

Policy

POLICY TITLE: SUBDIVISION AND DEVELOPMENT ENFORCEMENT

POLICY NO.: PD-61-07

RESOLUTION: 445-25

EFFECTIVE DATE: 2025-10-08

DEPARTMENT RESPONSIBLE: Planning & Development and Protective Services

NEXT REVIEW DATE: 2028-10-08

POLICY STATEMENT:

The Municipal District of Lesser Slave River (MDLSR) is committed to providing a clear and defined process to uphold its governing planning documents and a process in which enforcement action is to be taken on apparent illegal, nonconforming, or non-compliant development or subdivision within the Municipal District of Lesser Slave River (MDLSR).

The Municipal District of Lesser Slave River (MDLSR) is required to protect the health, safety, and environmental well-being of its residents by ensuring compliance with approved development and subdivision notices, municipal land use, and planning and development regulations. Enforcement will be undertaken in a transparent, consistent, and fair manner to uphold legislative requirements and support community development goals as defined in the *Municipal Government Act* (MGA), the Land Use Bylaw (LUB), and statutory planning documents.

Voluntary compliance is preferred, supported by education and communication. Where necessary, enforcement actions including stop orders, fines, and legal proceedings may be pursued. The MDLSR will prioritize enforcement based on the severity and potential impact of violations, while also maintaining administrative fairness, timeliness, and collaboration with partner agencies.

DEFINITIONS:

AITA means Access to Information Act.

Chief Administrative Officer (CAO) means the Chief Administrative Officer of Municipal District of Lesser Slave River.

Complainant means the person who submits a written complaint to the MD.

Development means development as defined in the MGA.

Injunction Order is a decision of the Court of King's Bench, authorized under section 554 of the *Municipal Government Act*.

ISDAB means the Intermunicipal Subdivision and Development Appeal Board.

Land Use Bylaw (LUB) means the Municipal District of Lesser Slave River's Land Use Bylaw.

LPRT means the Lands and Property Rights Tribunal.

MDLSR means the Municipal District of Lesser Slave River No. 124.

Municipal Government Act (MGA) means the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.

Order to Remedy means an order issued by the municipality, under the authority of section 545 or section 546 of the *Municipal Government Act*.

POPA means the *Protection of Privacy Act*, SA 2024, c P-28.5, as amended.

Stop Order means an order issued under the authority of Section 645 of the MGA.

Subject of Complaint (SOC) means the person who fails to comply with a bylaw of the MD.

Subject Property means the property that is reported in contravention of the Land Use Bylaw or other MD bylaw.

Vexatious Complaint means a complaint made for retaliatory, vengeful, or bad faith purposes or otherwise forms part of a pattern of conduct by the Complainant that amounts to abuse of the complaint process.

PRINCIPLE:

1. The MDLSR believes that it is essential to provide a process by which enforcement is undertaken transparently and that actions are carried out on allegedly illegal, non-conforming, or non-compliant development or subdivision in a consistent manner that upholds the legislative requirements of the MGA, while also promoting community goals, objectives, and targets for development within the MDLSR, as set out in statutory plans and the Land Use Bylaw (LUB).
2. The MDLSR recognizes that the goals and objectives of statutory plans created through public engagement contain the community's objectives, goals, and targets and should be considered conducting effective enforcement.
3. The MDLSR relies on public complaints to identify most non-compliant development. Other bylaw infractions may be discovered while staff are conducting the site checks. Planning staff should also perform proactive site inspections on all planning approvals to ensure compliance with conditions. The primary goal in dealing with contraventions of these bylaws is to both minimize impacts on adjacent landowners and to achieve the community's objectives, goals, and targets for the use of land.
4. Voluntary compliance through communication and education is the preferred method of enforcement. A consistent and fair process will be exercised if corrective action has not taken place, through the issuance of Stop Orders or Orders to Remedy with such orders being registered on title to Subject Property by way of caveat. Pursuing further legal action, including for the purpose of obtaining an injunction Order or similar legal remedies, is within the sole discretion of the MDLSR.
5. The MDLSR will accept and act on information received as a written complaint either submitted through the MDLSR website or on the official complaint form from members of the public, government departments, public bodies or stakeholders.



_"Original Signed" _____
Chief Administrative Officer

10/15/2025 _____
Date

_"Original Signed" _____
Reeve

10/15/2025 _____
Date

RELATED DOCUMENTS: COMMUNITY STANDARDS ENFORCEMENT POLICY AND PROCEDURE

SPECIAL NOTES/CROSS-REFERENCE: N/A

AMENDMENT DATE: N/A

