

SMOKY LAKE COUNTY

AGENDA: **MUNICIPAL PLANNING COMMISSION** to be held on

Thursday, August 8, 2024, at 11:00 a.m.

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

<https://video.businessconnect.telus.com/join/154392703>

or, by phone: 1-780-666-2345, Meeting ID: 154392703

1. CALL TO ORDER

2. AGENDA

3. MINUTES

3.1 Adopt Minutes of June 27, 2024.

4. REQUEST FOR DECISION

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

4.1.1 DP-034-27: Manufactured Home

4.1.2 DP-037-24: Shipping Container

5. ISSUES FOR INFORMATION

5.1 Nil.

6. CORRESPONDENCE

6.1 Nil.

7. DELEGATION(S)

7.1 Nil.

8. ADJOURNMENT

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, June 27, 2024**, held in Smoky Lake County Council Chambers as well as Virtually online.

The meeting was Called to Order at 11:09 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

.....
5 Members of the Public virtually present.

6 additional Smoky Lake County Staff Members virtually present.

2.0 ADOPTION OF AGENDA

MPC24.020: Halisky

That the Agenda for the Municipal Planning Commission meeting for Thursday, June 27, 2024, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC24.021: Fenerty

That the Minutes of Municipal Planning Commission meeting held on Thursday, June 13, 2024, be adopted as presented.

CARRIED.

One member of the public entered Council Chambers, time 11:12 a.m.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP-022-24: Shipping Container

MPC24.022: Serben

That the Municipal Planning Commission **APPROVE** Development Permit No. 022-24: **PLAM 2321787, Block 6, Lot 11, for the placement of a Shipping Container (20'x8')**, subject to the following conditions:

1. The Shipping Container shall be sited as per the following minimum setbacks:
 - a. Front Yard Setback: 7.62 meters (25.0 feet).
 - b. Rear Yard Setback: 7.62 meters (25.0 feet).
 - c. Side Yard Setbacks: 1.52 meters (5.0 feet).
2. The Shipping Container shall not be stacked on top of another Shipping Container nor any other structure.
3. The maximum allowable height of the Shipping Container shall be 3.0 meters (9.84 feet).
4. The maximum allowable length of the Shipping Container shall be 6.1 meters (20.0 feet).
5. Lot grade elevations shall ensure that site grades are established to not allow the subject lands to drain onto an adjacent site.

6. The exterior finish of the Shipping Container shall be made a consistent colour with the finish of the primary building, in an earthtone colour of a warm, muted, shade of brown, green, gray, or beige, within twenty-one (21) days from the point of landing.
7. The Shipping Container shall not be used as a dwelling, bunk house or guest house without first applying for and obtaining a valid Development Permit for such use.
8. No human nor animal habitation shall 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

MPC24.023: Halisky

That the Municipal Planning Commission Meeting of June 27, 2024, adjourn at 11:25 a.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	AUGUST 8, 2024
FILE NO.	DP 034-24
LEGAL DESCRIPTION	PLAN 716CL, BLOCK 2, LOT 6 & LOT 7
LOT AREA	724.62 SQUARE METERS
APPLICANT	ALYSSA SHAW
LANDOWNER	JONATHAN COONEY
PROPOSED DEVELOPMENT	MANUFACTURED HOME
ZONING	HAMLET GENERAL (HG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	40310206
DIVISION	3 – HAMLET OF WARSPITE

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 034-24: **PLAN 716CL, BLOCK 2, LOT 6 & LOT 7, 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 July 5, 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 to 50th Street): **7.62 meters (25.0 feet)**.
 Minimum Rear Yard Setback: (from property line adjacent to rear alley): **7.62 meters (25.0 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 **55.7 square meters (600.0 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 8.7.3, 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.

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 8.7: HAMLET GENERAL (HG) DISTRICT	PAGE 5
APPENDIX B	DEVELOPMENT PERMIT APPLICATION	PAGE 12
APPENDIX C	GENERAL LOCATION MAP	PAGE 20

Prepared by: 
 Jordan Ruegg, Development Officer

July 29, 2024
 Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.7
HAMLET GENERAL (HG) DISTRICT**



8.7 HAMLET GENERAL (HG) DISTRICT

1. Purpose

The general purpose of this district is to permit and regulate development within the Hamlets of Bellis, Edward, Spedden and Warspite.

