

SMOKY LAKE COUNTY

AGENDA: MUNICIPAL PLANNING COMMISSION to be held on

Wednesday, June 25, 2025, at 1:00 p.m.

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

<https://video.businessconnect.telus.com/join/309158517>

or, by phone: 1-780-666-2345, Meeting ID: 309158517

1. CALL TO ORDER

2. AGENDA

3. MINUTES

3.1 Adopt Minutes of March 13, 2025

4. REQUEST FOR DECISION

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

4.1.1 DP-025-25: Garden Suite

5. ISSUES FOR INFORMATION

5.1 Nil.

6. CORRESPONDANCE

6.1 Nil.

7. DELEGATON(S)

7.1 Nil.

8. ADJOURNMENT

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, March 13, 2025**, held in Smoky Lake County Council Chambers as well as virtually online.

The meeting was Called to Order at 1:00 PM p.m. by the Chief Administrative Officer of Smoky Lake County, Kevin Lucas, in the presence of the following persons:

Attendance:		
Dan Gawalko	Councillor Div. 1	Present in Chambers
Linda Fenerty	Councillor Div. 2	Absent
Dominique C��r��, Deputy Reeve	Councillor Div. 3	Present in Chambers
Lorne Halisky	Councillor Div. 4	Present in Chambers
Jered Serben, Reeve	Councillor Div. 5	Present in Chambers
Kevin Lucas	CAO	Present in Chambers
Jordan Ruegg	P&D Manager	Present Virtually
Brenda Adamson	Finance Manager	Present Virtually
Daniel Moric	Nat. Gas Manager	Present Virtually
Evonne Zukiwski	Comm. Manager	Present Virtually
Chris Minailo	PW Manager	Present in Chambers
Meaghan Andreychuk	Recording Secretary	Present in Chambers

2 Members of the Public virtually present and 0 physically present.
7 other County Staff Members virtually present & 1 physically present.

Election of Chairperson

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

MPC25.01: Lucas

That Councillor Dominique C  r   be nominated as the Chairperson of the Municipal Planning Commission.

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

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

HEARING NO FURTHER NOMINATIONS.

The Chief Administrative Officer declared Nominations for Chairperson Ceased.

Ms. Dominique C  r   was declared elected by acclamation by the 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.

MPC25.02: C  r  

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

MPC25.03: Halisky That the Agenda for the Municipal Planning Commission meeting for Thursday, March 13, 2025, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC25.04: Serben That the Minutes of Municipal Planning Commission meeting held on Thursday, September 12, 2024, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

MPC25.05: Gawalko **4.1.1 DP-005-25: Natural Resource Extraction & Processing Facility (Sand & Gravel)**

That the Municipal Planning Commission **APPROVE** Development Permit No. 005-25: **NW 11-61-18-W4M, for the development of a Natural Resource Extraction/Processing Facility (Sand & Gravel)**, subject to the following conditions:

1. The proposed Natural Resource Extraction/Processing Facility (Sand & Gravel) shall be developed, constructed and sited as per “Drawing No. 4-9: Mine Sequencing Plan”, dated August 26, 2023, attached to, and forming part of, this Development Permit, and not to exceed 5.03 hectares (12.43 acres) in size. Any expansion of the proposed Natural Resource Extraction/Processing Facility (Sand & Gravel) shall require a subsequent Development Permit to be issued by the Development Authority for Smoky Lake County.
2. The Applicant/Developer shall be required to enter into a Development Agreement with Smoky Lake County prior to the issuance of a Development Permit for the proposed Natural Resource Extraction/Processing Facility (Sand & Gravel).
3. The Applicant/Developer shall obtain an Aggregate Extraction Business Licence, pursuant to Smoky Lake County Bylaw No. 1456-24: Aggregate Extraction Business Licence Bylaw, and amendments thereto, and shall comply with all provisions of said Bylaw, including, but not limited to, providing Smoky Lake County with quarterly aggregate reporting and payment of Business Licence fees.
4. The Applicant/Developer shall pay to Smoky Lake County, in accordance with Smoky Lake County Bylaw No. 1431-23: Smoky Lake County Planning and Development Fees Bylaw, Development Permit fees of \$750.00/acre (\$750.00 x 12.43 acres = \$9,322.50), prior to the issuance of this Development Permit.

