



A G E N D A

Municipal Planning Commission

Monday, March 24, 2025 - 1:30 PM - MD Council Chambers

Page

CALL TO ORDER

ADOPTION OF AGENDA

- 2.1 March 24, 2025 Municipal Planning Commission Agenda

Proposed Motion: Move to adopt the March 24, 2025 Municipal Planning Commission Agenda as presented.

ADOPTION OF MINUTES

- 3.1 January 21, 2025 Municipal Planning Commission Meeting Minutes 3 - 7

Proposed Motion: Move to adopt the January 21, 2025 Municipal Planning Commission Meeting Minutes as presented.

[2025.01.21 MPC minutes - draft](#)

DEVELOPMENT PERMIT APPLICATIONS

- 4.1 **25-D-009 - Short, Mark and Susan** 8 - 23
Discretionary Use - Two Sea Cans (8' X 20') (Temporary 1 Year)

*Proposed Motion: That the Municipal Planning Commission APPROVE Development Permit Application 25-D-009, for **Two Sea Cans (8' X 20')** (**Temporary 1 Year**) with the conditions as per the attached report.*

[1. MPC Report 25-D-009](#)

[2. Application Redacted](#)

[3. 25-D-009-Imagery-Map](#)

[4. 25-D-009-Location-Map](#)

[5. 25-D-009-Zoning-Map](#)

[6. 25-D-009-Flood-Overlay-Map](#)

- 4.2 **25-D-012 1817578 AB Ltd** 24 - 46
Discretionary Use - 14 Sea Cans (8' X 40') Storage Units

*Proposed Motion: That the Municipal Planning Commission APPROVE Development Permit Application 25-D-012, for **14 Sea Cans (8' X 40')** storage **units** with the conditions as per the attached report.*

[1. MPC report 25-D-012](#)

[2A. 25-D-012 Application Redacted](#)

[2B. Application site map](#)

[3. 25-D-012-Location-Map](#)

[4. 25-D-012-Imagry-Map](#)

- [5. 25-D-012-Zoning-Map](#)
- [6. 25-D-012-Flood-Overlay-Map](#)
- [7. ALO response Redacted](#)
- [8. RPATH 2025-0049133 Redacted](#)

- 4.3 **22-D-014 - Amendment Short, Darcy and Dena** 47 - 73
Amendment to Building Plans

*Proposed Motion: That the Municipal Planning Commission AMEND the **Building Plan** for Development Permit Application 22-D-014, for Dwelling, Single Detached and Accessory Building, with Garage Suite.*

- [22-D-014 MPC report](#)
- [amendment request redacted](#)
- [Complete File 22-D-014 Redacted](#)

SUBDIVISION APPLICATIONS

- 5.1 **24-S-007 Kerik** 74 - 99
Subdivision - First Parcel Out

*Proposed Motion: That the Municipal Planning Commission APPROVE Subdivision Application 24-S-14, **first parcel out**, with the conditions as per the attached report.*

- [1. DA Report 24-S-07](#)
- [2. Signed Application Redacted](#)
- [3A. Tentative plan](#)
- [3B. tentative Plan](#)
- [4. No Abandoned Well Map](#)
- [5. 24-S-07-General-Location-Map](#)
- [6. 24-S-07-Site-Map-MD-Imagery](#)
- [7. 24-S-07-Site-Map-Google-Imagery](#)
- [8. 24-S-07-Zoning-Map](#)

CLOSED SESSION

ROUND TABLE

NEXT MEETING

- 8.1 Next Municipal Planning Commission Meeting on April 15, 2025, at 1:30 p.m.

ADJOURNMENT

MINUTES

Municipal Planning Commission Meeting
 January 21, 2025, 1:30 p.m.
 MD Council Chambers

MEMBERS PRESENT	Lana McCann Norm Seatter Brad Pearson Brent Mackay James Weinrich	Commission Member (Chair) Commission Member (Vice Chair) Commission Member Commission Member Commission Member
MEMBERS ABSENT	Darren Fulmore Carol Stockman	Commission Member Commission Member
IN ATTENDANCE	Ann Åsfrid Holden Liz Krumes Barry Kolenosky Laurie Pearson Grant Pearson Micheal Neal Pamela Porter Dale Giroux Paul Mulholland	Development Authority, MDLSR Recording Secretary, MDLSR CAO MDLSR ALO ALO Member of public Applicant Applicant Applicant
CALL TO ORDER	Chair L. McCann called the meeting to order at 1:30 p.m.	
INTRODUCTIONS		
ADOPTION OF AGENDA	<p><u>MOTION: MPC 001-25</u> Moved by B. Pearson to adopt the December 10, 2024, Municipal Planning Commission Agenda as presented</p> <p style="text-align: right;">CARRIED</p>	
ADOPTION OF MINUTES	<p><u>MOTION: MPC 002-25</u> Moved by N. Seatter to adopt the December 10, 2024, Municipal Planning Commission Minutes as amended, by replacing agenda with minutes in motion 060-24. And moving closed session and referring to Municipal Government Act instead of FOIP.</p> <p style="text-align: right;">CARRIED</p>	
CLOSED SESSION	<p><u>MOTION: MPC 003-25</u> Moved by B. Pearson that the Municipal Planning Commission move into Closed Session at 2:10pm. Development applications 24-D-061 and 24-D-062 were reviewed during closed session. As per section 197 (2.1) of the <i>Municipal Government Act</i>.</p> <p style="text-align: right;">CARRIED</p>	
OPEN SESSION	<p><u>MOTION: MPC 004-25</u> Moved by B. Mackay to return to open session at 2:27pm.</p> <p style="text-align: right;">CARRIED</p>	
DEVELOPMENT APPLICATIONS		
24-D-061	Applicant: Mulholland Development File #: 24-D-061 Discretionary Use – Sea Can Legal Land: Plan 162 2456, Block 1, Lot 3 (SE-32-73-7-W5M) Zoning: Residential Serviced (RS)	
	<p><u>MOTION: MPC 005-25</u> Moved by B. Mackay that the Municipal Planning Commission approve Development Permit 24-D-061 for Sea Can (8'x40') with the following conditions as amended:</p> <p>1. Must meet minimum setback of:</p>	

Minutes
Municipal Planning Commission Meeting Minutes
January 21, 2025 1:30pm

- Front Yard - 7.5 meters (24.6 feet) from property line*
- Side Yard - 1.2 meters (3.9 feet) from property line
- Rear Yard - 7.5 meters (24.6 feet) from property line
- NOTE: *Please see condition 5 regarding placement of sea can.
- 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 must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com> for a road weight control special permit.
- 3. Sea cans shall be painted and/or sided to complement the principal building on site, to the satisfaction of the Development Authority.
- 4. Sea cans shall be used as an accessory structure for storage purposes only, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard.
- 5. Sea cans shall not be allowed in any front yard and be placed as per the submitted site plan.
- 6. Sea cans shall not be located in the regulated setback areas in any district.
- 7. The sea can must be ventilated.
- 8. Where a sea can is visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing shall be required to the satisfaction of the Development Authority.
- 9. The developer shall keep site clean and orderly.
- 10. No other buildings or use are allowed on this lot without municipal authorization.
- 11. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
- 12. The development shall not commence until 21 days after the Date of Decision.
- 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. 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.
- 16. 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.
- 17. 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.
- 18. The Development Permit is valid for a 12-month period starting from the Date of Decision.
- 19. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

24-D-062

Applicant:	Petrogas Logistics Partnership
Development File #:	24-D-062 Workcamp
Legal Land:	Plan 872 2253, Block C, Lot 1 (SW-7-73-5-5)
Zoning:	Light Industrial (LI)

MOTION: MPC 006-25

Moved by N. Seatter that the Municipal Planning Commission approve Development Permit 24-D-062 for Workcamp (7 Person, temporary 1 year) with the following conditions as amended:

Minutes
Municipal Planning Commission Meeting Minutes
January 21, 2025 1:30pm

1. Must meet minimum setback of:
Front Yard - 3 meters (9.8 feet) from property line
West Side Yard - 7.5 meters (24.6 feet) from property line
East Side Yard - No minimum setback distance from property line
Rear Yard - No minimum setback distance 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. Accessory building height shall not exceed 8 meters (26.3 feet).
3. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
4. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
5. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
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 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.
8. There shall be at least one (1) on-site parking stall for each dwelling unit on the lot.
9. The workcamp is to be used for temporary accommodation for construction workers and/or natural resource extraction industry employees. Use shall not be for commercial purposes.
10. The workcamp shall not be placed on a permanent foundation.
11. Water and wastewater shall be provided immediately, at the developer's expense to the workcamp, and meet Provincial Regulations from a Safety Codes Agency.
12. 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, shall provide a copy to the Municipal District immediately.
13. An Emergency Response Plan shall be provided to the M.D regarding the workcamp by February 28, 2025.
14. A Waste Management Plan shall be provided to the M.D regarding the workcamp by February 28, 2025.
15. When the camp is decommissioned, all demolition material and waste shall be removed from the site and disposed of at an approved site at the developer's expense. Prior arrangements should be made.
16. 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 Road Data at <https://www.roadata.com/> for a road weight control special permit.
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. PLEASE NOTE: The Town of Slave Lake may have additional conditions for this development permit.
18. The developer shall keep site clean and orderly.

Minutes
Municipal Planning Commission Meeting Minutes
January 21, 2025 1:30pm

- 19. No other buildings or use are allowed on this lot without municipal authorization.
- 20. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
- 21. The development shall not commence until 21 days after the Date of Decision.
- 22. 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.
- 3. 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. The Development Permit is valid for a 12-month period starting from the Date of Decision.
- 25. 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.
- 26. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

B. Pearson excused himself for the remainder of the meeting

CLOSED SESSION

MOTION: MPC 007-25

Moved by B. Mackay that the Municipal Planning Commission move into Closed Session at 3:15pm. Development application 24-D-063 was reviewed during closed session. As per section 197 (2.1) of the *Municipal Government Act*.

CARRIED

OPEN SESSION

MOTION: MPC 008-25

Moved by J. Weinrich to return to open session at 3:48pm.

CARRIED

24-D-063

Applicant: Giroux
Development File #: 24-D-063
Legal Land: 9422651; 1; 37 and 1622482; 1; 40 (NE-36-73-8-W5M)
Zoning: Residential Serviced (RS)

MOTION: MPC 009-25

Moved by N. Seatter That the Municipal Planning Commission development permit application be refused for the keeping of 3 horses exceeding the capacity of this site

- 1. The Keeping of Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit) is exceeding the capacity of the site and it is determined to have a significant negative impact:
 - Environmental concerns due to manure runoff
 - Offensive odours impacting neighbouring lots
 - Soil conditions as per advice provided by the agricultural fieldman
 - Safety of livestock in emergency situations

2. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

SUBDIVISION APPLICATIONS

N/A

ROUNDTABLE

Minutes
Municipal Planning Commission Meeting Minutes
January 21, 2025 1:30pm

The next Municipal Planning Commission meeting is on **Tuesday, February 18, at 1:30 p.m.**

ADJOURNMENT

MOTION: MPC 010-25

Moved by J. Weinrich to adjourn the meeting at 3:57 p.m.

CARRIED

Development Authority

CHAIR

DRAFT



Lesser Slave River

Municipal Planning Commission

Subject:	Development Permit Application Discretionary Use
Date:	3/24/2025
Presented By:	Ann Åsfrid Holden, Planning & Development Officer
Attachments:	Application, maps

File Number	25-D-009
Land Use District	Residential Un-Serviced (RUS)
Community:	Old Town
Legal Location	1523988; 1; 2 (NW-7-73-5-W5)
Applicant:	Mark and Susan Short
Landowner(s):	Mary Short (A title change is pending and data is currently unavailable in SPIN)

PURPOSE:

To consider Development Permit Application 25-D-009 for Two Seacans (8' X 20') (Temporary 1 Year)

BACKGROUND:

The applicants have recently purchased the lot (January 23, 2025) and are doing a few upgrades to the property. The upgrades include upgrading the current dwelling (the application will be on the next MPC agenda).



Picture 1: Dwelling that is proposed to be renovated/upgraded

The two seacans (temporary 1 year) is to aid in the construction phase of the project. The legal files were unavailable during the application review period of this application, so no development permits were pulled from the file.

SITE ANALYSIS:

Adjacent lots are zoned Residential Un-Serviced , Community Facilities and Crown Land District. There is no historical resource value for this lot.

Servicing Type: Septic Field

Soil type: The soil viewer is not available for this lot since it is in the green area.

Topography: Flat



Picture 2: Front yard. The seacans would be located to the right be the trees.

Farmland inventory: The soil viewer is not available for land in the green area of the province

Flood risk: There is a flood risk for this lot. Since 1913, the lake water level has fluctuated over a range of 3.5 metres, from a maximum elevation of 578.9 m in 1935 to minimum of 575.4 m in 1999 Above Mean Sea Level (AMSL). In 1983, a fixed-crest weir and eight river cutoff channels were constructed in the upper reach of the Lesser Slave River as part of the Lesser Slave Regulation Project. The weir crest elevation is at 575.50 m. The intent of the regulation project was to reduce the severity, both in frequency and duration, of the relatively common flooding of low-lying areas around the lake (Lesser Slave Watershed Council, July 2009). A status report titled "Lesser Slave Lake Regulation" (Alberta

Environmental Protection Planning Division, July 1993) indicates that the 1-in-100 year high water level of the Lake is 578.65 m (natural) / 578.10 m (regulated).¹



Picture 3: One Stop classified depth to water

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Intermunicipal Development Plan

The lot is under the “rural Residential” general land use in the Map Atlas.

OBJECTIVE LUC-1: Promote compact and contiguous development with access to efficient community services while preserving lands and environmentally significant areas, not suitable for development.

Municipal Development Plan

The lot is within the community areas of the MDP.

Section 2.1.1 Development in the Community Areas shall be predominantly residential in nature, with commercial, institutional and light industrial development in appropriate locations which do not interfere with or conflict with the predominant residential land use.

The property is located in a Community Area that consists of parcels of land with different land use districts to accommodate residential, recreational, commercial, and light industrial uses.

Section 2.2.1 Flood Hazard

Parts of some of the Community Areas are subject to a potential flood hazard. No development shall take place which may be subject to a flood hazard unless the hazard has been specifically identified and unless the development occurs in such a manner as to protect the development from the flood hazard.

¹ Information taken from one of the flood delineation studies provided to the municipality.

Waterfront Intermunicipal Plan 2007-01

Suburban Estates Residential development is predominant throughout the areas west of Highway 88. Lots in these areas are to be serviced with low pressure sewage systems and piped water. The flat topography and elevation of these areas will require that the majority of building sites be elevated to meet the minimum required elevation.

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 meter 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 meter 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 proposed addition is +/- 122 m from the shore of Lesser Slave Lake. The contours show that the dwelling is located between 578 and 879 m above sea level.

The temporary seacan can easily be removed and therefore no flood mitigation is needed. Seacans are naturally engineered to resist water damage and to protect the contents from water damage.

Land Use Bylaw

The lot is under the flood overlay.

9.13.1 Sea cans shall be used as an accessory structure for storage purposes only, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard.

9.13.2 Sea cans shall not be located in the regulated setback areas in any district.

The setback area is 1.2 m if adjacent to another lot in the RUS District.

9.13.3 Sea cans shall count towards the total lot coverage.

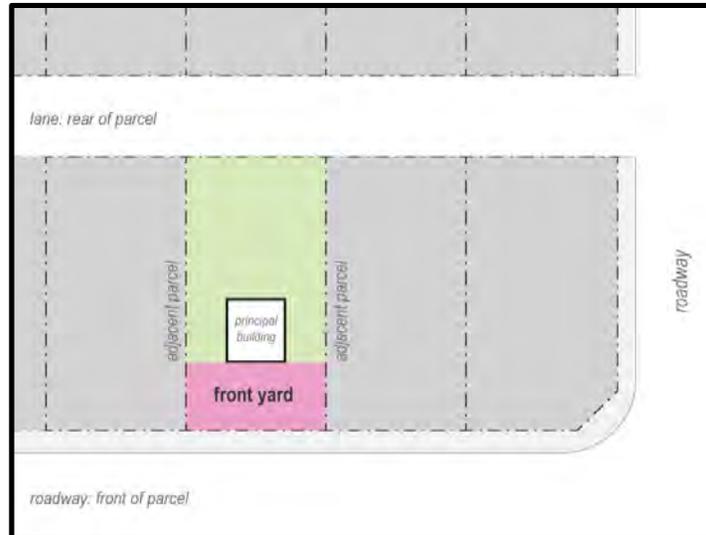
9.13.4 Sea cans shall not be stacked.

9.13.5 Where a sea can is visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing shall be required to the satisfaction of the Development Authority, except in the Heavy Industrial District.

9.13.6 In the **Residential Serviced (RS)**, **Residential Un-Serviced (RUS)**, and **Urban Reserve (UR)** districts, sea cans shall not be allowed in any front yard.

The proposed seacans are technically in the front yard. Front yard as defined in the land use bylaw general definitions section means "a yard extending across the full width of a parcel of land from the front line to the nearest wall of the main building situated on the parcel of land. If there are

fireplaces or balconies on the building, the front yard shall be measured to the nearest point of the fireplace or balcony. In the case of a curved front line, the front yard will also form a curve.



To approve the development permit as submitted, the developer needs a variance. The Development Authority (MPC) has the variance powers set out in section 5.1.5 of the land use bylaw. The MPC can approve variances over 10%.

Figure 6 DA and SDAB Variance Powers

Development Authority	Policy	SDAB
✘	MGA	✘
✘	Regulation	✔
✘	LUP	✘
✘	ALSA	✘
✘	Statutory Plans (IDP, MDP, ASP)	✘
✘	LUB Use	✘
✔**	LUB Standards	✔*
✘	Gaming Liquor and Cannabis Act	✘

* The proposal must not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.¹²¹

**In addition, the above, the LUB must specifically grant authority for the DA to vary.¹²²

² <https://open.alberta.ca/publications/sdab-training-for-members-clerks-guidebook>

AGENDA ITEM #4.1

In the **Residential Serviced (RS)**, **Residential Un-Serviced (RUS)**, and **Urban Reserve (UR)** districts, sea cans shall be painted and/or sided to complement the principal building on site, to the satisfaction of the Development Authority.

9.13.7 In the **Residential Serviced (RS)**, **Residential Un-Serviced (RUS)**, and **Urban Reserve (UR)** districts, one sea can is allowed for every 0.4 ha (1 ac) of land.

The lot is 1.093 ha (2.7 ac). This allows the owner to have two seacans.

DISCRETIONARY USE <i>(use definitions can be found in Section 16)</i>	POSSIBLE ASSESSMENT CRITERIA												
	VISUAL APPEARANCE	TRAFFIC/ ACCESS	NOISE	ODOR	LIGHT	DUST	VIBRATION	ENVIRONMENTAL	MUNICIPAL INFRASTRUCTURE	FISCAL	CUMULATIVE	SAFETY	COMPATIBILITY WITH ADJACENT LAND USES
Sea Can	X	X						X			X	X	

Visual Appearance: The seacans will be screened from the municipal road by the tree stand. There are a few trees between the applicant’s land and the neighbour to the north. The applicant has not submitted a screening plan for the other two sea cans.

Traffic Access: The sea cans are for personal use, so no additional traffic is expected as a result of the sea can.

Environmental: The development is not expected to have significant impacts on the environment.

Cumulative: There are other seacans in the neighbourhood. Since these seacans are temporary there will not be a lasting cumulative impact.

Safety: Safety is a concern with this application. Sea cans used outside the shipping industry can explode with deadly force if they contain common flammable substances that vaporize. The shipping container can explode if it is exposed to high heat (i.e. a fire) (WorkSafe Bulletin, WS 2018-01). To mitigate the safety risk, the applicant should vent the sea cans and not use them to store flammable liquids.

The neighbourhood is not densely populated and the seacan may not have much impact on any neighbouring properties.

BENEFIT/RISKS:

Seacans are practical to keep tools and building materials in when renovating. Since the application is for a temporary seacan, the risk is limited.

FINANCIAL IMPLICATION:

There is little benefit or risk financially for the municipality with this application.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Adjacent landowners were notified via regular mail on March 7, 2025. Referrals were made to internal departments on March 7, 2024. The transportation department, taxation and enforcement have no concerns. The Town of Slave Lake (TOSL) was also notified as per the IDP requirements on March 7, 2025.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Development Permit Application for Two Seacans (8' X 20') (Temporary 1 Year) - variance with the following conditions:

1. Must meet minimum setback of:
 - Front Yard - 7.5 meters (24.6 feet) from property line
 - Side Yard – 1.2 meters (3.9 feet) from property line
 - Rear Yard – 0.9 meters (3 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. Accessory building height shall not exceed 8 meters (26.3 feet).
3. No portion of any building shall project onto, over or into a minimum required yard.
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. 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 Road Data at <https://www.roadata.com> for a road weight control special permit.
6. Sea cans shall be used as an accessory structure for storage purposes only, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard.
7. Sea cans shall not be located in the regulated setback areas in any district.
8. Sea cans shall be painted and/or sided to complement the principal building on site, to the satisfaction of the Development Authority.
9. Where a sea can is visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing shall be required to the satisfaction of the Development Authority.
10. The developer shall keep site clean and orderly.

11. No other buildings or use are allowed on this lot without municipal authorization.
12. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
13. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
14. The development shall not commence until 21 days after the Date of Decision.
15. The Development Permit is valid for a 12-month period starting from the Date of Decision.
16. If the Development Permit has been appealed to the Intermunicipal 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.
17. If the Development Permit has been appealed to the Intermunicipal 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. 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.
19. 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.
20. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

ALTERNATIVE MOTION:

- A) Not grant a variance for the front yard: Add condition 7. Sea cans shall not be allowed in any front yard.
- B) Postpone the application to the next meeting
- C) Refuse the application, stating reasons

Prepared By: Ann Åsfrid Holden, Planning & Development Officer
Reviewed By: Sandra Rendle, Associate Director, Legislative Services
Approved By: Barry Kolenosky, CAO



Lesser Slave River Planning & Development

DEVELOPMENT PERMIT APPLICATION - ACCESSORY BUILDING

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.
25-D-09
Form Received:
Feb 27/25

APPLICANT NAME: _____	
POSTAL ADDRESS: _____	POSTAL CODE: _____
EMAIL ADDRESS: _____	PHONE NUMBER: _____
REGISTERED LANDOWNER NAME: <i>Complete if different from applicant.</i> Same,	
POSTAL ADDRESS: _____	POSTAL CODE: _____
EMAIL ADDRESS: _____	PHONE NUMBER: _____

LAND LOCATION:							
					152-3988	1	2
Quarter	Section	Township	Range	Meridian	OR	Plan	Block Lot
PROPERTY SIZE: ACRES HECTARES		ZONING: residential improved		VARIANCE REQUIRED? <input checked="" type="radio"/> YES OR NO			
How is the site being accessed?					<input checked="" type="checkbox"/> Existing Approach?	Proposed Approach?	
Do you have an MDLSR-assigned address?				Yes, Address: 7310 32 Devonshire Rd S		No	

DESCRIBE EXISTING DEVELOPMENT ON THE PROPERTY: <i>(Please list all buildings on site)</i> Residence with attached garage	This Building is Accessory to: <i>(Check which one applies)</i>
	<input checked="" type="checkbox"/> A dwelling
	<input type="checkbox"/> A business
	<input type="checkbox"/> An industrial/light industrial use
	<input type="checkbox"/> Farming (but a permit is wanted)

DESCRIBE THE PROPOSED DEVELOPMENT:

Temporary storage while renovations are done on the house and garage using 2-20' sea cans 1 trip tan color

DESCRIBE THE PROPOSED USE: *(What will the development be used for?)*

storage



Lesser Slave River Planning & Development

DEVELOPMENT APPLICATION DETAILS:					
Building Size:	160 x 2	Sq. M. (Sq. Ft.)	Length x Width	20' x 8'	Meters (Feet)
Height (Grade to Peak)	8'6"	Meters (Feet)			
Roofing Material	metal		Siding Materials:	metal	
Front Yard Setback to Property Line:	59.72	Meters (Feet)	Rear Yard Setback to Property Line:	157.36	Meters (Feet)
Smallest Side of Yard Setback to Property Line:	1	Meters (Feet)	Estimated Cost of Project:	19000.00	
Start Date:	2025		Estimate Complete Date:	2027	
Is this Application for the Principal or Secondary Use on this Parcel? <i>(Please check one)</i>			Principal	Secondary	
Is the Development Within 800 m of a Provincial Highway? <i>(If yes, please apply for a roadside development permit: https://roadsideplanning.alberta.ca/)</i>			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: <i>(septic field, holding tank, open discharge, lagoon, municipal servicing)</i> N/A					
Type of Water System: <i>(water well, cistern, municipal servicing)</i> N/A					
Building Plans: <i>Attach building plans for the development</i>					
The Municipal District of Lesser Slave River does not issue Building Permits. Which Safety Codes Agency would you like to use?					
<input checked="" type="checkbox"/> Superior Safety Codes Inc.		<input type="checkbox"/> The Inspections Group Inc.			
Notification of your application will be sent by e-mail. Please indicate if you require a paper copy of your permit.					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Landowner Authorizations:

- I/we give consent to allow an authorized person of the Municipal District of Lesser Slave River No. 124 to enter the land for a site inspection with respect to this Application only.
- I/we hereby certify that the above information given on this form is complete and, to the best of my/our knowledge, a true statement of the facts relating to this application.
- We understand that Personal information is collected under the authority of s. 33 (c) of the Freedom of Information and Protection of Privacy Act and will be used in the processing of land development applications and shared with outside organizations for the purpose of processing applications. If you have any questions about the collection, use or disclosure of your personal information, contact the Planning and Development Department, Municipal District of Lesser Slave River, at 780.849.4888
- I/we authorize the MD to share the notice of decision with the Alberta Safety Code Authority (ASCA) and/or your preferred safety code agency.
- I have been informed of the bylaws, policies and regulations regarding this application. I understand that this permit may be refused if the proposed development does not conform with to all the aspects of the land use bylaw.

