

MINUTES

Municipal Planning Commission Meeting August 19, 2025, 1:30 P.M. MD Council Chambers

MEMBERS PRESENT

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

MEMBERS ABSENT

Lana McCann	Commission Member (Chair)
Carol Stockman	Commission Member

IN ATTENDANCE

Ann Åsfrid Holden	Development Authority, MDLSR
Kaitlin Kirk	Recording Secretary, MDLSR
Pierre Trahan	Applicant
Tyler Warman	Applicant

CALL TO ORDER

Chair N. Seatter called the meeting to order at 1:28pm

INTRODUCTIONS

ADOPTION OF AGENDA

MOTION: MPC 041-25
Moved by D. Fulmore to adopt August 19, 2025, Municipal Planning Commission Agenda as presented.

CARRIED

ADOPTION OF MINUTES

MOTION: MPC 042-25
Moved by B. Pearson to adopt June 17, 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-036, 25-D-038, 25-D-041, 25-D-043, and Subdivision application 25-S-06 were presented to the Municipal Planning Commission. Comments from applicants Pierre Trahan and Tyler Warman were also referenced. Applicants left before closed session.

Recess at 3:03 p.m.
Reconvened at 3:05 p.m.

CLOSED SESSION

MOTION: MPC 043-25
Moved by B. Pearson that the Municipal Planning Commission move into Closed Session at 3:05 p.m. Development application 25-D-036, 25-D-038, 25-D-041, 25-D-043, and Subdivision application 25-S-06 were reviewed during closed session. As per section 197 (2.1) of the *Municipal Government Act*.

CARRIED

OPEN SESSION

MOTION: MPC 044-25
Moved by B. Pearson to return to open session at 3:24pm.

CARRIED

DEVELOPMENT APPLICATIONS

25-D-36

Applicant: Lynne and Pierre Trahan
Development File # 25-D-036 Accessory Building to Permitted Uses (30' x 40') (Variance to Side Yard Setback from 1.2 m to 0 m)
Legal Land: 3408KS; ; K (NE-27-73-7-W5M)
Zoning: Residential Services (RS)

MOTION: MPC 045-25

Moved by B. Pearson That the Municipal Planning Commission APPROVE Development Permit Application **25-D-036 for Accessory Building to Permitted Uses (30' x 40') (Variance to Side Yard Setback from 1.2 m to 0 m)** with the with the conditions as per the attached report, as well as reasoning for approval:

1. Must meet minimum setback of:

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

Side Yard - 0 meters from property line (Variance: from 1.2 meters (3.9 feet) to 0 m)

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 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 and elevation of the development, is in accordance with the approved development permit application or any conditions of approval of that application.

3. Accessory building height shall not exceed 8 meters (26.3 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. 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 shall keep site clean and orderly.

8. 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.

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

10. 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/>.

11. 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.

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

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

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

15. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
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. 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.
- Please note: The reason for decision is the diminished building pocket due to the vicinity of the creek and that the development will rectify the encroachment of the current accessory building on the property line.

CARRIED

25-D-038

Applicant: Brett and Carolyn Sloat
Development File # 25-D-038 Development Permit Application for Two
Seacans (9' X 40') (Temporary 1 Year)
Legal Land: SW-22-72-5-W5M
Zoning: Residential Un-Serviced (RUS)

MOTION: MPC 046-25

Moved by B. Mackay That the Municipal Planning Commission APPROVE Development Permit Application **25-D-038** for **Two Sea Cans (9' X 40') (Temporary 1 Year)** with the conditions as per the attached report, as well as reasoning for approval:

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. 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.
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. In the event flammables are stored in the sea cans, ventilation will be required.
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, landscaping, screening and/or fencing 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. No other buildings or use are allowed on this lot without municipal authorization.
 11. The developer shall keep site clean and orderly.
 12. 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.
 13. 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/>.
 14. The Development Permit is valid for a 12-month period starting from the Date of Decision.
 15. The development shall not commence until 21 days after the Date of Decision.
 16. 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.
 17. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
 18. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
 19. 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.
 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 shall not commence until after the board of appeal has rendered a decision.
- Please note: The reason for approval is the temporary nature of the development.

