

**MUNICIPAL DEVELOPMENT PLAN  
&  
LAND USE BYLAW**

**UPDATED-PROPOSED REVISIONS  
WORKBOOK**

**Council Strategic Session June 26, 2025**

**WORKBOOK HAS BEEN UPDATED TO HIGHLIGHT PROPOSED REVISIONS, AND ADDRESSES  
FEEDBACK RECEIVED DURING THE PUBLIC HEARING HELD JUNE 11, 2025. ALL PROPOSED  
CHANGES HAVE BEEN INCORPORATED INTO THE CLEAN COPIES OF THE DRAFT MDP AND  
LUB DOCUMENTS**



## **BACKGROUND:**

The Municipal Development Plan (MDP) and Land Use Bylaw (LUB) alignment and amendment project has included the updating of definitions and content in the existing documents to ensure clarity, alignment with legislation, and overall alignment of all related MD documents (including the Animal Control Bylaw (ACB)). This project has aimed to be reflective of landowner priorities, and inclusive of both existing challenges and future opportunities related to land use planning and growth management. Additional project goals include streamlining and simplifying the development process, improve consistency and transparency, and encourage economic growth.

Over the course of this process, a number of public engagement/consultation opportunities and strategic sessions with Council have taken place. Three well-attended open house events took place in September of 2024, where residents had an opportunity to provide feedback regarding proposed amendments to the MDP and LUB. Prior to these events, the MD also circulated two online public surveys to help collect feedback. To maximize community engagement, attendees at the open house events were given an additional opportunity to share their perspectives via these surveys. Two of the main goals of the public engagement activities were to gather constructive community feedback on the key updates being proposed, and share this data with Council prior to any final decisions being made. A copy of the original survey results can be found here: <https://mdlsr.ca/building-development/land-use-planning-updates/background-and-community-input>

Since the release of these surveys, Council and administration has conducted a number of strategic sessions, providing a chance to review all of the public feedback received by the MD throughout the entire consultation process, including the online surveys, public open-houses, and other communication channels including email and phone. This feedback has been reviewed in conjunction with existing legislation, Council's strategic priorities, and internal and external technical expertise, including professional planners and specialized land-use planning lawyers. This ongoing review process has been vital to the integrity and enforceability of the updated documents. The MD has also undertaken extensive research, looking at how other municipalities have addressed similar planning challenges. This comparative analysis has helped to inform the development of effective and forward-thinking amendments, while striving for accurate, efficient and effective public service.

Administration continues to receive public input regarding the MPD and LUB update project, and the MD will be providing a public hearing opportunity for the proposed documents on June 11, 2025, giving residents an additional opportunity to express their input. For more information on this opportunity, please email: [info@mdlsr.ca](mailto:info@mdlsr.ca).

The MD is also planning to host a series of orientation workshops in the fall to help residents, developers, and other groups understand, adopt, and begin putting the new legislation in place.

Once the new MDP and LUB is adopted:

- They'll guide how land is used and developed in the MD for years to come.
- Council and staff will use them to make fair, consistent, and transparent decisions.
- The MD will continue to review and update as needed based on community need.



The following content of this workbook provides the current **highlights** of the proposed amendments to the MDP and LUB documents. Please visit <https://www.mdlsr.ca/building-development> for the most current information and resources (including copies of the entire documents reflecting all proposed amendments in their current state, and a list of frequently asked questions).

**THE PLANNING HIERARCHY**

The diagram below illustrates the overall hierarchy of plans and planning- related strategies in the province of Alberta.

All plans at the bottom of the diagram must conform to the plans that appear above them. This means that all plans under the MD’s purview, including the *Municipal Development Plan*, *Area Structure Plans*, and *Land Use Bylaw*, and the *Intermunicipal Development Plan* between the MD and the Town of Slave Lake, must all conform to the *Municipal Government Act*.

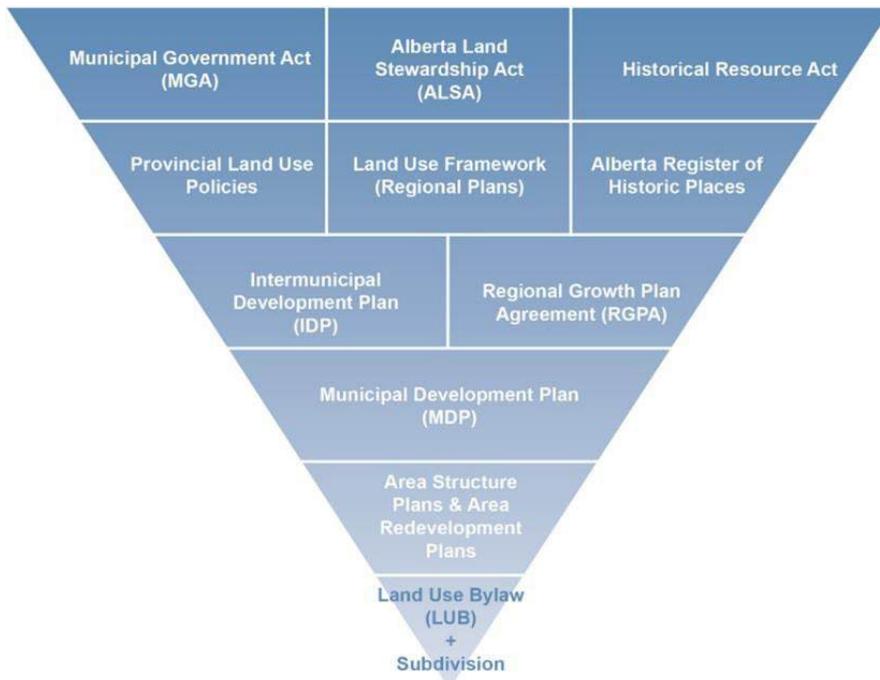
The Government of Alberta and other entities periodically change the higher-level statutory regulations shown in this diagram. When this occurs, the MD must, in turn, update its statutory plans to ensure compliance.

**MUNICIPAL DEVELOPMENT PLAN (MDP)**

**BACKGROUND:**

MDP stands for *Municipal Development Plan*. The highest-level planning document of any municipality, the MDP is a long-range land use and development blueprint. An MDP outlines a vision for how land will be used, protected, and developed over time; where homes, farms, businesses, and industry should go; and how the environment, roads, water, and other infrastructure will be managed. It also explains how our planning and development processes work within the MD. All other plans that the MD has must align with our MDP. This document sets the framework for development in the MD over the long term.

