



# A G E N D A

## Municipal Planning Commission

Tuesday, June 18, 2024 - 1:30 PM - MD Council Chambers

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Page

### CALL TO ORDER

### ADOPTION OF AGENDA

- 2.1 June 18, 2024 Municipal Planning Commission Agenda

*Proposed Motion: Move to adopt the June 18, 2024 Municipal Planning Commission Agenda as presented.*

### ADOPTION OF MINUTES

- 3.1 April 16, 2024 Municipal Planning Commission Meeting Minutes 3 - 7

*Proposed Motion: Move to adopt the April 16, 2024 Municipal Planning Commission Meeting Minutes as presented.*

[20240416 - MPC Minutes - FINAL](#)

### DEVELOPMENT PERMIT APPLICATIONS

- 4.1 **File # 24-D-011 Eben** 8 - 33

*Proposed Motion: Move to approve Development Permit Application 24-D-011 for Dwelling, Single-Detached within flood plain with conditions as per the attached report.*

[1. 24-D-011 Municipal Planning Commission Report](#)

[2 Application](#)

[3. Building Plans](#)

[4. Flood Overlay Map](#)

[5. Lot Grading Plan](#)

[6.. Location Map](#)

[7. Zoning Map](#)

[8. Site Inspection Photos](#)

[9. Full title 24-D-011 - Redacted](#)

- 4.2 **File # 24-D-015 Forsyth** 34 - 51

*Proposed Motion: Move to approve Development Permit 24-D-015 for **Dwelling, Single-Detached with Variance to Rear Yard Setback** with the conditions as per the attached report.*

[1. 24-D-011 Municipal Planning Commission Report](#)

[2. Application - Redacted](#)

[3. Location-Map](#)

[4. Zoning Map](#)

[5. Site Inspection Photos](#)

[6. Title - redacted](#)

**ROUND TABLE**

**NEXT MEETING**

6.1 Next Municipal Planning Commission Meeting on \_\_\_\_\_  
at \_\_\_\_\_ p.m.

**ADJOURNMENT**

# MINUTES

**Municipal Planning Commission Meeting  
April 16, 2024 1:30 p.m.  
MD Council Chambers**

<b>MEMBERS PRESENT</b>	Lana Spencer Norm Seatter Debbie Parsons Brad Pearson Carol Stockman Darren Fulmore Becky Pieffer	Commission Member (Chair) Commission Member (Vice-Chair) Commission Member Commission Member Commission Member Commission Member Commission Member
<b>IN ATTENDANCE</b>	Ann Holden Rudolf Liebenberg Samantha Dyck Dawn Lynn Durocher	Development Authority, MDLSR Operational Director, MDLSR Development Authority, MDLSR Municipal Clerk, MDLSR
<b>CALL TO ORDER</b>	L. Spencer called the meeting to order at 1:32p.m.	
<b>INTRODUCTIONS</b>	Introductions of Municipal Planning Commission members, and administration employees were made.	
<b>ADOPTION OF AGENDA</b>	<p><b><u>MOTION: MPC 013-24</u></b>                  Moved by D. Fulmore to adopt the April 16, 2024 Municipal Planning Commission Agenda as amended.</p> <ul style="list-style-type: none"> <li>- Add 4.0 Nominations for Chairperson &amp; Vice-Chairperson of the Municipal Planning Commission.</li> </ul> <p style="text-align: right;"><b>CARRIED</b></p>	
<b>APPOINTMENT OF CHAIR</b>	Call for Nominations for Chairperson - B. Pearson nominated L. Spencer. L. Spencer accepted.	
	<p><b><u>MOTION : MPC 014-24</u></b>                  Moved by D. Fulmore to appoint L.Spencer as Chairperson of the Municipal Planning Commission.</p> <p style="text-align: right;"><b>CARRIED</b></p>	
<b>APPOINTMENT OF VICE-CHAIR</b>	Call for Nominations for Vice-Chairperson - D.Fulmore nominates N. Seatter. N Seatter accepted.	
	<p><b><u>MOTION: MPC 015-24</u></b>                  Moved by B. Pearson to appoint N. Seatter as Vice-Chairperson of the Municipal Planning Commission</p> <p style="text-align: right;"><b>CARRIED</b></p>	
<b>ADOPTION OF MINUTES</b>	<p><b><u>MOTION: MPC 016-24</u></b>                  Moved by N. Seatter to adopt the February 27, 2024 Municipal Planning Commission Meeting Minutes as presented.</p> <p style="text-align: right;"><b>CARRIED</b></p>	
<b>DEVELOPMENT APPLICATIONS</b>		
<b>24-D-006</b>	Applicant: Rhonda Melnyczuk Development File #: 24-D-006 Legal Land: 9623055; 1; 8 (SW-22-72-5-W5) Rural Address: 9 Eating Creek Terrace Zoning: Residential Un-Serviced District (RUS).	
	<p><b>General Background</b></p> <ul style="list-style-type: none"> <li>• The parcel is located in Poplar Lane.</li> <li>• The lot is 1.21 hectares (2.99 acres).</li> <li>• The parcel has a dwelling.</li> <li>• The following Development Permits were issued for this lot:                          98-D-065: Double Wide Mobile Home</li> <li>• The parcel is accessed via Eating Creek Terrace Road.</li> </ul>	

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## Site Analysis

- The land is within the Floodplain Protection Overlay.
- Access to the land is via Eating Creek Terrance Road.
- The land is within 800 m of HWY 2 – a roadside development permit from Alberta Transportation may be needed for this development.
- The ground where the shop is proposed must be elevated to protect it from flood water. The MD does not have data on how much the shop needs to be elevated. The dwelling is at 593.40 m, which is within the flood overlay.
- The use of the accessory building is personal: to store an RV and a boat.

## **MOTION: MPC 017-24**

Moved by N. Seatter to approve application **24-D-006** for **Accessory Building (60' X 40') to Dwelling, Single-Detached** with the following conditions as amended:

1. Must meet minimum setback of:  
Front Yard - 7.5 meters (24.6 feet) from property line  
Side Yard - 7.5 meters (24.6 feet) from property line  
Rear Yard - 30 meters (100 feet) from property line  
NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. The developer shall be made aware that the proposed development lies within a 1 in 100 year floodplain. Due to the potential for flood activity in the area, the Municipal District of Lesser Slave River No. 124 Development Authority requires that the developer implement preventative measures and enter into a written agreement that can be caveated or otherwise registered against the titles of the affected lands, that:
  - a). The developer and/or any subsequent landowners shall be responsible for any damage or loss caused by flooding, erosion or subsidence;
  - b). The developer and/or any subsequent landowners shall indemnify the Municipal District of Lesser Slave River No. 124, and related parties, against any loss, damage or costs, etc.; and
  - c). Development on the lands shall be restricted so as to comply with the preventative measures referred to in subsection 6.1.3 of the Land Use Bylaw 2021-17 and in any further or other manner that the Development Authority deems appropriate.
3. The lowest entry point for the dwelling is 595 metres and for the shop 594.5 metres above sea level. The required elevation may be achieved by engineered landfill or structural elevation. Where landfill is used the top of the toe of the slope shall be no closer than 1 m from the property line. Where landfill or structural alteration means are used to attain the required elevation, the owners/developers shall enter into an agreement registered as a caveat on title:
  - (i) To save harmless the subdivision and development authority and the province of Alberta in the event of flood damage to the building or contents there of; and,
  - (ii) To maintain, in good condition, the means used to attain the required elevation.
4. Accessory building height shall not exceed 8 meters (26.3 feet)
5. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta require that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, and shall provide a copy to the Municipal District immediately.
6. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
7. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact the MD Transportation Department for a road weight control special permit.
8. Landowners shall be required to obtain a new development permit from the Development Authority if the accessory building is to:
  - a). become the main building on a lot; or
  - b). contain the primary use on the property.
9. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
10. The developer shall keep site clean and orderly.

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11. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <http://livefiresmart.ca/> OR [www.firesmartcanada.ca](http://www.firesmartcanada.ca)
12. No other buildings or use are allowed on this lot without municipal authorization.
13. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
14. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
15. The development shall not commence until 21 days after the Date of Decision.
16. The Development Permit is valid for a 12-month period starting from the Date of Decision.
17. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.
18. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
19. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
20. Any appeal of this decision lies to the Lands and Property Tribunal, pursuant to section 685(2.1) of the Act.

**CARRIED**

C. Stockman exited at 3:02PM  
C. Stockman returned at 3:04PM

## SUBDIVISION APPLICATIONS

### 24-S-03

Applicant: Dwayne Edmundson (On-Site Surveys)  
Owner: Donna and Murray Packolyk  
Subdivision File #: 24-S-03  
Legal Land: 0921918; 1; 3A (NE-20-72-5-W5)  
Rural Address: 54032 Poplar Lane

#### General Background

- The parcel's plan number was a lot line adjustment from 2009 to consolidate Plan 3133NY; block 1; lot 3 and 3133NY; 1; R2.
- Council made a motion in 1998 to remove the reserve designation of land in front of the lot.
- At one point the landowner had a mink farm on the lot (licence from 1969)
- Existing buildings: The lot has a dwelling, a shop and two smaller sheds.
- A gas line and an above ground electrical line is located along the front line of the lot.
- There is an agreement between the landowner of 3133NY;1;3 and Poplar Lane Water Co-op Ltd. for the waterline located within 7 metres of the south (front) property line from 1997.
- There are no development permits on file for the dwelling or the garage. Since both were constructed prior to 1995, they are considered legal non-conforming. The following files were examined: 0921918;1;3A, from file 3133; 1; 3, NE-20/SE-29-72-5-W5.

#### Site Analysis

- There are no oil and gas (AER) pipelines or wells on the property.
- The parcel is within 3.2 km of the Town of Slave Lake and Sawridge First Nation.
- The existing approach to proposed lot 3C must be inspected to confirm that it is up to the MD standard. A new approach needs to be installed for proposed lot 3B.
- Adjacent uses:
  - North and south: Privately owned vacant land.
  - East and west: 9 acre developed lots
- No geotechnical study was done for this subdivision application.

- Alberta Soil Viewer has rated the Poplar lane area as a location with moderate limitations to growth on 80% of the land and very severe limitations to growth due to drainage issues on 20%.
- There is 11 m drop from the front of the lot the rear yard on a 244 m deep yard. The average grade is 4.5 %.
- Research on flood studies commissioned for the MD (Poplar Lane Flooding Assessment Report from 2002 and Eating Creek Flood Mitigation Engineering Preliminary Design Report from 2019) and the wet areas mapping from the provincial One Stop system are not raising red flags on flooding on this particular lot.
- This subdivision would not create any new roads for the MD to maintain.
- The proposed lot will have to connect to the main water line. This is done prior to endorsement.
- There is no municipal sewer for Poplar Lane. Lot 3B must install a private sewer system when it is developed. The private sewer system on proposed lot 3C must conform with the current private sewer standard or be upgraded.
- There is no historical resource designation for the parcel.
- The proposed parcels are more than 2 km from a sewer lagoon and more than 2 km from a reclaimed landfill (TOSL).

**MOTION: MPC 018-24**

Moved by D. Parsons to approve the Subdivision application **24-S-03** with the following conditions as amended.

- a. That prior to the endorsement the registered owner and/or developer enter into and comply with the terms and conditions of a development agreement with the Municipal District of Lesser Slave River pursuant to Section 655 of the Municipal Government Act, which the development agreement may be registered by way of caveat against the subject title. *This Development Agreement may include provisions for water curb stop, electricity, gas, and access approaches to the appropriate lots.*
- b. That the municipal water line is registered on title.
- c. Pursuant to the Subdivision and Development Regulation, the applicant confirms that the existing sewage disposal system is in compliance with the Alberta Private Sewage Systems Standard of Practice 2021 and amendments thereto. Should the existing system not be in compliance a new or modified system must be installed.
- d. Prior to endorsement of this subdivision, the landowner prepares a Stormwater Management Plan. This Plan must ensure that drainage on the lands must not affect neighbouring parcels and meet all legislative requirements. Furthermore, if required, drainage ditches must be installed and registered on title.
- e. Prior to endorsement of an instrument affecting this plan, the landowner pays an off-site levy of \$1000 per lot (\$2000) to the Municipal District of Lesser Slave River in accordance with the Municipal District’s policies and bylaws.
- f. That land taxes are fully paid prior to final approval (endorsement) of this instrument effecting the subdivision is requested.
- g. This conditional subdivision approval is valid for one year. If the developer cannot complete the conditions in this time frame, the developer shall apply for a subdivision time extension.

