



A G E N D A

Municipal Planning Commission

Tuesday, January 21, 2025 - 1:30 PM - MD Council Chambers

Page

CALL TO ORDER

ADOPTION OF AGENDA

- 2.1 January 21, 2025 Municipal Planning Commission Agenda

Proposed Motion: Move to adopt the January 21, 2025 Municipal Planning Commission Agenda as presented.

ADOPTION OF MINUTES

- 3.1 December 10, 2024 Municipal Planning Commission Meeting Minutes 3 - 14

Proposed Motion: Move to adopt the December 10, 2024 Municipal Planning Commission Meeting Minutes as presented.

[2024.12.10 MPC minutes - draft](#)

DEVELOPMENT PERMIT APPLICATIONS

- 4.1 **24-D-061 Mulholland** 15 - 30
Discretionary Use - Dwelling, Single Detached and Sea Can (8' X 40')

*Proposed Motion: That the Municipal Planning Commission APPROVE Development Permit Application 24-D-061 for **Dwelling, Single Detached and Sea Can (8' X 40')** with the conditions as per the attached report.*

[0. 24-D-061 MPC report](#)

[1. Application Redacted](#)

[2. GL Map 24-D-061](#)

[3. Site map 24-D-061](#)

[4. Zoning Map 24-D-061](#)

- 4.2 **24-D-062 Petrogas Logistics Partnership** 31 - 52
Discretionary Use - Workcamp (7 Person, temporary 1 year)

*Proposed Motion: That the Municipal Planning Commission APPROVE Development Permit 24-D-062 for **Workcamp (7 Person, temporary 1 year)** with the conditions as per the attached report.*

[0. MPC Background Report 24-D-062](#)

[1A. Application Redacted](#)

[1B. site and bulding plan](#)

[2. GL Map 24-D-062](#)

[3. Site map 24-D-062](#)

[4. Zoning Map 24-D-062](#)

4.3

24-D-063 Giroux

53 - 84

Discretionary Use - Keeping of Domestic Animals: three (3) horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit)

*Proposed Motion: That the Municipal Planning Commission APPROVE Development Permit Application 24-D-063 for **Keeping of Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit)** with the conditions as per the attached report.*

[0A. 24-D-063 MPC report](#)

[0B. Site Inspection pictures 24-D-063](#)

[1. Application_Redacted](#)

[2. GL Map 24-D-063](#)

[3. Site Map 24-D-063](#)

[4. zoning map 24-D-063](#)

[5. ALO letter supporting](#)

[6. ALO letter opposing_Redacted](#)

[7. ALO opposing_Redacted](#)

CLOSED SESSION

ROUND TABLE

NEXT MEETING

7.1 Next Municipal Planning Commission Meeting on February 18, at 1:30 p.m.

ADJOURNMENT

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

**DEVELOPMENT APPLICATIONS
24-D-051**

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 061-24
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.

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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

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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 062-24

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@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.
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.

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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-053

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 063-24

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@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

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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.
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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

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 064-24

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@mdlsc.ca for a road use agreement.

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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.
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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 065-24

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.

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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.
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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 <http://firesmartcanada.ca/>.
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22. The Development Permit is valid for a 12-month period starting from the Date of Decision.

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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

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 066-24

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.
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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.

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- 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-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 067-24

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 068-24

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

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**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 069-24

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

CLOSED SESSION

MOTION: MPC 070-24

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.

Section 16 Disclosure harmful to a business interest of a third party
Section 17 Disclosure harmful to personal privacy

CARRIED

OPEN SESSION

MOTION: MPC 071-24

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

CARRIED

ROUNDTABLE

ADJOURNMENT

MOTION: MPC 072-24

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

CARRIED

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

Development Authority

CHAIR



Lesser Slave River

Municipal Planning Commission

Subject:	Development Permit Application Discretionary Use
Date:	1/21/2025
Presented By:	Ann Åsfrid Holden, Planning & Development Officer
Attachments:	application, building plans, maps

File Number	24-D-061
Land Use District	Residential Serviced (RS)
Community:	Widewater
Legal Location	Plan 1622456; Block 1; Lot 3 (SE-32-73-7-W5M)
Applicant:	Paul Mulholland
Landowner(s):	Same

PURPOSE:

To consider development permit application 23-D-039 for **Dwelling, Single Detached and Sea Can (8' X 40')**.