5. The Applicant/Developer shall be required to enter into a Haul Road Agreement with Smoky Lake County prior to the issuance of this Development Permit.
6. The Applicant/Developer shall obtain a Historical Resources Act Approval from the Ministry of Arts, Culture and Status of Women prior to the issuance of this Development Permit.
7. This Development Permit will expire ten (10) years from the date of issuance.
8. The Applicant/Developer shall comply with all requirements of Alberta Environment and Protected Areas, including any registrations, permits, approvals and reclamation requirements.
9. Reclamation and rehabilitation of the subject lands shall be in accordance with the Alberta Environmental Protection and Enhancement Act (EPEA) and the Code of Practice for Pits.
10. Tree and brush removal on the subject lands shall take place only during the approved period of July 31 to April 15, as required by the Alberta Wildlife Act and the federal Migratory Birds Convention Act.
11. Any burning of vegetation on the subject lands will require the Applicant/Developer to obtain a Burn Permit from Smoky Lake County's Fire Chief, or his designate, prior to commencement of burning.
12. The Applicant/Developer shall submit a Fire Safety Plan to the satisfaction of Smoky Lake County's Fire Chief.
13. All equipment and activities related to mining, excavating and crushing operations shall be located within, and take place in, areas approved for gravel extraction by this Development Permit.
14. Hours of Operation shall be as follows:
 - a. **Crushing Operations:** 7:00 a.m. – 9:00 p.m., Monday through Saturday inclusive. No crushing shall be permitted on Sundays and Statutory Holidays.
 - b. **On-Site Development Operations (extraction, pit development, reclamation & tree removal):** 7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. No on-site development operation shall be permitted on Sundays and Statutory Holidays.
 - c. **Hauling:** 7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. Hauling shall not be permitted on Sundays and Statutory Holidays.
15. The Applicant/Developer shall ensure that dust and noise control measures are undertaken so as to prevent such effects from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be positioned to act as a sound barrier and the Applicant/Developer shall utilize any and all methods of minimizing the noise created from machinery and pit activities wherever possible. The Applicant/Developer shall be required to provide dust control upon request by, and to the satisfaction of, Smoky Lake County.
16. The Applicant/Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.

- 17. The Applicant/Developer shall install and maintain appropriate traffic and safety signage on and about the subject lands and adjacent road accesses.
- 18. Accesses and haul routes into extraction areas shall be located away from residential areas wherever possible.
- 19. No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary approvals under the Water Act and from the Department of Fisheries and Oceans, where applicable. Evidence of a Water Act approval or licence must be provided to the Development Authority for Smoky Lake County in cases where a surface waterbody is altered or disturbed.
- 20. All reasonable measures shall be taken by the Applicant/Developer to control erosion in the areas approved for sand and gravel extraction.
- 21. The Applicant/Developer shall obtain any and all approvals, permits, authorizations, certificates and licenses, from any and all agencies, departments and authorities as may be required.
- 22. The use of engine-retarding brakes shall not be permitted within ½ mile of a residence on municipally-controlled roads.

CARRIED.

MPC25.06: Halisky

That Smoky Lake County Council go into Executive Session in the presence of all Council and Chief Administrative Officer (CAO) to discuss a Legal Land Issue: in respect to potential land purchase, under the authority of the FOIP Act Section 16: Third party business interests and Section 27: Privileged information, time 1:22 p.m.

MPC25.07: Halisky

That Smoky Lake County Council go out of Executive Session, time 1:29 p.m.
The Municipal Planning Commission meeting was recessed at 1:30 p.m. to resume the Regular County Council Meeting on a separate agenda with separate minutes.

MPC25.08: Serben

The Municipal Planning Commission meeting was reconvened at 2:20 p.m.
That Smoky Lake County Council go into Executive Session in the presence of all Council and Chief Administrative Officer (CAO) to discuss a Legal Land Issue: in respect to potential land purchase, under the authority of the FOIP Act Section 16: Third party business interests and Section 27: Privileged information, time 2:20 p.m.

MPC25.09: Halisky

That Smoky Lake County Council go out of Executive Session, time 2:35 p.m.