**CARRIED**

**ROUNDTABLE**

- MPC Member Training including sewer guidelines, and flood plains – Rudolf to follow up.

**ADJOURNMENT**

**MOTION: MPC 019-24**

Moved by D. Fulmore to adjourn the meeting at 3:09 p.m.

**CARRIED**

The Next Municipal Planning Commission meeting is Tuesday, May 21, 2024 at 1:30 p.m

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Development Authority

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Chairperson



## Lesser Slave River

### Municipal Planning Commission – Development Report

Prepared by Samantha Dyck

June 18, 2024

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#### Land Information

Applicant: Donna Eben  
Landowner: Nadine Verschoor and Donna Eben  
Development File #: 24-D-011  
Legal Land: NE-1-73-6-W5)  
Rural Address: D 730072 RGE RD 60  
Zoning: Residential Un-Serviced District (RUS).

#### Purpose

To consider development permit application 24-D-011 for **Dwelling, Single-Detached within the flood plain.**

#### General Background

- The parcel is located north of the regional airport and adjacent to Lesser Slave Lake.
- The lot is 25.1 hectares (61.9 acres).
- The parcel has one dwelling.
- The following Development Permits were issued for this lot:
  - 22-D-011 Seasonal Dwelling
- The proposed building area is within a 100-year flood plain.

#### Site Analysis

- The land is within the Floodplain Protection Overlay.
- Access to the land is via Range Road 60.
- The ground where the dwelling is proposed must be elevated to protect it from flood water. As per the Lot Grade Plan provided, the property has grades at 578-579m. The dwelling is set at 580.00m, which is above the flood plain. The applicant is to have a 14-inch cement pad poured to put the dwelling on.
- This is a large parcel with one seasonal dwelling and multiple RVs during the summer months.
- The park model on site is to be removed from site to add the Dwelling, Single-Detached. Currently, the park model is sitting on blocks off the side of the approved development site.

#### Planning Considerations and Rationale:

*Municipal Development Plan (2012):*

##### *Section 2.2.1*

*Parts of some of the Community Areas are subject to a potential flood hazard. No permanent structures shall be permitted within the flood plain of any river, stream or lake shore unless an assessment prepared by a qualified professional determines that the flood plain does not impact the development, or if proper floodproofing techniques are applied. A certificate from a qualified, registered professional engineer shall be required to confirm that the development has been properly flood proofed.*

The MDP identifies the subject lands as a Community Area, as well as a Recreation Area. Section 2.2.1 states that no permanent structures shall be permitted within the floodplain of any river, stream, or lake shore unless an assessment prepared by a qualified professional determines that the flood does not impact the development or if proper floodproofing techniques are applied. The applicant has had the property surveyed to identify the top of bank for the lake and the grades of the property.



## Lesser Slave River

*Waterfront Intermunicipal Area Structure Plan 2007-01*

*Section 5.1.11*

*The minimum elevation for the lowest entry point of a permanent development within 100m of the shore of Lesser Slave Lake is 579.7 meters above sea level. The minimum elevation for the lowest entry point of a permanent development more than 100m from the shore of Lesser Slave Lake is 579.1 meters above sea level. No development below grade is permitted. Developers may increase the elevation of the site to achieve the required grade level with an approved drainage management plan.*

The applicant has had a Lot Grade Plan prepared for this area showing that the development, a bungalow, will be placed at 580.0 meters, on a prepared pad, and as such, is above the identified 100-year floodplain. The applicant will place the dwelling at 36.78 meters from the top of bank, which meets the criteria identified in the plan.

*Land Use Bylaw (2021)*

*Floodplain Protection Overlay*

- 6.1.1 *The purpose of this Overlay is to provide for the safe and efficient use of lands which are within the defined floodplains in the MD, typically those areas defined as being within the 1:100-year floodplain, have experienced flooding, and/or are within 30 m of a water body.*
- 6.1.2 *All uses on lands where the Floodplain Protection Overlay applies shall be considered discretionary, except for Public Utilities and Passive Recreation.*
- 6.1.3 *The Development Authority shall not approve development permit applications that include new or replacement of permanent structures and buildings in areas that the Floodplain Protection Overlay applies to, unless the applicant can demonstrate:*
- a) *that preventative engineering and construction measures can be used to make the site suitable for the proposed development or to protect the development from potential flooding hazards, stamped by a registered engineer;*
  - b) *mitigation methods that meet any federal or provincial policies or regulations for building in flood-susceptible areas;*
  - c) *that new permanent structure or building is elevated above the 1:100-year floodplain and is designed to be relocatable should the 1:100-year floodplain change. No basements are permitted for new construction or redevelopment and dwellings will be required to be constructed in a manner to enable them to be relocated in the future; and*
  - d) *that the change or development of the site should not direct water onto other properties.*
- 6.1.4 *If the Development Authority approves any development permit application for lands within the Floodplain Protection Overlay, the developer shall be required to implement the preventive measures referred to in subsection 6.1.3, and enter into a written agreement that can be caveated or otherwise registered against the titles of the affected lands, that:*
- (a) *the developer and/or any subsequent landowners shall be responsible for any damage or loss caused by flooding, erosion or subsidence;*
  - (b) *the developer and/or any subsequent landowners shall indemnify the Municipality of Lesser Slave River No. 124, and related parties, against any loss, damage or costs, etc.; and*
  - (c) *development on the lands shall be restricted so as to comply with the preventative measures referred to in subsection 6.1.3, and in any further or other manner that the Development Authority deems appropriate.*



## Lesser Slave River

The development fits the description of Dwelling, Single-Detached in the Residential Un-Serviced (RUS) district. This is a permitted use in the RUS district. The applicant is not asking for any variances, but it is discretionary as the lot is under the floodplain overlay.

### Administration Recommendation:

Administration has completed a review of the development permit application; and is supportive of the application for the following reasons:

1. The proposed development is consistent with the applicable statutory plans as long as proper flood techniques are applied.
2. The owner shall indemnify the MD for any loss caused by future flooding, erosion or subsidence.

Approve the application for **Dwelling, Single-Detached** with the following conditions:

1. **Must meet minimum setback of:**
  - Front Yard - 7.5 meters (24.6 feet) from property line**
  - North Side Yard - 7.5 meters (24.6 feet) from property line**
  - South Side Yard - 7.5 meters (3.9 feet) from property line**
  - Rear Yard - 30.0 meters (100 feet) from property line (Top-of-Bank)**

**NOTE: A minimum setback of 30 m (100 ) shall be provided for all buildings from the top-of-bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.**
2. The developer shall be made aware that the proposed development lies within a 1 in 100-year floodplain. Due to the potential for flood activity in the area, the Municipal District of Lesser Slave River No. 124 Development Authority requires that the developer implement preventative measures and enter into a written agreement that can be caveated or otherwise registered against the titles of the affected lands, that:
  - a) the developer and/or any subsequent landowners shall be responsible for any damage or loss caused by flooding, erosion or subsidence;
  - b) the developer and/or any subsequent landowners shall indemnify the Municipal District of Lesser Slave River No. 124, and related parties, against any loss, damage or costs, etc.; and
  - c) development on the lands shall be restricted so as to comply with the preventative measures referred to in subsection 6.1.3 of the Land Use Bylaw 2021-17 and in any further or other manner that the Development Authority deems appropriate.
3. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta requires that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, shall provide a copy to the Municipal District immediately.
4. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
5. BUILDING PERMITS WILL ONLY BE ISSUED FOR HOMES THAT COMPLY WITH THE REQUIREMENTS OF THE New Home Buyer Protec on Act and is built by a person that holds the appropriate licence or authorization or is exempt from the requirement for a licence or authorization. For more information and updates: [HomeWarranty.Alberta.ca](http://HomeWarranty.Alberta.ca) and [www.builderlicencing.alberta.ca](http://www.builderlicencing.alberta.ca) or contact [builderlicencing@gov.ab.ca](mailto:builderlicencing@gov.ab.ca) or 1866-421-6929.



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6. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
7. All decks greater than 0.6 m (2 ) in height shall be attached to either the principal building or accessory building/structure. In no instance shall a deck be permitted to be attached to a recreational vehicle.
8. Decks shall remain uncovered and unenclosed; if they do become covered and enclosed, they shall be considered an addition to the principal building or an accessory structure and shall be required to meet all applicable regulations in their district and the Alberta Building Code.
9. It shall be the responsibility of the owner to place the modular home on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
10. Land within the setback areas of slopes and watercourses shall be kept in its natural state. Existing vegetation or tree removal shall not be permitted unless the Development Authority is satisfied, through the submission of a detailed geotechnical engineering study from a registered engineer, that the removal of the vegetation or trees will not have an adverse effect on the integrity of the slope. Where vegetation is to be retained a covenant shall be registered against the property preventing future removal or damage of the vegetation.
11. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact the Transportation Department at [info@mnlr.ca](mailto:info@mnlr.ca) for a road weight control special permit.
12. Seasonal dwellings: Buildings and/or structures that are used for accommodation but are not constructed to the Alberta Building Code or applicable CSA standards shall be considered seasonal dwellings and are not to be inhabited on a year-round basis, regardless of the district that they are located in.
13. Principal building height shall not exceed 10.6 meters (34.8 feet).
14. Where municipal water and/or sewer service is available the landowner/developer is responsible for all costs and fees associated with the provision of service to the property, as per Bylaw 2003-08.
15. The developer is encouraged to FireSmart buildings and proper es to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
16. The developer shall keep site clean and orderly.
17. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
18. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence un l a er the board of appeal has rendered a decision.
19. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to sec on 685(2.1) of the Act.
20. The Development Permit is valid for a 12-month period starting from the Date of Decision.
21. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.



## Lesser Slave River

22. The development shall not commence until 21 days after the Date of Decision.
23. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
24. This permit does not excuse any violation of any regulation or act which may affect the proposed project.

### **Attachments**

1. Application
2. Building Plans
3. Flood Overlay Map
4. Lot Grade Plan
5. Location Map
6. Zoning Map
7. Site Inspection Photos
8. Title



Lesser Slave River  
Planning & Development

DEVELOPMENT PERMIT APPLICATION

I/We hereby make application under provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

Application No.: 24-D-011  
Form Received: Apr 04/24

I/We understand that this application must contain the following:

STRUCTURE INFORMATION:		SITE INFORMATION:		BUILDING PLANS OUTLINING:	
Proposed Structure	Proposed Use	Site Plan (page 4)	Size	Floor Plan	
Existing Structure	Existing Use	Setbacks	Height	Exterior Finishes	

APPLICANT NAME: [REDACTED]

POSTAL ADDRESS: [REDACTED] POSTAL CODE: T0G 2A0

HOME NUMBER: [REDACTED] CELL NUMBER: SAME

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Complete if different from applicant:

REGISTERED LANDOWNER NAME: [REDACTED]

POSTAL ADDRESS: [REDACTED] POSTAL CODE: T0G 2A0

HOME NUMBER: [REDACTED] CELL NUMBER: SAME

LAND LOCATION:

NE 1 : 73 6 W5 OR

Quarter Section Township Range Meridian Lot Block Plan

TOTAL NUMBER OF:

61.9 OR

Acres Hectares

DESCRIBE THE EXISTING DEVELOPMENTS ON THE LAND:

SEASONAL DWELLING



**Lesser Slave River  
Planning & Development**

**DEVELOPMENT PERMIT APPLICATION | SECTION 2**

Application No.:

**DESCRIBE THE PROPOSED DEVELOPMENT:**  
SEASONAL CABIN

**DESCRIBE THE PROPOSED USE:**  
SUMMER DWELLING

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**IF DEVELOPMENT/USE INVOLVES CONSTRUCTION:**

Building Size: 74' x 52'	sq. m. sq. ft. Metres Feet	Living area Length x Width: 50' x 28'	1400 sq. ft. Footprint	Metres Feet
Height (grade to peak): 26'				
Roofing Material: metal		Siding Material: Hardie board		
Front Yard Setback to Property Line: 100'	Metres Feet	Rear Yard Setback to Property Line:		Metres Feet
Smallest Side of Yard Setback to Property Line: 100'	Metres Feet	Estimated Cost of Project: \$ 250,000.00		
Start Date: ASAP		Estimated Completion: Fall 2024		

Is this Application for the Principal or Secondary Use on this Parcel? (please check one)      Principal      Secondary

Is the Development Within 1/2 mile of a Provincial Highway?      Yes       No

    If yes, Highway #:

    If yes, a Roadside Development Permit is Required from Alberta Transportation. Provided?      Yes      No

Does the Subject Land Contain an Oil or Gas Facility or Pipeline?      Yes       No

Does the Subject Land Contain a Water Body or River?      Yes       No

    If yes, Name:

Is the Development Near Slopes of 15% or Greater?      Yes       No

Type of Sewage System:  
(septic field, holding tank, open discharge, lagoon, municipal servicing)      HOLDING TANK

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.  
NOTE: Registered Owner's signature is required if different from applicant.

