

SMOKY LAKE COUNTY

AGENDA: **MUNICIPAL PLANNING COMMISSION** to be held on
Thursday, January 8, 2026, at 9:00 a.m.

In County Council Chambers, or virtually, via Telus Business Connect Platform:

<https://video.businessconnect.telus.com/join/197208958>

or, by phone: 1-780-666-2345, Meeting ID: 197208958

1. CALL TO ORDER

2. AGENDA

3. MINUTES

3.1 Adopt Minutes of September 25, 2025

4. REQUEST FOR DECISION

4.1 **Development Permit(s) to be Considered:**

4.1.1 DP-046-25: Dwelling, Single Detached – Variance exceeding 25% (side yard setback)

5. ISSUES FOR INFORMATION

5.1 Nil.

6. CORRESPONDANCE

6.1 Nil.

7. DELEGATION(S)

7.1 Nil.

8. ADJOURNMENT



Smoky Lake County

Meeting Minutes

Municipal Planning Commission September 25, 2025 - 09:00 AM

1 Call To Order

The meeting was Called to Order at 9:05 a.m. by the Chairperson, Dominique Céré in the presence of the following persons:

		ATTENDANCE
		Thursday, September 25, 2025
Div. No.	Councillor(s)	
1	Dan Gawalko	Present in Chambers
2	Linda Fenerty	Present in Chambers
3 / Deputy Reeve	Dominique Céré	Present in Chambers
4	Lorne Halisky	Present in Chambers
5 / Reeve	Jered Serben	Present in Chambers
Interim CAO	Brenda Adamson	Present in Chambers
Executive Assistant	Chyenne Shaw	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	Absent
Enviro Ops Manager	Dave Franchuk	Virtually Present
Natural Gas Mng.	Daniel Moric	Virtually Present
Community Peace Officer	Warren Young	Absent
Fire Chief	Scott Franchuk	Virtually Present
Public Works Manager	Chris Minailo	Present in Chambers
GIS	Carole Dowhaniuk	Virtually Present
Public	6 Members	Virtually Present

2 Adoption of the Agenda

Resolution No: 793-25

Moved by Dan Gawalko

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

CARRIED.

3 Minutes

Resolution No: 794-25

Moved by Linda Fenerty

That the Minutes of Municipal Planning Commission meeting held on Thursday, August 28th, 2025, be adopted as presented.

CARRIED.

4 Request for Decision

Resolution No: 795-25

Moved by Lorne Halisky

That the Municipal Planning Commission APPROVE Development Permit No. 040-25: PLAN 2153MC, LOT A (PT. NW 24-59-15-W4M), for the development of a Liquor Sales/Distribution Service, subject to the following conditions:

1. The proposed Liquor Sales/Distribution Service shall be permitted only within the confines of the existing primary building located on the lands legally described as Plan 2153MC, Lot A. No exterior additions nor alterations shall be permitted under this Development Permit.
2. Any additions, alterations or expansion of the existing primary structure on the lands legally described as Plan 2153MC, Lot A shall require a separate Development Permit.
3. The minimum size of the Liquor Sales/Distribution Service shall be 380.0 square feet (35.30 square meters). VARIANCE GRANTED FROM MINIMUM OF 600.0 SQUARE FEET (56.0 SQUARE METERS).
4. Any and all exterior signage related to the prosed Liquor Sales/Distribution Service, whether it be freestanding or fascia signage, shall require a separate Development Permit.
5. The Applicant/Developer shall provide a copy of a valid Class D Liquor License from Alberta Gaming Liquor and Cannabis before commencing operations.

CARRIED.

5 Request for Information

None

6 Correspondence

None

7 Delegations

None

8 Adjournment

Resolution No: 796-25

Moved by: Linda Fenerty

That the Municipal Planning Commission Meeting of September 25, 2025, adjourn at 9:16 a.m.

CARRIED.

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.1

MEETING DATE	JANUARY 8, 2026
FILE NO.	DP 046-25
LEGAL DESCRIPTION	PLAN 9122788, BLOCK 1, LOT 11
LOT AREA	0.25 ACRES
APPLICANT	[REDACTED]
LANDOWNER	[REDACTED]
PROPOSED DEVELOPMENT	DWELLING, SINGLE DETACHED, DECK, VERANDAH, BALCONY, BASEMENT & ATTACHED GARAGE – VARIANCE REQUESTED TO MINIMUM SIDE YARD SETBACK FROM 1.5 METERS TO 0.9 METERS
ZONING	MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT
DEVELOPMENT TYPE	PERMITTED USE
ROLL NO.	38010111
DIVISION	4 – HANMORE LAKE

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 046-25: **PLAN 9122788, BLOCK 1, LOT 11**, for the development of a **Dwelling, Single Detached**, subject to the following conditions:

1. The proposed Development shall be sited and constructed as per the Site Plan, dated December 3, 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: **7.6 meters (25.0 feet)**.
Minimum Side Yard Setback (west side of property): **VARIANCE GRANTED 0.9 meters (3.0 feet)**.
Minimum Side Yard Setback: **1.5 meters (5.0 feet)**.
2. The proposed Development shall not exceed a maximum of 10.0 meters (33.0 feet) in height.
3. The proposed Development shall be a minimum of 37.16 square meters (400.0 square feet) in ground floor area.
4. Lot grade elevations shall be established to prevent the subject lands from draining onto an adjacent property.
5. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all approving agencies, departments and authorities as may be required.
6. The Developer shall obtain all applicable Safety Codes Act Permits.
7. The Developer shall keep the area subject to this Development Permit in a clean and tidy condition, free from rubbish and non-aggregate debris. Upon completion of construction, all building materials shall be removed from the site.
8. 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.
9. Natural gas services are provided by Smoky Lake County. All costs associated with connecting to this service are shall be borne solely by the Developer. Please contact Daniel Moric, Manager, Smoky Lake County Gas Department at 780-656-5734 for more information.
10. Municipal water and sewer services are not available at this location. It shall be the sole responsibility of the Developer to ensure that all water and private sewage disposal systems associated with the Development conform to the current provincial regulations and requirements. In addition, the Developer shall be solely responsible for all costs associated with provision of said services.