**PROPOSED REVISIONS FOR THE MDP:**





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### Area Structure Plan (ASP) and Outline Plan Requirements:

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**ASP's:** An area structure plan (ASP) provides a more detailed planning framework for how land will be subdivided and developed over time, typically for larger areas poised for new growth. An ASP is a statutory document, meaning the MD must adopt it through a bylaw.

ASPs detail the types of land uses envisioned, the servicing required, transportation networks, and the phasing and staging of development. ASPs are important tools for establishing planning policies for specific areas within the MD, such as those with environmental sensitivities or where potential land use conflicts may arise over time.

*The proposed amendments to the MDP regarding ASP's have been suggested in order to:*

- *Allow the MD to deem whether an ASP should be created or updated, either by the MD or by an applicant*
- *Provide additional details on when an ASP may be required and what type of information should be provided*

This amendment provides greater flexibility for the MD to request an ASP as part of a proposed development, clarifies the criteria for when an ASP may be required, and provides greater detail on the type of information that needs to be presented in an ASP. This will help to clarify for developers and residents when ASPs may be required for development

❖ Suggested revision for the document itself:

#### Area Structure Plan

- a. In accordance with section 633 of the Act, the MD may adopt an ASP as a framework for subsequent subdivision and development of an area of land. An ASP must describe:
  - a. the sequence of development proposed for the area
  - b. the land uses proposed for the area, either generally or with respect to specific parts of the area
  - c. the density of population proposed for the area, either generally or with respect to specific parts of the area
  - d. the general location of major transportation routes and public utilities
- b. In accordance with the Act, an ASP may contain any other matters, including matters relating to reserves, as Council considers necessary.
- c. The MD may require an Area Structure Plan (ASP) to be created as part of an application for subdivision, rezoning, or development, in accordance with the Act.
- d. The MD shall deem if an ASP is necessary in accordance with the MD's Area Structure Plan Policy.
- e. The MD may, at its discretion, initiate the preparation of an ASP or initiate the review of an existing ASP.



- f. In accordance with the hierarchy of statutory plans established in the Act, all ASPs in the MD must be consistent with this MDP.

**Outline Plans:** Outline Plans are non-statutory and provide a greater level of detail than ASPs. They provide more detailed layouts for land uses, including proposed lot lines, zoning, and how utilities will be provided. They are more detailed than an ASP but less detailed than a subdivision plan. They are a good tool for the MD to use in cases where an ASP may not be in place, but the scale of development does not warrant the development of a full-scale ASP.

*The proposed amendments to the MDP regarding Outline Plans have been suggested in order to:*

- *Allow the MD to deem whether an Outline Plan should be created or updated, either by the MD or by an applicant*
- *Provide additional details on when an Outline Plan may be required and what type of information should be provided*

Similar to the foregoing ASP amendments, the outline plan amendments provide greater flexibility for the MD when evaluating land development applications and more clarity and certainty to applicants as to what information may be required.

- ❖ Suggested revision for the document itself:

#### Outline Plan

The MD may require the preparation of an Outline Plan where:

- a) No ASP exists or is in effect in the proposed area for development;
- b) The proposed area of land for development does not meet the requirements for an ASP as outlined in the MD's Area Structure Plan Policy; or
- c) When the Development Authority requires greater detail to assess proposed lot configuration, access, servicing, or environmental considerations.

The MD shall deem if an Outline Plan is necessary in accordance with the MD's Outline Plan Policy.

*Some of the specific requirements for ASPs as previously listed in the MDP have been removed from the original MDP section and are now referenced in the new ASP and Outline Policies and Procedures, as previously reviewed by Council- see related documents below. These documents will be provided to the public in the near future and will provide applicants with all of the relevant information and requirements upfront, as a 'one-stop-shop,' which assists with education and awareness before going into the process. It also helps provide clarity on when the various plans are required, and the requirements for technical reports (i.e., provides the 'Why' and 'How').*

- ❖ Related documents (as previously reviewed by Council- to be provided to the public in the near future):
  - Area Structure Plan (ASP) Policy & Procedure- NEW



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- ASP Checklist - NEW
- Outline Plan Policy & Procedure- NEW
- OP Checklist- NEW

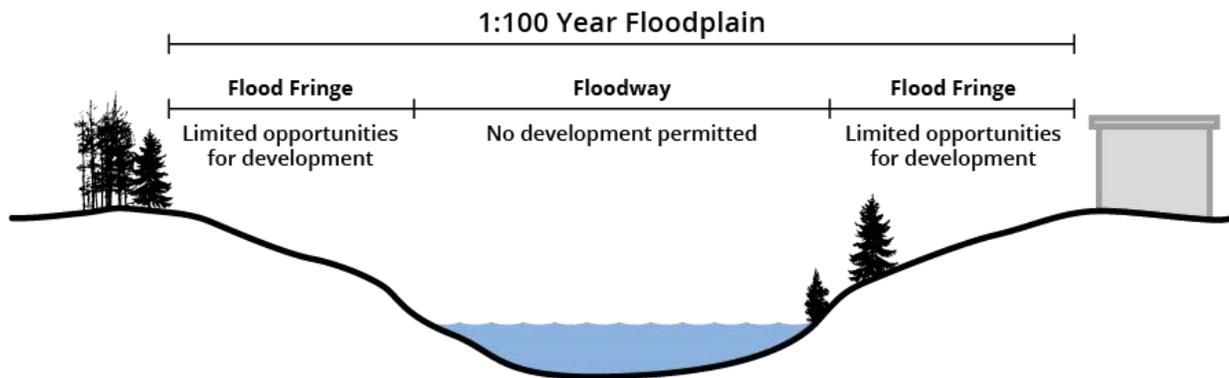
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### Development in Areas at Risk of Flooding:

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Parts of the MD are subject to potential flooding, as identified through ongoing flood mapping and other studies.

