

MINUTES

Municipal Planning Commission Meeting
June 20, 2023
MD Council Chambers

MEMBERS PRESENT	Lana Spencer Kenneth Caissie Darren Fulmore Terry Kristoff Norm Seatter	Commission Member (Chair) Commission Member Commission Member Commission Member Commission Member
MEMBERS ABSENT	Carol Stockman	Commission Member
IN ATTENDANCE	Ann Holden Brooke Jolliffe Dawn Durocher Cody Borris Gaetan Savoie Amy Wright-Rosche	Development Authority, MDLSR Recording Secretary, MDLSR Recording Secretary, MDLSR Transportation and Facilities Manager Applicant Applicant
CALL TO ORDER	Lana Spencer called the meeting to order at 1:29 p.m.	
CALL FOR OBJECTIONS	No calls for objections.	
ADOPTION OF AGENDA	<u>MOTION: MPC 027-23</u> Moved by Darren Fulmore to adopt the June 20, 2023, Municipal Planning Commission Agenda as amended. The following item was added: - 7.2 closed session.	CARRIED
ADOPTION OF MINUTES	<u>MOTION: MPC 028 -23</u> Moved by Norm Seatter to adopt the May 16, 2023, Municipal Planning Commission Meeting Minutes as presented.	CARRIED
DEVELOPMENT APPLICATIONS		
23-D-024	Applicant: Linda & Raymond Bock Development File #: 23-D-024 Legal Land: Plan 3363Rs; Block 6; Lot 4 (SW-19-75-6-W5) Rural Address: 6 Pine Dr Zoning: Residential Un-serviced District (RUS) Purpose To consider development permit application 23-D-024 for Dwelling, Single Detached with Attached Deck (variance rear yard setback distance from 7.5 m to 4.93 m and side yard setback distance from 7.5 m to 7.04 m). General Background <ul style="list-style-type: none">• The parcel is located in Marten Beach.• The parcel is 15294 sq. ft (0.35 acres).• The developers are asking for a variance for the rear yard of the dwelling from 7.5 m to 4.93 m.• The dwelling requires a 34.3 % decrease of the setback from the rear yard.• There are no previous development permits for this lot.• From the file search the following can be gleaned: The improvements were built during the I.D. days. The cabin was built in 1975 and the deck was built later, but not as shown on the Real Property Report (RPR). The deck was updated in 2004.• 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 applicants are seeking a variance for the existing deck.
- Since the application dwelling does not have a development permit, administration suggests issuing a development permit for the cabin with attached decks.
- The cabin is legal non-conforming without a development permit.
- Adjacent landowner letters were sent May 30, 2023.
- The file was reviewed by staff from multiple departments May 15, 2023.

Discussion was held about the following:

- Review the LUB to include different setback standards for smaller lots that existed prior to 2021.

MOTION: MPC 029-23

Moved by Terry Kristoff to approve development permit application **23-D-024** for **Dwelling, Single Detached with Attached Deck (variance rear yard setback distance from 7.5 m to 4.93 m and side yard setback distance from 7.5 m to 7.04 m)** with the conditions as amended:

- Add adhere to the building code standards

CARRIED

23-D-026

Applicant: Gaetan Savoie
Development File #: 23-D-026
Legal Land: 9623055; 1; 9 (SW-22-72-5-W5)
Rural Address: No Address
Zoning: Residential Un-Serviced District (RUS).

Purpose

To consider development permit application **22-D-017** for **Dwelling, Single-Detached and Accessory Building for Heavy Truck storage, personal – up to one unit.**

General Background

- The parcel is located in Poplar Lane.
- The lot is 1.23 Hectares (3.04 Acres).
- The parcel is currently vacant.
- The parcel is accessed via Eating Creek Terrace Road.

Site Analysis

- The land is within the Floodplain Protection Overlay.
- Access to the land is via Eating Creek Terrace Road.
- The land is within 800 m of HWY 2 – a roadside development permit from Alberta Transportation may be needed for this development.
- The applicant submitted a lot grading plan with the application.
- The ground where the shop is proposed must be elevated 1 m above the current elevation to reach a minimum elevation of 594.5 m.
- The ground elevation of where the dwelling is proposed must be elevated approximately 1.5 m to reach an elevation of 595 m. The garage is not part of this development permit application, but in the future plans of the developer.

Discussion was held about the following:

- RPR to be provided after the land has been elevated.

MOTION: MPC 030-23

Moved to approve development permit application **23-D-026** by Norm Seatter for **Dwelling, Single-Detached and Accessory Building for Heavy Truck Storage, personal – up to one unit** with the conditions as amended:

- Add a condition stating a new RPR must be provided after lot grading is completed.