MPC25.10: Gawalko

4.1.2 DP-006-25: Natural Resource Extraction & Processing Facility (Sand & Gravel)

That the Municipal Planning Commission **APPROVE** Development Permit No. 006-25: **S1/2 15-61-18-W4M, for the development of a Natural Resource Extraction/Processing Facility (Sand & Gravel)**, subject to the following conditions with the amendments to number 5 with the public works manager

- 1. The proposed Natural Resource Extraction/Processing Facility (Sand & Gravel) shall be developed, constructed and sited as per “Drawing No. 4-9: Mine Sequencing Plan”, dated August 26, 2023, attached to, and forming part of, this Development Permit, and not to exceed 5.03 hectares (12.43 acres) in size. Any expansion of the proposed Natural Resource

- Extraction/Processing Facility (Sand & Gravel) shall require a subsequent Development Permit to be issued by the Development Authority for Smoky Lake County.
2. The Applicant/Developer shall be required to enter into a Development Agreement with Smoky Lake County prior to the issuance of a Development Permit for the proposed Natural Resource Extraction/Processing Facility (Sand & Gravel).
 3. The Applicant/Developer shall obtain an Aggregate Extraction Business Licence, pursuant to Smoky Lake County Bylaw No. 1456-24: Aggregate Extraction Business Licence Bylaw, and amendments thereto, and shall comply with all provisions of said Bylaw, including, but not limited to, providing Smoky Lake County with quarterly aggregate reporting and payment of Business Licence fees.
 4. The Applicant/Developer shall pay to Smoky Lake County, in accordance with Smoky Lake County Bylaw No. 1431-23: Smoky Lake County Planning and Development Fees Bylaw, Development Permit fees of \$750.00/acre ($\$750.00 \times 66.93 \text{ acres} = \$50,197.50$), prior to the issuance of this Development Permit.
 5. The Applicant/Developer shall be required to enter into a Haul Road Agreement with Public works manager of Smoky Lake County prior to the issuance of this Development Permit.
 6. The Applicant/Developer shall obtain a Historical Resources Act Approval from the Ministry of Arts, Culture and Status of Women prior to the issuance of this Development Permit.
 7. This Development Permit will expire ten (10) years from the date of issuance.
 8. The Applicant/Developer shall comply with all requirements of Alberta Environment and Protected Areas, including any registrations, permits, approvals and reclamation requirements.
 9. Reclamation and rehabilitation of the subject lands shall be in accordance with the Alberta Environmental Protection and Enhancement Act (EPEA) and the Code of Practice for Pits.
 10. Tree and brush removal on the subject lands shall take place only during the approved period of July 31 to April 15, as required by the Alberta Wildlife Act and the federal Migratory Birds Convention Act.
 11. Any burning of vegetation on the subject lands will require the Applicant/Developer to obtain a Burn Permit from Smoky Lake County's Fire Chief, or his designate, prior to commencement of burning.
 12. The Applicant/Developer shall submit a Fire Safety Plan to the satisfaction of Smoky Lake County's Fire Chief.
 13. All equipment and activities related to mining, excavating and crushing operations shall be located within, and take place in, areas approved for gravel extraction by this Development Permit.
 14. Hours of Operation shall be as follows:
 - a. **Crushing Operations:** 7:00 a.m. – 9:00 p.m., Monday through Saturday inclusive. No crushing shall be permitted on Sundays and Statutory Holidays.
 - b. **On-Site Development Operations (extraction, pit development, reclamation & tree removal):** 7:00 a.m. –

- 9:00 p.m., Monday to Saturday inclusive. No on-site development operation shall be permitted on Sundays and Statutory Holidays.
- c. **Hauling:** 7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. Hauling shall not be permitted on Sundays and Statutory Holidays.
15. The Applicant/Developer shall ensure that dust and noise control measures are undertaken so as to prevent such effects from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be positioned to act as a sound barrier and the Applicant/Developer shall utilize any and all methods of minimizing the noise created from machinery and pit activities wherever possible. The Applicant/Developer shall be required to provide dust control upon request by, and to the satisfaction of, Smoky Lake County.
16. The Applicant/Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
17. The Applicant/Developer shall install and maintain appropriate traffic and safety signage on and about the subject lands and adjacent road accesses.
18. Accesses and haul routes into extraction areas shall be located away from residential areas wherever possible.
19. No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary approvals under the Water Act and from the Department of Fisheries and Oceans, where applicable. Evidence of a Water Act approval or licence must be provided to the Development Authority for Smoky Lake County in cases where a surface waterbody is altered or disturbed.
20. All reasonable measures shall be taken by the Applicant/Developer to control erosion in the areas approved for sand and gravel extraction.
21. The Applicant/Developer shall obtain any and all approvals, permits, authorizations, certificates and licences, from any and all agencies, departments and authorities as may be required.
22. The use of engine-retarding brakes shall not be permitted within ½ mile of a residence on municipally-controlled roads.