2. Permitted Uses

- A. Agricultural Support Service
- B. Automobile Repair Shop, Major
- C. Automobile Repair Shop, Minor
- D. Automobile Sales
- E. Bakery
- F. Bank
- G. Basement Suites
- H. Bed and Breakfast Establishment
- I. Buildings and Uses Accessory to Permitted Uses
- J. Business Office
- K. Child Care Facility
- L. Clinic
- M. Club or Lodge
- N. Community Hall
- O. Commercial Uses
- P. Convenience Retail Service
- Q. Day Care Facility
- R. Day Home
- S. Dwelling, Single Detached
- T. Drive-in Business
- U. Eating and Drinking Establishment
- V. Extensive Agriculture
- W. Home Occupation, Minor
- X. Home Occupation, Major
- Y. In-law Suite
- Z. Neighbourhood Park
- AA. Protective or Emergency Services
- BB. Public or Quasi-Public Services
- CC. Public Park
- DD. Retail Store
- EE. Secondary Suite
- FF. Solar Energy Conversion System
- GG. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Amusement Establishment, Indoor
- B. Amusement Establishment, Outdoor
- C. Animal Clinic
- D. Animal Hospital

- E. Animal Hospital, Large
 - F. Apartment
 - G. Auctioneering Facility
 - H. Bakery, Large
 - I. Bed and Breakfast Establishments
 - J. Buildings and Uses Accessory to Discretionary Uses
 - K. Building Supply and Lumber Outlet
 - L. Bulk Fuel Storage and Sales
 - M. Day Care Facility
 - N. Duplex (Side-by-side and vertical)
 - O. Campground, Basic
 - P. Cannabis accessory retail sales;
 - Q. Cannabis retail sales
 - R. Car wash Establishment
 - S. Cemetery
 - T. Drinking Establishment
 - U. Drive-in Business
 - V. Dwellings within buildings in which the predominant use is one or more of the listed permitted or discretionary uses, provided, however, that the dwellings have direct access to the outside of the building
 - W. Family Care Facility
 - X. Garage Suite
 - Y. Garden Suite
 - Z. Group Care Facility
 - AA. Guest House
 - BB. Entertainment Establishment
 - CC. Liquor sales/distribution Service
 - DD. Manufactured Home
 - EE. Modular Home
 - FF. Motel
 - GG. Multi-Unit Dwelling
 - HH. Multi-Use Development
 - II. Natural Area
 - JJ. Neighbourhood Convenience (or retail) Store
 - KK. Outdoor Eating Establishment
 - LL. Places of Worship
 - MM. Private Club or Lodge
 - NN. Public Utilities
 - OO. Public Utility building
 - PP. Rural Commercial
 - QQ. Servicing Establishment
 - RR. Shipping Container
 - SS. Shopping Centre
 - TT. Surveillance Suite
 - UU. Transfer Station
 - VV. 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 Lot Area for Low Density Residential Uses (Single Detached Dwellings, Manufactured and Modular Homes)

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 Frontage	Minimum Lot Area
i.	Un-serviced	30.5 m (100.0 ft.)	1858.0 sq. m (20,000 sq. ft.)
ii.	Serviced (Municipal Sewer & Water)	15.2 m (50.0 ft.)	557.4 sq. m (6,000 sq. ft.)
iii.	Municipal Sewer Only	30. m (100.0 ft.)	929.0 sq. m (10,000 sq. ft.)
iv.	Municipal Water Only	30.5 m (100.0 ft.)	1393.5 sq. m.(15,000 sq. ft.)

B. Minimum Site Area for Medium Density Residential Uses and High Density Residential Uses – as required by the Subdivision Authority

C. Minimum Site Area for all other uses – as required by the Development Authority

- i. Where shopping centres or groups of shops are to be built on a site, developers shall provide a Development Concept Plan identifying the proposed parcel boundaries, location(s) of building(s), access, parking and specific commercial uses, and any other matter required by the Development Authority, to the satisfaction of the Development Authority.

