

MINUTES

Municipal Planning Commission Meeting
December 10, 2024, 1:30 p.m.
MD Council Chambers

MEMBERS PRESENT

| | |
|----------------|--------------------------------|
| Lana McCann | Commission Member (Chair) |
| Norm Seatter | Commission Member (Vice Chair) |
| Brad Pearson | Commission Member |
| Darren Fulmore | Commission Member |
| Brent Mackay | Commission Member |
| James Weinrich | Commission Member |
| Carol Stockman | Commission Member (via Teams) |

MEMBERS ABSENT

IN ATTENDANCE

| | |
|-------------------|------------------------------|
| Ann Åsfrid Holden | Development Authority, MDLSR |
| Liz Krumes | Recording Secretary, MDLSR |
| Gail Jaburek | Adjacent Landowner |
| Craig Woolsey | Adjacent Landowner |
| Crystal Ionson | Adjacent Landowner |
| Ryan Packolyk | Applicant |
| Murray Packolyk | Applicant |

CALL TO ORDER

Chair L. McCann called the meeting to order at 1:32 p.m.

INTRODUCTIONS

ADOPTION OF AGENDA

MOTION: MPC 059-24

Moved by B. Pearson to adopt the December 10, 2024, Municipal Planning Commission Agenda as presented

CARRIED

ADOPTION OF MINUTES

MOTION: MPC 060-24

Moved by N. Seatter to adopt the November 19, 2024, Municipal Planning Commission Agenda as amended to include all Applications were reviewed during closed session. And remove Public Member, replace with Commission Member. Also to amend to include Vice Chair & Chair appointments.

CARRIED

CLOSED SESSION

MOTION: MPC 061-24

Moved by B. Mackay to move into closed session at 3:30 p.m. as per the following Sections of the FOIP Act with Chair L. McCann, Planning & Development Officer A. Holden and Recording Secretary L. Krumes. All Development applications were reviewed during closed session.

In accordance with the MGA section 197(21)

CARRIED

OPEN SESSION

MOTION: MPC 062-24

Moved by B. Pearson to return to open session at 4:51 p.m.

CARRIED

DEVELOPMENT APPLICATIONS 24-D-051

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|---------------------|---|
| Applicant: | Slave Lake Hotshot Services |
| Development File #: | 24-D-051 Discretionary Use - Light Industrial Use (Oilfield Storage Yard) in a Flood Plain area |
| Legal Land: | Plan 872 2253, Block C, Lots 7 & 8 (SW-7-73-5-5) |
| Zoning: | Light Industrial (LI) |

MOTION: MPC 063-24

Moved by N. Seatter that the Municipal Planning Commission APPROVE Development Permit 24-0-051 for Light Industrial Use with the following conditions:

1. Must meet minimum setback of:
Front Yard - 7.5 meters (24.6 feet) from property line
East Side Yard – 0 meters (0 feet) from property line
West Side Yard - 7.5 meters (24.6 feet) from property line
Rear Yard - 0 meters (0 feet) from property line
NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top-of-bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. No hazardous materials are allowed on this site.
3. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
4. The following continuous noise levels (decibel level, dBA) should not be exceeded when measured from the industrial lot to the exterior of a residential dwelling, hospital or school: 45dBA between 7am and 7pm, 35dBA between 7pm and 7am.
5. Where a Light Industrial Use is visible from a public road and/or neighbouring properties, landscaping including trees along the roadside and a combination of berming and/or solid noise blocking fencing of 3 m (9.84 ft) high along the roadside shall be required to the satisfaction of the Development Authority no later than June 1, 2025.
6. 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.
7. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
8. 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.
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 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.
11. 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.
12. The landowner shall pay an installation fee of \$100.00 + GST for the required rural address sign.
13. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
14. No other buildings or use are allowed on this lot without municipal authorization.
15. The developer shall keep site clean and orderly.
16. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
17. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
18. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
19. The development shall not commence until 21 days after the Date of Decision.

