

MINUTES

Municipal Planning Commission Meeting January 21, 2025, 1:30 p.m. MD Council Chambers

MEMBERS PRESENT	Lana McCann Norm Seatter Brad Pearson Brent Mackay James Weinrich	Commission Member (Chair) Commission Member (Vice Chair) Commission Member Commission Member Commission Member
MEMBERS ABSENT	Darren Fulmore Carol Stockman	Commission Member Commission Member
IN ATTENDANCE	Ann Åsfrid Holden Liz Krumes Barry Kolenosky Laurie Pearson Grant Pearson Micheal Neal Pamela Porter Dale Giroux Paul Mulholland	Development Authority, MDLSR Recording Secretary, MDLSR CAO MDLSR ALO ALO Member of public Applicant Applicant Applicant
CALL TO ORDER	Chair L. McCann called the meeting to order at 1:30 p.m.	
INTRODUCTIONS		
ADOPTION OF AGENDA	<u>MOTION: MPC 001-25</u> Moved by B. Pearson to adopt the December 10, 2024, Municipal Planning Commission Agenda as presented	CARRIED
ADOPTION OF MINUTES	<u>MOTION: MPC 002-25</u> Moved by N. Seatter to adopt the December 10, 2024, Municipal Planning Commission Minutes as amended, by replacing agenda with minutes in motion 060-24. And moving closed session and referring to Municipal Government Act instead of FOIP.	CARRIED
CLOSED SESSION	<u>MOTION: MPC 003-25</u> Moved by B. Pearson that the Municipal Planning Commission move into Closed Session at 2:10pm. Development applications 24-D-061 and 24-D-062 were reviewed during closed session. As per section 197 (2.1) of the <i>Municipal Government Act</i> .	CARRIED
OPEN SESSION	<u>MOTION: MPC 004-25</u> Moved by B. Mackay to return to open session at 2:27pm.	CARRIED
DEVELOPMENT APPLICATIONS		
24-D-061	Applicant: Mulholland Development File #: 24-D-061 Discretionary Use – Sea Can Legal Land: Plan 162 2456, Block 1, Lot 3 (SE-32-73-7-W5M) Zoning: Residential Serviced (RS)	
	<u>MOTION: MPC 005-25</u> Moved by B. Mackay that the Municipal Planning Commission approve Development Permit 24-D-061 for Sea Can (8'x40') with the following conditions as amended:	
	1. Must meet minimum setback of:	

Front Yard - 7.5 meters (24.6 feet) from property line*

Side Yard - 1.2 meters (3.9 feet) from property line

Rear Yard - 7.5 meters (24.6 feet) from property line

NOTE: *Please see condition 5 regarding placement of sea can.

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.

2. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com> for a road weight control special permit.

3. Sea cans shall be painted and/or sided to complement the principal building on site, to the satisfaction of the Development Authority.

4. Sea cans shall be used as an accessory structure for storage purposes only, unless the sea can has been transformed to meet the Alberta Building Code and any applicable Safety Code standard.

5. Sea cans shall not be allowed in any front yard and be placed as per the submitted site plan.

6. Sea cans shall not be located in the regulated setback areas in any district.

7. The sea can must be ventilated.

8. Where a sea can is visible from a public road and/or neighbouring properties, landscaping, screening and/or fencing shall be required to the satisfaction of the Development Authority.

9. The developer shall keep site clean and orderly.

10. No other buildings or use are allowed on this lot without municipal authorization.

11. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.

12. The development shall not commence until 21 days after the Date of Decision.

13. 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.

14. This permit does not excuse any violation of any regulation or act which may affect the proposed project.

15. 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.

16. 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.

17. 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.

