

MINUTES

Municipal Planning Commission Meeting April 14, 2022

MD Council Chambers & Via Zoom Teleconferencing

MEMBERS PRESENT

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

IN ATTENDANCE

Ann Holden	Development Authority, MDLSR
Sandra Rendle	Recording Secretary, MDLSR

Marvin Schneider	Applicant
Pamela Schneider	Applicant
Drew Deschover	Applicant
Barrie Deschover	Applicant
Shareen Deschover	Applicant

CALL TO ORDER

Lana Spencer called the meeting to order at 3:03 p.m.

ADOPTION OF AGENDA

MOTION: MPC 013-22

Moved by Darren Fulmore to adopt the April 14, 2022, Municipal Planning Commission Agenda as presented.

CARRIED

ADOPTION OF MINUTES

MOTION: MPC 014-22

Moved by Ken Caissie to adopt the February 8, 2022, Municipal Planning Commission Meeting Minutes as amended.

- Capitalize Canyon Creek under General Background (21-D-048 & 21-D-047)

CARRIED

DEVELOPMENT APPLICATIONS

Marvin and Pamela Schneider
(22-D-006)

Legal Land Information

Applicant:	Marvin and Pamela Schneider
Owner:	Marvin and Pamela Schneider
Development File #:	22-D-006
Legal Land:	SW-35-65-2-W5
Rural Address:	22029 TWP RD 660
Zoning:	Agricultural District (A)

Purpose

To consider a discretionary use development permit application for *Recreational Uses: RV Campground* for the purpose of overnight short-term camping.

General Background

- The parcel is located 5.8 km from Flatbush. It is accessed from RGE RD 22.
- The parcel is 32.19 hectares (79.5 acres).
- The applicants live on the adjacent quarter section SE-34-65-2-W5 on the east side of the municipal road.
- The owners have purchased the road allowance between the lot they live on and the lot for the proposed campground.
- Pembina River creates the northern and eastern boundary to the portion of the parcel where the campground is proposed.
- The parcels of land to the south are farmed.

- The definition of *Recreational Uses* in the 2021-17 land use bylaw is “a development where the primary purpose of development is to take advantage of the natural outdoors. This includes, but is not limited to: picnic grounds; fishing lodges; beach areas; sports fields; golf courses; arenas; swimming pools; exhibition and rodeo grounds; and tennis courts. Accessory uses may include campgrounds and operations that rent equipment for recreational activities.” (LUB Section 16)
- *Campground* “means a development where three (3) or more recreational vehicles are parked for the purpose of overnight or short-term camping. A campground may include other recreational uses, passive recreation, eating and drinking establishments, and convenience retail as accessory uses.” (LUB Section 16)
- *Recreational Vehicle Park* means a development where three (3) or more recreational vehicles or recreational vehicle–park models parked for recreational uses. These developments may include convenience retail stores.
- No development permits were found in the legal file for this lot. However, two letters were found that indicated that the area is attractive for recreational users.

MOTION: MPC 015-22

Moved by Ken Caissie to approve the application for an RV Campground with the following conditions as amended with removing conditions 6, 9, 12 and 16 as outlined in the Development Report attached hereto.

CARRIED

Marvin and Pamela Schneider left the meeting at 3:35 p.m.

Drew Deschover
(22-D-010)

Legal Land Information

Applicant: Drew Deschover
Owner: Discover Bros Ltd.
Development File #: 22-D-010
Legal Land: NE-22-72-5-W5
Rural Address: No Address
Zoning: Agricultural District (A) or Light Industrial (LI). Land use district change contemplated by Council April 13, 2022.

Purpose

To consider development permit application 22-D-010 for **General Commercial Services: Maintenance Shop** to repair, sandblast and paint equipment.

General Background

- The parcel is located to the east of Eating Creek Way.
- The parcel is 62.25 hectares (153.95 acres).
- The majority of the lot is currently used for animal pasture. A shop is nearing completion.
- Previous development permits and land use amendments for this lot includes:
 - Development Permit 21-D-049: Accessory Building
- There are several pipelines (both operating and abandoned) and an abandoned well on the land.
- The land is not within the IDP area, so no referral was sent to the Town of Slave Lake.
- The proposed building area is not within the 100-year flood inundation area.

MOTION: MPC 016-22

Moved by Darren Fulmore to table the application for the General Commercial Services: Maintenance Shop to an upcoming Municipal Planning Commission (MPC) meeting.

CARRIED

Drew Deschover left the meeting at 3:47 p.m.

Dennis Bellrose
(22-D-009)

Legal Land Information

Applicant: Dennis Bellrose
Owner: Same
Development File #: 22-D-009
Legal Land: 852AY; 12: 10-13 (SW-7-73-5-W5)
Rural Address: No Address
Zoning: Community Facility District (CF)

Purpose

To consider development permit application 22-D-009 for **Tourist Accommodation: Cottage** for seasonal and recreational use.