5. Development Regulations

A. Minimum Ground Floor Area

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

Minimum Ground Floor Area

i.	Single Detached Residential	69.7 sq. m (750.0 sq. ft.)
ii.	Duplexes (side-by-side and vertical)	55.7 sq. m (600.0 sq. ft.) for each dwelling unit
iii.	Manufactured Home	55.7 sq. m (600.0 sq. ft.)
iv.	Modular Home	65.0 sq. m (700.0 sq. ft.)
v.	All other residential uses	As required by the Development Authority
vi.	All other non-residential uses	As required by the Development Authority

B. Minimum Yard Requirements

i. Minimum Yards – Single Detached Dwellings, Manufactured and Modular Homes

Minimum Yard Requirements - Single Detached Dwellings, Manufactured and Modular Homes	
Front	7.6 m (25.0 ft.)
Rear	7.6 m (25.0 ft.)
Side	10% of the lot width but not less than 1.5 m (5.0 ft.)

- ii. Minimum Yards - All other residential uses – as required by the development authority
- iii. Notwithstanding **subsections (i), and (ii)** above, where there is an intersection or sharp curve, the minimum yard requirements shown on **Figures 20 and 21** of this Bylaw shall apply.
- iv. Minimum Yards – Commercial Uses

Minimum Yard Requirements – Commercial Uses	
Front	No front yard setback is required except where the Development Authority may deem it necessary to conform to existing development setbacks.
Rear	Minimum 7.6 m (25.0 ft.) or as required by the Development Authority.
Side	10% of the lot width but not less than 1.5 m (5.0 ft.)
When bounded by Commercial Lots and a lane	No setback is required
When bounded by Commercial Lots and no lane	4.5 m (15.0 ft.)
When adjacent to a residential lot	1.5 m (5.0 ft.)

v. Minimum Yard Requirements - All Other Non-Residential Uses – As required by the Development Authority

C. Maximum Site Coverage –

Maximum Site Coverage		
i.	Residential Uses	45% Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings.
ii.	Commercial Uses	80% provided that provisions have been made for on-site parking, loading, storage and waste disposal to the satisfaction of the Development Authority.
iii.	All other uses	At the discretion of the Development Authority

D. Maximum Height

Maximum Height		
i.	Single Detached Dwellings and Modular Homes	Maximum 10.0 m (33.0 ft.)
ii.	Manufactured Homes	Maximum 10.0 m (33.0 ft.)
iii.	Buildings Which are Accessory to Single Family Dwellings, Modular Homes and Manufactured Homes	Maximum 10.0 m (33.0 ft.)
iv.	Uses All Other Uses	At the discretion of the Development Authority
v.	Buildings Which are Accessory to Discretionary	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. Grading and drainage of the site shall be provided in accordance with **Section 6.11** of this Bylaw.
- G. Accessory buildings shall be developed in accordance with **Section 6.1** of this Bylaw.
- H. Motels shall be developed in accordance with **Section 6.22** of this Bylaw.
- I. Vehicle Washing Establishments (carwashes) shall be developed in accordance with **Section 7.35** of this Bylaw.
- J. Places of Worship shall be developed in accordance with **Section 6.29** of this Bylaw.
- K. Private Liquor Stores and Storage Facilities shall be developed in accordance with **Section 7.19** of this Bylaw.
- L. Private swimming pools and hot tubs shall be developed in accordance with **Section 2.2** of this Bylaw.
- M. Service Stations and Gas Stations shall be developed in accordance with **Section 7.30** of this Bylaw.
- N. Shipping Containers shall be developed in accordance with **Section 7.31** of this Bylaw.
- P. Solar Energy Conversion Systems shall be developed in accordance with **Section 7.33** of this Bylaw.
- Q. Wind Energy Conversion Systems shall be developed in accordance with **Section 2.9** of this Bylaw.