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.
22. The Development Permit is valid for a 12-month period starting from the Date of Decision.
23. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

24-D-052

Applicant: Slave Lake Hotshot Services
Development File #: 24-D-052 Discretionary Use - Heavy Truck & Equipment Storage in the Flood Plain area
Legal Land: Plan 872 2253, Block C, Lots 7 & 8 (SW-7-73-5-5)
Zoning: Light Industrial (LI)

MOTION: MPC 064-24

Moved by B. Pearson that the Municipal Planning Commission APPROVE Development Permit 24-0-052 for Equipment Storage with the following conditions:

1. Must meet minimum setback of:
Front Yard - 7.5 meters (24.6 feet) from property line
West Side Yard - 7.5 meters (24.6 feet) from property line
East Side Yard - 0 meters (0 feet) from property line
Rear Yard - 0 meters (0 feet) from property line
NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. Where the development adjoins a Residential Serviced, Residential Un-Serviced, or Community Facilities District landscaping, screening and/or fencing shall be required to provide screening.
3. The following continuous noise levels (decibel level, dBA) should not be exceeded when measured from the industrial lot to the exterior of a residential dwelling, hospital or school: 45dBA between 7am and 7pm, 35dBA between 7pm and 7am.
4. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
5. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
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@mclsr.ca for a road use agreement.
7. 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.
8. 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.
9. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
10. 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.
11. The developer shall keep site clean and orderly.
12. No other buildings or use are allowed on this lot without municipal authorization.
13. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
14. The development shall not commence until 21 days after the Date of Decision.
15. 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.
16. 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.
17. The Development Permit is valid for a 12-month period starting from the Date of Decision.
18. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
19. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
20. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

24-D-053

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| Applicant: | Rydan Holdings Ltd |
| Development File #: | 24-D-053 Discretionary Use - Light Industrial Use (Oilfield Storage Yard) in a Flood Plain area |
| Legal Land: | Plan 872 2253, Block C, Lots 7 & 8 (SW-7-73-5-5) |
| Zoning: | Light Industrial (LI) |

MOTION: MPC 065-24

Moved by D. Fulmore that the Municipal Planning Commission APPROVE Development Permit 24-D-053 for Equipment Storage with the following conditions:

1. Must meet minimum setback of:
Front Yard - 7.5 meters (24.6 feet) from property line
East Side Yard – 0 meters (0 feet) from property line
West Side Yard - 7.5 meters (24.6 feet) from property line
Rear Yard - 0 meters (0 feet) from property line
NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top-of-bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. No hazardous materials are allowed on this site.
3. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
4. The following continuous noise levels (decibel level, dBA) should not be exceeded when measured from the industrial lot to the exterior of a residential dwelling, hospital or school: 45dBA between 7am and 7pm, 35dBA between 7pm and 7am.
5. Where a Light Industrial Use is visible from a public road and/or neighbouring properties, landscaping including trees along the roadside and a combination of berming and/or solid noise blocking fencing of 3 m (9.84 ft) high along the roadside shall be required to the satisfaction of the Development Authority no later than June 1, 2025.
6. 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.

7. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
8. 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.
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 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.
11. 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.
12. The landowner shall pay an installation fee of \$100.00 + GST for the required rural address sign.
13. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
14. No other buildings or use are allowed on this lot without municipal authorization.
15. The developer shall keep site clean and orderly.
16. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
17. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
18. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
19. The development shall not commence until 21 days after the Date of Decision.
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22. The Development Permit is valid for a 12-month period starting from the Date of Decision.
23. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

24-D-054

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| Applicant: | Rydan Holdings Ltd |
| Development File #: | 24-D-054 Discretionary Use - Heavy Truck & Equipment Storage in the Flood Plain area |
| Legal Land: | Plan 872 2253, Block C, Lots 7 & 8 (SW-7-73-5-5) |
| Zoning: | Light Industrial (LI) |

MOTION: MPC 066-24

Moved by B. Mackay that the Municipal Planning Commission APPROVE Development Permit 24-D-054 for Equipment Storage with the following conditions:

