

MINUTES

Municipal Planning Commission Meeting March 24, 2025, 1:30 p.m. MD Council Chambers

MEMBERS PRESENT

Lana McCann	Commission Member (Chair)
Norm Seatter	Commission Member (Vice Chair)
Brad Pearson	Commission Member
Darren Fulmore	Commission Member
Brent Mackay	Commission Member
James Weinrich	Commission Member
Carol Stockman	Commission Member

MEMBERS ABSENT

IN ATTENDANCE

Ann Åsfrid Holden	Development Authority, MDLSR
Liz Krumes	Recording Secretary, MDLSR
Mark Short	Applicant
Tyler Warman	Applicant

CALL TO ORDER

Chair L. McCann called the meeting to order at 1:25 p.m.

INTRODUCTIONS

ADOPTION OF AGENDA

MOTION: MPC 011-25

Moved by B. Pearson to adopt the March 24, 2025, Municipal Planning Commission Agenda as presented.

CARRIED

ADOPTION OF MINUTES

MOTION: MPC 012-25

Moved by N. Seatter to adopt the January 21, 2025, Municipal Planning Commission Minutes as amended, to add permit number 24-D-063 to motion 009-25.

CARRIED

DEVELOPMENT APPLICATIONS

25-D-009

Applicant:	Mark and Susan Short
Development File #:	25-D-009 Discretionary Use – Two Sea Cans (8' X 20') (Temporary 1 Year)
Legal Land:	Plan 1523988; 1; 2 (NW-7-73-5-W5)
Zoning:	Residential Un-Serviced (RUS)

MOTION: MPC 013-25

Moved by D. Fulmore that the Municipal Planning Commission APPROVE Development Permit 25-D-009 for Two Sea Cans (8' X 20') (Temporary 1 Year) – Front Yard Variance with the conditions as amended. Adding front yard variance, remove #7 condition, add ventilation is required if storing flammables.

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 – 0.9 meters (3 feet) 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. No portion of any building shall project onto, over or into a minimum required yard.

4. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
5. 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.
6. 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. In the event flammables are stored in the seacans, ventilation will be required.
7. Sea cans shall be painted and/or sided to complement the principal building on site, to the satisfaction of the Development Authority.
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. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
12. 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/>.
13. The development shall not commence until 21 days after the Date of Decision.
14. The Development Permit is valid for a 12-month period starting from the Date of Decision.
15. If the Development Permit has been appealed to the Intermunicipal 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.
16. If the Development Permit has been appealed to the Intermunicipal 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.
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 developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
19. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

25-D-012

Applicant: 1817875 Alberta Ltd.
Development File #: 25-D-012 Discretionary Use - 14 Sea Cans (8' X 40') Storage Units
Legal Land: Plan 9021695; C; 3B (SW-7-73-5-5)
Zoning: Light Industrial (LI)

MOTION: MPC 014-25

Moved by B. Pearson that the Municipal Planning Commission APPROVE Development Permit 25-D-012 for 14 Sea Cans (8' X 40') Storage Units with the conditions as amended:

1. Must meet minimum setback of:
Front Yard - 3 meters (9.8 feet) from property line
Side Yard - 0 meters (0 feet) from property line
Rear Yard - 0 meters (0 feet) 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. No portion of any building shall project onto, over or into a minimum required yard.

3. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.

4. 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.

5. 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.

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

7. Sea cans shall not be stacked.

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

9. 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.

10. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.

11. 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.

12. No parking on municipal roads is permitted in the MD unless explicit consent has been provided by the MD. When accessing the need for on-site parking, applicants shall assume that no parking is permitted on municipal roads.

13. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.

14. The developer shall keep site clean and orderly.

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

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

17. 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/>.

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

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

20. If the Development Permit has been appealed to the Intermunicipal 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.

21. If the Development Permit has been appealed to the Intermunicipal 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. 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.

23. 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.

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

CARRIED

Tyler Warman left at 2:20pm

Mark Short left at 2:24pm

Carol Stockman left at 2:46pm

Carol Stockman returned at 2:49pm

22-D-014

Applicant: Dena and Darcy Short
Development File #: 22-D-014 Amendment to Building Plans
Legal Land: Plan 1523988; 4; 4 (NW-7-73-5-W5)
Zoning: Residential Un-Serviced (RUS)

MOTION: MPC 015-25

Moved by B. Mackay That the Municipal Planning Commission APPROVE Development Permit Application 22-D-014 for Dwelling, Single Detached and Accessory Building, with Garage Suite.

CARRIED

**SUBDIVISION
APPLICATIONS
24-S-007**

Applicant: Don Wilson Surveys Ltd
Owner: Scott and Sheila Kerik
Subdivision File #: 24-S-07
Legal land: (SE-1-66-27-W4M)
Rural address: N/A

MOTION: MPC 016-25

Moved by B. Mackay That the Municipal Planning Commission APPROVE Subdivision Application 24-S-07, first parcel out, with the following conditions:

1. That prior to the endorsement the registered owner and/or developer enter and comply with the terms and conditions of a development agreement with the Municipal District of Lesser Slave River pursuant to Section 655 of the Municipal Government Act which the development agreement may be registered by way of caveat against the subject title. This Development Agreement will include provisions to construct access approached to each lot if the approaches do not meet municipal standard.

2. The applicant shall provide the MD of Lesser Slave River No. 124 with a report, from an agency accredited by the Alberta Safety Codes Council, showing:

- a. the on-site sewage disposal system for the proposed lot complies with the requirements of the Alberta Private Sewage Standards of Practice and the Private Sewage Disposal Systems Regulation (AR 229/97 as it pertains to the requirements relating to lot size and distances between property lines, buildings, water sources and private sewage disposal systems ; or
 - b. a variance to the requirements has been approved; or
 - c. the relocation or replacement of the on-site sewage disposal system meeting the requirements of the Alberta Private Sewage Standards of Practice. All associated costs shall be the responsibility of the applicant.
3. That taxes are fully paid when final approval (endorsement) of the instrument effecting the subdivision is requested.
4. This conditional subdivision approval is valid for one year. If the developer cannot complete the conditions in this time frame, the developer shall apply for a subdivision time extension.

ROUNDTABLE

The Following was discussed:

- RMA - development timelines were discussed
- Caveats – registering on title was discussed
- The need to bring MD referrals to the TOSL MPC.

ADJOURNMENT

MOTION: MPC 017-25

Moved by D. Fulmore to adjourn the meeting at 3:10 p.m.

CARRIED

The next Municipal Planning Commission meeting is on **Tuesday, April 15, at 1:30 p.m.**

Original signed

Development Authority

Original signed

CHAIR