CARRIED.

MPC25.11: Serben

4.1.3 DP-004-25: Recreational Use (Archery Range)

That the Municipal Planning Commission **APPROVE** Development Permit No. 004-25: **PLAN 0627587, BLOCK 1, LOT 1, for the development of a Recreational Use (outdoor archery range)**, subject to the following conditions:

1. The proposed outdoor archery range shall be sited and constructed as per the Site Plan, dated January 30, 2025, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:
- Minimum Front Yard Setback (from property line adjacent to RGE RD 190): **7.62 meters (65.0 feet)**.
- Minimum Rear Yard Setback: (from property line adjacent to property to the east): **20.0 meters (25.0 feet)**.

Minimum Side Yard Setback: **18.5 meters (60.0 feet).**

Minimum Side Yard Setback: **18.5 meters (60.0 feet).**

2. The Developer/Applicant shall ensure that a minimum separation of 90cm and 1.25m for wheelchair athletes is provided for each shooting lane.
3. The Developer/Applicant shall ensure that a 3.0m safety zone is established behind the shooting line.
4. The Developer/Applicant shall ensure that the shooting line is clearly and visibly marked. The demarcation lines must cross the shooting area's length and width and must outline the shooting lanes.
5. The Developer/Applicant shall ensure that the archery range is bounded by a fence with a minimum 4 foot height.
6. The Developer/Applicant shall ensure that appropriate berms and/or backstopping is installed behind targets, to the satisfaction of the Development Authority. The berms and backstopping must be high enough to stop arrows that have just missed the top of the butts at 90m.
7. The Developer/Applicant shall ensure that the waiting areas and observation areas are separated and delineated from the shooting area.
8. The Developer/Applicant shall obtain approval for the proposed approaches from the Smoky Lake County Road Foreman or his designate.
9. The Developer/Applicant shall install appropriate warning signage, in sufficient quantities and locations, to the satisfaction of the Development Authority, informing the public of an operating archery range.
10. During operation of the archery range, the Developer/Applicant shall ensure that a certified Range Safety Officer is present at all times.
11. During construction, the Developer shall keep the site in a clean and tidy manner, free from rubbish and non-aggregate debris.
12. The Developer/Applicant shall be required to obtain any and all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required. This includes obtaining the relevant Safety Codes Act Permits (Building, Gas, Plumbing, Electrical and Private Sewage Disposal System).

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

MPC25.12: Serben

That the Municipal Planning Commission Meeting of March 13, 2025, adjourn at 2:46 p.m.

CARRIED.

Dominique Céré, Chairperson

S E A L

Kevin Lucas, CAO

DRAFT

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.1

MEETING DATE	JUNE 25, 2025
FILE NO.	DP 025-25
LEGAL DESCRIPTION	PLAN 7821750, BLOCK 1, LOT 7
LOT AREA	1.05 ACRES
APPLICANT	ROBERT SCHAUB
LANDOWNERS	ROBERT SCHAUB, LISA MCMORROW & ANITA CURRAN
PROPOSED DEVELOPMENT	GARDEN SUITE
ZONING	MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	29180107
DIVISION	4

RECOMMENDATION

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.

BACKGROUND

1. The reason this application is being referred to MPC is that a **GARDEN SUITE** is a Discretionary Use in the Multi-Lot Country Residential (R1) District (Section 8.4) of Smoky Lake County Land Use Bylaw #1272-14.
2. Section 2.11.1.B – *Decisions on Development Permit Applications* of Smoky Lake County Land Use Bylaw #1272-14, states that the Development Authority Officer shall refer their recommendations to the Municipal Planning Commission for its consideration and decision regarding all applications for a Discretionary Use.