BACKGROUND

1. Per Section 8.4.2(F) of Smoky Lake County Land Use Bylaw No. 1272-14, Dwelling, Single Detached is listed as a Permitted Use in the Multi-Lot Country Residential (R1) District.
2. The Applicant has requested a variance to Section 8.4.5.B(ii) of the Land Use Bylaw No. 1272-14 for an approval of a second Shipping Container. Section 7.34.1 allows for the placement of a single Shipping Container within the R1 District.
3. This application is being referred to the Municipal Planning Commission because the requested variance of the west side yard setback from a minimum of 1.5 meters to 0.9 meters exceeds the Development Officer's authority to grant a variance which is limited to 25% as established by Section 2.12.3.
4. The Development Authority Officer is satisfied that the requested variance (reduction of the minimum side yard setback on the west side of the property) does not unduly interfere with the amenities of the neighbourhood, nor does it materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land. Furthermore, the proposed Shipping Containers conform with the use prescribed in the Land Use Bylaw.

LAND USE BYLAW NO. 1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

94. “**Dwelling, Single Detached**” means a freestanding dwelling that does not abut any other dwelling on an adjoining lot and where all sides of the dwelling are surrounded by yards or open areas within the lot.

Section 2.12 – Powers of Variance

1. In addition to the requirements of Section 2.4, when an application for a Development Permit is submitted for a Permitted or Discretionary Use which does not comply with the provisions of the Bylaw, the Development Authority may request a statement from the applicant identifying the following:
 - A. that the applicant is aware that the proposed development requires a variance of this Land Use Bylaw; and;
 - B. why the proposed development cannot satisfy the provisions of this Bylaw and therefore requires the proposed variance.
2. The Development Authority may approve or conditionally approve a Permitted or Discretionary Use that does not conform to this Land Use Bylaw if, in the opinion of the Development Authority the proposed development would not:
 - A. unduly interfere with the amenities of the neighbourhood;
 - B. materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and
 - C. the proposed development conforms with the use prescribed for that land or building in this Land Use Bylaw.

3. Development Permit applications that propose a variance from the provisions of this Land Use Bylaw in excess of 25% will be referred by the Development Authority Office to the Municipal Planning Commission.

Note: Use and Density provisions cannot be varied by the Development Authority. If a proposed development does not conform to the use and density requirements within the applicable district then a Land Use Bylaw amendment will be required prior to development approval.

SUPPORTING DOCUMENTS

APPENDIX A	BYLAW NO 1272-14: SECTION 8.4: MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT	PAGE 4
APPENDIX B	DEVELOPMENT PERMIT APPLICATION DP-046-25	PAGE 9
APPENDIX C	GENERAL LOCATION MAP	PAGE 15

Prepared by:



Jordan Ruegg, Development Officer

December 19, 2025

Date

APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.4
MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT

R1

8.4 MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT

1. Purpose

The general purpose of this District is to provide opportunities for the development of a variety of multi-lot country residential subdivisions and bareland condominiums.

2. Permitted Uses

- A. Accessory Buildings and Uses
- B. Basement Suite
- C. Buildings and Uses Accessory to Permitted Uses
- D. Cottage
- E. Day Home
- F. Dwelling - Single Detached
- G. Dwelling, single detached, tiny
- H. Extensive Agriculture
- I. Home Occupation, Minor
- J. Home Occupation, Major
- K. Secondary Suite

3. Discretionary Uses

- A. Alternative Energy, Personal.
- B. Bed & Breakfast Establishments
- C. Buildings and Uses Accessory to Discretionary Uses
- D. Day Care Facility
- E. Duplexes (Side-By-Side and Vertical)
- F. Family Care Facility
- G. Garage Suite
- H. Garden Suite
- I. Group Care Facility
- J. Guest House
- K. In law Suite
- L. Manufactured Home
- M. Modular Home
- N. Multi-Unit Dwelling
- O. Natural Area
- P. Neighbourhood Convenience Store
- Q. Neighbourhood Park
- R. Places of Worship
- S. Public Park
- T. Public and Quasi-Public Services
- U. Public Utilities
- V. Recreational Buildings and use
- W. Shipping Container
- X. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A. Minimum & Maximum Lot Area for Residential Uses

Unless otherwise stated in an approved Development Concept Plan or Area Structure Plan the minimum and maximum lot dimensions for residential uses shall be as follows:

	Minimum Lot Area	Maximum Lot Area
Within 304.8 m (1,000 ft.) of a lake	1860.0 sq. m (20,000.0 sq. ft.)	1.21 ha (3.0 ac.)
All other parcels (excluding fragments)	0.4 ha (1.0 ac.)	1.21 ha (3.0 ac.)
Fragmented parcels	0.4 ha (1.0 ac.)	At the Discretion of the Subdivision Authority

B. Minimum & Maximum Lot Dimensions for Other Uses – As required by the Subdivision Authority

C. Minimum Frontage Requirement – 30.5 m (100.0 ft) or as required by the Development and Subdivision Authority

5. Development Regulations

A. Minimum Ground Floor Area for Residential Uses

Unless otherwise stated in an approved Development Concept Plan or Area Structure Plan the minimum ground floor area for residential developments shall be as follows:

	Minimum Ground Floor Area
Within 304.8 m (1000 ft.) of a lake	55.7 sq. m (600.0 sq. ft.)
All other parcels – for single detached dwellings	69.7 sq. m (750.0 sq. ft.)
All other parcels – for manufactured and modular home units	65.0 sq. m (700.0 sq. ft.)