Signature of Landowner(s):

FCS 13/25
Date

Signature of Authorized Applicant:

Date

Page | 2

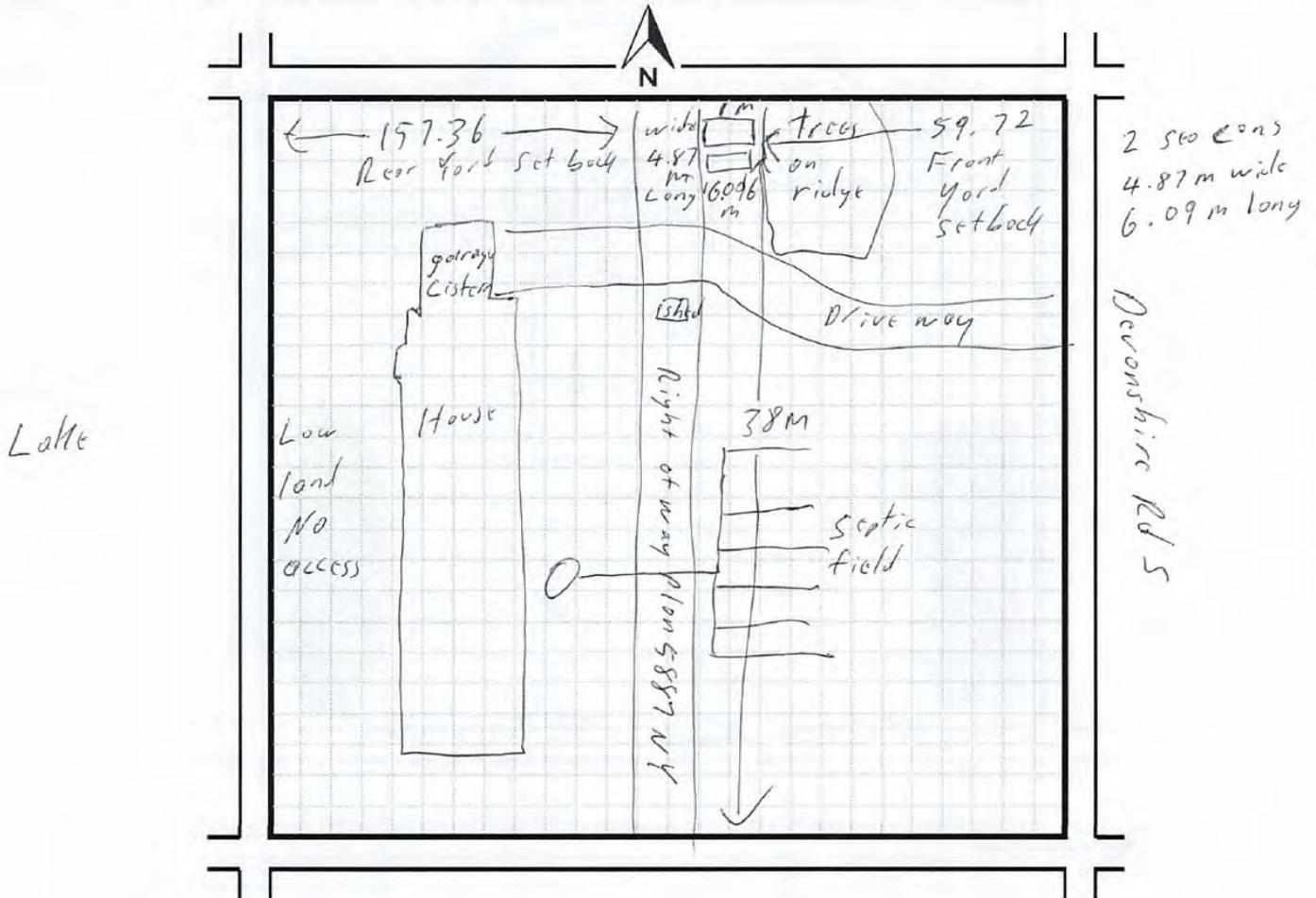


Lesser Slave River
 Planning & Development

Please use the square below to represent your property. Site Plan/Survey Plan must show the following:

- Front yard setback
- Rear yard setback
- Side yard setbacks
- Locations of roads
- Access to property
- Any existing buildings
- Proposed development
- Location of easements
- Location of water & septic
- Location of hard surfacing
- Location of all waterbodies/courses

Plans showing the dimensions (height, width, and length) of the development must be included with this application. A set of blueprints can be submitted in lieu of these plans.



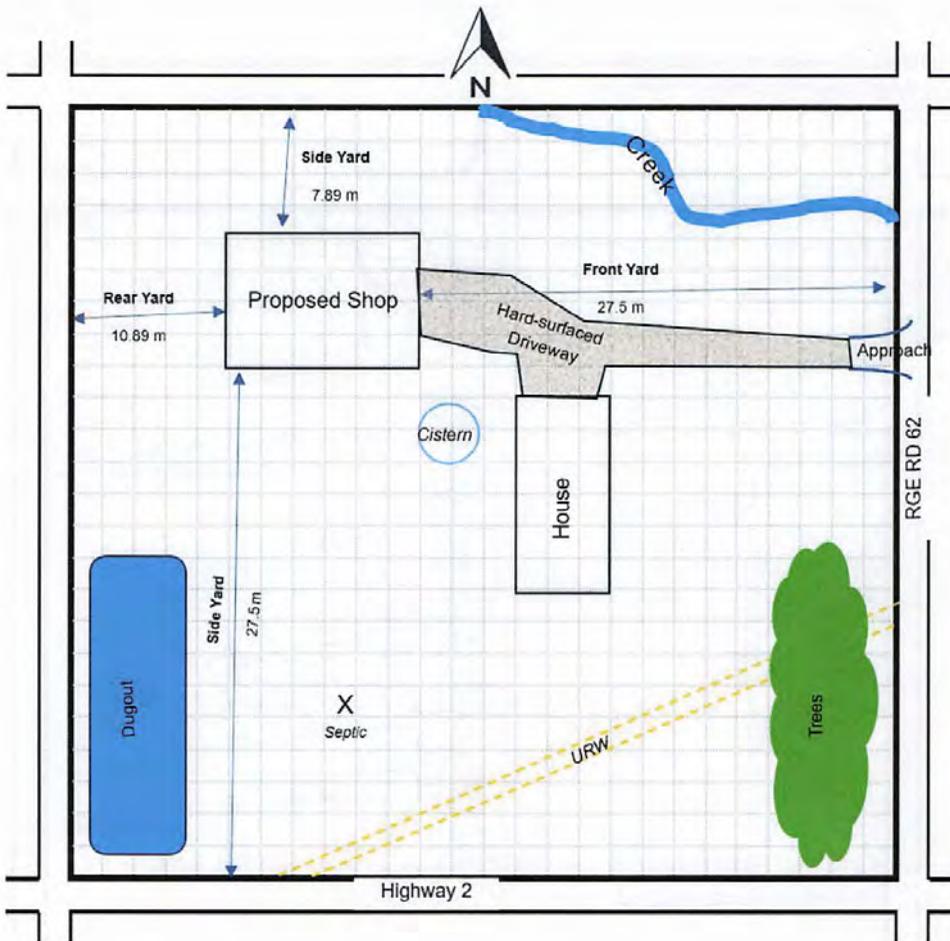
Legal Land Description								
Quarter	Section	Township	Range	Meridian	AND	882-2518	1	2
						Plan	Block	Lot
Signature of Registered Landowner						Date		
						Feb 13/25		



Lesser Slave River
 Planning & Development

Please review the example Site Plan shown below and ensure that your site plan follows the example given.

EXAMPLE SITE PLAN



Legal Land Description								
NW	1	26	74	5				
Quarter	Section	Township	Range	Meridian	OR	Plan	Block	Lot

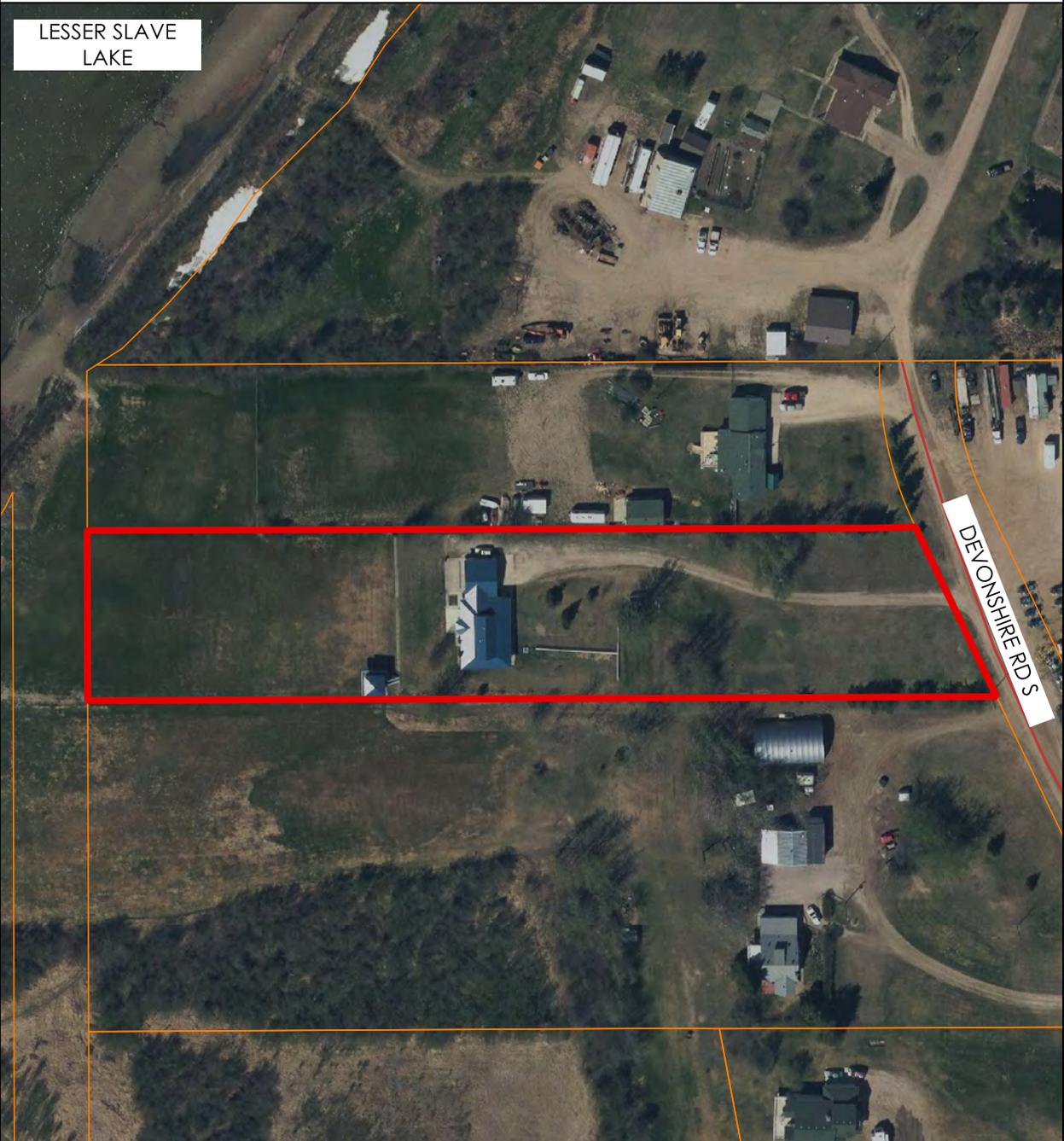


Municipal District of
Lesser Slave River 124

DEVELOPMENT PERMIT 25-D-009

Location - OLD TOWN

LESSER SLAVE
LAKE



DEVONSHIRE RD S

LEGEND
 Subject Property
 Cadastre
 2018 MD Imagery

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.
 This document shall not be copied or distributed to any person without the express written consent of M.D. of Lesser Slave River 124.
 ©2025 M.D. of Lesser Slave River 124. All Rights Reserved.

0 20 40 m

Scale - 1 : 1,500
 Map Print Date : March 04, 2025

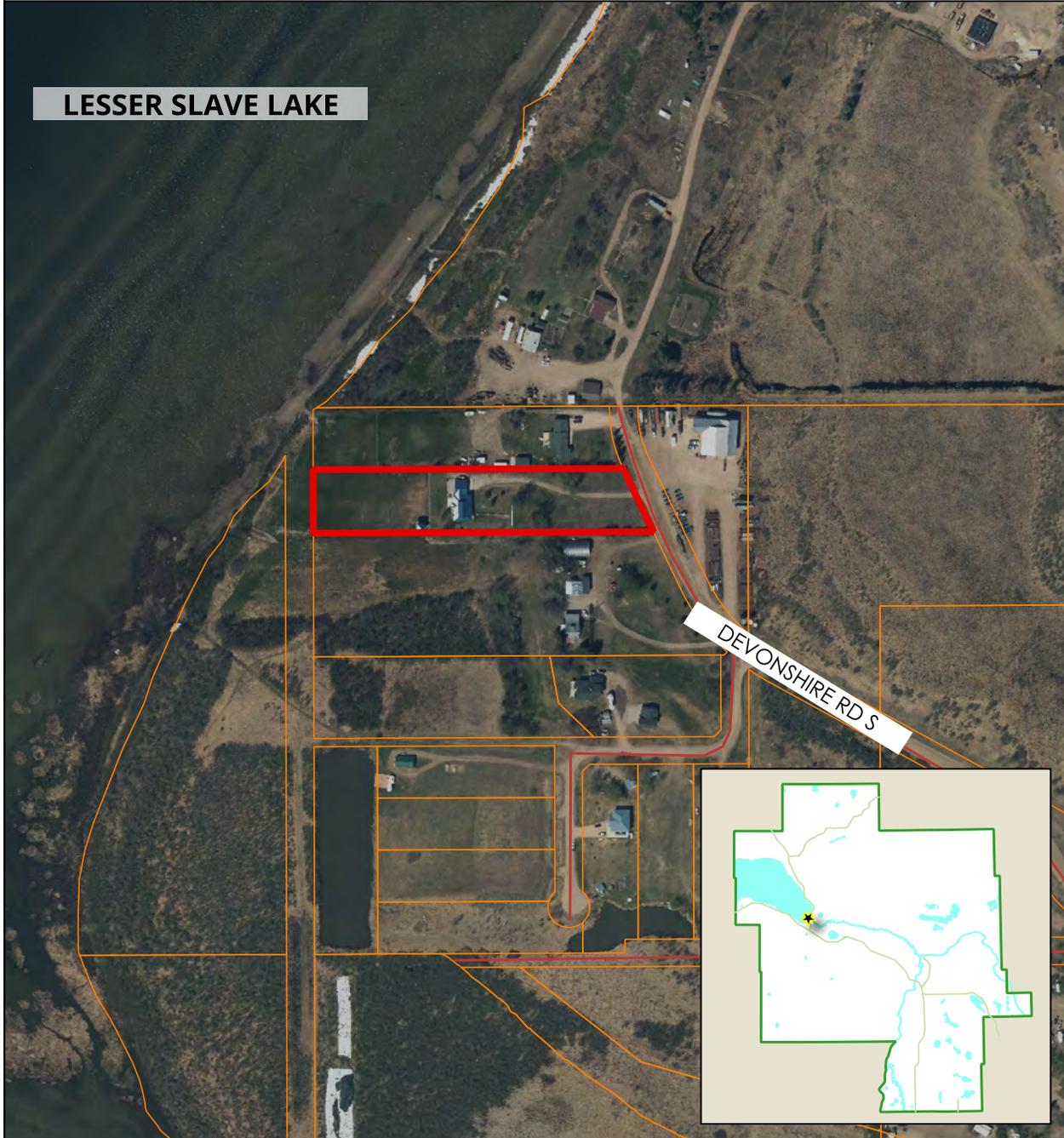


Municipal District of
Lesser Slave River 124

DEVELOPMENT PERMIT 25-D-009

Location - OLD TOWN

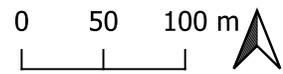
LESSER SLAVE LAKE



- Area of Interest
- Cadastre
- MD Boundary
- MUNICIPAL ROAD

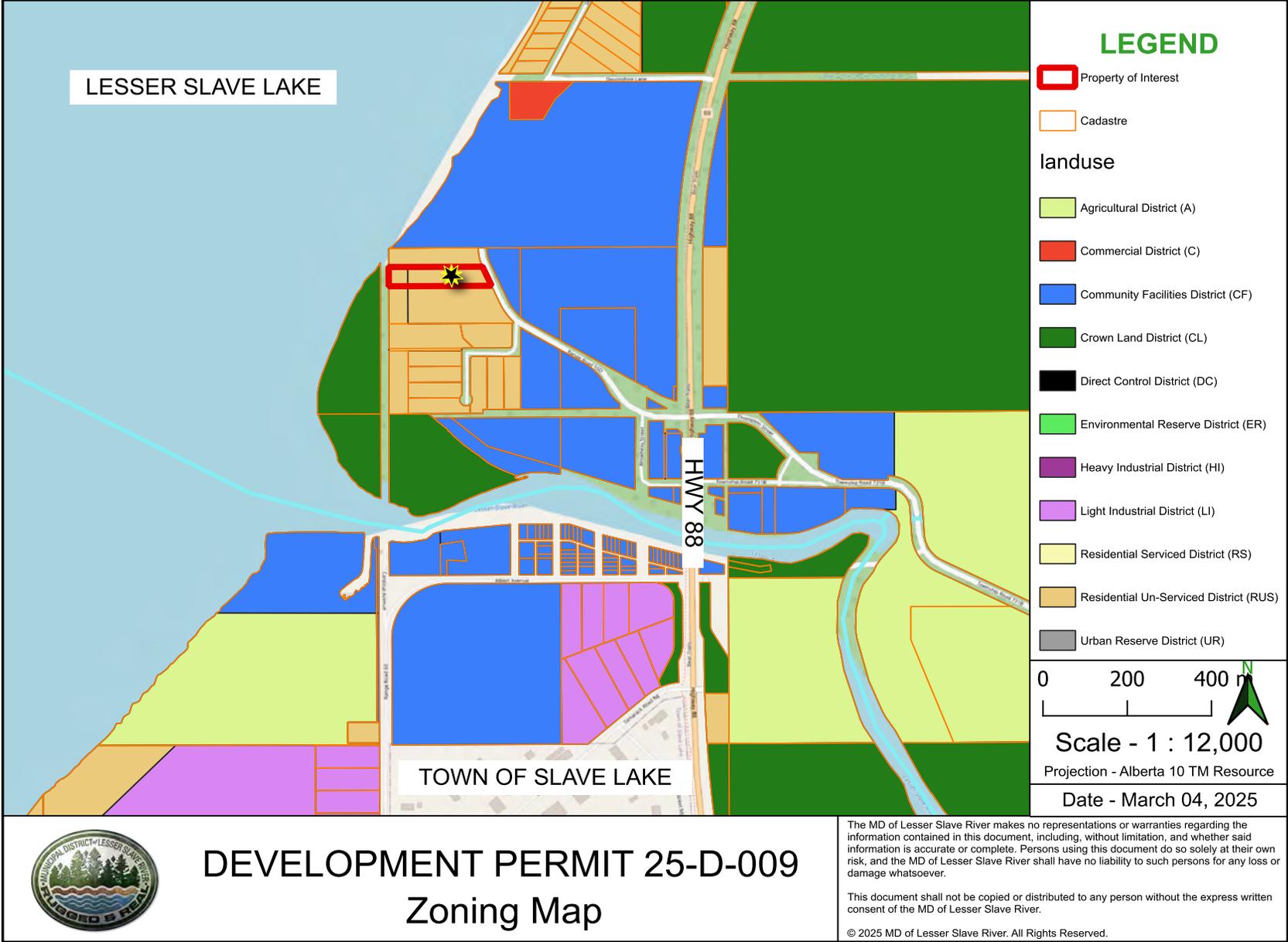
M.D. of Lesser Slave River 124 makes no representations or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Person using this document do so solely at their own risk and M.D. of Lesser Slave River 124 shall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

This document shall not be copied or distributed to any person without the express written consent of M.D. of Lesser Slave River 124.
©2025 M.D. of Lesser Slave River 124. All Rights Reserved.



Scale - 1 : 4,000

Map Print Date : March 4, 2025



DEVELOPMENT PERMIT 25-D-009
Zoning Map

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

This document shall not be copied or distributed to any person without the express written consent of the MD of Lesser Slave River.

© 2025 MD of Lesser Slave River. All Rights Reserved.

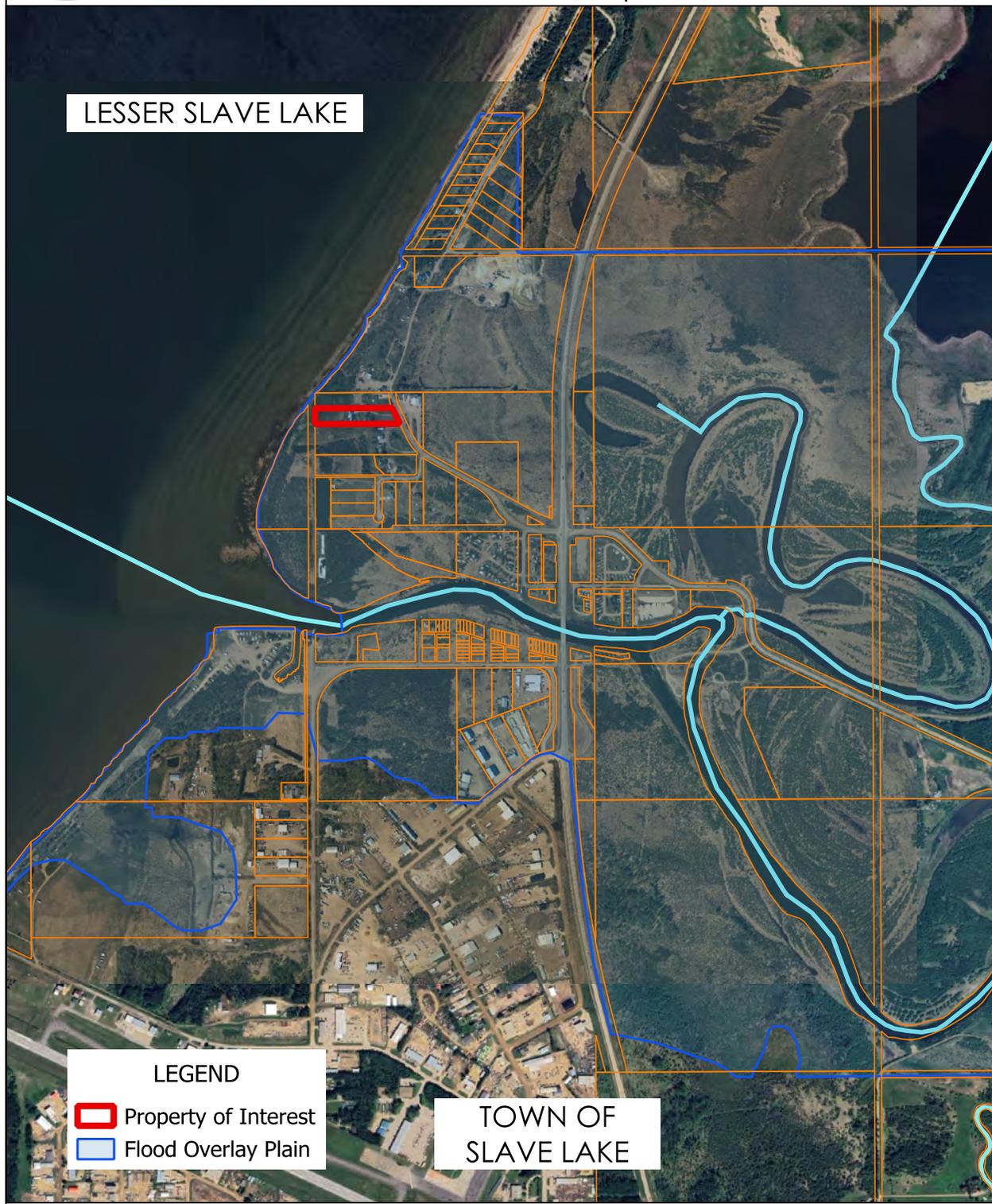


Municipal District of
Lesser Slave River 124

Flood Map

Development Permit - 25-D-009

LESSER SLAVE LAKE



LEGEND

- Property of Interest
- Flood Overlay Plain

TOWN OF
SLAVE LAKE



Lesser Slave River

Municipal Planning Commission

Subject:	Development Permit Application Discretionary Use
Date:	3/24/2025
Presented By:	Ann Åsfrid Holden, Planning & Development Officer
Attachments:	<i>Application, Maps, Adjacent Landowner Reply, Referral Letter Reply (RPATH)</i>

File Number	25-D-012
Land Use District	Light Industrial (LI)
Community:	Old Town
Legal Location	9021695; C; 3B
Applicant:	1817875 Alberta Ltd.
Landowner(s):	Same

PURPOSE:

To consider Development Permit Application for 14 seacans (8' X 40') storage units.

BACKGROUND:

The developer is planning to up to 14 new seacans to their self-storage
The legal files are currently not available, but the development permits that has been uploaded to the catalis map include:

- 05-D-048 Mini Cold Storage Building 20' X 120'
- 11-D-109 Light Industrial Building (Storage Units)

Additional development permits may have been approved for this location for "R" Storage (1994) Ltd.

SITE ANALYSIS:

The lot is located on the boundary of the Town of Slave Lake (TOSL). The lot has been used for storage purposes for a long time and the proposed seacans are for adding more storage room for the business.



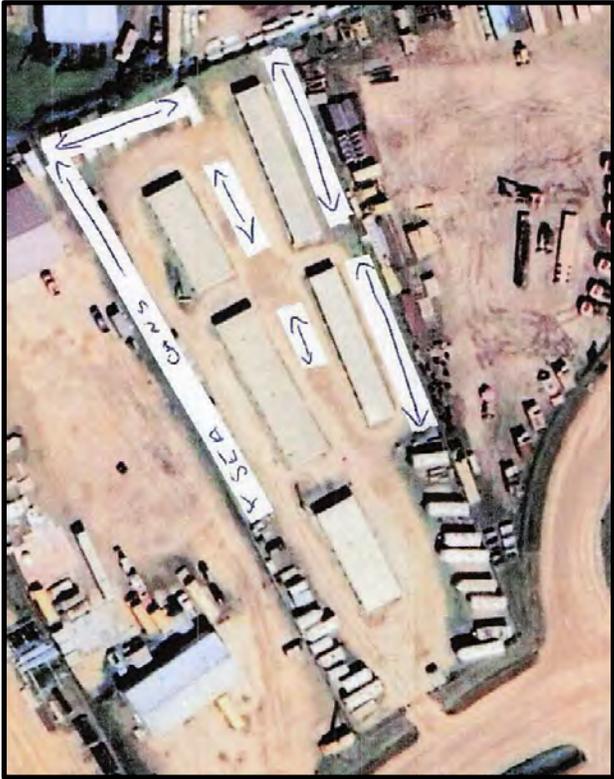
2011 Orthos



2018 Orthos



Picture 1: Picture of the proposed development



Picture 2: Site plan

The storage unit seacans come with different size storage units (4 door as in Picture 1, 3 door and 2 door units). The highest number of storage units will be 56 (14 seacans x 4 doors). The market will decide what size storage unit is purchased during the development phase (3 years). The lowest number of storage unit is 28 (14 seacans x 2 doors).

The developer states that “They would theoretically all be the same color, (...) and very closely matches with the colour of our units are already so it doesn’t look like a mishmash of product. Our intention is to put the seacan on pressure treated lumber so they’re not sitting right on the ground.”

All the lots adjacent (and abutting) to the proposed development are zoned Light Industrial.