1. Must meet minimum setback of:
Front Yard - 7.5 meters (24.6 feet) from property line
West Side Yard - 7.5 meters (24.6 feet) from property line
East Side Yard - 0 meters (0 feet) from property line
Rear Yard - 0 meters (0 feet) from property line
NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. Where the development adjoins a Residential Serviced, Residential Un-Serviced, or Community Facilities District landscaping, screening and/or fencing shall be required to provide screening.
3. The following continuous noise levels (decibel level, dBA) should not be exceeded when measured from the industrial lot to the exterior of a residential dwelling, hospital or school: 45dBA between 7am and 7pm, 35dBA between 7pm and 7am.
4. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
5. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
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@mnlr.ca for a road use agreement.
7. 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.
8. 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.
9. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
10. 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.
11. The developer shall keep site clean and orderly.
12. No other buildings or use are allowed on this lot without municipal authorization.
13. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
14. The development shall not commence until 21 days after the Date of Decision.
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17. The Development Permit is valid for a 12-month period starting from the Date of Decision.
18. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
19. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
20. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

24-D-055

Applicant: Louise Pacholyk Services Ltd
Development File #: 24-D-055 Discretionary Use - Light Industrial Use
(Oilfield Storage Yard) in a Flood Plain area
Legal Land: Plan 872 2253, Block C, Lots 7 & 8 (SW-7-73-5-5)
Zoning: Light Industrial (LI)

MOTION: MPC 067-24

Moved by J. Weinrich that the Municipal Planning Commission APPROVE Development Permit 24-D-055 for Equipment Storage with the following conditions:

1. Must meet minimum setback of:

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

East Side Yard – 0 meters (0 feet) from property line

West Side Yard - 7.5 meters (24.6 feet) from property line

Rear Yard - 0 meters (0 feet) from property line

NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top-of-bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.

2. No hazardous materials are allowed on this site.

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

4. The following continuous noise levels (decibel level, dBA) should not be exceeded when measured from the industrial lot to the exterior of a residential dwelling, hospital or school: 45dBA between 7am and 7pm, 35dBA between 7pm and 7am.

5. Where a Light Industrial Use is visible from a public road and/or neighbouring properties, landscaping including trees along the roadside and a combination of berming and/or solid noise blocking fencing of 3 m (9.84 ft) high along the roadside shall be required to the satisfaction of the Development Authority no later than June 1, 2025.

6. 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.

7. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.

8. 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.

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 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.

11. 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.

12. The landowner shall pay an installation fee of \$100.00 + GST for the required rural address sign.

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

14. No other buildings or use are allowed on this lot without municipal authorization.
15. The developer shall keep site clean and orderly.
16. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
17. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <http://firesmartcanada.ca/>.
18. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
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22. The Development Permit is valid for a 12-month period starting from the Date of Decision.
23. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

24-D-056

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| Applicant: | Louise Pacholyk Services Ltd |
| Development File #: | 24-D-056 Discretionary Use - Heavy Truck & Equipment Storage in the Flood Plain area |
| Legal Land: | Plan 872 2253, Block C, Lots 7 & 8 (SW-7-73-5-5) |
| Zoning: | Light Industrial (LI) |

MOTION: MPC 068-24

Moved by C. Stockman that the Municipal Planning Commission APPROVE Development Permit 24-D-056 for Equipment Storage with the following conditions:

1. Must meet minimum setback of:
Front Yard - 7.5 meters (24.6 feet) from property line
West Side Yard - 7.5 meters (24.6 feet) from property line
East Side Yard - 0 meters (0 feet) from property line
Rear Yard - 0 meters (0 feet) from property line
NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. Where the development adjoins a Residential Serviced, Residential Un-Serviced, or Community Facilities District landscaping, screening and/or fencing shall be required to provide screening.
3. The following continuous noise levels (decibel level, dBA) should not be exceeded when measured from the industrial lot to the exterior of a residential dwelling, hospital or school: 45dBA between 7am and 7pm, 35dBA between 7pm and 7am.
4. The applicant shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighboring landowners.
5. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
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 use agreement.
7. 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.