B. Minimum Floor Area for Other Uses – At the discretion of the Development Authority.

C. Minimum Yard Setback Requirements

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yard Setback

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yard Setback

From municipal road allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
When adjacent to an Internal subdivision road	7.6 m (25.0 ft.) from the property line
When adjacent to another Parcel	1.5 m (5.0 ft.) from the property line

iii. Minimum Rear Yard Setback

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
When adjacent to an internal subdivision road	7.6 m (25.0 ft.) from the property line
When adjacent to another parcel	7.6 m (25.0 ft.) from the property line

iv. Notwithstanding subsections (i), (ii), and (iii) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 20 and 21 of this

Bylaw shall apply.

v. Notwithstanding any other provision in subsection (C), within the Hillside Acres subdivision, located within SW 9-62-13-W4 on the following lots:

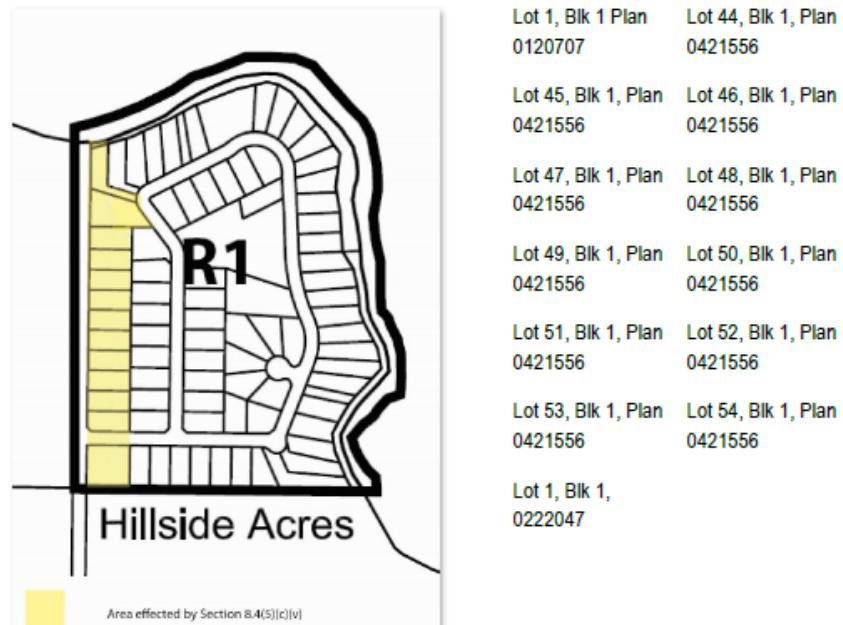


Figure 24: side and Rear Yard Setbacks in Hillside Acres

the following front and rear yard setbacks shall apply:

From Municipal Road Allowances	7.6 m (25.0 ft.) from the property line
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

D. Maximum Site Coverage – 45%.

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings.

- E. Maximum Height
 - i. 10.0 m (33.0 ft.)
 - ii. In the case of buildings which are accessory to discretionary uses, the maximum height shall be at the discretion of the Development Authority.
- 6. Other Regulations
 - A. Residential parcels will not be allowed:
 - i. within required setbacks from a sewage treatment plant or lagoon or solid waste disposal site as specified by the appropriate guidelines or authority;
 - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
 - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
 - iv. within a 1 in 100 year flood plain;
 - B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
 - C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
 - D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
 - E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
 - G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
 - H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.

APPENDIX B – DEVELOPMENT PERMIT APPLICATION -DP-046-25

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only

Our File Number: _____ Roll Number: _____ Your File Number: _____

Applicant Information

Applicant/Agent: _____ Phone: _____

Address: _____ Cell Phone: _____

City/Prov. _____ Postal Code: _____ Fax: _____

Email address: _____ Signature: _____

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Registered Landowner Information

Owner same as applicant

Registered Owner: _____ Phone: _____

Address: _____ Fax: _____

City/Prov. _____ Postal Code: _____ Signature: _____

Section A - Property Information

Division _____

Legal: Lot 11 Block 1 Plan 912 2788 and Part of 1/4 Sec 1 Twp 1 Rge W4M

Subdivision Name (if applicable) or Area of Development Hanmore Lake

Rural Address/Street Address #22, 61322 RR 174 Parcel Size 936.63 m²

Number of existing dwellings on property (please describe)

1 Existing Mobile Home & Detached Garage will be removed prior to the new construction

Has any previous application been filed in connection with this property? Yes No

If yes, please describe the details of the application and file number:

Is the subject property near a steep slope (exceeding 15%)?

Yes No

Is the subject property near or bounded by a body of water?

Yes No

Is the subject property within 800m of a provincial highway?

Yes No

Is the subject property near a Confined Feeding Operation?

Yes No Distance: _____

Is the subject property within 1.5km of a sour gas facility?

Yes No Distance: _____

Is the subject property within 1.5km of a sewage treatment plant/lagoon?

Yes No Distance: _____

Is the subject property immediately adjacent to the County boundary?

Yes No

If yes, the adjoining municipality is: _____

Section B – Proposed Development Information

Estimated Cost of Project \$ 720,000.00

Estimated Commencement Date March 2026 Estimated Completion Date November 2026

Dwelling:

Floor Area 2876 sq. ft. % of Lot Occupied 23.57% Height of Dwelling 23'-2" ft / m

Accessory Building:

Floor Area 0.00 sq. ft. % of Lot Occupied 0.00 Height of Acc. Bldg 0.00 ft / m

Parking: # of Off-Street Parking Stalls (if applicable) _____

Land Use District (Zoning) of Property: CR - Country Residential

Description of Work:

Construction of a new home construction for a 2 storey single detached dwelling with a front attached garage, verandah, rear balcony, rear deck, and basement development.

Section C – Preferred Method of Communication

When a decision has been made on your file, do you wish for us to:

 call you for pick up mail the decision email the decisionSection 608(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended states:**608(1)** Where this Act or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if

a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose.

I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. YES NO**OFFICE USE ONLY**Type of Payment: DEBIT CASH CHEQUE

Fee \$ _____

Receipt # _____

Receipt Date _____

Date Received _____

*and deemed complete by Development Authority.