General Background

- The parcel is located in Old Town between Old Town Road and the Lesser Slave River.
 - The lot (12) is 4044 sq. ft while the consolidated parcel is 15,972 sq. ft (0.36 acres).
 - The parcel is currently vacant.
 - The applicant grew up in Old Town; his parent own the adjacent lot where the cottage is to be moved since 1959.
 - Previous development permits and land use amendments for this lot includes:
 - Development permit S-17-(E)-88-85; Mobile Home – Refused
 - Development permit S-17-(E)-53-86; Temporary Truck Shelter – Refused
 - Development permit 18-D-013; Residential Dwelling
- Note on refusals: When the two first development permits were applied for, the lots were in the Corridor District. This district only allowed agriculture with accessory buildings as the land use. In addition, the town was doing an annexation study and encouraged the Improvement District to uphold the refusal. The last development permit was refused because the land use district did not allow.
- The land is within the IDP area, a referral was sent to the Town of Slave Lake on March 16, 2022.
 - Information was sent to Alberta Transportation on March 16, 2022, since the development is within 800m of a highway.
 - The development is within the Waterfront Intermunicipal Area Structure Plan.
 - The proposed building area is within the 100-year flood inundation area.

MOTION: MPC 017-22

Moved by Darren Fulmore to approve the application for a Cottage with the following conditions as amended with the removal of condition 4 as outlined in the Development Report attached hereto.

CARRIED

Grayson Palm
(22-D-012)

Legal Land Information

Applicant: Grayson Palm (Will Quack, Steve Ingram, Jeff Reinbolt)
Owner: Steve Ingram, Shannon Kachurovski, Amanda and Grayson Palm, Nicole and Will Quack, Jeff and Shawna Reinbolt
Development File #: 22-D-012
Legal Land: NW-33-65-1-W5
Rural Address: No Rural Address
Zoning: Agricultural District (A)

Purpose

To consider development permit application 22-D-012 for **Recreational Uses; Private RV Campground (4 camp sites)** for the purpose of recreational use for private family camping.

General Background

- The parcel is located 1.6 km south of the Flatbush Community Complex. It is accessed from TWP RD 660.
- The parcel is 62.2 hectares (153.86 acres).
- The parcel adjacent to HWY 44.
- The development was discovered during a site check on Development Permit 21-D-006. The site included parking spots for 4 camping trailers.
- The definition of *Recreational Uses* in the 2021-17 land use bylaw is "a development where the primary purpose of development is to take advantage of the natural outdoors. This includes, but is not limited to: picnic grounds; fishing lodges; beach areas; sports fields; golf courses; arenas; swimming pools; exhibition and rodeo grounds; and tennis courts. Accessory uses may include campgrounds and operations that rent equipment for recreational activities." (LUB Section 16)
- *Campground* "means a development where three (3) or more recreational vehicles are parked for the purpose of overnight or short-term camping. A campground may include other recreational uses, passive recreation, eating and drinking establishments, and convenience retail as accessory uses." (LUB Section 16)
- *Recreational Vehicle Park* means a development where three (3) or more recreational vehicles or recreational vehicle-park models parked for recreational uses. These developments may include convenience retail stores.
- There is one development permit in the file: 21-D-006: Accessory Building (200 sq. ft.)
- The approach to the property was inspected in 2010 and it was confirmed to be up to the MD standard.

MOTION: MPC 018-22

Moved by Darren Fulmore to approve the application for a Private RV Campground (4 camp sites) with the following conditions as amended with the removal of condition 11 as outlined in the Development Report attached hereto.

CARRIED

**Grayson Palm
(22-D-007)**

Legal Land Information

Applicant: Grayson Palm
Owner: Steve Ingram, Shannon Kachurovski, Amanda and Grayson Palm, Nicole and Will Quack, Jeff and Shawna Reinbolt
Development File #: 22-D-007
Legal Land: NW-33-65-1-W5
Rural Address: No Rural Address
Zoning: Agricultural District (A)

Purpose

To consider development permit application 22-D-007 for an **Accessory Building to Recreational Uses; Shed (10' x 14')** for the purpose of storage.

General Background

- See 22-D-012 above for general background information.

Upon further review by the Commission, the Accessory Building does not require a development permit. As outlined in Section 3.2 of the LUB, the accessory building is less than 13.4m (144 sq.ft.) in floor area.

**Jeff Reinbolt
(22-D-008)**

Legal Land Information

Applicant: Jeff Reinbolt (Will Quack, Steve Ingram, Jeff Reinbolt)
Owner: Steve Ingram, Shannon Kachurovski, Amanda and Grayson Palm, Nicole and Will Quack, Jeff and Shawna Reinbolt
Development File #: 22-D-008
Legal Land: NW-33-65-1-W5

Rural Address: No Rural Address
Zoning: Agricultural District (A)

Purpose

To consider development permit application 22-D-008 for **Gazebo to Recreational Uses** for the purpose of recreational use.

