

***MINUTES***  
**Municipal Planning Commission Meeting**  
**March 14, 2023**  
**MD Council Chambers**

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<b>MEMBERS PRESENT</b>	Lana Spencer Kenneth Caissie Darren Fulmore Terry Kristoff Norman Seatter Carol Stockman	Commission Member (Chair) Commission Member Commission Member Commission Member (Virtually) Commission Member Commission Member
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<b>IN ATTENDANCE</b>	Ann Holden Marilyn Gladue Dawn Durocher Gail Jaburek Marvin & Pam Schneider	Development Authority, MDLSR Executive Assistant, MDLSR Recording Secretary, MDLSR Applicant Applicant
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**CALL TO ORDER** Lana Spencer called the meeting to order at 1:29 p.m.

**ADOPTION OF AGENDA**

**MOTION: MPC 007-23**  
Moved by Darren Fulmore to adopt the March 14, 2023, Municipal Planning Commission Agenda as amended.  
- Additional call to add discussions to Land Use Bylaw

**CARRIED**

**ADOPTION OF MINUTE**

**MOTION: MPC 008 -23**  
Moved by Lana Spencer to adopt the January 17, 2023, Municipal Planning Commission Meeting Minutes as presented.

**CARRIED**

**DEVELOPMENT APPLICATIONS**

<b>23-D-002</b>	Applicant: 1652417 Alberta Ltd Owner: Same Development File #: 23-D-002 Legal Land: 852AY; 13; 5-8 (SW-7-73-5-W5) Rural Address: No address Zoning: Community Facility District (CF).
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**Purpose:** To consider application 23-D-002 Tourist Accommodation: Cabin Rental

**Background**

- The parcel is in Old Town between Old Town Road and the Lesser Slave River.
- The consolidated parcel is 15840 sq. ft (0.36 acres).
- The parcel is currently vacant.

**Development Permits on File**

- Development permit S-17-(E)-41-85: Mobile Home and Garage – Refused  
Note on refusals: When the development permit was applied for, the lots were in the Corridor District. This district only allowed agriculture with accessory buildings as a land use. The realty agent who had sold the lot to the applicant, knew about the Land Use Order and that no dwellings could be built in the corridor district.
- The refusal was appealed, but the development appeal board upheld the decision.
- The land is within the IDP area, a referral was sent to the Town of Slave Lake on February 17, 2023, and 22, 2023. (Updates to site plan). The Town

responded on March 7, 2023, that “the proposed development meets with the policies, intent, and regulations of the hierarchy of plans including Waterfront Area Structure Plan and the Intermunicipal Development Plan. As such, the Town of Slave Lake has no concerns with this application.”

- Since the development is within 800 m of a highway, the applicant was sent a link to Alberta Transportation on February 7, 2023, as part of the letter deeming the application incomplete.
- The application was referred to internal agencies (March 9, 2023) and to adjacent landowners (March 2, 2023).
- The adjacent landowners would like a 6' fence between the rental cabins and other lots to ensure privacy, pet control, visual separation and limit the smoke from fire pits.

#### **Application Details**

- The use of the building is *Rental Cabin*.
- According to the land use bylaw, a rental cabin is a permitted use in the land use district. The application is presented to the MPC because it is in the flood overlay.
- The applicant is proposing to build a 20' X 28 cabin with 6" deck on the front.
- The proposed cabin will sit on screw piles and is designed to be moveable.

Discussion was held about the following:

- The proposed private holding tank should be floodproofed.
- The adjacent landowner's letter was considered.

#### **MOTION: MPC 009-23**

Moved by Norm Seatter to approve Development Permit 23-D-002 Tourist Accommodation: Rental Cabin with the conditions as amended adding that the private holding tank must take the flood plain into consideration to the proposed conditions and attached hereto.

**CARRIED**

**23-S-01**

Applicant: Marvin Schneider, Executor for Owner:  
Owner: Ulrich Sigmund  
Subdivision File #: 23-S-01  
Legal Land: SE-27-65-2-W5  
Rural Address: 22032 TWP RD 654

**Purpose:** To consider subdivision 23-S-01 to divide an undivided quarter section into three.

#### **Background**

- The purpose of the subdivision is to settle the estate and separate the farmstead and divide the remainder in two for farming purposes.
- The lot has a farmstead and is actively farmed.
- There is an abandoned pipeline on the property.
- The farmstead has natural gas services.

Adjacent Land Uses:

- North: One full quarter section without farmstead, one farmed quarter section with the farmstead separated off.
- East: There are four parcels of land between the subject property and the Pembina River. Apart from the Cemetery, these lots are mostly treed. One of the lots is a grazing lease.
- South: The lots are cultivated, with trees along the property line.
- West: Full quarter section with a farmstead. The area surrounding the farmstead is treed.
- Existing buildings: A dwelling and various outbuildings.