BACKGROUND:

The applicant is building a dwelling on the his lot (permitted), but wants to add a sea can to the lot as well. The application is in front of the MPC because of the sea can, which is a discretionary use. The lot is 1.56 acres and municipal water and sewer is available for the dwelling. The municipal infrastructure was installed as part of the subdivision process.

Numerous development permits can be found for the lot prior to subdivision; however, only the last one includes the area of what is now lot 3:

- 23-D-039: Home Occupation – up to three (3) employees on-site: Targeted grazing/vegetation management business using sheep.

SITE ANALYSIS:

The lot is currently undeveloped (vacant). Utilities was brought to the lot during the subdivision process in 2015.

- Servicing Type: Municipal servicing for water and sewer
- Soil type: Gleyed Gray Luvisol on medium textured (L, CL) till (BMY). The polygon includes poorly drained soils (2).
- Topography: Inclined to steep, medium relief landform (dissected) with a limiting slope of 9% (I3md).¹
- Wetland inventory: No wetland inventory is found on the lot as shown in figure 1.
- Farmland inventory: 4WVT(8) – 5WT(2)
- Flood risk: No flood mapping has been done for this area. The topography indicate that the drainage goes towards the lake.

¹ <https://soil.agric.gov.ab.ca/agrasidviewer/>

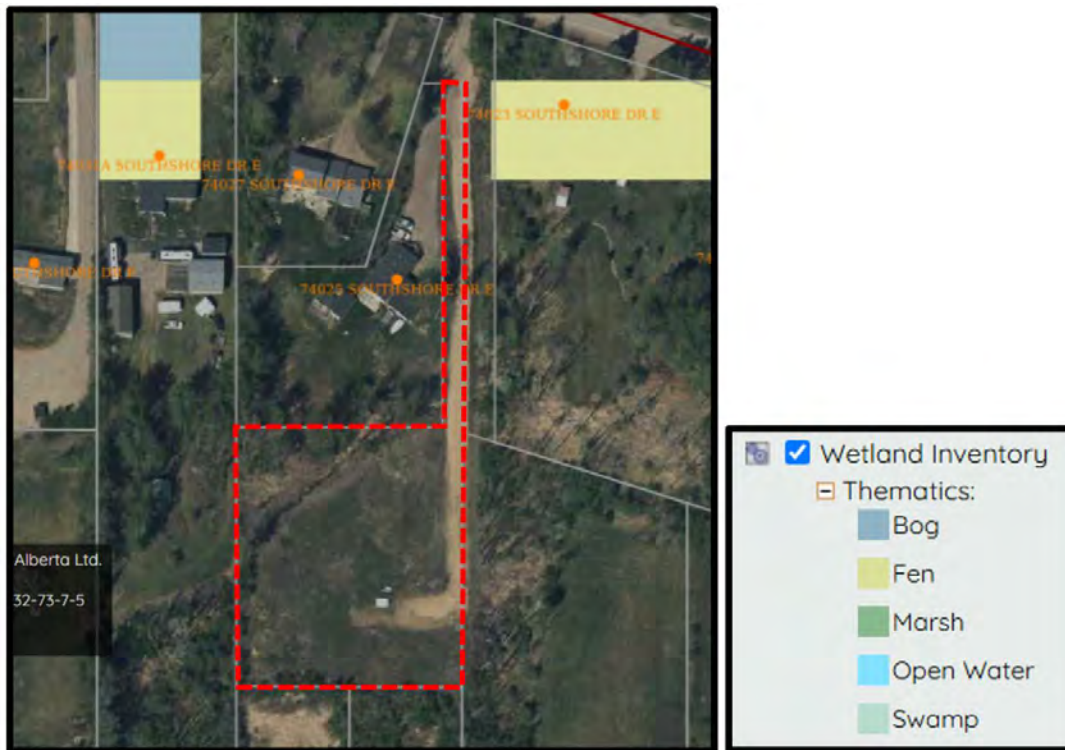


Figure 1: wetland inventory

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

Section 2.0 Community Areas

The Community Areas within the MD consist of hamlets and other settlements, and country residential development areas. These Community Areas serve different roles and functions. With regard to hamlets and other settlements, Smith provides a wide range of commercial, industrial, institutional and residential services; Flatbush and Chisholm provide a lesser range of such services; the South Shore communities provide a residential lifestyle augmented by the convenience of very limited local services, but, in some areas, they can provide for substantial home-based business opportunities. Fawcett Lake is a recreational resort community.

While recognizing that growth of many of these Community Areas is desirable, it is also evident that settlements can be negatively impacted by adjacent resource-based land uses. The intent of this MDP is to maintain the viability, function and role of existing communities by coordinating future development and expansion in accordance with the spirit of the MDP goal.

2.1 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.

The property is located in a Community Area that consists of parcels of land with different land use districts to accommodate residential, recreational, commercial, and light industrial uses.

Section 1.7.4 Evaluation of Applications

All applications for Land Use Bylaw amendments, subdivisions or development permits shall be evaluated by the MD according to the following criteria, where applicable:

- (a) compliance with the Act, Regulation, Land Use Bylaw, and any other Statutory Plans that are in effect;
