

MINUTES
Municipal Planning Commission Meeting
May 16, 2023
MD Council Chambers

MEMBERS PRESENT	Lana Spencer Kenneth Caissie Darren Fulmore Terry Kristoff Norman Seatter Carol Stockman	Commission Member (Chair) Commission Member Commission Member Commission Member Commission Member Commission Member
IN ATTENDANCE	Ann Holden Mark Williams Danelle Field Dawn Lynn Durocher	Development Authority, MDLSR Director of Canyon Creek Recreation Association Manager – Canyon Creek Campground Recording Secretary, MDLSR
CALL TO ORDER	Lana Spencer called the meeting to order at 1:26 p.m.	
CALL FOR OBJECTIONS	No calls for objections.	
ADOPTION OF AGENDA	<p><u>MOTION: MPC 022-23</u> Moved by Darren Fulmore to adopt the May 16, 2023, Municipal Planning Commission Agenda as presented.</p> <p style="text-align: right;">CARRIED</p>	
ADOPTION OF MINUTES	<p><u>MOTION: MPC 023 -23</u> Moved by Norm Seatter to adopt the April 18, 2023, Municipal Planning Commission Meeting Minutes as amended.</p> <p>Page 1</p> <ul style="list-style-type: none"> • Change applicant to attendee – In Attendance • Change applicant to Barrie Deschover and remove conflict of interest and replace with perceived personal bias. <p>Page 7</p> <ul style="list-style-type: none"> • Change garages to accessory buildings. <p style="text-align: right;">CARRIED</p>	
DEVELOPMENT APPLICATIONS		
23-D-016	<p>Applicant: Canyon Creek Recreation Association Owner: Crown Land with Municipal District Lease Development File #: 23-D-016 Legal Land: NE-36-73-8-W5 Rural Address: 735068 RGE RD 80 Zoning: Community Facilities (CF) District</p> <p><u>Purpose</u> To consider development permit application 23-D-016 for Eating and Drinking Establishment: Restaurant in existing building (for onsite consumption only).</p> <p><u>General Background</u></p> <ul style="list-style-type: none"> • The parcel is located in Canyon Creek and includes the marina. • The parcel is 2.5 hectares (6.2 acres). The parcel includes crown land that is both under provincial and federal jurisdiction. • Despite being crown land, the parcel is zoned CF due to this being a long-term lease (and in a hamlet) 	

- Previous development permits and land use amendments for this lot includes:
 - ✓ Development Permit 22-D-032: Accessory Building to Campground: Shower House
 - ✓ Development Permit 22-D-033: Accessory Building to Campground: Shed (30' x 22')
 - ✓ Development Permit 20-D-037: Deemed incomplete.
 - ✓ Development Permit 05-D-047: Information kiosk 6 ft wide (Fish and wildlife)
 - ✓ Development Permit 03-D-029: Store in existing building
 - ✓ Development Permit 02-D-025: Service Building
- The land has been used for recreational purposes for many years.
- An Eating and drinking establishment is a natural progression of the services already offered.
- A roadside development permit has been applied for on May 10, 2023.
- Council made the following motion on March 29, 2023:
"Moved by Councillor Seatter to direct Administration to enter into a Lease Agreement with the Canyon Creek Recreation Association for the use of the Canyon Creek Campground and Harbour Store from May 1, 2023, to September 30, 2023, for the Sale of Alcohol beverages for a pilot year with the following conditions:
 - No off-sales
 - Sales only during the regular store hours 9:00 a.m. to 9:00 p.m."
- Therese Yachyshyn of Alberta Forestry, Parks and Tourism has confirmed that the current conditions of REC850012 applies for the store is for liquor sales. No amendments or additions are needed for the MD's lease.
- A development permit is needed for the change/addition of use of the store for the Canyon Creek Recreation Association to get approval from the AGLC to serve liquor.

Planning Considerations and Rationale:

Municipal Development Plan (2012):

The Municipal Development Plan (MDP) is a long-range strategic plan that sets direction for new development. The MDP identifies the subject lands as Community Area. Section 2.1.1 states that Development in the Community Areas shall be predominantly residential in nature, with commercial, institutional, and light industrial development in appropriate locations which do not interfere with or conflict with the predominant residential land use; and Section 2.1.4 The MD's existing hamlets shall be encouraged to accommodate new development based on existing infrastructure, community services and location. Each hamlet shall be considered as a potential node for accommodating an appropriate mix of residential, commercial, recreational and/or institutional land uses. Further, the MD supports all efforts to improve the long-term viability of its hamlets, including allowing for the development of group homes, seniors housing, youth programs, and improved recreation facilities.