 Entered into MuniSight PD # _____**Authorization:** Permitted Use Discretionary Use

Issuing Officer's Name _____

Issuing Officer's Signature _____

Date of Approval _____

Date Issued _____

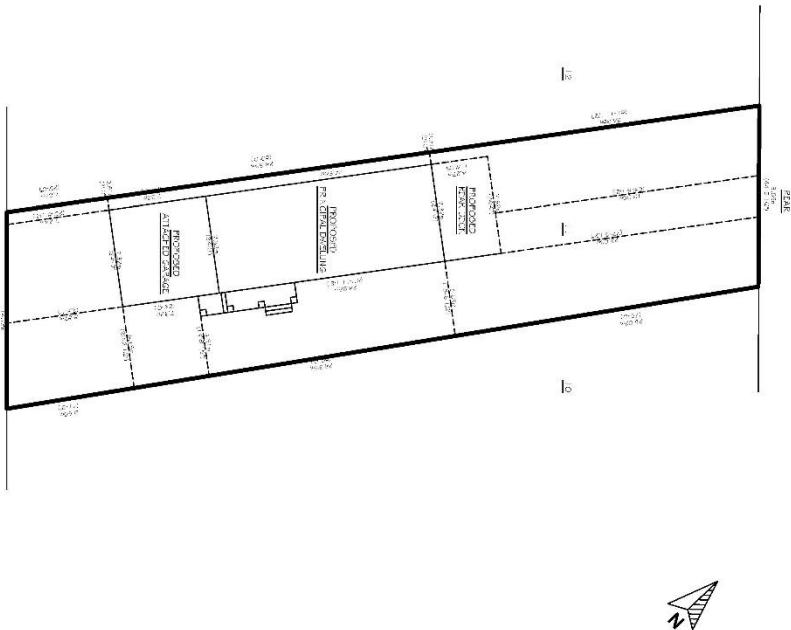
Comments and/or Variances _____

PROPOSED SITE PLAN
VITALY & TETYANA ARABSKY
#22, 61322 RR 174, HANMORE LAKE, SMOKEY LAKE COUNTY
LOT: 11 BLOCK: 1 PLAN: 912 2788



DETAILS

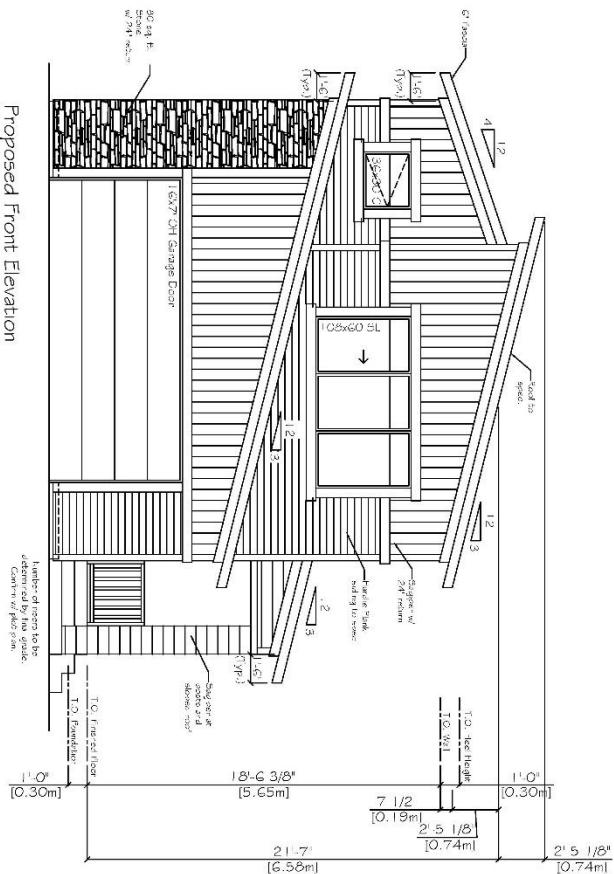
JOB NUMBER: **...**
 CLIENT'S NAMES: **VITALY & TETYANA ARABSKY**
 BUILDING TYPE: **CUSTOM 2 STOREY SINGLE DETACHED DWELLING W/A DOUBLE ATTACHED GARAGE**
 CURRENT ZONE: **COUNTRY RESIDENTIAL**
 LOT AREA: **936.65m² = 10.081 60ft²**
 HOUSE AREA: **2,040.00ft²**
 REAR DECK AREA: **336.00ft²**
 TOTAL SITE COVERAGE: **23.57%**



EVOLVE CUSTOM BUILDER INC.		DRAWING DETAILS
REVISED	NOVEMBER 4, 2026	ALL DIMENSIONS ARE IN FEET (METERS AND DECIMALS) THEREOF
REISSUED	NOVEMBER 3, 2026	ALL DIMENSIONS ARE APPROXIMATE SURVEYOR TO CONFIRM.
PRINTED	NOVEMBER 3, 2026	PRINTED
ALL DRAWINGS	NOVEMBER 3, 2026	ALL DRAWINGS