CARRIED

Gaetan Savoie left at 2:18PM
Dawn Lynn Durocher left at 2:18PM
Dawn Lynn Durocher returned at 2:21PM

**SUBDIVISION
APPLICATION**

23-S-03

Applicant: Amy Lucile Wright Rosche
Owners: Amy Wright and Brenda & Mike Chorney
Subdivision File #: 23-S-03
Legal Land: 3334ET; E; 6 & 7 (consolidated) and 3334ET; E; 5 both in SE-32-73-7-W5
Rural Address: 735024 2nd Street and 73026 2nd Street, Widewater

Parcel Zoning & Land Use Planning

Existing Land Use: Residential
Proposed Land Use: No change
Zoning: Residential Serviced (RS)
Change: 0.398 ha (0.98 ac) of land that is added to 3334ET; E; 5 from 3334ET; E; 6,7
Municipal Development Plan: Community Area
Area Structure Plan: N/A
Intermunicipal Development Plan: N/A
Other Plans: White Area

Background Information

- The purpose of the subdivision is a lot line adjustment.
- The developer intends to change the lot lines so that lot 5 will gain land and lot 6,7 will become smaller.
- Existing buildings on lot 5: Dwelling, accessory buildings
- Development permits for lot 5:
 - According to property assessment from 1993, the lot had a garage from 1945, a garage from 1992, and a dwelling from 1982.
 - S-17-16-82 (prior to subdivision): Dwelling.
 - 07-D-64: Addition to garage (variance gross floor area).
 - 11-D-72: Single Family Dwelling (+temporary manufactured home).
- Existing buildings on lot 6,7: Dwelling and greenhouse.
- Development permits for lot 6,7 includes: 99-D-47: 8' X 12' addition to workshop (lot 7).
- A letter from 1977 was found in the file that the owner intended to build a dwelling and add two house trailers to the lot. The owner was asked to submit a development permit application. No application or approval was found in the file.
- A compliance certificate from 1995 stated that the dwelling and shed was in compliance with the Land Use Bylaw.
- The shed is no longer on the property.

Site Analysis

- The landscape goes in steps towards the lake.

- The railway is between the lots and the lake. They have a view of the lake, and the land is steep descending down towards the railway and the lake.
- The applicant describes the soil as sandy with topsoil.
- The soil viewer for most of Widewater and Canyon Creek describes the soil as 4WVT (8) – 5WT(2) This means that 80% of the land has severe limitations to growth caused by soils in which excess water (not due to inundation) limits the production (W), soils with too high or too low PH value for optimal growth (V), and landscapes with slopes that are steep enough to incur risk of water erosion or to limit production (T). To sum up, the soil has limitations due to slope, drainage, and pH value.
- There is no storm water master plan for Widewater.
- Both lots have dwellings, lot 6,7 has a dwelling from 1955 and lot 5 has a dwelling from 2011; however since this lot burned in 2011, the lot had supported a previous dwelling built in 1982. (Lot 5 also had a dwelling prior to 1982).
- There seem to be a natural drainage course west of the lots and Bartlett Lane; administration is not aware of any drainage issues for these lots.
- The subdivision was established in 1940.
- Since the lots have had dwellings that has stood the test of time, no geotechnical report was required for the subdivision application.
- Lot 6, 7 is currently accessed via an easement for ingress and egress that is registered on land titles LINC 0019 189 133 and LINC 0019 189 125 (both lot 5).
- The easement is for the benefit of lot 6, 7. A new easement agreement should be registered on the two lots when the plan numbers change.
- Lot 6,7 abuts a municipal road but is accessed via an easement through lot 5 (both lot 5).
- Administration has confirmed that both lots have municipal water and sewer.
- Both lots are serviced by natural gas.

Discussion was held about the following:

- Only one lot has the easement title.

MOTION: MPC 031-23

Moved by Darren Fulmore to approve Subdivision Application # **23-S-03** with conditions as amended:

- Easement title needs to include lot 6&7.

CARRIED

Amy Wright-Rosche left at 2:51PM

Norm Seatter left at 2:51PM

Ken Caissie left at 2:51PM

Cody Borris left at 2:52PM

Ken Caissie returned at 2:52PM

Dawn Lynn Durocher left at 2:54PM

Norm Seatter returned at 2:55PM

Dawn Lynn Durocher returned at 2:56PM

ROUNDTABLE

Discussion was held about the following:

- Site check needed prior to granting variances.
- A preliminary RPR was reviewed.

CLOSED SESSION

MOTION: MPC 032-23

Moved by Councillor Seatter to go into Closed Session at 3:21 p.m. as per the Following Sections of the FOIP Act with Planning and Development Officer Holden in attendance:

- Section 17 – Disclosure harmful to personal privacy.

CARRIED

MOTION: MPC 033-23

Moved by Councillor Seatter to return to Open Session at 3:37 p.m.

CARRIED

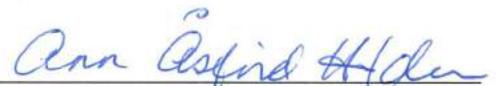
ADJOURNMENT

MOTION: MPC 034-23

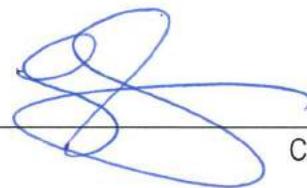
Moved by Darren Fulmore to adjourn the meeting at 3:39 p.m.

CARRIED

The Next Municipal Planning Commission meeting is **July 18, 2023 at 2:30 p.m.**



Development Authority



Chairperson