

MINUTES

Regular Meeting of Council Municipal District of Lesser Slave River No. 124 June 11, 2025 Northern Star Hotel & Convention

MEMBERS PRESENT	Murray Kerik - Reeve Lana McCann - Division 2 Nancy Sand - Division 1 Darren Fulmore - Division 1 Sandra Melzer - Division 1 Norm Seatter - Division 2 Brad Pearson - Division 2
IN ATTENDANCE	Barry Kolenosky - Chief Administrative Officer, MDLSR Chris Valaire - Assistant Chief Administrative Officer, MDLSR Jeremy Dumaresque - Assistant Director of Utilities, MDLSR Heather DeAlexandra - Administrative Assistant, Utilities MDLSR Sandra Rendle - Associate Director, Legislative Services, MDLSR Molly Fyten - MD Contractor Paul Mulholland - Senior Peace Officer, MDLSR Ann Holden - Development Officer, MDLSR Elizabeth Krumes - Administrative Assistant, MDLSR Amie McGowan - Community Consultant, Urban Systems Jake Papineau - Community and Social Planning Consultant, Urban Systems Joe McWilliams - Lakeside Leader Janie Freckleton - Document Conveyance & Program Coordinator Marilyn Gladue - Recording Secretary, MDLSR
CALL TO ORDER	Reeve Kerik called the meeting to order at 9:00 a.m.
ADOPTION OF AGENDA	June 11, 2025, Regular Meeting Council Agenda <u>MOTION 258-25</u> Moved by Councillor Fulmore to adopt June 11, 2025, Regular Meeting Council Agenda as presented. CARRIED
ADOPTION OF MINUTES	May 28, 2025, Regular Meeting of Council Minutes <u>MOTION 259-25</u> Moved by Councillor Pearson to adopt May 28, 2025, Regular Meeting of Council Minutes as presented. CARRIED
POLICIES	Community Standards Enforcement Policy and Procedure <u>MOTION 260-25</u> Moved by Councillor Sand that Council rescind Policy No. PS-26-02. CARRIED <u>MOTION 261-25</u> Moved by Councillor Seatter that Council approve Policy No. PS-26-03 Community Standards Enforcement Policy and accept the associated procedures PS-26-03.01 as information. CARRIED

**REQUESTS FOR
DECISION**

Flatbush Complex Roof Repair

MOTION 262-25

Moved by Councillor Pearson that Council directs Administration to proceed with emergency roof repairs on the Flatbush Complex for the cost of \$69,973.14 plus GST and including 15% contingency, to be funded from the Building & Facilities Reserve account #6-31-02-00-760.

CARRIED

MOTION 263-25

Moved by Councillor Melzer that Council directs Administration to award the Flatbush emergency roof repairs and ventilation work to Patribeck Metal Roofing and Siding Services for a cost of \$60,846.21 plus GST.

CARRIED

MOTION 264-25

Moved by Deputy Reeve McCann that Council directs Administration to proceed with the replacement of the Eavestroughs at the Flatbush Complex.

CARRIED

Mitsue Industrial Park Situation Update

MOTION 265-25

Moved by Deputy Reeve McCann that Council direct Administration to do emergency repairs at the Mitsue Industrial Park in the budget amount \$260,000 to be funded from the Building & Facilities Reserve Account #6-31-02-00-760.

CARRIED

PUBLIC HEARING

Public Hearing for: (Public Hearing minutes attached as Schedule A & B)

- **Bylaw 2025-06 Municipal Development Plan**
- **Bylaw 2025-07 Land Use Bylaw**

MOTION 266-25

Moved by Councillor Melzer to recess Regular Meeting of Council to hold the Public Hearings for the noted Bylaws at 10:02 a.m.

CARRIED

MOTION 267-25

Moved by Councillor Fulmore to reconvene the Regular Meeting of Council at 11:55 a.m.

CARRIED

**RECESS
RECONVENE**

12:00 p.m.
1:27 p.m.