*To protect the MD and residents and businesses from potential risks created by developing in areas at risk of flooding, new language defining a floodplain has been added to the MDP, as well as policy for how the MD will approach new development proposals in these areas.*



The MD defines a floodplain as an area of land bordering a waterbody or watercourse that would be inundated by a 1:100 year flood event, as determined by the Province. The floodplain is comprised of both the flood fringe and floodway. The flood fringe is the portion of the floodplain that is outside the floodway, with water flows typically more shallow and slower than in the floodway. The floodway is the area of the floodplain where water flows are deepest, fastest, and most destructive, typically consisting of the main channel of a waterbody and some of the overbank area.

*Amendments to the MDP related to development in floodplains include:*

- *Prohibiting new permanent structures from being developed unless information is provided by a qualified professional that indicates the floodplain does not impact development or adequate flood proofing techniques are used to the satisfaction of the MD*
- *Allowing for existing buildings in the floodplain, including the floodway, to remain. Intensification of uses is prohibited. Rebuilding after destruction or major damage may be considered at the discretion of the MD.*



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- *Identifies Development Agreements and caveats on title as tools the MD may use to reduce risk to the municipality should development or redevelopment occur within the floodplain*

*Permits existing, legally established buildings entirely or partly within the flood fringe to be maintained or repaired, with additions or alterations permitted where flood mitigation measures are used to the satisfaction of the MD*

❖ Suggested revision for the document itself:

- Flooding: Addition of 1.8.2-1.8.4 ([changes noted in blue-print below](#)) to clarify how the flood plain is defined, and how the MD can deal with current and new development in flood-prone areas (flooding is also addressed further in the LUB):

1.8.1 Parts of the MD are subject to potential flooding, as identified by ongoing flood mapping and studies.

No new subdivisions or permanent structures shall be permitted within the 1:100 year flood plain of any river, stream or lake shore unless an assessment prepared by a qualified professional determines that the flood plain does not impact the development, or if proper flood proofing techniques are applied which will mitigate the impact. A certificate from a qualified, registered professional engineer shall be required to confirm that the development has been properly flood proofed.

The MD should work with Provincial authorities to continuously update flood hazard mapping and maintain appropriate risk management for areas that flood.

Municipal assets and infrastructure should be upgraded to withstand flooding events within the 1:100 year flood plain.

The MD should maintain ongoing dialogue with the Alberta Safety Codes Authorities working within the MD to ensure that they are only issuing permits that meet the appropriate flood proofing measures within areas identified in the LUB and by the as being at risk for flood hazards.

### 1.8.2 (Newly Added):

The floodplain is considered to be the area of land adjacent to a river, stream, or lake that is subject to flooding during a 1:100 year flood event. The flood plain consists of both the flood fringe and the floodway.

A floodway is defined as the portion of the floodplain where floodwaters are deepest and fastest. No new development is permitted in the floodway.



A flood fringe is defined as the outer portion of the floodplain, where floodwaters are shallower and slower-moving. Development in the flood fringe may be allowed with appropriate flood-proofing and mitigation, as approved by the Development Authority.

1.8.3 As per Section 643 of the MGA, buildings or uses lawfully in existence before new flood-related regulations were introduced can be considered as legal, non-conforming uses. The MD will allow for existing buildings in the floodway to remain. However, expansion and intensification of use is prohibited. Rebuilding after destruction or major damage may be considered at the discretion of the Development Authority, provided that a Development Agreement is entered into and registered as a caveat on title that indemnifies the MD of any liability.

1.8.4 Existing legally established buildings entirely or partly within the flood fringe may be maintained or repaired. Additions or structural alterations may be permitted where flood mitigation measures, including but not limited to minimum finished floor elevations, are incorporated to the satisfaction of the Development Authority.

### **ADDITIONAL PROPOSED REVISIONS, AS PRESENTED:**

- Overall restructuring of MDP document, including re-formatting and re-organization of content to *ensure ease of flow for reader* (graphic design work, including 'branding', updated MDP maps and local aerial drone images/cover-pages to be inserted before publishing)
- Overall grammatical and legal cleanup
- Additional references to Municipal Servicing Standards (a separate municipal document that outlines the minimum allowable levels to which construction/development improvements within a municipality are to be built). – *This ensures alignment between documents and overall requirements by the MD*
- Addition of clause (1.3.1): MDP needs to be consistent with the Inter-Municipal Development Plan (IDP); IDP prevails if there is inconsistency between MDP & IDP

*In general, these changes will help improve readability and flow of information, and to ensure consistency with provincial and other legislation as necessary*



## LAND USE BYLAW (LUB)

### BACKGROUND:

LUB stands for *Land Use Bylaw*. The LUB is the rulebook for implementing the MDP and guiding development in the MD. It sets out detailed regulations that control what can be built where, including how tall buildings can be, how far they must be from roads and neighbours, and what types of businesses or land uses are allowed in different areas. All land use applications must adhere to the Land Use Bylaw.

### PROPOSED REVISIONS FOR THE LUB:

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*Shouses:*

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Introduction of “Shouse” (shop + house combo) as a discretionary use in Residential Serviced (RS), Residential Un-Serviced (RUS), Agricultural (Ag) and Urban Reserve (UR) districts, with new regulations.

*These revisions provide the community with flexibility and affordable building options, while maintaining aesthetics, safety, and overall consistency for community planning*



- ❖ Suggested revision for the document itself:



See example of table from RS District below:

**PERMITTED AND DISCRETIONARY USES**

7.2.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

Permitted Uses	Discretionary Uses
Accessory Building(s) to Permitted Uses	Accessory Building(s) to Discretionary Uses
Bed and Breakfast Establishment – up to three (3) guest rooms	Bed and Breakfast Establishment – greater than three (3) guest rooms
Community Garden	Community Uses
Community Supported Agriculture	Day Care Services
Dwelling, Semi-Detached	Day Home
Dwelling, Single-Detached	Dwelling, Fourplex
Garage Suite	Dwelling, Multi-Unit
Group Home – up to six (6) persons	Dwelling, Townhouse
Guest House	Dwelling, Triplex
Hobby Greenhouse	Group Home – greater than six (6) persons
Home Occupation – up to three (3) employees on-site	Heavy Truck Storage, personal – up to one (1) unit
Public Utilities	Home Occupation – greater than three (3) employees on-site
Recreational Vehicle – Park Model	Home Park
Secondary Suite	Kennels
	Recreational Uses
	Recreational Vehicle – greater than two (2) units
	Shouse
	Supportive Housing

- Addition to the ‘Specific Use Regulations’ section for the RS District, RUS District, A District, and UR District.