Signature of Applicant: \_\_\_\_\_  
Signature of Registered Landowner: \_\_\_\_\_

Date: April 24/24  
Date: April 24/24

**FOR ADMINISTRATIVE USE**

Land Use Classification:

Fee Enclosed:      Yes      No      Amount: 250.00

Receipt No.: 183285



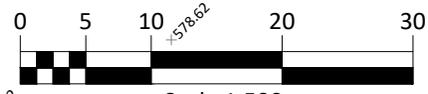
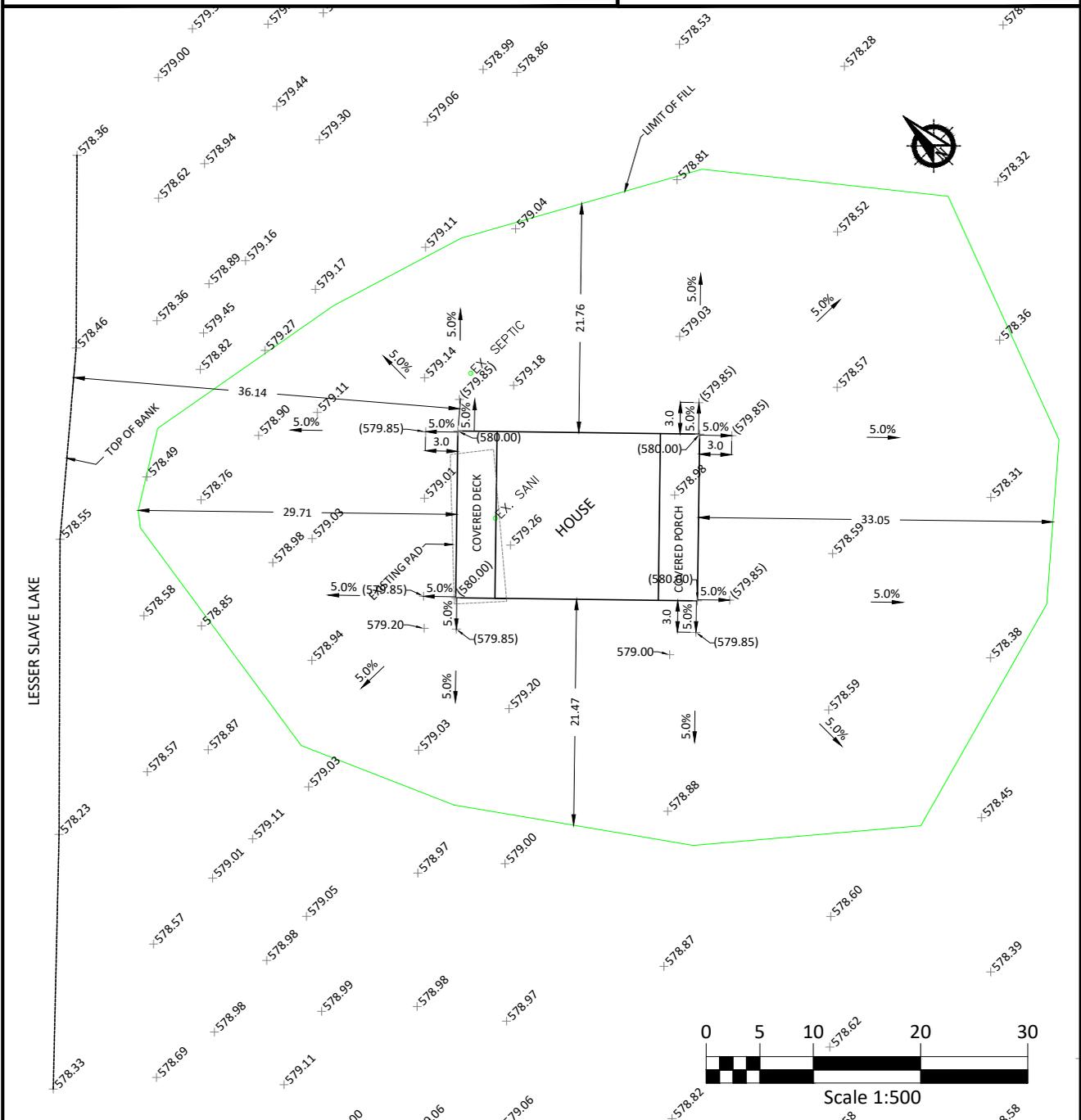
Same spot as park model before

# LOT GRADING PLAN

Civic Address: 730072 Range Road 60

Legal Description: NE1 73-6-5

Client: Donna Eben

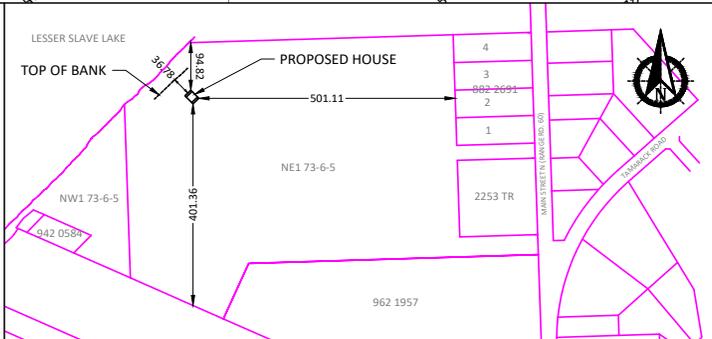


**NOTE:**

LOT AREA: 30.37 HA  
 HOUSE AREA: 241.6 SQ M  
 HOUSE COVERAGE: 0.08%

FINISHED FLOOR ELEV.: 580.3 m (TOP OF 0.3m CONCRETE SLAB)

SAN. SEWER INVERT: (to be determined)  
 100mm PVC @ MIN. 2% GRADE  
 WATER INVERT: unknown  
 20mm MUNICIPAL TUBING MIN. 300mm SEPARATION FROM SANITARY SEWER



2195 Mistassiniy Rd. N  
 Box 458  
 Wabasca, AB T0G 2K0  
 O: 780-891-0389 F: 780-891-9109  
 www.mesl.ca

**Notes:**

- Distances shown are in metres. Elevations are Geodetic and to finished grade unless otherwise shown
- Proposed grades are shown thus (548.91)
- Existing grades are shown thus 548.91
- This plan is subject to approval of the Local Approving Authority
- Datum: ASCM #331124 with Elevation = 580.582m

