



Smoky Lake County
Meeting Minutes
Municipal Planning Commission June 25, 2025 - 01:00 PM

1 Call To Order

The meeting was Called to Order at 3:08 p.m. by the Chairperson, Dominique Céré in the presence of the following persons:

		ATTENDANCE
		<u>Wednesday, June 25, 2025</u>
<u>Div. No.</u>	<u>Councillor(s)</u>	
1	Dan Gawalko	Present in Chambers
2	Linda Fenerty	Virtually Present
3 / Deputy Reeve	Dominique Céré	Present in Chambers
4	Lorne Halisky	Present in Chambers
5 / Reeve	Jered Serben	Present in Chambers
CAO	Kevin Lucas	Present in Chambers
Executive Assistant	Chyenne Shaw	Present in Chambers
Finance Manager	Brenda Adamson	Present in Chambers
Recording Secretary	Meaghan Andreychuk	Present in Chambers
<u>Observers in Attendance Upon Call to Order:</u>		
Comm. Officer	Evonne Zukiwski	Virtually Present
P & D Manager	Jordan Ruegg	Virtually Present
Health & Safety Cor.	Jasmine Schaub	Virtually Present
Acting Ag Fieldman	Kierstin Dubitz	Virtually Present
Enviro Ops Manager	Dave Franchuk	Virtually Present
Fire Chief	Scott Franchuk	Virtually Present
Natural Gas Mng.	Daniel Moric	Virtually Present
Com. Peace Officer	Chandler Kerr	Absent
Public	4 Members	Virtually Present

2 Agenda

Resolution No: 623-25
Moved By: Linda Fenerty

That the Agenda for the Municipal Planning Commission meeting for June 25, 2025 be adopted as presented.

CARRIED.

3 Minutes

Resolution No: 624-25
Moved By: Lorne Halisky

That the Minutes of Municipal Planning Commission meeting held on March 13th, 2025 be adopted as presented.

CARRIED.

4 **Request for Decision**

Resolution No: 625-25
Moved By: Lorne Halisky

That the Municipal Planning Commission APPROVE Development Permit No. 025-25, located on the lands legally described as PLAN 7821750, BLOCK 1, LOT 7 for the development of a GARDEN SUITE, subject to the following conditions:

1. The proposed Garden Suite shall be constructed and sited as per the Site Plan, dated June 3, 2025, attached to, and forming part of, this Development Permit.
2. The proposed Garden Suite shall not exceed 4.5 meters (15.0 feet) or one-storey in height.
3. The maximum lot coverage shall not exceed 45% of the total lot, of which, a maximum of 15% of the total lot area may be covered by Accessory Buildings.
4. The Developer shall ensure that lot grade elevations are properly established so as to not allow the subject property to drain onto adjacent lots.
5. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all agencies, departments and authorities as may be required,
6. The Developer shall obtain all relevant Safety Codes Act Permits (Building, Electrical, Plumbing, Gas and Private Sewage), as applicable.
7. The Developer shall keep the area subject to the Development Permit in a reasonable condition, so as to prevent debris from blowing onto any adjacent private or public property. At the conclusion of construction, the Developer shall remove all building materials and other debris from the site.
8. Natural gas services are provided by Smoky Lake County at this location upon request. All costs associated with connecting to this service shall be borne solely by the Developer. Please contact Daniel Moric, Manager, Smoky Lake County Gas Department at 780-656-5734 for more information.
9. Municipal water and wastewater services are not provided at this location. It is the sole responsibility of the Developer to ensure that water well and private sewage disposal systems associated with this Development conform to current provincial regulations and requirements. In addition, all infrastructure improvement costs associated with the Development shall be borne solely by the Developer.
10. 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 of the date of issuance.

CARRIED.

5 **Request for Information**

None.

6 **Correspondance**

None.

7 **Delegations**

None.

8

Adjournment

Resolution No: 626-25

Moved By: Reeve, Serben

That the Municipal Planning Commission Meeting of June 25, 2025, adjourn at 3:16 p.m.

CARRIED.

DRAFT