See example from RS District below:

**SPECIFIC USE REGULATIONS – DWELLING, SHOUSE (DISCRETIONARY)**

7.2.7 Specific regulations for Dwelling, Shouse

- (a) Shouse development shall be subject to specific use regulations contained in Section 10.14 of this Land Use Bylaw; and
- (b) The shouse shall follow the visual appearance requirements in Schedule “A” of this Bbylaw.



➤ Addition to the ‘General Regulations’ Section 8:

8.12 Dwelling Units

8.12.1 Unless otherwise specified within a Land Use District, the maximum number of combined dwelling units of any type, including, but not limited to, garage suites, guest houses, shouses, and secondary suites on a titled parcel shall be in accordance with the following:

Lot Size (ac)	Number of Dwelling Units and Suites*
0 – 4.99	2
5 – 9.99	3
10 +	4

➤ Addition to ‘Specific Use Regulations’ Section 10:

10.14.1 A shouse means a building that combines a residential dwelling unit and a non-residential use, such as a workshop, garage, or storage space, within a single structure. The dwelling unit and shop may be physically connected but shall serve distinct and compatible functions.

10.14.2 A shouse shall be considered a discretionary use in the Land Use Districts in which it is listed and may be approved only at the discretion of the Development Authority, based on the criteria in this Bylaw and Schedule A: Discretionary Use Evaluation Criteria.

10.14.3 A shouse may only be considered on parcels that are 2.0 acres (0.81 hectares) or larger. Shouses shall not be permitted on smaller lots unless a variance is granted by the Development Authority in accordance with Section 8.3 – Variances.

10.14.4 The residential component of the shouse shall:

- (a) comply with all applicable provisions for a Dwelling, Single Detached, including minimum floor area and setbacks;
- (b) be clearly contained within the building floorplan; and
- (c) meet all requirements of the Alberta Building Code for residential occupancy.

10.14.5 The non-residential (shop) component of the shouse:

- a) Shall be used for personal storage purposes only, unless otherwise approved by the Development Authority.

10.14.6 Where a shouse is proposed as a primary residence, the Development Authority may require the submission of:



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- a) a site plan and elevation drawings that show the form and character of both components;
- b) details confirming servicing for both residential and non-residential functions; and
- c) information on the proposed use of the non-residential (shop) component, including potential business activity, equipment storage, and vehicle usage.

➤ Clarity also added to General Definitions and Use Definitions:

**SHOP** means a non-residential building or portion of a building used for storage, fabrication, repair, or maintenance of equipment, tools, or vehicles. A shop may be used for personal, agricultural, or light commercial purposes subject to the regulations of the applicable Land Use District.

A shop may not be attached to a dwelling and shall not be used as a principal dwelling or for residential occupancy, unless expressly permitted under this Bylaw (e.g. **shouse**).

**Dwelling, Shouse** means a building that combines a **primary** residential dwelling unit and a non-residential **secondary** use, such as a workshop, garage, or storage space, within a single structure. The dwelling unit and shop may be physically connected but shall serve distinct and compatible functions.

- Added to the 'Possible Discretionary Use Assessment Criteria Tables' (Schedule A):  
See example from the RS District table

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
Recreational Vehicle – greater than two (2) units	X	X	X			X			X		X	X	X
<b>Shouse</b>	X	X	X		X			X	X				X
Supportive Housing	X	X			X			X	X			X	

- Also added to the color coded 'Land Use Summary Table' (Schedule B), which summarizes all of the Permitted and Discretionary uses for all districts



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Accessory Buildings:

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*Clarity added regarding accessory buildings to ensure community safety and orderly, consistent, and aesthetically pleasing development.*

❖ Suggested revision for the document itself:

## 8.9 Accessory Buildings

8.9.1 Accessory Buildings are permitted in all districts where they are subordinate to a principal building or use on the same lot, unless otherwise specified in this Bylaw.

8.9.2 All Accessory Buildings shall:

- a) Comply with setback regulations of the applicable Land Use District;
- b) Be included in the calculation of total lot coverage;
- c) Not be located in the front yard in residential districts unless otherwise approved by the Development Authority; and
- d) Comply with any applicable regulations in Section 10 – Specific Use Regulations and Schedule A – Discretionary Use Criteria, if applicable.

8.9.3 A new development permit shall be required where an Accessory Building:

- a) is proposed to become or becomes the principal building on a lot; or
- b) is proposed to contain or contains the primary use of the property (e.g. a dwelling, business, or commercial activity); or
- c) is being converted or expanded in a way that alters its approved use or exceeds the development standards of the district.

8.9.4 No Accessory Building shall be built on a lot before a Principal Dwelling unit is developed on the lot in any Residential District. In all other districts, no Accessory Building shall be built on a lot before a Principal Building is developed on the lot, except where:

- a) the Principal Building exists on an Abutting lot where the developer holds titles for both lots (to be specified in a caveat). If there is a title change for either lot, then the landowner of the lot with the Accessory Building must remove the Accessory Building or develop a Principal Building on the lot within one (1) year from the date of title change of either lot. The



Development Authority must register against the title this requirement when these circumstances arise.

- 8.9.5 If an Accessory Building is constructed under the provision above and a Principal Building or use is not developed within one (1) year of the issued development permit, the landowner must be required to remove the Accessory Building unless an extension to the development permit has been granted by the Development Authority.

Definitions also revised to the following:

## 12.2 Use Definitions

- 12.2.1 The following words, terms, and phrases, wherever they occur in relation to uses in this Bylaw, shall have the meaning assigned to them in the following Table:

USE	DEFINITION
Accessory Building	A building or structure that is detached from the principal building and subordinate to the primary use of the land or principal building. An accessory building is typically located on the same or abutting parcel and used for purposes incidental to the primary use, such as storage sheds, detached garages, workshops, greenhouses, or gazebos.

ABUT/ABUTTING | means immediate or physically touching, and when used with respect to a parcel or development area, means that the development area or parcel physically touches upon another development area or parcel, and shares a boundary with it.

