

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, December 14, 2023**, held in Smoky Lake County Council Chambers as well as Virtually online.

The meeting was Called to Order at 2:26 p.m. by the Interim Chief Administrative Officer, 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
Kyle Schole	Planning Tech.	Present Virtually
Patti Priest	Recording Secretary	Present in Chambers
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2 Member of the Public physically present.		
8 Members of the Public Guests virtually present.		
11 Smoky Lake County Staff Members.		

Election of Chairperson

The Interim Chief Administrative Officer called first (1) time for nominations for Chairperson.

MPC23.001: Fenerty

That Councillor Dominique Cere be nominated as the Chairperson of the Municipal Planning Commission.

The Interim Chief Administrative Officer called second (2) time for nominations for Chairperson.

The Interim Chief Administrative Officer called third (3) time for nominations for Chairperson.

HEARING NO FURTHER NOMINATIONS.

The Interim Chief Administrative Officer declared Nominations for Chairperson Ceased.

Ms. Dominique Cere was declared elected by acclamation by the Interim Chief Administrative Officer as the Chairperson of the Municipal Planning Commission for the ensuing year and assumed the Chair.

Election of Vice-Chairperson

The Chairperson called first (1) time for nominations for Vice-Chairperson.

MPC23.002: Serben

That Councillor Dan Gawalko be nominated as the Vice-Chairperson of the Municipal Planning Commission.

The Chairperson called second (2) time for nominations for Chairperson.

The Chairperson called third (3) time for nominations for Chairperson.

HEARING NO FURTHER NOMINATIONS.

The Chairperson declared Nominations for Vice-Chairperson Ceased.

Mr. Dan Gawalko was declared elected by acclamation by the Chairperson as the Vice-Chairperson of the Municipal Planning Commission for the ensuing year.

2.0 ADOPTION OF AGENDA

MPC23.003: Halisky

That the Agenda for the Municipal Planning Commission meeting for Thursday, December 14, 2023, be adopted as amended, correction to the date of the minutes.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC23.004: Halisky

That the Minutes of Municipal Planning Commission meeting held on Thursday, September 28, 2023, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP-030-23: Animal Breeding and/or Boarding Facility & Associated Accessory Buildings

MPC23.005: Serben

That the Municipal Planning Commission **APPROVE** Development Permit No. 030-23: **PLAN 1324097, BLOCK 1, LOT 1 (PT. NW-36-58-13-W4M) for the development of an Animal Breeding and/or Boarding Facility, Greenhouse, Shed, Coop & Detached Garage**, subject to the following conditions:

1. The proposed Development shall be sited and constructed as per the Site Plan, dated November 16, 2023, attached to, and forming part of, this Development Permit. All structures shall conform to the following setbacks:
Minimum Front Yard Setback (from property line adjacent to RGE RD 131): **23.1 meters (75.7 feet)**.
Minimum Rear Yard Setback (from easternmost property line): **18.3 meters (60.0 feet)**.
Minimum Side Yard Setback (from northernmost property line): **18.3 meters (60.0 feet)**.
Minimum Side Yard Setback (from southernmost property line): **18.3 meters (60.0 feet)**.
2. The maximum number of dogs (excluding pups less than six months of age) permitted in the Animal Breeding and/or Boarding Facility shall not exceed **thirty (30)**.
3. Each exercise area (run) shall be a minimum of 2.3 square meters (25.0 square feet) in area.
4. All exterior exercise areas (runs) shall be enclosed with an acceptable fence with a minimum height of 1.8 meters (6.0 feet).
5. All dogs shall be kept within buildings or a fenced area at all times when not leashed.
6. All dog facilities shall be cleaned on a daily basis, and all feces shall be stored in an enclosed container and disposed of in a sanitary manner.
7. Pens, rooms, exercise areas (runs) and holding stalls shall be soundproofed wherever possible, to the satisfaction of the Development Authority.
8. A separate air extractor system shall be provided in the animal shelter or holding area where hearing and air conditioning are necessary.
9. All Animal Breeding and/or Boarding Facilities and operations shall be in compliance with Provincial regulations.
10. All Accessory Buildings (Greenhouse, Shed, Coop & Detached Garage) shall not be located within 2.0 meters (6.5 feet) of a residence.

- 11. All Accessory Buildings shall not encroach upon any easement or right-of-way.
- 12. The cumulative total site area of all Accessory Buildings shall not exceed 12% of the total site area.
- 13. No Accessory Building shall be used as a dwelling unless it is an approved Guest House, Garage Suite or Garden Suite.

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

MPC23.033: Halisky

That the Municipal Planning Commission Meeting of December 14, 2023, adjourn at 2:53 p.m.

CARRIED.

Dominique Cere, Chairperson

S E A L

Lydia Cielin, Interim CAO