Drawing Name: Plot Plan 240530JK.dwg

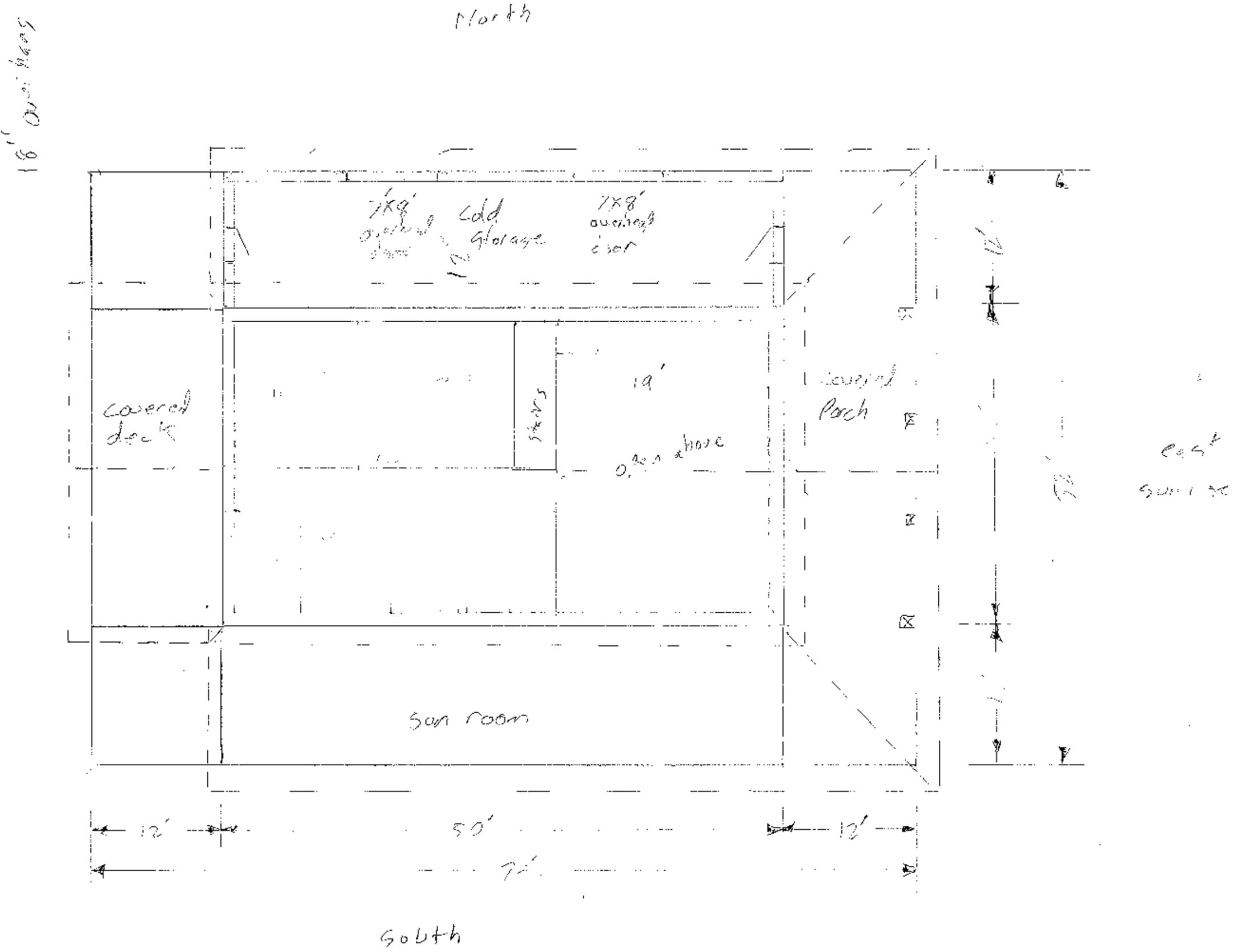
Page: 1 of 1

Surveyed On: May 28, 2024

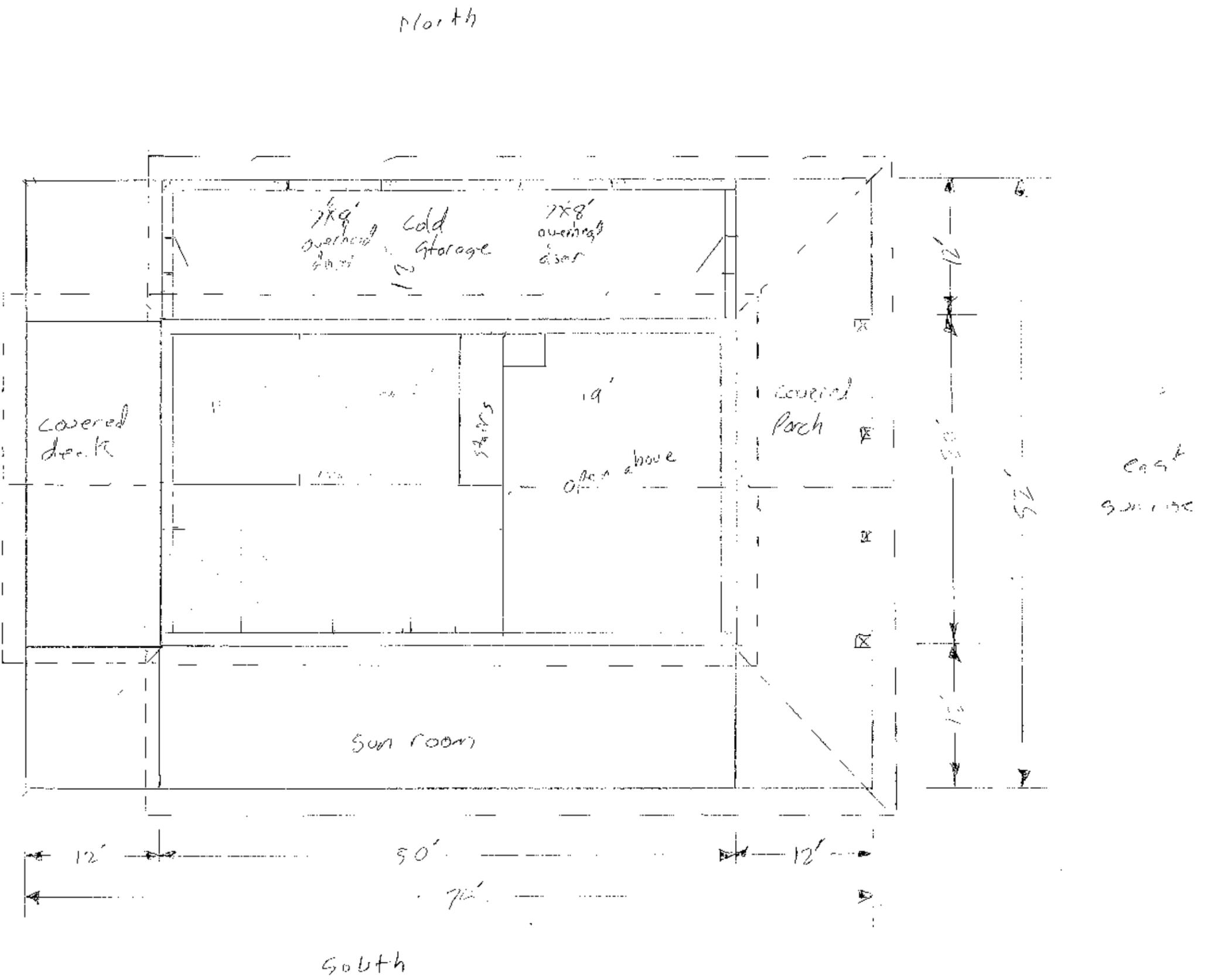
Surveyed By: RN

Drafted On: May 30, 2024

Drafted By: JK



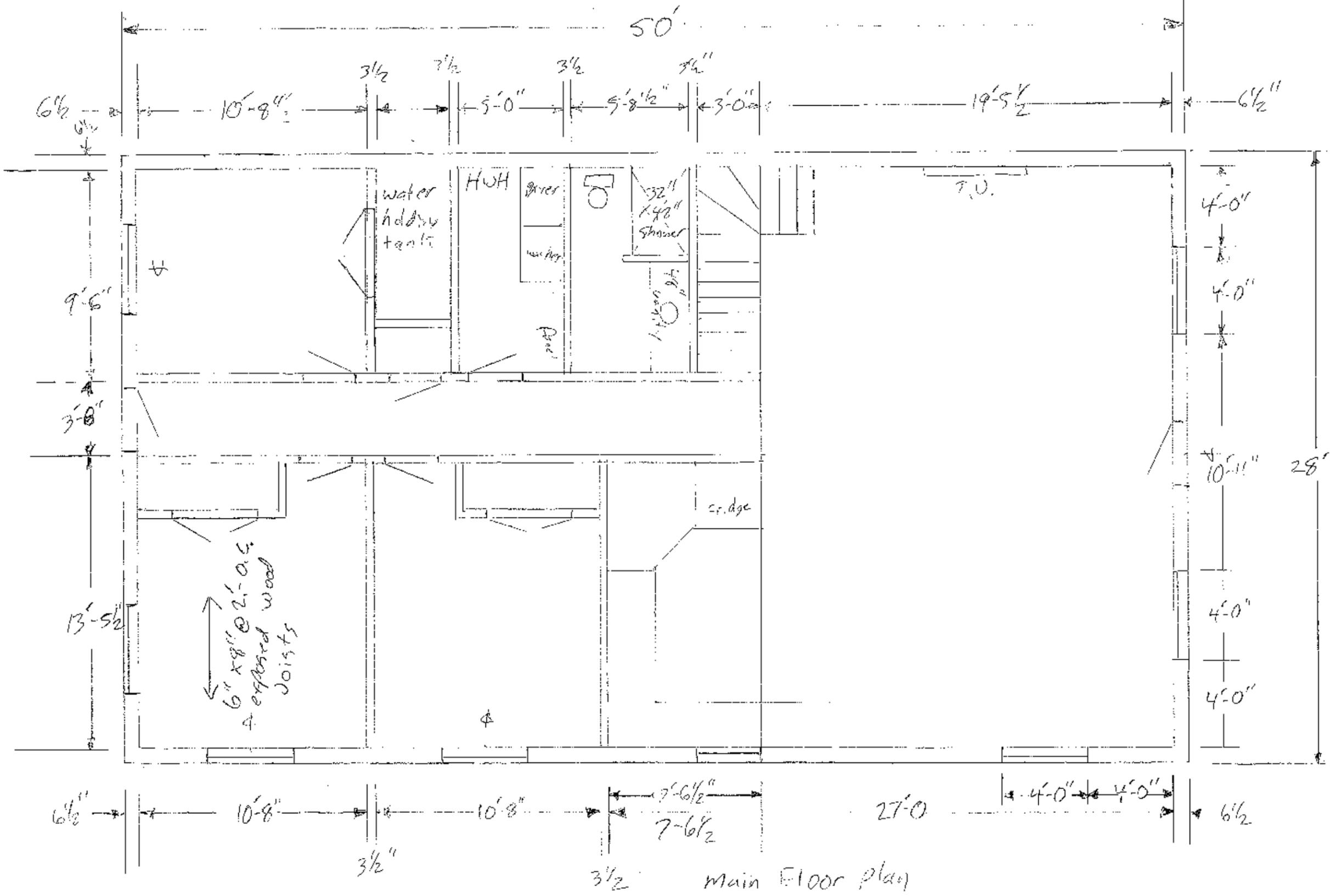
X  
 5'-4\"

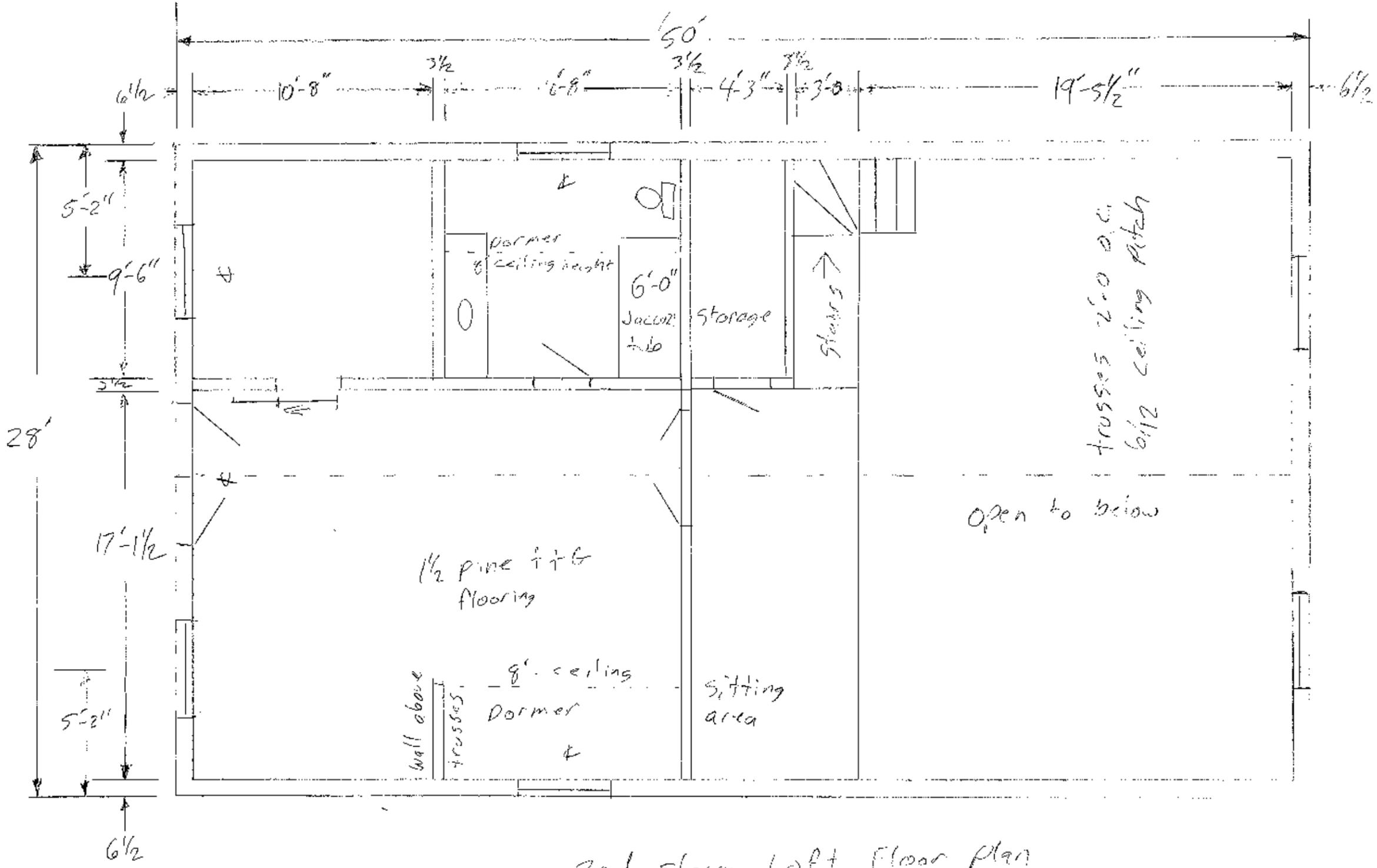


500 sq ft, 81

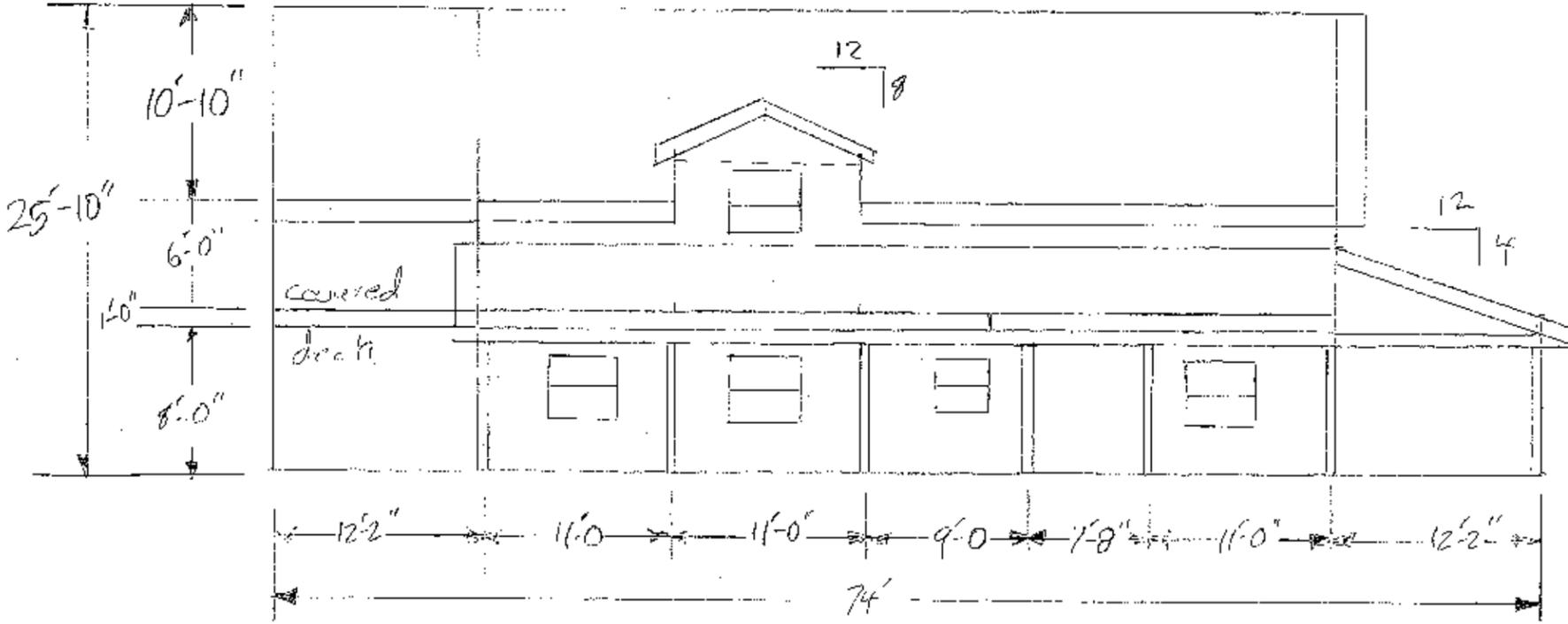
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5x5  
5x5