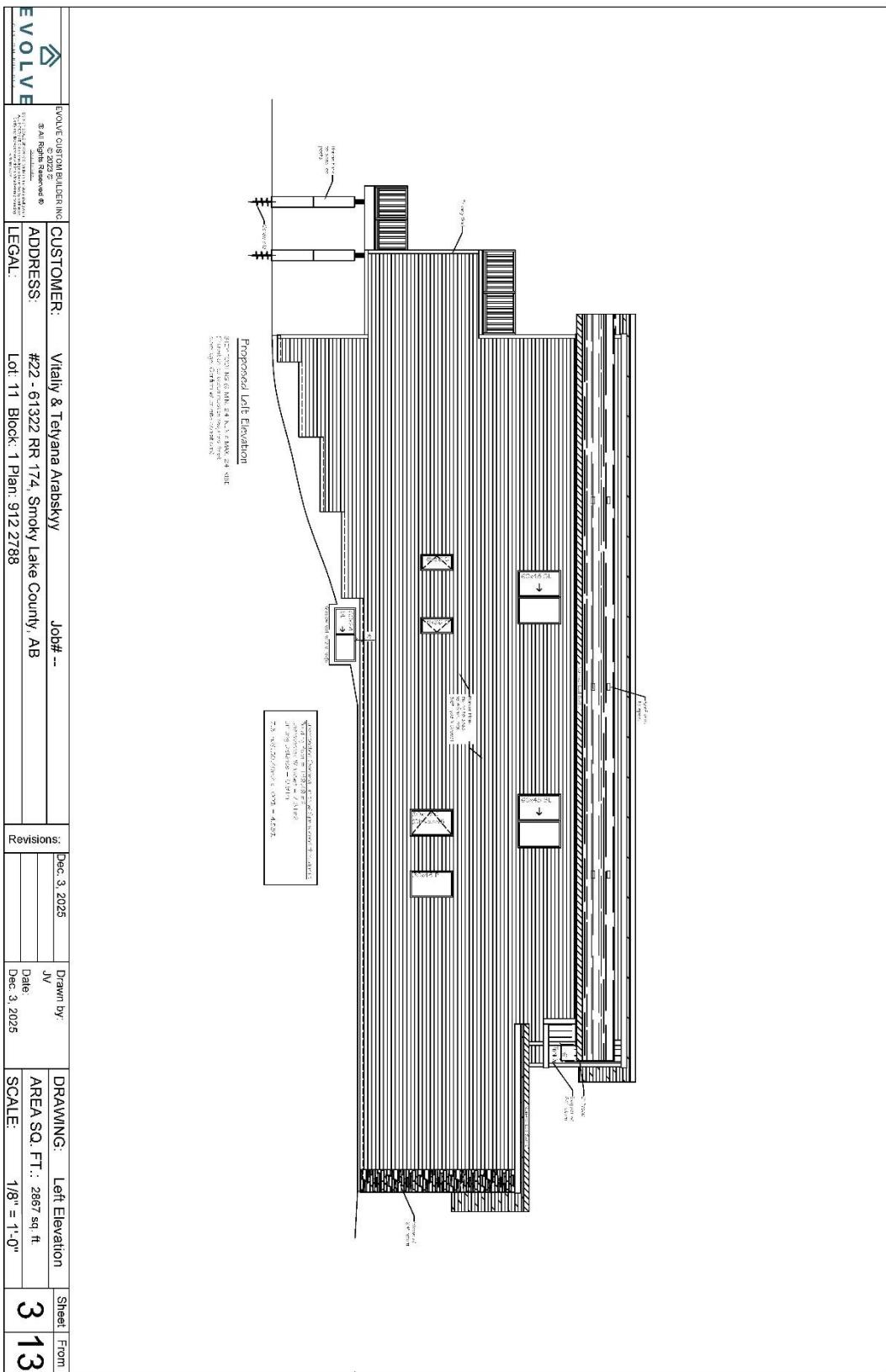
PERFORMANCE PATH

Cobalt Specifications



Proposed Front Elevation

EVOLVE CUSTOM BUILDER INC 3818 51st Street SW Calgary, AB T2B 2G2 Phone: 403-243-1111 Fax: 403-243-1112 Email: info@evolvecustom.com Web: www.evolvecustom.com		CUSTOMER: Vitalya & Tetyana Arabsky Job# --	
ADDRESS: #22 - 6132 RR 174, Smoky Lake County, AB		Revisions: Dec. 3, 2025 Drawn by: JV	
LEGAL: Lot 11, Block 1, Plan 912, 2788		DRAWING: Front Elevation AREA SQ. FT.: 2867 sq. ft. SCALE: 3/16" = 1'-0"	
		Sheet From 1 13	



Proposed Right Elevation

1/8" = 1'-0" Scale

2005 © Evolve Custom Builders Inc. All Rights Reserved. 3D CAD Software. Evolve Custom Builders Inc. is a registered trademark of Evolve Custom Builders Inc.

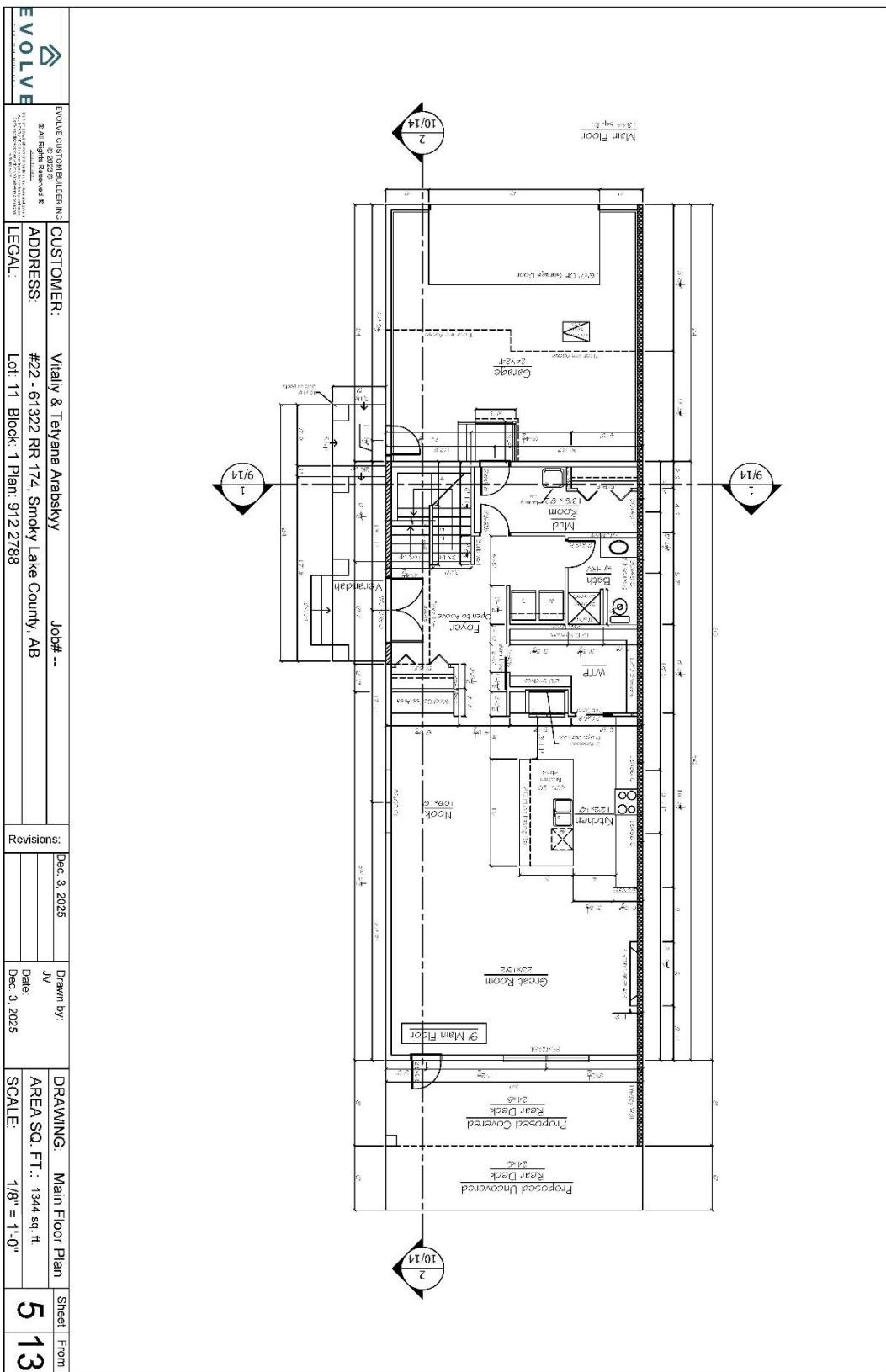
CUSTOMER: Vitaliy & Tetyana Arabsky **Job#:** --