CLOSED SESSION

MOTION 268-25

Moved by Councillor Sand to go into Closed Session at 1:28 p.m. as per the following sections of the FOIP Act with CAO Kolenosky, Assistant CAO Valaire, Legislative Services Rendle, MD Contractor Fyten, Urban Systems McGowan and Papineau, Administrative Assistant Freckleton and Recording Secretary Gladue in attendance.

- Section 19 Confidential Evaluations
- Section 23 Local public body confidences
- Section 24 Advice from Officials
- Section 29 Information that is or will be available to the public

CARRIED

MOTION 269-25

Moved by Deputy Reeve McCann to return to Open Session at 2:41 p.m.

CARRIED

MOTION 270-25

Moved by Deputy Reeve McCann to direct Administration to send out a communique to the Municipal District of Lesser Slave River No. 124 residents advising the findings and next steps with the Municipal Development Plan and the Land Use Bylaw.

CARRIED

ADJOURNMENT

MOTION 271-25

Moved by Councillor Fulmore to adjourn at 2:43 p.m.

CARRIED

Original Signed
Chief Administrative Officer

Original Signed
Reeve

Schedule A

MINUTES

Public Hearing

Municipal District of Lesser Slave River No. 124

Bylaw 2025-06 Municipal Development Plan

June 11, 2025

Northern Star Hotel & Convention Centre, Slave Lake

MEMBERS PRESENT	Murray Kerik Lana Spencer Sandra Melzer Norman Seatter Darren Fulmore Brad Pearson Nancy Sand	- Reeve - Deputy Reeve - Division 1 - Division 2 - Division 1 - Division 2 - Division 1
IN ATTENDANCE	Barry Kolenosky, Chris Valaire Molly Fyten Amie McGowan Jake Papineau Paul Mulholland Ann Holden Elizabeth Krumes Sandra Rendle Joe Williams Marilyn Gladue	- Chief Administrative Officer, MDLSR - Assistant Chief Administrative Officer, MDLSR - MD Contractor, MDLSR - Community Consultant, Urban Systems - Community and Social Planning Consultant, Urban Systems - Senior Peace Officer, MDLSR - Development Officer, MDLSR - Administrative Assistant, MDLRS - Associate Director, Legislative Services, MDLSR - Lakeside Leader - Recording Secretary, MDLSR
CALL TO ORDER	Reeve Kerik called the meeting to order at 10:02 a.m.	
INTRODUCTIONS	Council Introductions	
BACKGROUND	Municipal Development Plan Purpose/Background report	
	<ul style="list-style-type: none">- The MDP, in its essence, will help to create complete communities throughout the MD and provide a basis for building consensus around change. It will also provide the MD with a holistic approach to integrate the MD's growth and development with surrounding municipalities and jurisdictions. However, this plan is a general guide and may not cover all situations and circumstances. As a result, more detailed policy documents such as Area Structure Plans, master plans, and mitigation plans are needed to support the Plan in its implementation and meeting its community building goals. Some areas of the MD are more likely to see future growth and will need more detailed planning and land use guidance than this MDP can provide. In those cases, relevant Area Structure Plans will be implemented to address the circumstances of these specific areas.	
	Municipal Development Plan Bylaw 2025-06 Advertisement May 28, 2025 Advertisement June 4, 2025	
WRITTEN SUBMISSIONS		
AGAINST	<u>Against Proposed Bylaw 2025-06:</u>	
	- None	
VERBAL SUBMISSIONS		
AGAINST	<u>Against Proposed Bylaw 2025-06:</u>	
	- One – Ken Cassie <ul style="list-style-type: none">o No redline document available to publico Area Structure plans concerns	
VIRTUAL SUBMISSIONS		
AGAINST	<u>Against Proposed Bylaw 2025-06:</u>	
	- None	

**COMMENTS
IN FAVOUR**

In Favour of Proposed Bylaw 2025-06:

- Written – None
- Verbal – None
- Virtual – None

ADJOURNMENT

MOTION:

Moved by Deputy Reeve McCann to adjourn the Public Hearing for Bylaw 2025-06
Municipal Development Plan at 10:23 a.m.