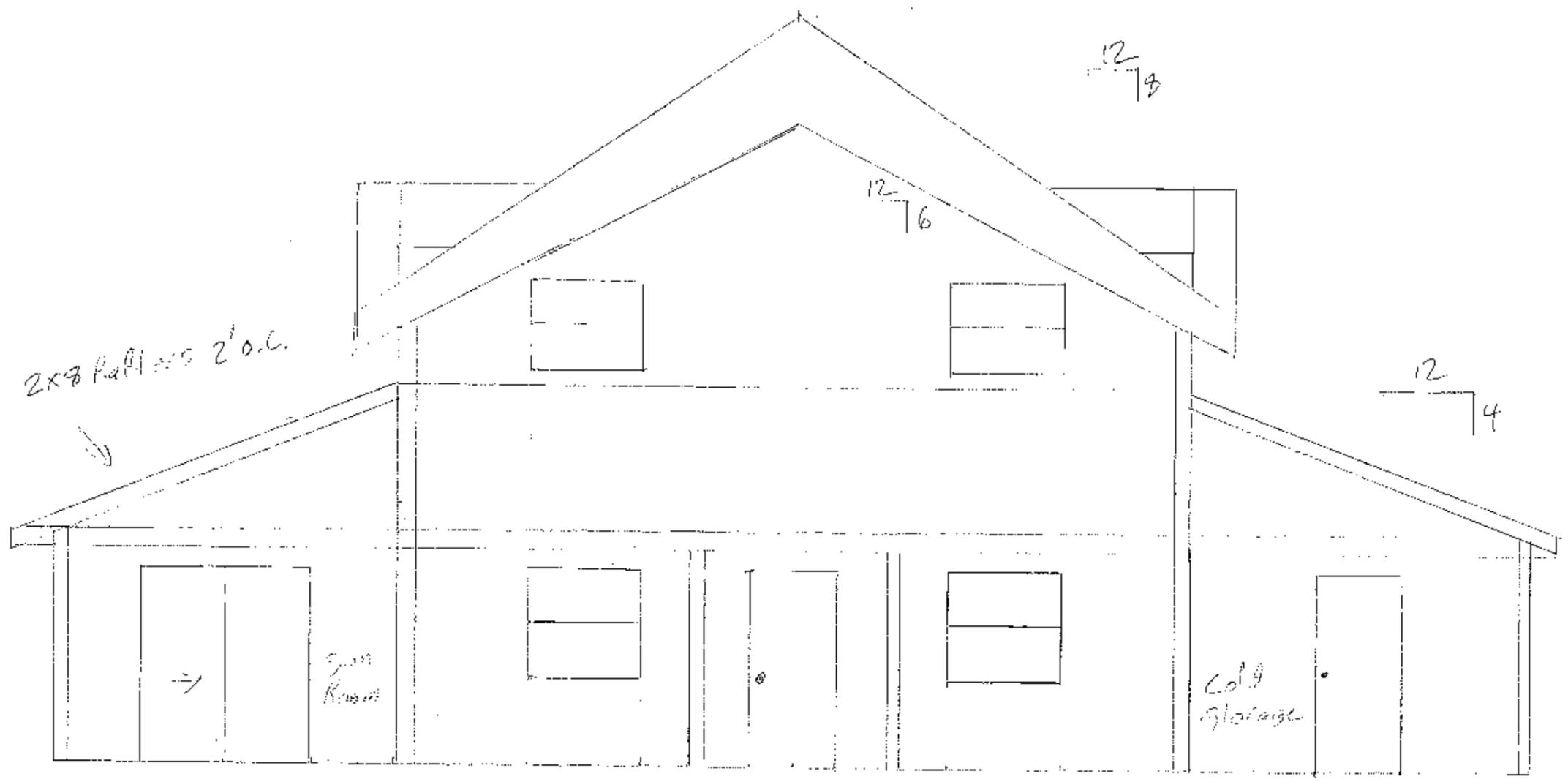




2nd storey Loft Floor Plan



South elevation



East Elevation



Municipal District of  
Lesser Slave River 124

**Development Permit 24-D-011**

Location - Old Town

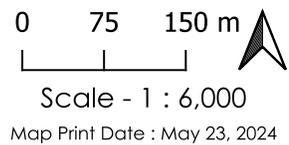


- Subject Property
- ★ Development Location
- Flood Plain Overlay
- MD\_Boundary

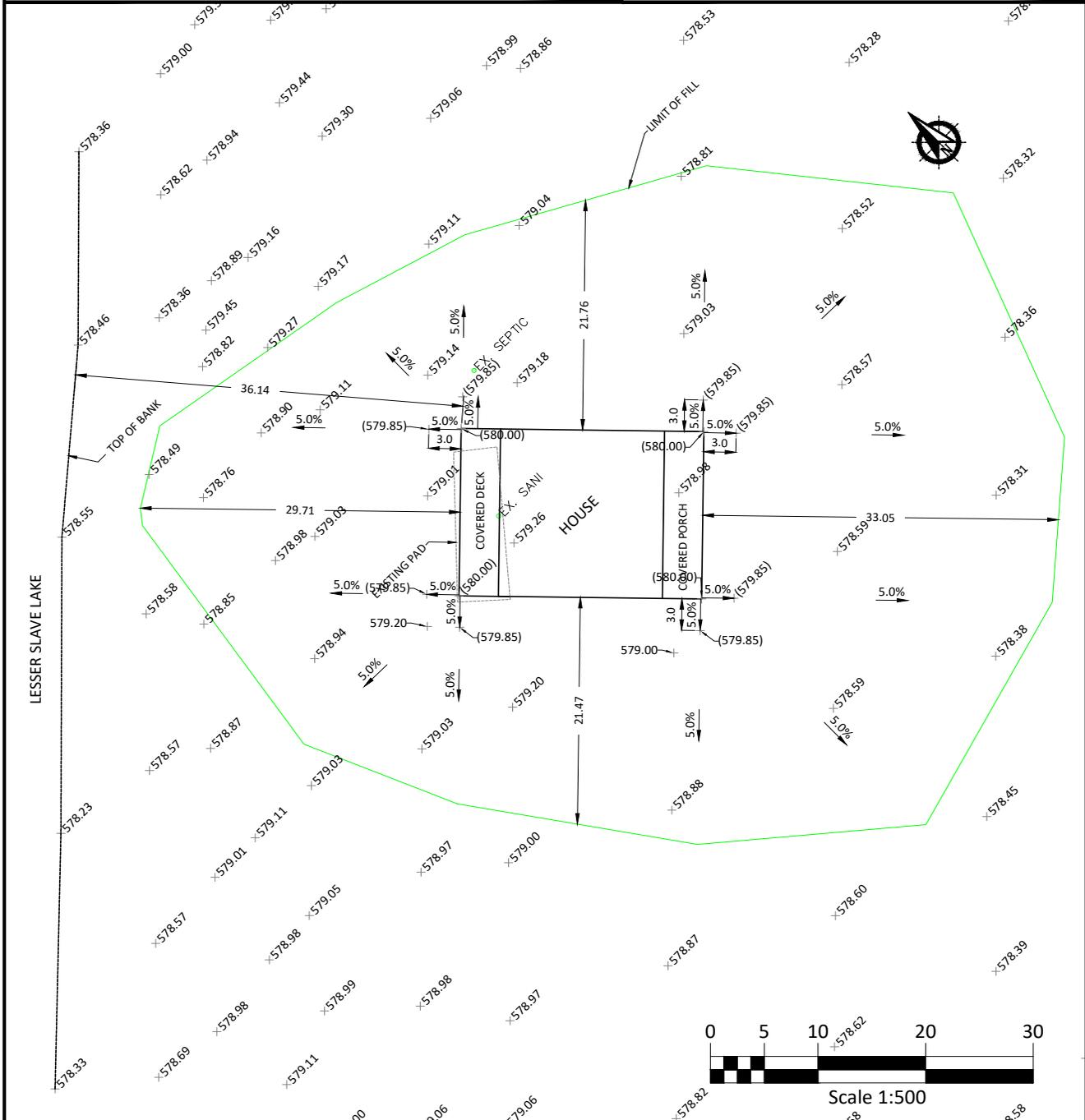
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LOT GRADING PLAN	Civic Address: 730072 Range Road 60
	Legal Description: NE1 73-6-5
	Client: Donna Eben



**NOTE:**  
 LOT AREA: 30.37 HA  
 HOUSE AREA: 241.6 SQ M  
 HOUSE COVERAGE: 0.08%  
 FINISHED FLOOR ELEV.: 580.3 m (TOP OF 0.3m CONCRETE SLAB)  
 SAN. SEWER INVERT: (to be determined)  
 100mm PVC @ MIN. 2% GRADE  
 WATER INVERT: unknown  
 20mm MUNICIPAL TUBING MIN. 300mm SEPARATION FROM SANITARY SEWER





**MESL**  
Milestone Engineering Services Ltd.

2195 Mistassiniy Rd. N  
Box 458  
Wabasca, AB T0G 2K0  
O: 780-891-0389 F: 780-891-9109  
www.mesl.ca

<b>Notes:</b> - Distances shown are in metres. Elevations are Geodetic and to finished grade unless otherwise shown - Proposed grades are shown thus (548.91) - Existing grades are shown thus 548.91 - This plan is subject to approval of the Local Approving Authority - Datum: ASCM #331124 with Elevation = 580.582m	
Drawing Name: Plot Plan - Eben - 240530JK.dwg	Page: 1 of 1
Surveyed On: May 28, 2024	Surveyed By: RN
Drafted On: May 30, 2024	Drafted By: JK