- (b) adequacy of road access;
- (c) proposed methods of water supply and sewage disposal, supported by hydro-geological and geotechnical testing as required by the MD;
- (d) compatibility with adjacent land uses;
- (e) site suitability in terms of soils, topography, and size; and
- (f) environmental factors, including the potential for erosion, flooding, loss of fish and wildlife habitat, or watercourse contamination.

The land of the proposed use has access to MD roads, the lot has access to municipal services such as water and sewer. No geotechnical report has been found in the file. Due to the location of the dwelling, the seacan will not be easily visible from the neighbours lots. The applicant intends to match the seacan to the house with siding.

Land Use Bylaw

Section 9.13 sets out policies of how sea cans are to be regulated in the municipality.

9.13.2 Sea cans shall not be located in the regulated setback areas in any district. The proposed sea can is not proposed to be located in the side and rear yard setback area on the lot (30 m from closest lot line)

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. The sea can will not be visible from a municipal road.

9.13.6 In the **Residential Serviced (RS)**, **Residential Un-Serviced (RUS)**, and **Urban Reserve (UR)** districts, sea cans shall not be allowed in any front yard. The sea can is located behind the dwelling and is therefore not in the front yard.

Section 9.13.7 In the **Residential Serviced (RS)**, **Residential Un-Serviced (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. The applicant is matching the sea can to the principal building. The roof of the dwelling may also partially cover the roof of the sea can when seen from above.

9.13.8 In the **Residential Serviced (RS)**, **Residential Un-Serviced (RUS)**, and **Urban Reserve (UR)** districts, one sea can is allowed for every 0.4 ha (1 ac) of land. The lot is 0.63 hectares (1.56 acres). This is the maximum number of sea cans for this lot.

The development fits the description Sea Can in the Residential Un-Serviced (RUS) Land Use District. This is a discretionary use in the RUS district. The following criteria applies for an application for sea cans:

Assessment Criteria

Visual Appearance: The applicant will screen the seacan with siding. The location of the proposed

dwelling and sea can is also naturally screened from the public and there are trees on the boundary between the development and neighbours. The trees on three sides of the development is owned by the developer and the neighbour to the east owns the trees on that side. A road allowance on the east side of the driveway is also treed.



Figure 2: trees surrounding the lot with proposed sea cans

Traffic Access: The sea cans are for personal use, so no additional traffic is expected as a result of the sea can.

Environmental: The development is not expected to have significant impacts on the environment. The sea cans are to be screened.

Cumulative: While driving through the neighbourhood, no other sea cans could be seen in the area.

