

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, September 10, 2020**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 1:23 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	Absent
Jordan Ruegg	P&D Manager	Absent
Kyle Schole	P&D Assistant	Present in Chambers
Patti Priest	Recording Secretary	Present Virtually

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No Members of the Public were present.

No Member of the Media was present.

2.0 ADOPTION OF AGENDA

MPC20.082: Orichowski

That the Municipal Planning Commission meeting for Thursday, September 10, 2020, at 3:00 p.m. be rescheduled to Thursday, September 10, 2020, at 1:20 p.m. to be held in County Council Chambers and Virtually online through Zoom Meeting.

CARRIED UNANIMOUSLY.

MPC20.083: Lukinuk

That the Agenda for the Municipal Planning Commission meeting for Thursday, September 10, 2020, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC20.084: Orichowski

That the Minutes of Municipal Planning Commission meeting held on Thursday, August 27, 2020, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 036-20: Second Dwelling, Manufactured Home.

MPC20.085: Orichowski

That the Municipal Planning Commission **APPROVE** Development Permit No. 036-20: NE-21-60-18-W4M, for the development of a SECOND DWELLING, MANUFACTURED HOME (16 x 76 ft), subject to the following conditions:

1. The proposed Manufactured Home shall be constructed and sited as per the Site Plan, dated July 23, 2020, attached to, and forming part of, this Development Permit.
 - a. Minimum Front Yard Setback: 25.0 feet.
 - b. Minimum Rear Yard Setback: 25.0 feet.
 - c. Minimum Side Yard Setbacks: 5.0 feet.
2. The Manufactured Home shall be a minimum of 600.0 square feet in ground floor area.

3. The maximum height of the Manufactured Home shall not exceed 33.0 feet.
4. The maximum lot coverage shall not exceed 45% of the total lot, of which, a maximum of 15% of the total lot are may be covered by Accessory Buildings.
5. The construction of the proposed Manufactured Home shall commence within twelve (12) months from the date of issuance of this Development Permit and be completed within five (5) years from the date of issuance.
6. The Developer shall provide evidence to the Development Authority for Smoky Lake County that the Manufactured Home meets the CSA A277 Standard for Manufactured homes.
7. The Developer shall keep the site in a clean and tidy manner, free from rubbish and non-aggregate debris during construction.
8. Natural gas services are provided by Smoky Lake County. All costs associated with connecting to this utility shall be borne solely by the Developer. Please contact Smoky Lake County Natural Gas Department Manager at 780-656-5734 for more information.
9. Municipal water and sewer services are not available at this location. It will be the sole responsibility of the Developer to ensure that water and private sewage disposal systems associated with the Manufactured Home conform to current provincial regulations and standards. All infrastructure improvement costs associated with the work approved by this Development Permit shall be borne solely by the Developer.
10. The Developer shall be required to obtain all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required.
11. The Developer shall be held financially responsible during construction, renovation and/or demolition, for any and all damages caused by the Developer, his servants, his suppliers, his agents and/or his contractors, to any public or private property.

CARRIED UNANIMOUSLY.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

8.0 ADJOURNMENT

MPC20.086: Halisky

That the Municipal Planning Commission Meeting of September 10, 2020 adjourn at 1:30 p.m.

CARRIED.

Lorne Halisky, Chairperson

S E A L

Lydia Cielin, Interim CAO