

**SMOKY LAKE COUNTY**

Minutes of the **Municipal Planning Commission** meeting held on **Thursday, May 19, 2016** in the County Council Chambers.

The meeting was Called to Order at 2:27 p.m. by the Chairman Dareld Cholak, in the presence of the following persons:

**ATTENDANCE**

Councillor Randy Orichowski	Division 5
Councillor Cary Smigerowsky	Division 4
Councillor Dareld Cholak	Division 1
Cory Ollikka	Development Officer
Jordan Ruegg	Planning and Development Officer
Patti Priest	Recording Secretary

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**2.0 ADOPTION OF AGENDA**

**MPC16.009: Orichowski**

That the Agenda for the Municipal Planning Commission for May 19, 2016 be approved as presented.

**CARRIED**

**3.0 MINUTES**

**MPC16.010: Smigerowsky**

3.1 Adopt Minutes of March 1, 2015 – Municipal Planning Commission, as presented.

**CARRIED**

**4.0 REQUEST FOR DECISION**

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

4.1.1 DP 014-16: Victoria Home Guard Historical Society.

**MPC16.011: Orichowski**

That the Municipal Planning Commission **approve** Development Permit No. 014-16: Pt. of NE 19-58-18-W4M, for the development of a steel Red River Cart, interpretive plaque, information kiosk and signs & a gravel shoulder, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan dated May 2, 2016, attached to, and forming part of, this Development Permit.
2. The exhibit pad must be setback a minimum distance of 15.0 feet from the shoulder of the road.
3. The Applicant must enter into a *Road License Agreement* as per Smoky Lake County Policy No. 03-44.
4. All applicants, private and general contractors shall, during the course of construction, keep the land in a reasonable condition so as to prevent it from blowing onto any other private or public property. At the conclusion of construction, all building materials and debris shall be cleared from the site. As well, the applicant shall prevent excess soil or debris from being spilled onto the adjacent public road allowance.
5. The Applicant shall keep the area subject to the Development Permit in a clean and tidy condition, free from rubbish and non-aggregate debris.

6. Any and all development activities, including, but not limited to the clearing of brush, leveling of grade and removal or placement of fill, shall be done in coordination with Smoky Lake County Public Works. The applicant shall notify Smoky Lake County Public Works Manager before commencing any development activities.
7. The proposed Development shall commence within **twelve (12) months** from the date of issuance of this Development Permit, and be carried out with reasonable diligence within **five (5) years**.

**CARRIED**

4.1.2 DP 016-16: Bendfeld, Dwayne and Ginette

**MPC16.012: Smigerowsky**

That the Municipal Planning Commission table Development Permit Application DP 016-16: Plan 1422795, Block 1, Lot 2 for the development of a seasonal (May-to-September) 54-stall RV park with complementary general store, laundry facilities and caretaker quarters until further information is provided by the Applicant with respect to geotechnical/slope stability analysis, Historic Resource Impact Assessment and Site Plan amendments, and any other information the Development Authority deems applicable.

**CARRIED**

4.1.3 DP 017-16: Schneider, Larry & Gaile

**MPC16.013: Cholak**

That the Municipal Planning Commission **approve** Development Permit No. 017-16: Plan 7921626, Block 2, Lot 9, for the development of a placement of a modular home, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan dated April 25, 2016, attached to, and forming part of, this Development Permit.  
Minimum Front Yard Setback (from property line adjacent to Perch Crescent): 25.0 feet.  
Minimum Rear Yard Setback (from property line of lot adjacent to the east): 25.0 feet.  
Minimum Side Yard Setback (from property line of lot adjacent to the south): 5.0 feet.  
Minimum Side Yard Setback (from property line of lot adjacent to the north): 5.0 feet.
2. The modular home shall be a minimum of 600.0 square feet.
3. The maximum height of the modular home shall not exceed 33.0 feet.
4. The proposed Development must conform with the Bonnie Lake Area Structure Plan Bylaw No. 1146-07.
5. The maximum site coverage shall be 45%, of which, a maximum of 15% of the total site area may be covered by accessory buildings.
6. The proposed Development shall commence within **twelve (12) months** from the date of issuance of this Development Permit, and carried out with reasonable diligence within **five (5) years**.
7. All applicants, general and private contractors shall, during construction, renovation and demolition of a building, keep the land in a reasonable condition so as not to constitute a



nuisance, and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction, renovation and demolition, all building materials shall be cleared from the site. As well, the Developer shall prevent excess soil or debris from being spilled onto public road allowances, streets, lanes and sidewalks.

8. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
9. Lot grade elevations must ensure that site grades are established so as not to allow one site to drain onto an adjacent site.
10. Natural gas services are provided by Smoky Lake County. All costs associated with connecting to this service shall be borne solely by the Developer. Please contact John Malysh, Manager, Smoky Lake County Gas Department at 780-650-1500 for more information.
11. The Developer shall obtain all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required.
12. Municipal water and sewer services are not available at this location. It will be the responsibility of the Developer to ensure that water and private sewage disposal systems associated with the Development conform to current provincial regulations and standards. All infrastructure improvement costs associated with the Development shall be borne solely by the Developer.
13. The Developer shall be held financially responsible during construction, renovation and demolition, for any and all damages caused by the Developer, his servants, his suppliers, his agents and his contractors, to any public or private property.
14. Any development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.

**CARRIED**

4.1.4 DP 022-16: Hutterian Brethren Church of Smoky Lake

**MPC16.014: Orichowski**

That the Municipal Planning Commission **approve** Development Permit No. 022-16: NE 21-58-17-W4M, for the development of a 2944 square foot laundry and water storage facility, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Site Plan dated May 9, 2016, attached to, and forming part of, this Development Permit.  
Minimum Front Yard Setback (from property line adjacent to RGE RD 173): 92.0 feet.

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Minimum Rear Yard Setback (from property line adjacent to lot to the west): 60.0 feet.

Minimum Side Yard Setback (from property line adjacent to TWP RD 584): 60.0 feet.

Minimum Side Yard Setback (from property line adjacent to lot to the south): 60.0 feet.

2. The maximum site coverage shall not exceed 45% of the total site, of which, a maximum of 15% of the total site area may be covered by accessory buildings.
3. The maximum height of the laundry and water storage facilities must not exceed 36.1 feet.
4. The proposed Development shall commence within **twelve (12) months** from the date of issuance of this Development Permit, and be carried out with reasonable diligence within **five (5) years**.
5. All applicants, private and general contractors shall, during construction, demolition and renovation of a building keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. As well, the Developer shall prevent excess soil and debris from being spilled onto public road allowances, streets, lanes and sidewalks.
6. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
7. Lot grade elevations must ensure that site grades are established so as not to allow one site to drain onto an adjacent site.
8. The Developer shall obtain any and all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required.
9. All infrastructure improvement costs associated with the Development shall be borne solely by the Developer.
10. The Developer shall be held financially responsible during construction, renovation and demolition, for any and all damages caused by the Developer, his servants, his suppliers, his agents or his contractors, to any public or private property.
11. Any development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.

**CARRIED**

## **5.0 ISSUES FOR INFORMATION**

5.1 Nil.





**6.0 CORRESPONDENCE**

6.1 Nil.

**7.0 DELEGATION**

7.1 Development Permit 016-16: Bendfeld, Dwayne.

Present before the Municipal Planning Commission from 3:07 p.m. to 3:28 p.m. was Dwayne Bendfeld to present information on the proposed seasonal RV Park with complementary general store, laundry facilities and caretaker quarters as follows:

- The stalls located within the set back of the riverbank can be removed from the site plan
- Water source can be a drilled well or a cistern with potable water
- Site will be sloped to address drainage and proper runoff
- Will be obtaining a new geotechnical report due to recent cat work that had been done for fire suppression which affected the slope

**8.0 ADJOURNMENT**

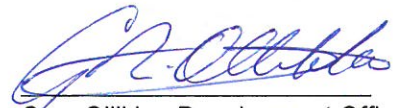
**MPC16.015: Cholak**

To adjourn the Municipal Planning Commission Meeting of May 19, 2016 at 3:41 p.m.

**CARRIED**

  
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Dareld Cholak, Chairperson

SEAL

  
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Cory Ollikka, Development Officer

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