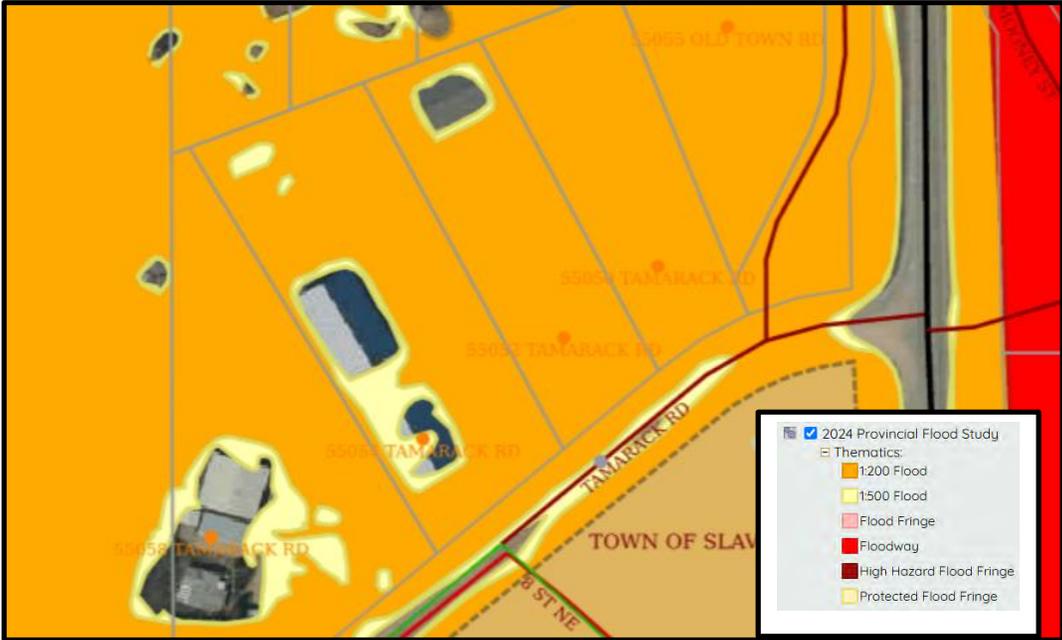
Picture 3: The seacans would be located where the truck is parked. The arrow shows the distance between proposed seacan and other storage units



Picture 4: Individual storage units will be moved when empty and removed as they age



Picture 5: Seacans will line the back fence. It will be set back far enough to enable turning space



Picture 6: 1:200 flood plain from the provincial study from 2024

Servicing Type: Holding tank and cistern

Soil type: Orthic Humic Gleysol; Medium textured loam, silt loam, and very fine sandy loam.

Topography: Flat

Wetland inventory: No wetland is found on the lot according to the mapping. The lot is fully developed.

Farmland inventory: 6W(10) – Extremely severe soils in which excess water (not due to inundation) limits the production.

Flood risk: These lots are within the floodplain and thereby making the development discretionary.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Intermunicipal Development Plan

The land is Light Industrial in Map 4.6 in the Map Atlas of the Regional Growth Plan/IDP.

OBJECTIVE IJC-4: Build a collaborative future for the region based on maintaining an ongoing positive relationship based on mutual trust and respect and establishing a commitment to share information on planning and development matters.

IJC-4.1: The First Nation, the Town and M.D. will engage each other during the preparation of statutory and non-statutory plans, community development plans, land use redistricting and subdivisions within the RGP Area where such proposals can be reasonably deemed to have potential impacts on any of the partners. These potential impacts may include, but are not limited to:

- a) New uses which limit the expansion of urban services of the adjacent jurisdiction;
- b) Incompatible new land uses that adversely affect existing uses of the adjacent jurisdiction (i.e. new industrial uses adjacent to traditional residential areas);
- c) Incompatible new land uses that adversely affect proposed uses as defined within an existing plan of the adjacent jurisdiction or the Regional Growth Plan;
- d) New land uses that change drainage patterns of the adjacent jurisdiction;
- e) New land uses that impact existing roads, infrastructure and services of the adjacent jurisdiction; and
- f) New land uses are located on the boundary of the adjacent jurisdiction

For referrals related to the Intermunicipal Development Plan Area, additional criteria identified in Section 7 may apply.

[The proposed use would be permitted if it was not under the flood overlay. It is an expansion of an already approved use.](#)

Municipal Development Plan

The proposed development is within the community areas of the Municipal Development Plan (MDP).

2.1.1 Development in the Community Areas shall be predominantly residential in nature, with commercial, institutional and light industrial development in appropriate locations which do not interfere with or conflict with the predominant residential land use.

[The property is located in a Community Area that consists of parcels of land with different land use districts to accommodate residential, recreational, commercial, and light industrial uses. The use for the parcel is designated Light Industrial in the intermunicipal development plan and in the land use bylaw. The proposed development is therefore not inconsistent with the MDP.](#)

1.7.4 Evaluation of Applications

All applications for Land Use Bylaw amendments, subdivisions or development permits shall be evaluated by the MD according to the following criteria, where applicable:

- (a) compliance with the Act, Regulation, Land Use Bylaw, and any other Statutory Plans that are in effect;

- (b) adequacy of road access;
- (c) proposed methods of water supply and sewage disposal, supported by hydro-geological and geotechnical testing as required by the MD;
- (d) compatibility with adjacent land uses;
- (e) site suitability in terms of soils, topography, and size; and
- (f) environmental factors, including the potential for erosion, flooding, loss of fish and wildlife habitat, or watercourse contamination.

The light industrial use of a seacans for storage purposes is compatible with adjacent land uses. It is normally a permitted use in the light industrial area. Other land uses in the vicinity is for light industrial purposes.

Waterfront Intermunicipal Plan 2007-01

Section 5.6 Industrial Area

The purpose of the Industrial Area is to recognize existing industrial developments and to provide the opportunity for business and light industrial uses that are compatible with any adjacent use.

The use has existed on the lot for decades; it is compatible to uses on adjacent lots.

Section 5.6.2 Development shall not conflict with adjoining land uses or contribute to a reduction in the quality of the natural environment.

The proposed seacans will increase the number of storage units with up to 56 units. The lot is already fully developed.

Land Use Bylaw

6 OVERLAYS

6.1 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.

As these lots are all within the Floodplain, this makes all uses Discretionary.

Section 7.6 Light Industrial District

PURPOSE

7.6.1 To accommodate a range of light industrial uses that are dispersed across the MD, along with owner-operator residences in appropriate areas. This district would be located in areas that can access roads designed to accommodate heavy trucks and equipment traffic on a year-round basis.

The properties in question are located near HWY 88 (70 m from HWY 88) and within the HWY referral area. The intersection of MD roads and the highway has turning lanes. The applicant has applied for a roadside development permit (RPATH#0049133).

7.6.4 Development Regulations for development in the Light Industrial (LI) District:

REGULATION	PROVISION
1 Parcel Area (minimum)	500 m ² (5,382 ft ²)
2 Parcel Width (minimum)	7.5 m (24.6 ft)
3 Site Coverage (maximum)	Fifty percent (50%)

REGULATION	PROVISION
IF BORDERING A LIGHT INDUSTRIAL (LI) DISTRICT OR HEAVY INDUSTRIAL (HI) DISTRICT:	
4a	Front Yard Setback (minimum)* 3 m (9.8 ft)
4b	Rear Yard Setback (minimum)* No minimum setback
4c	Side Yard Setback (minimum)* No minimum setback
IF BORDERING CF, RS, RUS, A, RS, UR:	
5a	Front Yard Setback (minimum)* 7.5 m (24.6 ft)
5b	Rear Yard Setback (minimum)* 7.5 m (24.6 ft)
5c	Side Yard Setback (minimum)* 7.5 m (24.6 ft)

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

The proposed development can go to the lot line in the rear and side yards, and it needs a front yard setback distance of 3 m.

9.13.1 Sea cans shall be used as an accessory structure for storage purposes only, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard.

9.13.2 Sea cans shall not be located in the regulated setback areas in any district.

The setback area is 0 m if adjacent to another lot in the LI District.

9.13.3 Sea cans shall count towards the total lot coverage.

9.13.4 Sea cans shall not be stacked.

9.13.5 Where a sea can is visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing shall be required to the satisfaction of the Development Authority, except in the Heavy Industrial District.

9.13.6 In the **Residential Serviced (RS), Residential Un-Serviced (RUS), and Urban Reserve (UR)** districts, sea cans shall not be allowed in any front yard.

Not applicable in the LI district.

9.13.7 In the **Residential Serviced (RS), Residential Un-Serviced (RUS), and Urban Reserve (UR)** districts, sea cans shall be painted and/or sided to complement the principal building on site, to the satisfaction of the Development Authority.

Not applicable in the LI district.

9.13.8 In the **Residential Serviced (RS), Residential Un-Serviced (RUS), and Urban Reserve (UR)** districts, one sea can is allowed for every 0.4 ha (1 ac) of land.

Not applicable in the LI district.

BENEFIT/RISKS:

The benefit of approving the additional seacans is that the landowner can use the lot more efficiently by adding more storage space to the lot. Although the lot is in the flood overlay, the newest study puts the land at a 1:200 year flood level. Seacans are relocatable and a caveat should protect the MD from the risk.

FINANCIAL IMPLICATION:

Tamarack Road is sometimes under a road ban. This may affect the developer. The developer may need to enter into a road use agreement with the transportation department.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Adjacent landowners were notified via regular mail on March 7, 2025. Referrals were made to internal departments on March 6, 2024. The transportation department, taxation and enforcement have no concerns. The developer applied for a roadside development permit on February 27, 2025. The Town of Slave Lake (TOSL) was also notified as per the IDP requirements on March 6, 2025.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Development Permit Application for **14 Seacans (8' X 40') storage units** the following conditions:

1. Must meet minimum setback of:
Front Yard - 3 meters (9.8 feet) from property line
Side Yard - 0 meters (0 feet) from property line
Rear Yard - 0 meters (0 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. No portion of any building shall project onto, over or into a minimum required yard.
3. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
4. 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, shall provide a copy to the Municipal District immediately.
5. Sea cans shall be used as an accessory structure for storage purposes only, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard.
6. Sea cans shall not be located in the regulated setback areas in any district.
7. Sea cans shall not be stacked.

8. Where a sea can is visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing shall be required to the satisfaction of the Development Authority.

9. 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.

10. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.

11. The developer must ensure that proper permits are obtained for hauling oversized weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com> for a road weight control special permit.

12. No parking on municipal roads is permitted in the MD unless explicit consent has been provided by the MD. When accessing the need for on-site parking, applicants shall assume that no parking is permitted on municipal roads.

13. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.

14. The developer shall keep site clean and orderly.

15. No other buildings or use are allowed on this lot without municipal authorization.

16. This permit does not excuse any violation of any regulation or act which may affect the proposed project.

17. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.

18. The development shall not commence until 21 days after the Date of Decision.

19. The Development Permit is valid for a 12-month period starting from the Date of Decision.

20. If the Development Permit has been appealed to the Intermunicipal 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.

21. If the Development Permit has been appealed to the Intermunicipal 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. 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.

23. 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.

PLEASE NOTE: The Town of Slave Lake may have additional conditions for this development permit.

24. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

ALTERNATIVE MOTION:

- a) Postpone the application to request additional information or request changes to the application before a decision is rendered.
- b) Refuse the application, stating reasons.

Prepared By: Ann Åsfrid Holden, Planning & Development Officer

Reviewed By: Sandra Rendle, Associate Director, Legislative Services

Approved By: Barry Kolenosky, CAO



**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. **25-D-012**
 Date Received **Feb 27/25**

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

STRUCTURE INFORMATION:		SITE INFORMATION:		BUILDING PLANS OUTLINING:	
<input checked="" type="checkbox"/> Proposed Structure	Proposed Use	<input checked="" type="checkbox"/> Site Plan (page 4)	Size	Floor Plan	
Existing Structure	<input checked="" type="checkbox"/> Existing Use	Setbacks	Height	Exterior Finishes	

APPLICANT NAME:
1817875 Alberta LTD o/a R Storage

POSTAL ADDRESS: _____ **POSTAL CODE:** _____

E-MAIL: _____ **PHONE NUMBER:** _____

Complete if different from applicant:

REGISTERED LANDOWNER NAME:
1817875 Alberta LTD

POSTAL ADDRESS: same **POSTAL CODE:** _____

E-MAIL: same **PHONE NUMBER:** same

LAND LOCATION:

SW 7 Section 73 Township 5 Range 5 Meridian OR PLAN Block LOT

TOTAL NUMBER OF:
27 Acres OR Hectares

DESCRIBE THE EXISTING DEVELOPMENTS ON THE LAND:

Currently operates as a self storage facility with both structures and trailer parking. Operated for 30 plus years



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | SECTION 2

Application No.:
25-D-012

DESCRIBE THE PROPOSED DEVELOPMENT:
Add seacons to a number of areas to better utilize space and increase amount of units **14 x 8x40**

DESCRIBE THE PROPOSED USE:
Self storage

IF DEVELOPMENT/USE INVOLVES CONSTRUCTION:

Building Size: 8x40 x 14	sq. m. sq. ft. Metres Feet	Length x Width: 8x40	Metres Feet
Height (grade to peak): 10ft		Siding Material: metal	
Roofing Material: Metal		Rear Yard Setback to Property Line: 0m	Metres Feet
Front Yard Setback to Property Line: 50 m	Metres Feet	Estimated Cost of Project: \$ 30,000-60000	
Smallest Side of Yard Setback to Property Line: 0	Metres Feet	Estimated Completion: March 1, 2028	

Start Date: March 1, 2025

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 #: **88**

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: **None**
(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: Registered Owner's signature is required if different from applicant.

Signature of Applicant: [Signature] Date: Feb 27/25

Signature of Registered Landowner: [Signature] Date: Feb 27/25

FOR ADMINISTRATIVE USE

Land Use Classification: **LI**

Fee Enclosed: Yes No Amount: **150 -**

Receipt No.: **191534**



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | SITE PLAN



See Attached

Note: The location sketch must be completed. Please indicate the following items on the sketch: **access/approaches, set backs, water bodies, right of ways**, and provide the dimensions of the **sides, front, back, and height**. Should the space provided be insufficient when answering any of the above questions, please attach a list of additional information.

LEGAL LAND DESCRIPTION:

Quarter	Section	Township	Range	Meridian	OR	Lot	Block	Plan
_____ Signature of Registered Landowner					_____ Date			



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.

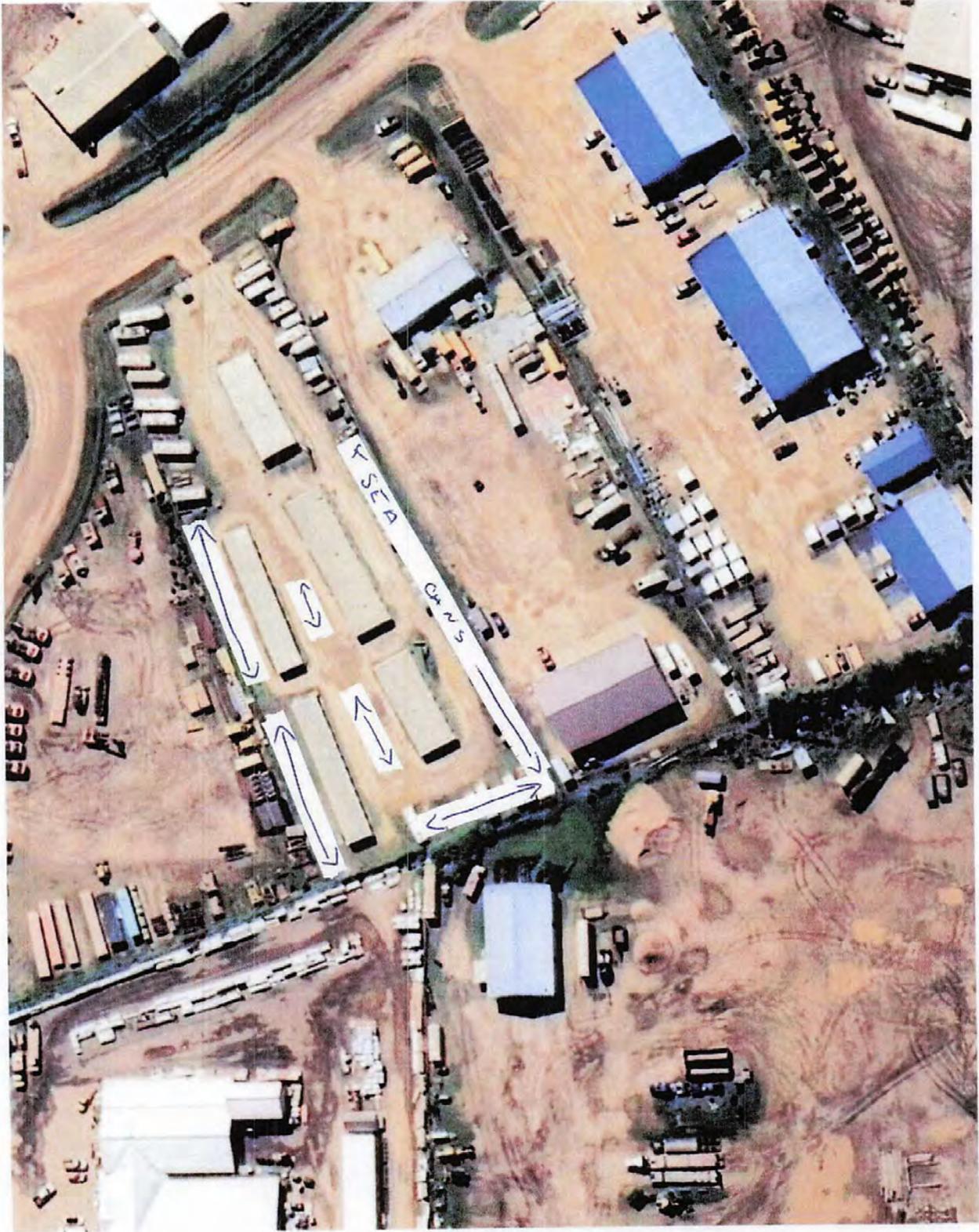
LAND LOCATION:

Quarter	Section	Township	Range	OR		Lot	Block	Plan
				Meridian				

Applicant Name (please print) _____

Signature of Applicant _____

Date Feb 27/2025





Municipal District of
Lesser Slave River 124

DEVELOPMENT PERMIT 25-D-012

Location - OLD TOWN

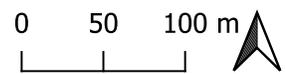


- Area of Interest
- Cadastre
- MD Boundary
- MUNICIPAL ROAD

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.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Lesser Slave River 124.

©2025 M.D. of Lesser Slave River 124. All Rights Reserved.



Scale - 1 : 4,000

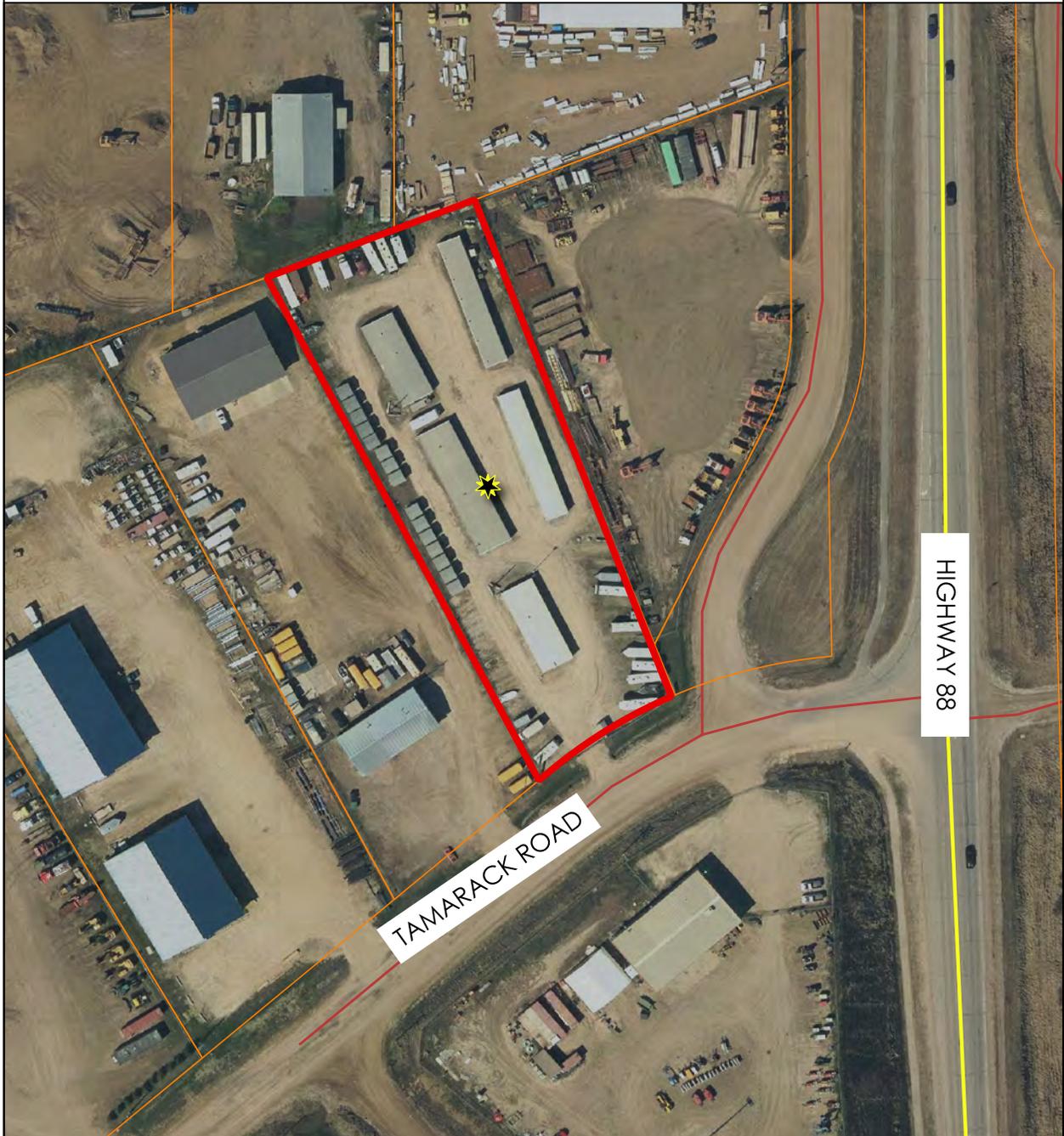
Map Print Date : March 4, 2025



Municipal District of
Lesser Slave River 124

DEVELOPMENT PERMIT 25-D-012

Location - OLD TOWN



LEGEND

-  Subject Property
-  Cadastre

2018 MD Imagery

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.

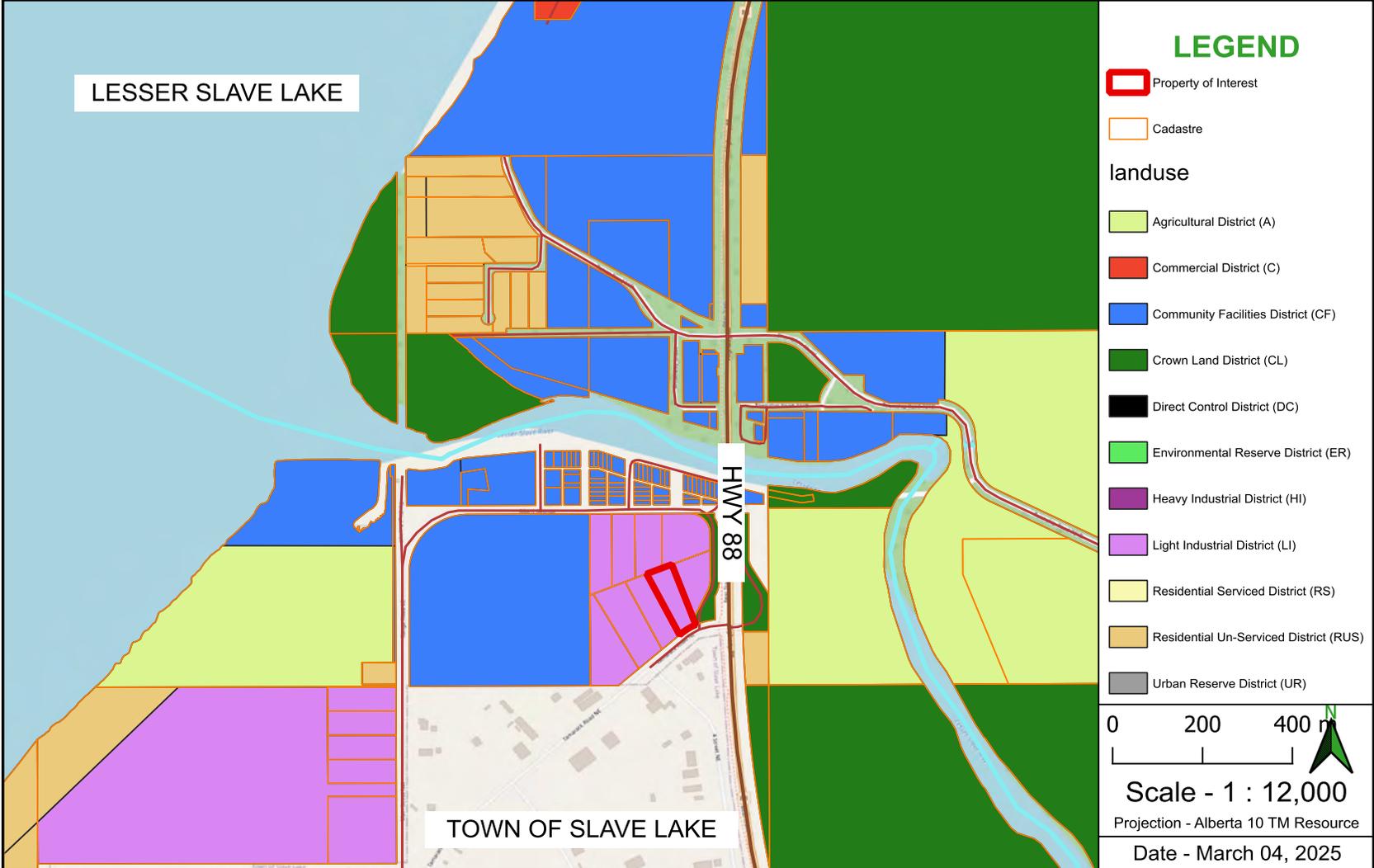
This document shall not be copied or distributed to any person without the express written consent of M.D. of Lesser Slave River 124.

©2025 M.D. of Lesser Slave River 124. All Rights Reserved.

0 20 40 m 

Scale - 1 : 1,500

Map Print Date : March 04, 2025



DEVELOPMENT PERMIT 25-D-012

Zoning Map

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

This document shall not be copied or distributed to any person without the express written consent of the MD of Lesser Slave River.