- Development Permits for this lot include: 94-S-93 Mobile Home Site Analysis.
- The parcel is 274m from the Pembina River.
- There is an abandoned oil well near the land. This well was abandoned in 1950.
- A pipeline ROW plan is registered over SE-27-65-2-W5. CNRL has an abandoned natural gas pipeline going through the lot.
- This subdivision would not create any new roads for the MD to maintain.
- The soil in this location (the polygon from soil viewer) includes 2095 hectares of land is noted that 80% of the land has a rating of 2 which only means a slight limitation to growth. The remaining 20% has very severe limitations to growth due to excess water (not due to inundation) that inhibits optimal growth.

**Discussion was held about the following:**

- Proposed property lines surrounding the pond on Lot #1
- Postponement until Alberta Environment has replied to the referral letter.

**MOTION: MPC 010-23**

Moved by Darren Fulmore to table the application until the next meeting to give Alberta Environment time to respond.

**CARRIED**

Marvin & Pam Schnieder left the meeting @ 2:22PM  
Gail Jaburek left the meeting @ 2:23PM

**23-S-02**

Applicant: Jacob Froese  
Owner: Girard Froese, Jacob Froese, Whitestone Contracting Ltd.  
Subdivision File #: 23-S-02  
Legal Land: SW-4-74-8-W5  
Rural Address: No municipal address

**Background**

- The parcel was subdivided in 1984.
- In 2001, a compliance certificate was issued for the (c of t 002 214 707 within SW-4-74-8- W5). At that time, it was noticed that the lot was accessed illegally via SW-4-74-8-W5 as the driveway encroached on the parcel.
- A lot line adjustment was therefore applied for and approved in late 2001.
- Adjacent land uses:
  - North: Crown land, first nation reserve land, and grazing leases
  - East: The developer owns another quarter section (treed)
  - South: Crown land with grazing leases, railway, one privately owned treed lot
  - West: Farmed quarter sections and a few subdivided lots (4-13 acres)
- Existing buildings: The lot has no existing buildings.
- There are no development permits for SW-4-74-8-W5.

**Site Analysis**

- The parcel is 1 km south of Lesser Slave Lake.
- There are no oil and gas (current or abandoned) developments on the lot.
- A right-of-way caveat is registered on the title to ensure access to the quarter section to the east of the parcel.
- The existing approach to proposed remainder must be inspected to confirm that it is up to the MD standard. A new approach needs to be installed for

proposed lot 2 as the existing approach does not meet the MD servicing standard setback distances from curbs for roads with speed limit of 80 km/hr.

- This subdivision would not create any new roads for the MD to maintain.
- The soil in this location (the polygon from soil viewer includes a large portion of Assineau) is described as Humic Gleysol on medium texture sediments deposited by wind and water. The soil rating is 80% 2HW and 20% 5W. This means that 80% of the land has slight limitations to growth caused by temperature and drainage conditions. 20% of the soil has very severe limitations due to excess water (not due to inundation) that inhibits optimal growth.

**MOTION: MPC 011-23**

Moved by Norm Seatter to conditionally approve Subdivision Application 23-S-02 with the following conditions:

- a) That prior to the endorsement the registered owner and/or developer enter into and comply with the terms and conditions of a development agreement with the Municipal District of Lesser Slave River pursuant to Section 655 of the Municipal Government Act, which the development agreement may be registered by way of caveat against the subject title. This Development Agreement may include provisions for electricity, gas, and access approaches to the appropriate lots.
- b) That the landowners enter into an agreement with CN rail for the drainage easement to be caveated on the title for lot 2.
- c) That land taxes are fully paid prior to final approval (endorsement) of this instrument effecting the subdivision is requested.
- d) This conditional subdivision approval is valid for one year. If the developer cannot complete the conditions in this time frame, the developer shall apply for a subdivision time extension.

**CARRIED**

**ROUNDTABLE**

Discussion was held about the following:

- Amendments to the Land Use Bylaw
- Scans must be a minimum of 300 DPI in order to be seen clearly.

**ADJOURNMENT**

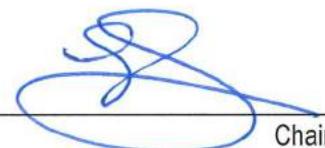
**MOTION: MPC 012-23**

Moved by Carol Stockman to adjourn the meeting at 2:52pm.

**CARRIED**

The Next Municipal Planning Commission meeting is April 18, 2023, at 1:30pm.

  
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Development Authority

  
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Chairperson