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Sea Cans:

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*Clarity provided for sea cans, including maximum numbers allowed in specific districts. These revisions ensure that the maximum number of sea cans per property are appropriate based on the land use, while promoting community safety.*

- ❖ Suggested revision for the document itself:



## 10.13 Sea Cans

- 10.13.1 Sea cans can 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 (i.e., becomes a dwelling).
- 10.13.2 Where a sea can is visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing may be required to the satisfaction of the Development Authority, except in the Heavy Industrial District.
- 10.13.3 Sea cans shall not be allowed in any front yard in the Residential Serviced (RS), Residential Un-Serviced (RUS), Community Facilities (CF), and Urban Reserve (UR) Districts.
- 10.13.4 Sea cans shall not be located in the regulated setback areas in any district.
- 10.13.5 Sea cans shall count towards the total lot coverage.
- 10.13.6 Sea cans shall not be stacked, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard (i.e., becomes a dwelling).
- 10.13.7 In the Residential Serviced (RS), Residential Un-Serviced (RUS), Community Facilities (CF), and Urban Reserve (UR) districts, one sea can will be allowed for every 0.4 ha (1 ac) of land, with a maximum of two (2) sea cans in total. For lots less than 0.4 ha (1 ac) in size, one (1) sea can with a maximum size of 160 square feet may be allowed.
- 10.13.8 In the Commercial (C), Heavy Industrial (HI), and Light Industrial (LI) districts, two sea cans will be allowed for every 0.4 ha (1 ac) of land, with a maximum of ten (10) sea cans in total. In these districts, more than ten (10) sea cans may be permitted at the discretion of the Development Authority. In the Agricultural (A) districts, two sea cans are allowed for every 0.4 ha (1 ac) of land, with a maximum of ten (10) sea cans in total.
- 10.13.9 Sea cans shall be painted and/or sided to compliment the principal building on site, to the satisfaction of the Development Authority, within the Residential Serviced (RS), Residential Un-Serviced (RUS), Community Facilities (CF), and Urban Reserve (UR) Districts

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### Animal Section

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References to livestock and animal management have been removed from the MDP and LUB amendment process. These matters will now be addressed in a comprehensive, updated *Animal Control Bylaw, (ACB)*. *This shift allows for a clarified and relevant approach to municipal legislation within the new MDP, LUB and ACB documents*



*Council has recently given first reading to the ACB (on March 26, 2025). This Bylaw provides the overarching bylaw and regulations on the keeping of all animals within the municipality, specifying conditions for properties within parcel size and area zoning. Updates have been made to the Animal Chart and definitions. The draft ACB and the corresponding attachments (including a public FAQ) are now online for the public to view. Public educational workshops are being scheduled for the fall of 2025.*

- ❖ Suggested revision for the document itself:

## 8.15 Keeping of Animals

8.15.1 Animals shall be kept in good animal husbandry and in accordance with the MD's Animal Control Bylaw and Responsible Animal Ownership Policy.

8.15.2 All applicable municipal, provincial and federal regulations shall be adhered to in relation to the keeping of animals in the MD.

- ❖ Related documents (as previously reviewed and approved by Council- now available online for the public):
  - Animal Control Bylaw- First reading received March 26, 2025 by Council
  - Responsible Animal Ownership Policy-NEW
  - Responsible Animal Ownership Procedure- NEW
  - Manure and Surface Water Management Plan- NEW
  - Animal Emergency Plan- NEW
  - Resources for Keeping Animals- NEW

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### Flooding

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Suggested revisions have been made to support public and environmental safety, reduce municipal liability, and provide clarity for existing and new development within areas prone to flooding. These changes also ensure alignment with the MDP.



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### ❖ Suggested revision for the document itself (changes outlined in red in screenshot)

- 6.2.1 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.
- 6.2.2 All uses on lands where the Floodplain Protection Overlay applies (1:100 year floodplain, both the floodway and flood fringe) shall be considered discretionary, except for Public Utilities and Passive Recreation.
- 6.2.3 Recreational vehicles (RVs) may be permitted for seasonal or temporary accommodation within the flood fringe, subject to the following conditions:
- (a) The RV shall be easily movable in the event of a flood risk and shall not be placed on a fixed or permanent foundation;
  - (b) The site must have safe access and egress during flood events; and,
  - (c) The RV should be anchored or secured to minimize movement during flood conditions, where appropriate.
- 6.2.4 The Development Authority shall not approve development permit applications that include new or replacement of permanent structures and buildings in areas that are partially or entirely within the Floodplain Protection Overlay, unless the applicant can demonstrate:
- (a) that preventative engineering and construction measures can be used to make the site suitable for the proposed development or to protect the development from potential flooding hazards, stamped by a registered engineer;
  - (b) mitigation methods that meet any federal or provincial policies or regulations for building in flood-susceptible areas;
  - (c) that new permanent structures or building is elevated above the 1:100-year floodplain and is designed to be relocatable should the 1:100 year floodplain change. No basements are permitted for new construction or re-development, and dwellings will be required to be constructed in a manner to enable them to be relocated in the future; and
  - (d) that the change or development of the site ~~should will~~ not direct water onto other properties.

~~(e) 6.2.5~~ No wastewater facilities (including storage/septic tanks) or storage of hazardous materials are permitted in the 1:100 year floodplain, unless appropriate floodproofing measures are taken that meets all safety codes and CSA Standards. -----

~~6.2.56.2.6~~ If the Development Authority approves any development permit application for lands within the Floodplain Protection Overlay, the developer shall be required to implement the preventive measures referred to in subsection ~~6.4.36.2.4~~, and enter into a ~~written agreement that can be created or otherwise restrictive covenant that can be~~ registered against the titles of the affected lands, that:

below):



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- (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 6.4-32.4, and in any further or other manner that the Development Authority deems appropriate.

~~6-2-66.2.7~~ Regardless of subsection 6.4-32.4, the municipality shall not approve development permit applications for development of land or erection of permanent structures or buildings that fall within any delineated floodway, with the exception of docks and/or boathouses that meet appropriate provincial and/or federal legislation and regulation.

~~6-2-76.2.8~~ Where a development is proposed within the boundaries of the Floodplain Protection Overlay, the Development Authority may require the applicant to enter into a Development Agreement or agree to a restrictive covenant as a condition of the development permit.

