

# MINUTES

Municipal Planning Commission Meeting  
June 18, 2024 1:30 p.m.  
MD Council Chambers

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**MEMBERS PRESENT** Lana Spencer Commission Member (Chair)  
Debbie Parsons Commission Member  
Brad Pearson Commission Member  
Darren Fulmore Commission Member  
Carol Stockman Commission Member  
Becky Pieffer Commission Member

**MEMBERS ABSENT** Norm Seatter Commission Member (Vice Chair)

**IN ATTENDANCE** Samantha Dyck Development Authority, MDLSR  
Liz Krumes Recording Secretary, MDLSR  
Sandra Rendle Associate Director Legislative Services

**CALL TO ORDER** Deputy Reeve L. Spencer called the meeting to order at 1:30 p.m.

**INTRODUCTIONS** Introductions of Municipal Planning Commission members, administration employees were made.

**ADOPTION OF AGENDA** **MOTION: MPC 020-24**  
Moved by B. Pearson to adopt the June 18, 2024 Municipal Planning Commission Agenda as presented.

**CARRIED**

**ADOPTION OF MINUTES** **MOTION: MPC 021-24**  
Moved by D. Fulmore to adopt the April 16, 2024 Municipal Planning Commission Meeting Minutes as amended.  
- under Appointment of Chair - after B. Pearson nominated L. Spencer  
- nominations called a second time, nominations called a third time, nominations ceased.  
- under Appointment of Vice Chair- after D. Fulmore nominated N. Seatter  
- nominations called a second time, nominations called a third time, nominations ceased.

**CARRIED**

## DEVELOPMENT APPLICATIONS

**24-D-011** Applicant: Donna Eben  
Development File #: 24-D-011  
Legal Land: NE-1-73-6-W5  
Rural Address: D 730072 RGE RD 60  
Zoning: Residential Un-Serviced District (RUS)

**MOTION: MPC 022-24**  
Moved by C. Stockman to approve Development Permit 24-D-011 with the following conditions.

- Must meet minimum setback of:**  
**Front Yard - 7.5 meters (24.6 feet) from property line**  
**North Side Yard - 7.5 meters (24.6 feet) from property line**  
**South Side Yard• 7.5 meters (3.9 feet) from property line**  
**Rear Yard• 30.0 meters (100 feet) from property line (Top-of-Bank)**  
**NOTE: A minimum setback of 30 m (100 ) shall be provided for all buildings from the top-of-bank of any watercourse, from the top of the**

- to be inhabited on a year-round basis, regardless of the district that they are located in.
13. Principal building height shall not exceed 10.6 meters (34.8 feet).
  14. Where municipal water and/or sewer service is available the landowner/developer is responsible for all costs and fees associated with the provision of service to the property, as per Bylaw 2003-08.
  15. The developer is encouraged to FireSmart buildings and proper es to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
  16. The developer shall keep site clean and orderly.
  17. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
  18. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until a er the board of appeal has rendered a decision.
  19. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to section 685(2.1) of the Act.
  20. The Development Permit is valid for a 12-month period starting from the Date of Decision.
  21. The development will be carried out in accordance with the approved application, **approved plans at the grade of 580.0 m above sea level** and all the conditions contained in this Development Permit Notice of Decision.
  22. The development shall not commence until 21 days after the Date of Decision.
  23. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
  24. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
  25. **Water and wastewater facilities shall be provided, at the developer's expense to the dwelling, and meet Provincial Regulations from a Safety Codes Agency and meet the Town of Slave Lake's Servicing Standards for future development.**

**CARRIED**

L. Krumes left at 2:15pm

**24-D-015**

Applicant: Forsyth  
Development File #: 24-0-015  
Legal Land: Plan 9521196; Block 3; Lot 5A (NE-1-73-26-W5)  
Rural Address: 5 Olsen Court  
Zoning: Residential Un-Serviced District (RUS)

**MOTION: MPC 023-24**

Brad Pearson to approve development permit 24-0-015 for **Dwelling, Single-Detached and Variance to the rear yard setback from 7.5m to 3.2m** with the following conditions:

1. Must meet minimum setback of:  
Front Yard - 7.5 meters (24.6 feet) from property line  
Side Yard - 7.5 meters (24.6 feet) from property line  
Rear Yard (Facing the lake)- 3.2 meters (10.6 feet) Variance from 7.5 meters (24.6 feet) to 3.2 meters (10.6 feet) from the property line.  
NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.

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20. The Development Permit is valid for a 12-month period starting from the Date of Decision.
  21. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.
  22. If the Development Permit has been appealed to the Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
  23. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
  24. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to section 685(2.1) of the Act.

**DEFEATED**

**ROUNDTABLE**

**ADJOURNMENT**

**MOTION: MPC 024-24**

Moved by B. Peiffer to adjourn the meeting at 2:22 p.m.

**CARRIED**

The Next Municipal Planning Commission meeting is **Tuesday, July 16, 2024, at 1:30 p.m.**

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Development Authority

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CHAIR