APPENDIX B – DEVELOPMENT PERMIT APPLICATION -DP-034-24

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only

Our File Number: DP 034-24 Roll Number: 40310206 Your File Number: _____

Applicant Information

Applicant/Agent: Alyssa Shaw Phone: 250-278-0317

Address: Box 44 Cell Phone: 250-278-0317

City/Prov. Warspite Postal Code: TOA3N0 Fax: _____

Email address: greatandsmall@hotmail.ca Signature: Alyssa Shaw

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

Division _____

Legal: Lot 6+7 Block 2 Plan 716CL and Part of 1/4 Sec _____ Twp _____ Rge _____ W4M

Subdivision Name (if applicable) or Area of Development _____

Rural Address/Street Address 5011-50 St., Warspite 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 subject property immediately adjacent to the County boundary? Yes No
If yes, the adjoining municipality is: _____

Section B – Proposed Development Information

Estimated Cost of Project \$ 100,000

Estimated Commencement Date July 12, 2024 Estimated Completion Date July 31, 2024

Dwelling:
 Floor Area 1056 sq. ft. % of Lot Occupied _____ Height of Dwelling _____ 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: (1996 with new siding & windows)
Move manufactured home onto property which
previously had another manufactured home on it.

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 (please note .ca ending)

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.

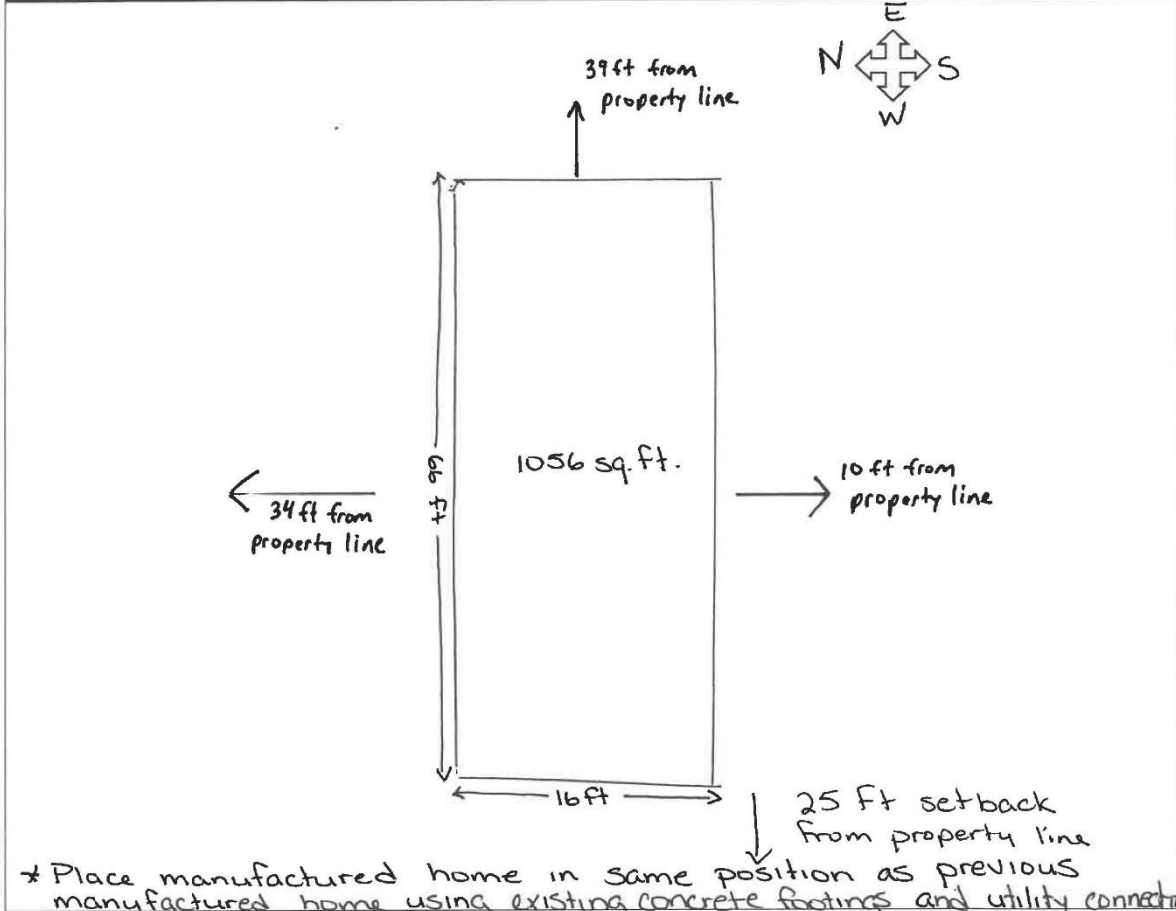
I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. YES NO