~~6-2-86.2.9~~ The purpose of the Development Agreement is to ensure that appropriate measures are in place to:

- (a) mitigate the risk of property-infrastructure damage, environmental impact, or public safety hazards due to flooding;
- (b) ensure that any municipal infrastructure or services potentially impacted by the development are adequately protected, maintained, or upgraded;
- ~~(c) assign responsibilities related to drainage, grading, or floodproofing improvements;~~
- ~~(c)~~ limit liability to the MD with respect to future flood damage to infrastructure; and
- ~~(d)~~ document any required indemnification, maintenance responsibilities, or other site-specific provisions.



### ADDITIONAL PROPOSED REVISIONS, AS PRESENTED:

- Overall restructuring of LUB document, including re-formatting, re-organization and clean-up of content to *ensure ease of flow for reader* (graphic design work, including 'branding', new/updated flowcharts, updated schedules and land-use maps, and images/cover-pages to be inserted before publishing). Intent is to make images either local, or fully licensed (for any stock photos).
- Overall grammatical and legal cleanup.
- Development Agreement requirements (5.3)- details will be drafted into a new, separate policy instead, along with new templates for the 'long' and 'short' versions of the agreement (i.e., short-form agreements for simple projects and long-form ones for complex development). *This makes the process more flexible and efficient while still protecting the public interest-* in progress for Council's review and approval in the near future.
- Size of first parcel out in AG District for re-zoning exemption (7.4.11): changed from 10 hectares to 10 acres. *This helps to protect agricultural land and operations, reduce unnecessary rezonings, and help maintain rural character while allowing limited development*
- Additions under 'Topsoil Removal, Excavation, Stripping and Grading (8.25)- *allows the MD to ask for additional information on the development permit application form pertaining to these activities to ensure this activity is completed in a way that protects the environment and surrounding properties.*



**PROPOSED REVISIONS FOR THE LUB\*, BASED ON FEEDBACK RECEIVED THROUGH PUBLIC HEARING:**

*\*The information below reflects highlights of the **main revisions** being proposed as based on feedback received through the Public Hearing (held June 11, 2025), but does not reflect ALL revisions. Please refer to the updated DRAFT LUB document, which incorporates all revisions being proposed to-date.*

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*Floodplain Protection Overlay:*

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Additions made to the following sections (as outlined in purple):

- 6.2.5 No wastewater facilities (including storage/septic tanks) or storage of hazardous materials are permitted in the 1:100 year floodplain, unless appropriate floodproofing measures are taken that meets all safety codes and CSA Standards, including demonstrating that accesses and vents are above the flood level for the property.

**DEVELOPMENT PERMIT APPLICATIONS**

6.2.13 Development permit applications for building(s) and structure(s) that are located within the Floodplain Protection Overlay shall contain the following information, in addition to the information regularly requested as a part of the development permit application:

- (a) the elevation of any proposed permanent structure or building certified by a registered engineer or surveyor;
- (b) the elevation of any openings in the proposed permanent structure or building certified by a registered engineer or surveyor;
- (c) the elevation of any floors in the proposed permanent structure or building certified by a registered engineer or surveyor;

(d) the elevation of any sewer or septic access and venting certified by a registered engineer or surveyor.

- (e) the site drainage; and
- (f) details on the building design that enable it to be relocatable.

*These revisions ensure that access to septic holding tanks and vents are above the flood level for the property, which ensures public health and safety by minimizing the potential to have fecal matter contaminate any flooded areas.*



Development Regulations in Residential Un-Serviced (RUS) Districts:

Additions made to the following sections (as outlined in purple):

**DEVELOPMENT REGULATIONS**

7.3.3 Development regulations for development in the Residential Un-Serviced District are as follows. For illustrations, see Figure 9.

REGULATION	PROVISION
1 Parcel Area (minimum)	1,860 m <sup>2</sup> (20,021 ft <sup>2</sup> )
2 Parcel Width (minimum) <i>Excludes 'flag' and 'pie' shaped lots, see 8.16.1</i>	15 m (49.2ft)
3 Site Coverage (maximum)	Fifty percent (50%)
<b>FOR PRINCIPAL BUILDING:</b>	

REGULATION	PROVISION
4 Front Yard Setback (minimum)	7.5 m (24.6 ft)
5 Rear Yard Setback (minimum)	7.5 m (24.6 ft)
6 Side Yard Setback (minimum)	7.5 m (24.6 ft)
7 Height (maximum)	10.6 m (34.8 ft)
<b>FOR ACCESSORY BUILDING(S):</b>	
8 Front Yard Setback (minimum)	7.5 m (24.6 ft)
9a Rear Setback from Lot Line (minimum) – without driveway	0.9 m (3 ft)
9b Side/ Rear Setback from Lot Line (minimum) – with driveway	5.5 m (18 ft)
10 Side Yard Setback (minimum)	1.2 m (3.9 ft)
11 Height (maximum)	8 m (26.3 ft)

7.3.4 For community areas adjacent to a lake and/or water course (Devonshire Rd. SW-18-73-5-5, Marten Beach, Broken Paddle, Lawrence Lake, and Chisholm), the Side Yard Setback minimum will be 3.0 m (9.84 ft).

7.3.5 Where there is an established pattern of development on adjacent parcels, the minimum front yard setback may be varied by the Development Authority to ensure that the proposed development is reasonably consistent with prevailing front setbacks of neighbouring dwellings and respects the existing visual character of the area.

*Addition of note #2 provides a reference for clarity on setbacks for 'flag' and 'pie-shaped' lots. Addition of 7.3.5 allows impact to existing development to be minimized if development is destroyed or new development is planned in certain areas.*



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*Development Within the Crown Land Districts:*

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Addition made to the following section (as highlighted):

**OTHER REQUIREMENTS**

- 7.9.5 Depending on the type, scale, or anticipated impact of the proposed development, the MD may require the applicant to enter into a road use agreement as a condition of development permit approval.
- 7.9.6 If the development leverages any other MD infrastructure, the applicant shall be required to enter into a Development Agreement with the MD for the use of the infrastructure.
- 7.9.7 If the Crown sells the land to another entity where it is no longer considered Crown Land, the owner will be required to amend this Bylaw to redistrict the lands to the appropriate district that meets the existing use or proposed use.
- 7.9.8 If the Crown signs a long-term lease agreement (20+ years) with an applicant, the MD shall align the use with the appropriate district and apply the applicable regulations of that district. The lands shall be redistricted accordingly.