MOTION: MPC 024-23

Moved by Norm Seatter to Approve Development Permit 23-D-016 **Eating and Drinking Establishment: Restaurant in Existing Building (for onsite consumption only)** with the conditions as amended:

- Add licenses to condition #8

CARRIED

23-D-018

Applicant: Municipal District of Lesser Slave River No. 124
Development File #: 23-D-018
Legal Land: Plan 0024736; Lot B (SE-23-71-1-W5)
Rural Address: 1005B 9 Street
Zoning: Urban Reserve (UR) District

Purpose

To consider development permit application **23-D-018** for **Community Uses: Accessory Building to Library (access ramp & replace existing deck)**

General Background

- The parcel is located in Smith.
- The parcel is acres 4.05 hectares (10.01 acres).
- Currently on the lot is the Smith Community Library and MD storage facility.
- 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.

Application Details

- The proposed development consists of the replacement of an existing deck/step with a 10 ft by 10 ft deck and the construction of a 60 ft accessibility ramp.
- The proposed deck and accessibility ramp, meets the district setbacks.
- A Roadside Development Permit has been issued for this development from AB Transportation.
- Adjacent landowner letters were sent on April 28, 2023.

Planning Considerations and Rationale:

Municipal Development Plan (2012):

The Municipal Development Plan (MDP) is a long-range strategic plan that sets direction for new development. The MDP identifies the subject lands as Community Area. Section 2.1.1 states that Development in the Community Areas shall be predominantly residential in nature, with commercial, institutional, and light industrial development in appropriate locations which do not interfere with or conflict with the predominant residential land use; and Section 2.1.4 The MD's existing hamlets shall be encouraged to accommodate new development based on existing infrastructure, community services and location. Each hamlet shall be considered as a potential node for accommodating an appropriate mix of residential, commercial, recreational and/or institutional land uses. Further, the MD supports all efforts to improve the long-term viability of its hamlets, including allowing for the development of group homes, seniors housing, youth programs, and improved recreation facilities.

Land Use Bylaw (2021):

This development fits the description for Community Uses: Accessory Building to Library (access ramp & replace existing deck) Section 7.9.3 of the Urban Reserve (UR) district. The following assessment criteria applies for an application for Community Uses in the Community Facility (CF) District. *(Please note during the rewrite process of the LUB, this property was missed, and council may wish to re-zoned to Community Facility (CF) District).*

- **Visual Appearance:** The development is minor and will not be seen from the road.
- **Traffic/Access:** The Library access is via 9th Street; the proposed development is approximately 92 ft and does not affect traffic or access to the library.

- **Noise:** The development is not expected to have an impact on noise in the area.
- **Odor:** The development is not expected to have an impact on odor.
- **Light:** The development is not proposing any additional lighting and will have no impact.
- **Dust:** The access road (9th Street) to the library is a paved road.
- **Vibration:** Not applicable currently.
- **Environment:** The development is not expected to have an adverse impact on the environment.
- **Municipal Infrastructure:** The Library is an amenity for the residents of Smith and the surrounding area. The users will not create any additional impact on the municipal infrastructure.
- **Fiscal:** Not applicable currently.
- **Cumulative:** Not applicable currently.

MOTION: MPC 025-23

Moved by Norm Seatter to Approve development permit application 23-D-018 for **Community Uses: Accessory Building to Library (access ramp & replace existing deck)** with the conditions as per the report:

CARRIED

ROUNDTABLE

Discussion was held about the following:

- Commission would like to see the status of Development Permits for the year – Monthly vs quarterly vs yearly.
- CPAA Conference held in Nisku was very informative and commission and Authority would like it to be utilized in coming years.

ADJOURNMENT

MOTION: MPC 026-23

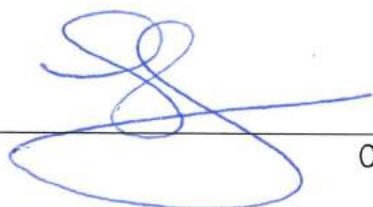
Moved by Darren Fulmore to adjourn the meeting at 2:30PM.

CARRIED

The Next Municipal Planning Commission meeting is **June 20, 2023 at 1:30PM.**



Development Authority



Chairperson