

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Tuesday, August 18, 2020** held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 1:54 p.m. by the Chairperson, Lorne Halisky in the presence of the following persons:

PRESENT

Dan Gawalko	Councillor Div. 1	Present in Chambers
Johnny Cherniwchan	Councillor Div. 2	Present in Chambers
Craig Lukinuk, Reeve	Councillor Div. 3	Present in Chambers
Lorne Halisky	Councillor Div. 4	Present in Chambers
Randy Orichowski, Deputy Reeve	Councillor Div. 5	Present in Chambers
Lydia Cielin	Interim CAO	Present Virtually
Jordan Ruegg	P&D Manager	Present in Chambers
Kyle Schole	P&D Assistant	Present in Chambers
Patti Priest	Recording Secretary	Present Virtually
Brenda Adamson	Finance Manager	Present Virtually

ABSENT

Vacant Development Officer

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One Member of the Public was present.

2.0 ADOPTION OF AGENDA

MPC20.072: Orichowski That the Agenda for the Municipal Planning Commission meeting for Tuesday, August 18, 2020, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC20.073: Gawalko That the Minutes of Municipal Planning Commission meeting held on Tuesday, June 30, 2020, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 020-17: Guest House.

MPC20.074: Orichowski That the Municipal Planning Commission approve Development Permit No. 027-20: Plan 9523091, Lot 11 (Pt. of NE 4-62-13-W4M), for the development of a Guest House, subject to the following conditions:

- 1. The proposed development of a “Guest House” be constructed and sited as per the Site Plan, dated August 7, 2020, attached to, and forming part of, this Development Permit.
Minimum Front Yard Setback: 15.0 feet.
Minimum Rear Yard Setback: 2.0 feet.
Minimum Side Yard Setbacks: 3.0 feet.
- 2. The proposed “Guest House” shall not be used for permanent accommodation and shall not be used for commercial purposes (i.e. the “Guest House” cannot be rented/leased for financial gain).

- 3. The proposed “Guest House” shall not exceed 20.0 feet in height.
- 4. The proposed “Guest House” shall not have an eave overhang within 3.3 feet of any property line.
- 5. The 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 buildings accessory to the primary use on the lot, which in this case, is the existing cabin.
- 6. The proposed development shall commence within twelve (12) months from the date of issuance of this Development Permit and shall be completed within five (5) years from the date of issuance.
- 7. All applicants, and general and private contractors shall, during construction, renovation and/or 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 being deposited onto any other private or public property. At the conclusion of construction, all building materials shall be removed from the site.
- 8. Lot grade elevations must be established to ensure that the subject site does not drain onto an adjacent property.
- 9. Any and all infrastructure improvement costs associated with the proposed development shall be borne solely by the developer.

CARRIED UNANIMOUSLY.

4.2 Heritage Resource Intervention Permit(s) to be Considered:

Nil.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

Next Meeting:

MPC20.075: Lukinuk

That the next Municipal Planning Commission Meeting be scheduled for Thursday, August 27, 2020 at 3:00 p.m. to be held in County Council Chambers and Virtually online through Zoom Meeting.

CARRIED.

8.0 ADJOURNMENT

MPC20.076: Halisky

That the Municipal Planning Commission Meeting of August 18, 2020 adjourn at 2:07 p.m.

CARRIED.

Lorne Halisky, Chairperson

S E A L

Lydia Cielin, Interim CAO