

# *MINUTES*

**Municipal Planning Commission Meeting  
October 18, 2022  
MD Council Chambers**

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**MEMBERS PRESENT**

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

**IN ATTENDANCE**

Ann Holden	Development Authority, MDLSR
Marilyn Gladue	Recording Secretary, MDLSR
Wannie Yamsuan	Applicant
Richard Couturier	Applicant

**CALL TO ORDER**

Deputy Reeve Lana Spencer called the meeting to order at 1:30 p.m.

**ADOPTION OF AGENDA**

**MOTION: MPC 053 -22**

Moved by Darren Fulmore to adopt the October 18, 2022, Municipal Planning Commission Agenda as amended.

- Add Land Use Bylaw Amendments

**CARRIED**

**ADOPTION OF MINUTES**

**MOTION: MPC 054 -22**

Moved by Carol Stockman to adopt the September 13, 2022, Municipal Planning Commission Meeting Minutes as presented.

**CARRIED**

**SUBDIVISION APPLICATION**

**20-S-05**

Applicant:	Slave Lake Communications Ltd.
Owner:	Beverly J Graling
Subdivision File #:	20-S-05
Legal Land:	SE-35-71-1-W5
Rural Address:	No rural address

Purpose: The Applicant is requesting a time extension to February 22, 2023.

**General Background**

- A request for a time extension was received October 10, 2022.
- This subdivision was conditionally approved February 22, 2021.
- This the first extension for this subdivision.
- The developer intends to subdivide a 4.99 acre/2.02 ha lot from an unsubdivided quarter section.
- The parcel is 800 m east of Old Smith HWY on the East Fawcett Road.
- The developer would like to obtain a 4.99 ac (2.02 ha) subdivision.
- The land was first used as a grazing lease; however, the lease was purchased in 1995 at public land sale No. 940088.
- There are no oil and gas wells on this parcel.
- As this parcel is a quarter section, no MR or ER is required (MGA 663).
- The approach is the only outstanding condition of this subdivision.
- This subdivision was approved before land use bylaw 2021-17 was passed. This approval conforms with bylaw 2021-17.

**MOTION: MPC 055-22**

Moved by Norman Seatter to grant a time extension to Slave Lake Communications Ltd. file 20-S-05, to February 22, 2023.

**CARRIED**

**DEVELOPMENT  
APPLICATIONS**

**22-D-048**

**Legal Land Information**

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.**

Discussion was held about the following:

- The company who distributes the gas bar, AFD, has not secured the agreement with Mr. Yamsuan. The sales manager, Scott Corded, asked that Municipal Planning Commission postpone the application until all the details have been finalized.

**MOTION: MPC 056 -22**

Moved by Norman Seatter to accept the application for **Vehicle Oriented Uses: Gas Bar** application 22-D-048, as information.

**CARRIED**

**22-D-053**

**Legal Land Description**

Applicant: Richard Couturier  
Owner: Joyce Gould  
Subdivision File #: 22-D-053  
Legal Land: Plan 0021777; ; Lot 2  
Rural Address: 18 43027 OLD SMITH HWY  
Zoning: Light Industrial (LI)

**Purpose:** To consider development permit application 22-D-053 for **Addition to Dwelling, Single-Detached.**

**General Background**

- The parcel is located on the Old Smith HWY.
- The parcel is 2.24 hectares (5.54 acres)
- The old Old Smith HWY went through this lot before, but the roadway on this lot has been closed. The powerline ROW is limiting some uses on this lot.
- Previous development permits and land use amendments for this lot include:
  - Development permit 11-D-170: Manufactured Home (This development was not completed)
  - Development permit 20- D-059: Single Family Dwelling
- There are no oil and gas developments on the land. There are wells in the vicinity, but not closer than 100 m.
- The land is not within the IDP area, so no referral was sent to the Town of Slave Lake.
- This lot is screened from the Old Smith HWY.

**MOTION: MPC 057-22**

Moved by Darren Fulmore to approve development permit application 22-D-053 for **Addition to Dwelling, Single-Detached** with the conditions as attached to the report.

**CARRIED**

**22-D-049**

**Legal Land Description**

Applicant: Cornelius Froese  
Owner: Same  
Subdivision File #: 22-D-049  
Legal Land: Plan 9924749; Block 2; Lot 2  
Rural Address: 5 Allen Rd  
Zoning: Residential Un-Serviced (RUS)

**Purpose:** To consider development permit application 22-D-049 for **Addition to Dwelling, Single-Detached: Covered Deck (6.30 m x 3.64 m), Addition to Shop: Deck (3.18 m x 5.20 m) and Accessory Building (Shed: 6.05 m x 4.89 m).**

**General Background**

- The parcel is located on Allen Rd, north of Poplar Lane.
- The parcel 1.27 hectares (3.14 acres).
- The land where the lot is located is under the flood overlay.
- Previous development permits and land use amendments for this lot includes:
  - Development permit 07-D-071 Manufactured Home and Construction of Single-Family Dwelling
  - Development permit 11-D-076 Accessory Building (40' x 60' garage with loft office)
  - Development permit 07-D-20 Addition to manufactured home and attached garage
- The dwelling in permit 07-D-071 was never built.
- The attached garage in permit 16-D-020 was completed, but not the addition. The developer resided the dwelling and addition in accordance with the development permit.
- The land is not within the IDP area, so no referral was sent to the Town of Slave Lake.
- There is a restrictive covenant for the lots in the subdivision. The covenant has not been enforced.

**MOTION MPC 058-22**

Moved by Terry Kristoff to approve the development permit application 22-D-049 for **Addition to Dwelling, Single-Detached: Covered Deck (6.30 m x 3.64 m), Addition to Shop: Deck (3.18 m x 5.20 m) and Accessory Building (Shed: 6.05 m x 4.89 m) with the following conditions as per attached report.**

**CARRIED**

**LAND USE BYLAW  
AMENDMENTS**

Discussion was held about the following:

1. Number of accessory buildings allowed on lots
2. The Land Use Bylaw needs to be updated on the website.

**MOTION: MPC 059-22**

Moved by Norman Seatter to accept Land Use Bylaw discussion as information.

**CARRIED**

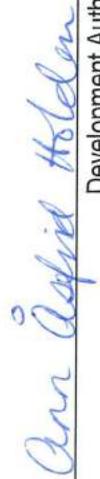
**ADJOURNMENT**

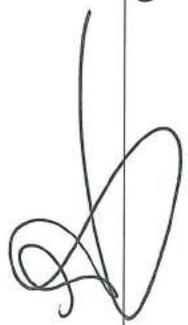
**MOTION: MPC 060-22**

Moved by Terry Kristoff to adjourn the meeting at 3:05 p.m.

**CARRIED**

The Next Municipal Planning Commission meeting is November 15, 2022, at 1:30 P.M.

  
Development Authority

  
Chairperson

MOTION MPC 047-22

Municipal Planning Commission – October 18, 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.builderlicencing.alberta.ca](http://www.builderlicencing.alberta.ca) or contact [builderlicencing@gov.ab.ca](mailto:builderlicencing@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@mnlr.ca](mailto:shari.spencer@mnlr.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](http://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 – October 18, 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](http://www.firesmartcanada.ca)
14. No other buildings or use are allowed on this lot without municipal authorization.

MOTION MPC 049-22

Municipal Planning Commission – October 18, 2022

Attach to Minutes

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.