LAND USE BYLAW #1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

121. “**Garden Suite**” means a single-storey accessory building which contains a dwelling unit and is located in a building on a site that is separate from the main building in which the main use is a single detached dwelling. A Garden Suite has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the single detached dwelling located on the site. This use does not include Secondary Suites or Garage Suites.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW SECTION 8.4: MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT	PAGE 3
APPENDIX B	DEVELOPMENT PERMIT APPLICATION DP 025-25	PAGE 8
APPENDIX C	GENERAL LOCATION MAP	PAGE 12

Prepared by:


Jordan Ruegg

June 12, 2025

Date

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

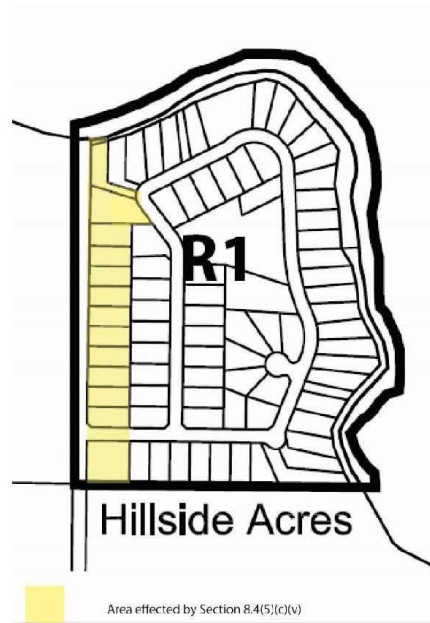
iii. Minimum Rear Yard Setback

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:



Lot 1, Blk 1, Plan 0120707	Lot 44, Blk 1, Plan 0421556
Lot 45, Blk 1, Plan 0421556	Lot 46, Blk 1, Plan 0421556
Lot 47, Blk 1, Plan 0421556	Lot 48, Blk 1, Plan 0421556
Lot 49, Blk 1, Plan 0421556	Lot 50, Blk 1, Plan 0421556
Lot 51, Blk 1, Plan 0421556	Lot 52, Blk 1, Plan 0421556
Lot 53, Blk 1, Plan 0421556	Lot 54, Blk 1, Plan 0421556
Lot 1, Blk 1, 0222047	

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 DP-025-25 APPLICATION

Section 61

SCHEDULE "A"

03-07

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only

Our File Number: DP-025-25 Your File Number: 12109 Roll Number: 29180109

Applicant Information

Applicant/Agent: Robert T Schaub Phone: 780 245 2598
 Address: 66 Woodbend Way Cell Phone: _____
 City/Prov: Alberta Fort Saskatchewan Postal Code: T8L 4R4 Fax: _____
 Email address: Schaub43@hotmail.com Signature: [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 7 Block 1 Plan 782150 and Part of 4 ¼ Sec 16 Twp 60 Rge 8 W4M
 Subdivision Name (if applicable) or Area of Development Sandy Lane
 Rural Address/Street Address Lot 30 Parcel Size 1.050 Acres
 Number of existing dwellings on property (please describe)
Power distribution 1 C - CAN
 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: _____

Schedule "A": Development Permit Application Form

Page 9 of 13.

Is the property the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? ☐ Yes ☒ No

If yes, please describe: _____

Is the property the subject of a licence, permit, approval, or other authorization granted by the Minister of Environment or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*? ☐ Yes ☒ No

If yes, please describe: _____

Is the subject property immediately adjacent to the County boundary? ☐ Yes ☒ No

If yes, the adjoining municipality is: _____

**The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act. Please see attached list of resources for identifying this information.*

Section B – Proposed Development Information

Estimated Cost of Project \$ 10,000 #1 12,000 #2

Estimated Commencement Date July 2025

Estimated Completion Date July 2026

Dwelling: Floor Area 384 sq. ft. % of Lot Occupied _____ Height of Dwelling 11 ft / m

Accessory Building Floor Area 432 sq. ft. % of Lot Occupied _____ Height of Acc. Bldg 14 ft / m

Parking: No. of Off-Street Parking Stalls (if applicable) _____

Land Use District (Zoning) of Property: Recreation

Description of Work: GARDEN SUITE

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 decision

Section 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

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ <u>250.00</u></p> <p>Receipt # <u>37297</u></p> <p>Receipt Date <u>June 3, 2025</u></p> <p>Date Received <u>JUNE 12, 2025</u></p> <p>*and deemed complete by Development Authority.</p> <p><input checked="" type="checkbox"/> Entered into MuniSight PD # <u>025-25</u></p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/></p> <p>Discretionary Use <input checked="" type="checkbox"/></p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p>
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DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: DP-025-25Roll Number: 29180107

DEVELOPMENT PERMIT SITE PLAN

DATE:	SIGNATURE OF APPLICANT:
DATE:	DEVELOPMENT AUTHORITY:

APPENDIX C – GENERAL LOCATION MAP (PLAN 7821750, BLOCK 1, LOT 7 – MONS LAKE DRIVE)



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

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