CARRIED

Schedule B
MINUTES
Public Hearing
Municipal District of Lesser Slave River No. 124
Bylaw 2025-07 Land Use Bylaw
June 11, 2025
Northern Star Hotel & Convention Centre, Slave Lake

MEMBERS PRESENT	Murray Kerik	- Reeve
	Lana Spencer	- Deputy Reeve
	Sandra Melzer	- Division 1
	Norman Seatter	- Division 2
	Darren Fulmore	- Division 1
	Brad Pearson	- Division 2
	Nancy Sand	- Division 1
IN ATTENDANCE	Barry Kolenosky,	- Chief Administrative Officer, MDLSR
	Chris Valaire	- Assistant Chief Administrative Officer, MDLSR
	Molly Fyten	- MD Contractor, MDLSR
	Amie McGowan	- Community Consultant, Urban Systems
	Jake Papineau	- Community and Social Planning Consultant, Urban Systems
	Paul Mulholland	- Senior Peace Officer
	Ann Holden	- Development Officer, MDLSR
	Elizabeth Krumes	- Administrative Assistant, MDLSR
	Sandra Rendle	- Associate Director, Legislative Services, MDLSR
	Joe Williams	- Lakeside Leader
	Marilyn Gladue	- Recording Secretary, MDLSR

CALL TO ORDER Reeve Kerik called the meeting to order at 10:23 a.m.

INTRODUCTIONS Council Introductions

BACKGROUND Land Use Bylaw Purpose/Background report

The **Land Use Bylaw (LUB)** is one of the Municipal District’s primary planning tools. It regulates how land and buildings can be used and developed throughout the MD. This Bylaw plays a key role in putting into action the goals and policies found in other long-term planning documents—such as the **Municipal Development Plan (MDP)**, which outlines the MD’s vision for future growth, development, and land stewardship. The LUB does this by:

- Dividing the municipality into **Land Use Districts** (e.g., residential, commercial, industrial, agricultural);
- Listing the types of uses and developments allowed in each district;
- Setting standards for **setbacks, building height, parking, signage, fencing, and more**;
- Establishing procedures for **development permits, variances, subdivisions, and appeals**.

By setting out **clear and consistent rules**, the Land Use Bylaw helps manage the impacts of development and supports:

- Certainty for landowners and developers,
- Compatibility between neighbouring land uses,
- Safe, orderly, and sustainable growth across the MD.

This bylaw applies to **all land and development** within the MD of Lesser Slave River and should be your first stop when planning to build, subdivide, or change the use of a property.

Land Use Bylaw 2025-07
 Advertisement May 28, 2025
 Advertisement June 4, 2025

**WRITTEN SUBMISSIONS
AGAINST**

Against Proposed Bylaw 2025-07:

- 4
 - o Ruthea LaCroix
 - o Sarah Carson
 - o Trisha Price
 - o Ken Cassie (See Schedule C attached)

**VERBAL SUBMISSIONS
AGAINST**

Against Proposed Bylaw 2025-07:

- 5
 - o Mike Prce
 - o Ruthea LaCroix
 - o Tim Wright
 - o Trisha Price
 - o Ken Cassie

**VIRTUAL SUBMISSIONS
AGAINST**

Against Proposed Bylaw 2025-07:

- 1
 - o Lyndsey Carmichael – (Unable to join)

**COMMENTS
IN FAVOUR**

In Favour of Proposed Bylaw 2025-07:

- None

ADJOURNMENT

MOTION:

Moved by Reeve Kerik to adjourn the Public Hearing for Bylaw 2025-07 Land Use Bylaw at 11:54 a.m.

