

MINUTES
Municipal Planning Commission Meeting
August 16, 2022
MD Council Chambers

MEMBERS PRESENT	Lana Spencer Kenneth Caissie Darren Fulmore Terry Kristoff Norm Seatter	Deputy Reeve, MDLSR (Chair) Public Member Councillor, MDLSR Public Member Councillor, MDLSR
MEMBERS ABSENT	Carol Stockman	Public Member
IN ATTENDANCE	Ann Holden Sandra Rendle David/Tara Dudzic	Development Authority, MDLSR Recording Secretary, MDLSR Applicant
CALL TO ORDER	Lana Spencer called the meeting to order at 12:57 p.m.	
ADOPTION OF AGENDA	<p><u>MOTION: MPC 040-22</u> Moved by Darren Fulmore to adopt the August 16, 2022, Municipal Planning Commission Agenda as presented:</p> <p style="text-align: right;">CARRIED</p>	
ADOPTION OF MINUTES	<p><u>MOTION: MPC 041-22</u> Moved by Norm Seatter to adopt the July 12, 2022, Municipal Planning Commission Meeting Minutes as amended.</p> <p style="text-align: right;">CARRIED</p>	
DEVELOPMENT APPLICATIONS		
21-D-36	<p>Legal Land Information</p> <p>Applicant: David Dudzic Owner: Same Development File #: 21-D-036 Legal Land: Plan 0721255; Block 8; Lot 19 Rural Address: No rural address (vacant lot) Zoning: Residential Un-serviced District (RUS)</p> <p>Purpose: To consider development permit application 21-D-036 for Dwelling, Single-Detached: Shop/Residence for personal use (Variance: Rear Yard Setback Distance from 24.6 ft to 16ft.)</p> <p>General Background</p> <ul style="list-style-type: none"> • The parcel is located in Broken Paddle • The parcel is 0.186 hectares (0.46 acres). • The lot is currently vacant • The proposed development requires a 35.95% variance. • The dwelling is encroaching on the setback area abutting one of the remnant lots of the Broken Paddle subdivision. The lot is treed and provides a buffer between the subdivision and East Fawcett Lake Rd. • There are no oil and gas developments 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 042-22

Moved by Darren Fulmore to approve the Application for **Dwelling, Single-Detached: Shop/Residence for personal use (Variance: Rear Yard Setback Distance from 24.6 ft to 16ft.)** with the listed conditions as amended in the Development report and attached hereto.

CARRIED

22-D-039

Legal Land Description

Applicant: Brenda & Randal Knysh
Owner: Same
Subdivision File #: 22-D-039
Legal Land: Plan 9521196; Block 3, Lot 18A
Rural Address: 5 Brown Court
Zoning: Residential Un-serviced District (RUS)

Purpose: To consider development permit application 22-D-039 for **16' x 16' Deck (Variance from 24.6 ft to 12.5 ft to rear yard setback distance); 3/ x 7/ Deck (meets setback requirement); and 6'x 10' Deck (meets set back requirement).**

General Background

- The parcel is located in Broken Paddle.
- The parcel is 0.21 hectares (0.52 acres).
- Three decks are proposed; one of the decks would encroach on the setback distance.
- The proposed development requires a 49.18% variance.
- The proposed deck that would encroach on the setback area is abutting a walking trail that leads towards Fawcett Lake.
- Previous development permits and land use amendments for this lot includes:
 - Development permit 95-D-31: Single Family Dwelling
 - Development permit 95-D-32: Garage (refused)
 - SDAB Appeal to refusal: the decision of the Development Authority was upheld in the decision.
- There are no oil and gas developments 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 a 100-year flood inundation area.
- Drainage issues has been identified for this part of Broken Paddle.

MOTION MPC 043-22

Moved by Ken Caissie to Approve application for **16' x 16' Deck (Variance from 24.6 ft to 12.5 ft to rear yard setback distance); 3/ x 7/ Deck (meets setback requirement); and 6'x 10' Deck (meets set back requirement)** with conditions as listed in the Development report and attached hereto.

CARRIED

**UPDATES ON
THE FOLLOWING:**

21-S-04 Weinrich

- Still no response received from Alberta Transportation

22-D-10 Deschover

- Amendment to Land Use bylaw is going to Council on August 24, 2022
- Saidi Assumani has installed a vehicle counter for Rge Rd 53 (North of Poplar Lane).

22-D-17 Popowich

- The Application was withdrawn

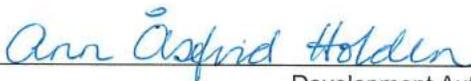
ADJOURNMENT

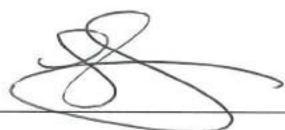
MOTION: MPC 044-22

Moved by Darren Fulmore to adjourn the meeting at 3:07 p.m.

CARRIED

Next Municipal Planning Commission meeting September 20, 2022.


Development Authority


Chairperson

MOTION MPC 042-22
Municipal Planning Commission – August 16, 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 - 4.9 meters (16 feet) from property line (Variance: from 7.5 m to 4.9 m)
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.ab.ca or 1866-421-6929.
5. A certificate or a Real Property Report certified by a registered surveyor be provided to the Development Authority upon completion of the construction, indicating that the development, specifically the location of the development, is in accordance with the approved development permit application or any conditions of approval of that application.
6. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
7. The developer 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.
8. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
9. 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.

10. The landowner shall pay an installation fee of \$200.00 + GST for the required rural address sign.
11. The developer shall keep site clean and orderly.
12. 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
13. No other buildings or use are allowed on this lot without municipal authorization.
14. 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.
15. This permit does not excuse any violation of any regulation or act which may affect the proposed project. Please note: This land has historical resource value 4a. According to the Historical Resources Act, the discovery of archaeological resources is to be reported to Darryl Bereziuk, Director, Archaeological Survey, at 780-431-2316 (toll-free by first dialing 310-0000) or darryl.bereziuk@gov.ab.ca.
16. The development shall not commence until 21 days after the Date of Decision.
17. The Development Permit is valid for a 12-month period starting from the Date of Decision.
18. 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.
19. 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.
20. 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.
21. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

MOTION MPC 043-22
Municipal Planning Commission – August 16, 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 - 3.8 meters (12.5 feet) from property line (Variance: from 7.5 m to 3.8 m)
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. 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. A certificate or a Real Property Report certified by a registered surveyor be provided to the Development Authority upon completion of the construction, indicating that the development, specifically the location of the development, is in accordance with the approved development permit application or any conditions of approval of that application.
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. All decks greater than 0.6 m (2 ft) shall be attached to either the principal building or accessory building/structure. In no instance shall a deck be permitted to be attached to a recreational vehicle.
8. Decks shall remain uncovered and unenclosed; if they do become covered and enclosed, they shall be considered an addition to the principal building or an accessory structure and shall be required to meet all applicable regulations in their district and the Alberta Building Code.
9. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
10. The developer shall keep site clean and orderly.
11. 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
12. No other buildings or use are allowed on this lot without municipal authorization.

13. 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.
14. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
Please note: This land has historical resource value 4a. According to the Historical Resources Act, the discovery of archaeological resources is to be reported to Darryl Berezuik, Director Archaeological Survey, at 780-431-2316 (toll free 310-0000) or darryl.berezuik@gov.ab.ca
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19. 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.
20. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act. Please note: this lot contains a architectural control caveat. It is up to the land owner to ensure compliance with the caveat.