18. The Development Permit is valid for a 12-month period starting from the Date of Decision.

19. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

24-D-062

Applicant:	Petrogas Logistics Partnership
Development File #:	24-D-062 Workcamp
Legal Land:	Plan 872 2253, Block C, Lot 1 (SW-7-73-5-5)
Zoning:	Light Industrial (LI)

MOTION: MPC 006-25

Moved by N. Seatter that the Municipal Planning Commission approve Development Permit 24-D-062 for Workcamp (7 Person, temporary 1 year) with the following conditions as amended:

1. Must meet minimum setback of:
Front Yard - 3 meters (9.8 feet) from property line
West Side Yard - 7.5 meters (24.6 feet) from property line
East Side Yard - No minimum setback distance from property line
Rear Yard - No minimum setback distance from 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.
2. Accessory building height shall not exceed 8 meters (26.3 feet).
3. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
4. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
5. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
6. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
7. The developer shall be made aware that the proposed development lies within a 1 in 100 year floodplain. Due to the potential for flood activity in the area, the Municipal District of Lesser Slave River No. 124 Development Authority requires that the developer implement preventative measures and enter into a written agreement that can be caveated or otherwise registered against the titles of the affected lands, that:
 - a) the developer and/or any subsequent landowners shall be responsible for any damage or loss caused by flooding, erosion or subsidence;
 - b) the developer and/or any subsequent landowners shall indemnify the Municipal District of Lesser Slave River No. 124, and related parties, against any loss, damage or costs, etc.; and
 - c) development on the lands shall be restricted so as to comply with the preventative measures referred to in subsection 6.1.3 of the Land Use Bylaw 2021-17 and in any further or other manner that the Development Authority deems appropriate.
8. There shall be at least one (1) on-site parking stall for each dwelling unit on the lot.
9. The workcamp is to be used for temporary accommodation for construction workers and/or natural resource extraction industry employees. Use shall not be for commercial purposes.
10. The workcamp shall not be placed on a permanent foundation.
11. Water and wastewater shall be provided immediately, at the developer's expense to the workcamp, and meet Provincial Regulations from a Safety Codes Agency.
12. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta require that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, shall provide a copy to the Municipal District immediately.
13. An Emergency Response Plan shall be provided to the M.D regarding the workcamp by February 28, 2025.
14. A Waste Management Plan shall be provided to the M.D regarding the workcamp by February 28, 2025.
15. When the camp is decommissioned, all demolition material and waste shall be removed from the site and disposed of at an approved site at the developer's expense. Prior arrangements should be made.
16. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com/> for a road weight control special permit.
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. PLEASE NOTE: The Town of Slave Lake may have additional conditions for this development permit.
18. The developer shall keep site clean and orderly.

19. No other buildings or use are allowed on this lot without municipal authorization.

20. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.

21. The development shall not commence until 21 days after the Date of Decision.

22. 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.

3. 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. The Development Permit is valid for a 12-month period starting from the Date of Decision.

25. 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.

26. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

B. Pearson excused himself for the remainder of the meeting

CLOSED SESSION

MOTION: MPC 007-25

Moved by B. Mackay that the Municipal Planning Commission move into Closed Session at 3:15pm. Development application 24-D-063 was reviewed during closed session. As per section 197 (2.1) of the *Municipal Government Act*.

CARRIED

OPEN SESSION

MOTION: MPC 008-25

Moved by J. Weinrich to return to open session at 3:48pm.

CARRIED

24-D-063

Applicant: Giroux
Development File #: 24-D-063
Legal Land: 9422651; 1; 37 and 1622482; 1; 40 (NE-36-73-8-W5M)
Zoning: Residential Serviced (RS)

MOTION: MPC 009-25

Moved by N. Seatter That the Municipal Planning Commission development permit application be refused for the keeping of 3 horses exceeding the capacity of this site

1. The Keeping of Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit) is exceeding the capacity of the site and it is determined to have a significant negative impact:

- Environmental concerns due to manure runoff
- Offensive odours impacting neighbouring lots
- Soil conditions as per advice provided by the agricultural fieldman
- Safety of livestock in emergency situations

2. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

**SUBDIVISION
APPLICATIONS**

N/A

ROUNDTABLE

The next Municipal Planning Commission meeting is on Tuesday, February 18, at 1:30 p.m.

ADJOURNMENT

MOTION: MPC 010-25

Moved by J. Weinrich to adjourn the meeting at 3:57 p.m.

CARRIED

Development Authority

CHAIR