Municipal District of Lesser Slave River 124

# Development Permit 24-D-011

## Location - Old Town



**LEGEND**

- Subject Property
- ★ Development Location
- MD\_Boundary

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0 75 150 m

Scale - 1 : 6,000

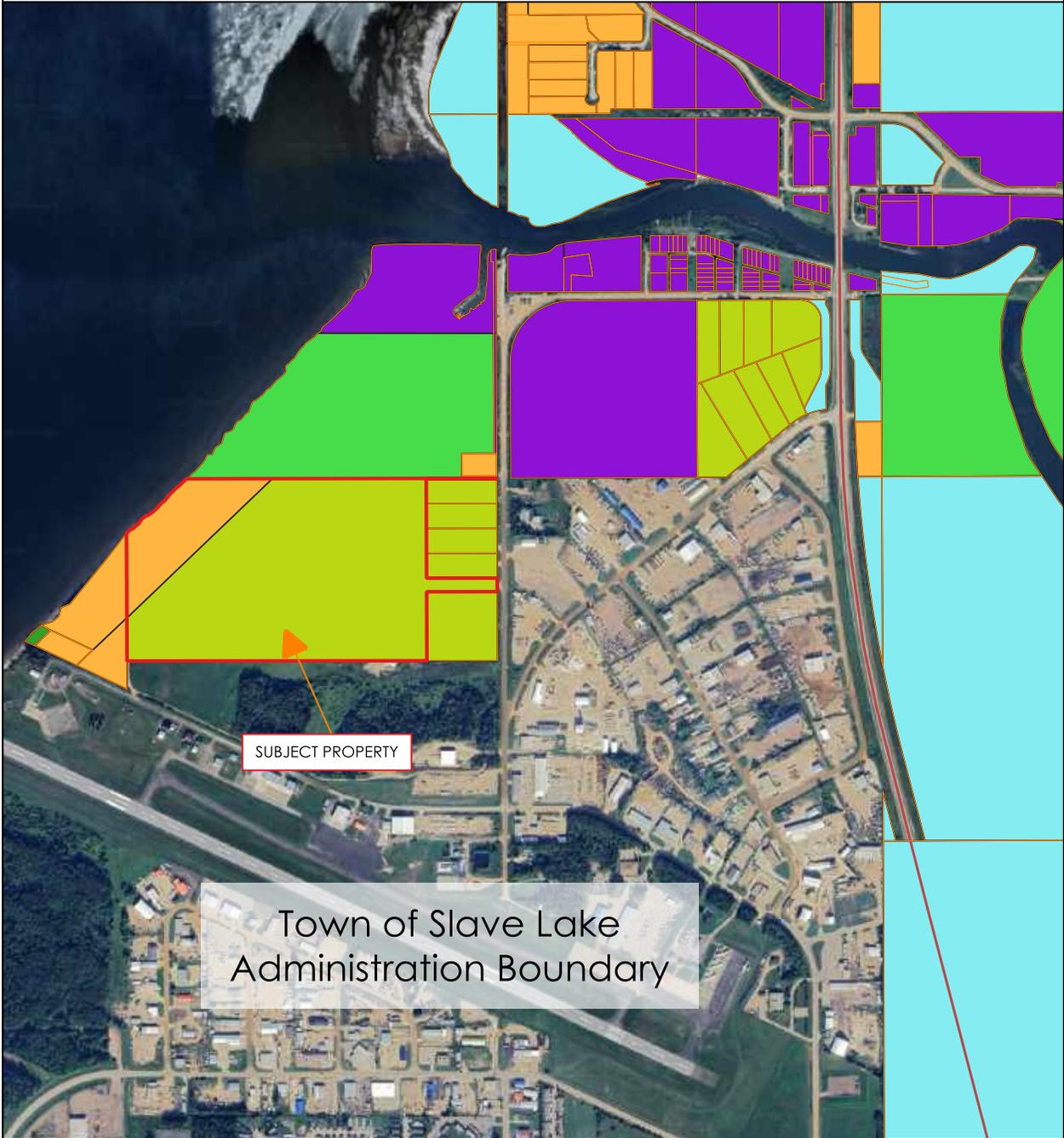
Map Print Date : May 23, 2024



Municipal District of Lesser Slave River 124

Development Permit 24-D-011

Location - Old Town



LAND USE DISTRICT			
	Crown Land District (CL)		Residential Un-Serviced District (RUS)
	Agricultural District (A)		Environmental Reserve District (ER)
	Community Facilities District (CF)		Light Industrial District (LI)

**Site Inspection – Development Permit Application 24-D-011  
Dwelling, Single Detached with Covered Decks, Sunroom, & Cold Storage**



Overall site picture.

Gravel area will be built up with a 14" cement pad to bring the dwelling above the flood plain level.



Gravel pad where cement will be poured. The rebar stakes show where the dwelling will start and then move back from the lake.



Views to and from the beach. There is a significant grade from the shoreline to the building site.





Basic view building pocket and east of that area.



Septic tank at grade of 580.0 m (Above the required 579.1 m)



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0019 959 964	5;6;73;1;NE	212 013 567

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION ONE (1)  
 TOWNSHIP SEVENTY THREE (73)  
 RANGE SIX (6)  
 WEST OF THE FIFTH MERIDIAN  
 CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS  
 EXCEPTING THEREOUT

A) ALL THAT PORTION LYING TO THE NORTH OF THE SOUTH SHORE OF LESSER SLAVE LAKE AS SHOWN ON PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 24TH DAY OF NOVEMBER A.D. 1909, CONTAINING 1.46 HECTARES (3.60 ACRES) MORE OR LESS.

B) 0.202 HECTARES, MORE OR LESS, FOR ROAD AS SHOWN ON ROAD PLAN 368LZ.

C) 2.32 HECTARES, MORE OR LESS, FOR N.D.B. SITE AS SHOWN ON FILED PLAN 2253TR.

D) 3.348 HECTARES (8.27 ACRES) MORE OR LESS, AS SHOWN ON SUBDIVISION PLAN 8822691.

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF LESSER SLAVE RIVER NO. 124

REFERENCE NUMBER: 202 057 299

-----				
REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
-----				
212 013 567	15/01/2021	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS



SLAVE LAKE  
 ALBERTA T0G 2A0  
 AS TO AN UNDIVIDED 1/2 INTEREST

( CONTINUED )



ALBERTA TOG 2A0  
AS TO AN UNDIVIDED 1/2 INTEREST

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
3467NS	29/05/1964	UTILITY RIGHT OF WAY GRANTEE - VILLAGE OF SLAVE LAKE. AS TO PORTION OR PLAN:5621MC "UTRW NO. CORRECTED BY 002327604 NOV. 3, 2000"
882 272 379	10/11/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - DIRECTOR OF PLANNING. ALBERTA MUNICIPAL AFFAIRS, PLANNING BRANCH, 9925 - 107 STREET, EDMONTON ALBERTA T5K2H9
072 220 543	20/04/2007	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTN LAND & RECORDS MANAGEMENT 10035 105 ST EDMONTON ALBERTA T5J2V6 AGENT - MARK FIFE
222 013 733	21/01/2022	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - PAYGE LEGACY

TOTAL INSTRUMENTS: 004

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 26 DAY OF APRIL, 2024 AT 09:27 A.M.

ORDER NUMBER: 50347457

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

---

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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## Lesser Slave River

### Municipal Planning Commission – Development Report

Prepared by Samantha Dyck

June 18, 2024

#### Land Information

Applicant: Chris Forsyth  
Landowner: Chris & Carrie Forsyth  
Development File #: 24-D-015  
Legal Land: NE-01-73-26-W5M; 952 1196, 3, 5A  
Rural Address: 5 Olson Court  
Zoning: Residential Un-Serviced District (RUS).

#### Purpose

To consider development permit application 24-D-015 for **Dwelling, Single-Detached with Variance to Rear Yard Setback**.

#### General Background

- The parcel is located within the Broken Paddle Estates.
- The lot is 0.245 hectares (0.61 acres).
- The applicant is asking for a variance to the rear yard setback of the dwelling from 7.5 meters to 3.2 meters. This is a 43% variance of the standard to the rear yard setback.
- The parcel has several small outbuildings and a 67.6 m<sup>2</sup> detached garage.
- The following Development Permits were issued for this lot:
  - 02-D-050 Ancillary Building (Garage)
- The parcel is accessed via Olson Crescent.
- The proposed building area is not within a 100-year flood inundation area.

#### Site Analysis

- The land is adjacent to Fawcett Lake with an ER lot and an MR lot between the subject property and the lake.
- Access to the land is via Broken Paddle Drive and Olson Crescent.
- No basements are recommended for this site as it is adjacent to a waterbody.
- The property could contain the dwelling with proper setbacks, however, the applicant would not be able to have a view of the lake.

#### Planning Considerations and Rationale:

*Municipal Development Plan (2012):*

*Section 2.1.2*

*All multi-lot country residential subdivision development proposals shall be evaluated according to the following:*

- (a) The applicant shall demonstrate to the satisfaction of the MD that the land in question is safe from flooding, erosion, subsidence, groundwater inundation, or other hazards utilizing guidelines prepared by Alberta Environment. Applications proposed in these situations shall be supported by hydro-geological and/or geotechnical testing at the discretion of the MD;*
- (b) The development is compatible with adjacent land uses and environmentally sensitive areas;*
- (c) Its proximity to other multi-lot country residential subdivisions;*
- (d) The availability of groundwater supply. For any proposal that results in an overall density in excess of five lots per quarter not including the balance, that proposes to utilize wells or groundwater-fed dugouts for water*



## Lesser Slave River

supply, the applicant shall submit an assessment prepared by a qualified professional engineer in accordance with Alberta Environment guidelines. Where lots are proposed to be served by cisterns, restrictive covenants shall be registered as a condition of subdivision approval, prohibiting the use of wells or other means of groundwater collection;

- (e) Proposed sewage disposal. The MD requires that applicants make provision for sewage disposal in accordance with provincial requirements. For all multi-lot country residential development proposals in excess of five lots per quarter section, not including the balance, the applicant shall submit a geotechnical assessment prepared by a qualified professional engineer that indicates the suitability of the subject lands to accommodate sewage disposal systems, and provides an assessment of water table conditions; and
- (f) Has access to existing roads or includes internal roads to service the development, which shall be constructed by the developer to municipal standards.

The MDP identifies the subject lands as a Community Area. As the subdivision has an Environmental Reserve (ER) and a Municipal Reserve (MR) lot between it and the lake, there are no environmental concerns. This development is consistent with the current uses on the surrounding lots and has access to an internal road network.

### Land Use Bylaw (2021)

#### Section 5.1 Variances

5.1.1 A variance applies to the development regulations governing lot area, lot width, lot coverage, setbacks, maximum height, minimum parking stalls, etc. Development regulations in this Bylaw may not always apply the same way to different properties based on natural or man-made features.

5.1.2 Fundamentally, and in accordance with Section 640(6) of the MGA, the Development Authority shall assess variances and determine if the proposed development would not:

- (a) unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- (b) the proposed development conforms with the use prescribed for that land or building in the land use Bylaw.

5.1.3 Further to subsection 5.1.2, the Development Authority shall consider the following when assessing a development permit application or subdivision approval application that includes a variance:

- (a) whether the variance contradicts the MDP or any other Statutory Plan;
- (b) whether the change significantly impacts the character of the surrounding built form;
- (c) whether the change significantly impacts the safety and enjoyment that may be expected by an adjoining land owner;
- (d) whether the variance is essential to enabling the development to proceed;
- (e) whether the variance undermines the intent of the control;
- (f) whether the variance results in an impact on municipal infrastructure; and
- (g) whether the variance contradicts FireSMART Guidelines.

5.1.4 Should a variance be approved, the Development Authority may place conditions on the approval.

5.1.5 The Development Officer shall be able to make a decision on a variance that does not exceed 10% of the regulation. Any variance in excess of 10% would proceed to MPC for a decision



**Lesser Slave River**

*Section 7.2.4*

*Development regulations for development in the Residential Un-Serviced District:*

REGULATION	PROVISION
1 Parcel Area (minimum)	1,860 m <sup>2</sup> (20,021 ft <sup>2</sup> )
2 Parcel Width (minimum)	7.5 m (24.6 ft)
3 Site Coverage (maximum)	Fifty percent (50%)
<b>FOR PRINCIPAL BUILDING:</b>	
4 Front Yard Setback (minimum)*	7.5 m (24.6 ft)
5 Rear Yard Setback (minimum)*	7.5 m (24.6 ft)
6 Side Yard Setback (minimum)*	7.5 m (24.6 ft)
7 Height (maximum)	10.6 m (34.8 ft)
<b>FOR ACCESSORY BUILDING(S):</b>	
8a Rear Setback from Lot Line (minimum) – without driveway*	0.9 m (3 ft)
8b Side/ Rear Setback from Lot Line (minimum) – with driveway*	5.5 m (18 ft)
9 Side Yard Setback (minimum)*	1.2 m (3.9 ft)
10 Height (maximum)	8 m (26.3 ft)

\*NOTE: REFER TO SECTION 8.2 FOR SETBACKS FROM ROADS  
REFERENCE SECTIONS 8, 9 AND 10 FOR OTHER APPLICABLE REGULATIONS.

The development fits the description of Dwelling, Single-Detached in the Residential Un-Serviced (RUS) district. This is a permitted use in the RUS district. The proposed dwelling is a 26' x 56' Modular Bungalow with a total area of 1758 sq ft. The proposed site coverage is 2486 sq ft, which is approximately 9% of the lot. It's important to note that this coverage does not include the sheds, driveway, or other outbuildings. The proposed dwelling meets the setback distances for the front and side yards but requires a variance for the rear yard. The applicant is requesting a 43% variance from the required 7.5m rear yard setback to 3.2 m. Since this variance is greater than 10%, the MPC needs to make a decision on the matter.

**Administration Recommendation:**

Administration has completed a review of the development permit application, and is supportive of the application for the following reasons:

1. The statutory plans do not give guidance on variances.
2. The rear yard setback variance on this lot will have minimal impact on the neighboring properties and the neighborhood as a whole. Since there is a sizable MR lot at the back of the property and an ER between the lake and the MR, there will be no disruption to other residences.

**Recommended Motion:**

Approve development permit 24-D-015 for **Dwelling, Single-Detached and Variance to the rear yard setback from 7.5m to 3.2m** with the following conditions:

1. Must meet minimum setback of:  
 Front Yard - 7.5 meters (24.6 feet) from property line  
 Side Yard - 7.5 meters (24.6 feet) from property line  
 Rear Yard (Facing the lake)- 3.2 meters (10.6 feet) Variance from 7.5 meters (24.6 feet) to 3.2 meters (10.6 feet) from the property line.  
 NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.



