

MINUTES

Municipal Planning Commission Meeting April 15, 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
Brent Mackay	Commission Member
James Weinrich	Commission Member
Darren Fulmore	Commission Member
Carol Stockman	Commission Member

MEMBERS ABSENT

IN ATTENDANCE

Ann Ásfrid Holden	Development Authority, MDLSR
Liz Krumes	Recording Secretary, MDLSR
Chris Valaire	Assistant CAO MDLSR

CALL TO ORDER

Chair L. McCann called the meeting to order at 1:26 p.m.

INTRODUCTIONS

Chris Valaire introduced himself to MPC public members.

ADOPTION OF AGENDA

MOTION: MPC 018-25

Moved by B. Pearson to adopt the April 15, 2025, Municipal Planning Commission Agenda as amended to add Development Permit Application 25-D-023 that require side yard Variance from 7.5 meters to 3.05 meters.

CARRIED

ADOPTION OF MINUTES

MOTION: MPC 019-25

Moved by N. Seatter to adopt the March 24, 2025, Municipal Planning Commission Minutes as amended. Add development permit number 22-D-014 to motion 015-25. And change permit number to 22-D-014.

CARRIED

DEVELOPMENT APPLICATIONS

25-D-015

Applicant:	James Kasowski – Fawcett Lake Resort
Development File #	25-D-015 Discretionary Use – Recreational Vehicle Park Module
Legal Land:	Plan 1422340; Unit 58 (NE-12-73-26-4)
Zoning:	Community Facilities (CF)

MOTION: MPC 020-25

Moved by N. Seatter that the Municipal Planning Commission APPROVE Development Permit 25-D-015 – Recreational Vehicle Park Module with the conditions as amended, replace with Park Module in condition #5 and the following conditions;

1. Must meet minimum setback of:
Front Yard - 3 meters (9.8 feet) from property line
Side Yard - 1.2 meters (3.9 feet) from property line
Rear Yard - 3 meters (9.8 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. Principal building height shall not exceed 10.6 meters (34.8 feet).
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. All Park Module must have the appropriate provincial and/or federal certification. If a particular Park Module has been damaged or structurally altered, the Park Module shall be certified as safe by an accredited engineer.
6. The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.
7. It shall be the responsibility of the owner to place the Park Module on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
8. All decks greater than 0.6 m (2 ft) in height shall be attached to either the principal building or accessory building/structure. In no instance shall a deck be permitted to be attached to a recreational vehicle.
9. Decks shall remain uncovered and unenclosed; if they do become covered and enclosed, they shall be considered an addition to the principal building or an accessory structure and shall be required to meet all applicable regulations in their district and the Alberta Building Code.
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. 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.
13. 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.
14. No other buildings or use are allowed on this lot without municipal authorization.
15. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR
16. 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: This land has historical resource value 3. According to the Historical Resources Act, the discovery of archaeological resources is to be reported to Darryl Berezuk, Director, Archaeological Survey, at 780-431-2316 (toll free by first dialing 310-0000) or darryl.berezuk@gov.ab.ca.
17. The developer shall keep site clean and orderly.
18. The Development Permit is valid for a 12-month period starting from the Date of Decision.
19. The development shall not commence until 21 days after the Date of Decision.
20. 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.
21. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
22. 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-023

Applicant: Steve & Darla Yurechuk
Development File # 25-D-023 Discretionary Use – Dwelling, Single – detached with attached deck (Variance side yard from 7.5 m's to 3.05 m's)
Legal Land: Plan 8120736; Block 3; Lot 9 (NE-1-73-26-4)
Zoning: Residential Un-Serviced (RUS)

MOTION: MPC 021-25

Moved by N. Seatter that the Municipal Planning Commission APPROVE Development Permit 25-D-023 for Discretionary Use – Dwelling, Single – detached with attached deck (Variance side yard from 7.5 m's to 3.05 m's), with the following conditions;

1. Must meet minimum setback of:

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

East Side Yard - 3.05 meters (10 feet) from property line (variance from 7.5 meters (24.6 feet)

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

Rear Yard - 7.5 meters (24.6 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. A certificate or a Real Property Report certified by a registered surveyor must be provided to the Development Authority upon completion of the footings or pilings for the development and prior to commencement of any other construction relating to the development, indicating that the development, specifically the location of the development, is in accordance with the approved development permit application.

3. Principal building height shall not exceed 10.6 meters (34.8 feet).

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. 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.

6. NEW HOMES ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE New Home Buyer Protection Act and is built by a person that holds the appropriate licence or authorization or is exempt from the requirement for a licence or authorization. For more information and updates:

HomeWarranty.Alberta.ca and www.builderlicencing.alberta.ca or contact builderlicencing@gov.ab.ca or 1866-421-6929.

7. Decks shall remain uncovered and unenclosed; if they do become covered and enclosed, they shall be considered an addition to the principal building or an accessory structure and shall be required to meet all applicable regulations in their district and the Alberta Building Code.

8. 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.

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

10. Water and wastewater facilities shall be provided, at the developer's expense, and meet Provincial Regulations from a Safety Codes Agency.

11. The developer shall keep site clean and orderly.

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

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

14. 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/>.
15. The development shall not commence until 21 days after the Date of Decision.
16. The Development Permit is valid for a 12-month period starting from the Date of Decision.
17. 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.
18. 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.
19. 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.
20. 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.
21. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

ROUNDTABLE

The next Municipal Planning Commission meeting is on **Tuesday, May 20, at 1:30 p.m.**

ADJOURNMENT

MOTION: MPC 022-25

Moved by D. Fulmore to adjourn the meeting at 2:07 p.m.

CARRIED

Development Authority

CHAIR