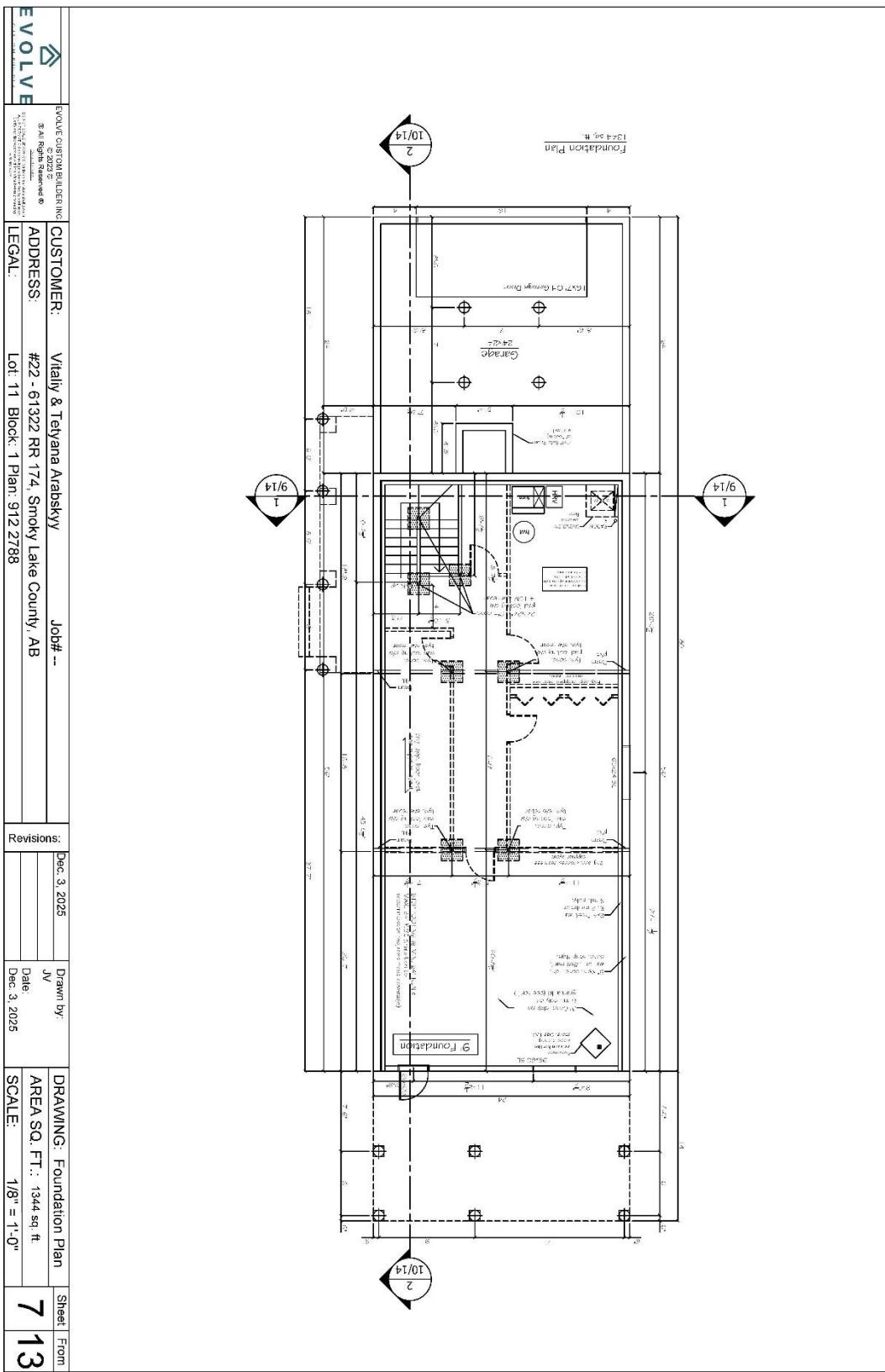
ADDRESS: #22 - 61322 RR 174, Smoky Lake County, AB

LEGAL: Lot 11 Block 1 Plan: 912-2788

Revisions:

Dec. 3, 2025	Drawn by: JY	DRAWING: Right Elevation	Sheet: From
	Date:	AREA SQ. FT.: 2867 sq ft	4
	Dec. 3, 2025	SCALE: 1/8" = 1'-0"	13





Basement Development
853 sq ft

CUSTOMER: Vitaliy & Tetyana Arabsky **Job#:** ...