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(a) Where a long-term lease agreement (20+ years) has been entered into between the Crown and an applicant, the applicant shall provide written notice and a copy of the lease agreement (or confirmation thereof) to the MD as part of the development permit or redistricting application.

*This provides clarity regarding the notification process between the applicant and the MD for long-term lease agreements in the Crown Land District.*



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## Sea Cans:

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Addition made to the following section (as highlighted):

### 10.13 Sea Cans

- 10.13.1 Sea cans can 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 (i.e., becomes a dwelling).
- 10.13.2 Where a sea can is visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing may be required to the satisfaction of the Development Authority, except in the Heavy Industrial District.
- 10.13.3 Sea cans shall not be allowed in any front yard in the Residential Serviced (RS), Residential Un-Serviced (RUS), Community Facilities (CF), and Urban Reserve (UR) Districts.
- 10.13.4 Sea cans shall not be located in the regulated setback areas in any district.
- 10.13.5 Sea cans shall count towards the total lot coverage.
- 10.13.6 Sea cans shall not be stacked, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard (i.e., becomes a dwelling).
- 10.13.7 In the Residential Serviced (RS), Residential Un-Serviced (RUS), Community Facilities (CF), and Urban Reserve (UR) districts, one sea can will be allowed for every 0.4 ha (1 ac) of land, with a maximum of two (2) sea cans in total. For lots less than 0.4 ha (1 ac) in size, one (1) sea can with a maximum size of 14.86 metres (160 square feet) may be allowed.
- 10.13.8 In the Commercial (C), Heavy Industrial (HI), and Light Industrial (LI) districts, two sea cans will be allowed for every 0.4 ha (1 ac) of land, with a maximum of ten (10) sea cans in total. In the Agricultural (A) districts, two sea cans are allowed for every 0.4 ha (1 ac) of land, with a maximum of ten (10) sea cans in total.
- 10.13.9 Sea cans shall be painted and/or sided to compliment the principal building on site, to the satisfaction of the Development Authority, within the Residential Serviced (RS), Residential Un-Serviced (RUS), Community Facilities (CF), and Urban Reserve (UR) Districts.
- 10.13.10 Sea cans may be considered temporary uses when used for short-term storage, not placed on a permanent foundation, no servicing is provided, and if used for less than 90 days in a calendar year.

*Provides clarity around the term 'temporary'*



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*Development Permit Exemptions (8.2):*

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Addition made to the following section (as highlighted):

<p><b>TEMPORARY BUILDINGS/ STRUCTURES</b></p>	<p>The erection, construction or maintenance of a temporary building or structure which is necessary only for the construction, alteration, renovation, maintenance, or marketing of a building or development for which a development permit has been issued. <b>A development permit is required to convert a temporary building / structure into a permanent structure.</b></p> <p><u>Temporary use means a use or structure intended to exist for a limited period not exceeding 12 consecutive months, unless otherwise approved by the Development Authority</u></p>
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*Provides clarity around the term 'temporary' in relation to time limits and development permits, and the conversion of temporary structures to permanent ones.*



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*Pipelines and Utility Corridors:*

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Addition made to the following section (as highlighted and noted in purple):

### 8.23 Pipelines and Utility Corridors

8.23.1 Any development involving pipeline and/or power line rights-of-way shall comply with all relevant Federal and Provincial legislation and regulations.

8.23.2 Setbacks from pipelines and utility corridors shall be determined in accordance with applicable federal or provincial legislation and safety regulations.

8.23.3 To support compliance with regulatory requirements, when a planning, policy, land use, zoning, subdivision, or development application involves land within 220 metres of an oil or gas pipeline right-of-way, the application should be referred to the pipeline operator for review and comment prior to approval.

8.23.4 Applicants and landowners should engage with the pipeline operator early in the planning or development process if the subject lands fall within 220 metres of a pipeline right-of-way.

8.23.5 Any ground disturbance or development within 30 metres of a pipeline right-of-way, or any development that crosses a pipeline, shall require written consent from the pipeline operator, and it shall be the responsibility of the applicant to obtain such consent prior to construction.

(a) Written consent is not required for fencing associated with agricultural or ranching operations where the ground disturbance does not exceed 30 centimetres in depth. In all cases, it remains the responsibility of the applicant to confirm that their proposed activity complies with applicable provincial or federal pipeline regulations.

8.23.6 No buildings or structures shall be constructed directly over a pipeline right-of-way if not identified through caveats on title.

8.23.7 As part of application preparation at all stages, applicants shall identify the location of all pipeline rights-of-way and their associated setbacks on the plan.

*8.23.5 Provides less “red tape” for agricultural or ranching operations in relation to ground disturbance associated with fencing.*

*8.23.6 Provides clarity (caveats on title describe what the grantor and grantee can and cannot do on pipeline rights-of-way).*



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Enforcement:

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Addition made to the following section (as highlighted and noted in purple):

#### 4.5 Offences and Fines

4.5.1 A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable upon summary of conviction to a fine not exceeding \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.

4.5.2 A person who contravenes or fails to comply with any provision of a development permit or subdivision approval is guilty of an offence and subject to a minimum specified penalty of:

a) \$500.00 for the first offence; and

b) \$1,000.00 for the second and subsequent offences within the same calendar year.

4.5.3 Anyone contravening a stop order issued by the Development Authority is subject to a minimum specified penalty of:

a) \$5,000.00 for the first offence; and

b) \$10,000.00 for the second and subsequent offences if the breach continues for more than thirty (30) days.

4.5.4 The Development Authority may suspend or revoke a development permit which has not been complied with through a stop order, following notification, stating the reasons for such action.