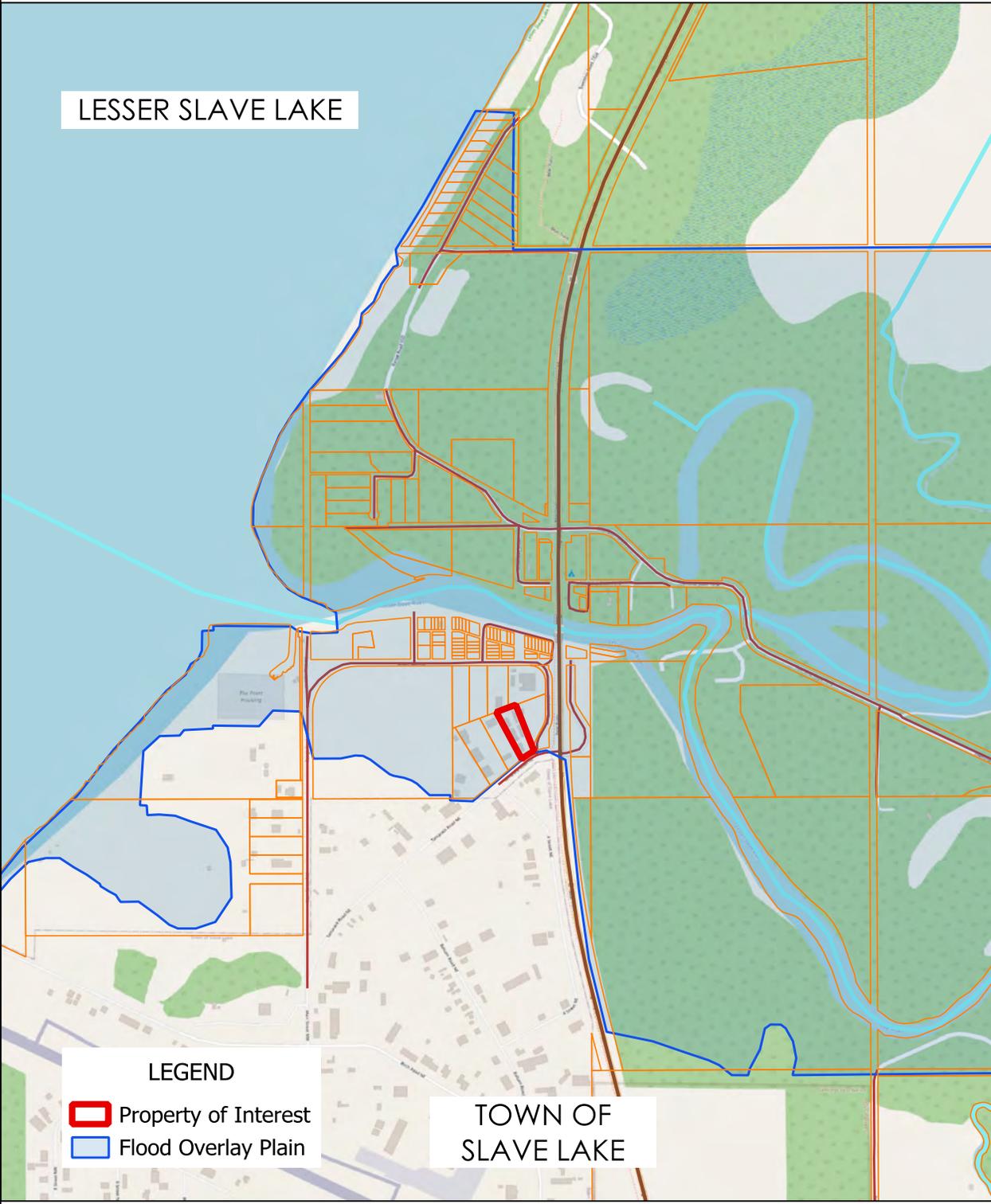
© 2025 MD of Lesser Slave River. All Rights Reserved.



Municipal District of
Lesser Slave River 124

Flood Map

Development Permit - 25-D-012



LESSER SLAVE LAKE

LEGEND

-  Property of Interest
-  Flood Overlay Plain

TOWN OF
SLAVE LAKE

Ann Holden

From:
Sent: Wednesday, March 12, 2025 8:20 AM
To: Ann Holden
Subject: 25-D-012 14 Seacans Storage Unit

You don't often get email from jenna@exactoilfield.com. [Learn why this is important](#)

Good Morning,

I am writing on behalf of [redacted] adjacent landowner regarding 9021695 C 3B, SW-7-73-5-5, 55050 Tamarack RD.

No concerns regarding addition of 14 seacans, however if this permit is granted, we believe it must stipulate all seacans must be the same color to help keep up property value.

Thank you,

Exact Oilfield Developing Ltd.

O
C



Transportation and Economic Corridors Permit
 Request for Development Permit - On Private Property
 in Proximity of a Provincial Highway - **Approved**

Permit Number:	2025-0049133	Highway(s):	88
Issued to (Permittee):	1817875 Alberta LTD Slave Lake Alberta T0G 2A0		
Legal Land Location:	QS-SW SEC-07 TWP-073 RGE-05 MER-5	Municipality:	M.D. of Lesser Slave River No. 124
Approved By:	Matthew Miller	Issuing Office:	North Central Region / Athabasca
Issued Date:	February 28, 2025		
Description of Development:	We have a storage yard within 800 m of center line of Provincial Highway. Its a storage business that has been operating for over 30 years at location. Property is fenced. We are planning to add some secans for additional storage in some of the dead space throughout the property		



Transportation and Economic Corridors Permit No. **2025-0049133** is issued to the above named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the development(s) listed herein, and a further application is required for any changes or additions.

The approved site plan forms a part of this permit and any changes to the approved site plan will require an amendment or a new permit application.

This permit is subject to the following terms and conditions, which should be carefully reviewed:

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes
5. In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.
6. The Permittee shall conform to the approved site plan. Failure to conform to the approved site plan without an approved amendment may result in enforcement measures as laid out in the Act
7. The proposed development is to be set back from the highway right of way, as shown on the attached site plan. No encroachment within this setback distance is permitted without an amendment to this permit.
8. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.
9. This permit approves only the development contained herein, and a further application is required for any changes or additions.
10. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access.
11. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.

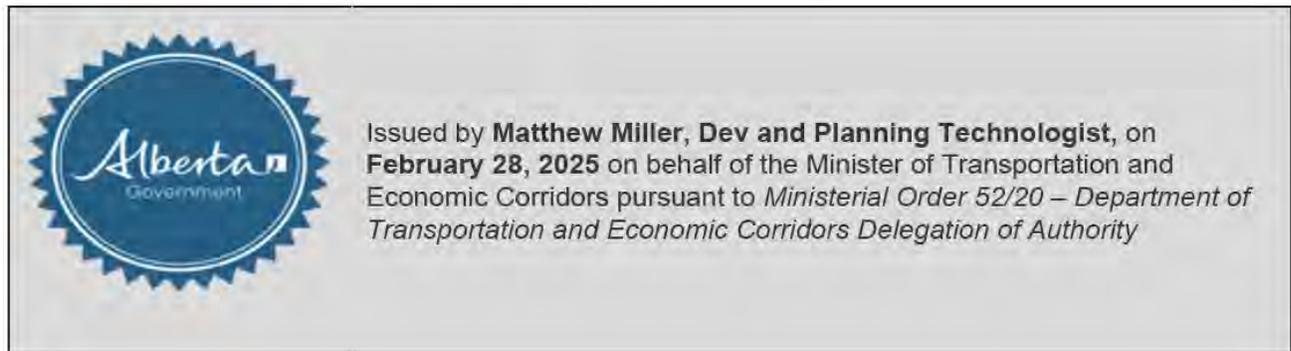
12. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.

13. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof.

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation), and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

This permit is valid for a period of **two years from the date of issuance**. If the works authorized by this permit have not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.

Please contact Transportation and Economic Corridors through [RPATH application](#) if you have any questions, updates, additions, or require additional information.





Lesser Slave River

Municipal Planning Commission

Subject:	Development Permit Application Discretionary Use
Date:	3/24/2025
Presented By:	Ann Åsfrid Holden, Planning & Development Officer
Attachments:	E-mail from developer, Development Permit 22-D-014
File Number	22-D-014 Amendment
Land Use District	Residential Un-Serviced (RUS)
Community:	Old Town
Legal Location	1523988; 4; 4 (NW-7-73-5-W5)
Applicant:	Darcy and Dena Short
Landowner(s):	Same

PURPOSE:

To consider an amendment to Development Permit 22-D-014 for **Dwelling, Single Detached and Accessory Building, with Garage Suite** for residential use.

BACKGROUND:

The developer is seeking to amend the development permit application to construct walls to enclose east side RV port and west side area under existing deck.

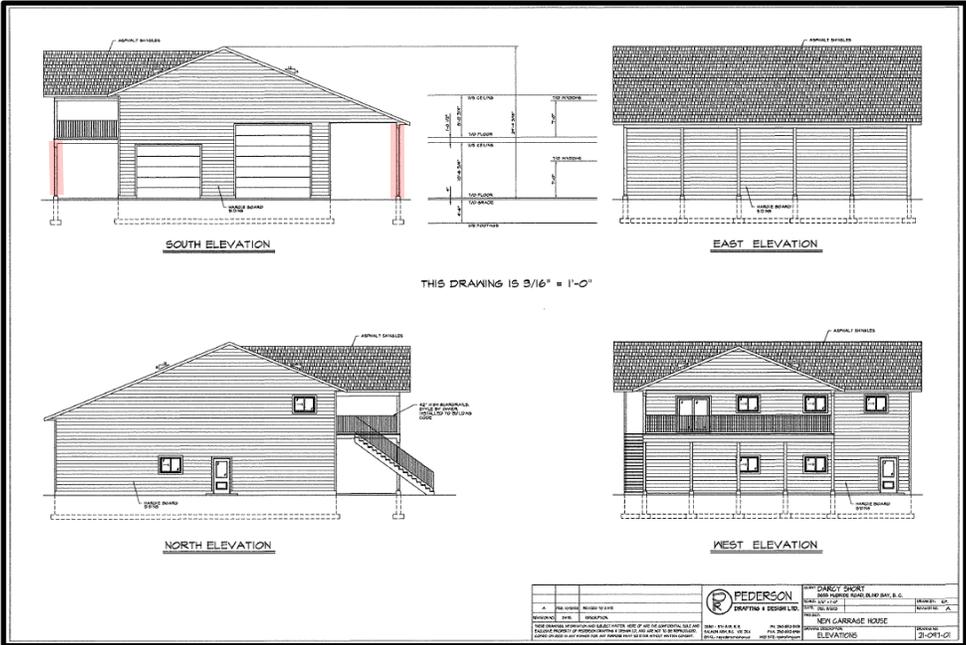


Figure 1: Existing building plans with mark-up

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Land Use Bylaw

Section 3.2. 1

The following developments shall not require a development permit provided that the proposed development is in compliance with the applicable regulations of this Bylaw and in accordance with all other applicable legislation, regulations and bylaws:

ROUTINE MAINTENANCE AND REPAIRS	The routine maintenance work or minor repairs to any building, as long as the work or repair does not include structural alterations or major renovations that would require a building permit.
--	---

The development requires a building permit due to the cost of the work.

Section 8.4.4 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.

The amendment of the development permit is to provide the developer with the authorization to get a building permit.



BENEFIT/RISKS:

The benefit of amending the application is to authorize the applicant to do minor changes to the accessory building.

FINANCIAL IMPLICATION:

The financial implication is minor.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

No adjacent landowner letters are sent out for amendments.

RECOMMENDED MOTION:

That the Municipal Planning Commission AMEND the Building Plan for Development Permit Application, 22-D-014 for Dwelling, Single Detached and Accessory Building, with Garage Suite.

ALTERNATIVE MOTION:

1. Require a new Development Permit for the changes
2. Approve the amendment with revised conditions.

Prepared By: Ann Åsfrid Holden, Planning & Development Officer
Reviewed By: Sandra Rendle, Associate Director, Legislative Services
Approved By: Barry Kolenosky, CAO

Ann Holden

From: Darcy / Dena Short <[redacted]>
Sent: Thursday, February 27, 2025 9:21 AM
To: Ann Holden
Subject: Development Permit Extension 22-D-014

[You don't often get email from [redacted]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Ann:

This is further to our conversation regarding proposed changes/amendment to our existing Development Permit 23-D-052.

We have provided details, in point form as follows:

- amendment requested for shop construction: construct walls to enclose east side RV port and west side area under existing deck.
- draft person is drawing up walls to building specifications.
- permitting authority has advised wall on east side will require an engineering design as it is over 12 feet (wall construction 2 x 8 on 1-foot centres and blocked every 4 feet).
- west wall is 11 feet-does not require engineering certificate.
- electrical additions will also require a permit.
- we will request permits as required.

Our concern for security and safety, of our property, has prompted this amendment.

Thank you for your consideration.

Respectfully yours,

Darcy Short and Dena Jones-Short



Lesser Slave River

DEVELOPMENT PERMIT NOTICE OF DECISION

APPLICATION NO.: 22-D-014

DEVELOPMENT: Dwelling, Single-Detached and Accessory Building, Garage Suite

LEGAL DESCRIPTION OF DEVELOPMENT SITE: NW-7-73-5-W5 Lot 4, Block 1, Plan 1523988

NAME & ADDRESS OF APPLICANT(s): SHORT, DARCY & DENA

 ALBERTA

DECISION OF THE DEVELOPMENT AUTHORITY IN RESPECT TO THE ISSUANCE OF THE DEVELOPMENT PERMIT:

- APPROVED** with the following conditions (Permitted)
- APPROVED** with the following conditions (Discretionary)
- REFUSED** for the following reason(s)

(See below for further conditions and the following page for appeal procedures)
 Failure to comply with any of the following conditions may result in the Development Permit being revoked.

Residential Un-serviced

1. The Dwelling, Single Detached must meet minimum setback of:
 Front Yard - 7.5 meters (24.6 feet) from property line
 Rear Yard - 7.5 meters (24.6 feet) from property line
 Side Yard - 7.5 meters (24.6 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. Principal building height shall not exceed 10.6 meters (34.8 feet)
3. The Accessory Building, with Garage Suite, must meet minimum setback of:
 Rear Setback from Lot Line without driveway - 0.9 meters (3 feet)
 Side/Rear Setback from Lot Line with driveway - 5.5 meters (18 feet)
 Side Yard Setback - 1.2 meters (3.9 feet)
 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.
4. Accessory building height shall not exceed 8.46 meters (27.75 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, shall provide a copy to the Municipal District immediately.
6. 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.
7. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
8. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.

9. The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.
10. 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.
11. The lowest entry point for a permanent development is 579.1 meters 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 thereof; and,
 - (ii) To maintain, in good condition, the means used to attain the required elevation.
12. 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.
13. When, as a condition of the approval of a development permit, the development will or is required to have its elevation raised above the existing grade: A drainage and/or grading plan be prepared, submitted, and approved by the Development Authority prior to any development taking place which specifically addresses the change in grade or increase in elevation undertaken and demonstrates the impacts, if any, on the surface drainage of the site and of adjacent sites.
14. The developer shall keep site clean and orderly.
15. This developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
16. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
17. The development shall not commence until 21 days after the Date of Decision.
18. The Development Permit is valid for a 12-month period starting from the Date of Decision. (refer to S. 8.1.4 and S. 11.6.7 of the Land Use Bylaw No. 2021-17)
19. 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.
20. 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.
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.
22. 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
23. No other buildings or use are allowed on this lot without municipal authorization.
24. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to section 685(2.1) of

the Act.

- 25. The Personal Use Renewable Energy, geothermal pond must meet all district setback regulations and Provincial legislation.
- 26. All building elevations facing a public road or space shall at a minimum consist of at least 10% windows disbursed over the facade.

May 10, 2022
DATE OF DECISION


SIGNATURE OF DEVELOPMENT AUTHORITY

GROUNDINGS FOR APPEAL (AS PER MUNICIPAL GOVERNMENT ACT)

685. (1) If a development authority
- (a) fails or refuses to issue a development permit to a person,
 - (b) issues a development permit subject to conditions, or
 - (c) issues an order under section 645,
- the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).
- (1.1) A decision of a development authority must state whether an appeal lies to a subdivision and development appeal board or to the Land and Property Rights Tribunal.
- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).
- (2.1) An appeal referred to in subsection (1) or (2) may be made
- (a) to the Land and Property Rights Tribunal
 - (i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application
 - (A) is within the Green Area as classified by the Minister responsible for the Public Lands Act,
 - (B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,
 - (C) is 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, or
 - (D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Parks, or
 - (ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii), or
 - (b) in all other cases, to the subdivision and development appeal board.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).
- (4) Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district.
- (a) is made by a council, there is no appeal to the subdivision and development appeal board, or
 - (b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

APPEALS (AS PER MUNICIPAL GOVERNMENT ACT)

686. (1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal
- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, or
 - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
 - (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.
- (1.1) Where a person files a notice of appeal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board, if
- (a) in the case of a person referred to in subsection (1), the person files the notice with the wrong board within 21 days after receipt of the written decision or the deemed refusal, or
 - (b) in the case of a person referred to in subsection (2), the person files the notice with the wrong board within 21 days after the date on which the notice of the issuance of the permit was given in accordance

with the land use bylaw.

(2) The board hearing an appeal referred to in subsection (1) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

(3) The board hearing an appeal referred to in subsection (1) must give at least 5 days' notice in writing of the hearing

(a) to the appellant,

(b) to the development authority whose order, decision or development permit is the subject of the appeal, and

(c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.

(4) The board hearing an appeal referred to in subsection (1) must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including

(a) the application for the development permit, the decision and the notice of appeal, or

(b) the order under section 645.

(4.1) Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).

(5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.

ADDITIONAL INFORMATION (AS PER MUNICIPAL DISTRICT LAND USE BYLAW)

1. An appeal to the Subdivision and Development Appeal Board must be submitted to:

Clerk of the Subdivision and Development Appeal Board
Municipal District of Lesser Slave River 3000, 15 Avenue SE
Box 722
Slave Lake, AB, T0G 2A0

The appeal fee is \$100, and the appeal form must include the reasons for the appeal.

2. An appeal to the Lands & Property Rights Tribunal must be submitted to:

Land and Property Rights Tribunal
2nd Floor, Summerside Business Centre
1229 91 Street SW
Edmonton, Alberta T6X 1E9



**Lesser Slave River
Planning & Development**

DEVELOPMENT PERMIT APPLICATION | SECTION 2

Application No.:

DESCRIBE THE PROPOSED DEVELOPMENT:
Build Carriage House *Raise building site to above 579.1 meters
Build pond for fire suppression & geothermal heat*

DESCRIBE THE PROPOSED USE:
Residents *shop & living space above*

IF DEVELOPMENT/USE INVOLVES CONSTRUCTION:

Building Size: 2930 sq ft	sq. m. sq. ft.	Length x Width: 40 ft x 54 ft	Metres Feet
Height (grade to peak): 29 ft 4 in	Metres Feet	Siding Material: Hardy plank	
Roofing Material: shingle		Rear Yard Setback to Property Line: 90 m approx	Metres Feet
Front Yard Setback to Property Line: 24 m approx	Metres Feet	Estimated Cost of Project: \$ 600,000	
Smallest Side of Yard Setback to Property Line: 8 m	Metres Feet	Estimated Completion: fall 2022	
Start Date: May 15 2022			

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
(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: Registered Owner's signature is required if different from applicant.

Signature of Applicant *[Signature]*

Date *March 30 / 22*

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 | SITE PLAN



Following pages

Note: The location sketch must be completed. Please indicate the following items on the sketch: access/approaches, set backs, water bodies, right of ways, and provide the dimensions of the sides, front, back, and height. Should the space provided be insufficient when answering any of the above questions, please attach a list of additional information.

LEGAL LAND DESCRIPTION:

Quarter	Section	Township	Range	Meridian	OR	Lot	Block	Plan
						4	1	152 3968
Signature of Registered Landowner					Date			
					<i>March 30/22</i>			

Page 3 of 4
H-0001 (06/12)

MUNICIPAL DISTRICT OF LESSER SLAVE RIVER no.124 | BOX 722, SLAVE LAKE, AB T0G 2A0 | Tel 780.849.4888 | Toll-Free 1.866.449.4888 | Fax 780.849.4939



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:

					OR 4	1	152 3988
Quarter	Section	Township	Range	Meridian	Lot	Block	Plan

Applicant Name (please print) _____

Signature of Applicant _____

Date March 30/22

for Darcy Short's
Dev-APP.

The drawing shows a side elevation of a house with a gabled roof. Key features include a front porch with a door and windows, a garage with two doors, and a main floor with several windows. Annotations include 'CULTURED STONE' on the lower left, 'APPROVED SIDING' on the roofline, '2"x6" METAL CAPPED' and '5" METAL EAVESTROUGH ON 2"x6" METAL CAPPED FASCIA' on the roof edge, and '12" TRUSS HEELS' on the roof structure. Vertical dimensions indicate 'TOP OF ROOF', 'Top of Wash Elbow Pipe', 'Top of Porch Beams', 'Top of Sill', 'Top of Foundation', 'GRADE', and 'Top of Footing'. A note specifies 'SLOPE ROOF TO RAFTERS AT PITCH'. A 'TYPICAL UON' (Unit of Work) is shown for the roof. A 'MAXIMUM BACKFILL HEIGHT' is indicated for the foundation. A 'TOP OF BASEMENT CONC. FLOOR' is also shown.

NOTES:

1. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH SOBR ALBERTA BUILDING CODE PART AND APPLICABLE LOCAL BYLAWS.
2. ALL DIMENSIONS AND INFORMATION ON THESE DRAWINGS IS TO BE VERIFIED BY THE CONTRACTOR / OWNER. ANY DISCREPANCIES SHALL BE REPORTED TO THE OFFICE.
3. ENGINEERING AND SPECIFICATIONS FOR TRUSS, FLOOR BEAMS AND P. DIS BEAMS AND LINTELS TO BE SUPPLIED BY USPOCONS.
4. ALL BEAMS LUMBER TO BE 7' OR BETTER KD SPF U.O.N.
5. ALL LINTELS TO BE 2"x10' U.O.N.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF QUATTRO MANAGEMENT SERVICES, AND MAY NOT BE USED OR REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF QMS LTD.

QUATTRO HOMES

PHONE: 780-674-9494
FAX: 780-674-9593
SALES@QMSLIMITED.NET
PLANS@QMSLIMITED.NET

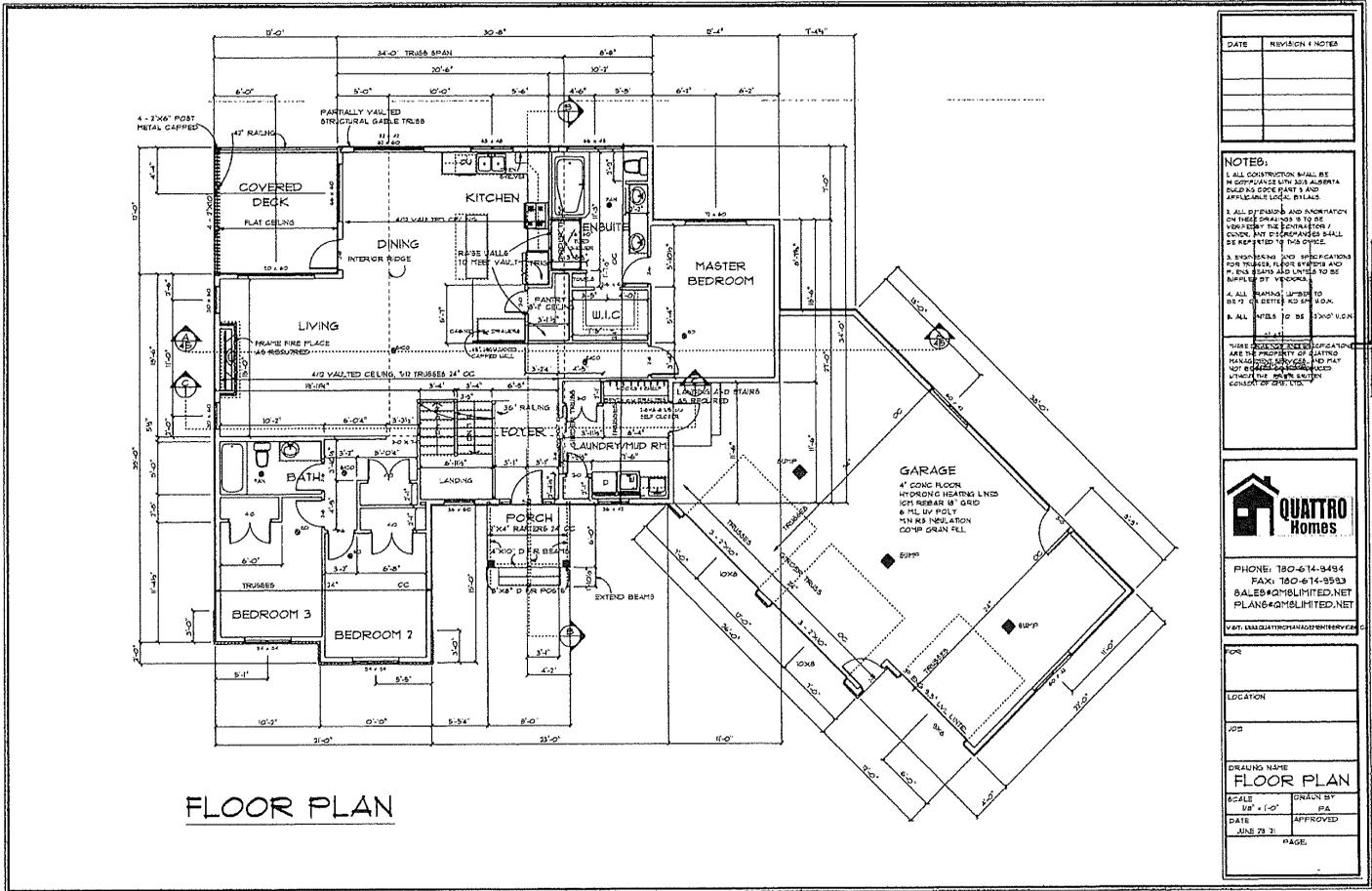
FOR: _____
LOCATION: _____
JOB: _____

DRAWING NAME: **ELEVATIONS**

SCALE: 1/8" = 1'-0" DRAWN BY: PA
DATE: JUNE 29 '21 APPROVED: _____
PAGE: _____

Main Floor: 2000 sq ft
Garage: 1022 sq ft
Covered Deck: 144 sq ft
Front Porch: 56 sq ft

Approved
May 10, 2022
[Signature]



DATE	REVISION / NOTES

- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ALBERTA BUILDING CODE PART 3 AND APPLICABLE LOCAL BYLAWS.
 2. ALL DIMENSIONS AND INFORMATION ON THESE DRAWINGS IS TO BE VERIFIED BY THE CONTRACTOR / OWNER. ANY DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE.
 3. ENGINEERING AND SPECIFICATIONS FOR TRUSSES, RAFTERS, ETC. AND ALL BEAMS AND LINTELS TO BE SUPPLIED BY THE CONTRACTOR.
 4. ALL BEAMS, LINTELS TO BE 2" X 8" OR BETTER AS SHOWN.
 5. ALL STUDS TO BE 2" X 4" U.S.A.

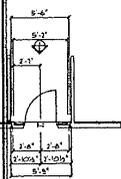
NOTE: DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF QUATTRO HOMES. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF QUATTRO HOMES.



