

MINUTES
Municipal Planning Commission Meeting
July 12, 2022
MD Council Chambers

MEMBERS PRESENT

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

MEMBERS ABSENT

Terry Kristoff	Public Member
Norm Seatter	Councillor, MDLSR

IN ATTENDANCE

Ann Holden	Development Authority, MDLSR
Marilyn Gladue	Recording Secretary, MDLSR

CALL TO ORDER

Lana Spencer called the meeting to order at 2:59 p.m.

ADOPTION OF AGENDA

MOTION: MPC 034-22

Moved by Darren Fulmore to adopt the July 12, 2022, Municipal Planning Commission Agenda as amended:

- Add Development Permit Application 22-D-036
- Update on previous applications
 - 22-S-02 Weinrich
 - 22-D-10 Deschover
 - 22-D-17 Popowich
 - Sea Cans

CARRIED

ADOPTION OF MINUTES

MOTION: MPC 035-22

Moved by Kenneth Caissie to adopt the May 10, 2022, Municipal Planning Commission Meeting Minutes as amended.

- Remove Ann Holden and add Sandra Rendle
- Eben (22-D015) General Background remove first point
- MPC 025-22 Conditions – correct numbering error (two #11s)

CARRIED

MOTION: MPC 036-22

Moved by Carol Stockman to adopt the June 14, 2022, Municipal Planning Commission Meeting Minutes as amended.

- Enter Lana Spencer return time.

CARRIED

DEVELOPMENT APPLICATIONS

Derek and Tania Fritz
 (22-D-036)

Legal Land Information

Applicant:	Derek and Tania Fritz
Owner:	Same
Development File #:	22-D-036
Legal Land:	Plan 09423442; ; Lot 15
Rural Address:	1 Eating Creek Close
Zoning:	Residential Un-serviced District (RUS).

Purpose

To consider development permit application 22-D-036 to lift existing home, add fill under house to raise it, place the house back.

General Background

- The parcel is in Poplar Lane.
- The parcel is 2.97 acres.
- Lift Dwelling, Single Detached is proposed
- Minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of the bank of any watercourse.
- Principal building height shall not exceed 10.6 meters (34.8)
- Previous Developments permits:
 - Development permit 04-D-025 Ancillary Building all weather shelter
 - Development permit 05-D-015 Pole Shed Shop
 - Development permit 10-D-052 Septic System
 - The dwelling is a manufactured home. The building design of the dwelling enables it to be relocatable.

MOTION: MPC 037-22

Moved by Kenneth Caissie to approve the Application to lift the existing house with conditions as listed in the Development Report and attached hereto.

CARRIED

SUBDIVISION APPLICATIONS

Hi Standard
Development Inc.
(Paul Hartzler)
(08-L-685)

Legal Land Description

Applicant: Hi Standard Development Inc. (Paul Hartzler)
Owner: Hi Standard Development Inc. (Paul Hartzler)
Subdivision File #: 08-S-685
Legal Land: Plan 062-7855 and Pt. SW-21-72-5 W5M
Rural Address: This is a multi-lot subdivision

Purpose

To consider subdivision application 08-S-685 for extension.

General Background

- The developer of this multi lot subdivision was registering only a few lots at a time.
- The developer was concerned about the increased tax burden of registering the remaining lots.
- The developer requested a tax deferral in a letter sent July 14, 2021.
- Council discussed the request during the September 22, 2021 council meeting.
- Because of the election on October 18, 2021 council thought it was appropriate to leave the request to the new council.
- Council discussed the request for tax deferral again on February 9, 2022.
- In motion 064-22, Council moved to not approve a tax cancellation for the unsold lots in the Country Lane Estate Subdivision.
- The letter was not sent to the developer until May 6, 2022
- A request to register the remaining lots was received June 27, 2022
- The previous extension was only granted until December 27, 2021, to allow enough time to register the lots.
- Due to circumstances beyond the developer's control, including a municipal election, staffing changes and so forth, he was not able to register the lots in the time frame given to him.
- Administration recognizes that the developer would have been able to register the remaining lots within the previously given extension timeline had he been given a response to the tax deferral in September 2021.

MOTION MPC 038-22

Moved by Lana Spencer to approve the extension application to September 30, 2022.
CARRIED

**UPDATES ON
THE FOLLOWING:**

21-S-04 Weinrich

- No response received as of yet from Alberta Transportation
- Update to the Subdivision regulations
 - o Legal access to road
 - o Highway is not considered a road (as per the Traffic Act),

22-D-10 Deschover

- Land Use Bylaw – no similar use provision
- The use cannot be approved until Council change the zoning to direct control, make changes to include the use, or include a similar use for the Agricultural Land Use district.

22-D-17 Popowich

- No further contact or new information has been received from developer.

Sea Cans

- To include sea cans in Agricultural district
- Limit to how many in non-residential districts.

ADJOURNMENT

MOTION: MPC 039-22

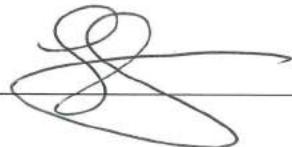
Moved by Darren Fulmore to adjourn the meeting at 3:52 p.m.

CARRIED

Next Municipal Planning Commission meeting August 16, 2022 @ 1:00 p.m.



Development Authority



Chairperson



Lesser Slave River

MOTION MPC 037-22
Municipal Planning Commission – July 12, 2022
Attach to Minutes

1. Must meet minimum setback of:
Front Yard - 7.5 meters (24.6 feet) from property line
Side Yard – 7.5 meters (24.6 feet) from property line
Rear Yard – 7.5 meters (24.6 feet) from property line
NOTE: The minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. Principal building height shall not exceed 10.6 meters (34.8 feet)
3. 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.ablca or 1 866 421 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. 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. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
8. The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.
9. It shall be the responsibility of the owner to place the modular home on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
10. The developer shall be made aware that the proposed development lies within a 1 in



Lesser Slave River

- 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 develop and implement preventative measures and enter into a written agreement that can be caveated or otherwise registered against the titles of the affected lands, that:
- a. the developer and/or any subsequent landowners shall be responsible for any damage or loss caused by flooding, erosion or subsidence;
 - b. the developer and/or any subsequent landowners shall indemnify the Municipal District of Lesser Slave River No. 124 and related parties, against any loss, damage or costs, etc.: and
 - c. development on the lands shall be restricted so as to comply with the preventative measures referred to in subsection 6.1.3 of the Land Use bylaw 2021-17 and in any further or other manner that the Development Authority deems appropriate.
11. 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. 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
 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.
 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.



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