



AGENDA

Municipal Planning Commission

Tuesday, November 19, 2024 - 1:30 PM - MD Council Chambers

Page

CALL TO ORDER

ADOPTION OF AGENDA

- 2.1 November 19, 2024, Municipal Planning Commission Agenda

Proposed Motion: Move to adopt the November 19, 2024, Municipal Planning Commission Agenda as presented.

ADOPTION OF MINUTES

- 3.1 August 20, 2024, Municipal Planning Commission Meeting Minutes 4 - 9

Proposed Motion: Move to adopt the August 20, 2024, Municipal Planning Commission Meeting Minutes as presented.

[2024.08.20 - MPC Minutes - DRAFT](#)

APPOINTMENT OF CHAIR

APPOINTMENT OF VICE CHAIR

NEW BUSINESS

- 6.1 Election of one MPC member for Intermunicipal Development Plan (IDP) Steering Committee 10 - 18

[24 09 22 Draft TOR_IDP Update Steering Committee MPC Oct 15-2024](#)

- 6.2 Review of MPC Bylaw (To be distributed)

DEVELOPMENT PERMIT APPLICATIONS

- 7.1 24-D-044 Barnes 19 - 42
Discretionary Use - 2 Accessory Buildings to a Discretionary Use

[1. MPC 24-D-044 Barnes](#)

[2. Site Inspection Photos](#)

[3. Application - Redacted](#)

[4. Revised Site Plan and DP Info](#)

[5. 24-D-044-Location-Map-Plain](#)

[6. 24-D-044-Location-Map-Imagery](#)

[7. 24-D-044-Location-Map-Subset](#)

[8. 24-D-044-Zoning](#)

[9. 24-D-044-Elevation-Profile](#)

7.2	24-D-047 Woolson Variance to Side Yard Setback 1. 24-D-047 MPC RFD 2. Site Inspection Photos 3. application Redacted 4. 24-D-047-Location-Map-Plain 5. 24-D-047-Location-Map-Imagery 6. 24-D-047-Location-Map-Zoomed 7. 24-D-047-Zoning-Map 8. 24-D-047-Flood-Map	43 - 60
7.3	24-D-050 Jensen Discretionary Use - 2 Sea cans (Dwelling, Single - Detached) 1. MPC 24-D-050 Jensen 2. Site Inspection Photos 3. Application - redacted 4. 24-D-050-Location Imagery 5. 24-D-050-Location Plain 6. 24-D-050-Location Subset 7. 24-D-050-Zoning-Map 8. 24-D-050-Elevation-Profile	61 - 78

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8.2	24-S-12 Dierker Subdivision 1. MPC 24-S-12 Dierker 2. Site Inspection Photos 3. Application - Redacted 4. Survey Plan 5. 24-S-012-Location-Map-Imagery 6. 24-S-012-Location-Map-Plain 7. 24-S-012-Location-Map-Subset 8. Zoning Map 9. 24-S-012-Elevation Profile	105 - 125
8.3	24-S-13 Kirkland Lot Line Adjustment 1. MPC 24-S-13 Kirkland 2. Site Inspection Photos 3. Application - Redacted 4. Subdivision Plan - Kirkland 5. 24-S-013-Location-Imagery	126 - 151

- [6. 24-S-013-Location-Plain](#)
- [7. 24-S-013-Location-Subset](#)
- [8. 24-S-013-Zoning](#)
- [9. 24-S-013-Elevation](#)

ROUND TABLE

- 9.1 Round Table Discussion Items 152
[Round Table](#)

NEXT MEETING

- 10.1 Next Municipal Planning Commission Meeting is on December 10, 2024, at 1:30 p.m. 153
[Proposed future MPC dates](#)

ADJOURNMENT

MINUTES

**Municipal Planning Commission Meeting
August 20, 2024, 1:30 p.m.
MD Council Chambers**

MEMBERS PRESENT	Lana McCann Brad Pearson Becky Peiffer Debbie Parsons Darren Fulmore Carol Stockman	Commission Member (Chair) Commission Member Commission Member Commission Member Commission Member Commission Member
MEMBERS ABSENT	Norm Seatter	Commission Member (Vice Chair)
IN ATTENDANCE	Samantha Dyck Ann Åsfrid Holden Rudolf Liebenberg Liz Krumes Ryan Packolyk Darin Busk Lana Daniels Marc Daniels Taylor Daniels Mike Daniels Gail Jaburek Elwin & Norma Whyte	Development Authority, MDLSR Development Authority, MDLSR Operational Director, MDLSR Recording Secretary, MDLSR Applicant Applicant Applicant Applicant Applicant Applicant Applicant Adjacent Landowner Applicant
CALL TO ORDER	Chair L. McCann called the meeting to order at 1:30 p.m.	
INTRODUCTIONS		
ADOPTION OF AGENDA	<p><u>MOTION: MPC 035-24</u> Moved by B. Pearson to adopt the August 20, 2024, Municipal Planning Commission Agenda as presented.</p> <p style="text-align: right;">CARRIED</p>	
ADOPTION OF MINUTES	<p><u>MOTION: MPC 036-24</u> Moved by D. Fulmore to adopt the July 16, 2024, Municipal Planning Commission Meeting Minutes as amended: 1) Dan Rose in attendance added, 2) Page 11: change to 24-S-05 and Page 12 change to 24-S-06.</p> <p style="text-align: right;">CARRIED</p>	
	<p><u>MOTION: MPC 037-24</u> Moved by D. Parsons to go into closed session at 2:51 pm</p> <p style="text-align: right;">CARRIED</p>	
	<p><u>MOTION: MPC 038-24</u> Moved by B. Peiffer to come out of closed session at 3:15 pm</p> <p style="text-align: right;">CARRIED</p>	
DEVELOPMENT APPLICATIONS		
24-D-024	Applicant: Development File #: Legal Land:	24-D-024 Marc Daniels (M&M Logging Inc.) 24-D-024 Discretionary Use - Heavy Truck Storage, Personal - greater than one (1) unit: up to ten (10) units, office, and three (3) sea cans Plan 0125444; Block 1; Lot 4A (NE-20-72-5-W5M/SE-29-72-5-W5M)

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Rural Address: 54022 Poplar Lane
Zoning: Residential Un-Serviced (RUS) District

MOTION: MPC 039-24

Moved by D. Parsons that the Municipal Planning Commission REFUSE Development Permit Application 24-D-024 for Heavy Truck Storage, Personal – greater than one (1) unit: up to ten (10) units, office, and three (3) sea cans for the following reasons: 1. the operation of Heavy Truck Storage, Personal – greater than one (1) unit: up to ten (10) units is exceeding the capacity of the site and it is determined to have a significant negative impact on the neighbourhood or adjoining properties.

CARRIED

24-D-026

Applicant: 24-D-026 Rydan Holdings Ltd.
Development File #: 24-D-026 Discretionary Use - Light Industrial Uses (Storage Yard), Transfer Station & Free-Standing Portable Sign
Legal Land: Plan 872 2253; Block C; Lots 7&8 (SW-7-73-5-W5M)
Rural Address: Old Town Road
Zoning: Light Industrial (LI) District

MOTION: MPC 040-24

Moved by B. Pearson that the Municipal Planning Commission APPROVE Development Permit Application 24-D-026 for LIGHT INDUSTRIAL USES (Storage Yard), TRANSFER STATION and FREE-STANDING PORTABLE SIGN with the following conditions:

1. Must meet minimum setback of: Front Yard - 7.5 meters (24.6 feet) from property line East Side Yard - 7.5 meters (24.6 feet) from property line West 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. Where a Light Industrial Use is visible from a public road and/or neighbouring properties, landscaping, including trees along roadside and solid fencing of 1.9 m's high roadside screening and/or fencing shall be required to the satisfaction of the Development Authority.
3. 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 7 am & 7 pm 35dBA between 7 pm & 7 am Note: The Community Standards Bylaw #2023-03 Section 5 (1) requires that Quiet Hours within the Municipality shall be between the hours of 11 pm & 7 am on weekdays and Saturdays and between the hours of 11 pm & 9 am on Sundays and Holidays.
4. 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.

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. 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 Shari Spencer at shari.spencer@mdlsr.ca for a road weight control special permit.
7. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
8. Approaches/accesses to any development shall follow the MDLSR's Approach Construction Guidelines and Municipal Servicing Standards.
9. The Free-Standing Portable Sign must be no larger than 5.6 m² (60 ft²).
10. Only one (1) Free Standing Portable Sign is permitted per business frontage.
11. 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.
12. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighbouring landowners.
13. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
14. No other buildings or use are allowed on this lot without municipal authorization.
15. The developer shall keep the 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 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.
18. The development shall not commence until 21 days after the Date of Decision.
19. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to section 685(2.1) of the Act.
20. If the Development Permit has been appealed to the 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.
21. If the Development Permit has been appealed to the 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.

CARRIED

24-D-031

Applicant:	24-D-031 Dave & Theresa Callioux
Development File #:	24-D-031 Dwelling, Single-Detached with Attached Deck (Variance: side yard setback distance from 7.5 m to 1.2 m) and fence (Variance: height from 3.3 ft to 5 ft in front and side yard abutting a road).
Legal Land:	Plan 3363RS Block 1, Lot 6 (SW-19-75-6-5)
Rural Address:	20 Marten Drive
Zoning:	Residential Un-Serviced (RUS) District

MOTION: MPC: 041-24

Moved by D. Fulmore that the Municipal Planning Commission APPROVE Development Permit Application 24-D-031 for Dwelling, Single-Detached with Attached Deck (Variance: side yard setback distance from 7.5 m to 1.2 m) and fence (Variance: height from 3.3 ft to 5 ft in front and side yard abutting a road) with the following conditions:

1. Must meet minimum setback of:
Front Yard - 7.5 meters (24.6 feet) from property line
South Side Yard - 7.5 meters (24.6 feet) from property line
North Side Yard - 1.2 meters (3.9 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. Principal building height shall not exceed 10.6 meters (34.8 feet).
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. Building permits will only be issued for homes that 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.
5. Seasonal dwellings: Buildings and/or structures that are used for accommodation but are not constructed to the Alberta Building Code or applicable CSA standard shall be considered seasonal dwellings and are not to be inhabited on a year-round basis, regardless of the district that they are located in.
6. The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.
7. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
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 the MD Transportation Department at info@mdlsr.ca for a road weight control special permit.
12. The developer shall keep site clean and orderly.
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. 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. The development shall not commence until 21 days after the Date of Decision.
17. If the Development Permit has been appealed to the 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.
18. If the Development Permit has been appealed to the 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.
19. The Development Permit is valid for a 12-month period starting from the Date of Decision.
20. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
21. 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.
22. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to section 685(2.1) of the Act.

SUBDIVISION APPLICATIONS

24-S-08

Applicant: 24-S-08 Thomas Galliford
 Owner: Thomas Galliford
 Subdivision File #: 24-S-08 First Parcel Out
 Legal Land: NE-5-65-26-W4M
 Zoning: Agricultural (A) District

MOTION: MPC 042-24

Moved by C. Stockman that the Municipal Planning Commission REFUSE Subdivision Application 24-S-08 due to the lack of ability to access the remainder of the parcel and environmental concerns due to multiple water bodies on the quarter section.

CARRIED

24-S-09

Applicant: Don Wilson Surveys Ltd. for Elwin and Norma Whyte
 Owner: Elwin and Norma Whyte
 Subdivision File #: 24-S-09 First Parcel Out
 Legal Land: NE-32-67-1-W5
 Zoning: Agricultural (A) District

MOTION: MPC 043-24

Moved by D. Parsons that the Municipal Planning Commission APPROVE Subdivision Application 24-S-09 with the following conditions:

- a) That prior to the endorsement the registered owner and/or developer enter into 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 may include provisions for electricity, gas, and access approaches to the appropriate lots.
- b) Prior to endorsement of this plan, approaches to both parcels shall be constructed at the owner's and/or developer's expense and to the specifications and satisfaction of the Municipal District of Lesser Slave River No. 124 Transportation Department.

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- c) Any existing and proposed sewage disposal system must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta sewage standard of practice. Pursuant to the Subdivision and Development Regulation, the applicant confirms that the existing sewage disposal system is in compliance with the Alberta Private Sewage Systems Standard of Practice 2021 and amendments thereto. Should the existing system not be in compliance a new or modified system must be installed.
- d) That proposed Lot 1 of 4.21 ha (10.4 ac) is rezoned to Residential Un-Serviced (RUS) prior to endorsement.
- e) That land taxes are fully paid prior to final approval (endorsement) of this instrument affecting the subdivision is requested.
- f) 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.

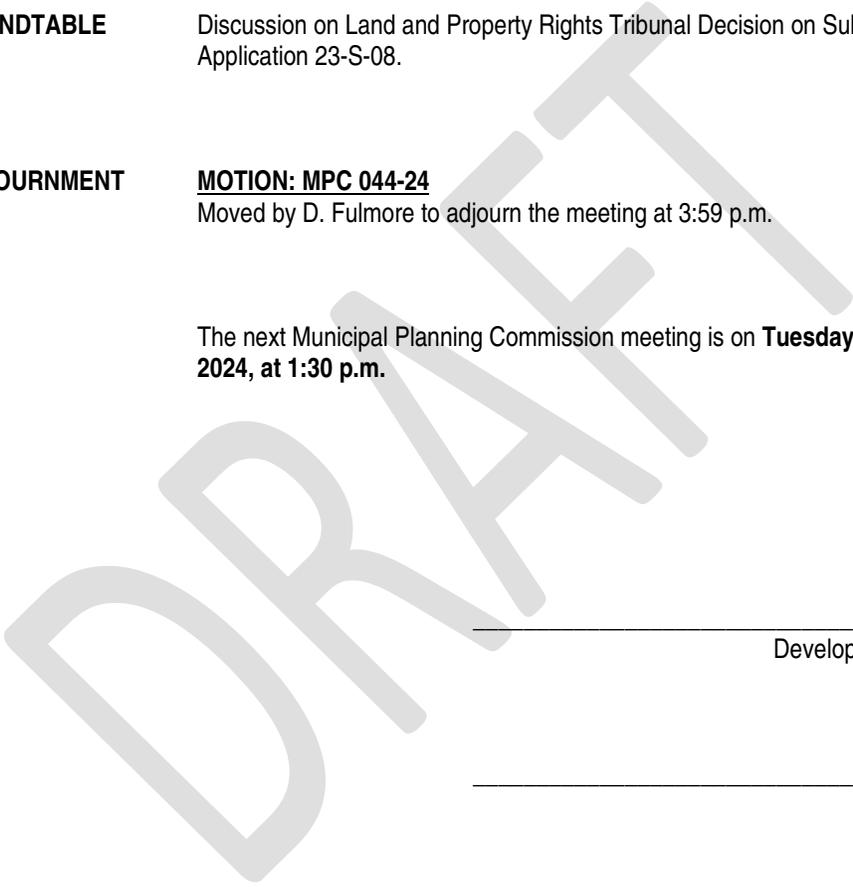
CARRIED

ROUNDTABLE Discussion on Land and Property Rights Tribunal Decision on Subdivision Application 23-S-08.

ADJOURNMENT **MOTION: MPC 044-24**
Moved by D. Fulmore to adjourn the meeting at 3:59 p.m.

CARRIED

The next Municipal Planning Commission meeting is on **Tuesday, September 17, 2024, at 1:30 p.m.**



Development Authority

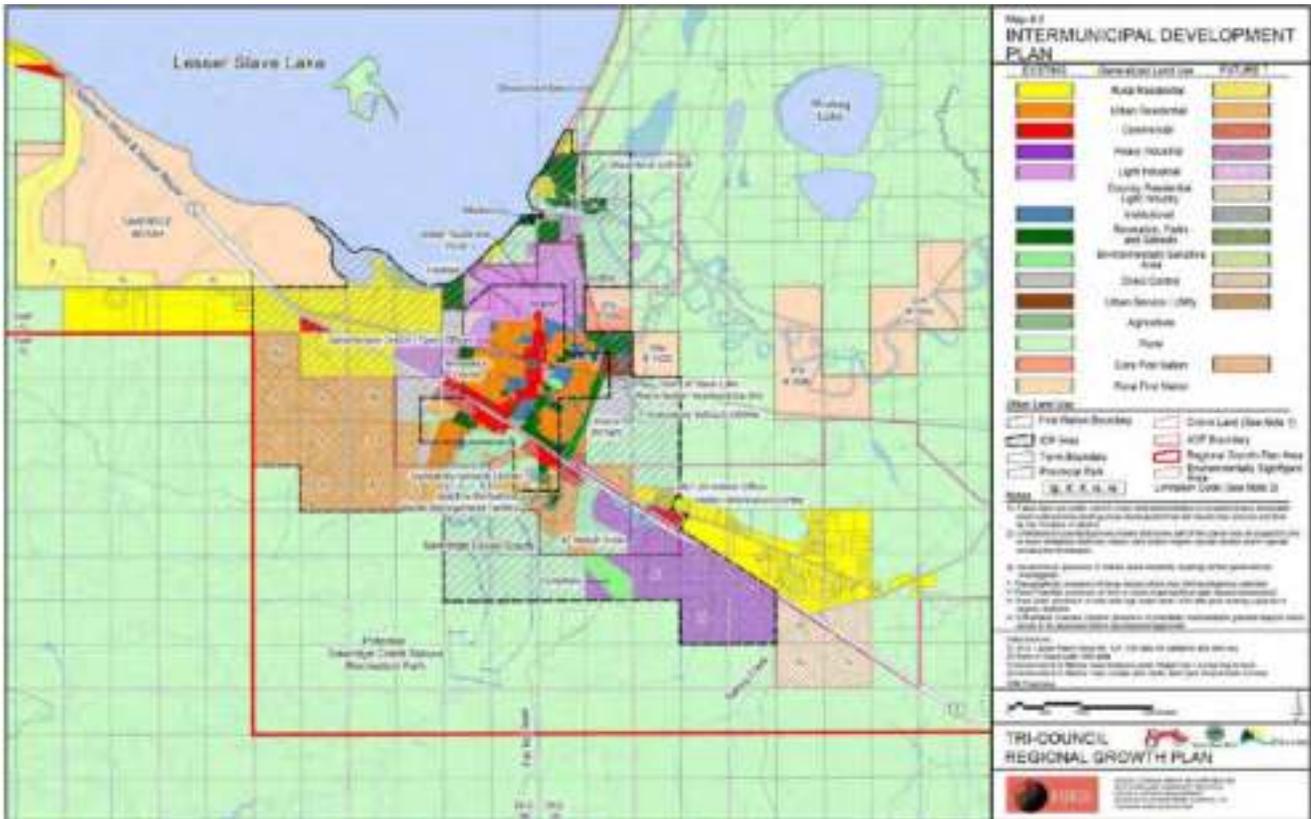
CHAIR



Draft Terms of Reference:
Intermunicipal Development Plan (IDP) Steering Committee
Update Project -2024

A. Introduction

In 2000, the Town of Slave Lake (the "Town") and the Municipal District Lesser Slave River No.124 (the "MD") developed an Intermunicipal Development Plan (IDP) to provide a framework for land use planning and to provide each municipality the opportunity to participate in the decision making process concerning the planning issues that affects lands within the IDP area (current area shown below):



After the 2011 Wildfires and the implementation of the provincial government's wildfire recovery plan, it was identified that the existing IDP be updated to include Sawridge First Nation as one of the partners (non-binding) and expand the scope of the IDP to provide a comprehensive and integrated planning strategy for land use and economic development in the three jurisdictions. In 2014, this work was completed by a 'Joint Committee' involving the Town, the MD and Sawridge First Nations, and external consultants. The current IDP (2014) relates to the Tri-Council Regional Growth Plan (RGP), the RGP Policies and Agreements, the RGP Background Reports, and the RGP Map Atlas.

A copy of the current Intermunicipal Development Plan, forming MD Bylaw 2014-08 as 'Schedule A' has been attached to this draft Terms of Reference (TOR). A number of reference documents also comprise this bylaw, as referenced in Schedule A.

As a collaborative tool, IDP expectations should be continually reviewed so all parties understand the vision and relationship and be willing to make the necessary changes over time to ensure that it continues. Ideally, they should be informally reviewed by each respective Council within the year after a municipal election so that the elected officials familiarize themselves with the joint intermunicipal planning document and are aware of the general policies. IDPs may also need to be updated due to changes in legislation or municipal or provincial projects in the plan area (ex: highway bypass plans, etc.). As the IDP has not been updated since 2014, this document is over-due for a review and update by all affected parties, with the work to be completed through the oversight of an "IDP Steering Committee".

B. Purpose

The IDP Steering Committee will be responsible for overseeing the review and update of the IDP, and will be comprised of representatives from the MD, the Town, and Sawridge First Nations (non-binding partner).

Major duties/goals of the update project will include, but are not limited to :

- SWOT (strengths, weaknesses, opportunities, and threats) analysis for all parties, specifically in terms of how intermunicipal issues are dealt with
- Identification of the most critical issues and concerns that the municipalities/jurisdictions and the local region must address in the short and long term future. The issues will be categorized as (1) those that impact the jurisdictions individually; (2) those that impact the jurisdictions jointly; and (3) those that impact the region as a whole
- Review/update of the current IDP area
- Review/update existing Intermunicipal Area Structure Plans (ASP's), or examine the need for any new ones
- Identification of new economic and land development potential
- Identification of any new growth nodes for residential, industrial, commercial and recreational uses that will be used for current growth and protected for the future growth of the three jurisdictions
- Identify lands as logical areas for future annexation

- Review/identification of current and new referral areas and the areas to be protected for the long term growth while ensuring permitted uses are developed
- Identification of any new areas for the development of Industrial Parks, including the development standards and any predevelopment treatments required
- Review/identification of current and new protection of physical features and environmentally sensitive areas
- Review/update any mitigation strategies specific to fire, flood, and drought concerns
- Review/update of the regional industrial and residential growth strategy
- Review/update of the economic development strategy in the IDP for future investments on the regional infrastructural projects (e.g. water, sewage, transportation etc.)
- Mapping updates as needed
- Develop a review schedule for the IDP going forward
- Other updates/additions to the IDP as per the consensus of the Steering Committee, including any new joint municipal goals
 - Final project stages (primarily administrative functions, with Committee support/endorsement):
 - Preliminary presentation of the updated plan to all respective Councils
 - Completion of the public consultation process (may include advertising, public surveys, open houses, etc.)
 - Incorporation of public input and presentation to all respective Councils
 - Presentation of final draft document to all respective Councils, followed by Public hearing, as per the MGA
 - Approval of final draft by all respective Councils
 - Overall education and awareness to the public as the process unfolds, and after the plan has been updated and approved by the respective Councils

While completing the above, various factors related to the overall intent of the IDP will continue to be considered:

- Development in the three jurisdictions to be carried out in a manner that is compatible, equitable and fair to the residents of all communities in the IDP area.
- Orderly and sustainable development, while enabling the potential growth areas in all three jurisdictions for future expansion. This includes ensuring fringe development in any of the jurisdictions have respect for the development and plans of neighbouring municipalities / jurisdictions i.e. allowing only compatible development
- Attraction of economic opportunities through the regional land use planning and infrastructure investment plan
- Municipalities/jurisdictions to be development-ready and future oriented in their efforts to attract economic activity
- Continued assessment of growth needs and financial impact of future growth on the municipalities in terms of real cost of development.

- Effective coordination between jurisdictions for transportation systems and protection of required land for future road and trail network developments
- Effective referral mechanisms and dispute resolution mechanisms
- Possible financing opportunities with other tiers of government to support studies related to land use and other growth planning

C. Committee Composition/Term of Appointment

The IDP Steering Committee will consist of representatives from the MD, the Town, and Sawridge First Nations, utilizing the following recommended composition:

- 1 Councillor from the MD
- 1 Councillor from the Town
- 2 Members from the Municipal Planning Commissions ('MPC', i.e. 1 representative from the MD MPC and 1 representative from the Town MPC, as selected by the respective MPC's)
- 1 Project facilitator – provided by the MD, as funded through the APC grant (non-voting)
- 2 Administrative Planning Experts- 1 from the Town, and 1 from the MD, as selected by the respective administrations (non-voting)
- 1 Representative from Sawridge First Nations and/or Tri-Council, with the intent of providing representation for Sawridge First Nations
- CAO involvement from each party as deemed necessary(non-voting)

The members of the Committee shall be appointed by their respective councils for the duration of one year.

D. Chair

The Chair shall rotate between a member of the MD, a member of the Town, and a member of Sawridge First Nations

E. Anticipated Meeting Frequency

Exact meeting frequency (including days/times) and format will be determined by the Steering Committee at the first organizational meeting, with guidance provided by the Project Facilitator. However, it is anticipated that the following meetings and/or workshops will be required for the Committee*:

- Start-up Meeting: update/organizational meeting (introductions, review/finalization of Terms of Reference, meeting schedule, educational presentation, project review, etc.)
- SWOT Analysis Workshop and review of existing documents & related materials
- Municipal 'Goals and Land Use Perspectives' exercise

- Follow-up meetings for Committee, as required

(*There may be additional requirements for the Steering Committee during the final project components as listed under the main project duties/goals).

Therefore, it is suggested that the meeting frequency of the IDP Steering Committee will be tri-weekly for the course of the project duration (approximately 6-7 months). The Steering Committee may be required to have approximately 10 meetings during this timeframe, but this number may fluctuate.

F. Overall Project Timeframe

It is anticipated that the overall project will take approximately 6-7 months (final timeframe will depend on numerous factors, including meeting schedules as determined by the Committee, and administrative resources available from both the MD and the Town).

It is expected that the IDP steering Committee will have its first meeting in November of 2024, with the project commencing thereafter. Estimated project completion date is April-May of 2025.

SCHEDULE A

INTERMUNICIPAL DEVELOPMENT PLAN

1.1 Purpose of the Intermunicipal Development Plan

The intent of this Intermunicipal Development Plan (IDP) is to outline a cooperative framework for the coordination of planning and development that is of joint interest between the Town of Slave Lake (the Town) and the Municipal District of Lesser Slave River No. 124 (the M.D.).

This IDP is a statutory document prepared in accordance with the Municipal Government Act (MGA). Generally speaking the IDP addresses land uses that occur in proximity to two different municipalities and sets forth criteria for how future growth and disputes should be managed.

1.2 Reference Documents

Documents that comprise the Regional Growth Plan include:

Part A of Growth Plan Policies and Agreements: Tri-Council Regional Growth Plan Policies

Appendix A: *Tri-Council Regional Growth Plan – Background Report*, which provides research benchmarking and recommendations on specific Regional Growth topics.

Appendix B: *Tri-Council Regional Growth Plan – Map Atlas*, which provides large format maps to support the Regional Growth Plan

1.3 Document Precedence

The Tri-Council and CAO Secretariat Governance Protocol (found in Appendix C) is the authority for regional governance and shall take precedence over the Regional Growth Plan and will inform the Intermunicipal Development Plan.

The Intermunicipal Development Plan shall take precedence over the Regional Growth Plan Agreement within the IDP Area.

1.4 IDP Area

In recognizing the mutual benefits of enabling growth for both municipalities, the IDP Area identifies areas that provide opportunities for the Town's long-term growth without compromising future M.D. growth objectives.

While this area is substantially larger than what could be considered required to accommodate the projected growth, the Plan Area preserves long term urban growth capacity consistent with the principles of Intermunicipal cooperation.

The Town and the M.D. agree that developing a Plan Area is critical to the preservation of their long-term interests. The boundaries identify the area in which the Plan policies will apply and work towards the coordination of land uses between the Town and the M.D.

With the development of the Plan policy, a framework is established to enable each municipality to achieve its goals and economic prospects. The communication process will allow each municipality the opportunity to provide input into development decisions in areas that each have identified as important to coordinate their growth.

While there are regional interests that have been identified, it is recognized that the M.D. has the final jurisdiction in matters of approving statutory plans, LUB amendments, subdivisions and developments outside the Town boundary. The purpose and intent of the IDP is to minimize, if not eliminate, the need for appeals under Section 690 of the Act between the two municipalities. Similarly, the M.D. recognizes the inherent right of the Town to make land use decisions within its boundaries.

The IDP Area is illustrated in Figure 4 of Part A- Tri-Council Regional Growth Plan Policies.

1.5 Definitions

"Local Government". The term "Local Government" means a municipality or a First Nation.

"Tri-Council". The term "Tri-Council" refers to the combined Councils of the Town of Slave Lake, the Municipal District of Lesser Slave River No. 124 and the Sawridge First Nation.

"CAO Secretariat". The term "CAO Secretariat" refers to the Chief Administrative Officers (CAOs), or their designates, of the Town and M.D. and the Executive Director of the Sawridge First Nation acting collectively.

"Regional Growth Plan". The term "Regional Growth Plan" ("RGP") refers to the set of documents comprising the regional growth Plan, including Tri-Council Regional Growth Policies, Background Document, and Map Atlas, which together provide planning and policy direction for Tri-Council.

"Regional Growth Plan Agreement". The term "Regional Growth Plan Agreement" ("RGPA") refers to the Tri-Council Agreement establishing Regional Growth Plan, as the planning and policy direction for Tri-Council.

"Intermunicipal Development Plan". The term "Intermunicipal Development Plan" refers to a statutory plan conforming to the Municipal Government Act (RSA 2000, C.M-26) containing policies that are prepared by two or more neighbouring municipalities. The main purpose of an IDP is to ensure that future growth reflects the mutual and individual interests of the municipalities involved.

1.6 Regional Growth Plan Policies

Policies of the Regional Growth Plan Agreement are applicable to the lands included in the Intermunicipal Development Plan Area. RGP policies are outlined in Part A of this document: *Tri-Council Regional Growth Plan Policies*:

- Section 1 - Introduction
- Section 2 - Inter-Jurisdictional Collaboration
- Section 3 - Environmental Stewardship
- Section 4 - Social Responsibility
- Section 5 - Economic Prosperity
- Section 6 - Managing Growth

1.7 Intermunicipal Development Plan Policies

Policies of the Intermunicipal Development Plan are described in Part A of this document: *Tri-Council Regional Growth Plan Policies*: Section 7: Intermunicipal Planning.

1.8 **Plan Administration**

Land use matters, referral procedures, plan amendment, dispute resolution, and annexation related to the Intermunicipal Development Plan are described in Part A of this document: *Tri-Council Regional Growth Plan Policies: Section 7: Intermunicipal Planning*.



