

## SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, August 8, 2024**, held in Smoky Lake County Council Chambers as well as virtually online.

The meeting was Called to Order at 11:01 a.m. by the Chairperson, Dominique Céré, 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 Céré	Councillor Div. 3	Present in Chambers
Lorne Halisky	Councillor Div. 4	Present in Chambers
Jered Serben, Reeve	Councillor Div. 5	Present in Chambers
Kevin Lucas	CAO	Present in Chambers
Lydia Cielin	Assistant CAO	Present in Chambers
Jordan Ruegg	P&D Manager	Present Virtually
Patti Priest	Recording Secretary	Present in Chambers

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2 Members of the Public virtually present and 1 physically present.

4 other County Staff Members virtually present & 1 physically present.

### 2.0 ADOPTION OF AGENDA

#### MPC24.024: Serben

That the Agenda for the Municipal Planning Commission meeting for Thursday, August 8, 2024, be adopted as amended, with a correction to Item # 4.1.1: from "DP-034-27" to "DP-034-24".

**CARRIED UNANIMOUSLY.**

### 3.0 MINUTES

#### MPC24.025: Fenerty

That the Minutes of Municipal Planning Commission meeting held on Thursday, June 27, 2024, be adopted as presented.

**CARRIED.**

### 4.0 REQUEST FOR DECISION

#### 4.1 Development Permits to be Considered:

##### 4.1.1 DP-034-24: Manufactured Home

#### MPC24.026: Serben

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 50<sup>th</sup> 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).

CARRIED.

4.1.2 DP-037-24: Shipping Container

**MPC24.027: Gawalko**

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 made 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**

**MPC24.028: Halisky**

That the Municipal Planning Commission Meeting of August 8, 2024, adjourn at 11:21 a.m.

CARRIED.

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Dominique Céré, Chairperson

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Kevin Lucas, CAO