CARRIED

SCHEDULE C

	SECTION		Statement in PROPOSED BYLAW	COMMENT/AMENDMENT
1	Sum. of Amend.	#25	To make general LUB align with MGA	This is much more than aligning with the MGA. State the true reason
Organization and How To use This Land Use Bylaw				
2	How to use	Step 1	View digital Land Use maps	That link does not go to the maps, needs more than mdlr.ca to find the maps
3	How to use	Step 1	Schedule "C"	Documents are not complete or missing on the MD website. Needs to be added to hard copy LUB & online LUB
4	Discretionary use		Schedule "A"	Documents are not complete or missing on the MD website. Needs to be added to hard copy LUB & online LUB
Part 1 ADMINISTRATION				
1 Introduction				
5	1.3.2		ASP ? Not listed	Area Structure plan should be listed with the other mentioned plans
6	1.4.1		Repeal 2025-01?	Why will the Kropp rezoning bylaw 2025-01 be repealed when it has not been enacted yet?
2 Authorities				
7	2.3.1		Subdivision and Appeal Board	Now named the Intermunicipal Subdivision and Development Appeal Board (2024-01)
4 Enforcement				
8	4.8.1		Subdivision and Appeal Board	Now named the Intermunicipal Subdivision and Development Appeal Board (2024-01)
9	4.8.2		Subdivision and Appeal Board	Now named the Intermunicipal Subdivision and Development Appeal Board (2024-01)
Part 2 DEVELOPMENT PROCEDURES				
5 Development and Subdivision Applications				

SCHEDULE C

10	5.1.8		Table 1 Dev. Permit Requirements	Table 1 is shown as Table 7 Should septic and wells be included
11	5.2.6		Missing 3 at end of sentence	TYPO ADD 3 to subsection 5.2. "5.2.3"
Part 3 OVERLAYS AND LAND USE DISTRICTS				
6 Overlays				
12	6.1.2			ADD Schedule C to the hard copy and online LUB
13	6.2.1 - 6.2.5		1:100 year floodplain	I've seen heard of 1:200 year floodplain, is 1:100 year floodplain still the standard?
14	6.2.5		Septic/storage/vents	Septic Holding Tank Accesses and Vents should be above the flood level for the property. Fecal matter floating through the flooded areas is not a safe healthy thing. Having resided in Marten Beach during a few flood events, gives me personal experiences that were not pleasant. My research with Safety Permit Companies and other Environment associations indicate that this should be done for flood plains and can be easily added to a Land Use Bylaw
15	6.2.13()			Add elevation of Sewer access/vents as noted above
16	6.2.14		Real Property Report	Show building first opening of building and Septic access and vent elevations
17	6.3.5		minimum area	(Clarification) are second storeys part of minimum
7 Land Use Districts				
18	7.1.2		Schedule "D"	ADD Schedule D to the hard copy and online LUB
19	7.2.1 (6		1.2m side yard setback	1.2m side yard setback? With the allowable projections into the side yards, eaves and other projections from abutting properties could potentially be 1.2m apart. In rural areas where fire services could be a while getting there this can have disastrous effects. Is this setback in line with Fire Smarting? Lots of money and time is spent on Fire Smarting communities and this just seems counter-productive to the efforts being made to Fire Smart our communities.

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20	7.2.2 7.3.3		Excludes 'Flag' and 'Pie' shaped lots	Minimum area and widths along with setbacks on a “Flag Lot” should apply to the “Flag” part of the lot. As it is now, the front yard setback as defined would be up the “pole” part of the lot and a building would be able to be constructed with zero clearance from the rear line of the lot in front of it. The minimum width is not for the “pole” part of the lot, but for the main building area, the “flag” part. Setbacks, area, and width should be determined as if the “pole” did not exist. Pie shaped lots widths are defined at Section 8.16 and in Part 5 Definitions and Schedules. “Lot Width on a Pie Shaped Lot” This is for all zones where the Flag and Pie Shaped Lot notation is shown.
21	7.2.2	Discretionary Use	Kennels	Kennels, since this could be accommodating animals, should this be part of the Animal Control Bylaw, and Responsible Animal Owner Policy, or at least make reference to the ACB/RAOP? Will the maximum animal units be as permitted in the ACB/RAOP?
22	7.2.2	Permitted Use	Recreation Vehicle Park Model	(Clarification) Is this storage or occupy?
23	7.2.2	Discretionary Use	Recreation Vehicles greater than 2	(Clarification) Is this storage or occupy?
24	7.2.8 (e)		Minimum 3.0m front setback?	Townhouse front setback 3.0m? The appearance could be unsightly dependant on where in a subdivision they are built.
25	7.3.2	Discretionary Use	Equestrian Facility	Equestrian Facility, since this could be accommodating animals, should this be part of the Animal Control Bylaw, and Responsible Animal Owner Policy, or at least make reference to the ACB/RAOP? Will the maximum animal units be as permitted in the ACB/RAOP?
26	7.3.2	Discretionary Use	Heavy Truck/ Equipment	Heavy Truck is defined in 12.2 Use Defintions, however the use is Heavy Truck AND Equipment Storage. There should not be a separate discretionary use for Heavy Truck Storage personal, and Heavy Equipment Storage, personal since they are both included in "Heavy Truck and Equipment" use definition.