PHONE: 780-614-9494
 FAX: 780-614-9593
 SALES@QHLIMITED.NET
 PLANS@QHLIMITED.NET

V.P.T. 188324188AN108087REVISED

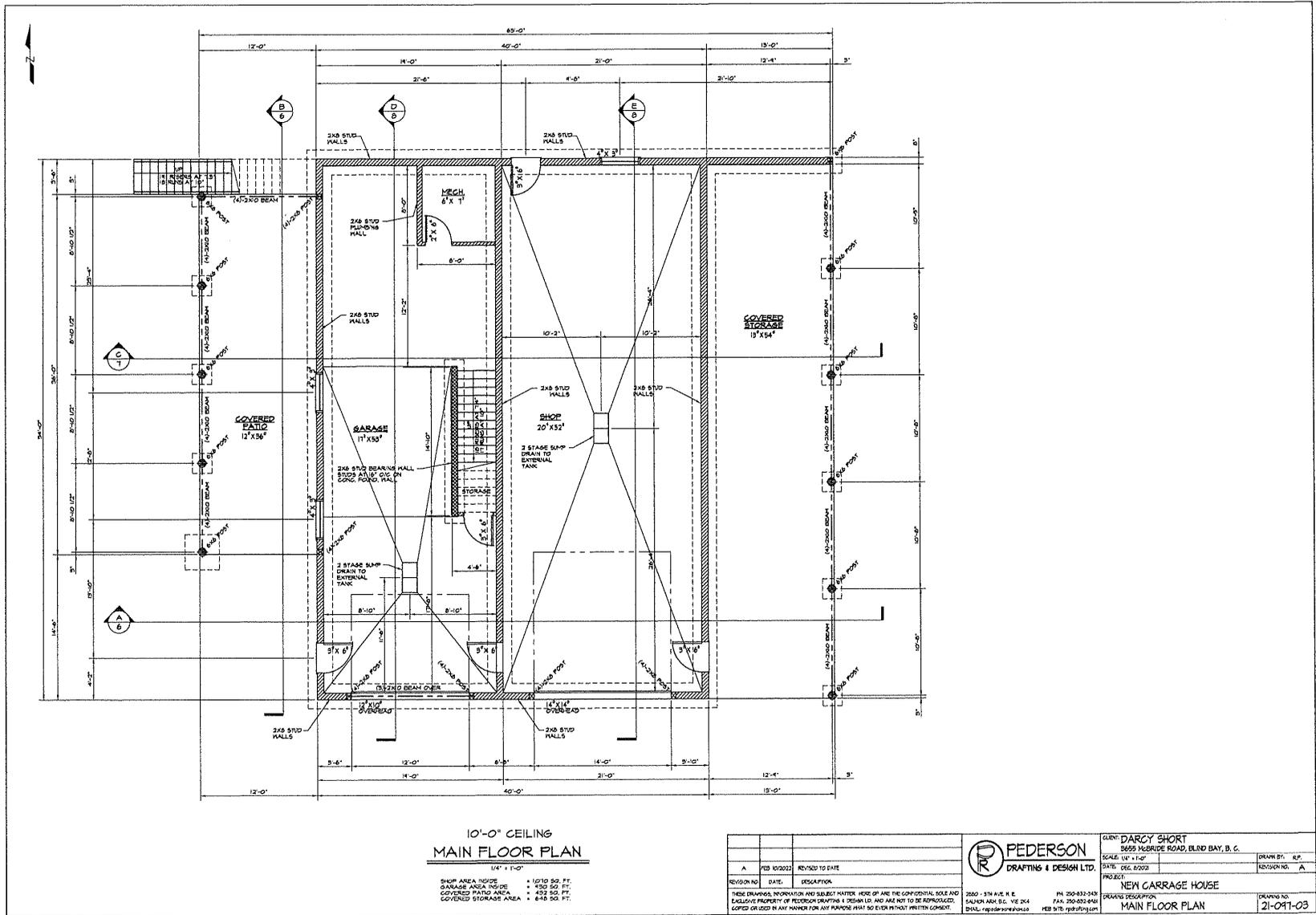
FOR	
LOCATION	
JOB	
DRAWING NAME	FLOOR PLAN
SCALE	1/8" = 1'-0"
DATE	JUNE 29 2011
APPROVED	
PAGE	

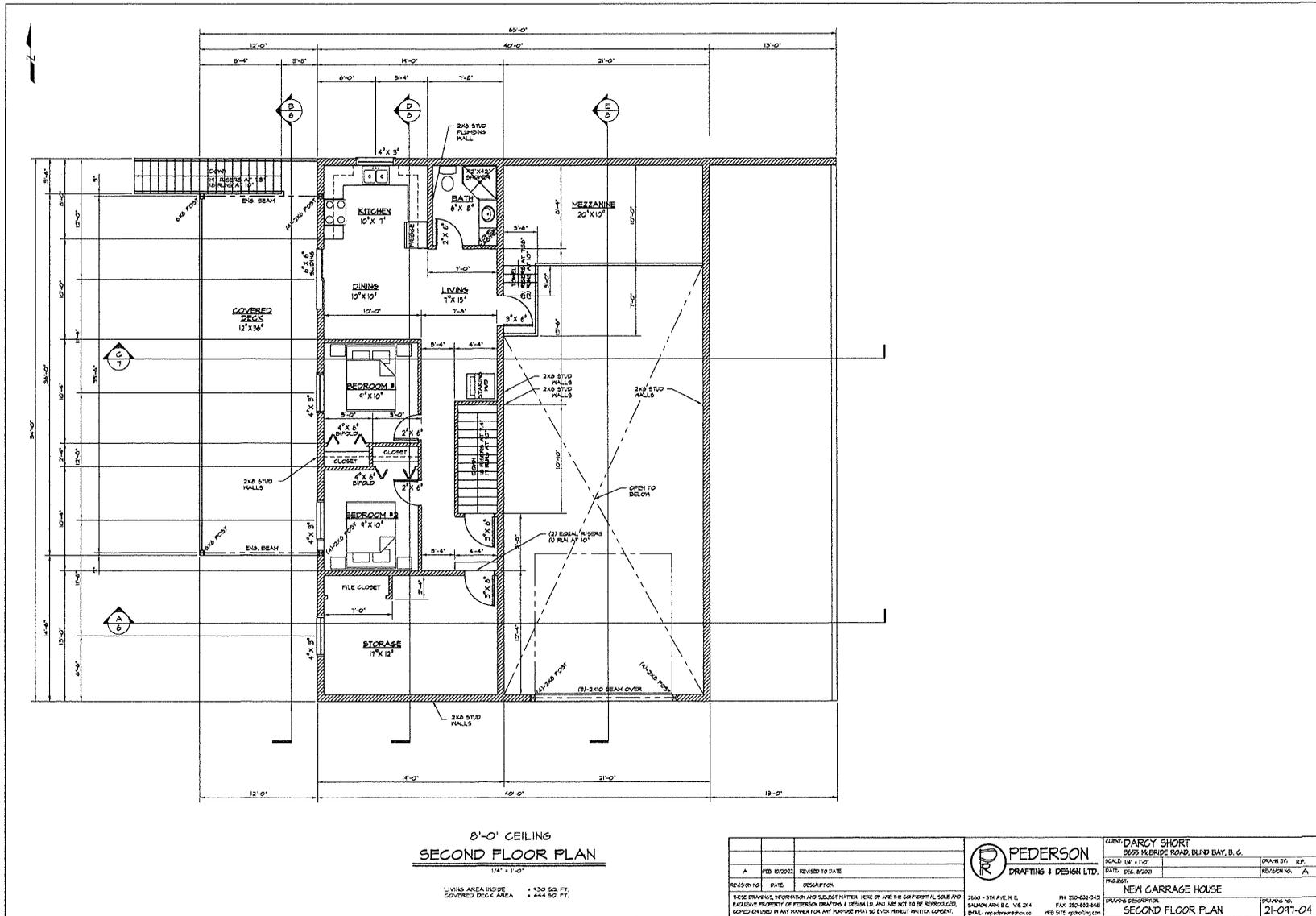


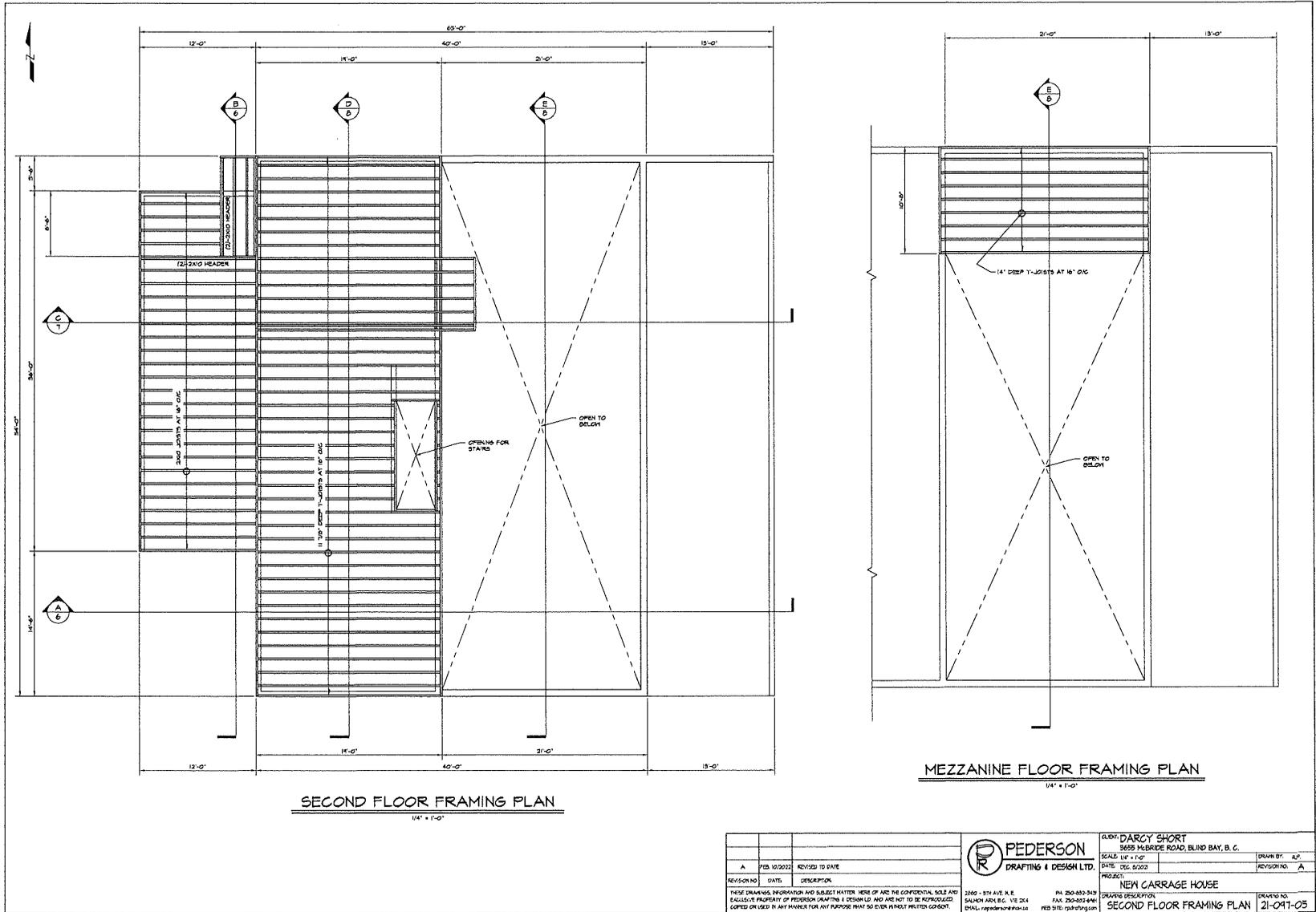
THIS DRAWING IS 3/16" = 1'-0"

Approved
May 10, 2022
[Signature]

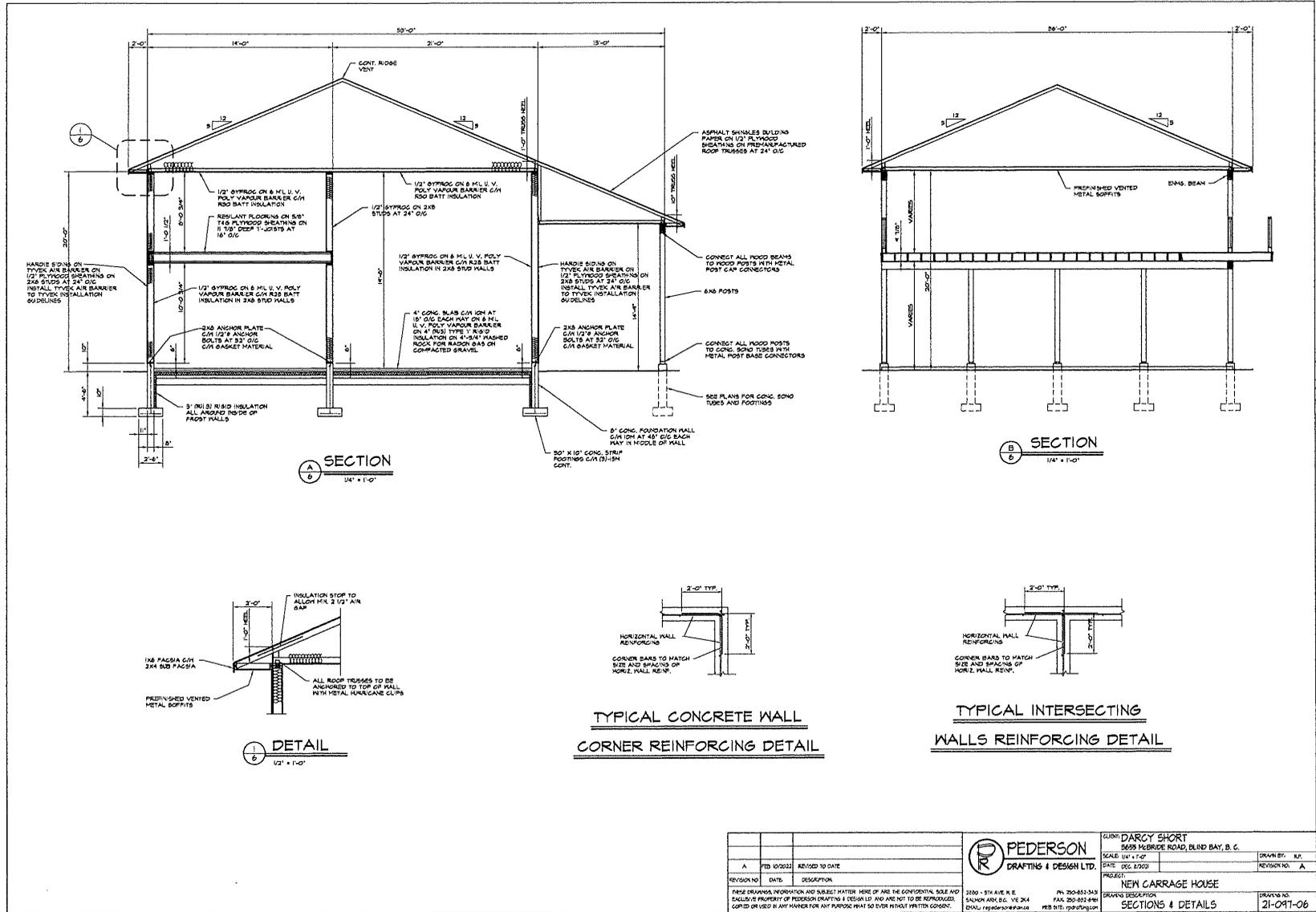
REVISION NO.	DATE	DESCRIPTION	PEDERSON DRAFTING & DESIGN LTD.	CLIENT: DARCY SHORT 5605 MERIDE ROAD, BLIND BAY, B. C. SCALE: 3/16" = 1'-0" DATE: DEC. 8/2022 PROJECT: NEW GARRAGE HOUSE	DRAWN BY: BJP REVISION NO.: A DRAWING DESCRIPTION: ELEVATIONS DRAWING NO.: 21-041-01
THESE DRAWINGS, INFORMATION AND SUBJECT MATTER HERE OF ARE THE CONFIDENTIAL, SOLE AND EXCLUSIVE PROPERTY OF PEDERSON DRAFTING & DESIGN LTD. AND ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER FOR ANY PURPOSE THAT SO EVER INFRINGE WRITER'S COPYRIGHT.			2380 - 3TH AVE. # 8 SAUWHI ARSA B.C. V1E 2K4 PH: 250-832-9438 FAX: 250-832-6461 EMAIL: rpederson@pederson.com		



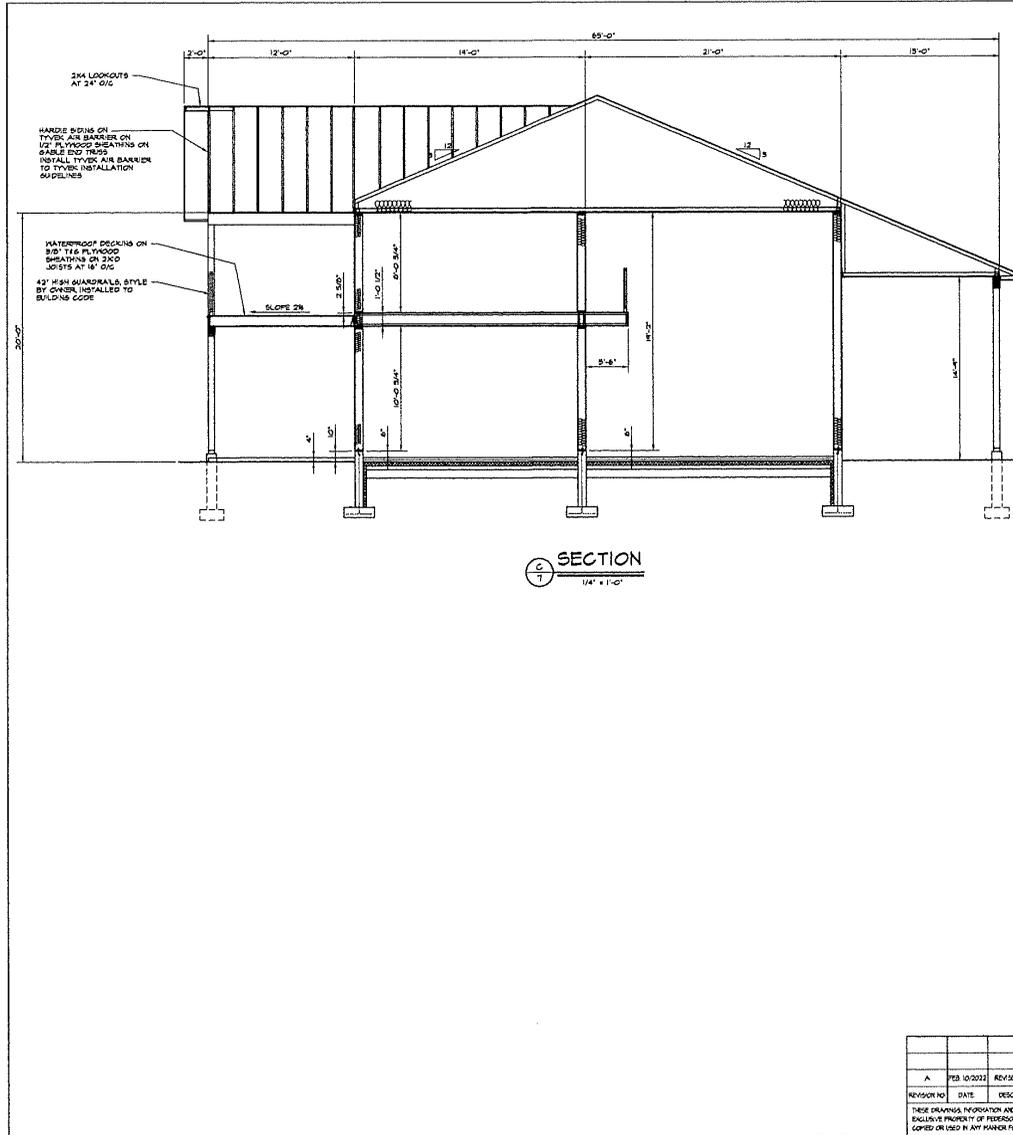




REVISION NO. DATE DESCRIPTION A FEB 10/2022 REVISED TO DATE		CLIENT: DARCY SHORT 3655 McBRIDE ROAD, BLIND BAY, B. C. SCALE: 1/4" = 1'-0" DATE: DEC. 02/22 PROJECT: NEW GARRAGE HOUSE	DRAWN BY: A.S. REVISION NO.: A
THESE DRAWINGS, INFORMATION AND SUBJECT MATTER HERE OF ARE THE CONFIDENTIAL, SOLE AND EXCLUSIVE PROPERTY OF PEDERSON DRAFTING & DESIGN LTD. AND ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF PEDERSON DRAFTING & DESIGN LTD.			PROJECT NO.: SECOND FLOOR FRAMING PLAN 21-091T-03
PEDERSON DRAFTING & DESIGN LTD.		2360 - 5TH AVE. N.E. SALLIMAN ARS. B.C. V2E 2E4 PH: 250-692-3429 FAX: 250-692-4946 WWW.PEDERSONDRAFTING.COM	DRAWN NO.: 21-091T-03



REVISION NO.		DATE	DESCRIPTION	PEDERSON DRAFTING & DESIGN LTD. 2220 - 57th AVE. N.E. SALMON ARMY, B.C. V2E 2K4 TEL: 250-651-3438 FAX: 250-652-8761 EMAIL: rpederson@pederson.com	CLIENT: DARCY SHORT 5609 McBRIDE ROAD, BLIND BAY, B.C. SCALE: 1/4" = 1'-0" DATE: DEC. 8, 2023 PROJECT: NEW CARRIAGE HOUSE DRAWING NO.: SECTIONS & DETAILS	DRAWN BY: R.P. REVISION NO.: A DRAWING NO.: 21-0917-06
A	FEB 10, 2023	REVISED TO DATE				



REVISION NO.	DATE	DESCRIPTION
A	Feb 10/2023	REVISED TO DATE

PEDERSON
DRAFTING & DESIGN LTD.

2840 - 5TH AVE. N.E.
SAUNDERS APTS. BLDG. VE 204
EDMONTON, ALBERTA T6C 1B6

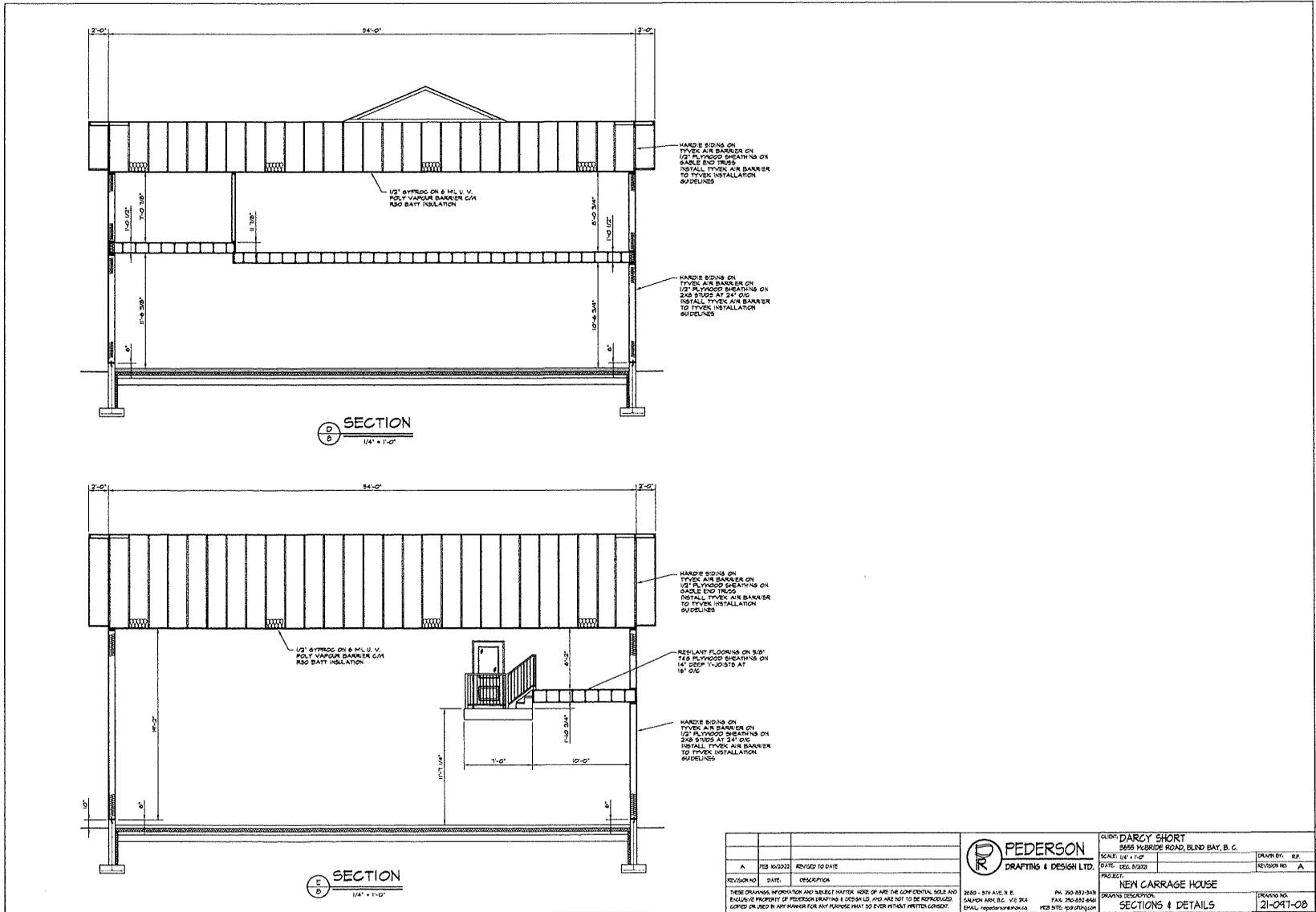
PH: 780-493-3433
FAX: 780-493-6744
WEB SITE: ppederson.com

CLIENT: DARCY SHORT
5655 McBRIDE ROAD, BLIND BAY, B. C.

