

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING  
OF THE SUMMER VILLAGE OF WHITE SANDS  
AGENDA  
held on September 14,2022 at 11:00 A.M.  
Multi-Plex Hall, 8 Front Street, White Sands  
10**

**Present:**

Lorne Thurston, Chairman, Deputy Mayor,  
Ed Waugh, Board Member, Councillor,  
Vacant, Board Member Councillor,  
Dean Pickering, Chief Administrative Officer,  
Leann Graham, Development Officer,

**Public: ()**

1. **Call to Order:**
2. **Agenda Additions/Approval**
3. **Development Application #702 – Roger Ficko – Development Variance**
4. **Adjournment**

Public Welcome to Attend.

Summer Village of **White Sands**

**Request For Decision**

**Agenda Item: 3.1**

**Issue:**

Applicant: Roger Ficko  
Development Application: #702  
Legal: Lot 36, Block 5, Plan 9721576  
Civic: #14 Destini Drive  
Proposed Subdivision: Move in RTM Single Family Dwelling

**General:**

The applicant is proposing to move in a 1040 sq ft RTM that is not of new construction and has requested a variance of Land Use Bylaw 186-22 Schedule B Supplementary Regulation 2.2.2.

**Development Review:**

Requirements pertaining to the proposed development are regulated within the Land Use Bylaw 186-22 as follows:

- Minimum Rear Yard – 10 meters - Proposed 34 meters
- Minimum Front Yard – 9 meters required – Proposed 13 meters
- Minimum Side Yard – 3.0 meters Proposed 3.0 and 19.5 meters
- Maximum Parcel Coverage – 15% coverage – proposed 5.2%

**Recommendation**

That the Municipal Planning Commission approves this application subject to the following conditions:

1. The application receives a variance of Land Use Bylaw 186-22 Schedule B Supplementary Regulation 2.2.2 that all buildings erected or place on a parcel shall be construction of new material only;
2. Land Use District conditions include, but are not limited to minimum land use bylaw requirements:
  - a. Front Yard Setback of 9.0 m
  - b. Side Yard Setback of 3.0 m
  - c. Rear Yard Setback of 10.0 m
  - d. Building Height not to exceed 10.0 m;
  - e. Minimum Floor Area of 70.0 m<sup>2</sup>;
  - f. Maximum Parcel Coverage of 30%.
3. That the dwelling be constructed on a permanent foundation;
4. Any damage caused during transport of the dwelling to public lands including but not limited to roads, trees, and grass are the sole responsibility of the applicant to repair and at no cost to the summer village of white sands;
5. Security Deposit of **\$8,580.00** to ensure land use bylaw compliance will be

required prior to building permit issuance. 50% will be refunded once foundation is completed in correct location; and the remaining 50% will be refunded once the building permit file is closed.

6. Safety Codes permits must be obtained prior to construction. Building permits can be obtained via the Summer Village Office (Phone 403.742.4717, located at #1 Hall Street, Rochon Sands, AB). Office hours are 8:30 a.m. to 4:30 p.m. Monday to Friday. Additional Safety Codes Permits may be obtained directly from the Safety Codes provider, IJD Inspections Ltd. Their phone number is 403.346.6533. Permits which may be required for this development include: BUILDING, PLUMBING, GAS, ELECTRICAL AND PRIVATE SEWAGE.
7. Compliance with the provisions of Land Use Bylaw # 186-22 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
8. The applicant is responsible for ensuring all development is outside of active utility right-of-ways;
9. The developer is responsible for making suitable arrangements with the utility companies for provision of services and/or necessary easements.
10. Any excavation must not affect adjoining properties and cause minimal environmental disruption; and
11. Construction waste is to be hauled directly to the Stettler Regional Landfill.

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**Alternatives:**

Defeat the application stating reasons.

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**Author:**

Leann Graham, Development Officer

Hi Leann and Melissa,

Krystle and I sent in a request to extend our permit (attached) and we were also hoping to put in an Amendment Application for a Variance to the Site Plan to the Rear of the Lot.

Based on the lot sizes in this area (original area of White Sands) being much smaller than most we were hoping to acquire a Variance of 16 feet towards the Rear Setback. Please see attached Revised Site Plan and below rationale for this request.

Rationale:

- allow for better land use on the smaller lot
- will dissolve an encroachment onto the Municipal Reserve (MR)
- Family Gathering/Fire Pit Area would be away from the Municipal Reserve between cabin and garage, this would decrease risk to MR
- will allow for proper separation between current structures (Garage and Septic Tank)
- will not impact any neighbouring properties
- emphasis on enhancing the visual appeal to the neighbourhood by building a well laid out cabin on the property

Our goal is to have a well kept community friendly property, with a completed cabin and garage that is aesthetically pleasing for our neighbouring properties. This variance will allow a better setback of the cabin and consistent spacing within the lot size.

Please let us know if you require any further documentation to request this amendment. We appreciate your knowledge on these requests and look forward to following the proper steps in order to start the building of our lake property!

Thank you all in advance for your time and we look forward to working through this process with you!

Tim & Krystle Lindberg  
#18 4th Street  
Summer Village of White Sands

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