Lesser Slave River

Municipal Planning Commission

Subject:	Development Permit Application Discretionary Use
Date:	11/19/2024
Presented By:	Samantha Dyck, Planning & Development Officer
Attachments:	<i>Application, Site Plan, Site Photos, Maps</i>

File Number	24-D-044
Land Use District	Community Facilities (CF)
Community:	Hondo
Legal Location	Plan 952 3561; : Lot A (NW 13-70-01-W5M)
Applicant:	Ted Barnes
Landowner(s):	1072166 Alberta Ltd.

PURPOSE: To approve Development Permit Application #24-D-044 for two (2) Accessory Buildings (Bunkhouses) to a Discretionary Use (Recreation Camp).

BACKGROUND:

This property has 48.98 hectares (121.03 acres) and is located approximately 11 km from Smith. In 2021 the landowner was approved for a Recreation Camp with 20 cabins by the Municipal Planning Commission. In 2022 they had an Event Facility, Shower House, 2 Sea Cans and an Accessory to Recreation Camp – Accommodation Facility approved. In 2023 they added 2 bunkhouses, applied to change the use of 2 buildings to accommodation facility (which was denied), as well as receiving a variance to the setback from the lake for another building.

This application is to add 2 more bunkhouses to the property, which will add an additional eleven (11) bedrooms to the site. One bunkhouse with four bedrooms and two bathrooms will be to accommodate people with disabilities. This bunkhouse will be located on the site to the east of the house and approximately 40 meters from the lakeshore. The seven-unit bunkhouse will be located on the west side of the property immediately beside the two bunkhouses that were approved last year and approximately 45 meters back from the lakeshore. Both bunkhouses will be painted to match the color scheme of the other units on site in white and with green trim.

SITE ANALYSIS:

Servicing Type: Septic Field and Holding Tanks

Soil type: Eluviated Eutric Brunisol; Very Course textured sand and loamy sand

Topography: H1I – Hummocky – low relief. Mostly flat with a gentle slope towards the lake

Wetland inventory:



Farmland inventory: 4MT(10) Severe; Crops are adversely affected by lack of water due to inherent soil characteristics. Landscapes with slopes steep enough to incur a risk of water erosion or to limit production. 100% of the property.

Flood risk: No Flood data available for this area.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

Section 6.0 Agriculture

Agriculture is a significant land use in the southerly portion of the MD. In this area, the protection of agricultural operations and minimizing the conversion of agricultural lands to non-agricultural uses is a priority.

6.1.1 Agricultural Areas

Within the Agricultural Areas as illustrated in Maps 1 & 2, farming shall be the predominant land use. As such, farming will have priority over all other land uses. The MD shall protect existing agricultural operations from the incompatible non-agricultural land uses.

7.1.1 Support for Recreation Development

Within the MD, recreational uses such as campgrounds, day use areas, picnic sites, hiking and ski trails, and other similar uses, as developed by either private or public interests shall be allowed in all areas, provided that they do not interfere with agricultural operations or resource extraction and processing industries.

7.2.1 Recreational Use in Environmental Areas

The MD supports the use of lake shores, river corridors, and other environmentally sensitive areas for passive recreational purposes that do not place undue stress or harm on the resource.

Farming should take priority over all other uses in this area however Section 7.1.1 allows for the recreational use so long as it does not unduly affect or interfere with farming operations. This Recreation Camp is kept totally within the boundaries of the property and has maintained for the most part, the 30 m setback from the shoreline. Additionally, the property in question, is noted to have poor soil quality and would not make for good farmlands.

Land Use Bylaw

Section 7.7 Community Facilities District

7.7.1 To accommodate a range of public and private uses which provide cultural, medical, social, religious, educational, government and recreational uses throughout the MD.

7.7.4 Development Regulations for development in the Community Facilities (CF) District:

REGULATION	PROVISION
1	Parcel Area (minimum) 360 m ² (3,875 ft ²)
2	Parcel Width (minimum) 7.5 m (24.6 ft)
3	Site Coverage (maximum) Fifty percent (50%)
4	Front Yard Setback (minimum)* 3 m (9.8 ft)
5	Rear Yard Setback (minimum)* 3 m (9.8 ft)
6	Side Yard Setback (minimum)* 1.2 m (3.9 ft)
7	Height (maximum) 10.6 m (34.7 ft)

*NOTE: REFER TO SECTION 8.2 FOR SETBACKS FROM ROADS
REFERENCE SECTIONS 8, 9 AND 10 FOR OTHER APPLICABLE REGULATIONS.

This property is zoned as Community Facility and is 121 acres. The site inspection revealed that while there are many RVs on site in addition to the cabins and bunkhouses, there is still plenty of land that is not used, and all development is far away from the road. The preliminary Real Property Report that was submitted in 2022, shows that all development is at minimum 152 meters away from the road. The development is sheltered from the road by many trees and as such none of the development is visible from the road.

Schedule A

VISUAL APPEARANCE

Sometimes, buildings/ structures are designed where they do not fit with the surrounding form or landscape and become unappealing or diminish the surrounding community. Regulating the design of buildings can be challenging in balancing an individual’s freedoms and being part of a community. To balance this challenge, applications may be required to provide information to understand how a building will fit within its surrounding neighbourhood

The development is 2 industrial type buildings that will be painted to match the ones already on site. They are not visible from the roadway.

TRAFFIC/ACCESS

Regardless of the type or form of development, any development will inevitably result in an increase in traffic and may impact safety and the existing road infrastructure. An increase in traffic has two main consequences; first, it has impacts on the movement of goods, services and people, and second, it can impact roadway design (and subsequent cost) if the roads predominantly used weren’t built to a standard to handle the increase in, or vehicle type, of traffic.

Owners also have a responsibility to provide safe loading to occur on-site to avoid stopping or slowing the flow of traffic and from a safety perspective. Access to a site is also important to avoid conflicts between traffic and functional movement of vehicles and pedestrians between varying spaces. It is important to balance the site specific and broader potential impacts related to how access is provided to a site.

With the additional units on site, this will allow for another 11 people to be living on site. During the site inspection, it was noted that there are approximately 30-35 recreational vehicles on site, as well as multiple alternative living accommodations (tents/yurts/cabins). There is the possibility for

accommodations for well over 150 people which is a significant traffic impact to the area and the roads.

NOISE

Various land uses can generate noise that can be of nuisance to adjacent lands or even extend into the wider community beyond what might be anticipated. Example 1: A 24/7 industrial operation next to a campground. The industrial operation is very noisy, and campers quickly catch on resulting in fewer visitors. Example 2: in a country residential community, a neighbour is a semi-truck driver. On very cold evenings, the truck needs to run throughout the night, resulting in neighbours having an interrupted sleep. [The development on this site is sheltered from adjacent sites and the roadway by a shelterbelt. There is only one residential property that abuts this land that does not belong to the same owner and we have received no comments or concerns regarding this matter](#)

ODOUR

Land uses that generate toxic odours, such as landfills and confined feeding [lots](#), are often regulated by [provincial](#) bodies - and aren't managed through a Land Use Bylaw. However, unassuming uses, such as waste receptacles areas, breweries, or even restaurants can generate undesirable odours. While not overly concerning for those passing by, it can be of nuisance for [adjacent landowners](#), especially if the odour is consistent.

[As a recreation camp no odors should be an issue.](#)

LIGHT

Light pollution is a consequence of human-made sources of light - whether it be from a [building](#), a vehicle, streetlights, etc. - that can have a disruptive effect on the surrounding environment. This could impact residential homes, change the natural landscape or affect the ability to view the stars.

[The development is hidden by a shelterbelt and there are no close neighbors that could be affected by additional lights on the property.](#)

DUST

In rural municipalities most driveways, parking areas and some municipal [roads](#) are unpaved. During summer/ dry periods, vehicles driving on unpaved [roads](#) can generate dust that can be a nuisance to homeowners, businesses and the general public. Did you know: front [yard setbacks](#) in rural areas are often larger than in urban areas to reduce the impact dust has on a dwelling.

[The access to this property is off of Croswell Road which is a gravel road as is the driveway. The applicants have a posted maximum mileage on the property of 30km/hr. This should keep any dust issues to a minimum.](#)

VIBRATION

Some industrial operations can cause ground vibration that can be felt kilometres away. Apart from feeling like the world is constantly rumbling, vibrations can have detrimental effects that can cause [foundations](#) to crack on [buildings](#) and infrastructure, which typically have a costly price tag to fix. Heavy trucks can create vibration, which depending on the community in which it occurs, can have an impact on the community and their infrastructure. Vibration can also have an impact on the natural environment that can affect wildlife, and their habitats.

[Vibration should not be an issue with this development.](#)

ENVIRONMENTAL

It is widely understood that land uses and development of various types and forms can have an impact on the natural environment. Understanding what that impact is, and its magnitude is critical when weighing the impact against the economic and social benefits.

[This development is on the shores of Mosquito Lake and as such it is an environmentally sensitive area.](#)

MUNICIPAL INFRASTRUCTURE

New/ additional development may trigger an influx of pressure on existing municipal services (water, sewer/sanitary, roads and storm), that could require infrastructure upgrades, or even expansions. Similarly, new/ additional development may trigger the creation of new roadways or the upgrading of existing roadways.

Only our roads will be affected by this development. Adding the ability to have eleven more people on site should not require upgrades to the roads.

FISCAL

Residential development is typically subsidized, on average, of 3 to 1 by the non-residential tax base (industrial and commercial development). Understanding where tax dollars are invested and who they are servicing is a part of the development “go-or-no-go” equation. If a new development requires a significant amount of municipal dollars to service, but only yields a minimal tax return, is it money well spent?

The municipality has a responsibility in managing services to the community in a responsibly fiscal manner. In some circumstances an applicant may need to carry out a fiscal impact assessment for the MD to understand the impact services they inherit from the development and their fiscal capacity to maintain, operate and eventually replace in context to the tax rates generated by the development.

By adding more development to the site, the applicant will see a rise in their tax assessment.

CUMMULATIVE

The cumulative impact is the incremental increase overtime of uses that when combined have a significant impact on a community.

The cumulative impact of this property is significant. As a large group of people can be accommodated on the property, there is no ability to know just how many people are on the site at any given time.

BENEFIT/RISKS:

The benefit of adding more accommodations to the site is that the “camp” will allow for more people to stay there.

The risk with approval is that should there be an emergency situation, the MDLSR will not know just how many people will need to be accounted for.

FINANCIAL IMPLICATION:

None

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Letters were sent to adjacent landowners allowing for comments/concerns to be addressed. At this time no responses have been given.

Alberta Transportation and Economic Corridors - The applicant applied and for and received a Development Permit from Alberta Transportation and Economic Corridors. These are their conditions:

This permit is subject to the following terms and conditions, which should be carefully reviewed:

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee

the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.

3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.

4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes

5. In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.

6. The Permittee shall conform to the approved site plan. Failure to conform to the approved site plan without an approved amendment may result in enforcement measures as laid out in the Act

7. The proposed development is to be set back from the highway right of way, as shown on the attached site plan. No encroachment within this setback distance is permitted without an amendment to this permit.

8. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access.

9. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.

10. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit

11. This permit approves only the development contained herein, and a further application is required for any changes or additions

12. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.

13. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Development Permit Application 24-D-044 for Two (2) Accessory Buildings (Bunkhouses) to a Discretionary Use (Recreation Camp) with the following conditions:

1. Must meet minimum setback of:
 - Front Yard - 7.5 meters (24.6 feet) from property line
 - North Side Yard - 7.5 meters (24.6 feet) from property line
 - North Side Yard - 1.2 meters (3.9 feet) from property line
 - Rear Yard - 7.5 meters (24.6 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 must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Shari Spencer at shari.spencer@mnlr.ca for a road weight control special permit.
3. Accessory building height shall not exceed 8 meters (26.3 feet).
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. The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.
6. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
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. No portion of any building shall project onto, over or into a minimum required yard.
9. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
10. 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. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
14. 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.

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 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.
18. If the Development Permit has been appealed to the 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.
19. **Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.**

ALTERNATIVE MOTION:

1. **That the Municipal Planning Commission REFUSE Development Permit Application 24-D-044 for Two (2) Accessory Buildings (Bunkhouses) to a Discretionary Use (Recreation Camp) for the following reasons:
 - a) (Give reasons)**
2. **The Municipal Planning Commission may TABLE Development Permit Application 24-D-044, to the next regular meeting or until additional information is received. Administration does not recommend this option as the applicant has provided all information required to provide a decision.**

Prepared By: Samantha Dyck, Planning & Development Officer
Reviewed By: Ann Åsfrid Holden, Planning & Development Officer
Approved By: Rudolf Liebenberg, Director Planning, Utilities, & Protective Services

Site Inspection – Discretionary Application 24-D-044

Plan 952 3561; ; Lot A (NW 13-75-01-W5M)



Location Site for 7 Bed Bunkhouse



New landing to access the 7 individual units. The unit will be painted to match the adjacent bunkhouses in white and green.

AGENDA ITEM #7.1



A railing will be added to this deck prior to occupancy.



View from the South side of the bunkhouse.



New Accessible Bunkhouse with 4 units and 2 bathrooms.



Deck is awaiting railing. As with the other unit, this will be painted white and green.

AGENDA ITEM #7.1



Deck has a wheelchair ramp to allow those will mobility issues to access units.



Unit is in view of the lake but located the required 30 meters from the shore.



**Lesser Slave River
Planning & Development**

DEVELOPMENT PERMIT APPLICATION

I/We hereby make application under provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

Application Fee:

Form Received:

I/We understand that this application must contain the following:

STRUCTURE INFORMATION:		SITE INFORMATION:	BUILDING PLANS OUTLINING:	
Proposed Structure	Proposed Use	Site Plan (page 4)	Size	Floor Plan
Existing Structure	Existing Use	Setbacks	Height	Exterior Finishes

APPLICANT NAME:
Ted Barnes

POSTAL ADDRESS: _____ **POSTAL CODE:** _____

HOME NUMBER: _____ **CELL NUMBER:** _____

Complete if different from applicant:

REGISTERED LANDOWNER NAME:
1072166 Alberta Ltd.

POSTAL ADDRESS: _____ **POSTAL CODE:** _____

HOME NUMBER: _____ **CELL NUMBER:** _____

LAND LOCATION:

NW 13 70 1 WS OR _____
 Quarter Section Township Range Meridian Lot Block Plan

TOTAL NUMBER OF:
 121 _____ OR _____
 Acres Hectares

DESCRIBE THE EXISTING DEVELOPMENTS ON THE LAND:

53 campsites, 2 Shower Houses, Work Shop, Museum, Single Family Residence, 10 cabins, SeaCan storage, Pole Barn, 3 Bunk Hc



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | SECTION 2

Application No.:

DESCRIBE THE PROPOSED DEVELOPMENT:
Addition of two bunk houses.

DESCRIBE THE PROPOSED USE:
Four season and limited mobility accommodation. See attached document for Site Plan and Details.

IF DEVELOPMENT/USE INVOLVES CONSTRUCTION:

Building Size: sq. ft. / Metres Length x Width: 12 x 42 Metres / Feet

Height (grade to peak): Metres / Feet

Roofing Material: Metres / Feet **Siding Material:** Metres / Feet

Front Yard Setback to Property Line: Metres / Feet **Rear Yard Setback to Property Line:** Metres / Feet

Smallest Side of Yard Setback to Property Line: Metres / Feet **Estimated Cost of Project:** \$ 15,000

Start Date: 20 Sept 2024 **Estimated Completion:** Nov 2024

Is this Application for the Principal or Secondary Use on this Parcel? (please check one) Principal Secondary

Is the Development Within 1/2 mile of a Provincial Highway? Yes No

If yes, Highway #:

If yes, a Roadside Development Permit is Required from Alberta Transportation. Provided? Yes No

Does the Subject Land Contain an Oil or Gas Facility or Pipeline? Yes No

Does the Subject Land Contain a Water Body or River? Yes No

If yes, Name: Hondo Lake aka Mosquito Lake

Is the Development Near Slopes of 15% or Greater? Yes No

Type of Sewage System: Septic Field and Holding Tanks
(septic field, holding tank, open discharge, lagoon, municipal servicing)

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.
NOTE: Registered Owner's signature is required if different from applicant.

Signature of Applicant

21 Sept 2024
Date

Signature of Registered Landowner

21 Sept 2024
Date

FOR ADMINISTRATIVE USE

Land Use Classification:

Fee Enclosed:
Yes No

Amount:

Receipt No.:



**Lesser Slave River
Planning & Development**

DEVELOPMENT PERMIT APPLICATION | SITE PLAN



Note: The location sketch must be completed. Please indicate the following items on the sketch: **access/approaches, set backs, water bodies, right of ways,** and provide the dimensions of the **sides, front, back, and height.** Should the space provided be insufficient when answering any of the above questions, please attach a list of additional information.

LEGAL LAND DESCRIPTION:

NW	13	70	1	WS	0R			
Quarter	Section	Township	Range	Meridian	Lot	Block	Plan	

Signature of Registered Owner: _____ Date: 21 Sept 2024



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | RIGHT OF ENTRY

Please complete the following right-of-entry form and include it with your Development Permit Application.

Right of Entry for an Authorized Person of the Municipal District of Lesser Slave River No. 124 for the Purposes of a Site Inspection of the Land Affected by the Proposed Permit Application.

- I DO
- I DO NOT

give consent for an authorized person of the **Municipal District of Lesser Slave River No. 124** to enter upon the land that is subject to the application for the purposes of making a site inspection in order to evaluate the proposed application and monitor its compliance.

LAND LOCATION:

NW	13	70	1	W5	OR			
Quarter	Section	Township	Range	Meridian		Lot	Block	Plan

T. H. Barnes
Applicant Name (please print)

T. H. Barnes
Signature of Applicant

21 Sept 2024
Date

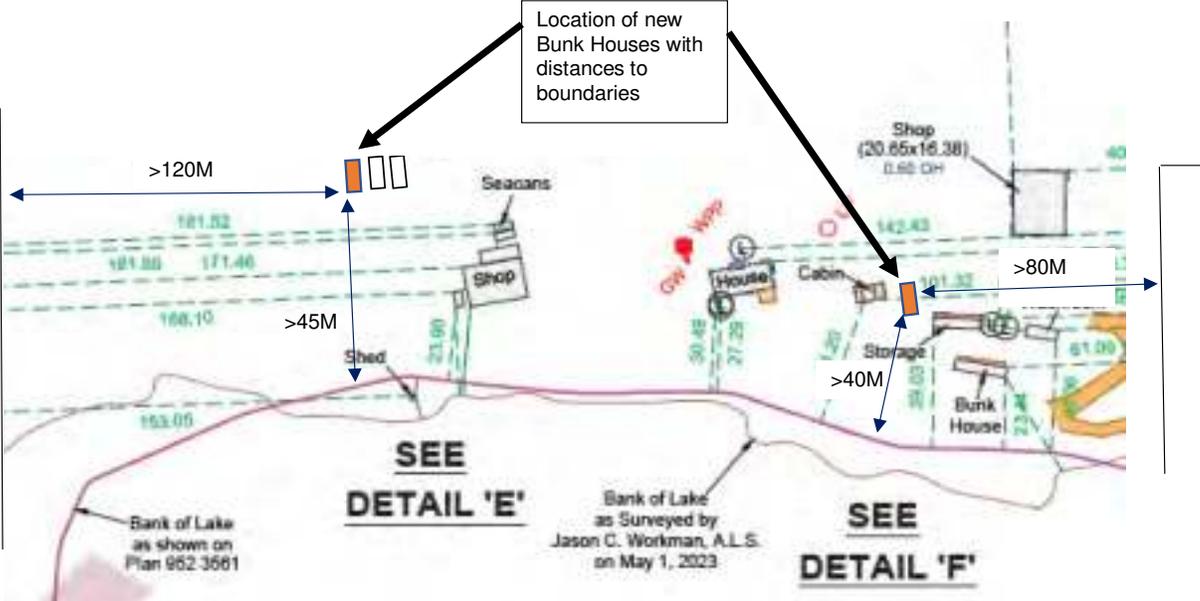
Attachment to Development Permit Application 3 Oct 2024
Two Bunkhouse Units at Midnight Sky

Proposed: Add two prefabricated bunk house units as shown on plans below. New 7 bed bunk house will not be visible from road. New Accessible bunk house will be slightly visible from road and trees will be maintained or add to reduce visibility.

Site Plan:



Location of New Bunk Houses



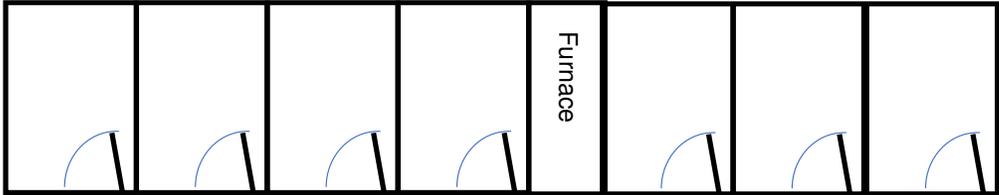
AGENDA ITEM #7.1

Photo of newly painted and detailed existing Bunk houses Aspen and Birch. Indicated in blue rectangles on location plan above, next to proposed 7 bed Bunkhouse.
Note: 16' spacing maintained for fire code.

Existing Bunkhouse units: Aspen and Birch with new colour scheme.
This colour Scheme will be applied to the new units also.



New 7 Bedroom unit to be placed adjacent to Aspen and Birch:
To be named "Cedar": 11.5' wide by 60' long, 10' high
EPDM Roof and Metal Sides. Seven individual bedrooms, each with exterior doors.

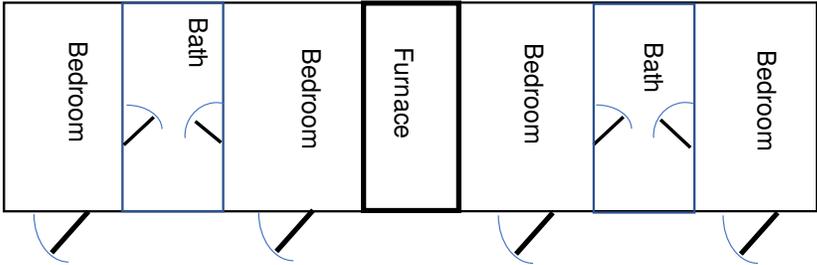


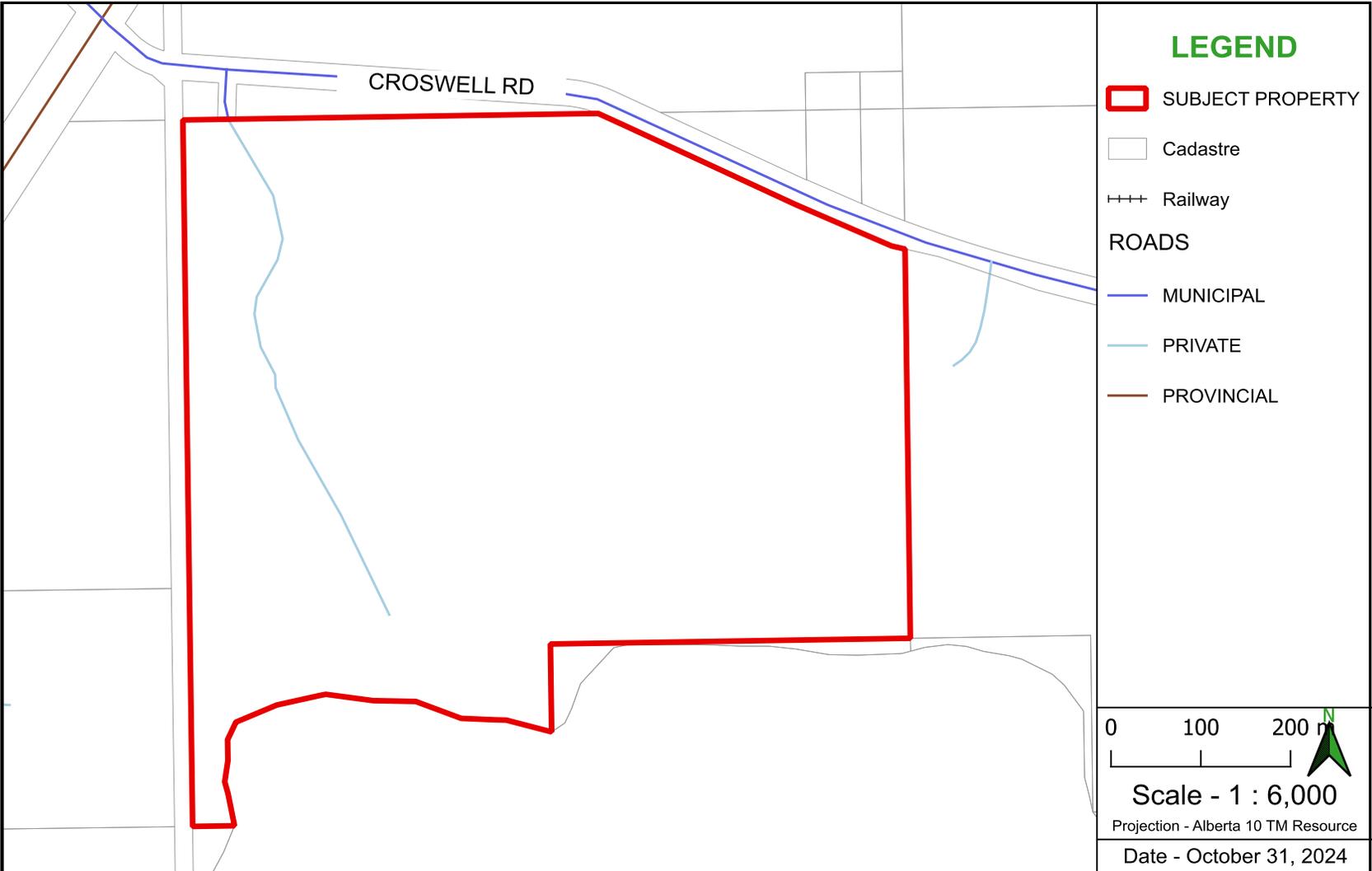
AGENDA ITEM #7.1

New 4-bedroom 2 bath unit. To be named "Northern Lights," 12' wide x 58' long, 10' high EPDM Roof and Metal Sides. Two bathrooms shared between each of two bedrooms. This unit will be accessible to limited mobility.