*Ensures safe and orderly development through proper enforcement.*



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Additional items-newly drafted/in-progress:

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- ❖ Subdivision Information Package-NEW
- ❖ Development Permit Information Package-NEW
- ❖ Redistricting Information Package-NEW

*These documents will be provided to the public in the near future and will provide educational resources to the applicants to help clarify and streamline the processes, providing a 'one-stop-shop' for the information they need.*

*Corresponding flow charts for the processes outlined above will be updated/re-designed and inserted into the applicable sections of the LUB, and used as an interactive matrix platform online for the public (and staff) to easily navigate.*

Upcoming:

- ❖ Development Agreement Policy and Procedure (see previous notes above)- in progress for Council's review and approval
- ❖ Continued overall review of document alignment (Municipal Servicing Standards and Utilities Bylaw with MDP/LUB)- in progress
- ❖ Firm up all policies, procedures, and checklists based on MDP and LUB as passed by Council
- ❖ Final text edits to ensure all section references are correct, terminology capitalized/bolded, etc.
- ❖ Graphic design of final MDP and LUB, as well as updating of flow charts / process maps



## Lesser Slave River

*All internal processes and tools (i.e. standard operating guidelines, application forms, etc.) will be reviewed, developed, and updated accordingly to assist with staff and public education, and to help streamline the overall system. External platforms (i.e. website) will be updated and developed to accommodate a more user-friendly interface.*

# MDP/LUB Comment Tracker

Change	Notes (personal details redacted)	Page	Direction	Update
Schedule B - Land Use Table	Environmental reserve has been added to the table - it was actually already in there, but the box was coloured white.	205		Done
Removed duplicative 1.4	Previous 1.4 identified 2025-01 as being repealed - it's the original bylaw number that is being repealed and all amendments - encompassed in this version. Confirm this is OK with Legal.	18		Done
Added 3.4.2 and 3.4.3	Speaks to hosting of public hearings electronically as per requirements in the MGA, also in response to legal's comments. This could be removed and put into a Procedural Bylaw, but thought it would be inserted here for now.	23		Done
4.3.3 Removed	Removed this clause: " A person who has received a written order pursuant to the MGA may appeal to the Appeal Authority in accordance with the MGA." based on Legal comment that applicants cannot appeal to SDAB or LPRT related to a revocation, cancellation, suspension, or modification of permit.	27		Done
4.5.4 Added	Added text about the DA being able to suspend or revoke a DP through stop order, as identified by Council	27		Done
5.2.3 Clarification needed	Do we want each document named in text to ensure applicants know where to look? E.g. Subdivision Information Package, etc. What is the entire list of documents that may need to be consulted?	42	What needs to be known for subdivision information package will be provided. Keep as is.	Done
5.3.4 Clarification needed	Legal suggests removing language on the MD either requiring a short or long form development agreement, better to retain the broad authority rather than list criteria that could be disputed. Do we want to remove?	43	Reference a policy - policy and procedure would provide this detail. Reference the policy instead. Follow-up on this	Changed the language to say the MD may require a short or long form DA, didn't reference policy in case the name changes.

# MDP/LUB Comment Tracker

Change	Notes (personal details redacted)	Page	Direction	Update
6.2.9 - Restrictive Covenants in Floodplain	Added language on and/or restrictive covenant for clarity and consistency, based on legal's comment that a covenant is likely a better approach in many cases	54		Done
6.3.5 Clarification needed	Added in language specifying that minimum floor area includes all levels above grade - MD to confirm	57	Remove this.	Removed
7.2.4(6) - Clarification needed	Current minimum side yard setback is 1.2m, brought forward from the previous LUB. Public comment about Fire Smart and whether this is an adequate separation distance is worth considering - typically the side yard setbacks in Fire Smart standards is 5.0m - this might be appropriate for larger RS lots, but might be challenging on smaller or more narrow lots. What does the MD think?	60	Keep as is	Done
Clarification Needed - 7.2, 7.3 - Area Coverage in RS and RUS	Public comment about 50% maximum lot coverage in these districts - given that some of these properties can be quite large, is this an appropriate percentage? If it hasn't been an issue to this point, suggest leaving it as is.	60, 63	Leave as is	Done
Clarification Needed - 7.3.5	Responding to public comment about considering adjacent frontages and maintaining consistency, added in some language allowing the development authority the ability to vary the minimum front lot setback. Should this be included or left out?	64	Good	Done
Clarification Needed - 8.2.1 - Flagpoles	Based on public comment, how does the MD want to regulate flagpoles and lightning rods exceeding 4.5m in height? Not specified in the previous LUB.	91		Added language that if they exceed this height it's considered discretionary and a development permit is required
Clarification Needed - 8.2.1 - Municipal Improver	Does the MD want to expand this definition to also include leased lands or properties like the river launch area? Comment from public.	93	Leave as is	Done
Review Required - 8.2.1 Temporary Buildings/Str	Added new language on time period for temporary uses, no longer than 12 consecutive months; based on language found in other LUBs	95	This is OK	Done

# MDP/LUB Comment Tracker

Change	Notes (personal details redacted)	Page	Direction	Update
Review Required - 8.9.6 - RV accessory building d	New language added for regulating recreational use accessory building development - anything else needed here?	99	Marten Beach, Broken Paddle, and Lawrence Lake - ONLY these three areas	Done
Review Required - 10.13.10 - Sea cans	Added language specifying when a sea can would be considered a temporary use, including use of no more than 90 days in a calendar year. Should have legal review.	124		Done
Review Required - Recycling Storage Site	Public comment pointed out this use isn't listed as discretionary or permitted under any districts currently; added to Heavy Industrial and Light Industrial as discretionary, as these districts list landfills as a discretionary use. Please confirm.	54	Yes, discretionary - add to Commercial	Done
Review Required - Written consent for agricultural or ranching fencing within 30m of pipelines	Added new language exempting 30m written consent requirement for agricultural or ranching fencing requirements provided disturbance doesn't exceed 30cm in depth. Confirm if we want this in.	104		Kept this in, as the 30cm depth is specified by Enbridge as a good practice.
Clarification Needed - 10.10.1 Recreational Vehicle	Based on public comment, does the MD want to specify any time limits to how long someone can occupy an RV on an annual basis? They made note of some residents going on a few years of living in an RV on their property.	123	Leave alone - unless there's a complaint	Done
Clarification Needed - 12.1 - General Definitions	Comment from legal - do we want all defined use	125	Yes - all CAPS	Done
Clarification Needed 12.2.1 - Caretaker / Security	Do we want to remove 'required on site employees' as per public suggestion, as this would potentially be a bunkhouse or other use? Legal didn't flag anything here, so think it's fine. Again, if it isn't a challenge to this point, leave it as is.	142	Leave as is	Done