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input checked="" type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ <u>250.00</u></p> <p>Receipt # <u>32123</u></p> <p>Receipt Date <u>July 9, 2024</u></p> <p>Date Received <u>July 29, 2024</u></p> <p>*and deemed complete by Development Authority.</p> <p><input checked="" type="checkbox"/> Entered into MuniSight PD # <u>034-24</u></p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input checked="" 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>
--	--

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: <u>DP 034-24</u>	Roll Number: _____
-----------------------------------	--------------------

DEVELOPMENT PERMIT SITE PLAN



DATE: <u>July 5, 2024</u>	SIGNATURE OF APPLICANT: <u>[Signature]</u>
DATE:	DEVELOPMENT AUTHORITY:

STATEMENT OF ADJUSTMENTS

File No: 10,454 - TP

VENDOR: JONATHAN DEAN COONEY
 PURCHASER: ALYSSA SHAW
 PROPERTY: 5011 – 50th STREET, WARSPITE, ALBERTA, T0A 3N0

ADJUSTMENT DATE: JULY 10, 2024

	CREDIT PURCHASER	CREDIT VENDOR
PURCHASE PRICE:		\$11,000.00
DEPOSIT:	\$0.00	
TAX ADJUSTMENT: \$545.08 x 192/366 = \$285.94	\$285.94	
CASH TO CLOSE:	\$10,714.06	
TOTAL	\$11,000.00	\$11,000.00

NOTES: E. & O. E.

This Statement has been prepared based upon information provided to us and believed to be correct. However, its accuracy is not guaranteed.

Any adjustments not contained in this Statement are to be made directly between the Vendor and the Purchaser.

Unless otherwise expressly provided in writing, the parties to this transaction shall adjust utilities accounts and like services themselves.

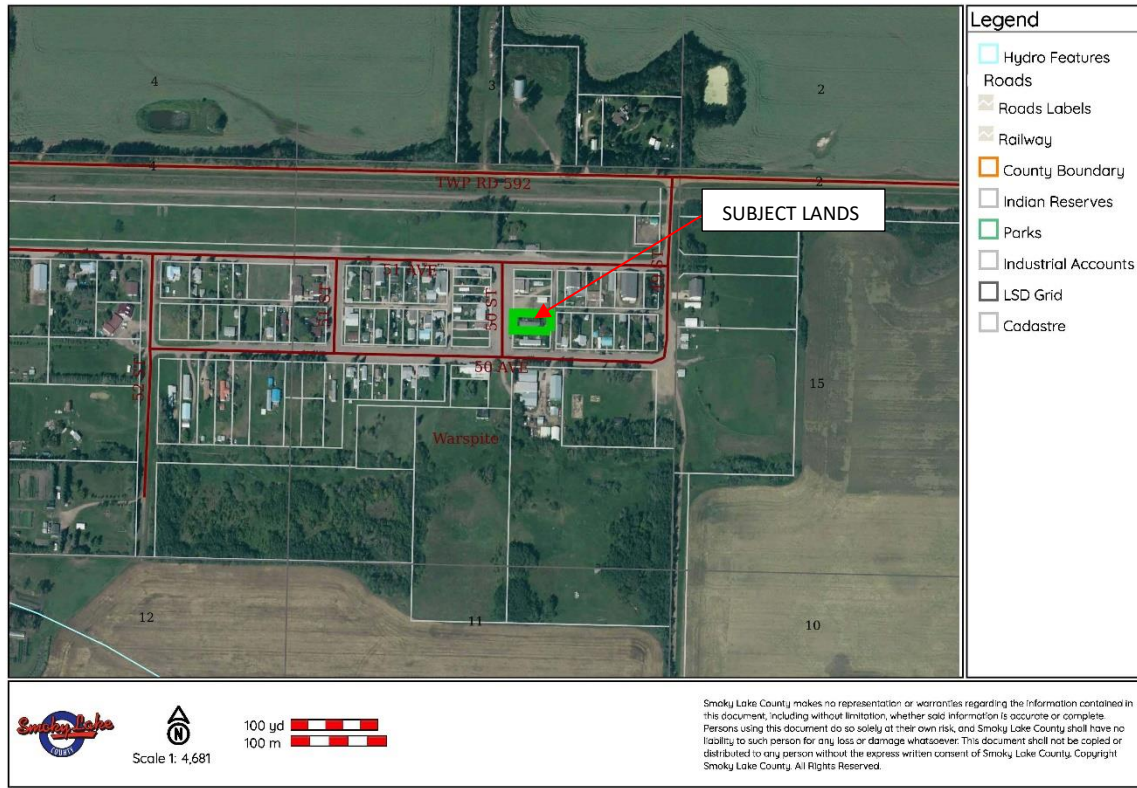
The parties shall arrange for their own insurance or assignment of existing policy.


