



## Smoky Lake County Meeting Minutes

**Municipal Planning Commission August 28, 2025 - 01:00 PM**

### 1 **Call To Order**

The meeting was Called to Order at **1:02** p.m. by the Chairperson, Dominique Cere in the presence of the following persons:

		<b>ATTENDANCE</b>
		<u>Thursday, August 28th, 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	Absent
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
Enviro Ops Manager	Dave Franchuk	Virtually Present
Natural Gas Mng.	Daniel Moric	Virtually Present
Community Peace Officer	Warren Young	Present in Chambers
Fire Chief	Scott Franchuk	Virtually Present
Public Works Manager	Chris Minailo	Present in Chambers
GIS	Carole Dowhaniuk	Virtually Present
Public	11 Members	Virtually Present

### 2 **Agenda**

**Resolution No:** 684-25

Moved by: Lorne Halisky

That the Agenda for the Municipal Planning Commission meeting for Thursday, August 28th 2025 be adopted as presented.

**CARRIED**

**3 Minutes**

**Resolution No:** 685-25

Moved by: Dan Gawalko

That the Minutes of Municipal Planning Commission meeting held on Wednesday, June 25th, 2025, be adopted with the following amendments:

- Add attendance to the June 25th, 2025 Municipal Planning Commission meeting

**CARRIED**

**4 Request for Decision**

**Resolution No:** 686-25

Moved by Dan Gawalko:

That the Municipal Planning Commission APPROVE Development Permit No. 031-25: PLAN 2321787, BLOCK 6, LOT 3 (PT. SW 34-59-13-W4M), for the development of one (1) Shipping Containers, subject to the following conditions:

1. The proposed Shipping Containers shall be sited and constructed as per the Site Plan, dated July 29, 2025, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:

Minimum Front Yard Setback: 7.6 meters (25.0 feet).

Minimum Rear Yard Setback: 0.9 meters (3.0 feet).

Minimum Side Yard Setback: 0.9 meters (3.0 feet).

Minimum Side Yard Setback: 0.9 meters (3.0 feet).

2. The maximum length of the proposed Shipping Containers shall be 6.09 meters (20.0 feet) each.

3. The maximum height of the proposed Shipping Containers shall not exceed 3.0 meters (10.0 feet).

4. The proposed Shipping Containers cannot be stacked on top of one another nor can either of the Shipping Containers be stacked on top of any other structure.

5. The exterior finish of the proposed Shipping Containers must be painted, clad or otherwise modified so as not to become an eyesore for adjacent properties or the travelling public, to the satisfaction of the Development Authority, within one (1) year of the placement of the proposed Shipping Containers.

6. No human nor animal habitation shall be permitted within the proposed Shipping Containers.

7. The proposed Shipping Containers shall not be used as a dwelling, bunkhouse or a guesthouse.

## **CARRIED**

### **4.1 Request for Decision 2**

**Resolution No:** 687-25

Moved by Lorne Halisky

That the Municipal Planning Commission APPROVE Development Permit No. 032-25 PLAN 2321586, BLOCK 7, LOT 15 (PT. SW 34-59-13-W4M), for the development of one (1) Shipping Containers, one 6.09 meters (20.0) feet in length & one 12.19 meters (40.0 feet) in length, subject to the following conditions:

as per a modified or revised site plan.

1. The proposed Shipping Containers shall be sited and constructed as per the Site Plan, dated August 4, 2025, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:

Minimum Front Yard Setback: 7.6 meters (25.0 feet).

Minimum Rear Yard Setback: 0.9 meters (3.0 feet).

Minimum Side Yard Setback: 0.9 meters (3.0 feet).

Minimum Side Yard Setback: 0.9 meters (3.0 feet).

2. The maximum length of the proposed Shipping Containers shall be 6.09 meters (20.0 feet) for the first Shipping Container and 12.19 meters (40.0 feet) for the second Shipping Container.

3. The maximum height of the proposed Shipping Containers shall not exceed 3.0 meters (10.0 feet).

4. The proposed Shipping Containers cannot be stacked on top of one another nor can either of the Shipping Containers be stacked on top of any other structure.

5. The exterior finish of the proposed Shipping Containers must be painted, clad or otherwise modified so as not to become an eyesore for adjacent properties or

the travelling public, to the satisfaction of the Development Authority, within one (1) year of the placement of the proposed Shipping Containers.

6. No human nor animal habitation shall be permitted within the proposed Shipping Containers.

7. The proposed Shipping Containers shall not be used as a dwelling, bunkhouse or a guesthouse.

**CARRIED**

**5 Request for Information**

None

**6 Correspondance**

**7 Delegations**

**8 Adjournment**

**Resolution No:** 688-25

Moved by: Linda Fenerty

That the Municipal Planning Commission Meeting of August 28, 2025, adjourn at 1:21 p.m.

**CARRIED**

Signature Apon Request