Floor Plan:





Development Permit 24-D-044

Location Map

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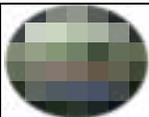
Development Permit 24-D-044

Location Map

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Municipal District of
Lesser Slave River 124

Development Permit 24-D-044

Location - NW-13-70-01-W5



-  Area of Interest
-  Provincial Highway
-  Cadastre
-  MD Boundary

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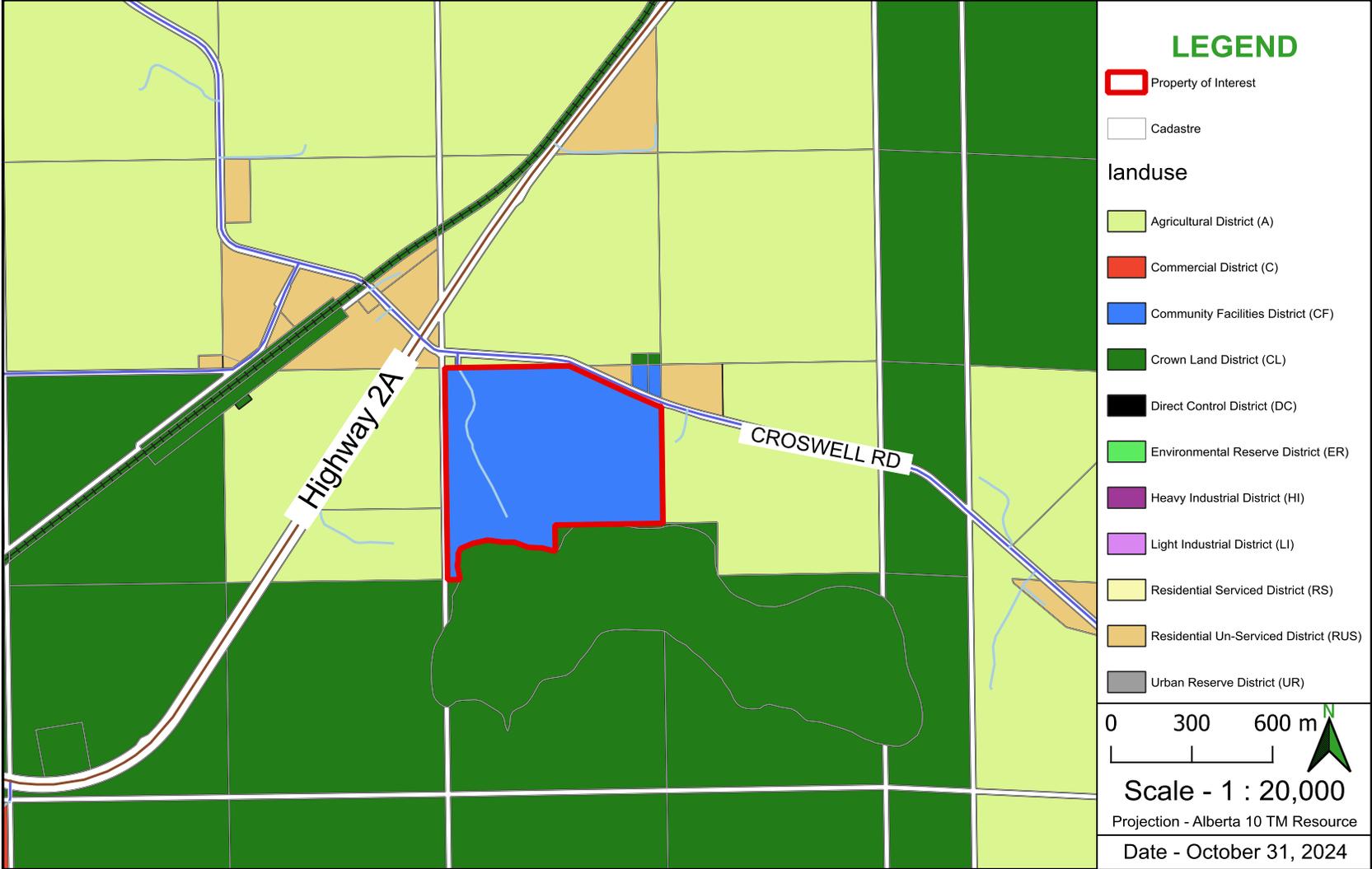
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0 125 250 m 

Scale - 1 : 10,000

Map Print Date : October 31, 2024

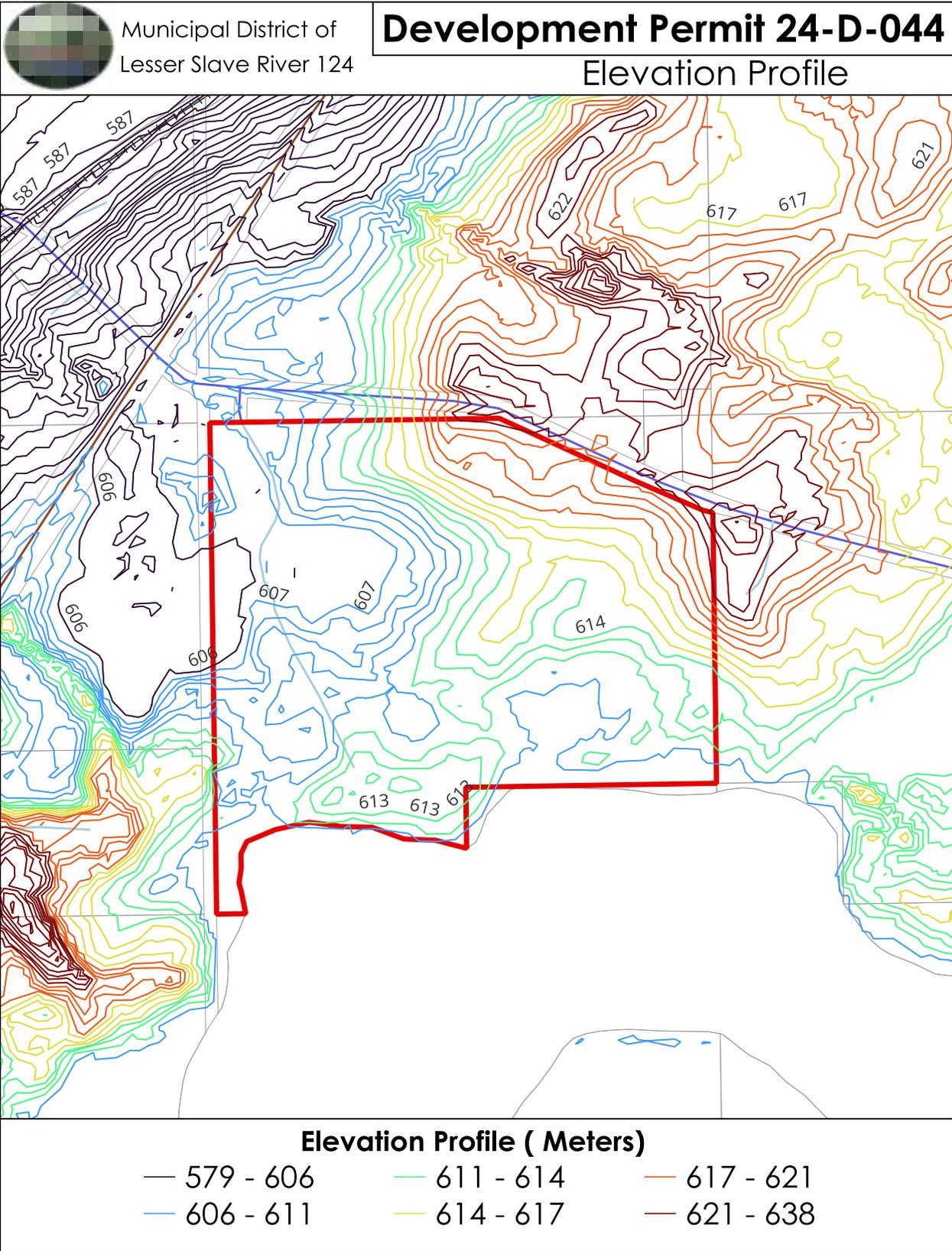


Development Permit 24-D-044 Zoning Map

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Municipal Planning Commission

Subject:	Development Permit Application - Variance
Date:	11/19/2024
Presented By:	Samantha Dyck, Planning & Development Officer
Attachments:	<i>Site Photos, Application, Site Plan, Maps</i>

File Number	24-D-047
Land Use District	Residential Un-Serviced (RUS)
Community:	Marten Beach
Legal Location	Plan 5236 TR, Block 1, Lot 10 (NW-18-75-6-W5M)
Applicant:	Rudi Woolston
Landowner(s):	Rudi Woolston

PURPOSE: To install a cabin on the applicant’s lot in Marten beach with a variance to the required north side yard setback of 7.5 meters to 2.0 meters.

BACKGROUND:

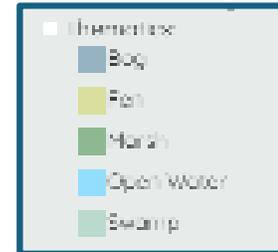
The landowner purchased this lot in 2023 and is coming forward with an application to put a cabin on the property. As the lot is partially within the flood plain, she would like to locate the cabin as close to the north property line as possible. The required side yard setback in the Residential Un-Serviced District is 7.5 m and the applicant would like to have a variance to 2.0 m. This is a 73% variance of the setback requirement.

With the proposed LUB changes to have the required side yard setback be 1.2 meters, this would negate the need for a variance. However, that is coming in the next few months and the application is before us now. The applicants’ lot is 24.38 m wide, with the required 7.5 m side yard setback on each side, this leaves a very small building pocket. Additionally, this property is slightly within the flood plain with the southern corners being affected. By allowing the variance to the north side yard, this allows the landowner to make sure that their development is completely outside of the flood plain area.

SITE ANALYSIS:

- Servicing Type: Holding Tank and Cistern
- Soil type: CLI:4 - Soils in this class have severe limitations that restrict the range of crops or require special conservation practices.
- Topography: Treed and mostly flat

Wetland inventory:



Farmland inventory: No data available

Flood risk: Minimal

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS

Municipal Development Plan

Section 2.0 Community Areas

The Community Areas within the MD consists of hamlets and other settlements, and country residential development areas. These Community Areas serve different roles and functions....

2.1.1 Development in the Community Areas shall be predominantly residential in nature, with commercial, institutional and light industrial development in appropriate locations which do not interfere with or conflict with the predominant residential land use.

2.1.4 The MD's existing hamlets shall be encouraged to accommodate new development based on existing infrastructure, community services and location. Each hamlet shall be considered as a potential node for accommodating an appropriate mix of residential, commercial, recreational and/or institutional land uses. Further, the MD supports all efforts to improve the long-term viability of its hamlets, including allowing for the development of group homes, seniors housing, youth programs, and improved recreation facilities.

This property is within the Hamlet of Marten Beach and as a residential development, should be encouraged. The location is not within the floodplain and significantly high enough so as to not be affected by flood waters.

Land Use Bylaw

Section 5.1 Variances

5.1.2 Fundamentally, and in accordance with Section 640(6) of the MGA, the Development Authority shall assess variances and determine if the proposed development would not:

- (a) unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,*
- (b) the proposed development conforms with the use prescribed for that land or building in the land use Bylaw.*

5.1.3 Further to subsection 5.1.2, the Development Authority shall consider the following when assessing a development permit application or subdivision approval application that includes a variance:

- (a) whether the variance contradicts the MDP or any other Statutory Plan;
- (b) whether the change significantly impacts the character of the surrounding built form;
- (c) whether the change significantly impacts the safety and enjoyment that may be expected by an adjoining land owner;
- (d) whether the variance is essential to enabling the development to proceed;
- (e) whether the variance undermines the intent of the control;
- (f) whether the variance results in an impact on municipal infrastructure; and
- (g) whether the variance contradicts FireSMART Guidelines.

Section 7.2 Residential Un-Serviced (RUS) District

7.2.1 The purpose of the Residential Un-Serviced District is to provide for primarily residential uses on lots that are not typically serviced by municipal water and/or wastewater.

7.2.4 Development regulations for development in the Residential Un-Serviced District:

REGULATION	PROVISION
1	Parcel Area (minimum) 1,860 m ² (20,021 ft ²)
2	Parcel Width (minimum) 7.5 m (24.6 ft)
3	Site Coverage (maximum) Fifty percent (50%)
FOR PRINCIPAL BUILDING:	
4	Front Yard Setback (minimum)* 7.5 m (24.6 ft)
5	Rear Yard Setback (minimum)* 7.5 m (24.6 ft)
6	Side Yard Setback (minimum)* 7.5 m (24.6 ft)
7	Height (maximum) 10.6 m (34.8 ft)
FOR ACCESSORY BUILDING(S):	
8a	Rear Setback from Lot Line (minimum) – without driveway* 0.9 m (3 ft)
8b	Side/ Rear Setback from Lot Line (minimum) – with driveway* 5.5 m (18 ft)
9	Side Yard Setback (minimum)* 1.2 m (3.9 ft)
10	Height (maximum) 8 m (26.3 ft)

*NOTE: REFER TO SECTION 8.2 FOR SETBACKS FROM ROADS
 REFERENCE SECTIONS 8, 9 AND 10 FOR OTHER APPLICABLE REGULATIONS.

The applicant is asking to vary the north side yard to 2.0 meters. The north property line is abutting the MDLSR's emergency exit road and as such will not negatively affect any adjacent property owners. Additionally, varying the north side yard allows the development to be completely outside of any potential flood plain issues.

BENEFIT/RISKS:

The benefit of the variance is that it allows the landowner to put the cabin in a better location on the lot so as to be even further from flood plain areas.

FINANCIAL IMPLICATION:

As there is no dwelling or other buildings on the site currently, adding a dwelling will increase the tax potential for this property.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Adjacent property owners were sent letter on October 30th, 2024. (To date no comments or concerns

were brought forward.)

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Development Permit 24-D-047 for a Dwelling, Single-Detached (Cabin) with the following conditions:

1. Must meet minimum setback of:
 - Front Yard - 7.5 meters (24.6 feet) from property line
 - North Side Yard -2.0 meters (6.6 feet) from property line. **Variance from 7.5 meters (24.6 feet) to 2.0 meters (6.6 feet) from the property line.**
 - South 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. 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. 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. BUILDING PERMITS WILL ONLY BE ISSUED FOR HOMES THAT 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. 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.
 8. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
 9. A recreational vehicle shall not be considered, and subsequently used, as a permanent dwelling.
 10. A recreational vehicle shall not be stored within any of the defined setback areas.
 11. Land within the setback areas of slopes and watercourses shall be kept in its natural state. Existing vegetation or tree removal shall not be permitted unless the Development Authority is satisfied, through the submission of a detailed geotechnical engineering study from a registered engineer, that

the removal of the vegetation or trees will not have an adverse effect on the integrity of the slope. Where vegetation is to be retained a covenant shall be registered against the property preventing future removal or damage of the vegetation.

12. No portion of any building shall project onto, over or into a minimum required yard.
13. No other buildings or use are allowed on this lot without municipal authorization.
14. 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.
15. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
16. 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/>.
17. 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 Shari Spencer at shari.spencer@mnlr.ca for a road weight control special permit.
18. The developer shall keep the site clean and orderly.
19. The relocation of any building shall meet the Alberta Building Code and any applicable safety code standard.
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. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
22. 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.
23. The Development Permit is valid for a 12-month period starting from the Date of Decision.
24. The development shall not commence until 21 days after the Date of Decision.
25. If the Development Permit has been appealed to the 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.
26. If the Development Permit has been appealed to the 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.
27. **Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to**

section 685(2.1) of the Act.

ALTERNATIVE MOTION:

1. That the Municipal Planning Commission REFUSE Development Permit 24-D-047 for a Dwelling, Single-Detached (Cabin) due to following reasons:
 - a) (Give reasons)
2. That the Municipal Planning Commission may TABLE Development Permit 24-D-047, to the next regular meeting or until additional information is received. Administration does not recommend this option as the applicant has provided all information required to provide a decision.

Prepared By: Samantha Dyck, Planning & Development Officer

Reviewed By: Ann Åsfrid Holden, Planning & Development Officer

Approved By: Rudolf Liebenberg, Director Planning, Utilities, & Protective Services

**Site Inspection – Variance Application 24-D-047
Plan 5236 TR; Block 1; Lot 10 (NW 18-75-06-W5M)**



Entrance to the property



View towards the north MdlSR's emergency exit road.



Sand pile at the rear of the property.



The lowest corner of the property, which would be considered within the floodplain.

AGENDA ITEM #7.2



View from the east side of the property.



Fire pit located too close to the RV (i.e. approximately 5ft)



View of property stake at NW corner



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION

Application No:
24-D-047
From: *007/11/24*

I/We hereby make application under provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

I/We understand that this application must contain the following:

STRUCTURE INFORMATION:		SITE INFORMATION:		BUILDING PLANS OUTLINING:	
Proposed Structure	Proposed Use	Site Plan (page 4)	Size	Floor Plan	
Existing Structure	Existing Use	Setbacks	Height	Exterior Finishes	

APPLICANT NAME: [REDACTED]

POSTAL CODE: [REDACTED]

E-MAIL: [REDACTED] PHONE NUMBER: [REDACTED]

Complete if different from applicant:

REGISTERED LANDOWNER NAME:
same as above.

POSTAL ADDRESS: POSTAL CODE:

E-MAIL: PHONE NUMBER:

LAND LOCATION: *Rural legal: NW-18-75-6-5* OR *Urban legal* [REDACTED]

Quarter	Section	Township	Range	Meridian	PLAN	Block	LOT

TOTAL NUMBER OF:
Acres OR Hectares *11.626 sq'*

DESCRIBE THE EXISTING DEVELOPMENTS ON THE LAND:
bare land.



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | SECTION 2

Application No:
24-D-047

DESCRIBE THE PROPOSED DEVELOPMENT
 move cabin onto lot & shed - recreational, addition onto cabin.

DESCRIBE THE PROPOSED USE:
 Principal & Accessory building for personal use -

IF DEVELOPMENT/USE INVOLVES CONSTRUCTION:

Building Size: 784 (addition 1784 ft ²)	Length x Width: 30 x 32	Address Fee:
Height (grade to peak): 16 feet	Siding Material: wood	Address Fee:
Roofing Material: shingles - asphalt	Rear Yard Setback to Property Line:	Address Fee:
Front Yard Setback to Property Line:	Estimated Cost of Project: \$ 30,000	
Smallest Side of Yard Setback to Property Line:	Estimated Completion:	
Start Date:		

Is this Application for the Principal or Secondary Use on this Parcel? (please check one) Principal Secondary

Is the Development Within 1/2 mile of a Provincial Highway? Yes No

If yes, Highway #:

If yes, a Roadside Development Permit is Required from Alberta Transportation. Provided? Yes No

Does the Subject Land Contain an Oil or Gas Facility or Pipeline? Yes No

Does the Subject Land Contain a Water Body or River? Yes No

If yes, Name:

Is the Development Near Slopes of 15% or Greater? Yes No

Type of Sewage System:
 (septic field, holding tank, open discharge, lagoons, municipal servicing)
 holding tank

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.

Signature of Applicant

[Redacted Signature]

Date: Oct 11, 2024

Signature of Registered Landowner

Date: Oct 11, 2024

FOR ADMINISTRATIVE USE

Land Use Classification:

Fee Enclosed:

Yes No

Amount: \$3000

Receipt No.:



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | RIGHT OF ENTRY

Please complete the following right-of-entry form and include it with your Development Permit Application.

Right of Entry for an Authorized Person of the Municipal District of Lesser Slave River No. 124 for the Purposes of a Site Inspection of the Land Affected by the Proposed Permit Application.

I DO

I DO NOT

give consent for an authorized person of the **Municipal District of Lesser Slave River No. 124** to enter upon the land that is subject to the application for the purposes of making a site inspection in order to evaluate the proposed application and monitor its compliance.

LAND LOCATION:

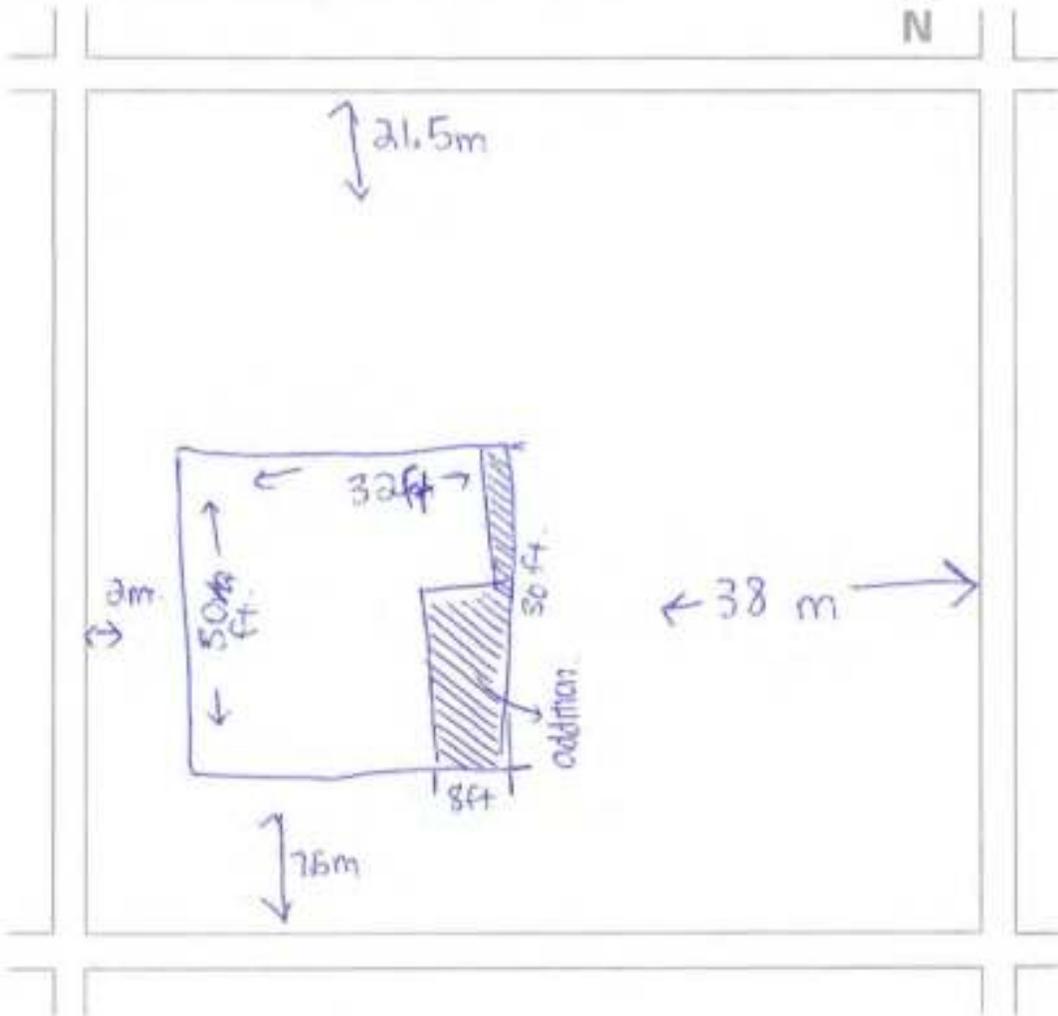
Quarter	Section	Township	Range	Meridian	OR	Lot	Block	Plan
<small>Asphalt Paving (where joint)</small> _____ <small>Signature of Applicant</small>						_____ <small>Date</small>		

October 9, 2024



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | SITE PLAN



Note: The location sketch must be completed. Please indicate the following items on the sketch: access/approaches, set backs, water bodies, right of ways, and provide the dimensions of the sides, front, back, and height. Should the space provided be insufficient when answering any of the above questions, please attach a list of additional information.

LEGAL LAND DESCRIPTION:

Quarter	Section	Township	Range	Meridian	OR	Lot	Block	Plan

Signature of Registered Landowner

Date: Oct 11 2024

Page 3 of 4
11/09/12/15

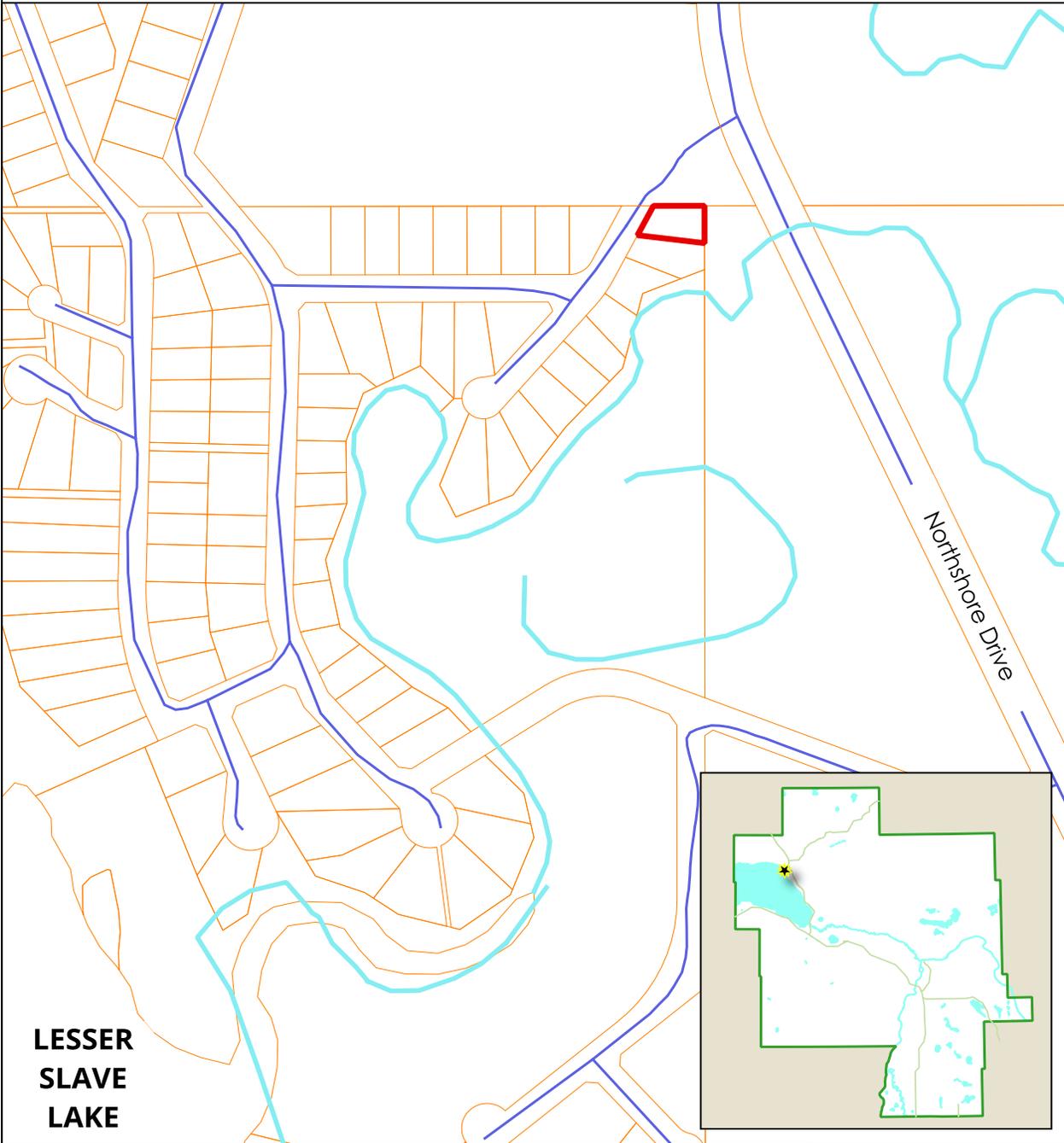
MUNICIPAL DISTRICT OF LESSER SLAVE RIVER - 12A | BOX 222, SLAVE LAKE, AB T0G 2R0 | 780.895.4000 | FAX 780.895.4000 | 780.895.8000



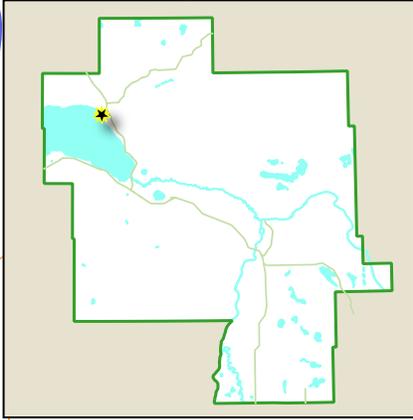
Municipal District of Lesser Slave River 124

Development Permit 24-D-047

Location - NW-18-75-6-W5



LESSER SLAVE LAKE



-  Subject Property
-  Provincial Highway
-  Cadastre
-  MD Boundary

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0 50 100 m 

Scale - 1 : 4,000

Map Print Date : October 29, 2024

Municipal District of
Lesser Slave River 124

Development Permit 24-D-047

Location - NW-18-75-6-W5



- Subject Property
- Provincial Highway
- Cadastre
- MD Boundary

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0 50 100 m

Scale - 1 : 4,000

Map Print Date : October 29, 2024

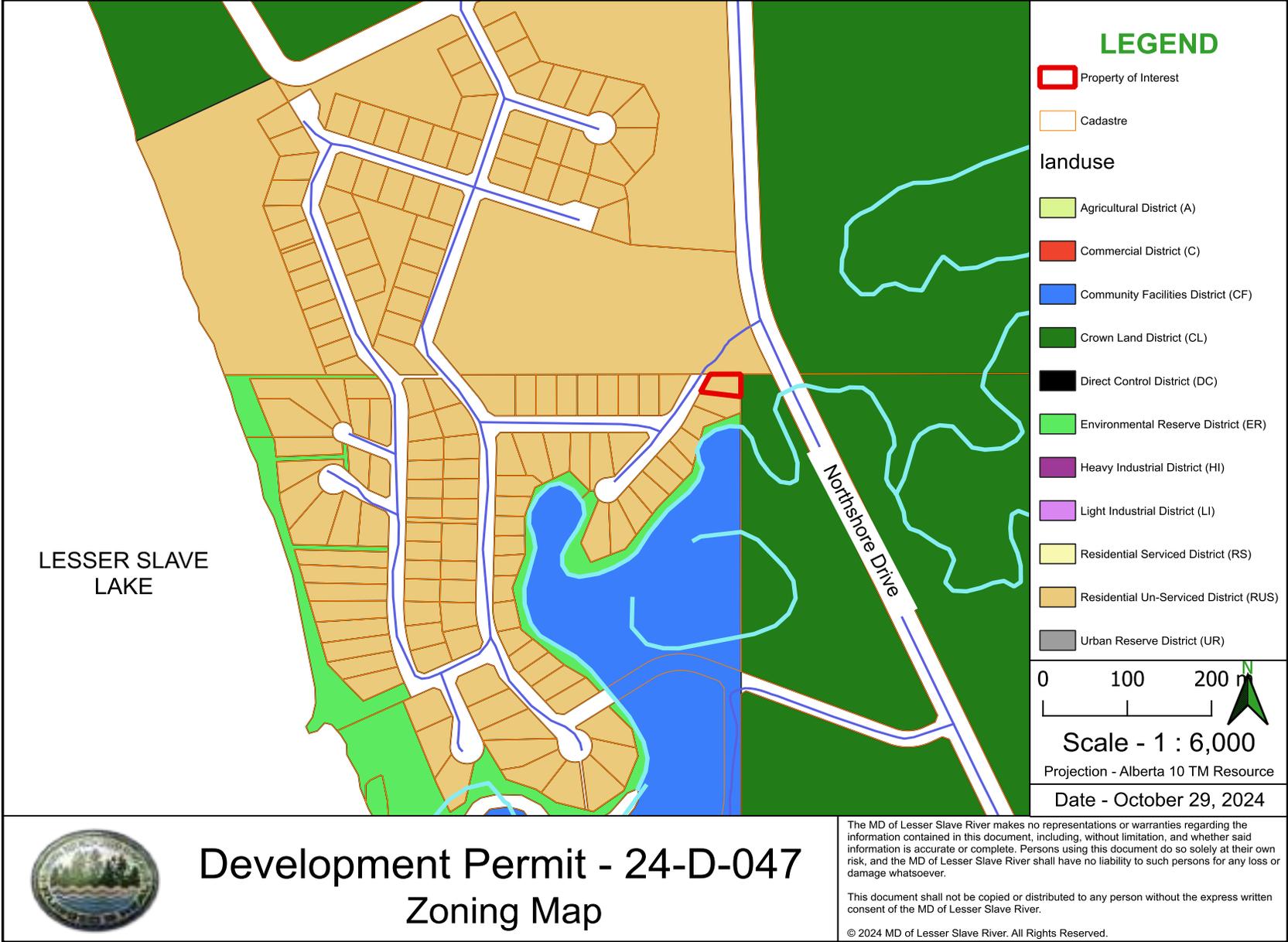


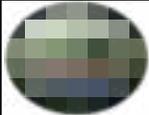
Development Permit - 24-D-047 Location Map

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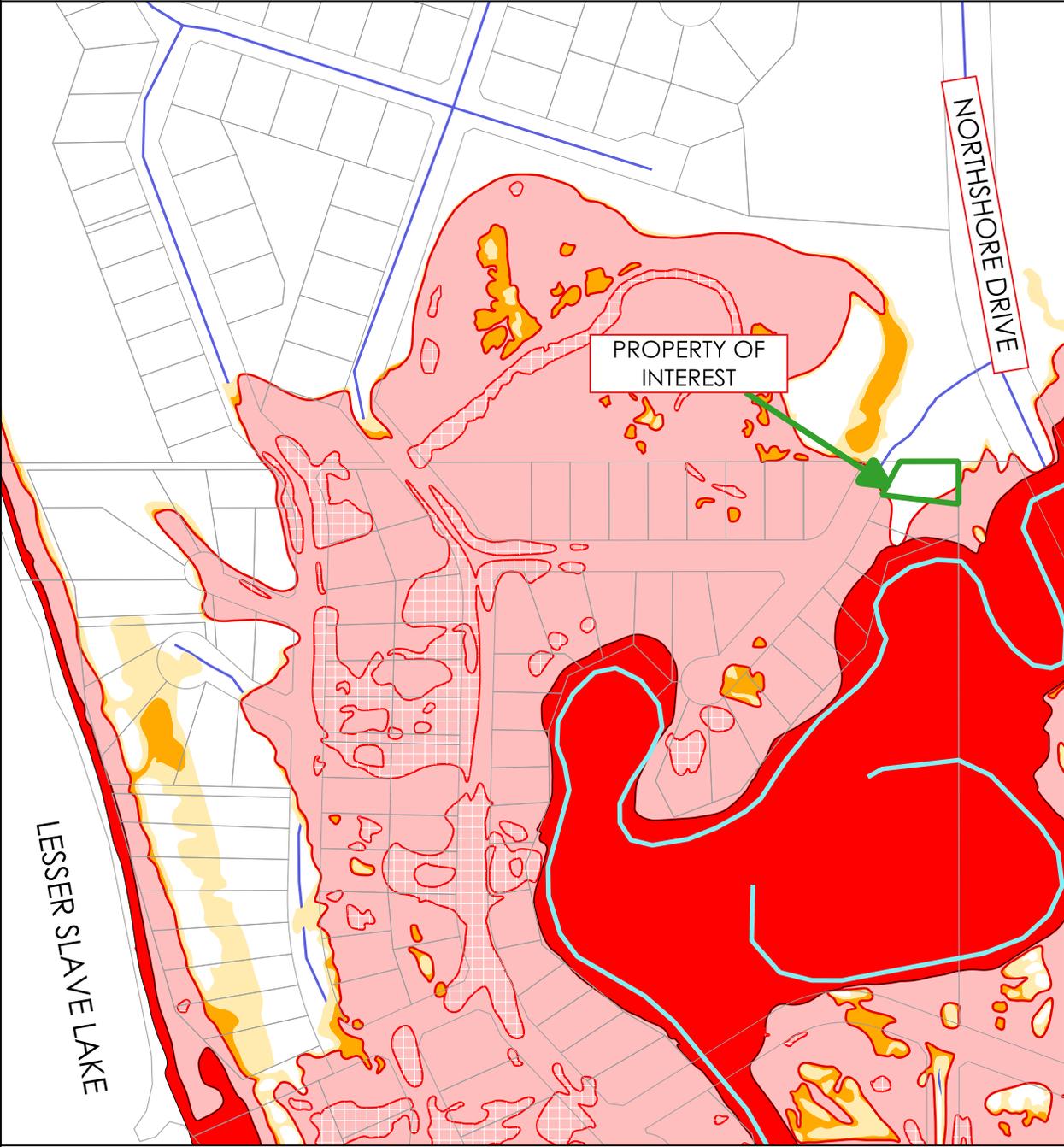




Municipal District of
Lesser Slave River 124

Flood Map

Development Permit - 24-D-047



2024 Provincial Flood Study

-  1:200 Flood
-  Flood Fringe
-  High Hazard Flood Fringe
-  1:500 Flood
-  Floodway
-  Protected Flood Fringe



Lesser Slave River

Municipal Planning Commission

Subject:	Development Permit Application Discretionary Use
Date:	11/19/2024
Presented By:	Samantha Dyck, Planning & Development Officer
Attachments:	<i>Application, Site plan, Site photos, Maps</i>

File Number	24-D-050
Land Use District	Residential Serviced (RS)
Community:	Canyon Creek
Legal Location	Plan 952 1022; Block 1; Lot 22 (SW-31-73-07-W5M)
Applicant:	Darrell Jensen
Landowner(s):	Darrell & Sandra Jensen

PURPOSE:

To approve a Dwelling, Single-Detached and two (2) Sea Cans on a Residential Serviced (RS) lot.