General Background

- See 22-D-012 above for general background information.

MOTION: MPC 019-22

Moved by Darren Fulmore to approve the application for a Gazebo for Recreational Uses with the following conditions as outlined in the Development Report attached hereto.

CARRIED

Ted Barnes
(22-D-013)

Legal Land Information

Applicant: Ted Barnes
Owner: 1072166 Alberta Ltd.
Development File #: 22-D-013
Legal Land: Plan 952 3561; ; Lot A (NW-13-70-1-W5)
Rural Address: 10081 Croswell Rd
Zoning: Community Facility District (CF)

Purpose

To consider development permit application 22-D-013 for **Accessory Building to Recreation Camp: Gathering/Events Facility** to accommodate camping group gatherings.

General Background

- The parcel is located 11 km from Smith where the mosquito Lake Resort was located. It is accessed from Croswell Rd.
- The parcel is 48.98 hectares (121.03 acres).
- This development was previously approved by the Municipal Planning Commission in the form of a tent shelter to be used to host gatherings.
- Previous development permits for this lot includes:
 - Development permit S-17-(E)-52-83; Campsite development (approved July 29, 1983)
 - Development permit 94-D-76; Campground (refused September 7, 1994 because the land was zoned Agriculture)
 - Development permit 95-D-28: Single family dwelling (approved May 5, 1995)
 - Development permit 98-D-104: campground (approved January 13, 1999)
 - Development permit 11-D-016: Public utility building (91-metre communication tower). The permit was approved April 8, 2011, an appeal was filed, and the hearing was on May 24, 2011. The tower was not built.
 - 21-D-046 Sea Cans (4 40' and 2 20")
 - 21-D-47 Recreation Camp with 20 cabins and a temporary tent shelter
- The applicant applied for a roadside development permit from Alberta Transportation on March 23, 2022.

MOTION: MPC 020-22

Moved by Terry Kristoff to approve the application 22-D-013 for an Accessory Building with the following conditions as outlined in the Development Report attached hereto.

CARRIED

The next Municipal Planning Commission meeting is May 10, 2022.

ADJOURNMENT

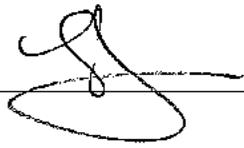
MOTION: MPC 021-22

Moved by Ken Caissie to adjourn the meeting at 4:57 p.m.

CARRIED



Development Authority



Chairperson



Lesser Slave River

MOTION MPC 015-22
Municipal Planning Commission – April 14, 2022
Attachment to Minutes

Conditions are as follows:

1. Must meet minimum setback of: Front Yard - 20 meters (65.6 feet) from property line
Side Yard - 7.5 meters (24.6 feet) from property line
Rear Yard - 15 meters (49.2 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. A recreational vehicle shall not be stored within any of the defined setback areas.
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. The recreation vehicle development shall be screened and/or fenced.~~
7. A recreational vehicle shall not be considered, and subsequently used, as a permanent dwelling.
8. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
- ~~9. Domestic pets and other animals shall be kept in conditions that they do not act as a nuisance to adjoining lands.~~
10. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
11. 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.
- ~~12. The applicant shall ensure that campfire smoke and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.~~
13. Black-water and grey-water sewage waste must be disposed of off site at designated dumping stations
14. Solid waste must be disposed of off site at the landfill
15. No structure accessory to a recreational vehicle shall be used as sleeping quarters, unless it meets the Alberta Building Code and all the setback and maximum height regulations related to the District.



Lesser Slave River

16. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
17. The developer shall keep site clean and orderly.
18. 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
19. No other buildings or use are allowed on this lot without municipal authorization.
20. 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.
21. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
22. The development shall not commence until 21 days after the Date of Decision.
23. The Development Permit is valid for a 12-month period starting from the Date of Decision.
24. 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.
25. 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.
26. 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.
27. 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 017-22
Municipal Planning Commission – April 14, 2022
Attachment to Minutes

Conditions are as follows:

1. Must meet minimum setback of:
 - Front Yard - 3 meters (9.8 feet) from property line
 - Side Yard - 1.2 meters (3.9 feet) from property line
 - Rear Yard - 3 meters (9.8 feet) from property lineNOTE: 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 (34.7 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. ~~BUILDING PERMITS WILL ONLY BE ISSUED FOR HOMES THAT COMPLY WITH THE REQUIREMENTS OF THE New Home Buyer Protection Act and is built by a person that holds the appropriate licence or authorization or is exempt from the requirement for a licence or authorization. For more information and updates: HomeWarranty.Alberta.ca and www.builderlicencing.alberta.ca or contact builderlicencing@gov.ab.ca or 1866-421-6929.~~
5. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
6. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
7. The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.
8. It shall be the responsibility of the owner to place the modular home on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
9. Seasonal dwellings: Buildings and/or structures that are used for accommodation but are not constructed to the Alberta Building Code or applicable CSA standard shall be considered seasonal dwellings and are not to be inhabited on a year-round basis, regardless of the district that they are located in.
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