Initials

APPENDIX C – GENERAL LOCATION MAP: PLAN 716CL, BLOCK 2, LOT 6 & LOT 7

7/29/24, 1:56 PM

Print Preview



Smoky Lake County

Smoky Lake County

Date Created: 7/29/2024

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.2

MEETING DATE	AUGUST 8, 2024
FILE NO.	DP 037-24
LEGAL DESCRIPTION	PLAN 2321586, BLOCK 7, LOT 9
LOT AREA	0.51 ACRES
APPLICANT/DEVELOPER	BLAIR MAYER
LANDOWNER	BLAIR & RENE MAYER
PROPOSED DEVELOPMENT	SHIPPING CONTAINER
ZONING	MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	43390709
DIVISION	1 – BONNIE LAKE RESORTS

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 037-24: **PLAN 2321586, Block 7, Lot 9, for the placement of a Shipping Container (20'x8')**, subject to the following conditions:

1. The Shipping Container shall be sited as per the following minimum setbacks:
 - a. Front Yard Setback: 7.62 meters (25.0 feet).
 - b. Rear Yard Setback: 7.62 meters (25.0 feet).
 - c. Side Yard Setbacks: 1.52 meters (5.0 feet).
2. The Shipping Container shall not be stacked on top of another Shipping Container nor any other structure.
3. The maximum allowable height of the Shipping Container shall be 3.0 meters (9.84 feet).
4. The maximum allowable length of the Shipping Container shall be 6.1 meters (20.0 feet).
5. Lot grade elevations shall ensure that site grades are established to not allow the subject lands to drain onto an adjacent site.
6. The exterior finish of the Shipping Container shall be complimentary with the finish of the primary building on the subject lands. 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 guest house without first applying for and obtaining a valid Development Permit for such use.
8. No human nor animal habitation shall be permitted within the Shipping Container.

BACKGROUND

1. The reason that this application has been referred to the Municipal Planning Commission is that a Shipping Container is a Discretionary Use in the Multi-Lot Country Residential (R1) District (Section 8.4.3 of Land Use Bylaw No. 1272-14).
2. Section 7.34 of Land Use Bylaw No. 172-14 contains specific provisions for the placement and use of Shipping Containers. These provisions have been referred to when drafting the proposed conditions of the Development Permit.
3. LUB Section 7.34: outline requirements and guidelines for the use and placement of Shipping Containers.
4. Administration is recommending that the MPC APPROVE DP-037-24, subject to conditions, on the basis that it will not unnecessarily disrupt the enjoyment of the area.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 8.4 – MULTI-LOT RESIDENTIAL (R1) DISTRICT	PAGE 3
APPENDIX B	LAND USE BYLAW NO 1272-14: SECTION 7.34: SHIPPING CONTAINERS	PAGE 8
APPENDIX C	DEVELOPMENT PERMIT APPLICATION DP-037-24	PAGE 9
APPENDIX D	LOCATION MAP	PAGE 12