BACKGROUND:

In 2018, the landowner applied for and received development permits for a dwelling and an accessory building. The MDLSR 2018 assessment records show that the sea cans were on site at the time of the fall assessment tour and that work had started on the shop. In reviewing the assessment records for the following years, they show that the shop is completed, and that RVs are located on the property each time.

At no time has a dwelling been on the site. The applicant is coming forward now to build a house on the site in the spring of 2025. In reviewing the file and the property, the Development Officer (DO) noted that there were sea cans on the property that did not have a development permit. As this then makes the property non-conforming with the current Land Use Bylaw, the DO cannot issue a development permit without requiring the property come into conformity first. This required the addition of the sea cans to the application. This addition also means that the application must come before the MPC due to the sea can use being discretionary in the Residential Serviced District.

As can be seen on the site plan, the sea cans are located in the front yard. This goes against the regulations under Section 9.13 Sea Cans. The sea cans can be approved as a use on site but must be required to move. The MPC may also make the decision to approve the dwelling but refuse the sea can portion of the application. Under Section 9.13.8 the Residential Serviced District can be allowed one sea can per acres of property. As the property is 4 acres, this means that the MPC could allow the sea cans to be on site without going over the maximum allowed.

SITE ANALYSIS:

Servicing Type: Municipally Serviced
Soil type: Gleyed Gray Luvisol; Orthic Humic Gleysol

Topography: Sloped towards the lake with a 5-meter height drop on the front 60 m of the property. Where the shop is located and the proposed area for the house is quite flat.
Wetland inventory:



Farmland inventory: 4WVT(8)-5WT(2); Severe; Soils in which excess water (not due to inundation) limits the production; Soils with a pH value either too high or too low for optimal growth; Landscapes with slopes steep enough to incur a risk of water erosion or to limit production over 80% of the property. Very severe; Soils in which excess water (not due to inundation) limits the production; Landscapes with slopes steep enough to incur a risk of water erosion or to limit production over 20% of the property. Flood risk: No flood data available.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

Section 2.0 community Areas

2.1.1 Community Areas

Development in the Community Areas shall be predominantly residential in nature, with commercial, institutional, and light industrial development in appropriate locations which do not interfere with or conflict with the predominant residential land use.

This property is in the Canyon Creek area and is required to tie-in to the municipal services that run along the front of the property. Section 2.1.1 speaks to the predominate use being residential, this property complies with those regulations.

Land Use Bylaw

Section 7.1.4 Development regulations for development in the Residential Serviced District:

REGULATION	PROVISION
1	Parcel Area (minimum) 465 m ² (5,005 ft ²)
2	Parcel Width (minimum) 7.5 m (24.6 ft)
3	Site Coverage (maximum) Fifty percent (50%)
FOR PRINCIPAL BUILDING:	
4	Front Yard Setback (minimum)* 7.5 m (24.6 ft)
5	Rear Yard Setback (minimum)* 7.5 m (24.6 ft)
6	Side Yard Setback (minimum)* 1.2 m (3.9 ft)
7	Height (maximum) 10.6 m (34.8 ft)
FOR ACCESSORY BUILDING(S):	
8a	Setback from Rear Lot Line (minimum) – <i>without driveway*</i> 0.9 m (3 ft)
8b	Setback from Rear Lot Line (minimum) – <i>with driveway*</i> 5.5 m (18 ft)
9	Setback from Side Lot Line (minimum)* 1.2 m (3.9 ft)
10	Height (maximum) 8 m (26.3 ft)

*NOTE: REFER TO SECTION 8.2 FOR SETBACKS FROM ROADS AND TOWNHOUSE SETBACKS
REFERENCE SECTIONS 8, 9 AND 10 FOR OTHER APPLICABLE REGULATIONS.

Section 9.13 Sea Cans

9.13.1 *Sea cans shall be used as an accessory structure for storage purposes only, unless the sea van has been transformed to the Alberta Safety Code and any applicable Safety Code standard.*

9.13.2 *Sea cans shall not be located in the regulate setback area in any district.*

9.13.3 *Sea Cans shall count towards the total lot coverage.*

9.13.4 *Sea Cans shall not be stacked.*

9.13.5 *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, except in the Heavy Industrial District.*

9.13.6 *In the Residential Services (RS), Residential Un-Services (RUS), and Urban Reserve (UR) districts, sea cans shall not be allowed in any front yard.*

9.13.7 *In the Residential Services (RS), Residential Un-Services (RUS), and Urban Reserve (UR) districts, sea cans shall be painted and/or sided to complement the principal building on site, to the satisfaction of the Development Authority.*

9.13.8 *In the Residential Services (RS), Residential Un-Services (RUS), and Urban Reserve (UR) districts, one sea can is allowed for every 0.4 ha (1ac) of land.*

The Dwelling, Single-Detached is a permitted use and meets the requirements of Section 7.1.4. The sea cans have been on-site for several years and are currently situated in the front yard. As such, they do not meet the requirements of Section 9.13.6. The sea cans can be approved but they will have to be moved to the rear of the proposed Dwelling. The MPC must decide if the sea cans should remain on the property or be removed.

BENEFIT/RISKS:

The benefit of approving the development is that Dwelling will be built on a property that has had only an Accessory Building on it since 2018. Having a residence developed on site will allow for further taxes as well as municipal service billing, as well bringing the lot into conformance with the Land Use Bylaw.

FINANCIAL IMPLICATION:

None for the MD, the applicant will have higher taxes due to a residence now being on the property.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Adjacent landowners were sent referral letters and to date the MD has received no response.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Development Permit for a DWELLING, SINGLE-DETACHED and TWO (2) SEA CANS with the following conditions:

1. Must meet minimum setback of:
 - Front Yard - 7.5 meters (24.6 feet) from property line
 - East Side Yard – 1.2 meters (3.9 feet) from property line
 - West Side Yard – 1.2 meters (3.9 feet) from property line
 - Rear Yard - 7.5 meters (24.6 feet) from property line

Please NOTE: Additional setback requirements for Sea Cans are noted under Condition #18.
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. Where municipal water and/or sewer service is available the landowner/developer is responsible for all costs and fees associated with the provision of service to the property, as per Bylaw 2003-08.
5. 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.
6. 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.
7. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
8. The landowner shall pay an installation fee of \$200.00 + GST for the required rural address sign.
9. BUILDING PERMITS WILL ONLY BE ISSUED FOR HOMES THAT 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.
10. 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.

11. Accessory building height shall not exceed 8 meters (26.3 feet).
12. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
13. No other buildings or use are allowed on this lot without municipal authorization.
14. 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.
15. No portion of any building shall project onto, over or into a minimum required yard.
16. Sea cans shall be painted and/or sided to complement the principal building on site, to the satisfaction of the Development Authority. (In the Residential Serviced (RS), Residential Un-Serviced (RUS), and Urban Reserve (UR) districts)
17. 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.
18. **Sea cans shall not be allowed in any front yard.** (In the Residential Serviced (RS), Residential Un-Serviced (RUS), and Urban Reserve (UR) districts) **As such the sea cans on site must be moved so as to be in the rear of the dwelling. Proof of the new location of the sea cans must be provided to the MD.**
19. Sea cans shall not be located in the regulated setback areas in any district.
20. Sea cans shall not be stacked.
21. 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.
22. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
23. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
24. 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.
25. The developer shall keep site clean and orderly.
26. The Development Permit is valid for a 12-month period starting from the Date of Decision.
27. The development shall not commence until 21 days after the Date of Decision.
28. 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.

29. If the Development Permit has been appealed to the 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.
30. If the Development Permit has been appealed to the 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.
31. **Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.**

ALTERNATIVE MOTION:

1. **That the Municipal Planning Commission REFUSE Development Permit 24-D-050 for a Dwelling, Single-Detached and two (2) Sea Cans due to following reasons:
a) (Give reasons)**
2. **That the Municipal Planning Commission APPROVE Development Permit 24-D-050 for a Dwelling, Single-Detached but REFUSE the two (2) Sea Cans application and as such, they must be removed from the property. (with the attached conditions for the dwelling)**
3. **That the Municipal Planning Commission TABLE Development Permit 24-D-050 for a Dwelling, Single-Detached and Two (2) Sea Cans, to the next regular meeting or until additional information is received.**

Prepared By: Samantha Dyck, Planning & Development Officer

Reviewed By: Ann Åsfrid Holden, Planning & Development Officer

Approved By: Rudolf Liebenberg, Director Planning, Utilities, & Protective Services

**Site Inspection – Subdivision Application 24-S-12
Re-Subdivision NW-23-73-07-W5M**



Approach to property is gated and locked.



View from the gate



View of the "building" created by the 2 sea cans and the roof over top.



Shop and camper on far west side of property.





Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION

I/We hereby make application under provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

24-D-050
Oct 24/134

I/We understand that this application must contain the following:

STRUCTURE INFORMATION:		SITE INFORMATION:		BUILDING PLANS OUTLINING:	
Proposed Structure	Proposed Use	Site Plan (page 4)	Size	Floor Plan	
Existing Structure	Existing Use	Setbacks	Height	Exterior Finishes	

APPLICANT NAME:
[REDACTED]

POSTAL ADDRESS: [REDACTED] POSTAL CODE: [REDACTED]

E-MAIL: [REDACTED] PHONE NUMBER: [REDACTED]

Complete if different from applicant:
REGISTERED LANDOWNER NAME:
N/A

POSTAL ADDRESS: [REDACTED] POSTAL CODE: [REDACTED]

E-MAIL: [REDACTED] PHONE NUMBER: [REDACTED]

LAND LOCATION:
SW 31 73 7 W5 CR
Quarter Section Township Range Meridian PLAN Back LOT

TOTAL NUMBER OF:
4 OR [REDACTED]
Acres Hectares

DESCRIBE THE EXISTING DEVELOPMENTS ON THE LAND:
SHOP 32' x 60'



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | SECTION 2

24-D-050

DESCRIBE THE PROPOSED DEVELOPMENT:
HOUSE + GARAGE

DESCRIBE THE PROPOSED USE:
PERSONAL

IF DEVELOPMENT/USE INVOLVES CONSTRUCTION:

Building Size: 3060 Length x Width: 102 X 30

Height (grade to peak): 16' Roofing Material: METAL

Front Yard Setback to Property Line: 200' Siding Material: VINYL

Smallest Side of Yard Setback to Property Line: 95' Rear Yard Setback to Property Line: 210'

Start Date: MAY 15/25 Estimated Cost of Project: \$ 400,000.85

Estimated Completion: OCT 15/25

Is this Application for the Principal or Secondary Use on this Parcel? (please check one) Principal Secondary

Is the Development Within 1/2 mile of a Provincial Highway? Yes No

If yes, Highway #:

If yes, a Roadside Development Permit is Required from Alberta Transportation. Provided? Yes No

Does the Subject Land Contain an Oil or Gas Facility or Pipeline? Yes No

Does the Subject Land Contain a Water Body or River? Yes No

If yes, Name:

Is the Development Near Slopes of 15% or Greater? Yes No

Type of Sewage System:
(septic field, holding tank, open discharge,agoon, municipal servicing)

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.

[Redacted Signature]

Date: Oct 24/24

FOR ADMINISTRATIVE USE

Land Use Classification:

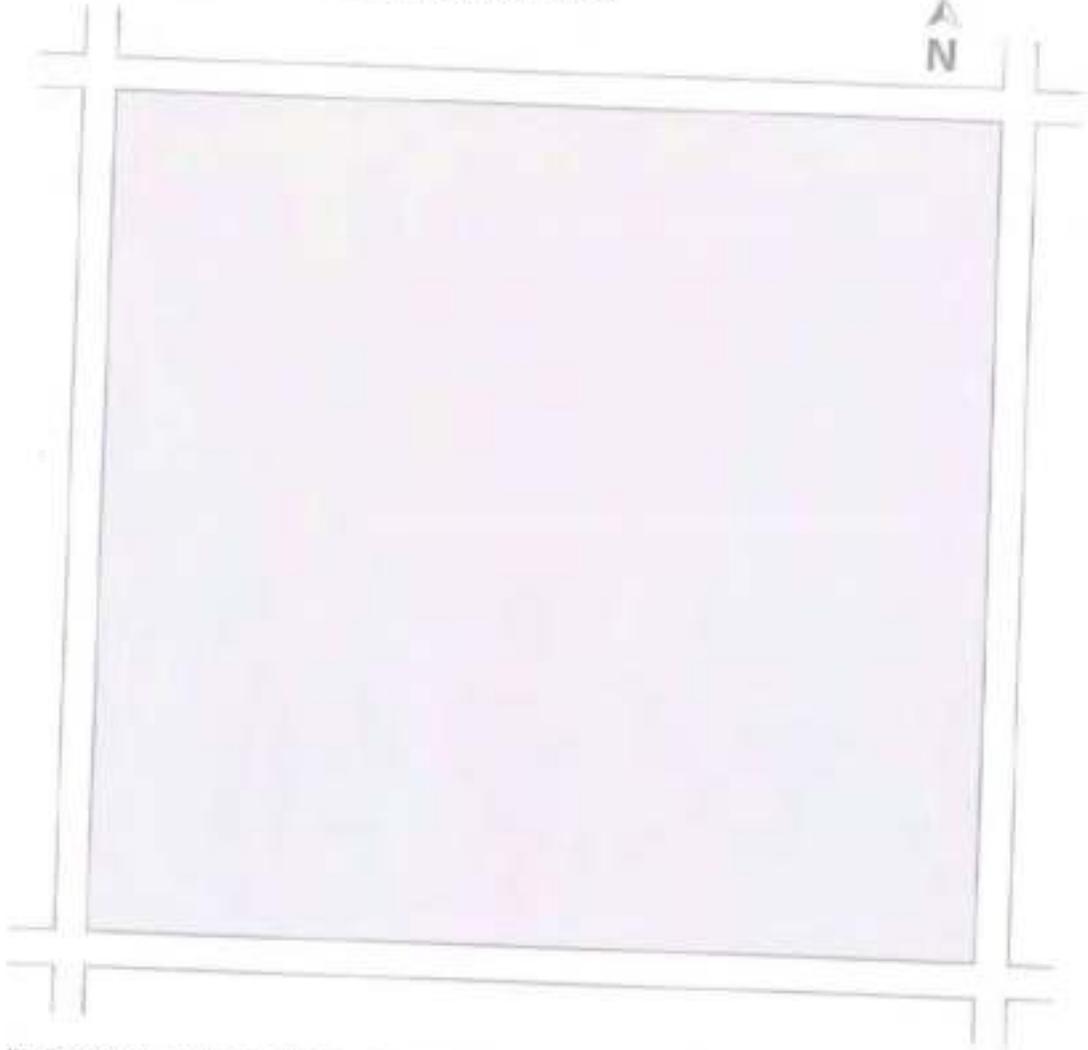
Fee Enclosed: Amount: Receipt No.:

Yes No \$150.00 188858



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | SITE PLAN



Note: The location sketch must be completed. Please indicate the following items on the sketch: access/approaches, set backs, water bodies, right of ways, and provide the dimensions of the sides, front, back, and height. Should the space provided be insufficient when answering any of the above questions, please attach a list of additional information.

LEGAL LAND DESCRIPTION:

SW 31 73 7 W5 OF [] [] []

Quarter Section Township Range Meridian Lot Block Plan

[Redacted Signature]

Date _____



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION | RIGHT OF ENTRY

Please complete the following right-of-entry form and include it with your Development Permit Application.

Right of Entry for an Authorized Person of the Municipal District of Lesser Slave River No. 124
for the Purposes of a Site Inspection of the Land Affected by the Proposed Permit Application.

I DO

I DO NOT

give consent for an authorized person of the Municipal District of Lesser Slave River No. 124 to enter upon the land that is subject to the application for the purposes of making a site inspection in order to evaluate the proposed application and monitor its compliance.

LAND LOCATION:

SW 31 73 7 W5 OR Lot Block Plan
Quarter Section Township Range Meridian

[Redacted Signature]

Date _____



LEGEND

- SUBJECT PROPERTY
- Cadastre
- Railway

ROADS

- MUNICIPAL
- PRIVATE
- PROVINCIAL

0 50 100 m

Scale - 1 : 3,000

Projection - Alberta 10 TM Resource

Date - November 12, 2024



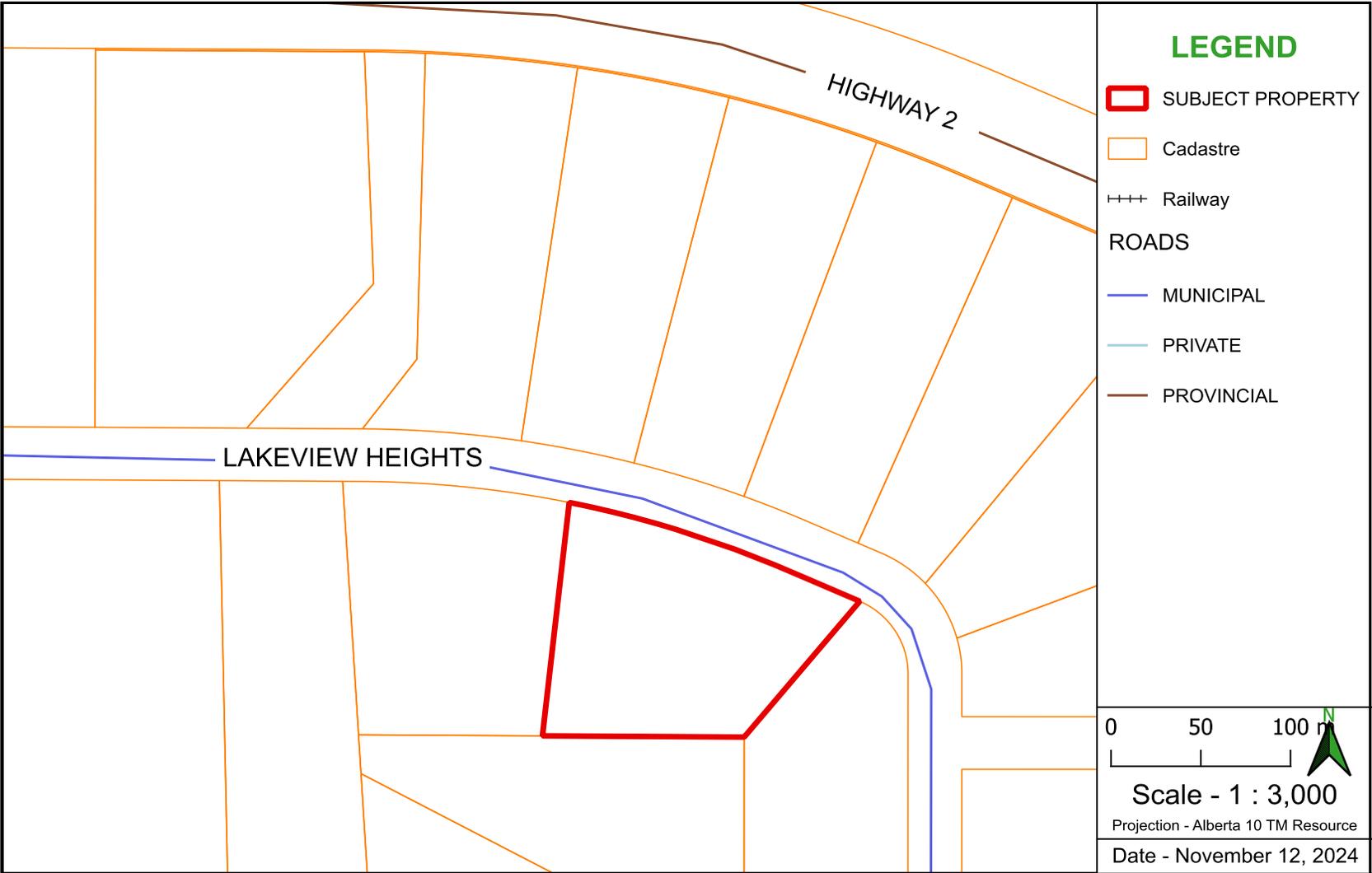
Development Permit 24-D-050

Location Map

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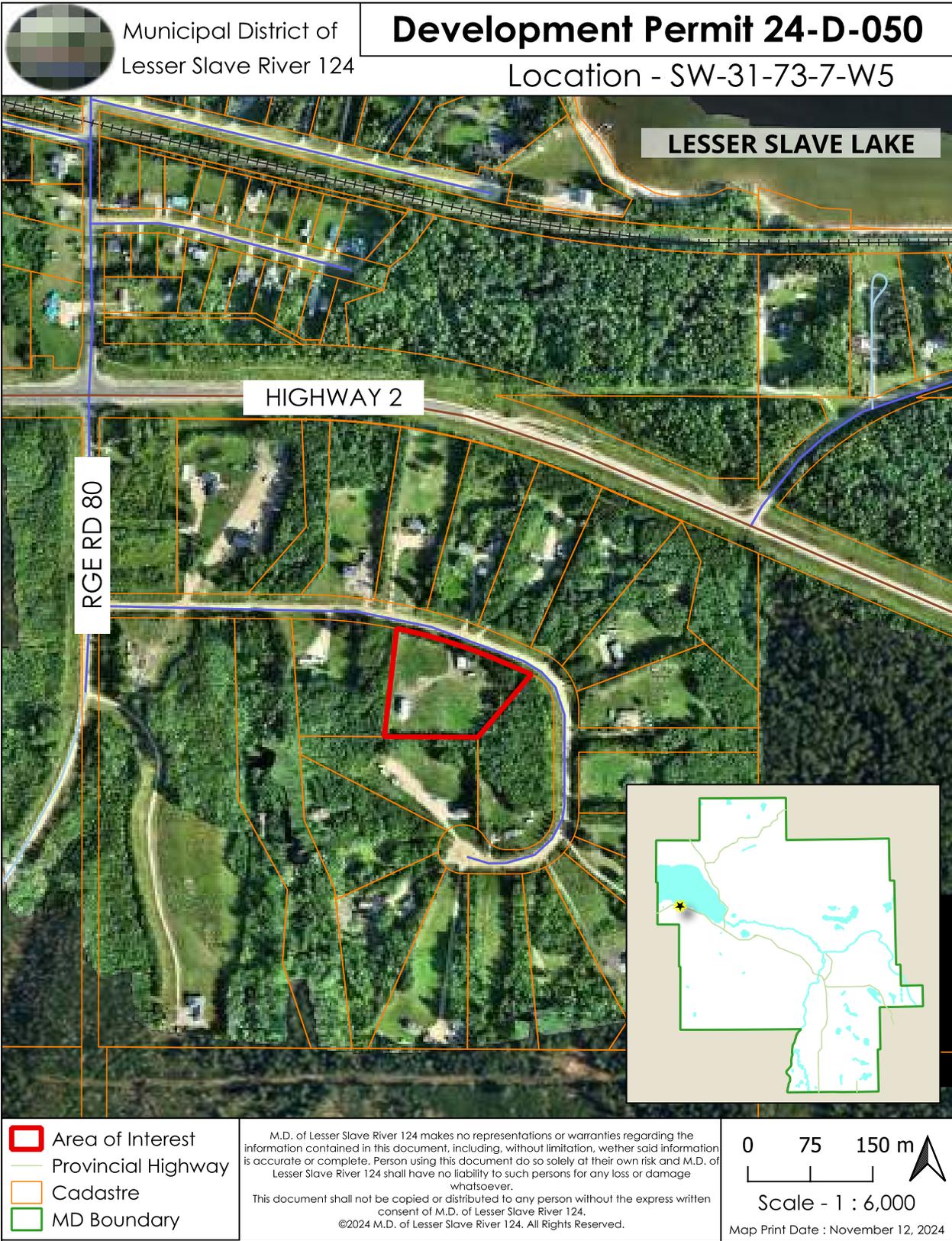


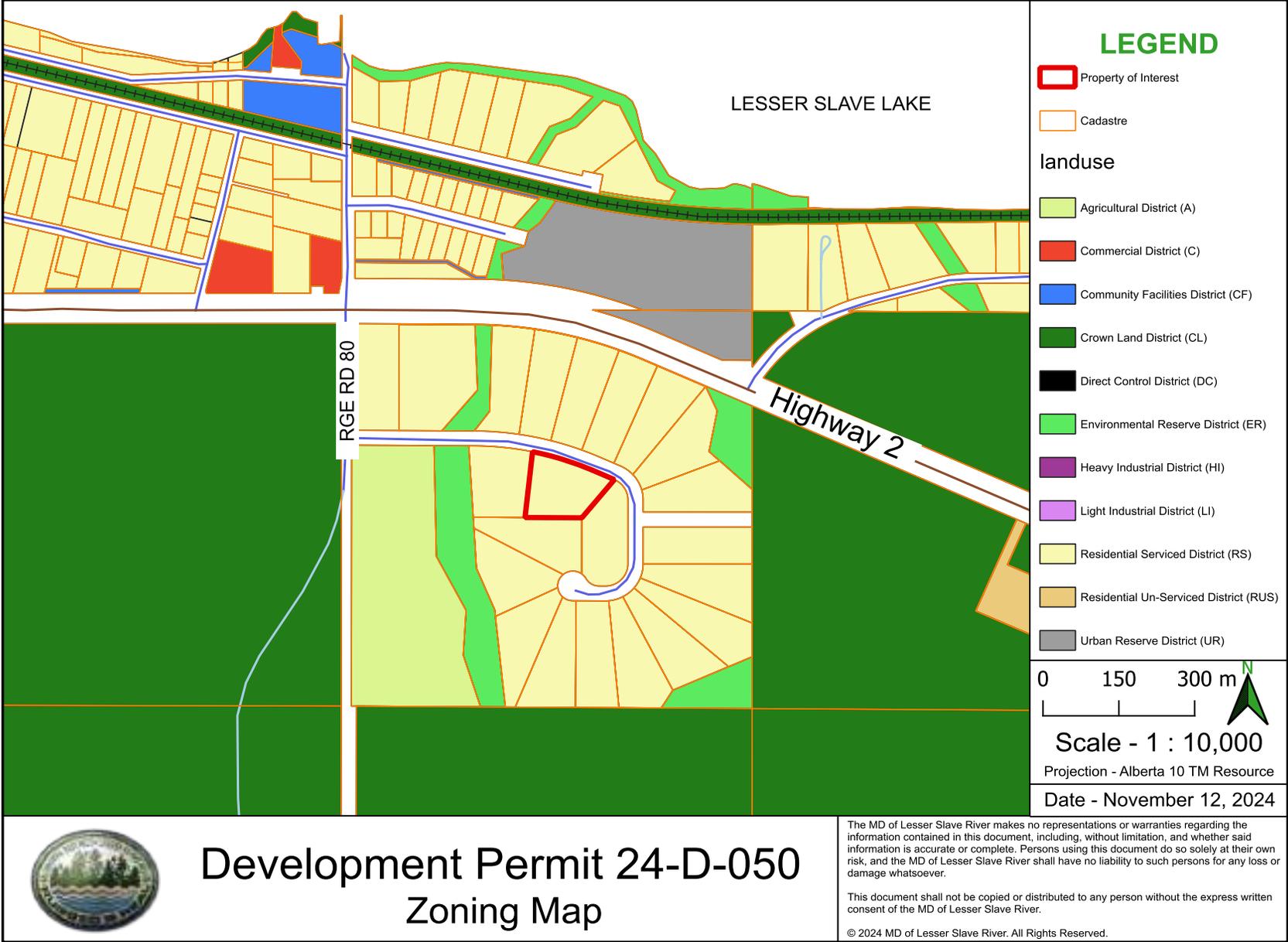
Development Permit 24-D-050 Location Map

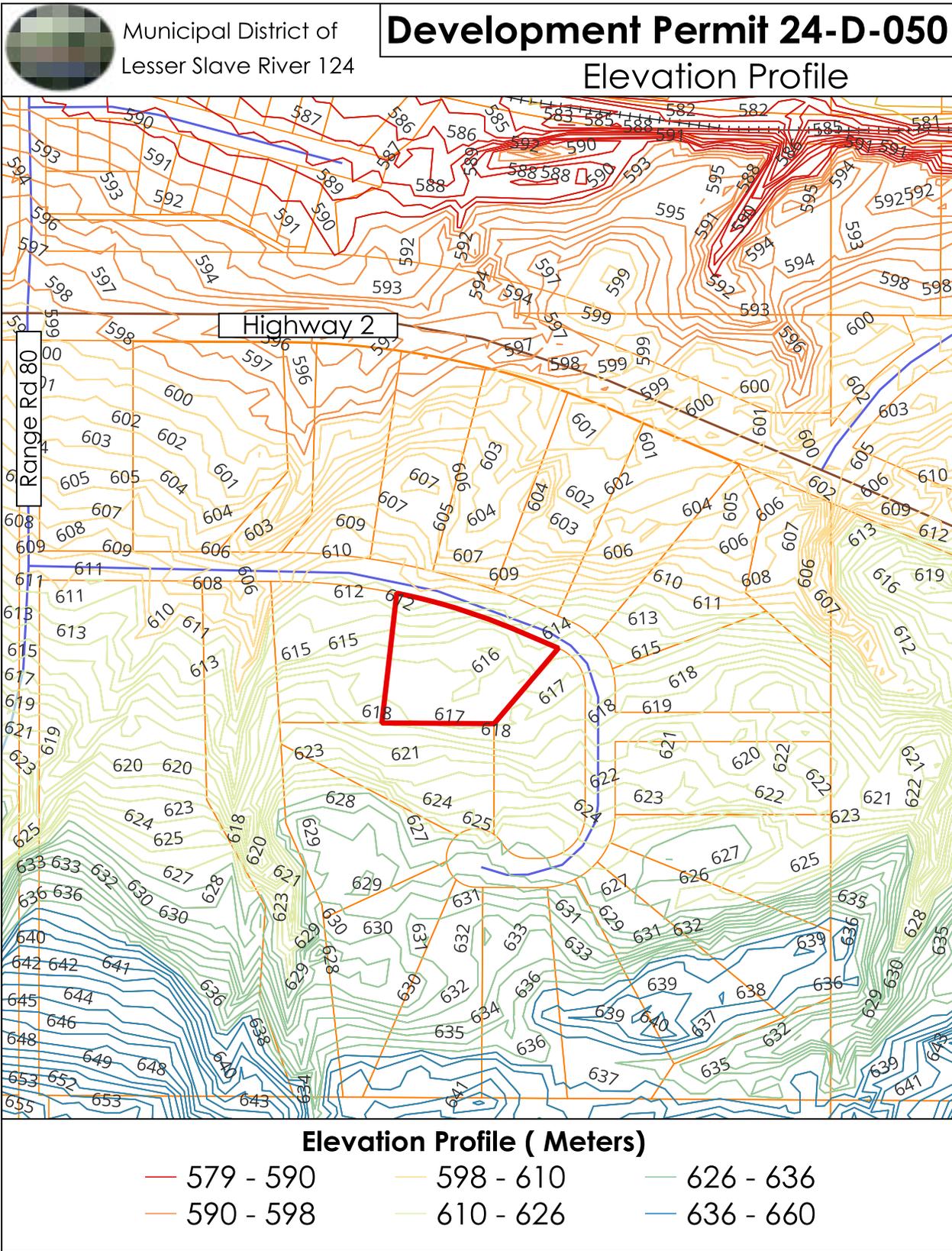
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Municipal Planning Commission

Subject:	Subdivision Application - First Parcel Out	Choose an item.
Date:	11/19/2024	
Presented By:	Ann Åsfrid Holden	
Attachments:	Application, tentative plan, site photos, maps	
<hr/>		
File Number	24-S-11	
Land Use District	Heavy Industrial (HI)	
Community:	Mituse Industrial	
Legal Location	2580TR; ; 7 (NE-30-72-4-W5)	
Applicant:	M.K.B. Trucking Ltd. (Marc Boissonneault)	

PURPOSE:

To subdivide a vacant Heavy Industrial lot.