## Lesser Slave River

2. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta requires that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, shall provide a copy to the Municipal District immediately.
3. Principal building height shall not exceed 10.6 meters (34.8 feet).
4. BUILDING PERMITS WILL ONLY BE ISSUED FOR HOMES THAT COMPLY WITH THE REQUIREMENTS OF THE New Home Buyer Protection Act and is built by a person that holds the appropriate licence or authorization or is exempt from the requirement for a licence or authorization. For more information and updates: HomeWarranty.Alberta.ca and www.builderlicencing.alberta.ca or contact builderlicencing@gov.ab.ca or 1866-421-6929.
5. Developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
6. **The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact the Transportation Department at info@mdlsr.ca for a road weight control special permit.**
7. All decks greater than 0.6 m (2 ft) in height shall be attached to either the principal building or accessory building/structure. In no instance shall a deck be permitted to be attached to a recreational vehicle.
8. Decks shall remain uncovered and unenclosed; if they do become covered and enclosed, they shall be considered an addition to the principal building or an accessory structure and shall be required to meet all applicable regulations in their district and the Alberta Building Code.
9. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
10. There shall be at least one (1) on-site parking stall for each dwelling unit on the lot. (up to four-plex)
11. The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.
12. Land within the setback areas of slopes and watercourses shall be kept in its natural state. Existing vegetation or tree removal shall not be permitted unless the Development Authority is satisfied, through the submission of a detailed geotechnical engineering study from a registered engineer, that the removal of the vegetation or trees will not have an adverse effect on the integrity of the slope. Where vegetation is to be retained a covenant shall be registered against the property preventing future removal or damage of the vegetation.
13. All modular homes must have the appropriate provincial and/or federal certification. If a particular modular home has been damaged or structurally altered, the modular home shall be certified as safe by an accredited engineer.
14. It shall be the responsibility of the owner to place the modular home on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
15. No other buildings or use are allowed on this lot without municipal authorization.
16. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
17. This permit does not excuse any violation of any regulation or act which may affect the proposed project.



## Lesser Slave River

18. **A certificate or a Real Property Report certified by a registered surveyor be provided to the Development Authority upon completion of the footings or pilings for the development and prior to commencement of any other construction relating to the development, indicating that the development, specifically the location and elevation of the development, is in accordance with the approved development permit application or any conditions of approval of that application.**
19. The development shall not commence until 21 days after the Date of Decision.
20. The Development Permit is valid for a 12-month period starting from the Date of Decision.
21. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.
22. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
23. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
24. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to section 685(2.1) of the Act.

### **Attachments**

1. Application with Site Plan
2. Location Map
3. Zoning Map
4. Site Inspection Photos



**Lesser Slave River  
Planning & Development**

**DEVELOPMENT PERMIT APPLICATION**

I/We hereby make application under provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

Application No.  
*24-D-015*

Form Received:  
*May 16/24*

I/We understand that this application must contain the following:

STRUCTURE INFORMATION:		SITE INFORMATION:	BUILDING PLANS OUTLINING:	
Proposed Structure	Proposed Use	Site Plan (page 4)	Size	Floor Plan
Existing Structure	Existing Use	Setbacks	Height	Exterior Finishes

**APPLICANT NAME:**  
*CHAS & CARRIE FORSYTH*

**POSTAL ADDRESS:** [REDACTED] **POSTAL CODE:** [REDACTED]

**HOME NUMBER:** [REDACTED] **CELL NUMBER:** [REDACTED]

*Complete if different from applicant:*

**REGISTERED LANDOWNER NAME:**

**POSTAL ADDRESS:** [REDACTED] **POSTAL CODE:** [REDACTED]

**HOME NUMBER:** [REDACTED] **CELL NUMBER:** [REDACTED]

**LAND LOCATION:**

*NE -01 -73 -26 -4 OR 5A -3 -9521196*  
Quarter Section Township Range Meridian Lot Block Plan

**TOTAL NUMBER OF:**

Acres OR Hectares

**DESCRIBE THE EXISTING DEVELOPMENTS ON THE LAND:**

*1 26'x28' GARAGE  
 2 SHEDS  
 1 OUTHOUSE  
 WOOD SHED*



**Lesser Slave River  
Planning & Development**

**DEVELOPMENT PERMIT APPLICATION | SECTION 2**

Application No.:

**DESCRIBE THE PROPOSED DEVELOPMENT:**  
*modular Bungalow*

**DESCRIBE THE PROPOSED USE:**  
*Dwelling*

*\* Please Note:  
 We would like to build as close to the rear yard as you would allow.  
 Thank You.*

**IF DEVELOPMENT/USE INVOLVES CONSTRUCTION:**

Building Size: <i>1470 sq. ft.</i>	sq. m. sq. ft.	Length x Width: <i>26x56</i>	Metres Foot
Height (grade to peak): <i>22'</i>	Metres Foot	with a <i>12'x24'</i> deck	
Roofing Material: <i>metal</i>		Siding Material: <i>conxcel</i>	
Front Yard Setback to Property Line: <i>200'</i>	Metres Foot	Rear Yard Setback to Property Line: <i>10.6' to 47'</i>	Metres Foot
Smallest Side of Yard Setback to Property Line: <i>10.6'</i>	Metres Foot	Estimated Cost of Project: \$ <i>350K</i>	
Start Date: <i>August 2024</i>		Estimated Completion: <i>1 year</i>	

Is this Application for the Principal or Secondary Use on this Parcel? (please check one)      Principal      Secondary

Is the Development Within 1/2 mile of a Provincial Highway?      Yes      No

    If yes, Highway #:

    If yes, a Roadside Development Permit is Required from Alberta Transportation. Provided?      Yes      No

Does the Subject Land Contain an Oil or Gas Facility or Pipeline?      Yes      No

Does the Subject Land Contain a Water Body or River?      Yes      No

    If yes, Name:

Is the Development Near Slopes of 15% or Greater?      Yes      No

Type of Sewage System: *Holding Tank*  
 (septic field, holding tank, open discharge, lagoon, municipal servicing)

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.  
 NOTE: Resident or Owner's signature is required if different from applicant.

*[Redacted Signature]* \_\_\_\_\_ Date *June 5 2024*

Signature of Registered Landowner

Date

**FOR ADMINISTRATIVE USE**

Land Use Classification:

Fee Enclosed:      Amount:  
 Yes      No

Receipt No.:



**Lesser Slave River**  
Planning & Development

**DEVELOPMENT PERMIT APPLICATION | RIGHT OF ENTRY**

Please complete the following right-of-entry form and include it with your Development Permit Application.

**Right of Entry for an Authorized Person of the Municipal District of Lesser Slave River No. 124 for the Purposes of a Site Inspection of the Land Affected by the Proposed Permit Application.**

I DO

I DO NOT

give consent for an authorized person of the **Municipal District of Lesser Slave River No. 124** to enter upon the land that is subject to the application for the purposes of making a site inspection in order to evaluate the proposed application and monitor its compliance.

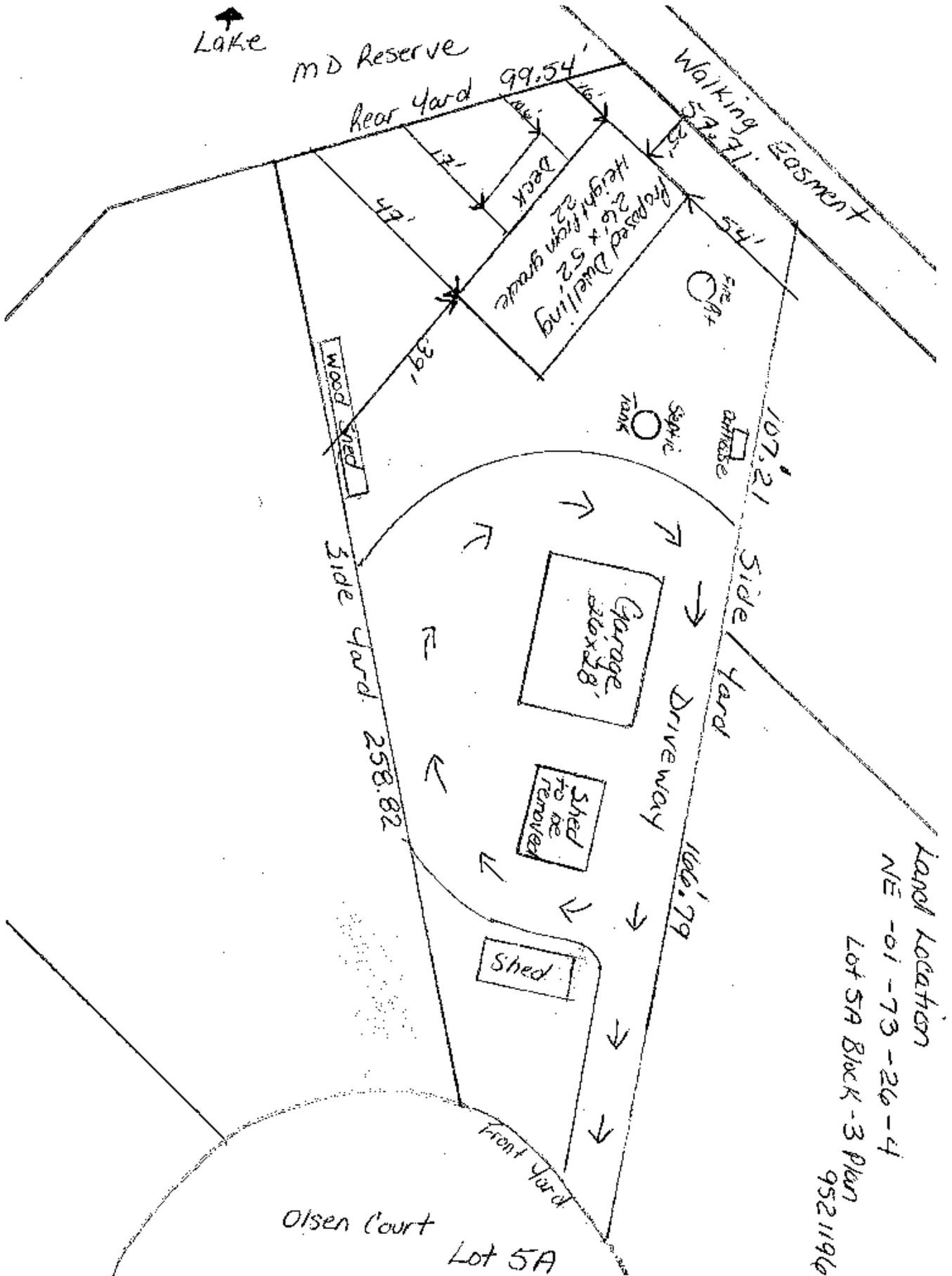
**LAND LOCATION:**

NE -01 -73 -24 -4 OR 5A -3 -9521196  
Quarter Section Township Range Meridian Lot Block Plan

CHRIS FORSYTH + CAARIE FORSYTH  
Applicant Name (please print)