Prepared by:  _____
Jordan Ruegg, Development Officer

July 29, 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. Extensive Agriculture
- H. Home Occupation, Minor
- I. Home Occupation, Major
- J. Secondary Suite
- K. Solar Energy Conversion System
- L. 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

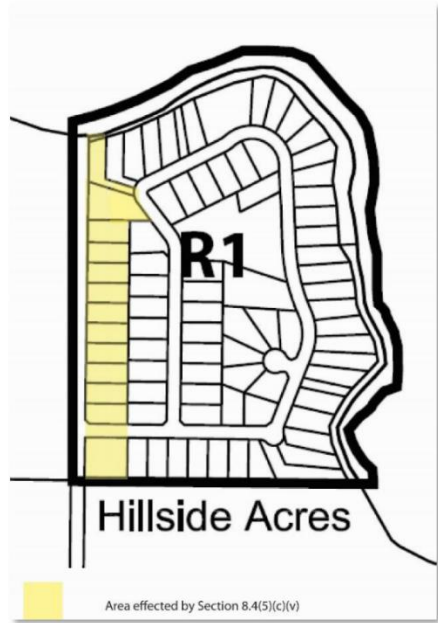
ii. Minimum Side Yard Setback

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: LUB 1272-14 SECTION 7.34: SHIPPING CONTAINERS

7.34 SHIPPING CONTAINERS

1. The placement of a shipping container on any parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3), Hamlet General (HG), Highway Commercial (C1), Victoria Commercial (C2), Industrial (M1) and Rural Industrial (M2) Districts shall require a development permit.
2. A maximum of two (2) shipping containers may be placed on any parcel located within the Agriculture (AG) District without obtaining a development permit. The placement of a third or subsequent shipping container on a parcel located within the Agriculture (AG) District shall require a development permit.
3. A shipping container may be allowed, at the discretion of the Development Authority, on any parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3) and Hamlet General (HG) Districts.
4. The maximum number of shipping containers that may be located on a parcel located within the Agriculture (AG), Victoria Agriculture (A1), Highway Commercial (C1), Victoria Commercial (C2), Industrial (M1) and Rural Industrial (M2) Districts is at the discretion of the Development Authority.
5. The location of shipping container placement on any property is at the discretion of the Development Authority.
6. The maximum length for shipping containers located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3) and Hamlet General (HG), Highway Commercial (C1) and Victoria Commercial (C2) Districts shall be twenty feet (20.0'). The maximum length for shipping containers located within the Agricultural General (AG), Industrial (M1) and Rural Industrial (M2) Districts shall be at the discretion of the Development Authority.
7. If a temporary development permit for a shipping container has been approved by the Development Authority, then the shipping container may be placed on a site for a period of six (6) months. After that period has expired the developer will be required to apply to the County for an extension for the permit. Extensions may be issued for up to six (6) month intervals at the discretion of the Development Authority.
8. The exterior finish of a shipping container sited on a parcel located within the Multi-Lot Country Residential (R1), Residential (Cluster) Conservation (R2), Victoria Residential (R3), Hamlet General (HG), Highway Commercial (C1) and Victoria Commercial (C2) Districts must be complimentary with the finish of the primary building. The finish shall be made to consistent with the finish of the primary building within two (2) years of the placement of the shipping container.
9. No human or animal habitation will be permitted within a shipping container.

10. Shipping containers cannot be used as a dwelling, bunk house or a guest house within the County.
11. The maximum height for a shipping container allowed on a parcel is 3.0 m (10.0 ft.). Stacking of shipping containers which are used as building material may be permitted, at the discretion of the Development Authority.