Lesser Slave River

- 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 metres above sea level. The required elevation may be achieved by engineered landfill or structural elevation. Where landfill is used the top of the toe of the slope shall be no closer than 1 m from the property line. Where landfill or structural alteration means are used to attain the required elevation, the owners/developers shall enter into an agreement registered as a caveat on title:
- (i) To save harmless the subdivision and development authority and the province of Alberta in the event of flood damage to the building or contents thereof; and,
 - (ii) To maintain, in good condition, the means used to attain the required elevation.
11. 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.
12. 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.
13. The landowner shall pay an installation fee of \$200.00 + GST for the required rural address sign.
14. The developer shall keep site clean and orderly.
15. 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
16. No other buildings or use are allowed on this lot without municipal authorization.
17. 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.
18. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
19. The development shall not commence until 21 days after the Date of Decision.
20. The Development Permit is valid for a 12-month period starting from the Date of Decision.
21. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.
22. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
23. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.



Lesser Slave River

24. 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 018-22
Municipal Planning Commission – April 14, 2022
Attachment to Minutes

Conditions are as follows:

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 - Front Yard - 3 meters (9.8 feet) from property line
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 - Rear Yard - 3 meters (9.8 feet) from property lineNOTE: 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 (34.7 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. ~~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.builderlicensing.alberta.ca or contact builderlicensing@gov.ab.ca or 1866-421-6929.~~
5. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
6. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
7. The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.
8. It shall be the responsibility of the owner to place the modular home on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
9. Seasonal dwellings: Buildings and/or structures that are used for accommodation but are not constructed to the Alberta Building Code or applicable CSA standard shall be considered seasonal dwellings and are not to be inhabited on a year-round basis, regardless of the district that they are located in.
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



Lesser Slave River

- 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.
14. ~~The lowest entry point for a permanent development is 579.4 metres above sea level. The required elevation may be achieved by engineered landfill or structural elevation. Where landfill is used the top of the toe of the slope shall be no closer than 1 m from the property line. Where landfill or structural alteration means are used to attain the required elevation, the owners/developers shall enter into an agreement registered as a caveat on title:~~
(i) ~~To save harmless the subdivision and development authority and the province of Alberta in the event of flood damage to the building or contents thereof; and,~~
(ii) ~~To maintain, in good condition, the means used to attain the required elevation.~~
11. 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.
12. 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.
13. The landowner shall pay an installation fee of \$200.00 + GST for the required rural address sign.
14. The developer shall keep site clean and orderly.
15. 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
16. No other buildings or use are allowed on this lot without municipal authorization.
17. 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.
18. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
19. The development shall not commence until 21 days after the Date of Decision.
20. The Development Permit is valid for a 12-month period starting from the Date of Decision.
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23. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.



Lesser Slave River

24. 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 019-22
Municipal Planning Commission – April 14, 2022
Attachment to Minutes

Conditions are as follows:

1. Must meet minimum setback of:
 - Front Yard - 20 meters (65.6 feet) from property line
 - West Side Yard - 40 meters (131.2 feet) from property line
 - East Side Yard - 7.5 meters (24.6 feet) from property line
 - Rear Yard - 15 meters (49.2 feet) from property lineNOTE: 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. 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.
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. 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.
7. The developer shall keep site clean and orderly.
8. 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
9. No other buildings or use are allowed on this lot without municipal authorization.
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14. 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.
15. 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.
16. 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.
17. 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 020-22
Municipal Planning Commission – April 14, 2022
Attachment to Minutes

Conditions are as follows:

1. Must meet minimum setback of:
 - Front Yard - 20 meters (65.6 feet) from property line
 - Side Yard - 1.2 meters (3.9 feet) from property line
 - Rear Yard - 3 meters (9.8 feet) from property lineNOTE:
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 (34.7 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. 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.
8. Applicants shall be responsible for demonstrating that the number of parking stalls are adequate for their proposed development. For reference, the following provides a guideline of parking minimums for onsite parking stalls: Religious assembly: 1 stall per 3 seats.
9. The developer shall keep site clean and orderly.
10. 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
11. No other buildings or use are allowed on this lot without municipal authorization.
12. 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.
13. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
14. The development shall not commence until 21 days after the Date of Decision.



Lesser Slave River

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 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.
17. 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.
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. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.