BACKGROUND:

This property is located in Mitsue Industrial Park, an area predominantly designated for heavy industrial use, surrounded by pipeline corridors, gas plants, and mills. In the original subdivision which created Lot 7, the lot had 13.61 acres. Lot 7 was subdivided again in 1973, creating Lots 7A and 7B out of it. This left the remaining lot with 8.35 acres.

In 1974, a development permit application to build bunkhouses for single men was denied, as residential accommodations, except for temporary construction camps, were prohibited in the industrial park.

The land was initially sold for \$2,205, with a condition that construction would begin within six months. However, the owner did not meet this requirement, and the property was eventually sold to a different developer. The current owner has had title since 2014 and there has been no development on the property in that time.

SITE ANALYSIS:

Existing Parcel Area	3.38 ha	8.35 ac
New Parcel Area Lot 7C	+/- 1.62 ha	+/- 4.00 ac
New Parcel Area 7D (remnant)	+/- 1.75 ha	+/- 4.33 ac

Servicing Type: The lot has municipal servicing for fire hydrants.

Soil type: sandy

Topography: The lot is mostly flat, with a few dips where the wet spots are.

Wetland inventory: The wetland inventory shows some wet areas.

Farmland inventory: Not applicable (no data available).



Figure 1: Wetland Inventory

Flood risk: Alberta One Stop has wet areas mapping data for public view. The classified dept to water indicate that the water table is high. (Please see Figure 2)

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Matters Related to Subdivision and Development Regulations

Section 9 Relevant Considerations

In deciding as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application:

(a) its topography,

The lot is mostly flat with slumping along the drainage paths and wet areas.



Picture 1: Lot 7C (4 acres). The lower area is to the right where the cattails are growing



Picture 2: Lot 7D (4.33 acres). the lowest area is on the boundary of the lot to the south (workcamp).

(b) its soil characteristics,

The soil on this lot is sandy and it contains wetland.



Picture 3: sandy soil on portions of the lot. Cattails grow in wetland and the grass requires a thin layer of soil to grow.

(c) storm water collection and disposal,

The Improvement District did not create storm water management plans for the Mitsue area. A few lots seem to have storm ponds for runoff. The industrial park is fairly flat; therefore, a proper storm water drainage system is important.



Figure 2: Ortho of lot showing wet areas



Picture 4: A drainage ditch running between lot 7 and an adjacent lot to the south

(d) any potential for the flooding, subsidence, or erosion of the land, the water table is very high in the area surrounding Mitsue Industrial. Data for the water table is illustrated in figure 3 (source: <https://extmapviewer.aer.ca/Onestop/Public/index.html>).

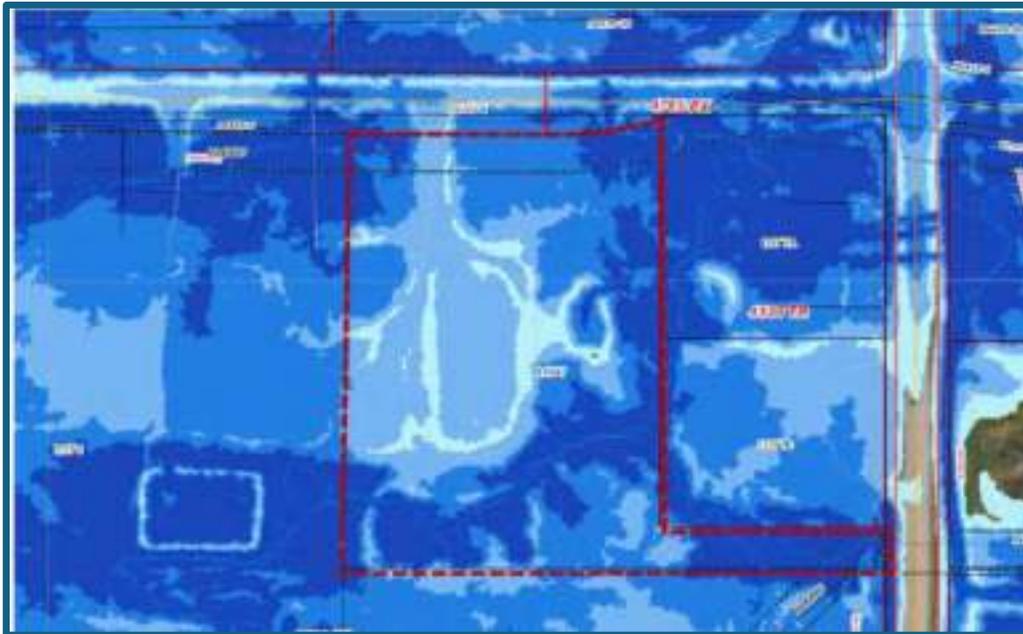


Figure 3: Depth to water

(e) its accessibility to a road,

the proposed subdivision has access to existing municipal roads. Accesses are built to RGE RD 45 and West Mitsue Industrial Rd. The transportation department must determine if the approaches are up to standard.



Picture 5: Culvert on approach to RGE RD 45



Picture 6: Approach from West Mitsue Ind RD

(f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,

Non-potable water is available in Mitsue Industrial Park. The water provided is raw water and used for fire suppression and industrial uses. The water provided is high pressure and supplied via steel pipes. Bylaw 2003-08 section 6.2 states that if you live along a sewer line you shall connect to the sewer service. The bylaw does not contain a similar section for water services for lots in the Mitsue Industrial Park. Since the water provided in Mitsue may not be the kind of water that the future landowner of the subdivided parcels need, the requirement to install a new curbstop for water is not included in the recommended conditions of approval. When the land has been sold and the new owners have decided how to use the land, they can request water service.

AGENDA ITEM #8.1

(g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),

The lot is currently vacant. Private sewer servicing would be determined at development stage for this lot.

(h) the use of land in the vicinity of the land that is the subject of the application, and

The land in the vicinity of the subdivision include large industrial lots, a few empty lots and oil and gas leases. It is in a heavy industrial neighbourhood that requires a substantial separation from any permanent dwelling.



Pictures 7-10: Land in the vicinity are used for heavy industrial uses

(i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.

The proposed subdivision will create two smaller lots. The land use in Mitsue Industrial Park is intended for heavy industrial uses that requires an air shed for the industrial uses. Typically, heavy industrial lots are larger in size. A few of the smaller sized lots are adjacent to larger lots and use “spilling over” into the small lots.

Section 10 Reasons for Decision

The written decision of a subdivision authority provided under section 656 of the Act must include the

reasons for decision, including an indication of how the subdivision authority has considered (a) any submissions made to it by the adjacent landowners, (b) the matters listed in section 9.

Section 11: road access – satisfied

Section 12: No relaxation should be required for this development.

Section 13: Location of active wells: no active wells within 100 m of lot – satisfied

Section 14: No abandoned wells within 100 m of lot – satisfied

Section 15: Setback requirements – not applicable, satisfied

Section 16: satisfied

Section 17: setback distances from school, hospital or residential use: satisfied because the intent of the subdivision is for heavy industrial use.

Section 18: more than 1.6 km from highway – satisfied

Section 19: No service road needed: satisfied

Sections 11 through 20 of the Matters Related to Subdivision and Development Regulation are satisfied.



Figure 4: The development is in the Industrial Area of the Municipal Development Plan

Section 4.1.1

a) Unless otherwise indicated in this Plan, all future industrial development shall be concentrated in the Mitsue Industrial Area as illustrated on Map 1 & 2.

b) In locating industrial development, special consideration shall be given to the impacts on rural infrastructure, including local roads, bridges, traffic flows, and other considerations as determined by the MD.

c) Industrial development which requires large lots and a minimum level of municipal services shall be encouraged to locate in an industrial park.

The MD lacks new data on the traffic flow in Mitsue Industrial Park. The lot sizes in the Industrial Park vary. While 41% are smaller than 10 acres (9/20 of the lots could be consolidated or could not be sold as an individual lot because the use/building goes beyond the lot).

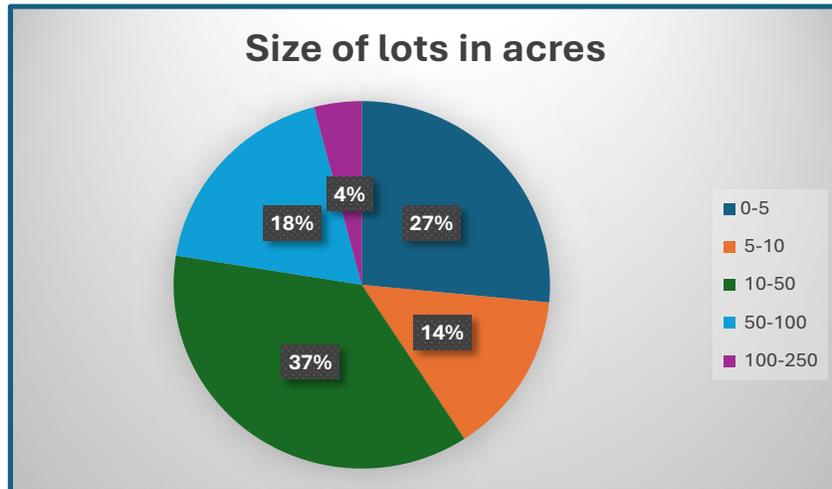


Figure 4 showing size distribution of lots

This means that the 9 lots that are being used in conjunction with a larger lot. If the smaller lots that form part of a larger lot are consolidated, the size distribution is quite different. The smaller lots are now 29%, and the “ideal” lot size for the heavy industrial area is 10-50 acres. This does not mean that smaller lots should not be allowed in the heavy industrial area, since there are many heavy industrial uses that need much less space than 10 acres.

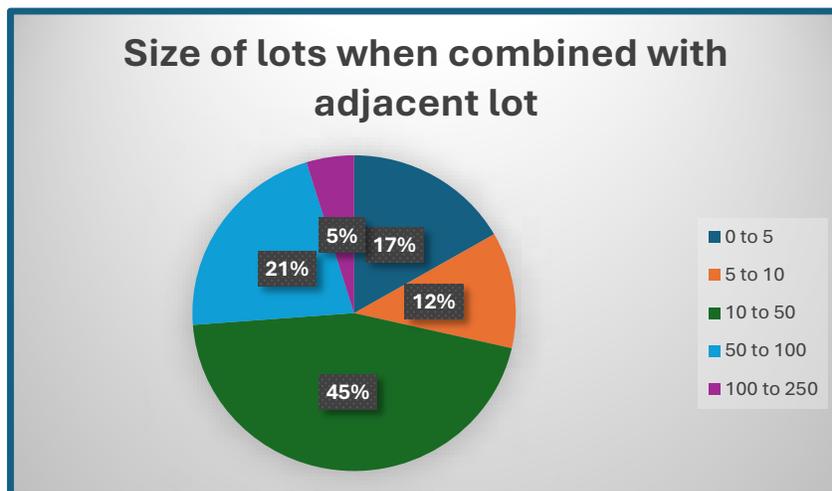


Figure 5 showing the lot area usage

Section 4.4.1 All industrial subdivision and development proposals shall have access to developed roads.

The provision of roads associated with a proposed subdivision or development are the sole responsibility of the developer. This includes:

- (a) the construction of internal subdivision roads;*
- (b) the upgrading of intersections or adjacent municipal roads if deemed necessary through a traffic impact assessment or if required by Alberta Transportation;*
- (c) the provision of approaches to individual lots or development sites; and*
- (d) the dedication of land to accommodate future road widening.*

Section 4.5.8 The MD shall require developers of industrial sites to provide stormwater management plans, and site grading/drainage plans for individual development sites shall be in conformance with the stormwater management plan.

Condition of subdivision approval.

Section 4.6.1 The MD shall require that the 10% maximum allotment of MR be dedicated for industrial subdivisions in accordance with the following:

- (a) where buffers are required between incompatible land uses; or*
- (b) to implement the open space requirements of an approved Statutory Plan, or*
- (c) to implement the land or capital requirements identified in a Recreation and Open Space Master Plan or other recreational facility need identified by the MD.*

In all other situations, MR shall be dedicated as money-in-lieu.

Land Use Bylaw

7.5.2

The following uses* shall be permitted, with or without conditions, provided the application complies with the regulations in this district and this [Bylaw](#):

- » Accessory Building(s) to Permitted Uses
- » Commercial Renewable Energy
- » Heavy Industrial Uses
- » Heavy Truck and Equipment Storage, Commercial
- » Light Industrial Uses
- » Public Utilities
- » Sea Can
- » Secondary Agricultural Operations
- » Wrecking Yard

Section 7.5.3

Discretionary uses:

- » Accessory Building(s) to Discretionary Uses
- » Aerodrome
- » Auction Markets
- » Breweries, Wineries and Distilleries
- » General Contractor Services
- » Health and Medical Services
- » Landfill
- » Natural Resource and Extraction Industry

- » Cannabis Cultivation
- » Cannabis Processing and Distribution
- » Caretaker/ Security Residence
- » Convenience Retail Stores
- » Eating and Drinking Establishment
- » Transfer Station
- » Value-Added Agricultural Operations
- » Vehicle Oriented Uses
- » Warehouse Sales
- » Workcamp

Section 7.5.4

	REGULATION	PROVISION
1	Parcel Area (minimum)	500 m ² (5,382 ft ²)
2	Parcel Width (minimum)	7.5 m (24.6 ft)
IF BORDERING HEAVY INDUSTRIAL (HI) DISTRICT:		
3a	Front Yard Setback (minimum)*	3 m (9.8 ft)
3b	Rear Yard Setback (minimum)*	No minimum setback
3c	Side Yard Setback (minimum)*	No minimum setback
IF BORDERING CF, RS, RUS, A, RS, UR:		
4a	Front Yard Setback (minimum)*	7.5 m (24.6 ft)
4b	Rear Yard Setback (minimum)*	15 m (49.2 ft)
4c	Side Yard Setback (minimum)*	7.5 m (3.9 ft)

*NOTE: REFER TO SECTION 8.2 FOR SETBACKS FROM ROADS
 REFERENCE SECTIONS 8, 9 AND 10 FOR OTHER APPLICABLE REGULATIONS.

The lot size conforms with the land use bylaw. There are permitted and discretionary uses that can be accommodated by the proposed lot sizes.

BENEFIT/RISKS:

Mitsue Industrial Park is beneficial for the MD as it is a large employer in the region. Supporting the viability of the industries located in the park is mandated in the Act in section 617:

“The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and

(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.”

According to Nichols Applied Management Industrial study, there are economic growth opportunities in forestry services, oil and gas operators and support services, trucking transportation and fuel distribution, general industrial activities. (p. 16) Further, the study discusses the size requirements of different sectors.

Logging companies:

“Typical parcel size requirements of 1-5 acres, although some established operators in the MDLSR are currently operating on >10-acre parcels;” (ibid)

Regional challenges include: “The region has a lack of available developed industrial properties. Some existing operators have seen growth and require parcel sizes over 10 acres. Developed parcels that do come to market are typically between 1-5 acres and tend to have higher prices than comparators.

Oil and gas sector:

“Oil well servicing companies typically require 2-3 acre parcels, while some businesses with a main offices in Slave Lake, operate on larger 10-15 acre parcels” (19)

Regional challenges: There is a lack of developed industrial parcels between 1-5 acres with shops. Operators and realtors indicated that developed properties rarely come to market in the region, and when they do there is often a price premium, or it does not suit the demand.

Trucking, transportation and bulk fuel distribution:

Typically require 1-5 acre parcels for storing equipment and parts. (21)

Regional challenges: The lack of developed larger industrial lands (5-10 acres) limits current businesses from expanding at an efficient pace, keeping smaller lots (<5 acres) from being brought to market. (22)

General industrial activities (construction, gravel pits, automotive and heavy equipment repairs, machining and fabrication, equipment sale and leasing):

Lot sizes of 1-5 acres are typically sufficient for most operations. Some industrial operators require parcels >10 acres.

Regional challenges:

There is a lack of developed industrial land sized 1-5 acres that comes on the market. When shops come on the market they don't sit for long according to regional realtors and operators. The scarcity of available developed parcels is reflected in increased land pricing than comparator jurisdictions.

The region has a lack of available developed industrial properties. Some existing operators have seen growth and require parcel sizes over 10 acres. Developed parcels that do come to market are typically between 1-5 acres and tend to have higher prices.

Benefits: If the lot is subdivided to create two lots of about 4 acres, the size may be within the market demand in various industrial sectors. Unlike lots in or near residential areas, noisier, dustier, more industrial uses are allowed in the industrial park. A smaller lot may also benefit adjacent development if they need to expand.

Risks: Some industries require larger lots. This is especially true for heavy industry. A subdivision of this lot takes a medium sized industrial lot out of the land inventory. Another risk is traffic flow. The lot currently enables right turn for both access and egress. Both approaches are located approximately 200 m from the intersection.

FINANCIAL IMPLICATION:

The financial implication of approving the subdivision is hard to predict. If the land is subdivided and the

MD gets two new businesses instead of a vacant lot, that is a benefit for the MD as it would increase the taxes collected for the parcel. On the other hand, if subdividing the parcel take a larger lot out of the inventory that could provide space for a more intense heavy industrial use, then a premature subdivision could cause the MD to lose out on taxes.

The parcel of land has been vacant for a long time, so in this case the best bet may be on subdividing the lot.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Referrals were sent to adjacent landowners and referral agencies on October 9, 2024.

Adjacent Landowners: No comments received by deadline.

Alberta Energy Regulator: The AER replied to the request for setback relaxation due to the sour gas facilities: The final reply was: As this is a shared inbox, I personally did not respond but I did find the documents and attached. According to this info, the report specifically, the sour pipelines are Level N/A so Level 1 rules apply as they are the same as sweet. The facility setback would be the lease boundary, and the pipelines would only be the right-of-way, regardless of the development type. The 292 m and 338 m should be well outside of these setbacks as right-of-way is generally 40 m.

No relaxation should be required for this development. For your information, we do consider setback relaxations but to sweet wells only.

If you would like more information, please feel free to reach out to me anytime.

Alberta Forestry & Parks: Alberta Forestry and Parks, Lands Delivery does not oppose the attached application, however it is noted that distance to groundwater and surface flows indicate that if there is a release of material the potential for contamination is high. Conditioning of an approval should ensure that any materials released on site can be contained.



Atco Electric: No reply (ATCO land replied)

Atco Electric Ltd.: ATCO Electric has no comments or concerns with this application.

Atco Gas: Gas is available in the vicinity. Atco gas provided a map of where current services are available. The map can not be copied without permission of ATCO. Atco gas finally responded on November 14,

2024. "As you can see from the circled area we do have a pipeline on the lot that is being subdivided so we will have comments. You have sent this to the wrong email address so we just received it and we are working to get you a comment prepared regarding this. Please hold your decision until you receive the comments from us. In future, please send this circulations to hp.circulations@atco.com as to avoid any delayed response."

Alberta Health Services:

Thank you for the opportunity to comment on the above-referenced application. Alberta Health Services, Safe Healthy Environments (AHS-SHE) reviews and provides comments on land use applications from a public health perspective.

AHS-SHE has reviewed the documents submitted for this application and understands the following:

1. This application is to subdivide an approximately 8.35 acre parcel.
2. There are no known abandoned wells within the titled area.
3. There is a decommissioned well located within the parcel (Well ID: 397275)
4. There an industrial landfill located 1.15 km from the proposed subdivision

After considering the information provided, at this time AHS-SHE has no objections to this application and provides the following comments for your consideration:

1. If any evidence of contamination or other issues of public health concern are identified, AHS wishes to be notified.
2. Ensure the property is maintained in accordance with the Alberta Public Health Act, *Nuisance and General Sanitation Regulation* (AR 243/2003).
3. Any applicable setback distances as outlined in the *Nuisance and General Sanitation Regulation* (AR243/2003) must be adhered to.

Cardinal Energy: Cardinal has no objections to the proposed subdivision so long as the required AER development setbacks are maintained. I have attached the AER Setbacks EnerFAQs guide for reference purposes. Cardinal's Facilities in this area would be classified as level 1 when referencing the attached EnerFAQs.

All persons residing within the proposed subdivision are to provide Cardinal Energy Ltd. their contact information so they can be added to our Corporate Emergency Response Plan. As the proposed land use is Industrial, I don't anticipate that anyone will be residing on the property, however if there is a 24hr manned office please provide Cardinal will the requested contact information.

If you have any questions or require additional information, please don't hesitate to ask.

Fire Protection Services: No Issues

High Prairie School Division: No reply

Living Waters Catholic Reg. Division: No reply

MD Field Services (Transportation) – Transportation has no concerns with the subdivision. Approaches must meet MD standard.

MD Field Services (Utilities) – No concerns. Water supply would be raw industrial only. Any services installed as per policies and bylaws in place.

Sawridge First Nation: The referral was shared with chief and council and Sawridge First Nation has no concerns (oral reply after follow up on November 6, 2024)



Plains Midstream Canada: In regards to the application, is there going to be any permanent structures built or any construction work to occur within 30 meters of our pipelines? Green and red lines on map below.

Royal Bank of Canada: No reply

TELUS Communications: No concerns with the proposed activities.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE/REFUSE Development Permit/Subdivision Application for...(With Conditions listed)

That the Municipal Planning Commission APPROVE the Subdivision Application 24-S-012 for Re-Subdivision with the following conditions:

1. That prior to the endorsement the registered owner and/or developer enter into 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 may include provisions for water, electricity, gas, and access approaches to the appropriate lots.
2. Prior to endorsement of this subdivision, the landowner prepares a Stormwater Management Plan. This Plan must ensure that drainage on the lands must not affect neighbouring parcels and meet all legislative requirements.
3. Prior to endorsement of an instrument affecting this plan, the landowner pays an off-site levy of \$2000 to the Municipal District of Lesser Slave River in accordance with the Municipal District's policies and bylaws.
4. Pursuant to Section 667(2) of the Municipal Government Act to provide money in place of municipal reserve as follows: 10 % of +/- 3.37 ha = 0.337 hectares at a value of \$63228.48 per ha = \$21,308.
5. That land taxes are fully paid prior to final approval (endorsement) of this instrument effecting the subdivision is requested.
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 FOR INFORMATION PURPOSES ONLY: (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 19 of

the Matters Related to Subdivision and Development Regulation and any submission made by adjacent property owners were considered with care.

- To avoid unnecessary complication, you are advised that no site work to affect your proposal should be commenced prior to endorsement of a registerable instrument by this office and/or without prior consultation with the Municipal District of Lesser Slave River as to its requirements regarding such development.
- 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** 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.

ALTERNATIVE MOTION:

1. That the Municipal Planning Commission REFUSE Subdivision Application 24-S-11 for the following reasons:
 - a) According to section 4.1.1 of the Municipal Development Plan, c) Industrial development which requires large lots, and a minimum level of municipal services shall be encouraged to locate in an industrial park. The Municipal Planning Commission is of the opinion that the size of the proposed lots is not large enough to serve the industrial needs of the municipality.
2. The Municipal Planning Commission may table subdivision application, 24-S-11, to the next regular meeting or until additional information is received from Atco Gas.

Prepared By: Ann Åsfrid Holden, Planning & Development Officer

Reviewed By: Samantha Dyck, Planning & Development Officer

Approved By: Rudolf Liebenberg, Director Planning, Utilities, & Protective Services



Lesser Slave River
Planning & Development

SUBDIVISION APPLICATION

Application No.:

This form is to be completed in full wherever applicable by the registered owner of the land that is subject of the application or by a person authorized to act on the registered owner's behalf.

Form Received:

Sept 12/24

APPLICANT NAME (Authorized person acting on registered owner's behalf): [REDACTED]

POSTAL ADDRESS: [REDACTED] POSTAL CODE: [REDACTED]

HOME NUMBER: [REDACTED] CELL NUMBER: [REDACTED] E-MAIL ADDRESS: [REDACTED]

Complete if different from applicant:

REGISTERED LANDOWNER NAME: [REDACTED]

POSTAL ADDRESS: [REDACTED] POSTAL CODE: [REDACTED]

HOME NUMBER: [REDACTED] CELL NUMBER: [REDACTED] E-MAIL ADDRESS: [REDACTED]

LEGAL LAND LOCATION (All or part of the following land to be subdivided)

Quarter: VE Section: 30 Township: 72 Range: 41 Meridian: W5 CR: ? Lot: ? Block: 25807R Plan

TOTAL NUMBER OF: Acres: 8.35 Hectares: 8.35 MUNICIPAL ADDRESS (if applicable):

Is The Land Situated Immediately Adjacent to the Municipal Boundary? Yes No

If yes, municipality name:

Is The Land Situated Within 0.8 Kilometres of the Right of Way of a Highway? Yes No

If yes, Highway #:

Does The Proposed Parcel Contain or is it Bounded By A River, Stream, Lake or Other Body of Water or by a Drainage Ditch or Canal? Yes No

If yes, name:

Is the Proposed Parcel Within 1.5 km of a Sour Gas Facility? Yes ? No

If yes, name:



Lesser Slave River
Planning & Development

SUBDIVISION APPLICATION | SECTION 2

Application No.:

EXISTING USE AND PROPOSED USE OF LAND TO BE SUBDIVIDED:

Describe the Existing Use of the Land:
Vacant

Describe the Proposed Use of the Land:
Industrial

What is the designated Use of the Land as Classified Under a Land Use Bylaw:
Heavy Industrial

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED:

Describe the Nature of the Topography of the Land (Flat, Rolling, Steep, Mixed):
Flat

Describe the Nature of the Vegetation and Water on the Land (Brush, Shrubs, Tree Stands, Woodlots, Sloughs, Creeks, etc.):
clear

Describe the Type of Soil on the Land (Sandy, Loam, Clay, etc.):
sand

EXISTING BUILDINGS ON LAND TO BE SUBDIVIDED:

Describe any Buildings, Historical or Otherwise, and any Structures on the Land and Whether they are to be Demolished or Moved.
None

WATER AND SEWER SERVICES:

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal:

I, [REDACTED], HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OR AM AUTHORIZED TO ACT ON BEHALF OF THE REGISTERED OWNER AND THAT THE INFORMATION GIVEN ON THIS FORM IS FULL AND COMPLETE AND IS, TO THE BEST OF MY KNOWLEDGE, A TRUE STATEMENT OF THE FACTS RELATING TO HIS/HER APPLICATION FOR SUBDIVISION APPROVAL.

