

MINUTES

Municipal Planning Commission Meeting
January 16, 2024 1:30 p.m.
MD Council Chambers

MEMBERS PRESENT	Lana Spencer Carol Stockman Norm Seatter Debbie Parsons Brad Pearson	Commission Member Commission Member Commission Member (via Teams) Commission Member Commission Member
IN ATTENDANCE	Ann Holden Sandra Rendle Jillian Bishop Kelly Adelman Terry Adelman	Development Authority, MDLSR Development Authority, MDLSR (via Teams) Recording Secretary, MDLSR Applicant Applicant
CALL TO ORDER	L. Spencer called the meeting to order at 1:34 p.m.	
ADOPTION OF AGENDA	MOTION: MPC 001-24 Moved by B. Pearson to adopt the January 16, 2024 Municipal Planning Commission Agenda as presented.	CARRIED
ADOPTION OF MINUTES	MOTION: MPC 002-24 Moved by D. Parsons to adopt the November 21, 2023 Municipal Planning Commission Meeting Minutes as presented.	CARRIED
DEVELOPMENT APPLICATIONS		
23-D-049	Applicant: Prax Enterprises Ltd Owner: 989677 Alberta Ltd Development File #: 23-D-049 Legal Land: SE-3-73-6-W5 Rural Address: 62031 HWY 2 Zoning: Commercial (C)	
	General Background <ul style="list-style-type: none">• The parcel is located between Sawridge First Nation Reserve #150H and the Town of Slave Lake on HWY 88.• The lot is 8.67 Hectares (21.43 Acres).• The land is within 800 m of HWY 88. A roadside development permit has been issued from Alberta Transportation approving the proposed development with conditions.• This lot is within the Inter-Municipal Development Plan Area. The town was notified with a referral letter on November 6, 2023.• Part of the lot floods regularly. A hydrological survey with a 1:100 flood analysis was completed for this lot in 2006.• April 20, 1988: Land Use Order No. 1: amended from corridor district one to rural commercial. The application was received 1987 08 20.• 1993-1994: Memorandum of Agreement signed for Maritime Festival to hold a week-long festival• Previous development permits and land use amendments for this lot includes:<ul style="list-style-type: none">○ Development Permit S-17-52-81 for <i>Mobile Home</i>○ Development Permit S-17E-72-85 for <i>Shop</i>○ Development Permit S-17E-19-88 for <i>Driving Range, Mini Golf, Go Cart Track</i>○ Development Permit S-17E-62-88 for <i>Mobile Home</i>	

- Development Permit 06-D-11 for *Noralta Lodge (Hotel/Industrial Camp Accommodation)*
- Development Permit 06-D-51 for *Sign (Free Standing)*
- Development Permit 07-D-97 for *Sign (Free Standing)*
- Development Permit 07-D-96 for *Office Trailers - Temporary Permit (six months)*
- Development Permit 10-D-90 for *Temporary Offices & Pipeline Equipment Storage*
- Development Permit 23-D-050 for *Dwelling, Multi-Unit With Office*

Discussion was held about the following:

- The unique properties of the lot, with two tax roll numbers but one land title, and a 30-year lease agreement between the owner and leaseholder.
- Long-term plans for the property were discussed, which include Prax buying the property from 989677 Alberta Ltd once the land title has transferred.
- The need to have heavy equipment storage far from the flood risk area by Mooney Creek due to the potential for water contamination.
- Whether there would be fuel storage on site. A. Holden advised that a separate development permit would need to be submitted as the regulations around fuel storage are different. K. and T. Adelman advised that no fuel storage is planned for the site as the main site for their business is in the Town of Slave Lake.
- The availability of water on site. A. Holden advised that the water line runs by the property but the water isn't potable due to the lack of use and currently needs to be treated due to stagnancy.
- The availability of private sewage on site. K. and T. Adelman advised that Noralta did not remove infrastructure when they shut down, and there are existing sewer tanks. A Holden advised that the private sewage will need to meet current provincial standards.
- The possibility of rezoning from Commercial (C) to Light Industrial (LI) if lot use increases in intensity and future discretionary development permit applications are submitted. A. Holden advised that rezoning this property will also include rezoning in the Intermunicipal Development Plan (IDP).
- Condition 5, to landscape/screen the development, was deemed unnecessary because of the highway separating the property from residential properties.
- Because of the complexity of the lot's ownership/lease structure, administration discussed the development with legal counsel. A. Holden advised that it was recommended to add a condition for the landowner and developer to sign an agreement for the use of land, and if the sale doesn't go through, the leaseholder must also sign the agreement.

MOTION: MPC 003-24

Moved by B. Pearson to approve Development Permit 23-D-049 with the attached conditions as amended:

- Add condition: A copy of the agreement between the landowner and developer for the use of land must be provided to the Municipal District of Lesser Slave River. Please note: if the land transfer is not completed, the leaseholder must also sign the agreement.
- Remove condition 5: If the lot adjoins a residential district, all areas that contain use other than a single-detached dwelling shall be landscaped, screened, and/or buffered by other means to the satisfaction of the Development Authority.

CARRIED

T. Adelman left at 2:32 p.m.
K. Adelman left at 2:32 p.m.

**UPDATE ON
PENDING
DEVELOPMENT
PERMITS**

23-D-051 Berger

- A. Holden advised that the development permit application for a dwelling, single detached at SW-5-73-5-W5 (730005 RGE RD 55) was withdrawn by the applicant because of the real estate transaction not being completed.

23-D-052 Short

- A. Holden advised that the development permit application for sea cans at 1523988; 1; 4 (NW-7-73-5-W5) (14 DEVONSHIRE WAY) would be presented at the next Municipal Planning Commission meeting due to the applicant having surgery and wanting to attend.
- L. Spencer asked if the applicant had signed an extension letter, which A. Holden confirmed.

ROUNDTABLE

Discussion was held about the following:

- The differences between the Municipal Planning Commission (MPC) agenda and the Subdivision and Development Appeal Board (SDAB) agenda
- The history of the MPC with the decisions it makes. For the past 2 years, the MPC has made decisions on both Subdivisions and discretionary use Development applications, and the Development Authority makes decisions on permitted uses. Previously, it was the Development Authority that made decisions on both permitted and discretionary uses and the MPC made decisions on subdivisions.
- The availability of the MPC agenda to the public. A. Holden confirmed that the monthly MPC meeting is on the MD calendar. J. Bishop confirmed that the agenda is posted to the MD website prior to the meeting.
- The resignation of K. Caissie on January 15, 2024 & the need to find a replacement member.
- Council's direction with the Establishment of Subdivision Authority, Development Authority and Municipal Planning Commission Bylaw 2024-01 (replacing 2021-18), which will be brought to Council for 1st reading on January 24, 2024.

ADJOURNMENT

MOTION: MPC 004-24

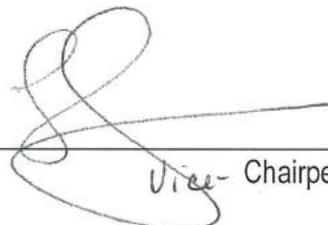
Moved by D. Parsons to adjourn the meeting at 2:53 p.m.

CARRIED

The Next Municipal Planning Commission meeting is **Tuesday, February 20, 2024 at 1:30 p.m.**



Development Authority



Vice-Chairperson