ADDRESS: #22 - 61322 RR 174, Smoky Lake County, AB

LEGAL: Lot 11 Block 1 Plan 912 2788

Revisions:

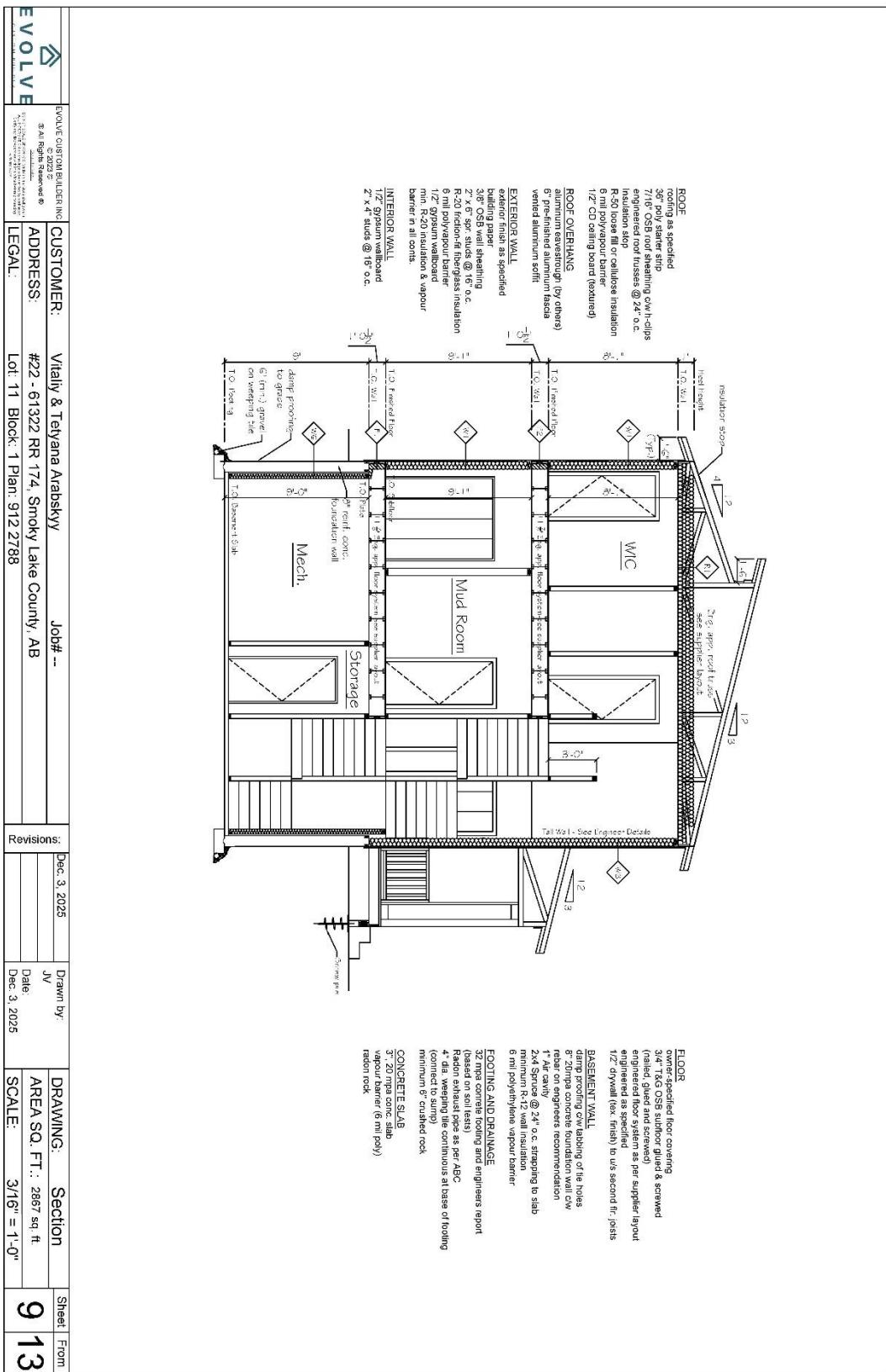
Dec. 3, 2025	Drawn by: IV
	Date:
	Dec. 3, 2025

DRAWING: Basement Dev. Plan **Sheet:** From

AREA SQ. FT.: 853 sq ft **8**

SCALE: 1/8" = 1'-0"

13



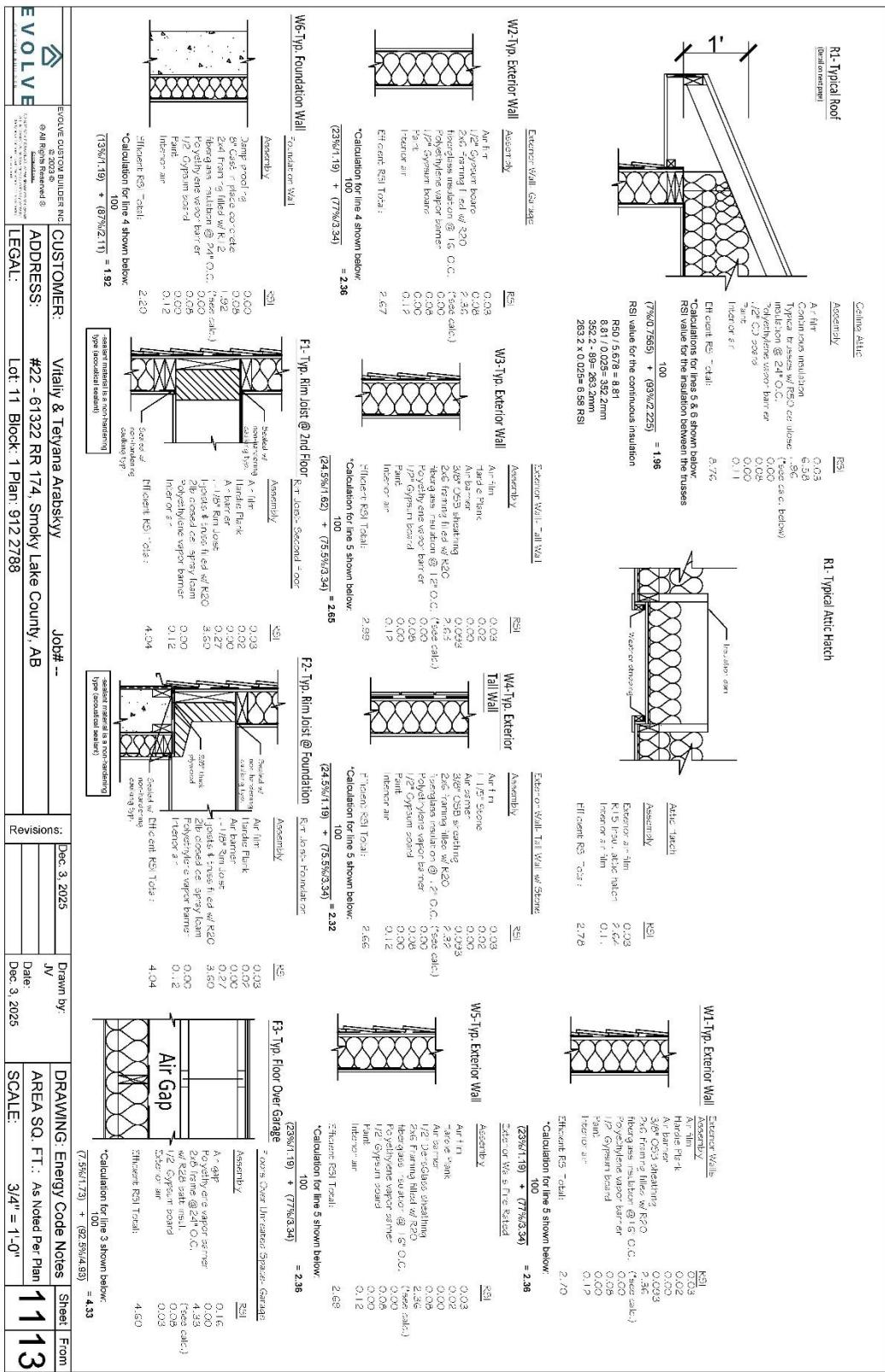
EVOLVE CUSTOM BUILDER INC.
© 2023 All Rights Reserved
ADDRESS: #22 - 61322 RR 174, Smoky Lake County, AB
LEGAL: Lot 11 Block 1 Plan: 912-2788