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27	7.3.2	Discretionary Use	Kennels	SEE ABOVE
28	7.3.2	Permitted Use	Recreation Vehicle Park Model	(Clarification) Is this storage or occupy?
29	7.3.2	Discretionary Use	Recreation Vehicles greater than 2	(Clarification) PARK MODEL OR NOT? Is this storage or occupy?
30	7.3.3 & 7.4.3	Width/Setbacks	Min width 15m...minimum side setback 7.5m ?	The minimum width and minimum side yard setbacks do not allow for a building envelope. $15m - 7.5m - 7.5m = 0.0m$
31	7.2.4 & 7.3.3	Area Coverage	50% ?	Area coverage of 50% is large for these lots, especially since no maximum lot sizes are listed.Consider smaller %
32	7.3.4	Lake Front	Suggest addition for Lake/waterfront properties front/rear yards	Consider the front yard/line of lots along lakes. "In the case of a lot immediately adjacent to a lake or to a Reserve parcel adjacent to a lake, the lot line nearest the lake shall be considered the front line, and the lot line adjacent to the road or highway shall be considered the rear line." As defined now, Devonshire Beach, Marten Beach, Nine Mile Point areas (and perhaps other areas) development would be drastically affected if the developments were destroyed and new development was planned. Or new development occurred in any area. Since accessory buildings are not permitted in the front yard setback, the garages and other accessory buildings would need to be pushed further back and the houses possibly even further.
33	7.4.2	Caretaker	Both Permitted and Discretionary?	(Clarification) Why is Caretaker/Security Residence both permitted and discretionary?
34	7.4.5 (a)	Consistency	Dwelling, Shouse	Dwelling, Shouse is shown in the title, yet only Shouse is mentioned in the paragraph body. Should be consistent. (All other Dwelling, "Type" should be consistent as well)
35	7.4.7	Figure Label	Figure 10	Shown as figure 76
36	7.4.10 (c	Measurement	10 acres	(Correction)should be 4.05 ha. (10 ac.) (1.2.10)
37	7.4.11 (a	Measurement	10 acres (0.047 hectares)	(Correction) Error... should be 4.05 ha. (10 ac) (1.2.10)

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38	7.5.2	Discretionary Use	Kennels	SEE ABOVE
39	7.6.5	Caretaker Res	No more than 3?	Why 3 needed? Maximum size of Caretaker Residence? Separate septic/water systems? AND 7.6.5 (c SITE should be changed to LOT so as not to include a wakway, roads, or lanes as in the SITE definition.
40	7.7.5	Caretaker Res	No more than 3?	Why 3 needed? Maximum size of Caretaker Residence? Separate septic/water systems?
41	7.8.2	Discretionary Use	Equestrian Facility ?	SEE ABOVE
42	7.9.8		20+year lease	How is the MD notified? Is the lessor required to notify?
43	7.10.1		within hamlets only?	Community Areas need to be included as well
44	7.10.4 (4		1.2m side yard setback	SEE ABOVE
45			Similar Use in Various Zones Removwed	Is the Similar Use no longer required? It was a significant amendment to the LUB. Did it serve its purpose?
Part 3 GENERAL and USE-SPECIFIC REGULATIONS				
8 General Regulations				
46	8.1.1	Clarification	unserved development permit has been approved and issued.	What does unserved permit mean?
47	8.2.1	Flagpoles	Under 4.5m in height	What is the development permit requirement if they are over 4.5m? Not included in any Permitted or discretionary use.
48	8.2.1	Municipal Constr.	MD owned land	Should MD controlled land/building be added? le River Wier/Launch area. Leased lands?