[REDACTED]
Signature of Applicant

Sep 12 / 24
Date

[REDACTED]
Signature of Registered Landowner

Sep 12 / 24
Date



**Lesser Slave River
Planning & Development**

SUBDIVISION APPLICATION | SITE PLAN



A large, empty rectangular box with a double-line border, intended for a site plan or location sketch.

Note: The location sketch must be completed. Please indicate the following items on the sketch: **access/approaches, set backs, water bodies, right of ways.** Should the space provided be insufficient when answering any of the above questions, please attach a list of additional information.

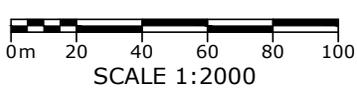
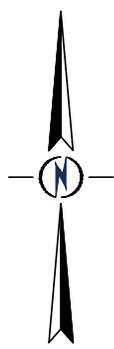
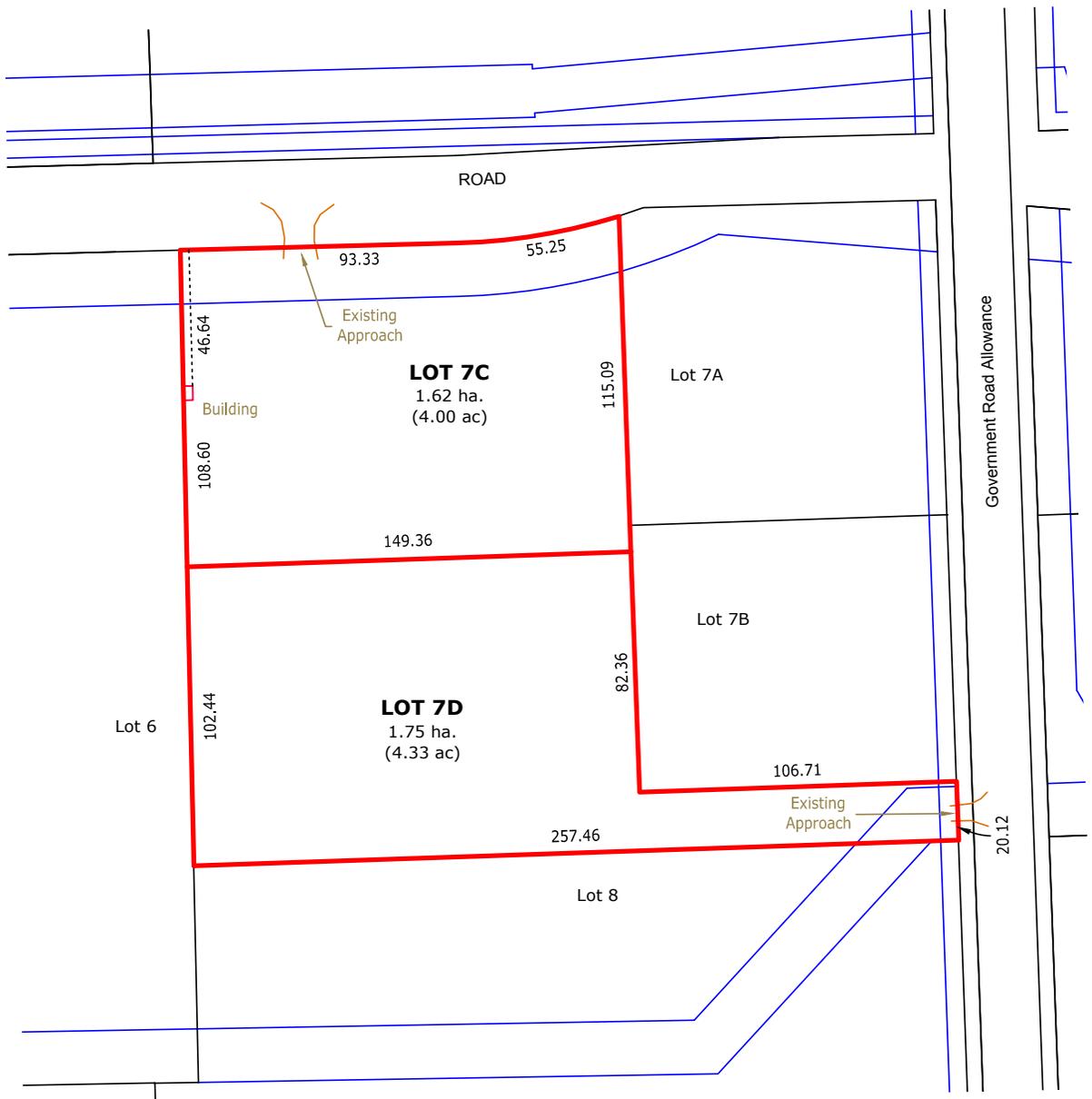
LEGAL LAND DESCRIPTION:

Quarter	Section	Township	Range	Meridian	CR	Lot	Block	Plan
Signature of Applicant _____					Date _____			

**TENTATIVE SITE PLAN
 LOT 7C & LOT 7D, Plan 242 _____
 N.E. 1/4 Sec. 30-72-4-W5**

MUNICIPAL DISTRICT OF LESSER SLAVE RIVER No.124, ALBERTA

Prepared for:
 M.K.B. Trucking Ltd.



Distances are in metres and decimals thereof



www.milestonesurveys.ca

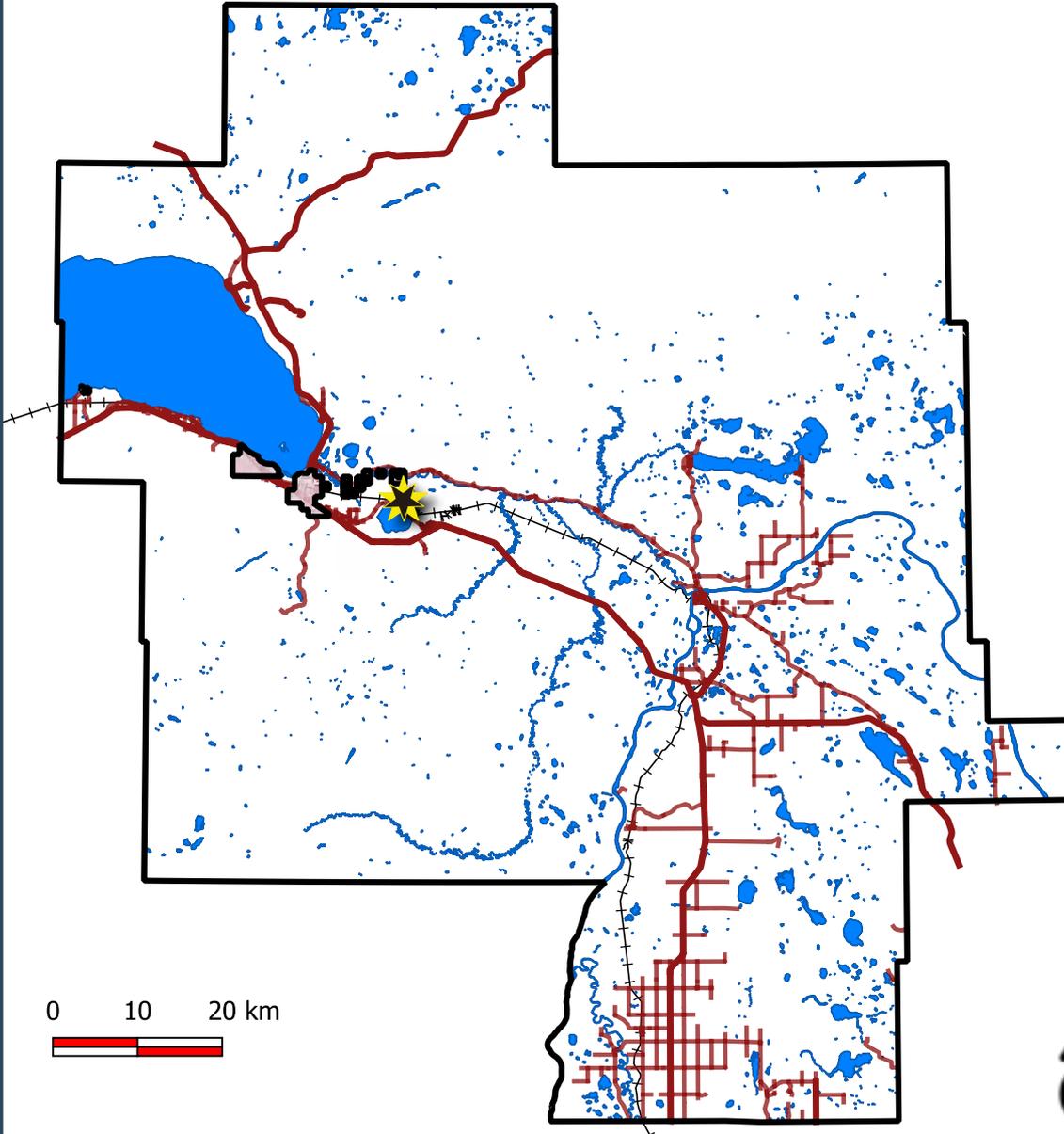
Job No.: 2441252	Date: October 5, 2024
PC: MM - CAD: BL - CK: MM	Dwg Name: 2441252_TE
Issued	Sheet: 1 of 2 Rev: 0



	Job No.: 2441252	Date: October 5, 2024	
	PC: MM - CAD: BL - CK: MM	Dwg Name: 2441252_TE	
	Issued	Sheet: 2 of 2	Rev: 0



Subdivision Application 24-S-11



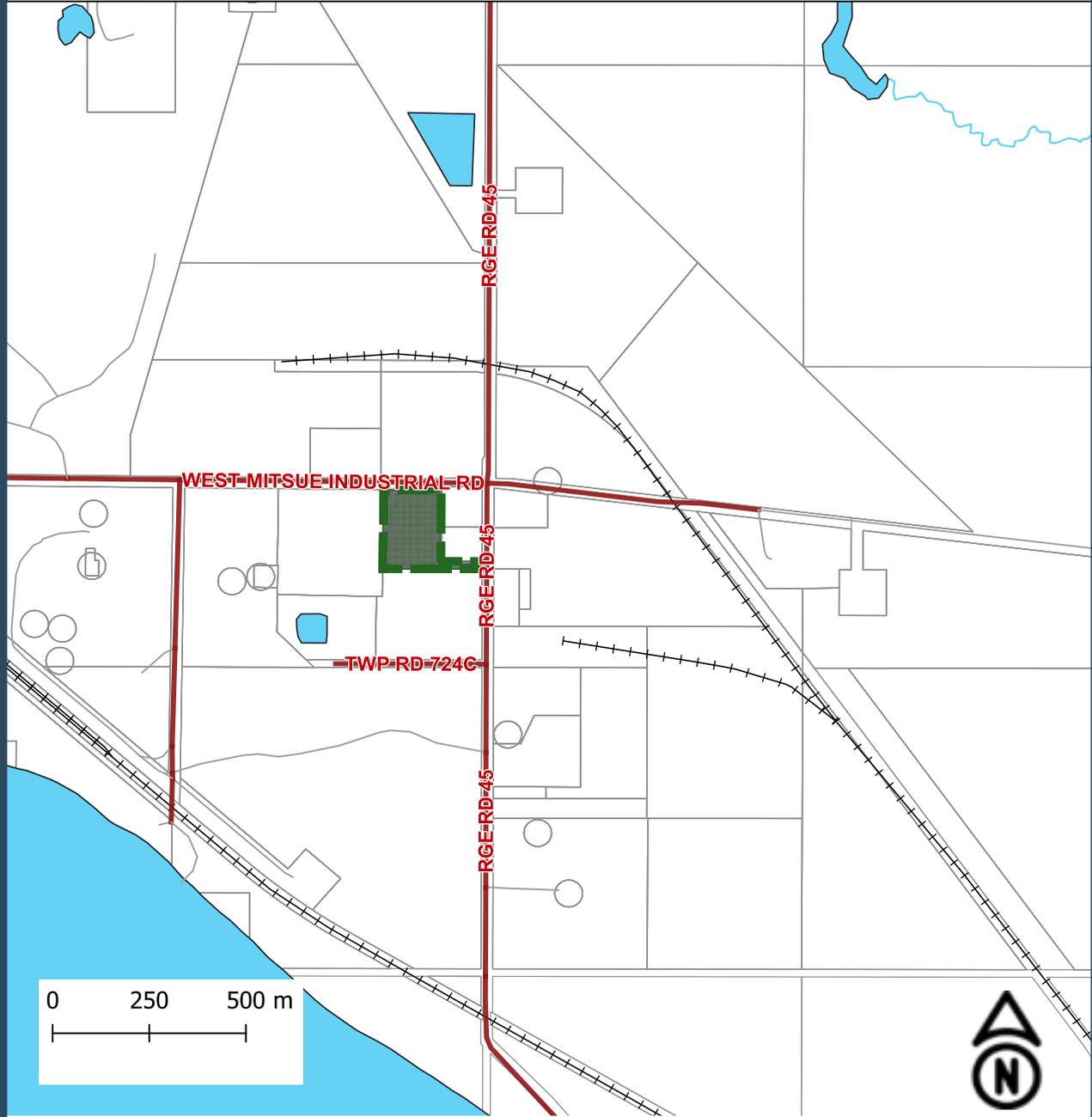
Legend

- | | | | |
|---|----------------------|---|------------------|
|  | Subdivision Location |  | TOSL/Sawridge |
|  | Hydro_Area_MDLSR |  | Railway |
|  | MD Boundary |  | Provincial Roads |
| | |  | Municipal Roads |

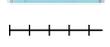
10TM NAD 83
October 9, 2024



Subdivision Application 24-S-11



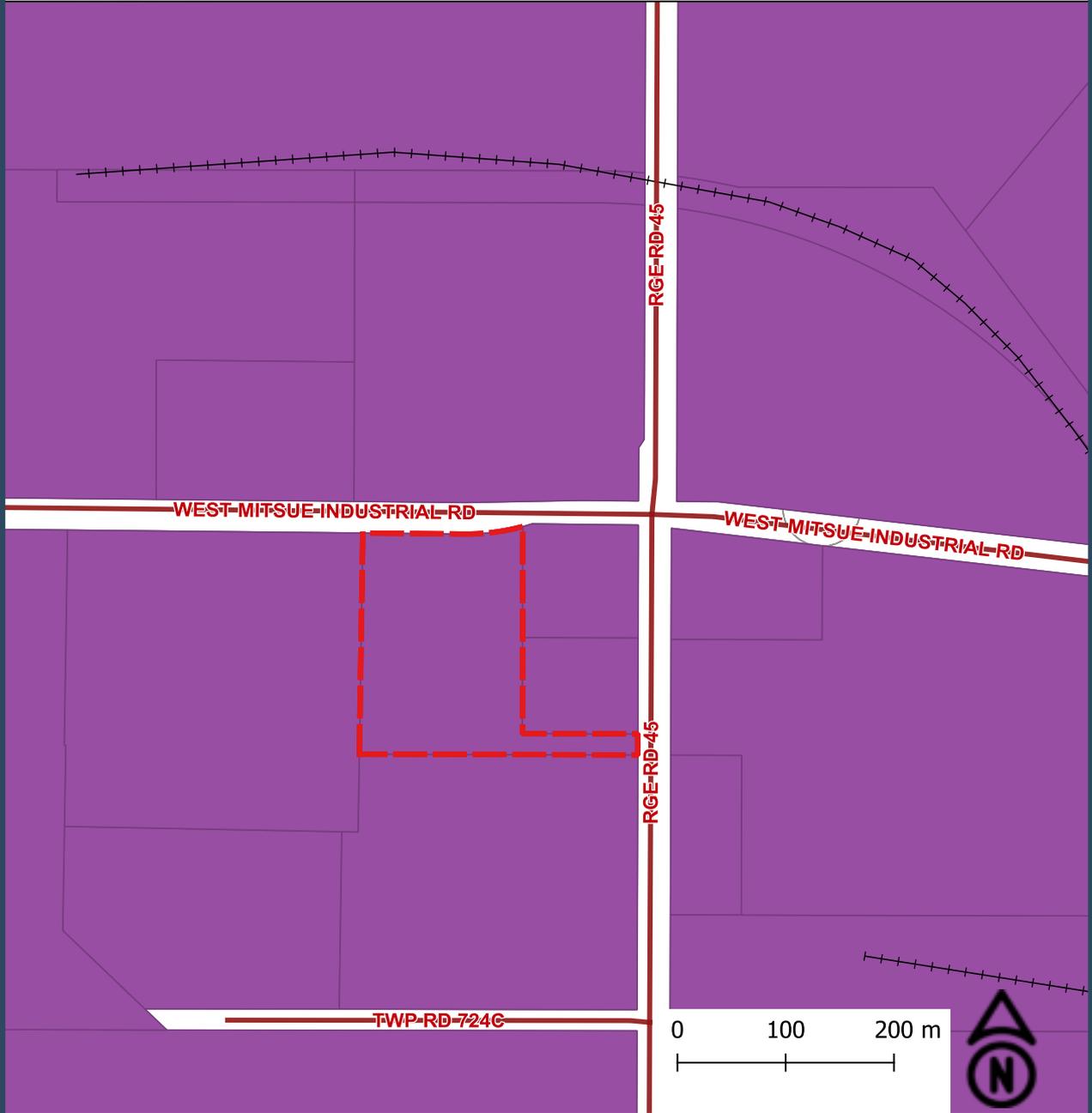
Legend

- | | | | |
|---|---------------------|---|------------------|
|  | Subject Property GL |  | Provincial Roads |
|  | Land Parcels |  | Municipal Roads |
|  | Hydro Area |  | Private Roads |
|  | Railway | | |

10TM NAD 83
October 9, 2024



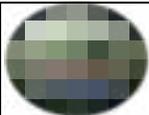
Subdivision Application 24-S-11 Zoning Map



Legend

- | | | | |
|---|---------------------------|---|-----------------|
|  | Subject Property |  | Municipal Roads |
|  | Land Parcels |  | Private Roads |
|  | Heavy Industrial District |  | Railway |
|  | Provincial Roads | | |

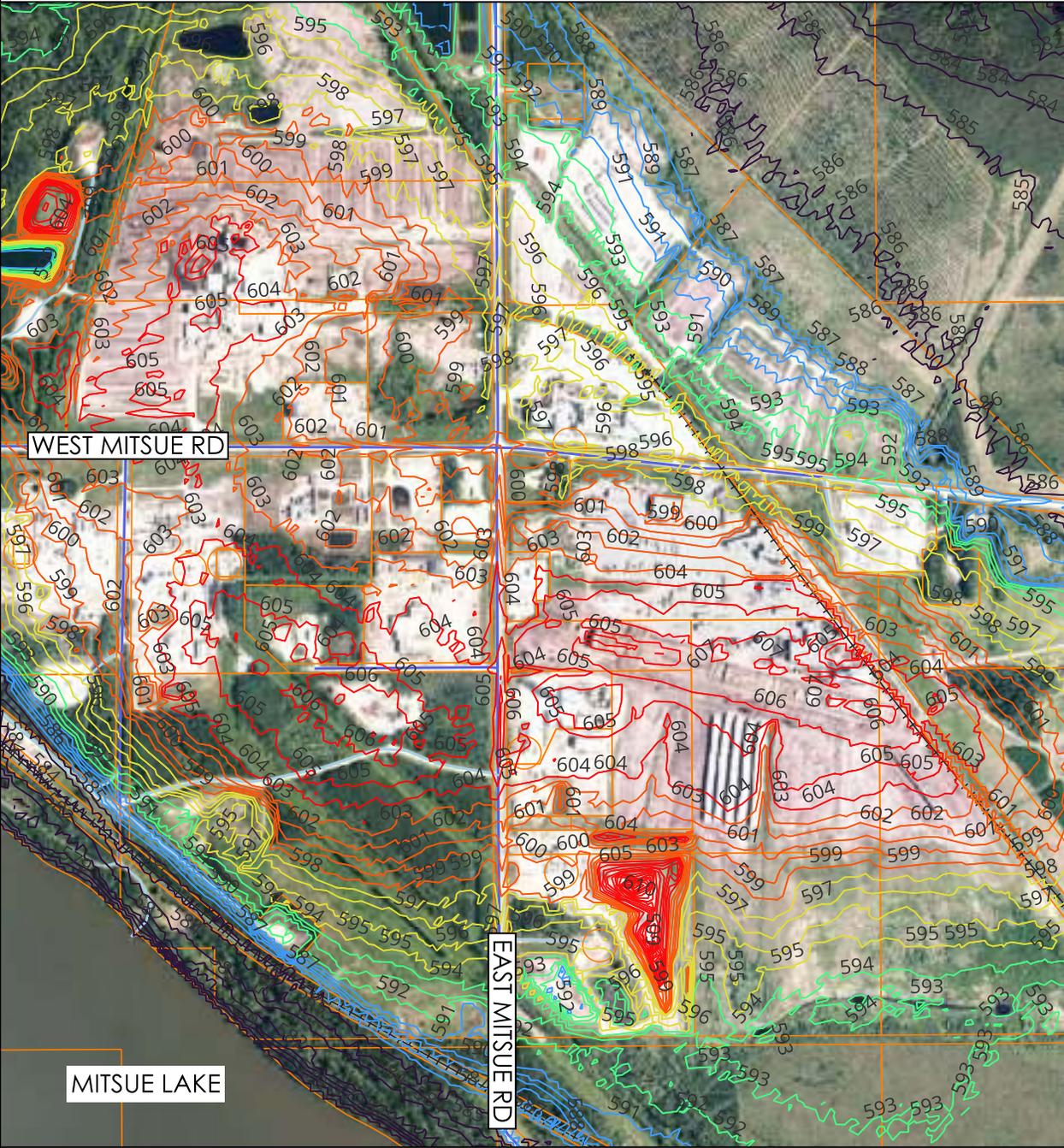
10TM NAD 83
November 8, 2024



Municipal District of
Lesser Slave River 124

Mitsue Industrial Area

Elevation Profile



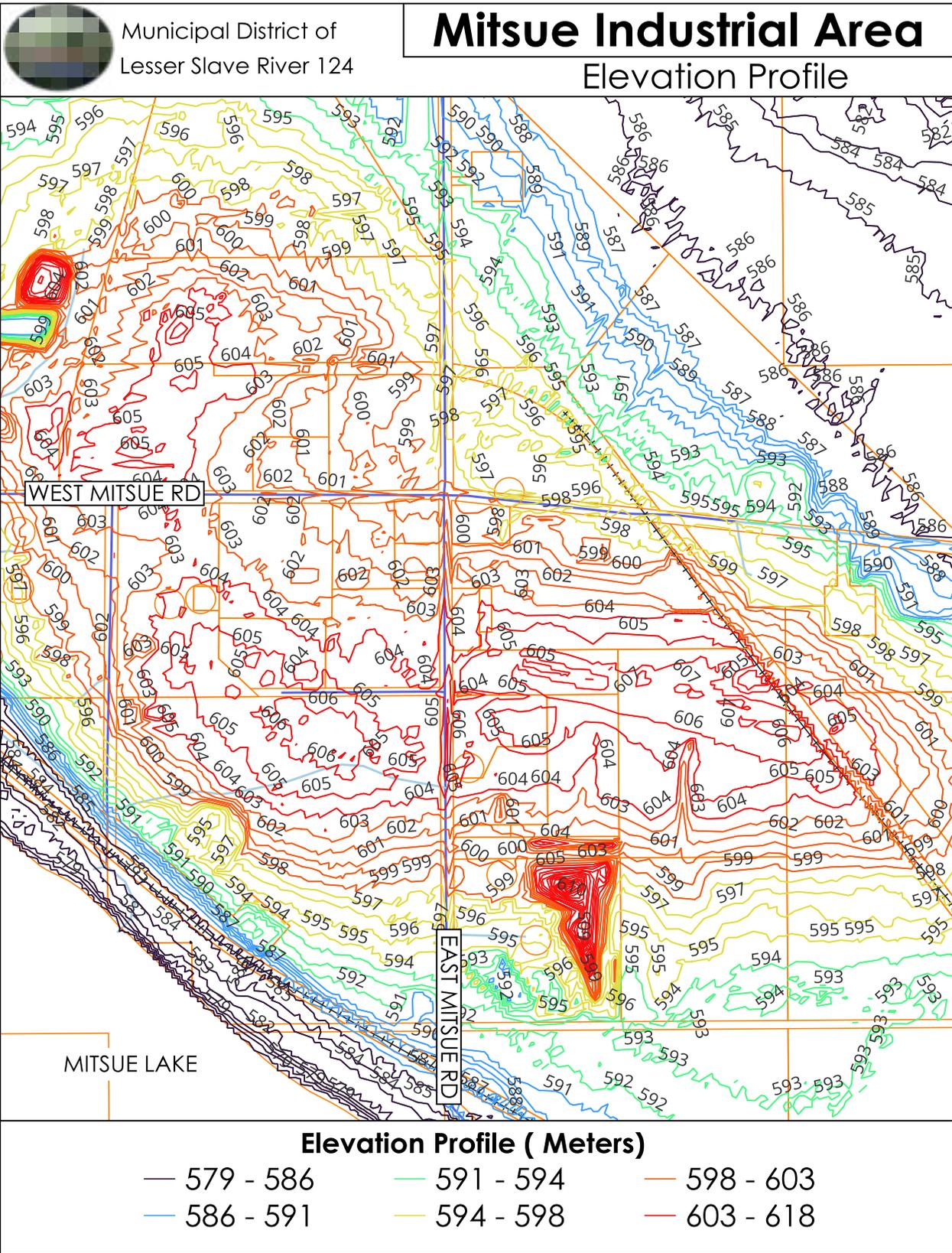
WEST MITSUE RD

EAST MITSUE RD

MITSUE LAKE

Elevation Profile (Meters)

- 579 - 586
- 591 - 594
- 598 - 603
- 586 - 591
- 594 - 598
- 603 - 618





Lesser Slave River

Municipal Planning Commission

Subject:	Subdivision Application
Date:	11/19/2024
Presented By:	Samantha Dyck
Attachments:	<i>Application, Tentative Plan, Site Photos, Maps</i>

File Number	24-S-012
Land Use District	Residential Serviced (RS)
Community:	Wagner
Legal Location	NW-23-73-7-W5M
Applicant:	Ryan Dierker
Landowner(s):	Robert and Karen Dierker

PURPOSE:

To subdivide the current parcel into two lots.

BACKGROUND:

The applicant wishes to assist his parents with subdividing their lot into two lots. The current lot is 9.29 hectares (22.95 acres) and contains a house, shop, and shed. The current plan is to split up the property between the children of the landowners.

The property has a 9.14-metre-wide powerline utility right-of-way (URW) through it as can be seen on the survey plan. The MD’s watermain appears to run through this URW. There are two (2) accesses to this property off of TWP RD 734 which connects to Southshore Drive E. The MD’s Transportation department has inspected the two accesses and have deemed them up to standard. Additionally, the Utilities Department has reviewed the servicing to the site and there is water and sewer available to the remainder of the property with the MD’s lines coming to the second access on the property.

SITE ANALYSIS:

Existing Parcel Area Lot 1	9.29 ha	22.95 ac
New Parcel Area Lot 1	+/- 3.51 ha	+/- 8.67 ac
New Parcel Area NW-23	+/- 5.77 ha	+/- 14.26 ac

Servicing Type: Municipal Services

Soil type: GL-Gleyed Gray Luvisol/O.HG-Orthic Humic Gleysol. Moderately fine textured: sand clay loam, clay loam, and silty clay loam.

Topography: I11 - inclined plain - low relief

Wetland inventory:



Farmland inventory: 4WV(8) – 5W (2) Severe - Soils in which excess water (not due to inundation) limits the production; Soils with a pH value either too high or too low for optimal growth over 80% of the lands. Very Severe - Soils in which excess water (not due to inundation) limits the production over 20% of the lands.

Flood risk: No data available.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Matters Related to Subdivision and Development Regulation (Regulations)

Section 9 Relevant Considerations

In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application:

- (a) its topography,*
- (b) its soil characteristics,*
- (c) storm water collection and disposal,*
- (d) any potential for the flooding, subsidence or erosion of the land,*
- (e) its accessibility to a road,*
- (f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,*
- (g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),*
- (h) the use of land in the vicinity of the land that is the subject of the application, and*
- (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.*

Section 10 Reasons for Decision

The written decision of a subdivision authority provided under section 656 of the Act must include the reasons for decision, including an indication of how the subdivision authority has considered (a) any submissions made to it by the adjacent landowners, (b) the matters listed in section 9. Matters Related to Subdivision and Development Regulation

This application meets the requirements of Section 9 & 10 of the Regulations and as such should be approved.

Municipal Development Plan

Section 2.0 Community Areas

Hamlets 2.1.4 The MD's existing hamlets shall be encouraged to accommodate new development based on existing infrastructure, community services, and location. Each hamlet shall be considered as a potential node for accommodating an appropriate mix of residential, commercial, recreational and/or institutional land uses. Further, the MD supports all efforts to improve the long term viability of its hamlets, including allowing for the development of group homes, seniors housing, youth programs, and improved recreation facilities.

Optimization of Municipal Services 2.5.8 Where there are municipal services, subdivision and development shall be at densities, locations, and lot totals which make most efficient and economical use of the servicing systems without exceeding the capacities of those systems.

Section 2.1.4 emphasizes that existing hamlets should accommodate new development based on available infrastructure and services. This promotes balanced growth and ensures that new subdivisions align with community needs and resources. Section 2.5.8 addresses the optimization of municipal services, ensuring that subdivision and development occur at densities and locations that maximize efficiency. This prevents overburdening infrastructure and promotes sustainable growth patterns.

Overall, these sections guide the planning and development process, ensuring that subdivisions contribute positively to the community while making the best use of existing resources.

Land Use Bylaw

Section 7.1 Residential Serviced District

7.1.1 The purpose of the Residential Serviced District is to provide for primarily residential uses in areas that are fully serviced by municipal water and sanitary to maximize the use of a resource that has a high capital, operating, and maintenance costs to the taxpayers of the MD.

