



| Box 460 56 Wheatland Ave. Smoky Lake AB T0A 3C0

TOWN OF SMOKY LAKE

INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD (ISDAB)

WRITTEN DECISION OF THE BOARD

File No.: ISDAB-2026-001

Development Permits: DP-015-2025 & DP-016-2025

Hearing Date: March 25, 2026

Decision Date: April 10, 2026

BETWEEN

Town of Smoky Lake, Development Authority

and

815213 Alberta Ltd & Lori Danyluk

IN THE MATTER OF AN APPEAL

Pursuant to the provisions of the *Municipal Government Act*, RSA 2000, c. M-26, as amended, the Intermunicipal Subdivision and Development Appeal Board (the “Board”) has considered an appeal regarding the decision of the Municipal Planning Commission to approve Development Permit Nos. DP-015-2025 and DP-016-2025 for row housing developments located at:

- Lot 13, Block 7, Plan 0721842
- Lot 14, Block 7, Plan 0721842

in the Town of Smoky Lake, Alberta.

BOARD PANEL

- Margaret Allan Newell – Chair
- Christine Hansen – Board Member
- Jerry Melnyk – Board Member



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IN ATTENDANCE

- Chyenne Shaw – SDAB Clerk

DECISION

The appeal is ALLOWED.

The decision of the Municipal Planning Commission to approve Development Permit Nos. DP-015-2025 and DP-016-2025 is **REVOKED**, and the proposed development is **NOT APPROVED**.

REASONS FOR DECISION

In making its decision, the Board carefully considered all oral and written submissions presented at the hearing, as well as the applicable statutory and planning framework.

1. Emergency Access and Fire Safety Concerns

Evidence presented during the hearing raised significant concerns regarding emergency vehicle access to and within the subject site and the surrounding roadway network.

The Board finds that:

- Adequate access for emergency vehicles, including fire apparatus, is a fundamental requirement of sound planning and public safety;
- Concerns were raised regarding the ability of fire trucks to safely navigate the roadway, particularly with increased on-street parking, and to reach portions of the proposed development distant from roadways;
- The Board did not receive sufficient evidence demonstrating that emergency access requirements would be met.
- No conclusive confirmation was provided that the development complies with applicable fire access requirements, including maneuverability, clearance, and operational safety. The absence of this information creates uncertainty regarding compliance with fire safety standards.

2. Compliance with Applicable Standards

While row housing is a permitted use within the applicable Land Use District, compliance with all relevant regulations and safety requirements must still be demonstrated.



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The Board finds that:

- The Applicant did not sufficiently demonstrate that the proposed development meets all necessary safety and operational requirements, particularly related to emergency access, waste collection, and adequate parking;
- The Board observed that the subject properties are currently undeveloped and there are no physical constraints preventing development of a fully compliant design that does not require varying the Town's land use and development bylaws.

CONCLUSION

The Board recognizes that ensuring safe access for emergency services is paramount.

The Board concludes that:

- The uncertainty surrounding fire access and safety represents a significant planning concern; and
- In the absence of clear evidence confirming compliance with applicable standards, approval of the development would be premature and not in the public interest.

For the reasons outlined above, the Board finds that the proposed development cannot be supported.

RIGHT OF APPEAL

This decision may be appealed to the Court of King's Bench of Alberta on a question of law or jurisdiction within thirty (30) days from the date of this decision.



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ISSUED this 10 day of April, 2026.

INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

A handwritten signature in black ink, appearing to read "M. Newell", written over a horizontal line.

Margaret Allan Newell, Chair

A handwritten signature in black ink, appearing to read "Chyenne Shaw", written over a horizontal line.

Chyenne Shaw, SDAB Clerk