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49	8.2.1	Temp Bldg Strut	Sea Cans	Does temporary building structures include/exclude Sea Cans?
50	8.2.1	Temp Bldg Strut	How long is Temporary?	Set Temporary limit
51	8.2.1	Temp Bldg Strut	Temp convert to permanent structure?	Require development permit to convert temporary to permanent. These type of structures sometimes morph into permanent without notification.
52	8.9.2 (c	Accessory building	Not allowed in front yard unless approved. Redundant?	All buildings over 144sq.ft require approval. Setbacks are defined in RS and RUS sections
53	8.9.4 (a	Accessory building abutting owners	Consistency	...where the " <i>developer</i> "... should be changed to ...where the " <i>landowner</i> "... to be consistent in the same paragraph. The developer does not necessarily own the land. ..."title" change... should read "ownership" change. Titles change all the time, not only for ownership. There can be changes for addresses, mortgages, caveats, liens, etc. Caveats registered on title should be at the cost of the landowner not the MD.
54	8.12.1	Measurement	Lot Size (ac)	Lot sizes should be shown in hectares (1.2.10) Are Caretaker/Security Residences included in the Dwelling Units allowed?
55	8.20.3		Recycle Storage Site	What zones are Recycle Storage Sites permitted/discretionary?
56	8.23.2	setbacks	Discretion of pipeline operator?	Setbacks determined by caveats on title and Legislation. Operator should not be allowed discretion.

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57	8.23.5	Ground disturb	within 30m requires written consent	<p>Ground disturbance... legislation in place to define ground disturbance... <i>Ground disturbance</i> includes such activities as excavating, digging, trenching, plowing, drilling, tunnelling, augering, backfilling, blasting, stripping topsoil, levelling, removing peat, quarrying, clearing, grading, or pounding posts. <i>Ground disturbance does not include</i> a disturbance of the earth to a depth of less than 30 centimetres that does not result in a reduction of the earth cover over the pipeline to a depth that is less than the cover provided when the pipeline was installed, or cultivation less than 45 centimetres deep.</p> <p>Will farmers and ranchers now require “written consent” to fence with 30m of a Right-of-Way?</p>
58	8.23.6	build on P/L	Not on R/W	<p>Caveats on title describe what the grantor and the grantee can and cannot do on pipeline rights-of-way.</p>
59	8.23.8	buildings	setback from R/W edge?	<p>Caveats on title describe what the grantor and the grantee can and cannot do on pipeline rights-of-way. This can sterilize a wide swath of land 15m R/W plus 7m either side equals 29m (95.1ft) of land. Are Waterlines considered pipelines in this Bylaw? If so, think of the lands along the water lines from Widewater to the Town of Slave Lake, and the waterlines to Bayer Road and Poplar Lane. Powerline rights-of-way adjacent to roads can take up a lot of width already. Add another 7m and the front yard setback can be 15m or more instead of the 7.5m required in the LUB. Gas Distribution lines would be another R/W to consider. In the drawing below, the green northerly to southerly R/W is 9.1 m wide, add 7m on either side of it, and the unusable area is 23.1m (75.9 ft.) wide. The building pocket and usable area of 3 lots are negatively affected</p>

SCHEDULE C

59A	8.23.8	buildings	setback from R/W edge?	
60	8.23.9	buildings	setback from R/W edge?	Caveats on title describe what the grantor and the grantee can and cannot do on pipeline rights-of-way.
61	8.23.10	Passive	Encroach agreement?	<p>Crops/Grazing/Cultivating/Gardens. Will farmers and ranchers, kennels, equestrian facilities, now require encroachment agreements for grazing, cultivating, riding, running? Will a residential lot owner be able to plant a garden without these agreements? Swing/play sets?</p> <p>Caveats on title describe what the grantor and the grantee can and cannot do on rights-of- way.</p>
9 On-site Parking and Loading				
62	9.1	Handicap	Public Area Parking	Handicap parking accomodation should be considered for public uses.

