

# MINUTES

## Municipal Planning Commission Meeting February 8, 2022

### MD Council Chambers & Via Zoom Teleconferencing

#### MEMBERS PRESENT

Lana Spencer	Deputy Reeve, MDLSR (Chair)
Kenneth Caissie	Public Member (via Zoom)
Darren Fulmore	Councillor, MDLSR
Terry Kristoff	Public Member
Carol Stockman	Public Member
Norm Seatter	Councillor, MDLSR

#### IN ATTENDANCE

Ann Holden	Development Authority, MDLSR
Brandy Bolianatz	Executive Assistant, MDLSR (via Zoom)
Sandra Rendle	Recording Secretary, MDLSR (via Zoom)

#### CALL TO ORDER

Lana Spencer called the meeting to order at 3:02 p.m.

#### ADOPTION OF AGENDA

##### MOTION: MPC 008-22

Moved by Terry Kristoff to adopt the February 8, 2022, Municipal Planning Commission Agenda as presented.

**CARRIED**

#### ADOPTION OF MINUTES

##### MOTION: MPC 009-22

Moved by Terry Kristoff to adopt the January 11, 2022, Municipal Planning Commission Meeting Minutes as amended.

- Add others in attendance – Ted Barns, Jack Weinach, Jeni Nash and Sandra Rendle
- Motion 004-22 - # 11 – remove water at the beginning of the condition.
- Motion 005-22 – add easement after Environmental Reserve on the proposed parcel and remove remnant.
- Motion 006-22 – remove condition (C).

**CARRIED**

#### DEVELOPMENT APPLICATIONS

**Tahnee Bellerose  
(21-D-057)**

##### Legal Land Information

Applicant:	Tahnee Bellerose
Owner:	Frank & Tahnee Bellerose
Development File #:	21-D-057
Legal Land:	Plan 930HW; ; Lot D (NW-35-73-8-W5)
Rural Address:	81069 Southshore Dr. W
Zoning:	Residential Serviced District (RS)

##### Purpose

To consider development permit application 21-D-047 for two (2) 40' x 8' sea cans

##### General Background

- The parcel is located at the west end of Canyon Creek.
- The parcel is 2.51 hectares (6.21 acres).
- The majority of the lot is forested, with approximately 1 acre for the dwelling and proposed sea cans.
- The applicant bought the sea cans to the parcel when they moved in. The sea cans were discovered on July 22, 2021 during a routine site check to Canyon Creek.
- The was found in the legal file:
  - June 27, 1995 – letter considering to order all structures demolished on Plan 930HW; Lot D (as per Section 547 of the *Municipal Government Act*)
  - July 14, 1995 – letter to demolish all structures on the lot

- April 4, 2000 – the owner is ordered to remove all structures from the lot.
- Development permit 07-D-047: Mobile Home (the lot was vacant when the mobile home was placed on the parcel).

**MOTION: MPC 010-22**

Moved by Darren Fulmore to approve the application for two (2) sea cans 40' x 8' (personal storage) with the following conditions as amended with removing the front yard setback in the Development Report and attached hereto.

**CARRIED**

**SUBDIVISION  
APPLICATIONS**

**Barbara Drennan  
(21-S-05)**

**Legal Land Information**

Applicant: Barbara Drennan  
Owner: Rowntree Livestock and Consulting Ltd.  
Subdivision File #: 21-S-05  
Legal Land: NE-13-72-2-W5  
Rural Address: 20045 Old Smith HWY

**Highlights**

**Remnant Parcel Zoning & Land Use Planning**

Existing Land Use: Residential and Agriculture  
Proposed Land Use: Agriculture  
Zoning: Residential Un-Services (RUS)  
MDP: Community Area  
Area Structure Plan: N/A  
IDP: N/A  
Other Plans: Big Bend Integrated Resource Plan, Green Area

**Subdivided Parcel Zoning & Land Use Planning**

Existing Land Use: Residential  
Proposed Land Use: Residential  
Zoning: Residential Un-Services (RUS)

