

MINUTES

Municipal Planning Commission Meeting
September 12, 2023 1:30 p.m.
MD Council Chambers

MEMBERS PRESENT	Lana Spencer Carol Stockman Darren Fulmore Terry Kristoff Kenneth Caissie Norm Seatter	Commission Member (Chair) Commission Member Commission Member Commission Member Commission Member Commission Member
IN ATTENDANCE	Ann Holden Jillian Bishop Sandra Rendle Paul Mulholland	Development Authority, MDLSR Recording Secretary, MDLSR Development Authority, MDLSR Applicant
CALL TO ORDER	Lana Spencer called the meeting to order at 1:30 p.m.	
CALL FOR OBJECTIONS	No calls for objections.	
ADOPTION OF AGENDA	MOTION: MPC 047-23 Moved by Norm Seatter to adopt the September 12, 2023 Municipal Planning Commission Agenda as presented.	CARRIED
ADOPTION OF MINUTES	MOTION: MPC 048-23 Moved by Darren Fulmore to adopt the August 15, 2023 Municipal Planning Commission Meeting Minutes as amended. - In motion MPC 045-23, change 'remnant' to 'proposed Lot 1'	CARRIED
DEVELOPMENT APPLICATIONS		
23-D-039	Applicant: Paul Mulholland Owner: Same Development File #: 23-D-039 Legal Land: Plan 1622456; Block 1; Lot 2 & 3 Rural Address: 74025 Southshore Dr E Zoning: Residential Serviced (RS) General Background <ul style="list-style-type: none">• The parcel is located in Widewater.• The two parcels are 1.03 hectares (2.56 acres). Lot 2 consists of 1.0 acres and Lot 3 consists of 1.56 acres.• Previous development permits and land use amendments for Lot 2 include:<ul style="list-style-type: none">• 11-D-102 – Trailer & Accessory Building on Lot 2.• 14-S-11 – Subdivision creating Lot 2 & 3 registered on Aug 22, 2016.• Lot 3 is vacant pastureland.• 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. Discussion was held about the following: <ul style="list-style-type: none">• Clarifying the duration of the sheep staying at the residence property for a maximum of 30 days, once during lambing for up to 30 days in March/April and also for up to 30 days in the fall for health care.	

- Land Use Bylaw 2021-17 doesn't have specific time limits with respect to animals on property; this is something that Council may wish to amend.
- The remainder of the time, the sheep will be moved throughout the MD for targeted grazing, using solar-powered electric fencing.
- When sheep aren't being used for targeted grazing, the applicant will be renting land to be used as pasture for the sheep which will have solar-powered electric fencing.
- Recourse for adjacent landowners would be limited to making complaints, rather than getting permission from all adjacent landowners each time sheep are moved to a new property.
- The focus of this application is to either permit or refuse discretionary use due to the number of animal units on the property at 1622456; 1; 2-3.

MOTION: MPC 049-23

Moved by Norm Seatter to approve Development Permit **23-D-039** with the attached conditions as amended:

- Update condition 2 to include 'fencing must have appropriate and noticeable signage.'

CARRIED

Paul Mulholland left at 2:18pm.
Ken Caissie left at 2:24pm.
Ken Caissie returned at 2:25pm.

23-D-044

Applicant: Russell Buote
Owner: Same
Development File #: 23-D-044
Legal Land: Plan 072 1251; Block 5; Lot 8
Rural Address: 33 Broken Paddle Dr
Zoning: Residential Un-Serviced (RUS)

General Background

- The parcel is located in Broken Paddle.
- The parcel is acres 0.21 hectares (0.51 acres/22217 ft²).
- The developer is not planning to have any windows in the garage as it is built to protect property from theft.
- The proposed development requires a 63.6% variance.
- The proposed garage will encroach on the side setback area.
- Previous development permits and land use amendments for this lot includes:
 - Development permit 16-D-053: Single Family Dwelling
- There are no oil and gas developments on the land.
- The proposed building area is not within a 100-year flood inundation area.

Discussion was held about the following:

- The reason for the variance is due to the cistern location between the dwelling and proposed garage.
- Whether or not there had been a variance for the home (16-D-053 did include a variance).
- The pattern with similar properties requiring variances in both Broken Paddle and Marten Beach subdivisions.

MOTION: MPC 050-23

Moved by Darren Fulmore to approve Development Permit **23-D-044** with the conditions as per the attached report.

CARRIED

ROUNDTABLE

- There will be one more meeting of the Municipal Planning Commission with the current members before the annual organizational meeting of council on October 25, 2023.
- L. Spencer asked that commission members submit information to report to council since there may be a change in the council members involved with the Municipal Planning Commission
- Members were reminded to include points with issues that came up over the past year, such as variance patterns in Marten Beach and Broken Paddle, sea cans, home occupation/businesses changing the character of the land, and to submit those to A. Holden prior to the organizational meeting on October 25, 2023
- Business licenses were also discussed. While some municipalities issue them, the MD instead has business owners submit a development application. We can issue a letter stating that the business has permission to operate once a development application has been approved.
- In the latest Land Use Bylaw rewrite, there was a need to open the uses so they're not as restrictive as previous Land Use Bylaws.
- It was determined that due to T. Kristoff moving to St. Albert before our next MPC meeting on October 17, 2023, that this would be his final meeting as a commission member.

ADJOURNMENT

MOTION: MPC 051-23

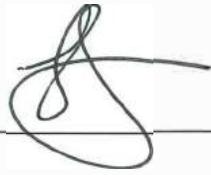
Moved by Carol Stockman to adjourn the meeting at 2:55p.m.

CARRIED

The Next Municipal Planning Commission meeting is **October 17, 2023 at 1:30 p.m.**



Development Authority



Chairperson