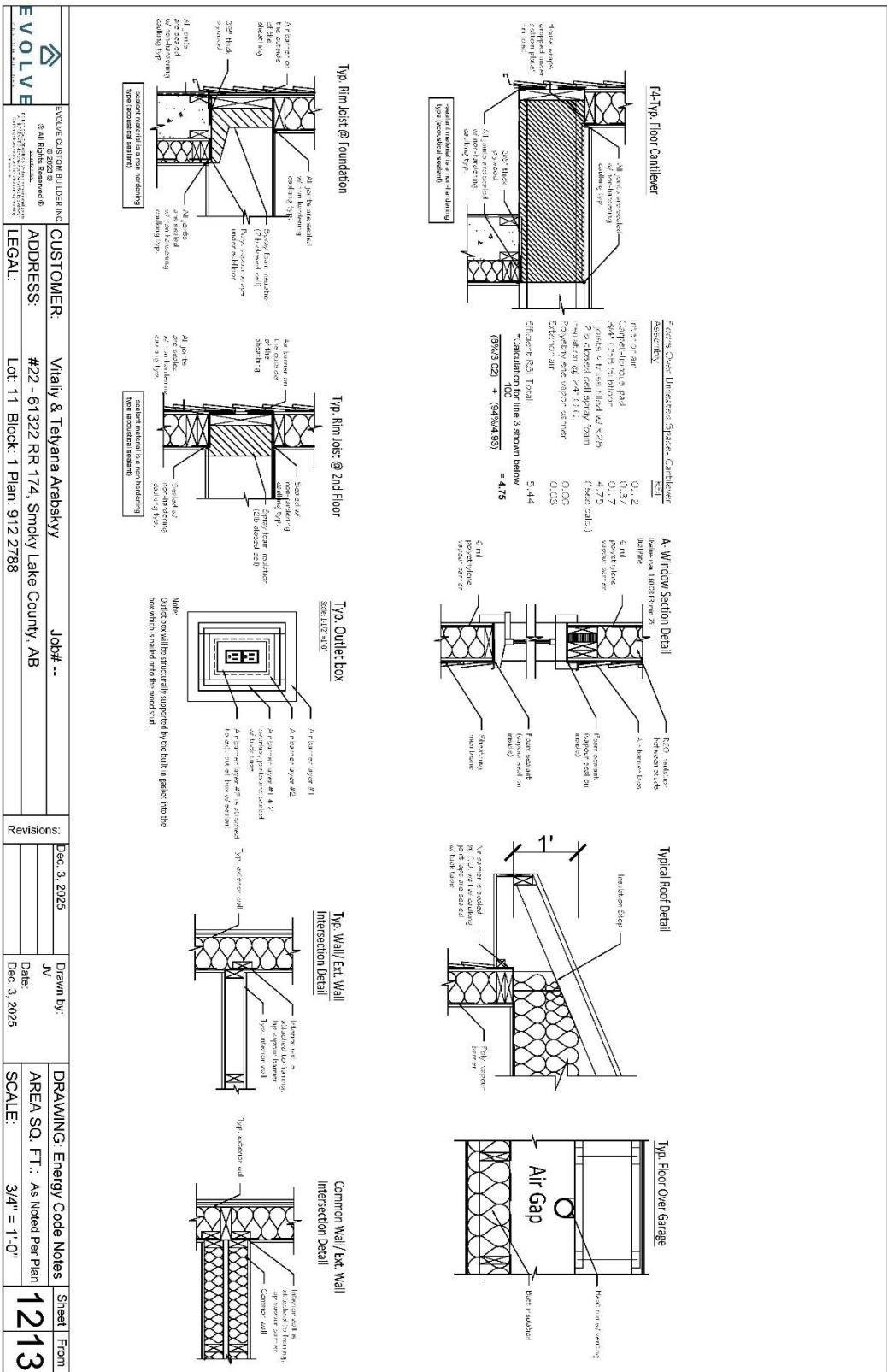
CUSTOMER: Vitalya & Tetyana Arabsky **Job#:** --

Revisions:

Dec. 3, 2025	Drawn by: JW	DRAWING: Section
	Date:	AREA SQ. FT.: 2667 sq ft
	Dec. 3, 2025	SCALE: 1/8" = 1'-0"

Sheet: From: 10 13





APPENDIX C – GENERAL LOCATION MAP: PLAN 9122788, BLOCK 1, LOT 11

12/19/25, 2:41 PM

Print Preview



<https://app.munisight.com/SmokyLakeRegional/Content/Site/PrintMapPage.aspx?siteId=1>

1/1