SCALE: 1/4" = 1'-0"
DATE: DEC. 2022

PROJECT: NEW CARRAGE HOUSE
DRAWING NO: 21-041-07

- GENERAL NOTES**
- ALL DRAWINGS:
 - ALL DIMENSIONS SHOWN HAVE BEEN DESIGNED AND DRAWN TO REST ON EXISTING OR 2024 NATIONAL BUILDING CODE.
 - TO BE IN ACCORDANCE WITH 2024 NATIONAL BUILDING CODE, ALL LOCAL BY-LAWS AND TO BE WITH GOOD BUILDING PRACTICES.
 - ALL SPACES AND RESERVATIONS.
 - ARE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION OF EACH AREA BEING ACTUAL SITE.
 - IF THE BUILDING IS IN RELATION TO THE GRADIENT OF THE LOT ARE TO BE DETERMINED AND MARKED BY THE BUILDER IN CONSULTATION WITH OTHER.
 - AFTER EXCAVATION FOR THE NEW FOUNDATION, ALL SOILS BEING USED FOR THE BEARING OF STRUCTURAL LOADS ARE TO BE REVIEWED BY THE AUTHORITY WITHIN JURISDICTION UNDER GEO-TECHNICAL ENGINEER.
 - FRAMING:
 - ALL FRAMING TO BE WITH LIVE LOADS 5.5 P.S.F. GRADE OR BETTER.
 - ALL EXTERIOR WALLS AND LOAD BEARING WALLS TO BE 2x8 STUDS @ 24" O.C.
 - ALL WALL ANCHOR PLATES TO CONCRETE TO BE 3x6x1/2" OR BETTER CAN #4 MESH MATERIAL AND ANCHORED WITH 1/2" ANCHOR BOLTS @ 32" O.C. MAXIMUM.
 - ALL ROOF TRUSSES WHOSE TRUSSES TO BE USED BY THE MANUFACTURER IN CONFORMANCE WITH PROVIDING COPIES AND LOADINGS TRUSSES TO HAVE THE REQUIRED AMOUNT OF TEAS AND DRUMS. TRUSSES TO BE TIED DOWN TO WALL WITH STEEL BRACKET CLIPS. ALL 6x8 TRUSSES TO HAVE 1/2" DIA. POST WOOD SUPPORTED BOSS THAT CARRY LOADS DOWN INTO CONCRETE FOUNDATIONS. THE SUPPLIER OF THE ROOF TRUSSES SHALL SUPPLY SHOP DRAWINGS AND DIMENSIONS AS REQUIRED.
 - ALL FIBREGLASS PLYWOOD OR OSB BOARD TO BE TIED TO FLOOR SYSTEM TO AVOID FUTURE ROSEATING.
 - ALL WANGERS TO BE 2x6x8 OR 2x8x8 TO BE DETERMINED BY OTHER AND TO KEEP ALL REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE.
 - LITTLE BEAMS OVER DOORS AND WINDOWS IN LOAD BEARING WALLS (UNLESS OTHER NOTED), TO BE 1" UP TO 8" OF SPAN USE B1-2403.
 - 1" UP TO 8" OF SPAN USE B1-2403.
 - 1" UP TO 8" OF SPAN USE B1-2403.
 - 2" OF DIAGONAL BRACING TO BE USED AT ALL MID SPANS OF JOISTS OR HALL 1" OF O.C.
 - FLUSH HANDED FLOOR JOISTS TO BE USED WITH JOIST HANGERS TO SET FLOOR LOADS.
 - FRAMING AROUND PERIMETER UNITS TO BE ACCORDING TO CODE, CHECK WITH MANUFACTURER AND MOOR. SELECTED FOR LOCATION OF EXTERIOR UNITS ONLY.
 - ALL LITTLE BEAMS IN LOAD BEARING WALLS WITH SPAN GREATER THAN 8'-0" TO HAVE MIN. 10' CAPPED AND 10' WALL LENGTHS FOR MORE EACH END.
 - ALL FASTENERS TO BE COMPLIABLE WITH MOOR TREATMENT.
 - ROOF:
 - ALL EXPOSED ROOF TO BE COVERED TO DYPHRAID BEAMS WITH GALVANIZED ROOF CAPS AND ROOF BRACKS TO HAVE GALVANIZED BRACKS TO PREVENT RUST.
 - CONCRETE:
 - ALL CONCRETE FOR FOOTINGS & WALLS TO DEVELOP A COMPRESSIVE STRENGTH OF 30Mpa @ 28 DAYS.
 - ALL CONCRETE FOR SLABS TO DEVELOP A COMPRESSIVE STRENGTH OF 30Mpa @ 28 DAYS.
 - ALL FOOTINGS TO BE POURED ON UNDEVELOPED FINE SAND.
 - ALL EXTERIOR FOOTINGS TO HAVE THE REQUIRED DEPTH FOR PENETRATION LEVEL FOR THE AREA.
 - ALL BACK FILL UNDER CONCRETE SLABS MUST BE COMPACTED TO 95% PER STANDARD PROCTOR DENSITY.
 - ALL EXTERIOR SURFACES OF ALL ROUGH ON WALLS IN CONTACT WITH BACK FILLING AGAINST LIVING SPACE ARE TO BE COVERED WITH A MINIMUM 2" THICK POLYURETHANE OR EQUIVALENT.
 - FOR DAMP PROOFING AND SOIL GAS CONTROL, REQUIREMENTS UNDER INTERIOR SLABS ON GRADE, SEE 2024 BUILDING CODE, SECTION 1.13.
 - REINFORCING:
 - ALL REINFORCING SHALL CONFORM TO C.S.A. A802.1 AND SHALL BE 60,000 PSI (400 MPa) BARS.
 - ALL BARS TO BE CORRODED TO ACCORDANCE WITH CSA S308.
 - ALL REINFORCING STEEL SHALL BE CLEAN AND UNCOATED.
 - ALL LAPS TO BE MINIMUM 50 BAR LENGTHS.
 - ALL REINFORCING TO BE PLACED ACCORDING TO CODES AND HAVING CONCRETE COVER OF 3" TO 50PL.
 - ALL LAPS TO BE MINIMUM 50 BAR LENGTHS.
 - STEEL WORK:
 - HEAVY DUTY BOLTS FOR THE SUPPORT OF THE HALF FLOOR MAY BE REPLACED WITH 4" DIA. (AISI) PINS ENGRAINED BEAMS.
 - STEEL WORK ON THE RESPECTIVE PLANS ARE APPROXIMATE ONLY. THE SUPPLIER OF THESE BEAMS WILL SUPPLY SHOP DRAWINGS AND DIMENSIONS AS REQUIRED.
 - HEATING:
 - FINISH FLOOR ZONE DIMENSIONS TO BE DESIGNED AND INSTALLED BY SPECIALIST ACCORDING TO ALL APPLICABLE CODES, PROVIDE MECHANICAL VENTILATION AS PER 2024 BUILDING CODE SECTION 8.2 & 4.3 & 4.3.1 MAKE UP AIR MAY BE REQUIRED.
 - ELECTRICAL:
 - ALL ELECTRICAL TO CONFORM TO ELECTRICAL CODE AND ALL WORK TO BE CARRIED OUT BY LICENSED TRADESMAN IN ACCORDANCE WITH RELEVANT CODES.
 - ACTUAL LOCATIONS OF ELECTRICAL UTILITIES TO BE VERIFIED BY OTHER AND INCLUDE WATER, DRINKING WATER, GAS, TELEPHONE, TELEVISION AND TV CABLES TO BE LOCATED BY OTHER AND INSTALLED PRIOR TO PRELIMINARY IS PLACED.
 - SHADE & LOUVER PERFORMANCE:
 - TO 2024 BUILDING CODE SECTION 4.13.2.4.
 - TO BE LOCATED BY OTHER IN CONSULTATION WITH LOCAL FIRE CODES AND BE INTERCONNECTED.
 - WINDOWS AND STILES TO BE DETERMINED BY OTHER. ALL WINDOWS SHALL CONFORM TO CANADIAN WINDOW STANDARDS, ALL WINDOWS AND STILES TO CONFORM TO 2024 BUILDING CODE SECTION 4.1.
 - ALL WINDOW FRAMES SHALL BE 2024 BUILDING CODE 4.10.
 - ALL WINDOW SIZES OR DIMENSIONS ARE OUT TO OUT OF PERICUT FRAME AND 3/8" TO TOP AND 3/8" FOR ROUGH OPENING SIZES.



REVISION NO.	DATE	DESCRIPTION
A	FEB 16/2022	REVISED TO DATE

P PEDERSON
DRAFTING & DESIGN LTD.

CLIENT: DARCY SHORT 3655 McBRIDE ROAD, BLIND BAY, B. C.	DRAWN BY: R.R.
SCALE: 1/4" = 1'-0"	REVISION NO. A
DATE: DEC. 6/2021	
PROJECT: NEW CARRIAGE HOUSE	DRAWING NO. 21-0917-08
DRAWING DESCRIPTION: SECTIONS & DETAILS	

2600 - 8TH AVE. N.E. PA. 260-837-3434
 SALMON ARM, B.C. V1E 2K4 FAX 260-832-840
 EMAIL: info@pedersondesign.com FEB 9/12: ped@pederson.com

THESE DRAWINGS, INFORMATION AND SUBJECT MATTER HERE OF ARE THE CONFIDENTIAL, SOLE AND EXCLUSIVE PROPERTY OF PEDERSON DRAFTING & DESIGN LTD. AND ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER FOR ANY PURPOSE THAT SO EVER BECOME PRINTED, WRITTEN, ORAL.

1/2" GYPROC ON 6 ML U.V. POLY AIR & VAPOR BARRIER ENGINEERED WOOD TRUSSES AT 24" O/C R50 FIBRE GLASS INSULATION

HARDIE BOARD SIDING ON TYVEK BREATHING PAPER 1/2" SPF FLYWOOD SHEATHING 2x8 SPF STUDS AT 24" O/C R26 BATT INSULATION 6 ML U.V. POLY VAPOR BARRIER 1/2" GYPROC

HARDIE BOARD SIDING ON TYVEK BREATHING PAPER 2x12 SPF FLYWOOD SHEATHING ON 1 1/4" X 11 7/8" LVL RHM BOARD 11 7/8" SPF 1-3037B AT 16" O/C R20 BATT INSULATION

4" CONC. SLAB ON 6 ML U.V. POLY VAPOR BARRIER ON 4" R50 Rigid INSULATION ON 4" 2x4 HARDIE OR GUSHED ROCK FOR RADON GAS ON COMPACTED GRAVEL OR NATIVE UNDISTURBED MATERIAL

ATTIC ASSEMBLY - RAISED HEEL CLIMATE ZONE 9 OR 6 MIN. RSI = 0.81 (R 44.2) NO HRV SYSTEM

MATERIALS	THERMAL RESISTANCE AT FRAMES (RSI)	THERMAL RESISTANCE AT CAVITY (RSI)	RSI VALUE
EXTERIOR AIR FILM			0.03
13' CONT LOOSE F8 INSULATION			1.44
2x4 TRUSS BOT. CHORD @ 24" O/C	0.758		
3 1/2" LOOSE F8 INSULATION		1.887	
6 ML POLY V.B.		0.00	
1/2" GYPROC		0.08	
INTERIOR AIR BARRIER		0.12	
SUB TOTAL	0.758	1.887	1.81
FRAMES/CAVITY PERCENTAGE	78	438	

RSI PARALLEL = $\frac{100}{\frac{78}{1.81} + \frac{438}{1.81}}$ = RSI PARALLEL EFFECTIVE

RSI PARALLEL = $\frac{100}{(77.58/1.81) + (181/1.81)}$ = 1.34 RSI PARALLEL EFFECTIVE

THEREFORE 1.34 + 1.81 = 3.15 RSI X 5.670 = R 30.54

ABOVE GRADE WALL ASSEMBLY 2x8 STUDS AT 24" - R26 BATT CLIMATE ZONE 9 OR 6 MIN. RSI = 0.28 (R 17.5) NO HRV SYSTEM

MATERIALS	THERMAL RESISTANCE AT FRAMES (RSI)	THERMAL RESISTANCE AT CAVITY (RSI)	RSI VALUE
EXTERIOR AIR FILM			0.03
HARDIE BOARD SIDING			0.028
TYVEK PAPER			0.00
1/2" SPF FLYWOOD SHEATHING			0.104
2x8 STUDS AT 24" O/C	1.56		
R26 BATT INSULATION		4.43	
1/2" GYPROC		0.08	
VAPOR BARRIER		0.00	
INTERIOR AIR BARRIER		0.12	
SUB TOTAL	1.56	4.43	0.583
FRAMES/CAVITY PERCENTAGE	20%	80%	

RSI PARALLEL = $\frac{100}{\frac{20}{0.583} + \frac{80}{0.583}}$ = RSI PARALLEL EFFECTIVE

RSI PARALLEL = $\frac{100}{(19.71/0.583) + (140.7/0.583)}$ = 3.44 RSI PARALLEL EFFECTIVE

THEREFORE 3.44 + 0.365 = 3.80 RSI X 5.670 = R 21.62

RIM ASSEMBLY - 11-3037B CLIMATE ZONE 9 OR 6 MIN. RSI = 0.28 (R 17.5) NO HRV SYSTEM

MATERIALS	THERMAL RESISTANCE AT FRAMES (RSI)	THERMAL RESISTANCE AT CAVITY (RSI)	RSI VALUE
EXTERIOR AIR FILM			0.03
HARDIE BOARD SIDING			0.028
TYVEK PAPER			0.00
1/2" SPF FLYWOOD SHEATHING			0.104
11 7/8" SP 1-3037B			0.21
11 7/8" SP 1-3037B AT 16" O/C	1.14		
R20 BATT INSULATION		3.32	
INTERIOR AIR BARRIER		0.12	
SUB TOTAL	1.14	3.32	0.208
FRAMES/CAVITY PERCENTAGE	15%	85%	

RSI PARALLEL = $\frac{100}{\frac{15}{0.208} + \frac{85}{0.208}}$ = RSI PARALLEL EFFECTIVE

RSI PARALLEL = $\frac{100}{(11.1/0.208) + (2.81/0.208)}$ = 2.81 RSI PARALLEL EFFECTIVE

THEREFORE 2.81 + 0.359 = 3.16 RSI X 5.670 = R 18.10

HEATED FLOOR SLAB CLIMATE ZONE 9 OR 6 MIN. RSI = 1.26 (R 11.7) WITH OR WITHOUT HRV SYSTEM

MATERIALS	THERMAL RESISTANCE AT FRAMES (RSI)	THERMAL RESISTANCE AT CAVITY (RSI)	RSI VALUE
INTERIOR AIR FILM			0.16
4" CONCRETE SLAB			0.24
4" R50 TYPE 11 RIGID INSULATION			2.80
6 ML POLY V.B.			0.00
4" RADON ROCK			0.00
COMPACTED GRAVEL			0.00
SUB TOTAL			3.20
FRAMES/CAVITY PERCENTAGE			

RSI PARALLEL = $\frac{100}{\frac{100}{3.20}}$ = RSI PARALLEL EFFECTIVE

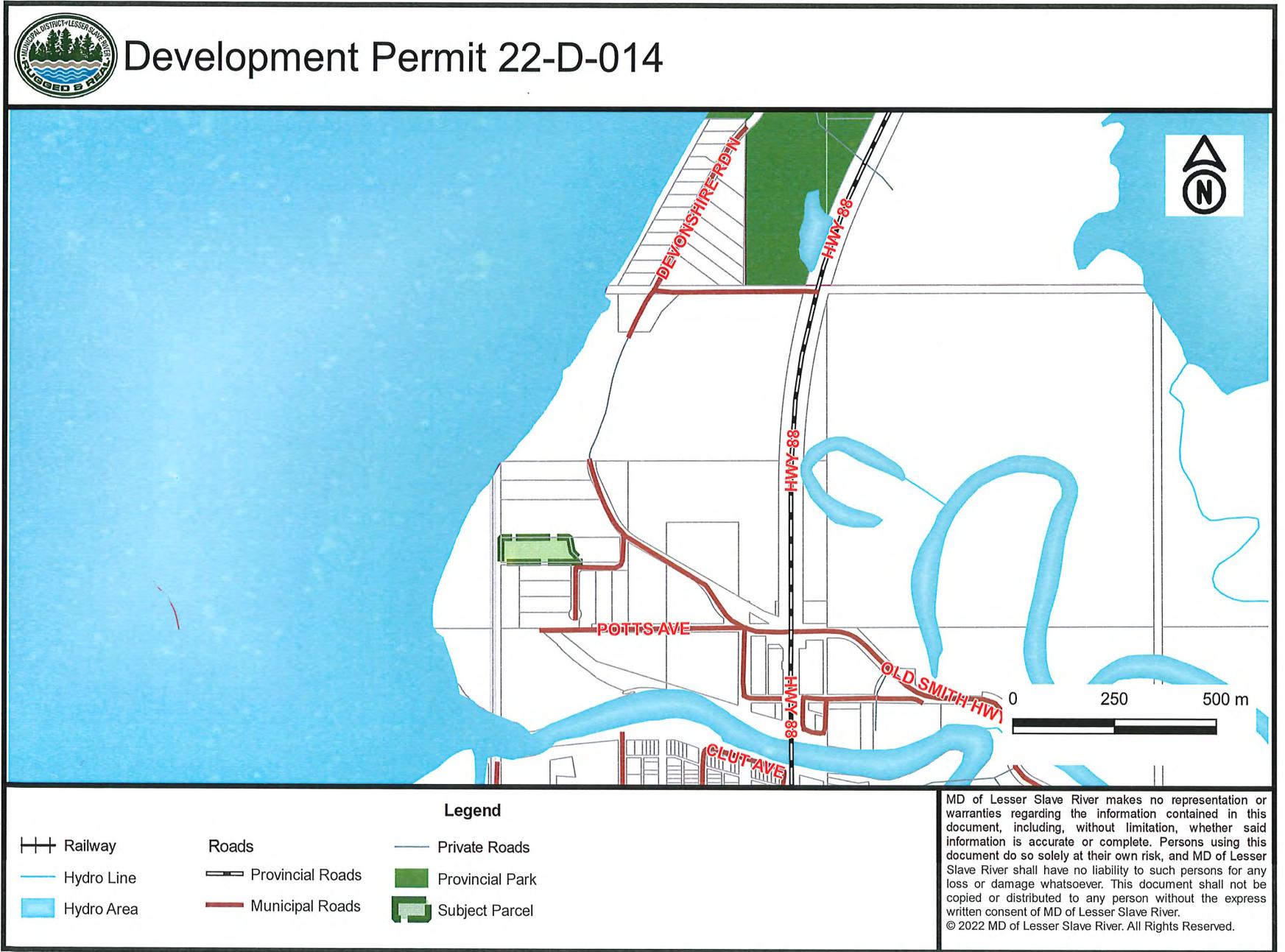
RSI PARALLEL = $\frac{100}{(77.7/3.20)}$ = 0.00 RSI PARALLEL EFFECTIVE

THEREFORE 0.00 + 2.80 = 2.80 RSI X 5.670 = R 15.84

A	FEB 10 2022	REVISED TO DATE
REVISION NO.	DATE	DESCRIPTION

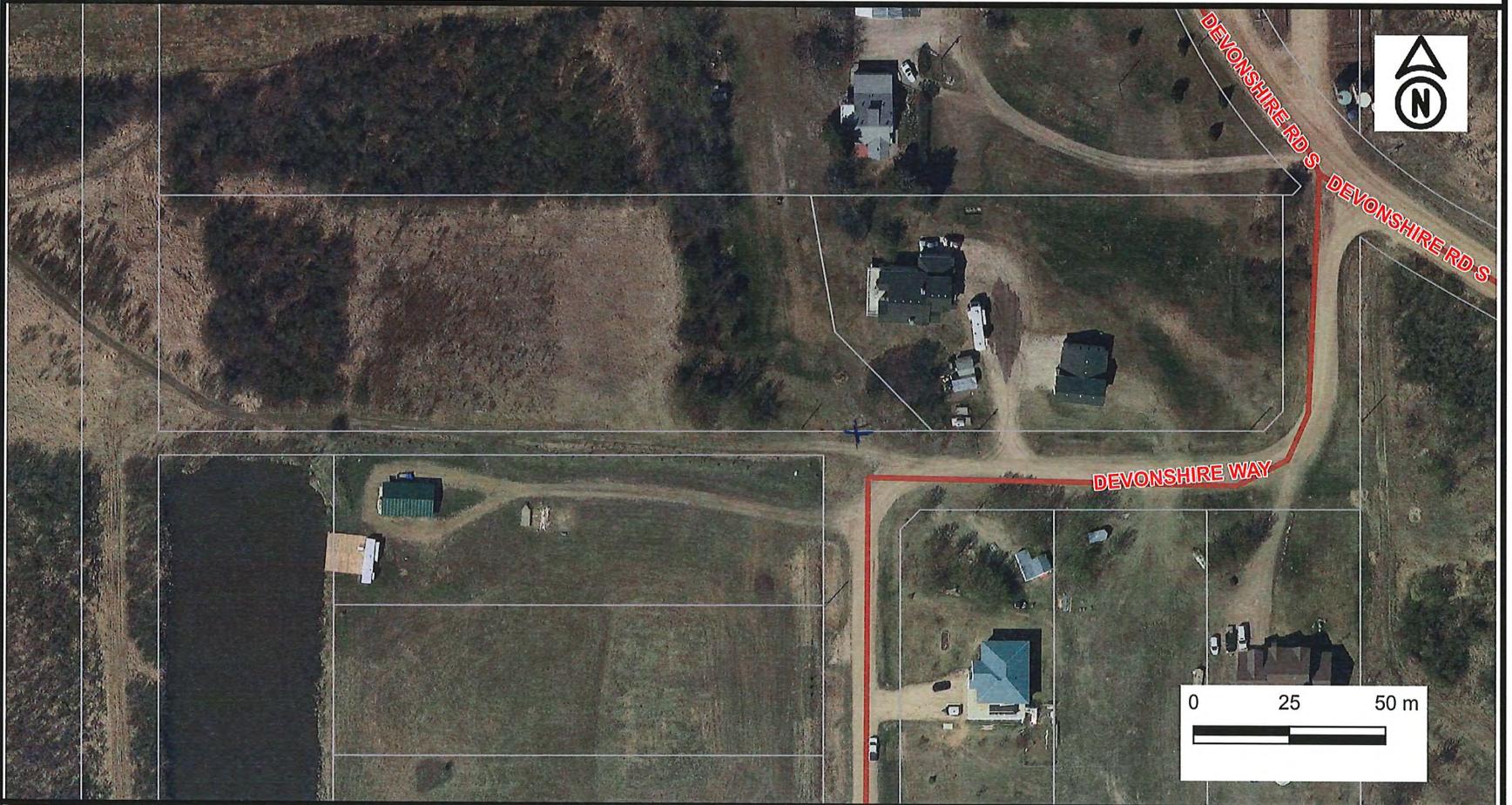
PEDERSON
DRAFTING & DESIGN LTD.

CLIENT: DARCY SHORT	
3655 McBRIDE ROAD, BLIND BAY, B.C.	
SCALE: 1/2" = 1'-0"	DRAWING NO. A
DATE: DEC 2025	REVISION NO. A
PROJECT: NEW CARRAGE HOUSE	
DRAWING DESCRIPTION: ENERGY CALCULATIONS	DRAWING NO. 21-091-09





Development Permit 22-D-014



Legend

- | | |
|------------|------------------|
| Railway | Roads |
| Hydro Line | Provincial Roads |
| | Municipal Roads |
| | Private Roads |

MD of Lesser Slave River makes no representation or warranties regarding the information contained in this document, including, without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and MD of Lesser Slave River shall have no liability to such persons for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of MD of Lesser Slave River.
© 2022 MD of Lesser Slave River. All Rights Reserved.



Lesser Slave River

Municipal Planning Commission

Subject:	Subdivision Application - First Parcel Out
Date:	3/18/2025
Presented By:	Ann Åsfrid Holden, Planning & Development Officer
Attachments:	<i>Application, Tentative Plan, Site Photos, Maps, Abandoned Well Map</i>

File Number	24-S-07
Land Use District	Agricultural (A)
Community:	Flatbush Area
Legal Location	SE-1-66-27-W4M
Applicant:	Don Wilson Surveys Ltd
Landowner(s):	Scott and Sheila Kerik

PURPOSE:

The purpose of this subdivision is to do a first parcel out subdivision.

BACKGROUND:

The planning department had a pre-subdivision meeting with the landowner on May 21, 2024. The signed application was received January 2025.

The parcel is currently farmed, and no development permits were found in the legal files. A crossing agreement and pipeline plans were found in the legal file.

SITE ANALYSIS:

The proposed parcel sizes for the subdivision are:

Existing Parcel Area	64.33 ha	159.1 ac
New Parcel Area Lot 1	+/- 10.1 ha	+/- 25.1 ac
Remnant	+/- 54.23 ha	+/-134 ac

The quarter section is on a corner lot, with municipal roads on east and south side of the lot. The east side of the lot has a shelterbelt between the road and the lot as seen in figure 1.

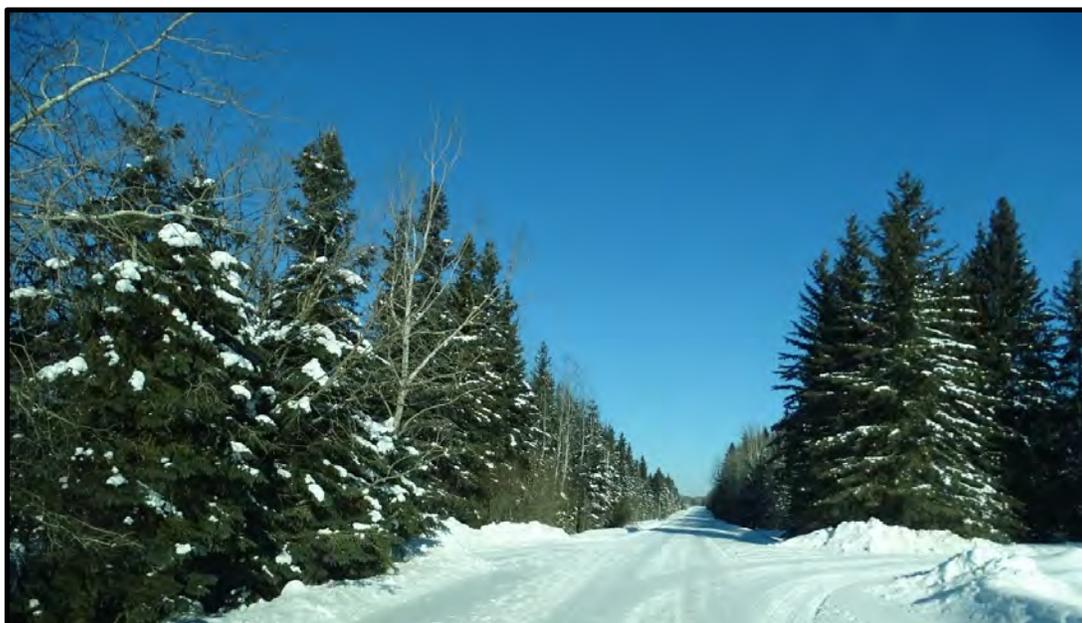


Figure 1: Shelterbelt on east side of the lot.

The remnant's access is on this side of the lot. Because of the amount of snow covering the ditches, no picture of the culvert was taken. Other approaches to the remnant exist as seen on the survey.



Figure 2: Approach # 5 to remnant on east side of the lot.

AGENDA ITEM #5.1

The survey of the lot shows 13 buildings. One of the buildings, a 10.9 X 25.66 pole shed will remain on the remnant.



Figure 3: Accessory building on remnant.

Of the remaining buildings are on the proposed lot 1, two are dwellings:



Figure 4: Old House as shown as '9' on the survey plan.



Figure 5: House as shown as 'A' on the survey plan.

The other buildings are various outbuildings and accessory buildings.