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10 Specific Use Regulations				
63	10.6	Home Park Dwellings	What type of dwellings permitted	HOME PARK definition: means a development for multiple dwellings or recreational vehicle – park models that do not have a registered plan for subdivision. This includes, but is not limited to, dwellings that are used for rental purposes, long term leases, or communal living arrangements. What types of dwellings can be built? RV, Stick built, modular, RTM etc?
64	10.10.1	RV	not a permanent dwelling.	What is the length of time a Recreational Vehicle can be used as a dwelling? One in Poplar Lane is on its third year. The past two years from May to October.
65	10.13.7	Measurement	160 sq ft	should be 14.86 sq. m (106 sq ft) (1.2.10)
66	10.14.2		Typo "use in <i>the all</i> Land..."	"use in ALL THE Land Use
67	10.14.3	Measurement	2.0 ac (0.81hectares)	should be 0.81 ha (2.0 Ac) (1.2.10)
68	10.14.5(a)	Conflict	10.14.5(a) conflicts with 10.14.1	This needs clarification. Personal storage only or not?
69	10.14.6	submission	site plan and elevation, servicing Redudant?	Required under section 5.1.8
Part 5 Definitions and Schedules				
12.1 General Definitions				
70		Appeal Auth	Subdivision and Appeal Board	Intermunicipal Subdivision and Development Appeal Board (2024-01)
71		Deck	no height mentioned	Deck should include height above ground notation 0.6m (2ft) above ground
72		Lot Line Front	...Shorter distance of the two..	Should be narrowest of lot. Sketch is not correct. See Lot Line Side. Lot Line Front on a corner lot is the shortest distance (width) on a road boundary. The narrowest part of the lot is considered front line. Sketch is not correct. The text is not clear. Section 1.2.12 states text prevails.
73		Lot Line Side	text correct	Sketch not correct. See Lot Line Front Lot Line Side on a corner lot are the longer lot lines. The longer of the two abutting the road. The text is correct, the sketch is not. Section 1.2.12 states text prevails.

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74		Max Bldg Height	More Complicated than needed	Maximum building height calculation is more complicated than it needs to be. Consider... " Building height " means the vertical distance between the established grade and the highest point of a building, excluding devices not structurally essential to the building.
75		SADB	Subdivision and Appeal Board	Intermunicipal Subdivision and Development Appeal Board (2024-01)
76		Yard Front Yard Rear Yard Side	Should be to foundation not to fireplace or Balcony	Front, Rear, and Side Setback should be to the foundation. The foundation is well defined and generally will not change. The finishing on the walls can change...vinyl siding to steel to brick Setback to a balcony... is it to the base, to the railing? Fireplaces if not part of the foundation can be cantilevered by any amount, what is the thickness of the brick, fascia board, vinyl siding? All these can be unknowns and problematic for the layout of the building on the lot by the engineer or surveyor. All building drawings will have firm measurements on the foundation. The finishing can have many variables. Not knowing the thickness of the finishing materials can result in the building being too close to the lot line and require a variance or other adjustments.
12.1 Use Definitions				
77	12.1.3	Accessory Defined	Conflicting with Accessory buildings to Discretionary Uses. Definition does not include Discretionary Uses. Many zones have Accessory Building(s) to Discretionary uses.	Accessory means a use, building, or structure that is: Incidental and subordinate to the principal use of the parcel or building; <ul style="list-style-type: none"> • Located on the same parcel as the principal use; • Clearly and exclusively related to the principal use; and • Not used for independent or principal occupancy, unless expressly allowed by this Bylaw.
78	12.2.1	Accessory Bldg	SEE ABOVE	SEE ABOVE
79	12.2.1	Accessory Bldg	...typically on abutting parcel?	Accessory buildings are not typically located on abutting properties and require approvals under Section 8.9.4 with conditions. <i>Typically on abutting property needs to be removed from the Use Definition.</i>

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80	12.2.1	Caretaker Res	accomodations for required on-site employees	These residences should not be used for "required on-site employees" This would be Bunkhouses or work camps in a permanent fashion.
81	12.2.1	Cemetery	land for the deceased	Cemetery is land for the <i>interment</i> of the deceased
82	12.2.1	Sea Can	320 sq ft	Should read 29.73sq.m (320sq.ft.) as per section 1.2.10