

MINUTES

Municipal Planning Commission Meeting

September 13, 2022

MD Council Chambers

MEMBERS PRESENT

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

IN ATTENDANCE

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

Paul Mulholland Protective Services

James Weinrich Applicant
Wannie Yamsuan Applicant
Laura Toomey Applicant
Shane Krupinski Applicant

CALL TO ORDER

Lana Spencer called the meeting to order at 1:36 p.m.

ADOPTION OF AGENDA

MOTION: MPC 045-22

Moved by Carol Stockman to adopt the September 13, 2022, Municipal Planning Commission Agenda as amended:

- add Development Permit Application 22-D-048

CARRIED

ADOPTION OF MINUTES

MOTION: MPC 046-22

Moved by Norm Seatter to adopt the August 16, 2022, Municipal Planning Commission Meeting Minutes as presented.

CARRIED

DEVELOPMENT APPLICATIONS

22-D-042

Legal Land Information

Applicant: Benjamin Sr., Mary, Benjamin Jr., and Kandace Arbeau
Owner: 841798 Alberta Ltd. (Abe Peters)
Development File #: 22-D-042
Legal Land: Plan 1525303; Block 2; Lot 3
Rural Address: 6 42049 OLD SMITH HWY
Zoning: Light Industrial (LI)

Purpose: To consider development permit application 22-D-042 for Dwelling, Single-Detached.

General Background

- The parcel is located on the Old Smith HWY.
- The parcel is 4.07 hectares (10.06 acres).
- The land where the lot is located has been through two subdivisions. In 2012 it went through a subdivision as a fragmented parcel (due to the road) and then the parcel as further subdivided in 2015.
- Previous development permits and land use amendments for this lot includes:
 - Development permit application 16-D-001; this application was cancelled (applicant decided not to buy the lot).
- 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.
- There is a caveat on the land that prohibits construction between the dates of February 15 and July 15.

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- It was noted from the ESRD during the subdivision process that the area may "experience wetter conditions due to the proximity to the river, due to environmental conditions," however, the subdivision was approved without any technical flood study/flood plain mapping.
- Pictures taken in 2018, shows flooding on the south side of the service road. The land in question was not under water in 2018.
- The dwelling will be put on a built-up pad on screw piles.

MOTION: MPC 047-22

Moved by Darren Fulmore to approve the Application for **Dwelling, Single-Detached** with the amended conditions:

- #7 – All decks greater than 0.6 m (2ft) in height 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 recreation vehicle.
- #12 – The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.

CARRIED

Ann Holden exited @ 1:55 p.m.
Ann Holden entered @ 2:21 p.m.
Conflict of Interest

22-D-043

Legal Land Description

Applicant: Shane Krupinski
Owner: Same
Subdivision File #: 22-D-043
Legal Land: Plan 1864ET; Block A; Lot 1
Rural Address: 74002 Southshore Dr E
Zoning: Residential Serviced (RS)

Purpose: To consider development permit application 22-D-043 for **Home Occupation: General Contractor Services – Cabin Builder and Material Storage**.

General Background

- The parcel is located in Southshore Drive E and Lesser Slave Lake.
- The parcel is 0.72 hectares (1.78 acres).
- This application is a result of a pre-stop order letter delivered on August 4, 2022.
- The Peace Officer has been dealing with the applicant to clean up the lot since January 2021.
- As a result of the clean-up order, it was discovered that unauthorized development is happening on the property.
- The land currently has a dwelling, and a garage with a loft.
- Previous development permits and land use amendments for this lot includes:
 - Development permit 10-D-080 – Single Family Dwelling
 - Development permit 13-D-052 – Garage with a loft
- 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.

Discussion to have Administration issue a "Stop Order" specifying a date and time to have materials removed from lot.

MOTION MPC 048-22

Moved by Norm Seatter to **Refuse** application for **Home Occupation: General Contractor Services – Cabin Builder and Material Storage**, as this is not a Development that requires a Development Permit.

CARRIED

22-D-047

Legal Land Information

Applicant: Eldon's Transport Ltd.
Owner: Destiny Carriers Ltd.
Development File #: 22-D-047
Legal Land: Plan 4130TR; ; Lot 7B
Rural Address: 724058 RGE RD 45
Zoning: Heavy Industrial (HI)

Purpose: To consider development permit application 22-D-047 for **Workcamp (10 person, temporary 1 year)**.