Figure 6: Accessory building to dwellings



Figure 7: Accessory buildings to farming operation.



Figure 8: Accessory building to farming operation.

Servicing type: Water well and Surface Discharge

Soil type: Grey Wooded. The soil viewer calls the soil orthic gray luvisol on moderately fine textured sediments deposited by water (polygon #25378) and humic mesisol on fen peat for polygon #25374. Due to the snow cover, no picture is available for the soil.

Topography: Mixed. Alberta soil viewer has the following information on topography: Undulating, high relief landform with a limiting slope of 4% (U1h).

Wetland inventory: The wet areas on the lot are mostly covered by trees. The soil viewer and wetland inventory seem to contradict each other slightly for this lot.

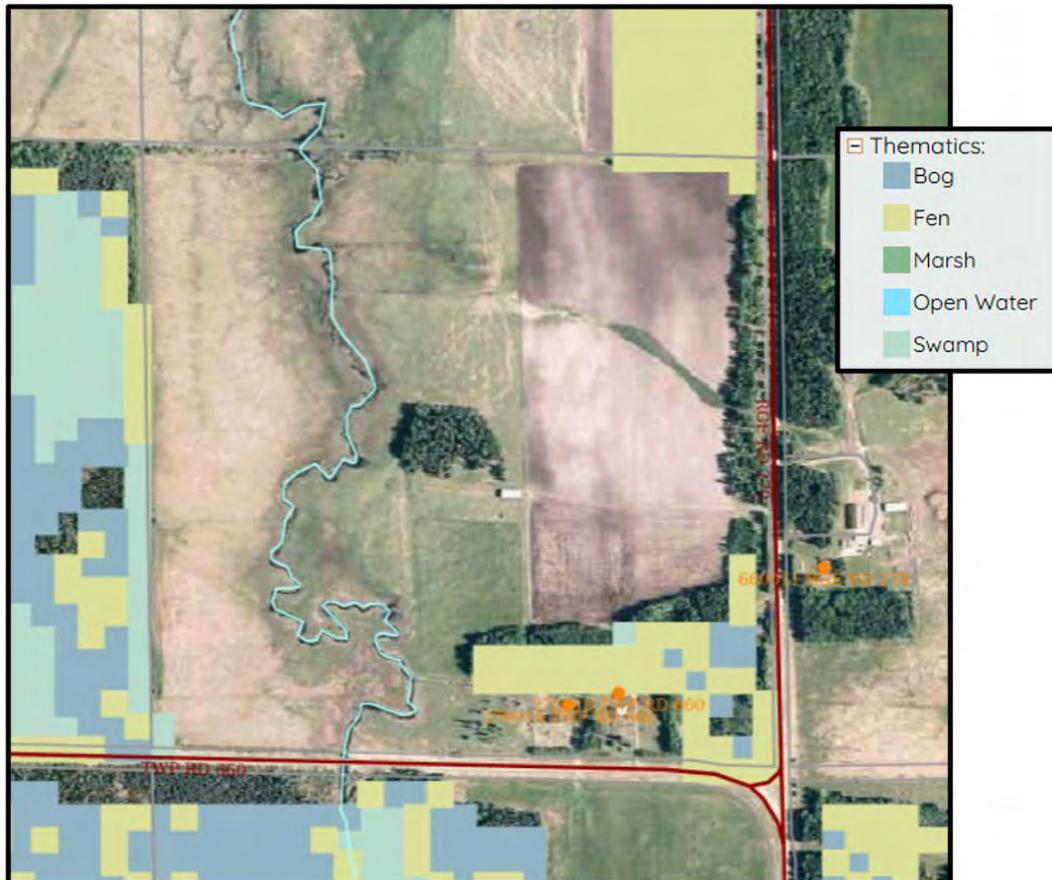


Figure 9: Wetland Inventory.

Farmland inventory: Alberta soil viewer describes the soil in soil polygons #25374 (most of the remnant) and #25378 (most of proposed lot 1). Polygon #25374 is described as 7WJ(7) – 3H(3) and is 877.24 hectares and is covering land on both sides of . This means that 70% of the soil in this general area (not specific to the lot in question is unsuitable for farming due to excess water and organic soils with content of wood and eriophorum sufficient to limit production. 30 % is moderately suitable with inadequate heat units sited as the main limitation to optimal growth. Polygon #25378 is describes as 3H(9) – 5W(1); 90% has a moderate limitation to growth due to heat limitations and 10% has a very severe limitation due to excess water. This polygon is 550.68 hectares.

Flood risk: No data available and no flood mapping was requested due to the size of the lot and the fact that it is already developed.

No historical site value has been given for this lot.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Matters Related to Subdivision and Development Regulation

Section 9 Relevant Considerations

In deciding as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application:

(a) its topography,

The elevation on the quarter section is lowest in the middle along the creek. The general drainage is from the east to the creek and from the west to the creek. The illustrations below show the elevation of the quarter section. (Biggest depression along the creek).



Figure 10 and 11: topography from Alberta Soil Virewer and Catalis.



Picture taken from RGE RD 270 location looking towards south west



Picture taken from RGE RD 270 location looking towards the west.



Picture taken from TWP RD 660 location looking towards north east.



Picture taken from TWP RD 660 location looking towards north west.

(b) its soil characteristics,

The soil on the SE-1-66-27-W4M according to the assessment: 8.10 acres waste, 21 acres pasture, 127 acres various dryland arable land.

(c) storm water collection and disposal,

The drainage pattern of the quarter section is towards the creek , going south off the property. For the proposed 10-hectare lot, the drainage pattern is from the east to towards the west (away from RGE RD 270).

(d) any potential for the flooding, subsidence or erosion of the land,

No geotechnical or flood delineation report was submitted for the subdivision application. The site check did not raise any alarm bells for flooding or erosion of the land.

(e) its accessibility to a road,

There are approaches to both the proposed lot and the remnant. The Transportation Department must confirm that the approaches are up to municipal standard.



Approach #2 (270014 TWP RD 660) to proposed lot 1



Approach #3 (270010 TWP RD 660) to proposed lot 1

(f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,

The parcel has an artesian well (located behind the 'Shop' (8)). The location of the water well is within the proposed lot 1. According to the application the sewer is a septic field (two tanks behind the 'House' (A) and a field to the west of the dwelling). The setback distance from a property line is much smaller for septic fields than for the open discharge system.



Sewer tanks location under the snow.

(g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),

The lot is large enough to continue the usage of private sewage disposal.

(h) the use of land in the vicinity of the land that is the subject of the application, and All lots in the vicinity are mostly privately owned (one quarter section is a grazing lease). Two of the adjacent lots have been subdivided (first parcel out). A mix fields and forested patches can be found in the vicinity.

(i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.

Section 10 Reasons for Decision

The written decision of a subdivision authority provided under section 656 of the Act must include the reasons for decision, including an indication of how the subdivision authority has considered (a) any submissions made to it by the adjacent landowners, (b) the matters listed in section 9. Matters Related to Subdivision and Development Regulation

Sections 10 through 20 of the Matters Related to Subdivision and Development Regulation are satisfied. (There is no sour gas facility within 1.5 km of the lot, no operating or abandoned gas wells on the lot, it is not within 300 m of a wastewater treatment plant, non-operating landfill or storage site. It is not within 450 m of an operating landfill, or a non-operating hazardous waste management facility. It is more than 1.6 km from a highway).

Municipal Development Plan

Section 6.0 Agriculture

Agriculture is a significant land use in the southerly portion of the MD. In this area, the protection of agricultural operations and minimizing the conversion of agricultural lands to non-agricultural uses is a priority.

Policy 6.1.4 Subdivision of Agricultural Land

The subdivision of land in the Agriculture Area may be approved in the following circumstance ... (c) the subdivision of a maximum of two lots from the original unsubdivided quarter section for residential, recreational, or rural industrial purposes.

The proposed subdivision is for residential purposes (first parcel out) and meets the requirements for a residential parcel.

Policy 6.1.6 Residential Parcel Size

The maximum size of a subdivided parcel described in Policy 6.1.4 should generally be 2.0 hectares. However, the size may be increased to include dwellings or other improvements, such as power supply, well, sewage disposal systems, access, shelter belts, and accessory buildings.

The proposed parcel is 10.15 ha (25.1 ac). The proposed size is not within the residential parcel size described in the MDP.

Policy 6.1.7 Non-Residential Parcel Size

Notwithstanding Policy 6.1.6, the size of a parcel for non-residential purposes shall be at the discretion of the MD based on the site development requirements of the proposed use.

The proposed use of the existing and proposed parcel is agricultural. To maintain the agricultural use, the parcel must be 10 hectares or larger.

Policy 6.4.4 Road Access Required

All subdivision and development proposals shall have access to developed roads. The provision of roads associated with a proposed subdivision or development are the sole responsibility of the developer. This includes the provision of approaches to individual lots or development sites.

The quarter section has four approaches. One approach to each proposed lot must be inspected and approved by the Transportation Department prior to endorsement.

Policy 6.5.6 Development Agreement

The developer is responsible for the provision of all on-site and off-site infrastructure required to service the site, including the payment of offsite levies. Development agreements may be required as a condition of subdivision and/or development permit approval

The applicant must sign a development agreement as part of the subdivision approval process. No off-site levies are proposed for this subdivision due to the size of lot 1. If the owner of lot 1 is subdividing the lot in the future, the off-site levies can be collected at that time.

Policy 6.5.5 Water and Sewer Servicing

All developments in the Agriculture Area are required to provide private water and sewer services in accordance with provincial standards.

Water and sewer servicing must comply with provincial standards.

Policy 6.6.1 Municipal Reserves (MR)

Except for second parcels out created under policy 6.1.4 c) Municipal Reserve (MR) shall not be required for subdivisions located in the Agricultural Area.

No MR is necessary for this lot as it is a first parcel out.

Land Use Bylaw

Section 7.3.1 The purpose of the Agricultural District is to provide opportunities for current and sustainable primary production and secondary processing of agricultural commodities and services through a wide and diverse range of agricultural related uses, while also providing opportunities for innovative use of land to support community resiliency.

Section 7.3.4 Development regulations for development in the Agricultural (A) District:

REGULATION	PROVISION
1	Parcel Area (minimum) 10.0 ha (24.7 ac)
2	Parcel Width (minimum) 7.5 m (24.6 ft)
3	Site Coverage (maximum) Twenty percent (20%)
4	Front Yard Setback (minimum) 20 m (65.6 ft)
5	Rear Yard Setback (minimum) 15 m (49.2 ft)
6	Side Yard Setback (minimum) 7.5 m (24.6 ft)
7	Height (maximum) – for dwellings 10.6 m (34.8 ft)

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

Section 7.3.7 The maximum number of lots allowed to be subdivided from a quarter section in the Agricultural (A) district shall be four (4), including the remnant.

Section 7.3.9 Three (3) of the four (4) lots may be subdivided and redistricted from the quarter section in accordance with the subdivision regulations of other district(s), if the following requirements are met:

- a) The location of the subdivided lots should be on lands that are generally not suitable for agricultural production; and
- c) As part of the subdivision process, the redistricting of the lots to the appropriate district shall also occur concurrently if the lot is less than 10 ha in size. The subdivision approval shall be issued following the appeal period of the redistricting.

The proposed subdivision meets the minimum parcel size to remain in the Agricultural land use district. is happening concurrently with the subdivision.

Section 7.3.10 All subdivided lots shall have direct access from an existing public road or a road allowance. The remnant and the proposed lot have access to a municipal road. No new road infrastructure is required because of the subdivision.

SUBDIVISION:

Section 11.12.1 The Subdivision Authority for the MD must receive, consider, and make decisions on all subdivision applications.

Section 11.12.2 The Subdivision Authority shall assess subdivision applications based on Section 653.1 of the MGA and the regulations in this Bylaw.

Section 11.12.3 In deciding, the Subdivision Authority may:

- a) approve an application with conditions.
- b) refuse the application; or
- c) if the applicant fails to submit all the outstanding information and documents on or before the date

referred in notification to the applicant of an incomplete application, the application is deemed to be refused.

Section 11.12.4 No subdivision application shall be permitted within a floodplain where the area cannot accommodate for a dwelling and its supporting water and wastewater services.

Section 11.12.5 If the Subdivision Authority refuses an application as outlined in subsection 11.12.3, reasons for the Subdivision Authority's decision must be provided in writing.

Section 11.12.6 The Subdivision Authority may impose conditions considered appropriate for the development and as provided for in the MGA, the Regulation or in this Bylaw on a subdivision approval.

Section 11.12.7 A subdivision application that creates a new lot or boundary adjustment where an existing dwelling or other activity that requires on-site servicing shall not be approved unless the Subdivision Authority is satisfied that it can be demonstrated that sanitary servicing can be adequately provided on-site.

Section 11.12.8 A subdivision application that creates a new lot or boundary adjustment where an existing dwelling or other activity requires on site water supplies of sufficient quality and quantity are available to support the existing and proposed future development on the new lot.

Section 11.12.9 A subdivision application shall not be approved unless the Subdivision Authority is satisfied with the management of stormwater and can meet the MD's Municipal Servicing Standards.

Section 11.12.12 For the purpose of this Bylaw, an unsubdivided quarter section includes quarter sections where a portion of the land has been subdivided for a public utility, a railroad, or a community use (such as a ski field or protection of a creek, and a separate title exists.

The proposed subdivision meets the requirements of Section 11 of the Land Use Bylaw.

BENEFIT/RISKS:

There is little risk to the MDLSR with this subdivision.

FINANCIAL IMPLICATION:

The lot has no onsite utilities. Use of the road for trucking in water from Flatbush may increase the MDs servicing budget.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

- **Adjacent Landowners:** No comments received by deadline.
- **Alberta Forestry & Parks:** Alberta Forestry and Parks, Lands Delivery has no concerns with this subdivision.
- **Canadian Natural Resources Ltd.:** Canadian Natural has no concerns with this one.
- **Fire Protection Services - Slave Lake:** No issues.
- **Fortis Alberta:** Has reviewed the plan and determined that no easement is required by Fortis. As Fortis Alberta is the Distribution Wire Service Provider for the area, the developer can arrange installation of electrical services through Fortis Alberta.
- **Health Inspector:**
Thank you for the opportunity to comment on the above-referenced application. Alberta Health Services, Safe Healthy Environments (AHS-SHE) reviews and provides comments on land use applications from a public health perspective.
AHS-SHE has reviewed the documents submitted for this application and understands the

following:

1. This application is to subdivide an approximately 25.1 acre parcel for Agriculture purposes.
2. The parcel of land is bounded by Duck Creek, which is located ~50 m from the proposed subdivision property line.
3. There is a house, old house, 2 garages, a shop, a portable building, 2 pole sheds, a machine shed, and a greenhouse located on the property.
4. The proposed method of sewage disposal will be surface discharge.
5. The proposed water source will be a water well located within the proposed subdivision.
6. There are two additional active water wells; one ~260 m SW & one ~90 m E of the parcel from the property line. This was found using the M.D. of Lesser Slave River Geospatial Map.
7. There is one abandoned well located ~97 m SE of the property line.

After reviewing the information provided, at this time AHS-SHE has no objections to this application. However, please note the following:

1. If any evidence of contamination or other issues of public health concern are identified, AHS should be notified.
2. Water wells used as a water supply intended for human consumption, must comply with the setback distances outlined in section 15 of the *Nuisance and General Sanitation Regulation* (AR 243/2003)
3. Private sewage disposal systems, including privies, must not become a nuisance to the public as per the Alberta Public Health Act, *Nuisance and General Sanitation Regulation* (AR 243/2003) which states:

No person shall create, commit, or maintain a nuisance. A person who creates, commits, or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed, or maintained a nuisance.

- **MD Agriculture:** No concerns or comments from me, thanks.
- **MD Transportation:** No concerns
- **MD Utilities:** No concerns from the utilities department, no services in the area.
- **Pembina Hills School Division:** On behalf of Pembina Hills School Division, I'll confirm that we have no comments to this subdivision.
- **Pembina River Natural Gas:** No response by the time the agenda was published.
- **TELUS Communications:** At this time, TELUS has no concerns with the proposed activities.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Subdivision Application 24-S-07, first parcel out, with the following conditions:

1. **That prior to the endorsement the registered owner and/or developer enter 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 will include provisions to construct access approached to each lot if the approaches do not meet municipal standard.**
2. **The applicant shall provide the MD of Lesser Slave River No. 124 with a report, from an agency accredited by the Alberta Safety Codes Council, showing:**
 - a. **the on-site sewage disposal system for the proposed lot complies with the requirements of the Alberta Private Sewage Standards of Practice and the Private**

Sewage Disposal Systems Regulation (AR 229/97 as it pertains to the requirements relating to lot size and distances between property lines, buildings, water sources and private sewage disposal systems ; or

- b. a variance to the requirements has been approved; or
- c. the relocation or replacement of the on-site sewage disposal system meeting the requirements of the Alberta Private Sewage Standards of Practice.

All associated costs shall be the responsibility of the applicant.

- 3. That taxes are fully paid when final approval (endorsement) of the instrument effecting the subdivision is requested.
- 4. 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.

Notes: (These are not conditions of approval)

The subdivision is being approved because the land that is proposed to be subdivided is, in the opinion of the Subdivision Authority, suitable for the purpose for which the subdivision is intended, and the proposal is considered by the Subdivision Authority to conform with the provisions of the Municipality's Development Plan, and Land Use Bylaw. The matters listed in Section 9 through 20 of the Matters Related to Subdivision and Development Regulation and any submission made by adjacent property owners were considered with care.

The following information is provided as required by Section 656(2)(a) of the Municipal Government Act. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to section 678(2) of the Act.

Please note your next step is to contact an Alberta Land Surveyor and obtain your survey so we may proceed with the Development Agreement.

ALTERNATIVE MOTION:

- 1. That the Municipal Planning Commission REFUSE Subdivision Application due to the following reasons:
 - a) (Please give reasons as to why you would refuse this application.)
- 2. The Municipal Planning Commission may table subdivision application, 24-S-07, to the next regular meeting or until additional information is received. Administration does not recommend this option as the applicant has provided all information required to provide a decision.

Prepared By: Ann Åsfrid Holden, Planning & Development Officer
Reviewed By: Sandra Rendle, Associate Director, Legislative Services
Approved By: Barry Kolenosky, CAO



Lesser Slave River
 Planning & Development

SUBDIVISION APPLICATION

This form is to be completed in full wherever applicable by the registered owner of the land that is subject of the application or by a person authorized to act on the registered owner's behalf.

Application No.:
24-S-07
 Form Received:

APPLICANT NAME *(Authorized person acting on registered owner's behalf):*

POSTAL ADDRESS: _____ **POSTAL CODE:** _____

HOME NUMBER: _____ **CELL NUMBER:** _____ **E-MAIL ADDRESS:** _____

Complete if different from applicant:
REGISTERED LANDOWNER NAME:

POSTAL ADDRESS: _____ **POSTAL CODE:** _____

HOME NUMBER: _____ **CELL NUMBER:** _____ **E-MAIL ADDRESS:** _____

LEGAL LAND LOCATION *(All or part of the following land to be subdivided):*

Pt. SE 1 66 27 4 OR

Quarter Section Township Range Meridian Lot Block Plan

TOTAL NUMBER OF: _____ **MUNICIPAL ADDRESS** *(If applicable):* _____

25.1 OR 10.1

Acres Hectares

Is The Land Situated Immediately Adjacent to the Municipal Boundary? Yes No
 If yes, municipality name: _____

Is The Land Situated Within 0.8 Kilometres of the Right of Way of a Highway? Yes No
 If yes, Highway #: _____

Does The Proposed Parcel Contain or is it Bounded By A River, Stream, Lake or Other Body of Water or by a Drainage Ditch or Canal? Yes No
 If yes, name: _____ Duck Creek _____

Is the Proposed Parcel Within 1.5 km of a Sour Gas Facility? Yes No
 If yes, name: _____



Lesser Slave River
Planning & Development

SUBDIVISION APPLICATION | SECTION 2

Application No.:

EXISTING USE AND PROPOSED USE OF LAND TO BE SUBDIVIDED:

Describe the Existing Use of the Land:
Agricultural

Describe the Proposed Use of the Land:
Agricultural

What is the designated Use of the Land as Classified Under a Land Use Bylaw:
Agricultural District

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED:

Describe the Nature of the Topography of the Land (Flat, Rolling, Steep, Mixed):
Mixed

Describe the Nature of the Vegetation and Water on the Land (Brush, Shrubs, Tree Stands, Woodlots, Sloughs, Creeks, etc.):
Brush, Shrubs, Tree stands, Duck Creek

Describe the Type of Soil on the Land (Sandy, Loam, Clay, etc.):
Gray Wooded

EXISTING BUILDINGS ON LAND TO BE SUBDIVIDED:

Describe any Buildings, Historical or Otherwise, and any Structures on the Land and Whether they are to be Demolished or Moved.
House, Old House, 2 Garages, Shop, 1 Portable Building, 1 Portable Building one on skids, Machine Shed, 2 Pole Sheds, Greenhot

WATER AND SEWER SERVICES:

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal:
Water Well & Surface Discharge

I, Nate Wilson For: Don Wilson Surveys Ltd. HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OR AM 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 HIS/HER APPLICATION FOR SUBDIVISION APPROVAL.
NOTE: Registered Owner's signature is required if different from applicant.

Signature of Applicant [Signature]

Date November 27, 2024

Signature of Registered Landowner _____

Date Dec. 3/24

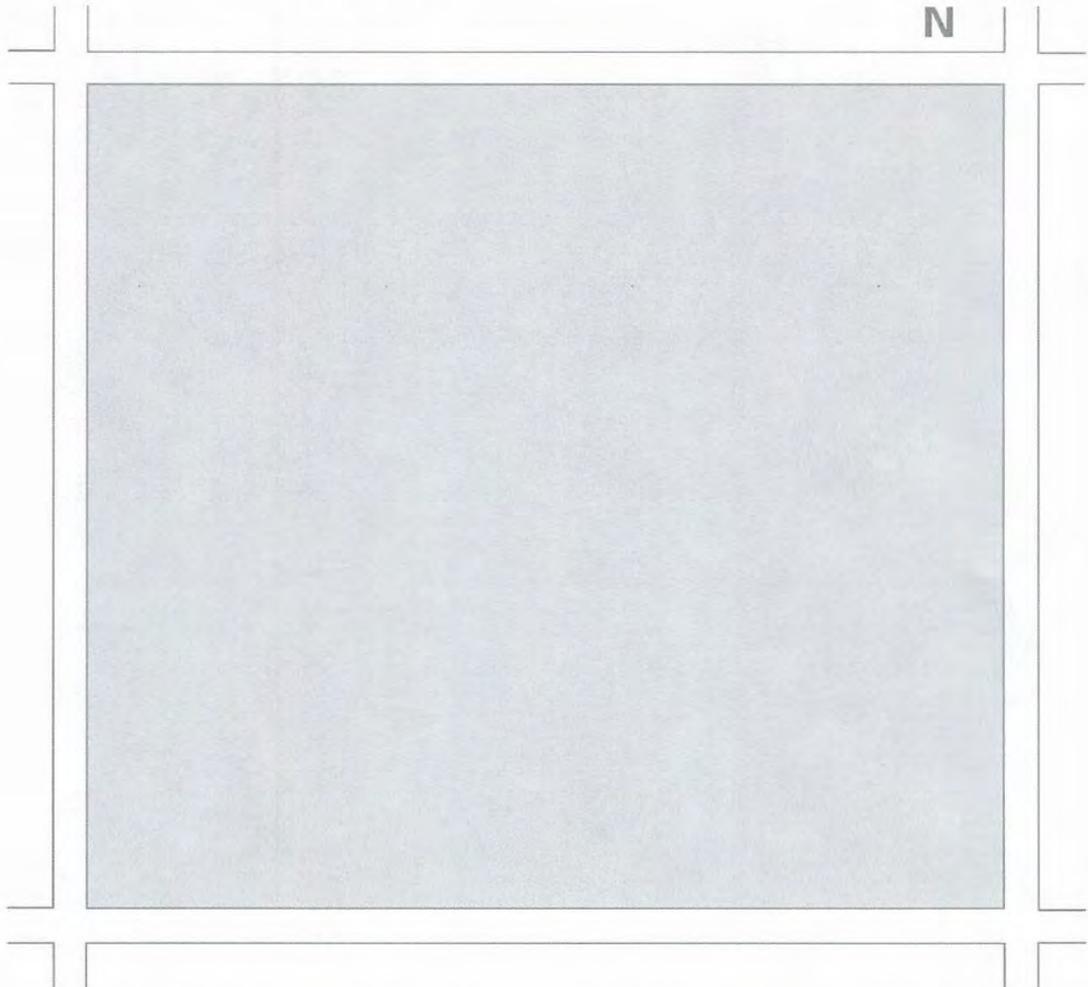
Signature of Registered Landowner _____

Date Dec 3/24



Lesser Slave River
Planning & Development

SUBDIVISION APPLICATION | SITE PLAN



Note: The location sketch must be completed. Please indicate the following items on the sketch: **access/approaches, set backs, water bodies, right of ways.** Should the space provided be insufficient when answering any of the above questions, please attach a list of additional information.

LEGAL LAND DESCRIPTION:									
Quarter	Section	Township	Range	Meridian	OR	Lot	Block	Plan	
Signature of Applicant					Date			November 27, 2024	



Lesser Slave River
Planning & Development

SUBDIVISION 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 Subdivision 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:

Pt. SE	1	66	27	4	OR			
Quarter	Section	Township	Range	Meridian	Lot	Block	Plan	

Nate Wilson For: Don Wilson Surveys Ltd.

