

***MINUTES***  
**Municipal Planning Commission Meeting**  
**January 17, 2023**  
**MD Council Chambers**

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**MEMBERS PRESENT**

Lana Spencer	Commission Member (Chair)
Kenneth Caissie	Commission Member
Darren Fulmore	Commission Member
Terry Kristoff	Commission Member
Norman Seatter	Commission Member

**MEMBER ABSENT**

Carol Stockman	Commission Member
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**IN ATTENDANCE**

Ann Holden	Development Authority, MDLSR
Jillian Bishop	Recording Secretary, MDLSR
Darbie Deschover	Applicant

**CALL TO ORDER**

Lana Spencer called the meeting to order at 1:28 p.m.

**ADOPTION OF AGENDA**

**MOTION: MPC 001-23**

Moved by Darren Fulmore to adopt the January 17, 2023 Municipal Planning Commission Agenda as amended.

- Addition 4.1 – Application number review (Administrative Process for Application)
- Addition 4.1 – Development permit 23-D-001

**CARRIED**

**ADOPTION OF MINUTES**

**MOTION: MPC 002 -23**

Moved by Norm Seatter to adopt the December 12, 2022, Municipal Planning Commission Meeting Minutes as amended.

- On page 1, in 22-D-060 in the Purpose section, change '1 Year' to include 'until December 31, 2023'
- On page 2, in Motion MPC 071-22, change '1 Year' to include 'until December 31, 2023'
- On page 2, in 22-S-05, change '102' to '702' in rural address.

**CARRIED**

**DEVELOPMENT APPLICATIONS**

**Application Number Review**

- The previous application was tabled, so same development number should not be used for new application
- Because 22-D-010 was tabled, a decision wasn't made, so it needs to be brought back to the table for a decision
- The new application should be labeled 23-D-001

**MOTION: MPC 003-23**

Moved by Ken Caissie to bring development permit 22-D-010 back to the table to make a decision.

**CARRIED**

**22-D-010**

Applicant: Drew Deschover  
 Owner: Discover Bros Ltd.  
 Development File #: 22-D-010  
 Legal Land: NE-22-72-5-W5  
 Rural Address: No Address  
 Zoning: Agriculture (A)

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 to Primary Agricultural Operation
- 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.
- The application was tabled April 14, 2022

**MOTION: MPC 004-23**

Moved by Norm Seatter to refuse development permit 22-D-010 because General Commercial services is neither a permitted nor discretionary use in the Agricultural district.

**CARRIED**

23-D-001

Applicant: Blast Bros Ltd. (Drew Deschover)  
Owner: Discover Bros Ltd.  
Development File #: 23-D-001  
Legal Land: NE-22-72-5-W5  
Rural Address: No Address  
Zoning: Agriculture (A)

Purpose: To consider development permit application 23-D-001 for **Home Occupation – up to three (3) employees on-site, (similar use): Sandblasting Operation** 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).
- Previous development permits and land use amendments for this lot includes:
  - Development permit 21-D-049: Accessory Building to primary agricultural operation
  - Development permit 22-D-10: General Commercial Services: Maintenance Shop - refused
- 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.
- The land use bylaw was amended October 26, 2022, to allow for similar uses to permitted uses.
- The sandblasting operation is currently operating without a development permit.

**Application Details**

- The proposed development is proposed as a home occupation – similar uses (sandblasting operation). This is a similar use to home occupation, since the lot does not have a home, but the developers are not planning to have a business as intense as a commercial operation. A home occupation can mean any occupation, trade, profession, or craft carried by an occupant of a dwelling as a use secondary to the residential use of land, and which does not change the character of or have any exterior evidence of such secondary use other than signage as allowed in this Bylaw. This includes but is not limited to: Business Services, General Commercial Services, General Contractor Services, Health and Medical Services, Personal Service Shops, and Professional, financial, and Office Support Services.

- The sandblasting fits under General Commercial Services, but as a home occupation, it limits the intensity of the business.
- Home occupations shall not involve activities that use or store hazardous materials in quantities exceeding those found in a normal household, or any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
- Exterior signage is limited to a business sign permitted in the sign section of the bylaw.
- A home occupation is no longer a home occupation if it changes the character or becomes the main use of the parcel.
- In the Agricultural District, a maximum number of eight (8) business visits per day are permitted unless a greater number is approved by the development authority.
- The Residential Un-Serviced District allows for a maximum number of four (4) business visits per day are permitted unless a greater number is approved by the development authority. In this district a maximum of one (1) commercial vehicle is permitted to be parked or maintained on-site unless a greater number is approved by the development authority.

Discussion was held about the following:

- The intensity of use of the lot for the sandblasting operation
- The environmental impact of sandblasting and the disposal of sandblasting waste
- The impact on road infrastructure in the surrounding area
- The road access agreement with the adjacent landowner
- The need for an Agricultural lot to have an agriculturally-based primary use
- The sandblasting operation being a discretionary use
- The regulations for signs in Agricultural land use district
- The operation of the sandblasting operation without a development permit, and the presence of a sea can and excavation pit without development permits
- The similar use amendment to the Land Use Bylaw as it relates to this application
- The need to prevent spot zoning for developments such as this
- Consistency in notifying adjacent landowners before the MPC meeting

Lana Spencer left at 2:37pm.  
Lana Spencer returned at 2:38pm.

**MOTION: MPC 005-23**

Moved by Darren Fulmore to approve development permit application 23-D-001 for **Home Occupation – up to three (3) employees on-site, (similar use): Sandblasting Operation** to repair, sandblast and paint equipment with the amended conditions as attached to the report.

Ken Caissie requested a recorded vote.

FOR:  
Lana Spencer  
Darren Fulmore  
Terry Kristoff

AGAINST:  
Norm Seatter  
Ken Caissie

**CARRIED**

Darbie Deschover left at 3:57pm.  
Ann Holden left at 3:58pm.  
Ann Holden returned at 4:00pm.  
Darren Fulmore left at 3:59pm.  
Ken Caissie left at 4:00pm.  
Ken Caissie returned at 4:02pm.  
Norm Seatter left at 4:02pm.  
Norm Seatter returned at 4:04pm.

**ROUNDTABLE**

Discussion was held about the following:

- General discussion about the process followed for development permits 22-D-010 and 23-D-001
- The development application requirement for building plans or blueprints for future applications
- The main use should be established for lots before accessory buildings are built
- The continued need for enforcement of the Land Use Bylaw

**ADJOURNMENT**

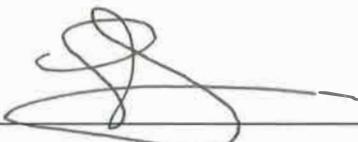
**MOTION: MPC 006-23**

Moved by Norm Seatter to adjourn the meeting at 4:29pm.

**CARRIED**

The Next Municipal Planning Commission meeting is February 14, 2023 at 1:30pm.

  
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Development Authority

  
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Chairperson