APPENDIX C – DEVELOPMENT PERMIT APPLICATION -DP-037-24

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only	
Our File Number: <u>DP 037-24</u> Roll Number: <u>43390709</u> Your File Number: _____	
Applicant Information	
Applicant/Agent: <u>Blair Mayer</u>	Phone: _____
Address: <u>1344 Enright Landing NW</u>	Cell Phone: <u>780-878-4048</u>
City/Prov. <u>Edmonton</u> Postal Code: <u>T6M0Y9</u>	Fax: _____
Email address: <u>bjmayer@telusplanet.net</u>	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 <input checked="" type="checkbox"/> Owner same as applicant	
Registered Owner: _____	Phone: _____
Address: _____	Fax: _____
City/Prov. _____ Postal Code: _____	Signature: _____
Section A - Property Information Division <u>4</u>	
Legal: Lot <u>9</u> Block <u>7</u> Plan <u>2321586</u> and Part of <u>SW</u> ¼ Sec <u>34</u> Twp <u>59</u> Rge <u>13</u> W4M	
Subdivision Name (if applicable) or Area of Development <u>Bonnie Lake Resort</u>	
Rural Address/Street Address <u>434 Stony Creek Drive</u>	Parcel Size <u>.51 Acres</u>
Number of existing dwellings on property (please describe) <u>None, will be parking RV on Site.</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>Holding Tank for RV Permit # 286716-24-50005</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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____

Section B – Proposed Development Information

Estimated Cost of Project \$ 3000.⁰⁰

Estimated Commencement Date Aug 16, 2024 Estimated Completion Date Aug 30, 2024

Dwelling:
 Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Dwelling _____ ft / m

Accessory Building:
 Floor Area 160 sq. ft. % of Lot Occupied _____ Height of Acc. Bldg 8'6 ft / m

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

Land Use District (Zoning) of Property: _____

Description of Work:
Placement of 20' Sign

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.

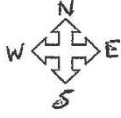
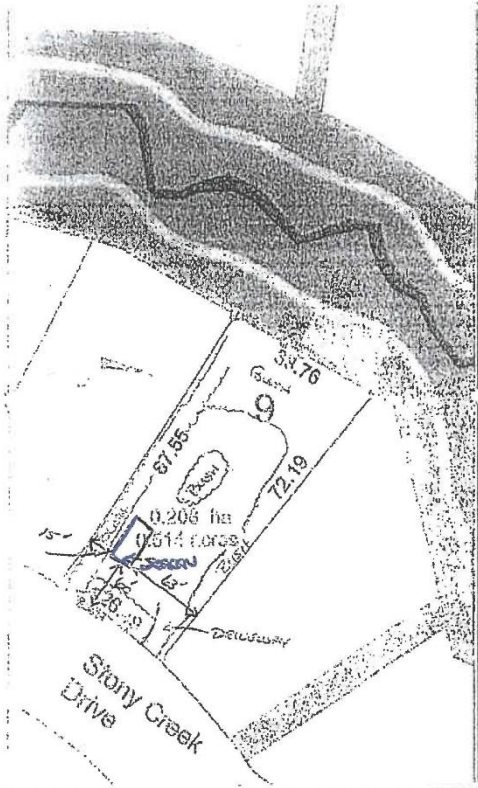
I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. YES NO

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <u>option pay</u></p> <p>Fee \$ <u>250.00</u></p> <p>Receipt # <u>32562</u></p> <p>Receipt Date <u>July 29, 2024</u></p> <p>Date Received <u>July 29, 2024</u></p> <p>*and deemed complete by Development Authority. <input checked="" type="checkbox"/> Entered into MuniSight PD # <u>037-24</u></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>
--	---

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: <u>DP 037-24</u>	Roll Number: <u>43390709</u>
-----------------------------------	------------------------------

DEVELOPMENT PERMIT SITE PLAN



lot 9, Bk 7, Plan 2321586

Sea Can
 Appx 15' From West Property line
 Appx 60' From South Property line
 Appx 63' From East Property line

DATE: <u>July 29, 2024</u>	SIGNATURE OF APPLICANT: <u>BLAIR MAYER</u>
DATE:	DEVELOPMENT AUTHORITY:

APPENDIX C – GENERAL LOCATION MAP: PLAN 2321787, BLOCK 6, LOT 11

7/29/24, 2:51 PM

Print Preview



Smoky Lake County

Smoky Lake County

Date Created: 7/29/2024

<https://app.munisight.com/SmokyLakeRegional/Content/Site/PrintMapPage.aspx?siteId=1>

1/1