Applicant Name (please print)

Signature of Applicant

November 27, 2024

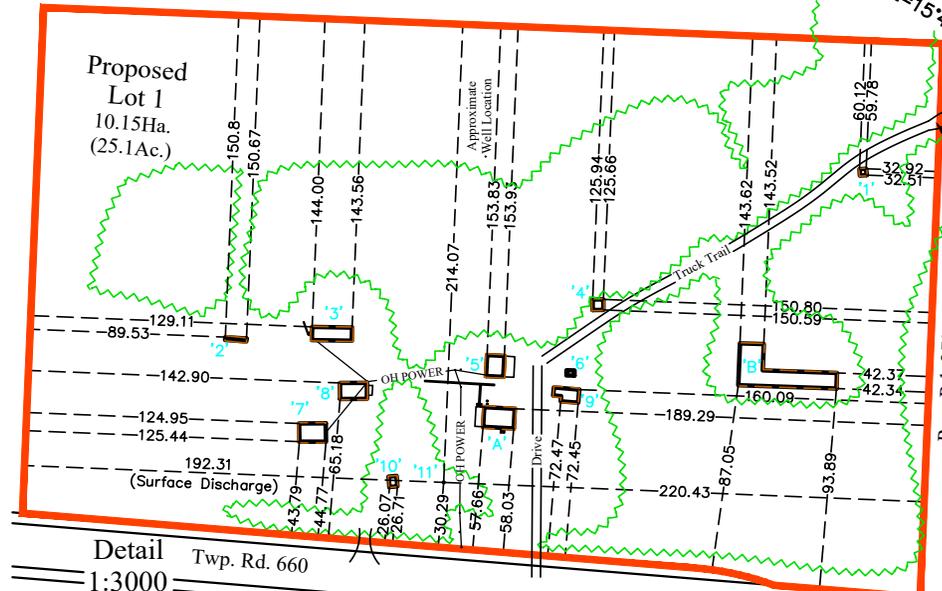
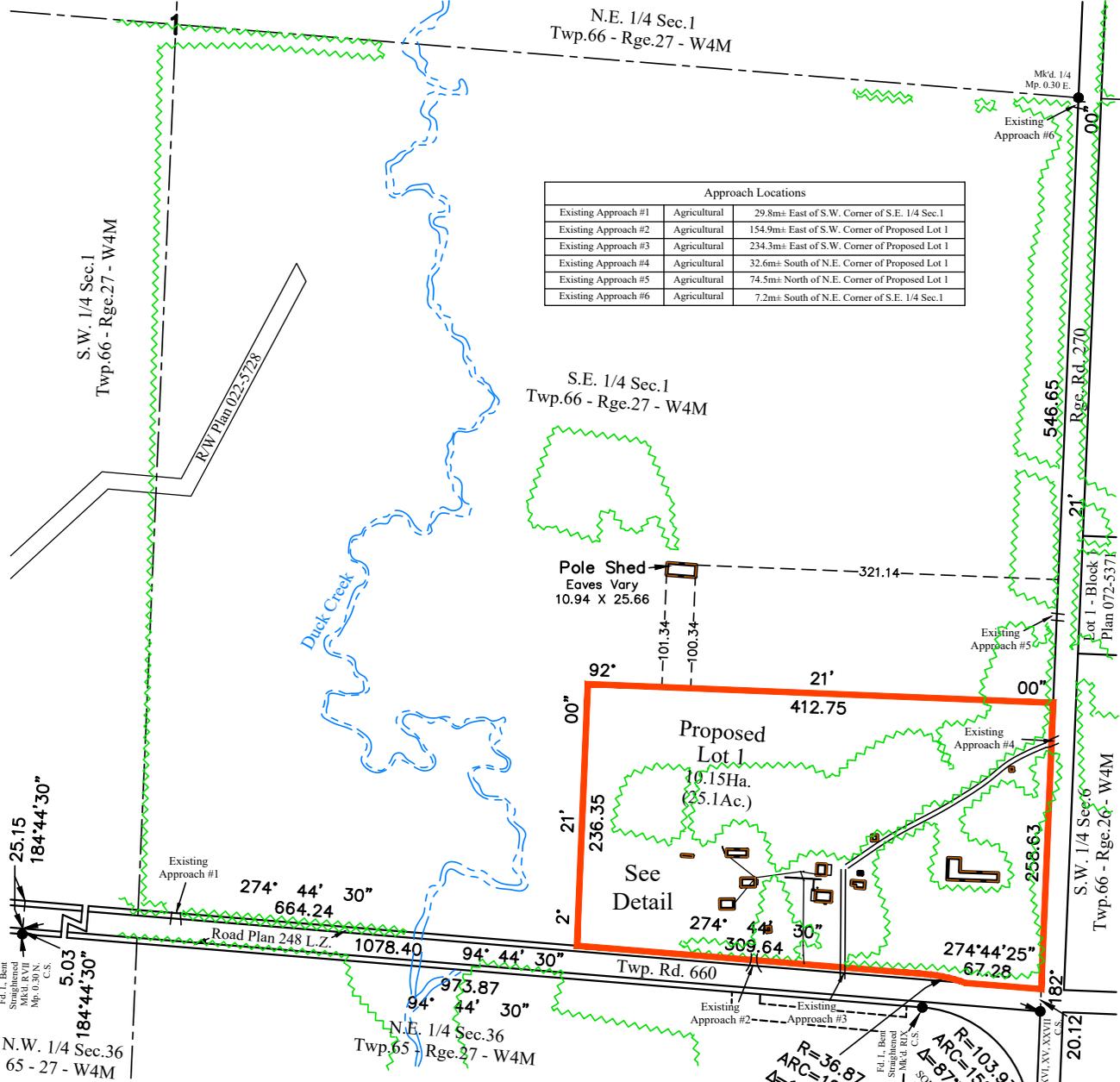
Date

Dec. 3/24
Dec 3/24

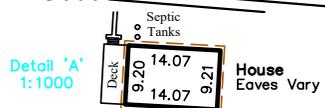
PLAN SHOWING PROPOSED SUBDIVISION OF
 Part of S.E. 1/4 SEC.1 - TWP.66 - RGE.27 - W4M
 MUNICIPAL DISTRICT of LESSER SLAVE RIVER No. 124
 SCALE:1:5000 2024 D. WILSON, A.L.S.



Approach Locations		
Existing Approach #1	Agricultural	29.8m± East of S.W. Corner of S.E. 1/4 Sec.1
Existing Approach #2	Agricultural	154.9m± East of S.W. Corner of Proposed Lot 1
Existing Approach #3	Agricultural	234.3m± East of S.W. Corner of Proposed Lot 1
Existing Approach #4	Agricultural	32.6m± South of N.E. Corner of Proposed Lot 1
Existing Approach #5	Agricultural	74.5m± North of N.E. Corner of Proposed Lot 1
Existing Approach #6	Agricultural	7.2m± South of N.E. Corner of S.E. 1/4 Sec.1



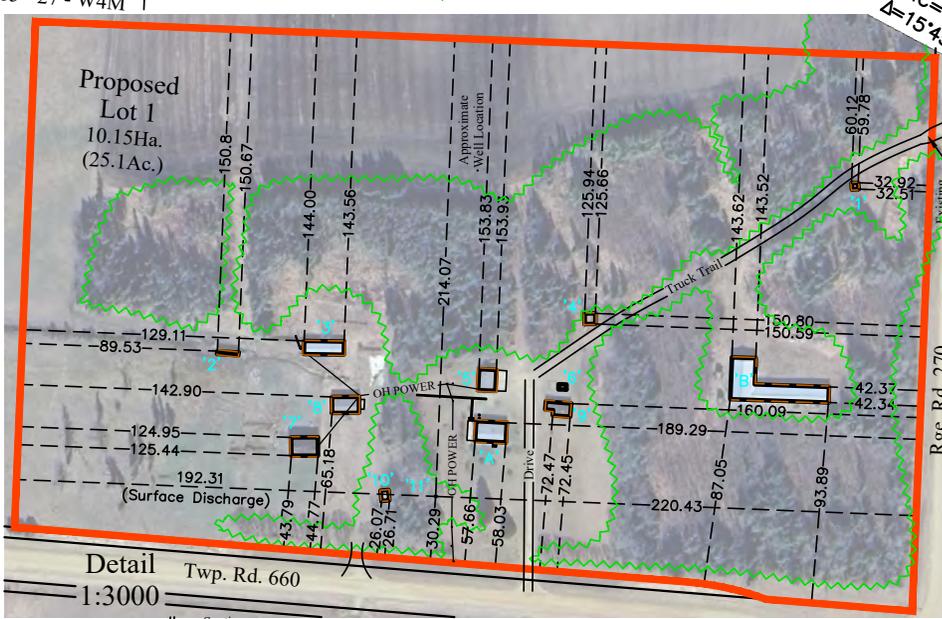
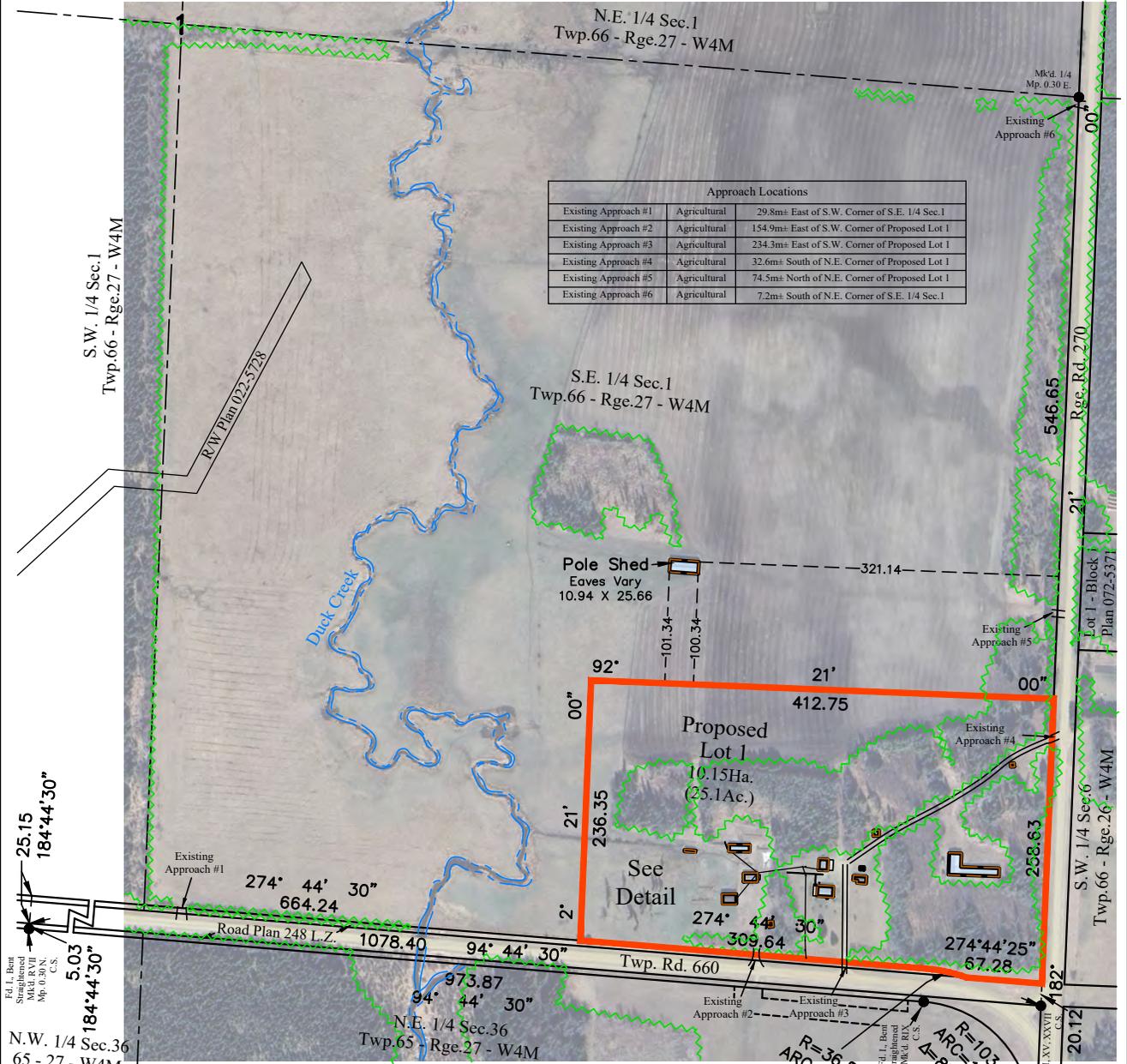
- 1' Portable Building 3.00± X 3.08±
- 2' Building Eaves Vary 1.35 X 9.68
- 3' Pole Shed Eaves Vary 6.16 X 18.35
- 4' Garage Eaves Vary (on blocks) 4.88 X 4.90
- 5' Garage Eaves Vary 7.98 X 9.82
- 6' Greenhouse (Frame Only) 2.44 X 3.65
- 7' Pole Shed Eaves Vary 8.54± X 12.20±
- 8' Shop Eaves Vary 7.44 X 12.27
- 9' Old House Eaves Vary Not Square
- 10' Building Eaves Vary (on skids) 3.73 X 4.91
- 11' Surface Discharge



NOTES: DISTANCES ARE IN METRES AND DECIMALS THEREOF
 STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS: ●
 PROPOSED LOT BOUNDARY SHOWN THUS: ———
 EDGE OF TREELINE SHOWN THUS: ~~~~~
 EDGE OF WATER FEATURES SHOWN THUS: - - - - -

Machine Shed 34.05 Eaves Vary 45.05 7.34
 Detail 'B' 1:1000
 DON WILSON SURVEYS LTD.
 BOX 4120, BARRHEAD, ALBERTA
 T7N 1A1 PHONE: (780) 674-2287
 FILE: 24406 DATE: NOVEMBER 26, 2024

PLAN SHOWING PROPOSED SUBDIVISION OF
 Part of S.E. 1/4 SEC.1 - TWP.66 - RGE.27 - W4M
 MUNICIPAL DISTRICT of LESSER SLAVE RIVER No. 124
 SCALE:1:5000 2024 D. WILSON, A.L.S.

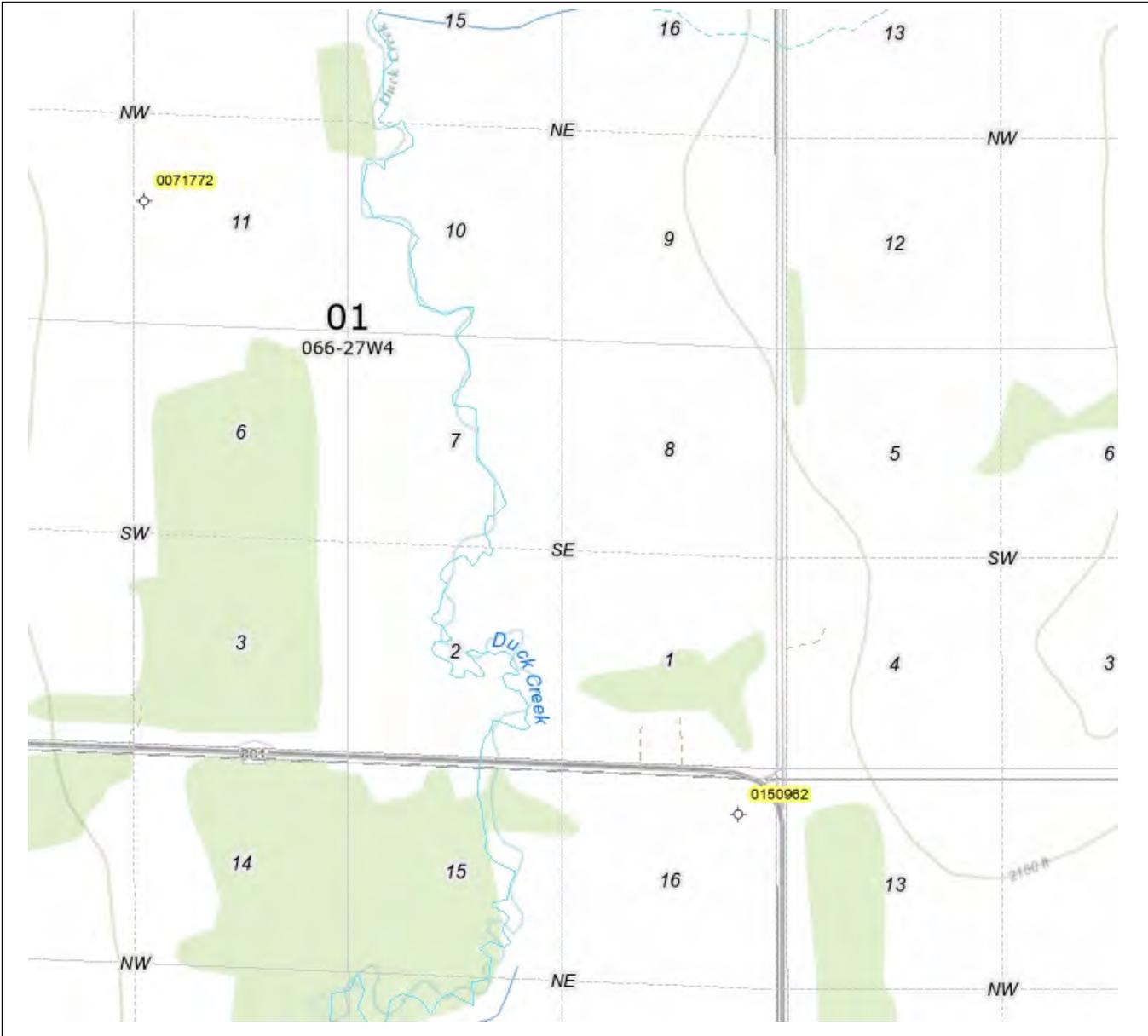


- '1' Portable Building Eaves Vary 3.00± X 3.08±
- '2' Building Eaves Vary 1.35 X 9.68
- '3' Pole Shed Eaves Vary 6.16 X 18.35
- '4' Garage Eaves Vary (on blocks) 4.88 X 4.90
- '5' Garage Eaves Vary 7.98 X 9.82
- '6' Greenhouse (Frame Only) 2.44 X 3.65
- '7' Pole Shed Eaves Vary 8.54± X 12.20±
- '8' Shop Eaves Vary 7.44 X 12.27
- '9' Old House Eaves Vary Not Square
- '10' Building Eaves Vary (on skids) 3.73 X 4.91
- '11' Surface Discharge



NOTES: DISTANCES ARE IN METRES AND DECIMALS THEREOF
 STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS: ●
 PROPOSED LOT BOUNDARY SHOWN THUS: ———
 EDGE OF TREELINE SHOWN THUS: ~~~~~
 EDGE OF WATER FEATURES SHOWN THUS: - - - -

DON WILSON SURVEYS LTD.
 BOX 4120, BARRHEAD, ALBERTA
 T7N 1A1 PHONE: (780) 674-2287
 FILE: 24406 DATE: NOVEMBER 26, 2024



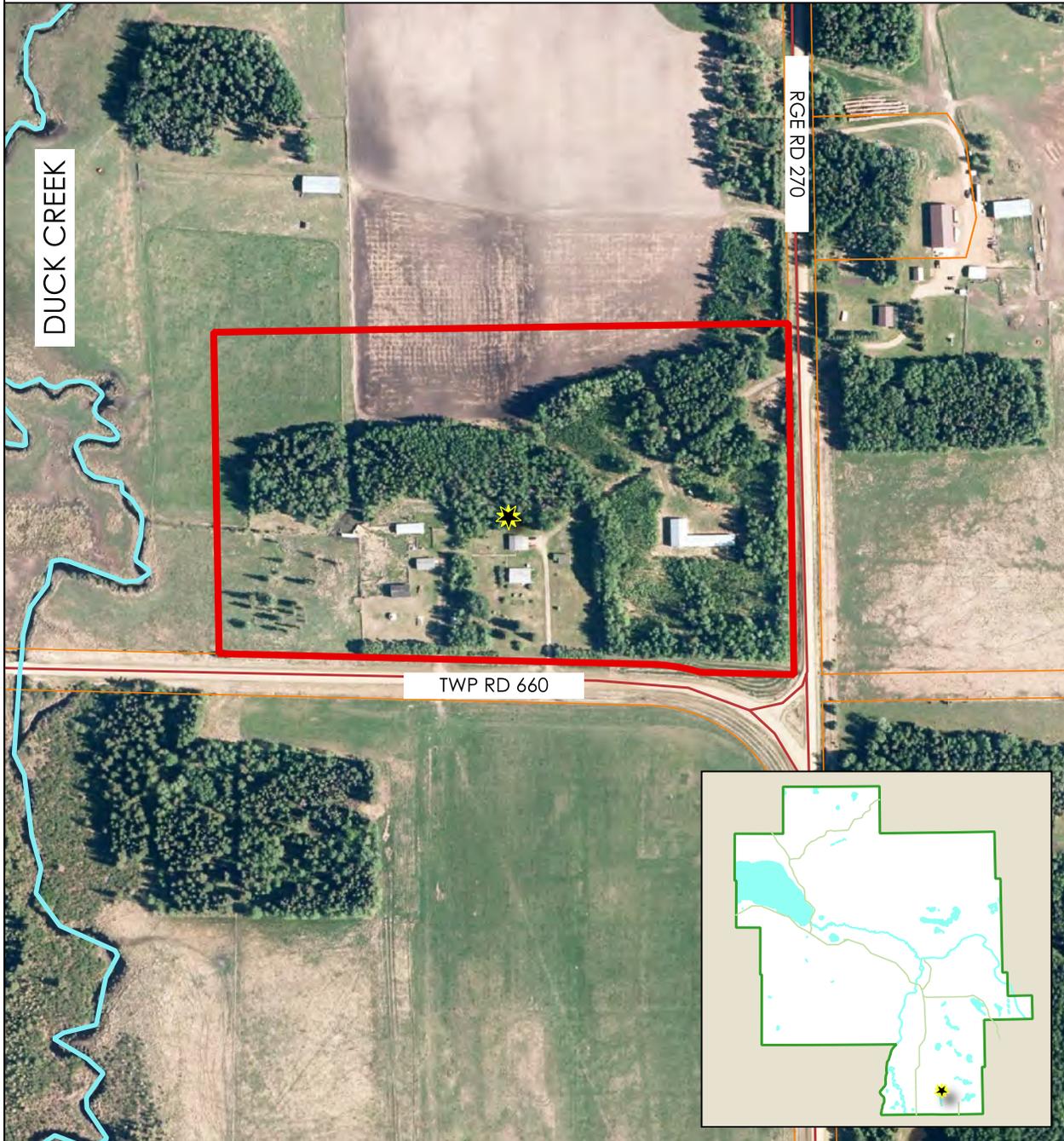
Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author: XXX	Printing Date: 10/18/2024
Legend ✧ Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer Paved Road (20K) — Primary Divided — Primary Undivided 4L — Primary Undivided 2L — Primary Undivided 1L — Interchange Ramp — Secondary Divided — Secondary Undivided 4L	Date Date (if applicable)	
	The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer .	
	Scale: 18,055.95 0.28 Kilometers 0	Projection and Datum: WGS84 Web Mercator Auxiliary Sphere



Municipal District of
Lesser Slave River 124

SUBDIVISION APPLICATION- 24-S-07

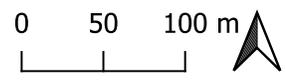
Location - SE-1-66-27-W4



- Area of Interest
- Cadastre
- MD Boundary
- MUNICIPAL ROAD

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.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Lesser Slave River 124.
©2025 M.D. of Lesser Slave River 124. All Rights Reserved.



Scale - 1 : 4,000

Map Print Date : February 27, 2025



Municipal District of
Lesser Slave River 124

SUBDIVISION APPLICATION 24-S-07

Location - SE-1-66-27-4-W4



LEGEND

- Subject Property
- Cadastre

2018 MD Imagery

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.

This document shall not be copied or distributed to any person without the express written consent of M.D. of Lesser Slave River 124.

©2025 M.D. of Lesser Slave River 124. All Rights Reserved.

0 35 70 m

Scale - 1 : 2,500

Map Print Date : February 27, 2025



Municipal District of
Lesser Slave River 124

SUBDIVISION APPLICATION 24-S-07

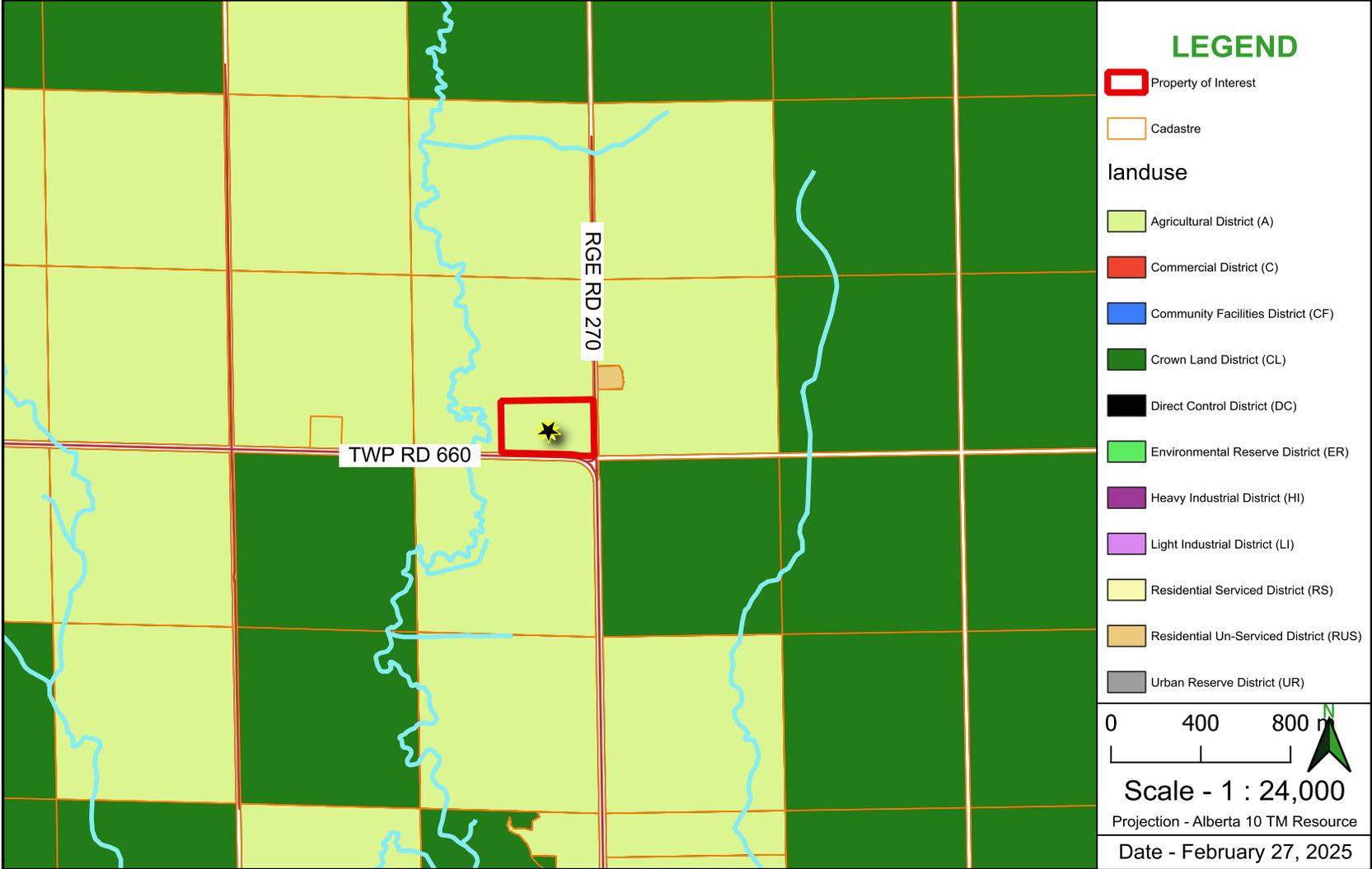
Location - SE-1-66-27-4-W4



LEGEND
 Subject Property
 Cadastre
2024 Google Imagery

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.
This document shall not be copied or distributed to any person without the express written consent of M.D. of Lesser Slave River 124.
©2025 M.D. of Lesser Slave River 124. All Rights Reserved.

0 35 70 m 
Scale - 1 : 2,500
Map Print Date : February 27, 2025



SUBDIVISION APPLICATION 24-S-07
Zoning Map

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

This document shall not be copied or distributed to any person without the express written consent of the MD of Lesser Slave River.

© 2025 MD of Lesser Slave River. All Rights Reserved.