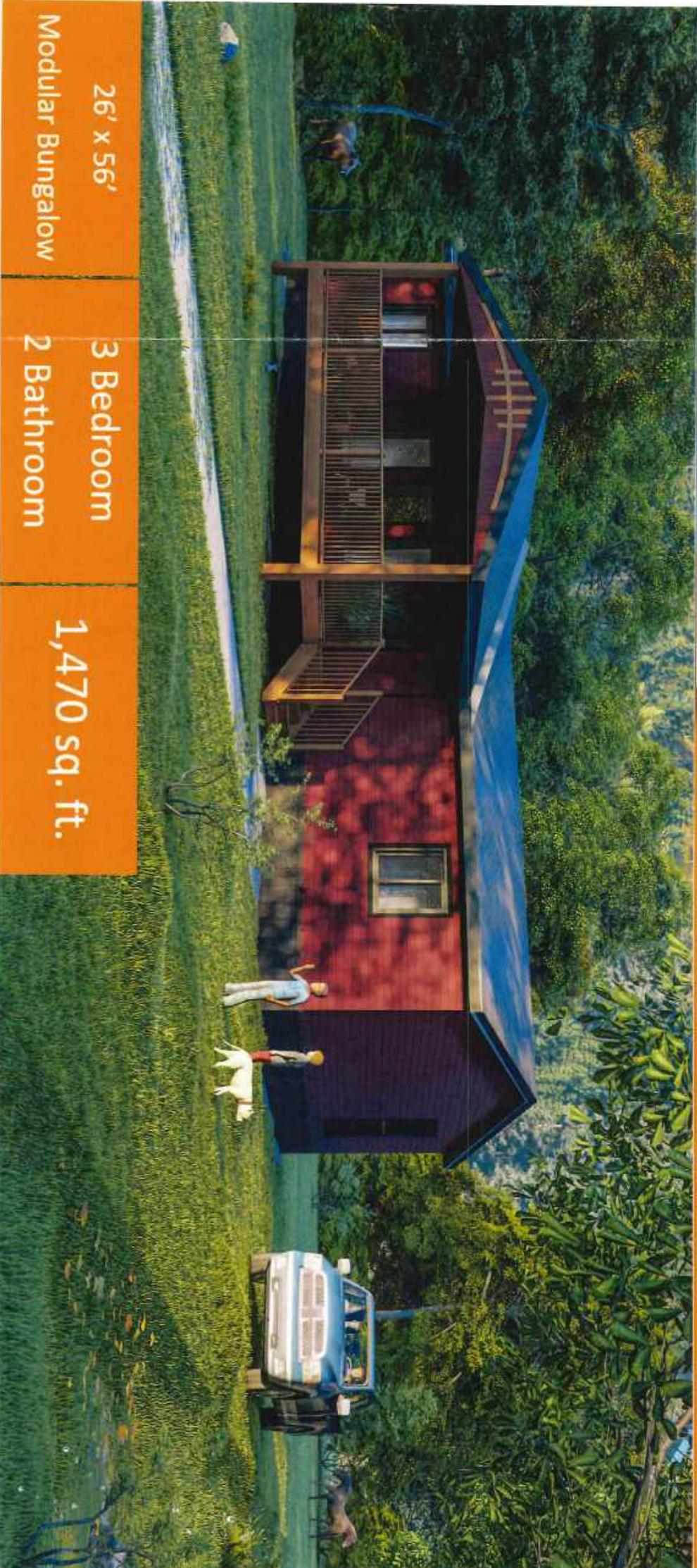
MAY 05 2024  
Date



Land location  
NE -01 -73 -26 -4  
Lot 5A Block -3 Plan  
9521196

M  D S O L I D .ca

Blue Heron

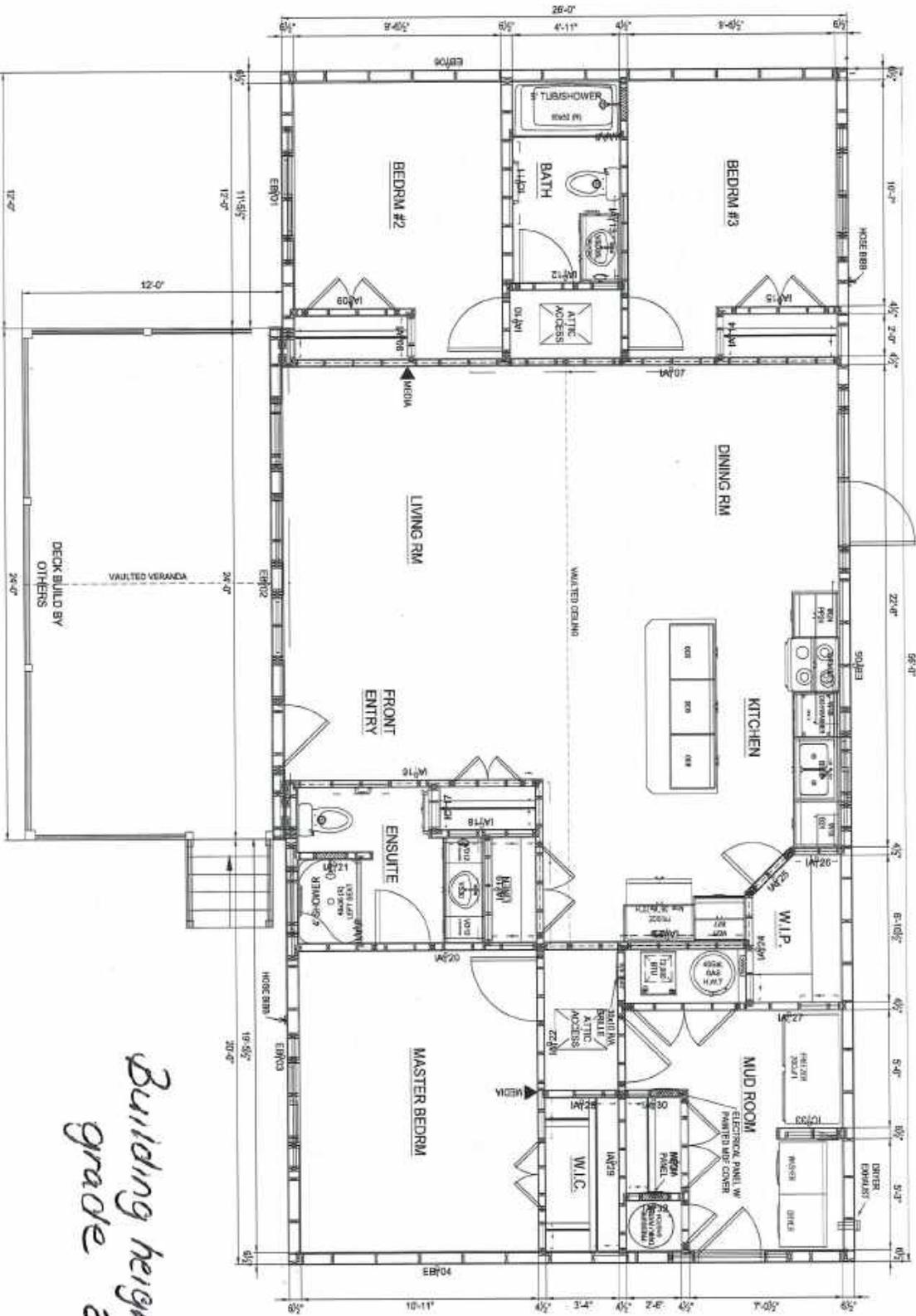


26' x 56'  
Modular Bungalow

3 Bedroom  
2 Bathroom

1,470 sq. ft.

# Floorplan and As-Built Features



*Building height to grade 22'*



Municipal District of  
Lesser Slave River 124

**Development Permit 24-D-015**

Location - Broken Paddle



**LEGEND**

-  Property of Interest
-  Cadastre
-  MD\_Boundary

M.D. of Lesser Slave River 124 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Person using this document do so solely at their own risk and M.D. of Lesser Slave River 124 shall have no liability to such persons for any loss or damage whatsoever.

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0 20 40 m 

Scale - 1 : 1,500

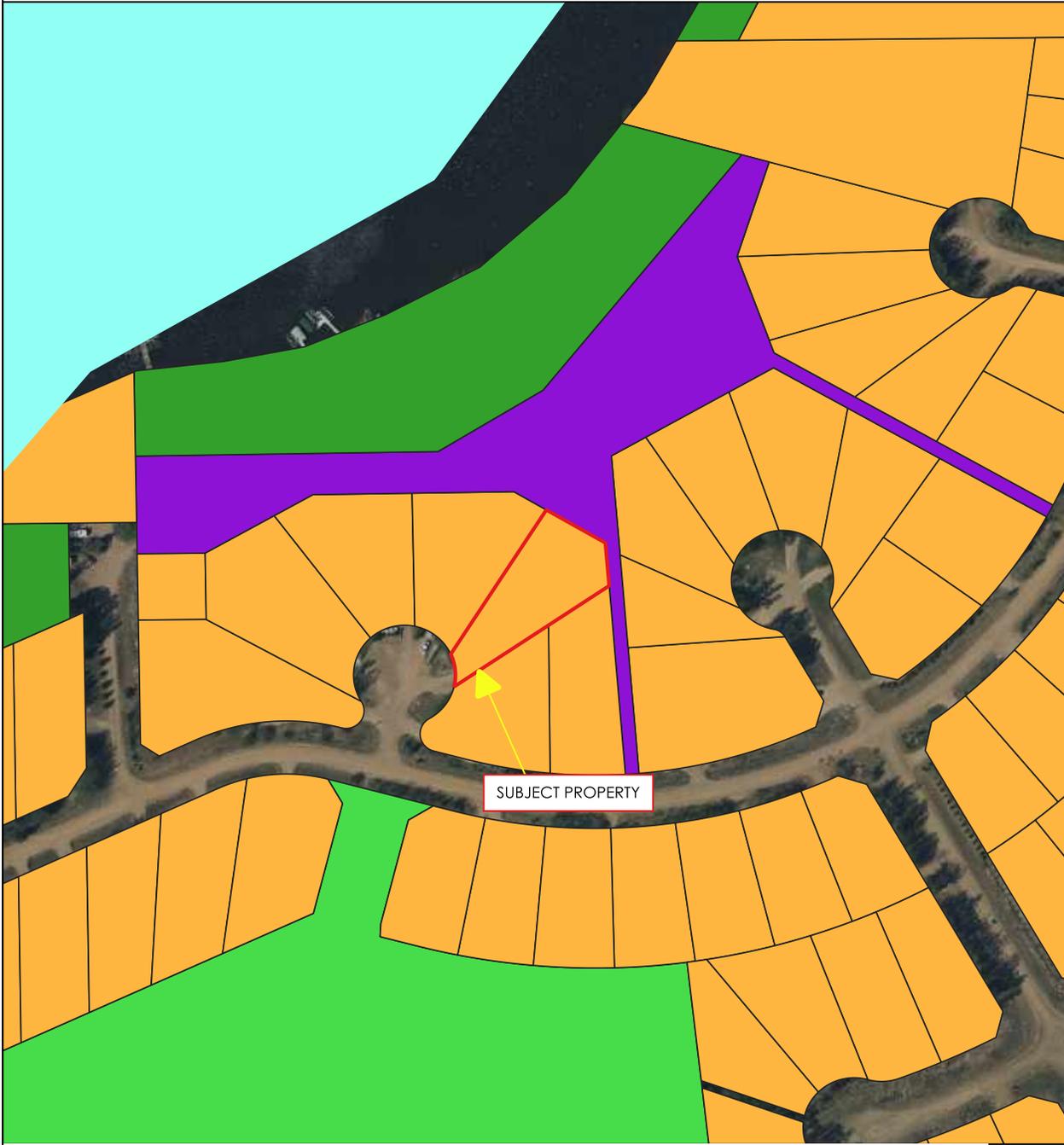
Map Print Date : June 3, 2024



Municipal District of  
Lesser Slave River 124

**Development Permit 24-D-015**

Location - Broken Paddle



LAND USE		
 Agricultural District (A)	 Community Facilities District (CF)	 Residential Un-Serviced District (RUS)
 Environmental Reserve District (ER)		

**Site Inspection – Development Permit Application 24-D-015  
Dwelling, Single Detached with Covered Deck – Variance to Rear Yard Setback**



Driveway accessing the site shows three accessory buildings on site.  
The one in the center will be removed once the dwelling is in place.



Driveway loops around the buildings



Yard facing north to the lake



View from lakeside property line.





View of MR & ER to lake.



Septic Tank area.



LAND TITLE CERTIFICATE

S  
 LINC                                      SHORT LEGAL                                      TITLE NUMBER  
 0026 354 530                                      9521196;3;5A                                      972 194 807

LEGAL DESCRIPTION  
 PLAN 9521196  
 BLOCK 3  
 LOT 5A  
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 4:26;73;1;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF LESSER SLAVE RIVER NO. 124

REFERENCE NUMBER: 952 069 301

-----

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
972 194 807	04/07/1997	TRANSFER OF LAND		

-----

OWNERS



ALBERTA T7X 2E4  
 AS JOINT TENANTS

-----

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
922 168 861	12/06/1992	CAVEAT RE : EASEMENT CAVEATOR - ALBERTA POWER LIMITED, 10035 105 STREET, EDMONTON

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 972 194 807

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
---------------------	--------------	-------------

ALBERTA  
AGENT - LORRIE SAWCHUK

942 349 035	10/11/1994	CAVEAT RE : SEE CAVEAT CAVEATOR - 413881 ALBERTA LTD. C/O K.J. CHAPMAN 901 SCOTIA PLACE, ESSO TOWER 10060 JASPER AVE EDMONTON ALBERTA T5J3R8 AGENT - KEN J CHAPMAN
-------------	------------	--

002 204 784	21/07/2000	UTILITY RIGHT OF WAY GRANTEE - PEMBINA RIVER NATURAL GAS CO-OP LTD.
-------------	------------	--

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 10 DAY OF MAY, 2024 AT 01:36 P.M.

ORDER NUMBER: 50482196

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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