General Background

- The parcel is located in Mitsue Industrial Park.
- The parcel is 0.98 hectares (2.41 acres).
- The lot has been used to host workcamps in the past. The last time was in conjunction with the building of the powerline for Valard Construction.
- Previous development permits and land use amendments for this lot includes:
 - Development Permit 17-D-079 Workcamp – 10 person – TEMPORARY.
 - Development Permit 17-D-075 Ancillary building and use to natural resource extraction industry (similar) – office (TEMPORARY).
 - Development Permit 17-D-063 Fabric Quonset (temporary) – VARIANCE – Exterior Finish and Height (from 10m to 38.25m).
 - Development Permit 06-D-050 Workcamp.
- There is a gas pipeline on the lot (front).
- The land is not within the IDP area, so no referral was sent to the Town of Slave Lake.
- Valard Construction removed the temporary development (workcamp, ancillary building and fabric Quonset) when the power line project was completed. The lot is currently vacant.

MOTION MPC 049-22

Moved by Kenneth Caissie to Approve the application for **Workcamp (10 person, Temporary 1 year)** with the amended conditions:

- #8 **Water and wastewater facilities shall be provided immediately, at the developer's expense to the workcamp, and meet Provincial Regulations from a Safety Codes Agency.**
- #15 The 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 – **A fire code inspection must be passed prior to anyone moving into the camp.**

CARRIED

22-D-048

Applicant: 2007992 AB LTD.
Owner: 1845421 AB LTD.
Development File #: 22-D-048
Legal Land: Plan 2952ET; ; Lot 30
Rural Address: 118 SEPPOLA DR
Zoning: Commercial (C)

Purpose: To consider development permit application 22-D-048 for **Vehicle Oriented Uses: Gas Bar**.

General Background

- The parcel is located on the corner of HWY 2 and Seppola Dr.
- The parcel is 0.65 hectares (1.6 acres).
- Previous development permits and land use amendments for this lot includes:
 - Development Permit 04-D-042 Addition to house.
 - Development Permit 14-D-010 Convenience & Liquor Store.

- Development Permit 18-D-050 Commercial Use: U-Haul business.
- Development Permit 20-D-022 Accessory Building to Restaurant: Deck (576 sq. ft.).
- The land has been used for commercial purposes for many years.
- A gas bar may be a natural extension of the business.
- There are no oil and gas developments on the land.
- A roadside development permit has been applied for. The Development and Planning Technologist for Alberta Transportation has indicated that a roadside development permit will be sent out shortly.

Adjacent Land Owner Letters will be sent out.

MOTION MPC 050-22

Moved by Darren Fullmore to accept as information.

CARRIED

SUBDIVISION APPLICATION

22-S-02

Applicant: Dawn, Jack, James and Valerie Weinrich
Owner: Dawn, Jack, James and Valerie Weinrich
Subdivision File #: 22-S-02
Legal Land: NE-24-70-1-W5
Rural Address: This is a vacant lot with no rural address

The Applicant wants to contact Canadian National Railway and Alberta Transportation to try to change the setback distance for their proposed lot.

MOTION: MPC 051-22

Moved by Darren Fullmore to table application 22-S-02 to the October 18, 2022 Municipal Planning Commission Meeting.

CARRIED

ADJOURNMENT

MOTION: MPC 052-22

Moved by Kenneth Caissie to adjourn the meeting at 4:20 p.m.

CARRIED

Next Municipal Planning Commission meeting October 18, 2022 at 1:30 P.M.


Development Authority


Chairperson

MOTION MPC 047-22

Municipal Planning Commission – September 13, 2022

Attach to Minutes

1. Must meet minimum setback of:
 - Front Yard - 3 meters (9.8 feet) from property line
 - Side Yard - 10 meters (32.8 feet) from property line
 - Rear Yard - 20 meters (65.6 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. 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. 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.
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. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
7. All decks greater than 0.6 m (2 ft) in height 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. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
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. The 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.
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.

MOTION MPC 049-22

Municipal Planning Commission – September 13, 2022

Attach to Minutes

1. Must meet minimum setback of:
 - Front Yard - 20 meters (65.6 feet) from property line
 - Side Yard - 10 meters (32.8 feet) from property line
 - Rear Yard - 10 meters (32.8 feet) from property line
2. The workcamp shall have a minimum separation of 10.0 m (32.8 ft) from all buildings associated with the principal use of the site.
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. Water and wastewater facilities shall be provided immediately, at the developer's expense to the workcamp, and meet Provincial Regulations from a Safety Code Agency.
9. An Emergency Response Plan shall be provided to the MD regarding the workcamp by October 12, 2022.
10. A Waste Management Plan shall be provided to the MD regarding the workcamp by October 12, 2022.
11. The workcamp shall not be placed on a permanent foundation.
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.

MOTION MPC 049-22

Municipal Planning Commission – September 13, 2022

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15. The 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. A fire code inspection must be passed prior to anyone moving into the camp.
17. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
18. The development shall not commence until 21 days after the Date of Decision.
19. The Development Permit is valid for a 12-month period starting from the Date of Decision.
20. 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.
21. 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.
22. 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.
23. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.