CARRIED

25-D-041

Applicant: Ian Bruce
Development File # 25-D-041 for Accessory Building to Permitted Uses:
Replace Deck (Variance from 1.2 m to 0.33 m)
Legal Land: 1864ET; C; 19
Zoning: Residential Serviced (RS)

MOTION: MPC 047-25

Moved by B. Pearson That the Municipal Planning Commission APPROVE Development Permit Application **25-D-041 for Accessory Building to Permitted Uses: Replace Deck (Variance from 1.2 m to 0.33 m)** with the conditions as per the attached report, as well as reasoning for approval:

1. Must meet minimum setback of:
 - Front Yard - 7.5 meters (24.6 feet) from property line
 - Side Yard - 0.33 meters (1.08 ft) from property line (Variance: from 1.2 m to 0.33 m)
 - 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. 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. 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.
 4. 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.
 5. 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.
 6. No other buildings or use are allowed on this lot without municipal authorization.
 7. The developer shall keep site clean and orderly.
 8. 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.
 9. 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/>.
 10. The Development Permit is valid for a 12-month period starting from the Date of Decision.
 11. The development shall not commence until 21 days after the Date of Decision.
 12. 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.
 13. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
 14. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
 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.
- Please note: The reason for approval is safety concerns with the existing deck, and to ensure safe access/egress from the veranda door.

CARRIED

25-D-043

Applicant: R Storage Slave Lake Ltd.
Development File # 25-D-043 for 14 seacans 6 (8' X 40') and 8 (8' X 20') storage units
Legal Land: 9021695; C; 3B
Zoning: Light Industrial (LI)

MOTION: MPC 048-25

Moved by B. Mackay That the Municipal Planning Commission APPROVE Development Permit Application **25-D-043** for **14 seacans 6 (8' X 40') and 8 (8' X 20') storage units** with the conditions as per the attached report, as well as reasoning for approval:

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. 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. 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.

4. 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.

5. 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.

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

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

9. That the agreement in caveat 252 15 137 be updated to include all approved sea can storage units and registered on title to replace caveat 252 125 037.

10. 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.

11. 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.

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

13. Sea cans shall not be stacked.

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

15. The developer shall keep site clean and orderly.

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.

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 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.

23. 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.

24. 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-S-06 5.1

Applicant: Ryan Sand
Development File # 25-S-06, first parcel out
Legal Land: NE-23-70-1-W5M
Zoning: Agricultural (A)

MOTION: MPC 049-25

Moved by J. Weinrich That the Municipal Planning Commission APPROVE Subdivision Application 25-S-06, first parcel out storage units with the following conditions as amended:

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 standards.
 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. The minimum parcel size to remain in the Agricultural Land Use District shall comply with the Land Use Bylaw in force at the time of endorsement. A land use bylaw amendment is needed if the lot size does not comply.
 4. That taxes are fully paid when final approval (endorsement) of the instrument effecting the subdivision is requested.
 5. The Developer shall indemnify and hold harmless the Municipal District of Lesser Slave River No. 124 from any and all losses, costs, damages, actions, causes or action, suits, claims, demands resulting from anything done or omitted to be done by the Developer in pursuance or purported pursuance of this Agreement.
 6. 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.

Notes: (These are not conditions of approval) The subdivision is being approved because the land that is proposed to be subdivided is, in the opinion of the Subdivision Authority, suitable for the purpose for which the subdivision is intended, and the proposal is considered by the Subdivision Authority to conform with the provisions of the Municipality's Development Plan, and Land Use Bylaw. The matters listed in Section 9 through 20 of the Matters Related to Subdivision and Development Regulation and any submission made by adjacent property owners were considered with care. The following information is provided as required by Section 656(2)(a) of the Municipal Government Act. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to section 678(2) of the Act. Please note your next step is to contact an Alberta Land Surveyor and obtain your survey so we may proceed with the Development Agreement.

CARRIED

ROUNDTABLE

ISDAB Appeal Decision 25-D-033 – MPC reviewed and discussed the idea of adding the reasons for their decisions, especially when they differ from the administration's recommendations.

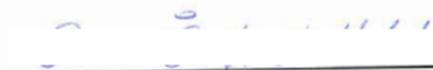
The next Municipal Planning Commission meeting is on September 16, 2025, at 1:30pm.

ADJOURNMENT

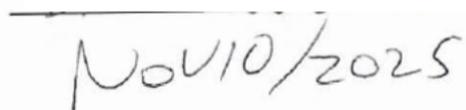
MOTION: MPC 050-25

Moved by D. Fulmore to adjourn the meeting at 3:46pm.

CARRIED



Development Authority



CHAIR