<b>Existing Parcel Area</b>	62.98 Ha	155.76 Ac
<b>Remnant Parcel Area</b>	+/- 55.94 Ha	+/- 138.37 Ac
<b>Subdivided Parcel Area</b>	+/- 7.04 Ha	+/- 17.39 Ac

**General Background:**

- The developer intends to subdivide NE-13-72-2-W5.
- This quarter section has not been subdivided previously.
- This is a fragmented parcel that is "naturally" subdivided by Old Smith HWY.
- The subdivided parcel is the "farmstead" of the quarter section. The remnant parcel is used for farming.
- This parcel is about 50 m from Lesser Slave River.
- Development permits for this lot include:
  - Development Permit 08-D-54 Single Family Dwelling
  - Development Permit 01-D-85 Single Family Dwelling (not built – similar plans a development permit application 08-D-054)
  - Development Permit S-17-14-81 Single Family Dwelling ( this dwelling was to be located on the remnant parcel, but was not built)
- There is an oil/gas pipeline on the parcel (remnant)
- There are no abandoned oil and gas wells on this parcel.
- A gas pipeline crosses the land to provide gas to the dwelling.

**MOTION: MPC 011-22**

Moved by Ken Cassie to approve Subdivision Application 21-S-05 with the following conditions as amended with removing condition "C" in the Subdivision Report and attached hereto.

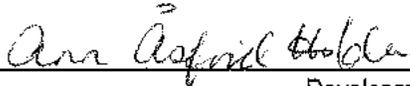
CARRIED

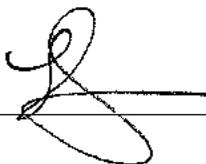
ADJOURNMENT

**MOTION: MPC 012-22**

Moved by Norm Seatter to adjourn the meeting at 4:34 p.m.

CARRIED

  
\_\_\_\_\_  
Development Authority

  
\_\_\_\_\_  
Chairperson



# Lesser Slave River

## MOTION MPC 010-22

Municipal Planning Commission – February 8, 2022

Attachment to Minutes

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 – 7.5 meters (24.6 feet) from property line
2. The building height shall not exceed 10.6 meters (34.7 feet)
3. 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.
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 Shari Spencer at shari.spencer@mdlsr.ca for a road weight control special permit.
6. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
7. 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.
8. Sea Cans shall not be located in the regulated setback areas in any district.
9. Sea Cans shall not be stacked.
10. 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.
11. The developer shall modify the container by installing ventilation that allows vapours to dissipate.
12. The developer shall keep site clean and orderly.
13. The developer is encouraged to FireSmart buildings and properties to guard against wildfires, for more information go to <http://livefiresmart.ca/> OR [www.firesmartcanada.ca](http://www.firesmartcanada.ca)
14. No other buildings or use are allowed on this lot without municipal authorization.
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.



## Lesser Slave River

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



## Lesser Slave River

**MOTION MPC 011-22**  
**Municipal Planning Commission – February 8, 2022**  
**Attachment to Minutes**

Conditions are as follows:

- a) That prior to the endorsement the registered owner and/or developer enter into and comply with the terms and conditions of a development agreement with the Municipal District of Lesser Slave River pursuant to Section 655 of the *Municipal Government Act*, which the development agreement may be registered by way of caveat against the subject title. *This Development Agreement may include provisions for electricity, gas, and access approaches to the appropriate lots.*
- b) Pursuant to the Subdivision and Development Regulation, the applicant confirms that the existing sewage disposal system is in compliance with the Alberta Private Sewage Systems Standard of Practice 2015 and amendments thereto. Should the existing system not be in compliance a new or modified system must be installed. (Please note a new standard of practice will come into force on November 1, 2022).
- c) Register an easement for the Municipal District of Lesser Slave River for the purpose of an equipment staging area for upgrades to the Old Smith HWY.
- d) Prior to endorsement of an instrument affecting this plan, the landowner pays an off-site levy of \$200 to the Municipal District of Lesser Slave River in accordance with the Municipal District's policies and bylaws.
- e) That land taxes are fully paid prior to final approval (endorsement) of this instrument effecting the subdivision is requested.
- f) 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