Section 7.1.4 Development regulations for development in the Residential Serviced District:

REGULATION	PROVISION	
1	Parcel Area (minimum)	465 m ² (5,005 ft ²)
2	Parcel Width (minimum)	7.5 m (24.6 ft)
3	Site Coverage (maximum)	Fifty percent (50%)
FOR PRINCIPAL BUILDING:		
4	Front Yard Setback (minimum)*	7.5 m (24.6 ft)
5	Rear Yard Setback (minimum)*	7.5 m (24.6 ft)
6	Side Yard Setback (minimum)*	1.2 m (3.9 ft)
7	Height (maximum)	10.6 m (34.8 ft)
FOR ACCESSORY BUILDING(S):		
8a	Setback from Rear Lot Line (minimum) – <i>without driveway*</i>	0.9 m (3 ft)
8b	Setback from Rear Lot Line (minimum) – <i>with driveway*</i>	5.5 m (18 ft)

REGULATION	PROVISION	
9	Setback from Side Lot Line (minimum)*	1.2 m (3.9 ft)
10	Height (maximum)	8 m (26.3 ft)

*NOTE: REFER TO SECTION 8.2 FOR SETBACKS FROM ROADS AND TOWNHOUSE SETBACKS
 REFERENCE SECTIONS 8, 9 AND 10 FOR OTHER APPLICABLE REGULATIONS.

The new lots meet the required size for Residential Serviced District. The new lot will be required to tie-in to the municipal water and sewer lines.

SUBDIVISION:

Section 11.12.1 The Subdivision Authority for the MD must receive, consider, and make decisions on all subdivision applications.

Section 11.12.2 The Subdivision Authority shall assess subdivision applications based on Section 653.1 of the MGA and the regulations in this Bylaw.

Section 11.12.3 In making a decision, the Subdivision Authority may:

- a) approve an application with conditions;*
- b) refuse the application; or*
- c) if the applicant fails to submit all the outstanding information and documents on or before the date referred in notification to the applicant of an incomplete application, the application is deemed to be refused.*

Section 11.12.4 No subdivision application shall be permitted within a floodplain where the area cannot accommodate for a dwelling and its supporting water and wastewater services.

Section 11.12.5 If the Subdivision Authority refuses an application as outlined in subsection 11.12.3, reasons for the Subdivision Authority's decision must be provided in writing.

Section 11.12.6 The Subdivision Authority may impose conditions considered appropriate for the development and as provided for in the MGA, the Regulation or in this Bylaw on a subdivision approval.

Section 11.12.7 A subdivision application that creates a new lot or boundary adjustment where an existing dwelling or other activity that requires on-site servicing shall not be approved unless the Subdivision Authority is satisfied that it can be demonstrated that sanitary servicing can be adequately provided on-site.

Section 11.12.8 A subdivision application that creates a new lot or boundary adjustment where an existing dwelling or other activity requires on site water supplies of sufficient quality and quantity are available to support the existing and proposed future development on the new lot.

Section 11.12.9 A subdivision application shall not be approved unless the Subdivision Authority is satisfied with the management of stormwater and can meet the MD's Municipal Servicing Standards.

Section 11.12.12 For the purpose of this Bylaw, an unsubdivided quarter section includes quarter sections where a portion of the land has been subdivided for a public utility, a railroad, or a community use (such as a ski field or protection of a creek, and a separate title exists).

The proposed subdivision meets the requirements of Section 11 of the Land Use Bylaw.

BENEFIT/RISKS:

There is little risk to the MDLSR with this subdivision and the benefit is that this subdivision allows for another residence to be built, building the tax base.

FINANCIAL IMPLICATION:

As this is a re-subdivision of a parcel, the applicant will bear the cost of servicing the property.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Adjacent Landowners No comments received by deadline.

Alberta Energy Regulator No comments received.

Alberta Environment No comments received.

Alberta Forestry & Parks No comments received.

Alberta Power Ltd. No comments or concerns

Alberta Transportation Had the following to say:

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met.

1. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation (Matters Related to Subdivision and Development Regulation), Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met.

2. There is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

- The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
- All highway access is considered temporary. The existing direct highway access will be required to be removed from the remnant lands at the time of future development or subdivision.

Atco Electric No Concerns

Alberta Health Services After considering the information provided, at this time AHS-SHE has no objections to this application and provides the following comments for your consideration:

1. If any evidence of contamination or other issues of public health concern are identified, AHS wishes to be notified.
2. Ensure the property is maintained in accordance with the Alberta Public Health Act, *Nuisance and General Sanitation Regulation* (AR 243/2003).
3. Ensure that the installation of the cisterns and the private sewage disposal systems meets the requirements of all applicable legislation.

4. Any applicable setback distances as outlined in the *Nuisance and General Sanitation Regulation* (AR243/2003) must be adhered to.

Firehall - Slave Lake No Concerns

High Prairie School Division No 48 No Comments or Concerns received

Living Waters Catholic Regional Division No 42 No comments or Concerns received

MD Field Services – Transportation Approaches look good, no culverts at the two approaches however there is a centerline culvert within the roadway. With the slope of the ditches there is no concern of water collecting.

MD Field Services – Utilities No concerns. The landowners will be required to tie-in to the water and sewer that is right there which shouldn't an issue for either party.

Public Lands & Forestry No Concerns

Swan River Gas Reviewed request and no conflict with request.

Telus Communications No concerns

RECOMMENDED MOTION:

That the Municipal Planning Commission **APPROVE** the Subdivision Application 24-S-012 for Re-Subdivision with the following conditions:

1. That prior to the endorsement the registered owner and/or developer enter into 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 may include provisions for municipal utilities, electricity, gas, and access approaches to the appropriate lots.
2. That prior to endorsement of this plan, the landowner/developer grant a use, access and maintenance easement to the Municipal District to protect the existing water service crossing the titled area to the new titles located within NW 23-73-7-W5M. This easement shall be protected by right-of-way plan or by caveat and be registered against the title of the subject part of the quarter section concurrently with the registration of the instrument affecting this plan.
3. The landowner/developer must install C/C for water and sewer to the property line
4. That land taxes are fully paid prior to final approval (endorsement) of this instrument effecting the subdivision is requested.
5. 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 FOR INFORMATION PURPOSES ONLY: (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 19 of the Matters Related to Subdivision and Development Regulation and any submission made by adjacent property owners were considered with care.
- To avoid unnecessary complication, you are advised that no site work to affect your proposal should be commenced prior to endorsement of a registerable instrument by this office and/or without prior consultation with the Municipal District of Lesser Slave River as to its requirements regarding such development.
- 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 **Subdivision and Development Appeal Board** 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.

ALTERNATIVE MOTION:

1. **That the Municipal Planning Commission REFUSE Subdivision Application for Re-Subdivision due to the following reasons:**
 - a) **(Please give reasons as to why you would refuse this application.)**
2. **The Municipal Planning Commission may table subdivision application, 24-S-12, to the next regular meeting or until additional information is received. Administration does not recommend this option as the applicant has provided all information required to provide a decision.**

Prepared By: Samantha Dyck, Planning & Development Officer

Reviewed By: Ann Åsfrid Holden, Planning & Development Officer

Approved By: Rudolf Liebenberg, Director Planning, Utilities, & Protective Services

Site Inspection – Subdivision Application 24-S-12

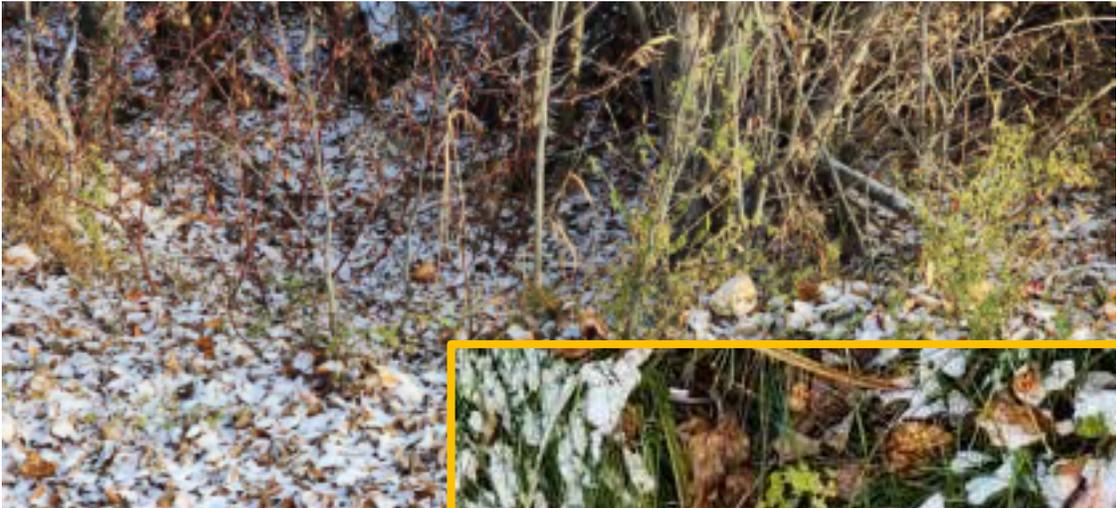
Re-Subdivision NW-23-73-07-W5M



There are two (2) accesses to the property already from the municipal road and one from HWY 2. This is the main access to the house.



Second access that leads to an open area with campers.



Culvert leading from property to the other side of the road. -->



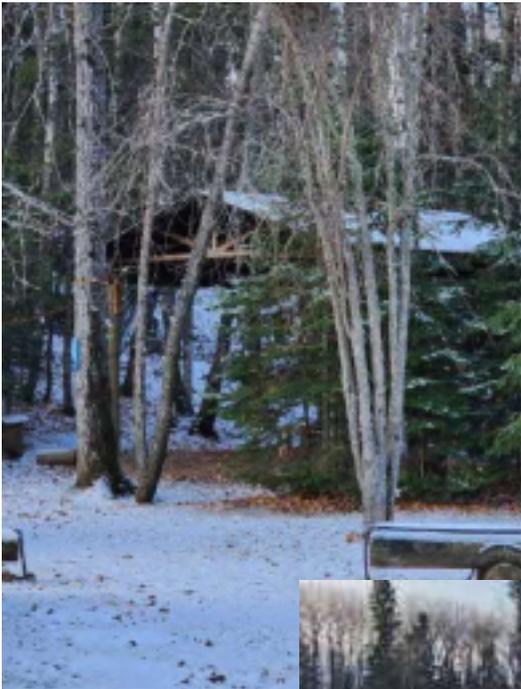
AGENDA ITEM #8.2



Open area that is quite flat.



Multiple trailers with decks, picnic tables and a small structure are located on the NW area of the lot.



← Structure tucked into the bush.



View of the main yard site with house and shop





**Lesser Slave River
Planning & Development**

SUBDIVISION APPLICATION

This form is to be completed in full wherever applicable by the registered owner of the land that is subject of the application or by a person authorized to act on the registered owner's behalf.

Application No.:
24-S-12
Form Received:
Sept. 16/24

APPLICANT NAME *(Authorized person acting on registered owner's behalf):*
Ryan Dierker

POSTAL ADDRESS: [REDACTED] **POSTAL CODE:** *TOG 2A0*

HOME NUMBER: [REDACTED] **CELL NUMBER:** [REDACTED] **E-MAIL ADDRESS:** [REDACTED]

Complete if different from applicant:

REGISTERED LANDOWNER NAME:
Robert Dierker

POSTAL ADDRESS: *Box 24* **POSTAL CODE:** *TOG 2A0*

HOME NUMBER: [REDACTED] **CELL NUMBER:** [REDACTED] **E-MAIL ADDRESS:** [REDACTED]

LEGAL LAND LOCATION *(All or part of the following land to be subdivided):*

<i>NW</i>	<i>23</i>	<i>73</i>	<i>7</i>	<i>W5</i>	OR			
Quarter	Section	Township	Range	Meridian		Lot	Block	Plan

TOTAL NUMBER OF: *22.95* **OR** [REDACTED] **MUNICIPAL ADDRESS** *(If applicable):*

Acres Hectares

Is The Land Situated Immediately Adjacent to the Municipal Boundary? Yes No

 If yes, municipality name: _____

Is The Land Situated Within 0.8 Kilometres of the Right of Way of a Highway? Yes No

 If yes, Highway #: *2*

Does The Proposed Parcel Contain or Is it Bounded By A River, Stream, Lake or Other Body of Water or by a Drainage Ditch or Canal? Yes No

 If yes, name: _____

Is the Proposed Parcel Within 1.5 km of a Sour Gas Facility? Yes No

 If yes, name: _____



Lesser Slave River
Planning & Development

SUBDIVISION APPLICATION | SECTION 2

Application No.:

EXISTING USE AND PROPOSED USE OF LAND TO BE SUBDIVIDED:

Describe the Existing Use of the Land:
Country Residential or Residential Serviced

Describe the Proposed Use of the Land:
Split on Country Residential lot into two lots

What is the designated Use of the Land as Classified Under a Land Use Bylaw:
RS

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED:

Describe the Nature of the Topography of the Land (Flat, Rolling, Steep, Mixed):
Flat & Hills

Describe the Nature of the Vegetation and Water on the Land (Brush, Shrubs, Tree Stands, Woodlots, Sloughs, Creeks, etc.):
Bush

Describe the Type of Soil on the Land (Sandy, Loam, Clay, etc.):
Clay

EXISTING BUILDINGS ON LAND TO BE SUBDIVIDED:

Describe any Buildings, Historical or Otherwise, and any Structures on the Land and Whether they are to be Demolished or Moved.
House, SHED, SHOP

WATER AND SEWER SERVICES:

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal:

Ryan Dierker HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OR AM AUTHORIZED TO ACT ON BEHALF OF THE REGISTERED OWNER AND THAT THE INFORMATION GIVEN ON THIS FORM IS FULL AND COMPLETE AND IS, TO THE BEST OF MY KNOWLEDGE, A TRUE STATEMENT OF THE FACTS RELATING TO HIS/HER APPLICATION FOR SUBDIVISION APPROVAL.
NOTE: Registered Owner's signature is required if different from applicant.

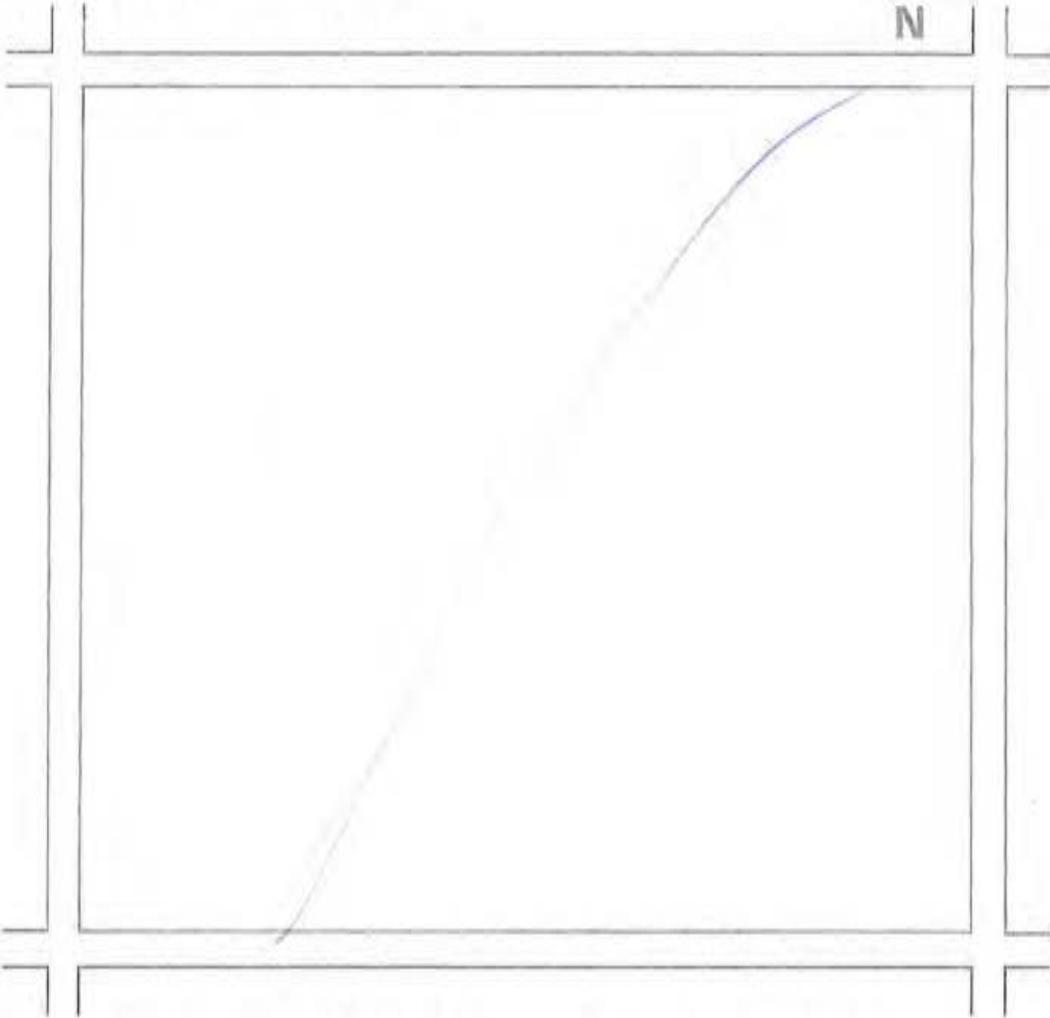
[Redacted Signature] _____
Signature of Registered Landowner

Sept 16 / 24 _____
Date
Sept 16 / 24 _____
Date



**Lesser Slave River
Planning & Development**

SUBDIVISION APPLICATION | SITE PLAN



Note: The location sketch must be completed. Please indicate the following items on the sketch: **access/approaches, set backs, water bodies, right of ways.** Should the space provided be insufficient when answering any of the above questions, please attach a list of additional information.

LEGAL LAND DESCRIPTION:								
Quarter	Section	Township	Range	Meridian	OR	Lot	Block	Plan
Signature of Applicant _____				Date _____				



Lesser Slave River
Planning & Development

SUBDIVISION APPLICATION | RIGHT OF ENTRY

Please complete the following right-of-entry form and include it with your Development Permit Application.

Right of Entry for an Authorized Person of the Municipal District of Lesser Slave River No. 124 for the Purposes of a Site Inspection of the Land Affected by the Proposed Subdivision Application.

DO

DO NOT

give consent for an authorized person of the **Municipal District of Lesser Slave River No. 124** to enter upon the land that is subject to the application for the purposes of making a site inspection in order to evaluate the proposed application and monitor its compliance.

LAND LOCATION:

Nw	23	73	7	W5	or			
Quarter	Section	Township	Range	Meridian		Lot	Block	Plan

Ryan Dierker

 Signature of Applicant

Sept 16 / 24

 Date





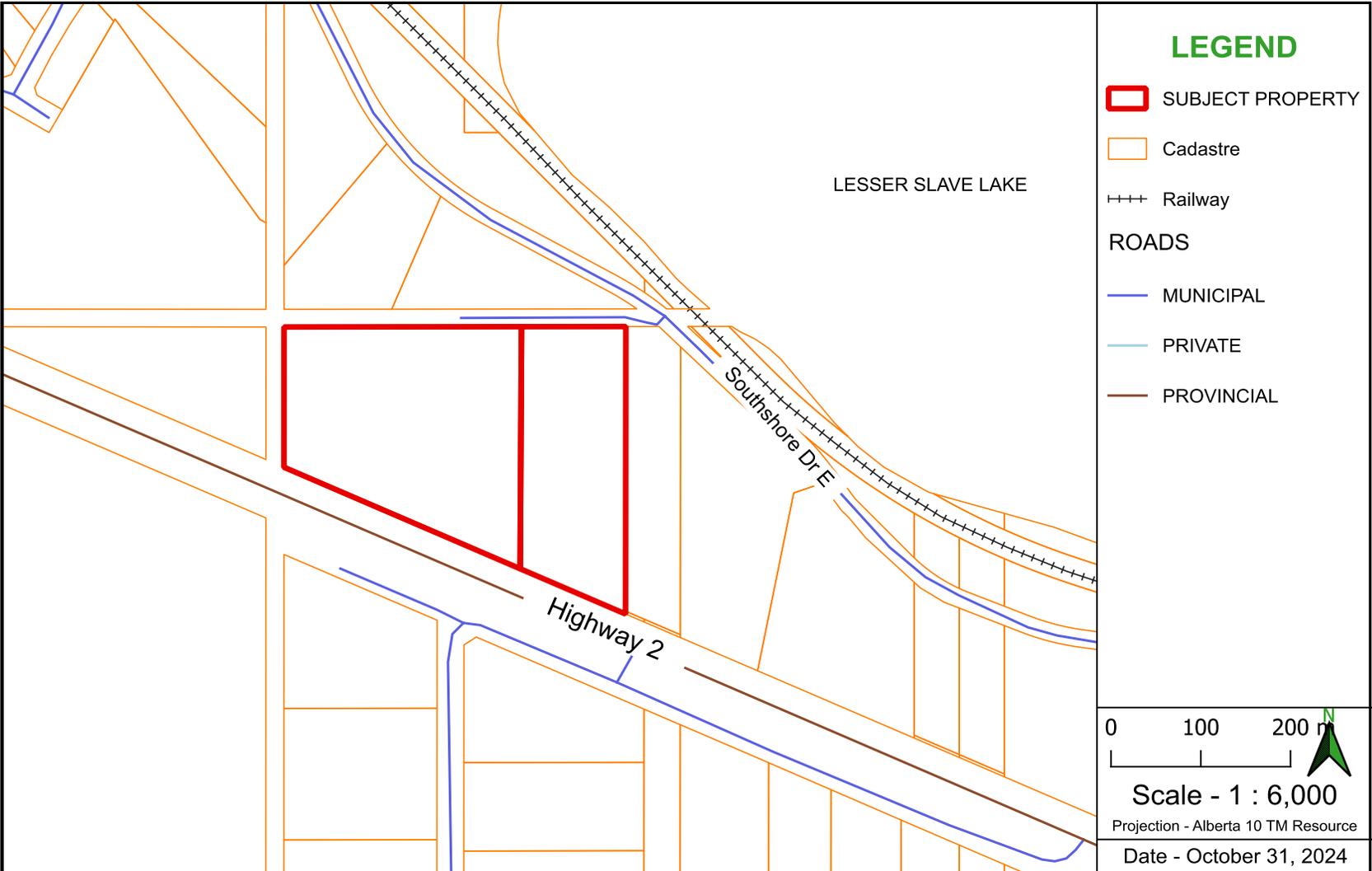
Subdivision Application 24-S-012

Location Map

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Subdivision Application 24-S-012

Location Map

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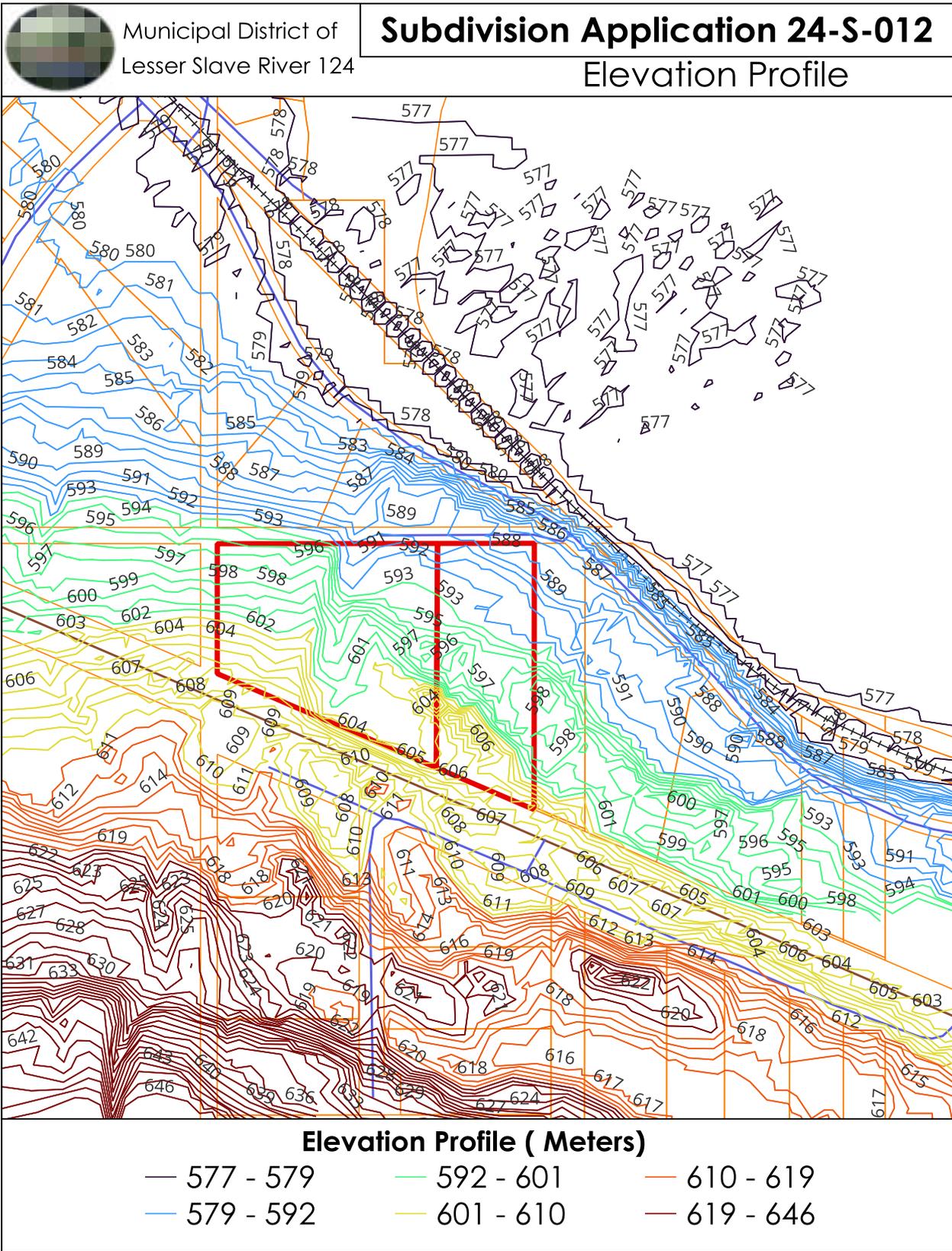


Subdivision Application 24-S-012 Zoning Map

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Lesser Slave River

Municipal Planning Commission

Subject:	Subdivision Application - Boundary Adjustment
Date:	11/19/2024
Presented By:	Samantha Dyck, Planning & Development Officer
Attachments:	<i>Application, Tentative Plan, Site Photos, Maps</i>
File Number	24-S-013
Land Use District	Residential Un-Serviced (RUS)
Community:	Flatbush Area
Legal Location	Plan 092-9964; Block 1; Lot 1 and SE 3-66-27-W4M
Applicant:	Don Wilson Surveys Ltd
Landowner(s):	Anthony Kirkland and Jenason Farms

PURPOSE:

The purpose of this subdivision is to do a boundary adjustment.

BACKGROUND:

In June 2024 Mr. Kirkland applied for a development permit and upon review by the Development Officer, it was noted that the area in which he proposed to put the accessory building was not within the boundaries of his property. Additionally, the property line appeared to go through the house and his shed was totally on the adjacent landowner's property. During discussions with Mr. Kirkland, the Development Officer presented several options for consideration. Ultimately, they recommended that the most beneficial course of action would be for Mr. Kirkland to approach the adjacent landowner to inquire about the possibility of purchasing a few acres of land, facilitating a boundary adjustment.

After careful consideration of his options, Mr. Kirkland withdrew his development permit application and started the process to have a boundary adjustment done. As can be seen on the tentative plan of survey that was submitted, the new eastern boundary allows the house and the shed to meet the required setbacks as well as bringing the approach/driveway within the property as well.

SITE ANALYSIS:

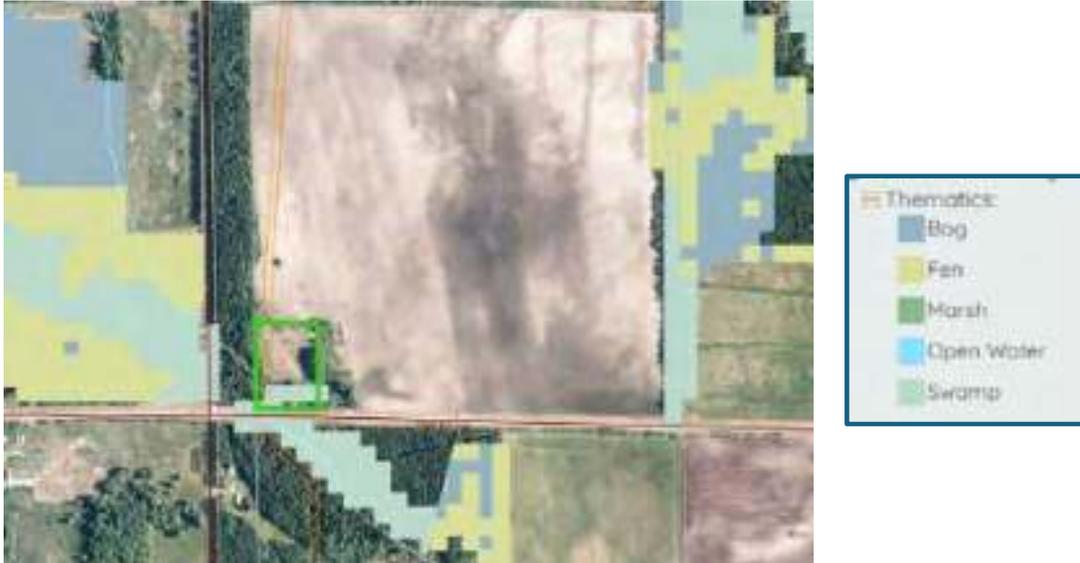
Existing Parcel Area Lot 1	2.03 ha	5.02 ac
Existing Parcel Area SE-03	62.31 ha	153.98 ac
New Parcel Area Lot 2	+/- 3.12ha	+/- 7.71 ac
New Parcel Area SE-03	+/- 61.22 ha	+/-151.29 ac

Servicing Type: Surface Discharge and Well

Soil type: Orthic Gray Luvisol – moderately coarse textured; sandy clay loam, clay loam and silty clay loam and Humic Mesisol – organic (peat) group

Topography: Mixed

Wetland inventory:



Farmland inventory:**3H(9)-5W(1)** – Moderate; Inadequate heat units for optimal growth over 90% of property.-Very Severe; Soils in which excess water (not due to inundation) limits the production over 10% of the property. **7WJ(7)-3H(3)**- Unsuitable; Soils in which excess water (not due to inundation) limits the production; Organic soils with a content of wood or of *Eriophorum sp.* sufficient to limit production over 70% of the property.-Moderate; Inadequate heat units for optimal growth over 30% of the property.

