feet)**.
 - Minimum Side Yard Setback: **0.9 meters (3.0 feet)**.
 - Minimum Side Yard Setback: **0.9 meters (3.0 feet)**.
2. The maximum length of the proposed Shipping Container shall be 12.0 meters (40.0 feet). **VARIANCE GRANTED FROM MAXIMUM LENGTH OF 6.0 METERS (20.0 FEET) TO 12.0 METERS (40.0 FEET)**.
3. The maximum height of the proposed Shipping Container shall not exceed 3.0 meters (10.0 feet).
4. The proposed Shipping Container cannot be stacked on top of another Shipping Container nor any other structure.
5. The exterior finish of the proposed Shipping Container must be painted, clad or otherwise modified so as not to become an eyesore for adjacent properties or the travelling public, to the

satisfaction of the Development Authority, within two years of the placement of the proposed Shipping Container.

6. No human nor animal habitation shall be permitted within the proposed Shipping Container.
7. The proposed Shipping Container shall not be used as a dwelling, bunkhouse or a guesthouse.

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

MPC24.015: Fenerty

That the Municipal Planning Commission Meeting of April 25, 2024, adjourn at 11:24 a.m.

CARRIED.

Dominique Cere, Chairperson

S E A L

Lydia Cielin, Interim CAO