8. 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.
9. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
10. 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.
11. The developer shall keep site clean and orderly.
12. No other buildings or use are allowed on this lot without municipal authorization.
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18. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
19. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
20. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

CARRIED

24-D-057

| | |
|---------------------|--|
| Applicant: | Rydan Holdings Ltd |
| Development File #: | 24-D-057 Discretionary Use - Sea Can (20' X 8) |
| Legal Land: | Plan 872 2253, Block C, Lots 7 & 8 (SW-7-73-5-5) |
| Zoning: | Light Industrial (LI) |

MOTION: MPC 069-24

Moved by B. Pearson that the Municipal Planning Commission APPROVE Development Permit 24-D-057 for Equipment Storage with the following conditions:

1. Must meet minimum setback of:
Front Yard - 7.5 meters (24.6 feet) from property line
West Side Yard - 7.5 meters (24.6 feet) from property line
East Side Yard - 0 meters (0 feet) from property line
Rear Yard - 0 meters (0 feet) from property line
NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. 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.

3. 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.
 4. Sea cans shall not be located in the regulated setback areas in any district.
 5. Sea cans shall not be stacked.
 6. 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.
 7. The developer shall keep site clean and orderly.
 8. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
 9. 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.
 10. The development shall not commence until 21 days after the Date of Decision.
 11. 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.
 12. 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.
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13. 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.
 14. This permit does not excuse any violation of any regulation or act which may affect the proposed project.

CARRIED

Gail Jaburek
Craig Woolsey
Crystal Ionson
Ryan Packolyk
Murray Packolyk
all left at 2:56 pm.

**SUBDIVISION
APPLICATIONS**

24-S-11

Applicant: M.K.B. Trucking Ltd
Owner: Marc Boissonneault
Subdivision File #: 24-S-11
Legal land: 2580TR; ;7 (NE-30-72-4-W5M)
Rural address: N/A

MOTION: MPC 070-24

Moved by J. Weinrich that the Municipal Planning Commission APPROVE the 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. Road crossings of ATCO gas pipelines are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Road crossing(s) must not be over any pipeline bend.
 - Parallel roads are not permitted within ATCO Transmission right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.

3. 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. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.
4. 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.
5. 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.
6. That land taxes are fully paid prior to final approval (endorsement) of this instrument effecting the subdivision is requested.
7. 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

**SUBDIVISION
APPLICATIONS**

24-S-14

Applicant: Don Wilson Surveys Ltd.
Owner: Susan Carter
Subdivision File #: 24-S-14
Legal land: NW-25-65-1-W5M
Rural address: N/A

MOTION: MPC 071-24

Moved by D. Fulmore that the Municipal Planning Commission APPROVE the Subdivision with the following conditions:

1. That prior to the endorsement the registered owner and/or developer enter and comply with the terms and conditions of a development agreement with the Municipal District of Lesser Slave River pursuant to Section 655 of the Municipal Government Act which the development agreement may be registered by way of caveat against the subject title. This Development Agreement will include provisions to construct the required municipal improvements of access approached to each lot.
2. That proposed Lot 1 of 4.21 ha (10.4 ac) is rezoned to Residential Un-Serviced (RUS) prior to endorsement.
3. Prior to endorsement of an instrument affecting this plan, the landowner pays an off-site levy of \$200 to the Municipal District of Lesser Slave River in accordance with the Municipal District's policies and bylaws.
4. That taxes are fully paid when final approval (endorsement) of the 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.

CARRIED

ROUNDTABLE

ADJOURNMENT

MOTION: MPC 072-24

Moved by D. Fulmore to adjourn the meeting at 5:03 p.m.

CARRIED

The next Municipal Planning Commission meeting is on **Tuesday, January 21, at 1:30 p.m.**

_____ Original signed _____

Development Authority

_____ Original signed _____

CHAIR