Flood risk: No data available.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Matters Related to Subdivision and Development Regulation

Section 9 Relevant Considerations

In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application:

- (a) its topography,*
- (b) its soil characteristics,*
- (c) storm water collection and disposal,*
- (d) any potential for the flooding, subsidence or erosion of the land,*
- (e) its accessibility to a road,*
- (f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,*
- (g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),*
- (h) the use of land in the vicinity of the land that is the subject of the application, and*
- (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.*

Section 10 Reasons for Decision

The written decision of a subdivision authority provided under section 656 of the Act must include the reasons for decision, including an indication of how the subdivision authority has considered (a) any submissions made to it by the adjacent landowners, (b) the matters listed in section 9. Matters Related to Subdivision and Development Regulation

The offsite levies for this property were paid in 2009 during the original subdivision process. All other matters have been considered and the boundary adjustment meets the requirements of Section 9 & 10.

Municipal Development Plan

Section 6.0 Agriculture

Agriculture is a significant land use in the southerly portion of the MD. In this area, the protection of agricultural operations and minimizing the conversion of agricultural lands to non-agricultural uses is a priority.

Policy 6.1.3 Minimization of Fragmentation

Where agricultural land is dedicated for roads, rail lines, pipelines, and transmission lines, the MD should endorse only those proposals which minimize the fragmentation of agricultural land.

This is a boundary adjustment to a farmstead subdivision. Agricultural land was arguably fragmented when the dwelling and accessory building were built. The subdivision will not affect the continued farm operation.

Policy 6.1.4 Subdivision of Agricultural Land

The subdivision of land in the Agriculture Area may be approved in the following circumstance ... (c) the subdivision of a maximum of two lots from the original unsubdivided quarter section for residential, recreational, or rural industrial purposes.

The proposed subdivision is a boundary adjustment of a first parcel out and meets the requirements for a residential parcel.

Policy 6.1.6 Residential Parcel Size

The maximum size of a subdivided parcel described in Policy 6.1.4 should generally be 2.0 hectares. However, the size may be increased to include dwellings or other improvements, such as power supply, well, sewage disposal systems, access, shelter belts, and accessory buildings.

The proposed parcel is 3.12 ha (7.71 ac). The size proposed allows the applicant to include the house, shed, and driveway within his property and meeting the required setbacks.

Policy 6.4.4 Road Access Required

All subdivision and development proposals shall have access to developed roads. The provision of roads associated with a proposed subdivision or development are the sole responsibility of the developer. This includes the provision of approaches to individual lots or development sites.

While the applicant currently has an approach that was approved during the original subdivision, it is technically not located within his property and is a part of the reason for the boundary adjustment. With the shift in the boundary the approach will then be within his property lines. The remainder of the parcel has another approach approximately 200 meters to the east.

Policy 6.5.6 Development Agreement

The developer is responsible for the provision of all on-site and off-site infrastructure required to service

the site, including the payment of offsite levies. Development agreements may be required as a condition of subdivision and/or development permit approval

The applicant must sign a development agreement as part of the subdivision approval process.

Policy 6.5.7 Compliance of Existing Systems

When a lot containing an existing house is to be subdivided from a larger parcel, the MD shall determine if the setbacks for the existing sewer system comply with the Alberta Private Sewage Systems Standard of Practice. If it is determined the system is not compliant as a result of subdivision, relocation or upgrading of the system shall be identified as a condition of subdivision approval.

There is a residence and existing sewer and water systems. The sewage disposal for the dwelling must be checked to ensure it meets the current standard and setback distance when the new lot lines are registered.

Policy 6.6.1 Municipal Reserves (MR)

With the exception of second parcels out created under policy 6.1.4 c) Municipal Reserve (MR) shall not be required for subdivisions located in the Agricultural Area.

No MR is necessary for this lot

Land Use Bylaw

Section 7.2

7.2.1 The purpose of the Residential Un-Serviced District is to provide for primarily residential uses on lots that **are not** typically serviced by municipal water and/or wastewater.

7.2.4 Development regulations for development in the Residential Un-Serviced District:

REGULATION	PROVISION
1	Parcel Area (minimum) 1,860 m ² (20,021 ft ²)
2	Parcel Width (minimum) 7.5 m (24.6 ft)
3	Site Coverage (maximum) Fifty percent (50%)
FOR PRINCIPAL BUILDING:	
4	Front Yard Setback (minimum)* 7.5 m (24.6 ft)
5	Rear Yard Setback (minimum)* 7.5 m (24.6 ft)
6	Side Yard Setback (minimum)* 7.5 m (24.6 ft)
7	Height (maximum) 10.6 m (34.8 ft)
FOR ACCESSORY BUILDING(S):	
8a	Rear Setback from Lot Line (minimum) – without driveway* 0.9 m (3 ft)
8b	Side/ Rear Setback from Lot Line (minimum) – with driveway* 5.5 m (18 ft)
9	Side Yard Setback (minimum)* 1.2 m (3.9 ft)
10	Height (maximum) 8 m (26.3 ft)

*NOTE: REFER TO SECTION 8.2 FOR SETBACKS FROM ROADS
REFERENCE SECTIONS 8, 9 AND 10 FOR OTHER APPLICABLE REGULATIONS.

The parcel will be 7.71 acres, exceeding the minimum required area. This property is an area where

municipal services are not offered. As per the application, there is a well on-site and the septic is an open discharge.

SUBDIVISION:

Section 11.12.1 The Subdivision Authority for the MD must receive, consider, and make decisions on all subdivision applications.

Section 11.12.2 The Subdivision Authority shall assess subdivision applications based on Section 653.1 of the MGA and the regulations in this Bylaw.

Section 11.12.3 In making a decision, the Subdivision Authority may:

- a) approve an application with conditions;*
- b) refuse the application; or*
- c) if the applicant fails to submit all the outstanding information and documents on or before the date referred in notification to the applicant of an incomplete application, the application is deemed to be refused.*

Section 11.12.4 No subdivision application shall be permitted within a floodplain where the area cannot accommodate for a dwelling and its supporting water and wastewater services.

Section 11.12.5 If the Subdivision Authority refuses an application as outlined in subsection 11.12.3, reasons for the Subdivision Authority's decision must be provided in writing.

Section 11.12.6 The Subdivision Authority may impose conditions considered appropriate for the development and as provided for in the MGA, the Regulation or in this Bylaw on a subdivision approval.

Section 11.12.7 A subdivision application that creates a new lot or boundary adjustment where an existing dwelling or other activity that requires on-site servicing shall not be approved unless the Subdivision Authority is satisfied that it can be demonstrated that sanitary servicing can be adequately provided on-site.

Section 11.12.8 A subdivision application that creates a new lot or boundary adjustment where an existing dwelling or other activity requires on site water supplies of sufficient quality and quantity are available to support the existing and proposed future development on the new lot.

Section 11.12.9 A subdivision application shall not be approved unless the Subdivision Authority is satisfied with the management of stormwater and can meet the MD's Municipal Servicing Standards.

Section 11.12.12 For the purpose of this Bylaw, an unsubdivided quarter section includes quarter sections where a portion of the land has been subdivided for a public utility, a railroad, or a community use (such as a ski field or protection of a creek, and a separate title exists.

The proposed subdivision meets the requirements of Section 11 of the Land Use Bylaw.

BENEFIT/RISKS:

The benefit of allowing this boundary adjustment is that this allows for the house, accessory building, and driveway on site to be totally within the property and to meet setbacks.

FINANCIAL IMPLICATION:

There is no significant impact to the MDLSR, and the landowner will bear the cost of the subdivision and the purchase of the extra lands.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Adjacent Landowners No comments received by deadline.

Alberta Energy Regulator No comments received.

Alberta Environment No comments received.

Alberta Forestry & Parks No concerns with the application.

Apex Utilities Inc. No objections to the proposed subdivision.

Atco Electric No Concerns

Atco Gas No Concerns

Alberta Health Services No comments received.

Firehall - Slave Lake No Concerns

Fortis Alberta - Has reviewed the plan and determined that no easement is required by Fortis. As Fortis Alberta is the Distribution Wire Service Provider for the area, the developer can arrange installation of electrical services through FortisAlberta.

MD Field Services – Transportation

MD Field Services – Utilities No concerns.

Pembina Hills School Division – No concerns with the application.

Pembina River Natural Gas – No concerns with the application. There is a gas contract that will stay with the acreage.

TELUS Communications No concerns with the proposed activities.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Subdivision Application 24-S-13 for a Boundary Adjustment with the following conditions:

1. That prior to the endorsement the registered owner and/or developer enter into 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 the required municipal improvements as well as install electricity, water, gas, internal roads, and access approached to each lot.
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. That taxes are fully paid when final approval (endorsement) of the instrument effecting the subdivision is requested.
4. 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 Subdivision and Development Appeal Board 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.

ALTERNATIVE MOTION:

1. That the Municipal Planning Commission REFUSE Subdivision Application for a Boundary Adjustment due to the following reasons:
 - a) (Please give reasons as to why you would refuse this application.)
2. The Municipal Planning Commission may table subdivision application, 24-S-13, to the next regular meeting or until additional information is received. Administration does not recommend this option as the applicant has provided all information required to provide a decision.

Prepared By: Samantha Dyck, Planning & Development Officer
Reviewed By: Ann Åsfrid Holden, Planning & Development Officer
Approved By: Rudolf Liebenberg, Director Planning, Utilities, & Protective Services

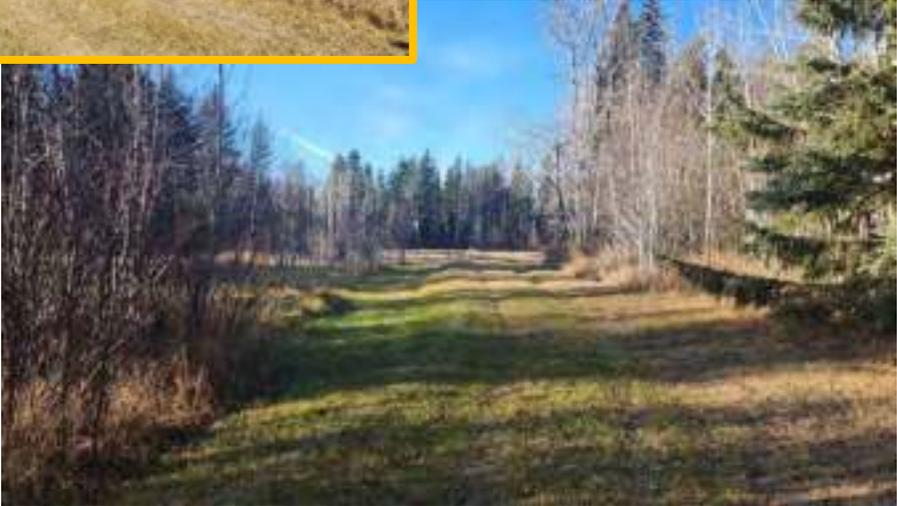
**Site Inspection – Subdivision Application 24-S-12
Boundary Adjustment NW-23-73-07-W5M**



Culvert hidden by grasses was clear through to the other side.



Access into site is
grown over with grass.





This area appears to be a wetland and is significantly lower than the rest of the parcel.



View of the dwelling and yard site.



Firepit area and what looked like a meat hanging area.



Septic tank area



Small Shed with leanto and motorhome behind the dwelling.



View of the rear yard towards the East property line.



View of the NW portion of the property showing power and a burn barrel.





The landowner has pegged out where he will eventually build a shop on the NE side of the new property line.







Lesser Slave River
Planning & Development

SUBDIVISION APPLICATION

Application No.:

Form Received:

This form is to be completed in full wherever applicable by the registered owner of the land that is subject of the application or by a person authorized to act on the registered owner's behalf.

APPLICANT NAME (Authorized person acting on registered owner's behalf):

POSTAL ADDRESS: POSTAL CODE: T7N 1A1

HOME NUMBER: CELL NUMBER: E-MAIL ADDRESS:

Complete if different from applicant:

REGISTERED LANDOWNER NAME:

POSTAL ADDRESS: POSTAL CODE: T7X 3L5

HOME NUMBER: CELL NUMBER: E-MAIL ADDRESS:

LEGAL LAND LOCATION (All or part of the following land to be subdivided):

SE 3 66 27 4 AND 1 1 092-8954
 Quarter Section Township Range Meridian Lot Block Plan

TOTAL NUMBER OF: 7.71 OR 3.12 MUNICIPAL ADDRESS (if applicable):
 Acres Hectares

Is The Land Situated Immediately Adjacent to the Municipal Boundary? Yes No

If yes, municipality name:

Is The Land Situated Within 0.8 Kilometres of the Right of Way of a Highway? Yes No

If yes, Highway #:

Does The Proposed Parcel Contain or is it Bounded By A River, Stream, Lake or Other Body of Water or by a Drainage Ditch or Canal? Yes No

If yes, name:

Is the Proposed Parcel Within 1.5 km of a Sour Gas Facility? Yes No

If yes, name:



Lesser Slave River
Planning & Development

SUBDIVISION APPLICATION SECTION 2

EXISTING USE AND INFORMATION TO BE OBTAINED FROM THE APPLICANT

Provide the following information:

1. PROPOSED USE

Describe the proposed use of the site.

2. PROPOSED DEVELOPMENT

If the site is currently used for the same purpose, describe the proposed development.

Describe the proposed development.

3. GENERAL CHARACTERISTICS OF THE SITE

Describe the site's location, topography, and other characteristics.

4. EXISTING UTILITIES

Describe the existing utilities on the site.

Describe the existing utilities on the site.

Describe the existing utilities on the site.

5. NEIGHBORHOOD SERVICES

Describe the neighborhood services available to the site.





Lesser Slave River
Planning & Development

SUBDIVISION APPLICATION | RIGHT OF ENTRY

Please complete the following right-of-entry form and include it with your Development Permit Application.

Right of Entry for an Authorized Person of the Municipal District of Lesser Slave River No. 124 for the Purposes of a Site Inspection of the Land Affected by the Proposed Subdivision Application.

I DO

I DO NOT

give consent for an authorized person of the Municipal District of Lesser Slave River No. 124 to enter upon the land that is subject to the application for the purposes of making a site inspection in order to evaluate the proposed application and monitor its compliance.

LAND LOCATION:

Quarter	Section	Township	Range	Meridian	OR 1	T	Block	002-0504	Plan
---------	---------	----------	-------	----------	------	---	-------	----------	------

Nate Wilson
 Applicant Name (please print)

[Signature]
 Signature of Applicant

September 19, 2024
 Date





PLAN SHOWING PROPOSED SUBDIVISION OF

**LOT 1 - BLOCK 1 - PLAN 092-9964 &
Part of S.E. 1/4 SEC.3 - TWP.66 - RGE.27 - W4M all within
S.E. 1/4 SEC.3 - TWP.66 - RGE.27 - W4M
272032 TWP. RD. 660**

M.D. of LESSER SLAVE RIVER No.124

SCALE:1:5000 2024 D. WILSON, A.L.S.



Area Breakdown		
Area Requested Within Lot 1 - Block 1 - Plan 092-9964	2.02Ha	5.03Ac
Area Requested Within S.E. 1/4 Sec.3 - Twp.66 - Rge.27 - W4M	1.09Ha	2.69Ac
Total Area Requested	3.11Ha	7.71Ac

Approach Location		
Existing Approach #1	Backstreet	28.2m West of E.E. Corner of Proposed Lot 2



NOTES: DISTANCES ARE IN METRES AND DECIMALS THEREOF
STATUTORY IRON SURVEY POSTS FOUND SHOWN THIS: 
PROPOSED LOT BOUNDARY SHOWN THIS: 
EDGE OF TREELINE SHOWN THIS: 
EDGE OF WATER FEATURES SHOWN THIS: 

DON WILSON SURVEYS LTD.
BOX 4120, BARRHEAD, ALBERTA
T7N 1A1 PHONE: (780) 674-2287
FILE: 24390 DATE: SEPTEMBER 14, 2024



LEGEND

- SUBJECT PROPERTY
- Cadastre
- Railway
- ROADS**
- MUNICIPAL
- PRIVATE
- PROVINCIAL

0 50 100 m

Scale - 1 : 3,000

Projection - Alberta 10 TM Resource

Date - October 31, 2024



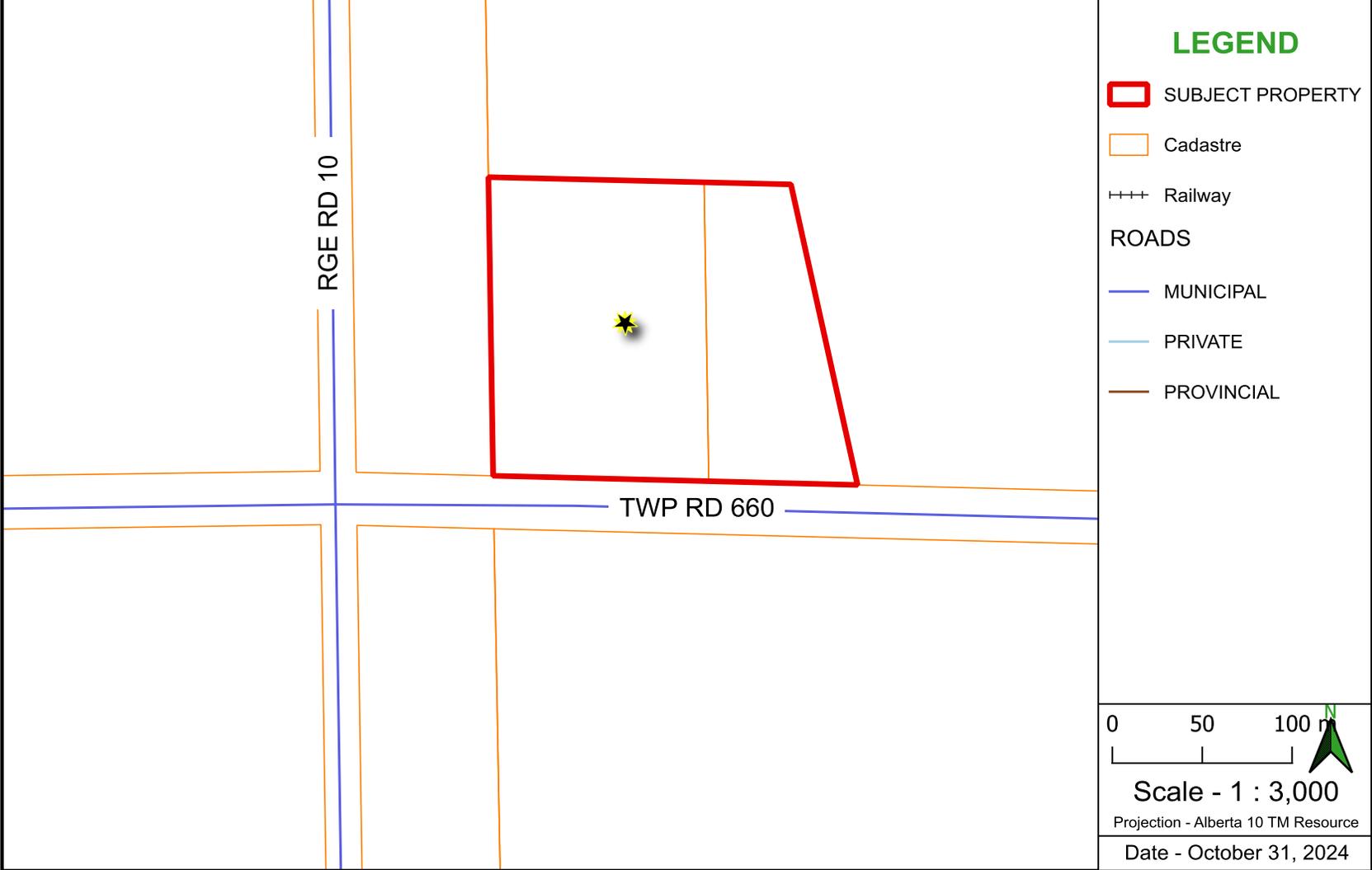
Subdivision Application 24-S-013

Location Map

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Subdivision Application 24-S-013

Location Map

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Municipal District of
Lesser Slave River 124

Subdivision Application 24-S-013

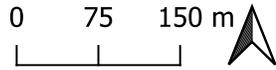
Location - SE-3-66-27-W4



- Area of Interest
- Provincial Highway
- Cadastre
- MD Boundary

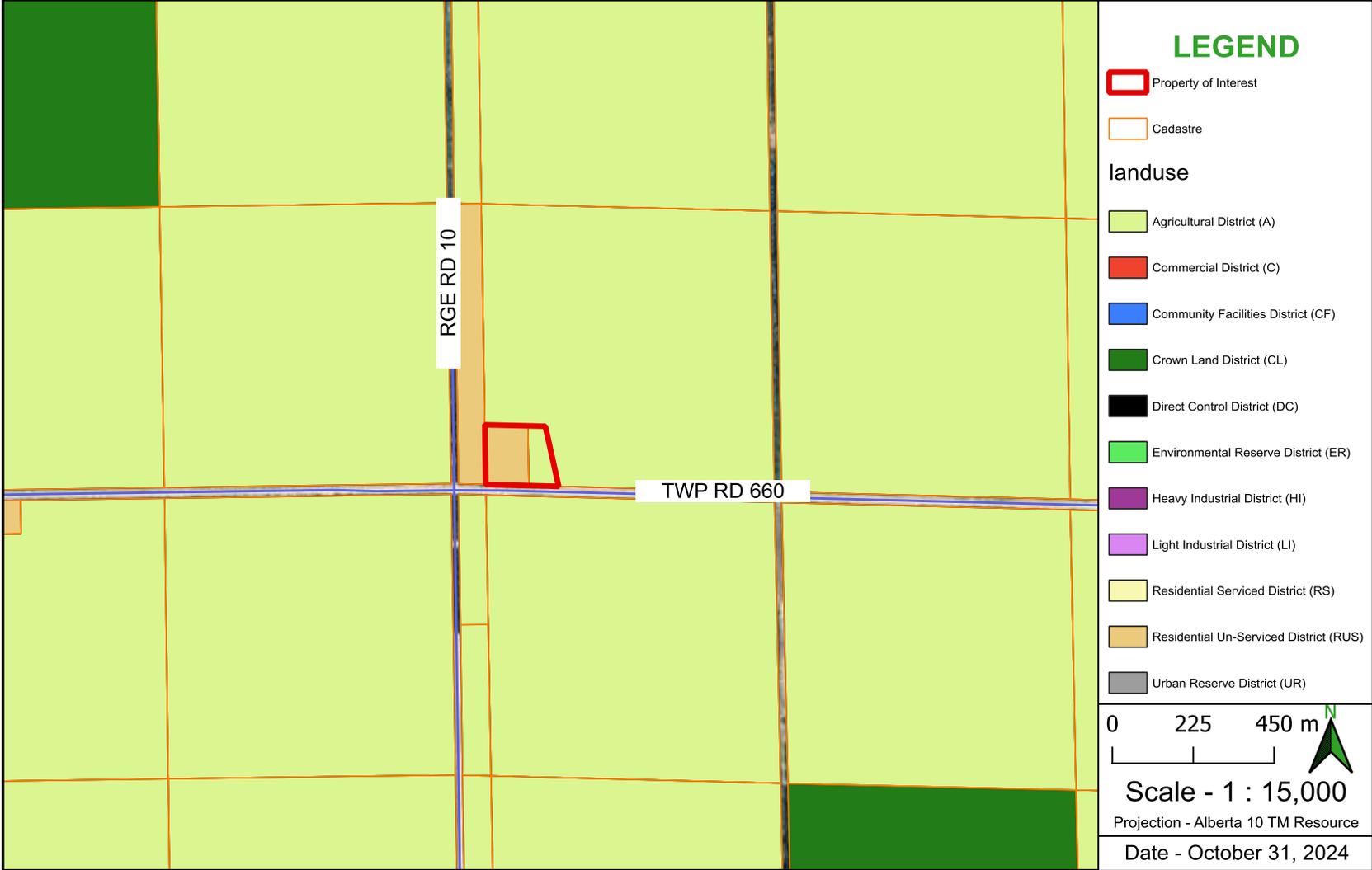
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Scale - 1 : 6,000

Map Print Date : October 31, 2024



LEGEND

- Property of Interest
- Cadastre
- landuse**
- Agricultural District (A)
- Commercial District (C)
- Community Facilities District (CF)
- Crown Land District (CL)
- Direct Control District (DC)
- Environmental Reserve District (ER)
- Heavy Industrial District (HI)
- Light Industrial District (LI)
- Residential Serviced District (RS)
- Residential Un-Serviced District (RUS)
- Urban Reserve District (UR)

0 225 450 m

Scale - 1 : 15,000

Projection - Alberta 10 TM Resource

Date - October 31, 2024



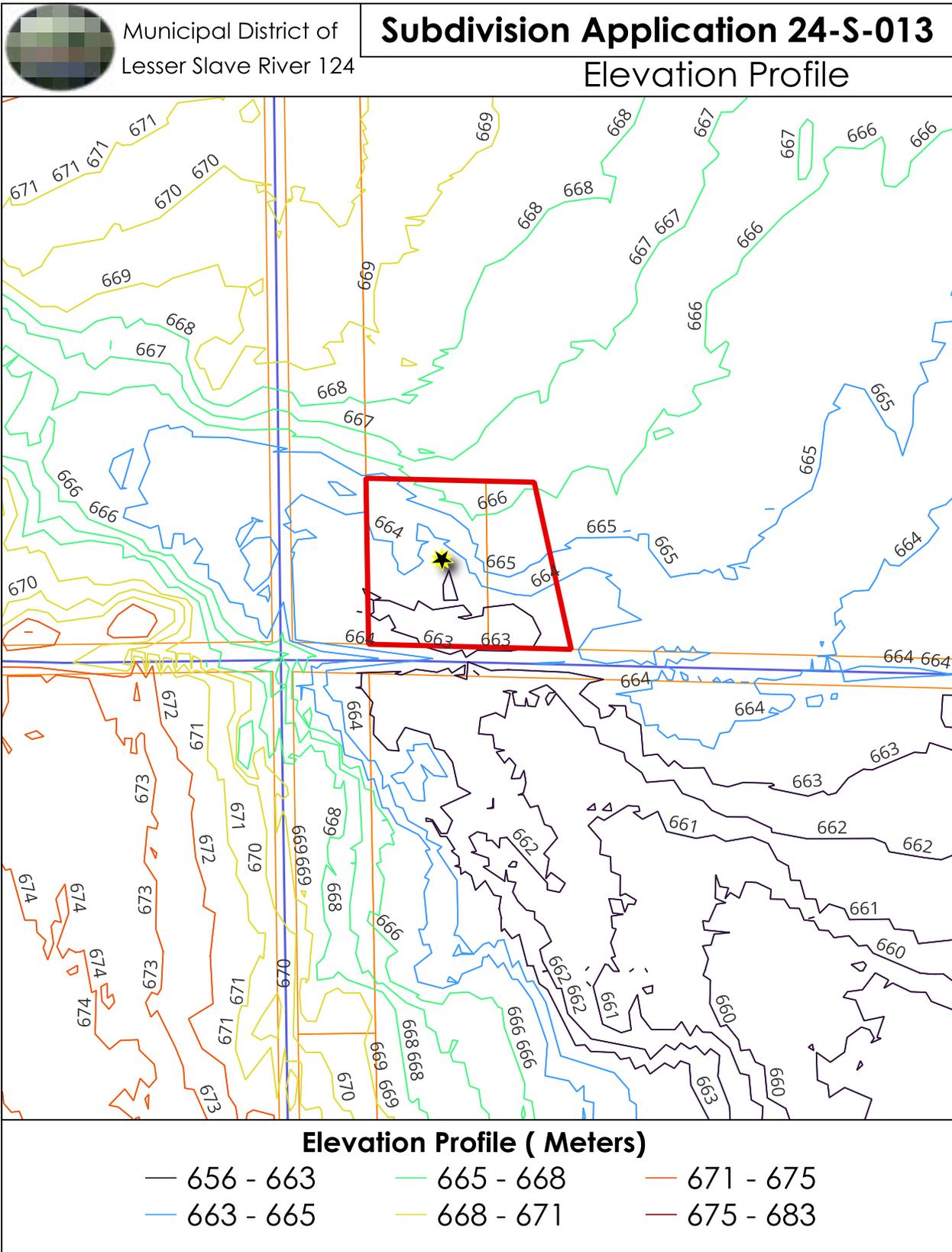
Subdivision Application 24-S-013

Zoning Map

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Round Table

Current Appeals

- November 22, 2024 – SDAB for Development Permit 24-D-024
- December 11, 2024 for Development Permit 24-D-026

Join the Intermunicipal Subdivision and Development Appeal Board (ISDAB)

Changes to the legislation of where appeals go will most likely generate more appeals for the SDAB. To sit on the SDAB training is required and it must be current. The MD may consider joining an intermunicipal SDAB?

New Subdivision Approval Condition for Sewage System Compliance

After the current sewer inspection condition was contested by a developer, the MD reached out to RMRF for advice. The condition comes from the Matters Related to Subdivision and Development Regulation.

The current condition reads: **Pursuant to the Subdivision and Development Regulation, the applicant confirms that the existing sewage disposal system is in compliance with the Alberta Private Sewage Systems Standard of Practice 2021 and amendments thereto. Should the existing system not be in compliance a new or modified system must be installed.**

As pointed out by RMRF, the form of the condition asks “whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the [Private Sewage Disposal Systems Regulation \(AR 229/97\)](#) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems.”

Going forward the suggestion is to impose the following condition, which was approved by RMRF, on the subdivision approval:

1. **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.

The MD require private sewage and well locations to be shown in the site plan that accompany the application. The purpose of the condition is to ensure that the applicant is complying with the private sewage regulation and that private sewage is not disposed of on a neighbour’s property as the lot lines change or affecting water systems on new lots.

Training Dates

Suggested Training Dates for new and current MPC and SDAB members, council and planning staff.



Lesser Slave River

Proposed future MPC dates – every 3rd Tuesday of each month, with the exception of Dec 2024/25 (must meet advertising dates)

- December 10, 2024
- January 21, 2025
- February 18, 2025
- March 18, 2025
- April 15, 2025
- May 20, 2025
- June 17, 2025
- July 15, 2025
- August 19, 2025
- September 16, 2025
- October 21, 2025
- November 18, 2025
- December 9, 2025