

MINUTES

Municipal Planning Commission Meeting

June 17, 2025, 9:00 a.m.

MD Council Chambers

MEMBERS PRESENT	Lana McCann Norm Seatter Brad Pearson Brent Mackay James Weinrich Darren Fulmore Carol Stockman	Commission Member (Chair) Commission Member (Vice Chair) Commission Member Commission Member Commission Member Commission Member Commission Member
MEMBERS ABSENT		
IN ATTENDANCE	Ann Åsfrid Holden Liz Krumes Chris Valaire Sarah & Ronnie Lukan Renee & Rolan Tissink Ken Cassie	Development Authority, MDLSR Recording Secretary, MDLSR Assistant CAO MDLSR Adjacent Landowner Adjacent Landowner Member of the community
CALL TO ORDER	Chair L. McCann called the meeting to order at 9:01 a.m.	
INTRODUCTIONS		
ADOPTION OF AGENDA	<u>MOTION: MPC 032-25</u> Moved by N. Seatter to adopt June 17, 2025, Municipal Planning Commission Agenda as presented.	CARRIED
ADOPTION OF MINUTES	<u>MOTION: MPC 033-25</u> Moved by B. Pearson to adopt May 20, 2025, Municipal Planning Commission Minutes as amended. Add reports presented to the MPC and the public.	CARRIED
PRESENTATION OF REPORTS	Reports for Development Permits 25-D-033 and 25-D-034 were presented to the Municipal Planning Commission and the public attending the meeting. Two letters were received opposing the proposed development 25-D-033. They were read verbatim to the Municipal Planning Commission. The following adjacent landowners spoke against the proposed development 25-D-033 <ul style="list-style-type: none">- Sarah Lukan- Ronnie Lukan- Rolan Tissink A member of the community spoke against the proposed development. <ul style="list-style-type: none">- Ken Cassie	
		Recess at 10:09 a.m. Reconvened at 10:15 a.m.
CLOSED SESSION	<u>MOTION: MPC 034-25</u> Moved by L. McCann that the Municipal Planning Commission move into Closed Session at 10:48 a.m. Development application 25-D-034 was reviewed during closed session. As per section 197 (2.1) of the <i>Municipal Government Act</i> .	CARRIED
OPEN SESSION	<u>MOTION: MPC 035-25</u> Moved by L. McCann to return to open session 11:10 a.m.	CARRIED

L. McCann declared conflict of interest as an adjacent landowner. B MacKay declared conflict of interest as an applicant and landowner.

L. McCann exited at 11:11 a.m.
B. MacKay exited at 11:17 a.m.

CLOSED SESSION

MOTION: MPC 036-25

Moved by B. Pearson that the Municipal Planning Commission move into Closed Session at 11:18 a.m. Development application 25-D-033 was reviewed during closed session. As per section 197 (2.1) of the *Municipal Government Act*.

CARRIED

OPEN SESSION

MOTION: MPC 037-25

Moved by C. Stockman to return to open session at 12:12 p.m.

CARRIED

**DEVELOPMENT
APPLICATIONS**

25-D-033

Applicant:	Brent MacKay
Development File #	25-D-033 Discretionary Use - Heavy Truck Storage greater than one (1) unit
Legal Land:	Plan 9121230; 3 (SE-21-72-5-5)
Zoning:	Residential Un-Services (RUS)

MOTION: MPC 038-25

Moved by D. Fulmore That the Municipal Planning Commission APPROVE Development Permit Application **25-D-033 for Heavy Truck Storage, personal -up to 1 (one) unit** 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 - 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. Accessory building height shall not exceed 8 meters (26.3 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. Parking outside the Accessory Building is only allowed on the west side of the shop as shown in the attached Schedule "A".
6. 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.
7. 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.
8. The applicant shall ensure that dust and noise control measures are

undertaken to prevent such items from becoming an annoyance to neighboring landowners.

9. The lot shall be landscaped (with mature trees and brush), screened, and/or buffered by other means to the satisfaction of the Development Authority.
10. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
11. The following noise levels (decibel level, dBA) should not be exceeded when measured from the exterior to a residential dwelling, hospital or school:
 - 45dBA between 7am and 7pm
 - 35dBA between 7pm and 7am
12. If the primary residence is removed from the lot, this development permit is void.
13. The developer shall keep site clean and orderly.
14. No other buildings or use are allowed on this lot without municipal authorization.
15. 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.
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 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 Development Permit is valid for a 12-month period starting from the Date of Decision.
21. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
22. 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.
23. 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.

CARRIED

25-D-034

Applicant: Melinda Miranda
Development File # 25-D-034 Discretionary Use - Accessory Building (12' X 12') to Community Uses (Community Fridge and Pantry)
Legal Land: Plan 5221HW; 1; 3 (NE-23-71-1-5)
Zoning: Commercial (C)

MOTION: MPC 039-25

Moved by D. Fulmore That the Municipal Planning Commission APPROVE Development Permit Application 25-D-034 for **Accessory Building (12' X 12') to Community Uses (Community Fridge and Pantry)** with the following conditions as amended:

1. Must meet minimum setback of:
 - Front Yard - 3 meters (9.84 feet) from property line
 - Rear Yard - 3 meters (9.84 feet) from property lineNOTE: 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 is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
3. The Development Authority must approve the accessory building drawings and exterior finish prior to commencement.
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. Applicants are required to: a) design loading spaces to ensure that loading vehicles cannot extend into a public right of way or an adjoining property; and b) provide vehicular ingress to, and egress from, a street or lane so that no backing or turning movements of vehicles going to or from the site cause interference with traffic in the abutting streets or lanes.
 6. There shall be at least one (1) on-site parking stall on the lot.
 7. 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.
 8. The developer must construct the accessory building and commence the use of community fridge & pantry on the development site prior to the expiration of this development permit. If the developer has not commenced the use on the development site prior to the expiration of this development permit, then they must remove the accessory building from the development site until such time as a new development permit has been obtained.
 9. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
 10. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
 11. The developer shall keep site clean and orderly.
 12. No other buildings or use are allowed on this lot without municipal authorization.
 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. 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. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
 16. The development shall not commence until 21 days after the Date of Decision.
 17. The Development Permit is valid for a 12-month period starting from the Date of Decision.
 18. 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.
 19. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
 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.

CARRIED

ROUNDTABLE

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

ADJOURNMENT

MOTION: MPC 040-25

Moved by B. Pearson to adjourn the meeting at 12:14 p.m.

CARRIED

Development Authority

CHAIR