Safety: Safety is a concern with this application. Sea cans used outside the shipping industry can explode with deadly force if they contain common flammable substances that vaporize. The shipping container can explode if it is exposed to high heat (i.e. a fire) (WorkSafe Bulletin, WS 2018-01). To mitigate the safety risk, the applicant should vent the sea cans and not use them to store flammable liquids. The neighbourhood is not very densely populated, since the average lot size is well over 1 acre in this neighbourhood. According to the census numbers from 2019, zero (0) people live within 50 m of the proposed location of the sea cans. Eight (8) people live within 100 m of the proposed sea can. This number includes the applicant's current dwelling on an adjacent lot.

BENEFIT/RISKS:

The Dwelling is a permitted use; there are no risks with approving the dwelling. Unless the seacan is properly ventilated, there are risks associated with the approval of seacans. The proposed seacan is currently not within 50 m of any dwelling on adjacent lots.

FINANCIAL IMPLICATION:

Residential development within the hamlet is beneficial for the MD. Utilities were bought to the site during the subdivision process.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Referrals were sent to internal departments (agriculture, taxation, peace officers, transportation, utilities) on December 24, 2024.

Adjacent landowner letters were sent December 24, 2024.

No responses were received.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Development Permit Application 24-D-061 for **Dwelling, Single Detached and Sea Can (8' X 40')** with the following conditions:

1. Must meet minimum setback of:

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

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. 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. 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. It shall be the responsibility of the owner to place the modular home on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.

7. 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.

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. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
10. 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.
11. 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.
12. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com> for a road weight control special permit.
13. The landowner shall pay an installation fee of \$100.00 + GST for the required rural address sign.
14. 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)
15. 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.
16. Sea cans shall not be allowed in any front yard.
17. Sea cans shall not be located in the regulated setback areas in any district.
18. Sea cans shall not be stacked.
19. 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.
20. The developer shall keep site clean and orderly.
21. No other buildings or use are allowed on this lot without municipal authorization.
22. 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/>.
23. The development shall not commence until 21 days after the Date of Decision.
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. This permit does not excuse any violation of any regulation or act which may affect the proposed project.

26. 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.

27. 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.

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

30. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act

ALTERNATIVE MOTION:

That the Municipal Planning Commission APPROVE Development Permit Application 24-D-061 for **Dwelling, Single Detached** and REFUSE Development Permit Application for **Sea Can (8' X 40')** with the following conditions:

2. Must meet minimum setback of:

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

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. 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. 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. It shall be the responsibility of the owner to place the modular home on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.

7. 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.

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

10. 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.

11. 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.

12. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com> for a road weight control special permit.

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

14. The developer shall keep site clean and orderly.

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

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

18. 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.

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

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 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. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act

Prepared By: Ann Åsfrid Holden, Planning & Development Officer

Reviewed By: Sandra Rendle, Associate Director, Legislative Services

Approved By: Choose an item.



Lesser Slave River

Planning & Development

DEVELOPMENT PERMIT APPLICATION - DWELLING

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 No.

Form Received:

APPLICANT NAME:	
POSTAL ADDRESS:	POSTAL CODE:
EMAIL ADDRESS:	PHONE NUMBER:
REGISTERED LANDOWNER NAME: <i>Complete if different from applicant:</i>	
<i>As Above</i>	
POSTAL ADDRESS:	POSTAL CODE:
EMAIL ADDRESS:	PHONE NUMBER:

LAND LOCATION:									
<i>SE</i>	<i>32</i>	<i>73</i>	<i>7</i>	<i>5</i>					
Quarter	Section	Township	Range	Meridian	OR	Plan	Block	Lot	
PROPERTY SIZE:		ZONING:			VARIANCE REQUIRED?				
<i>1.056</i>									YES OR NO
ACRES	HECTARES								
How is the site being accessed?					<input checked="" type="checkbox"/> Existing Approach?		<input type="checkbox"/> Proposed Approach?		
Do you have an MDLSR-assigned address?				Yes, Address:			<input checked="" type="checkbox"/> No		

DESCRIBE EXISTING DEVELOPMENT ON THE PROPERTY: <i>(Please list all buildings on site)</i>	TYPE OF DWELLING: <i>(please check which one)</i>
<i>- Gravel Drive way - some fencing</i>	<input checked="" type="checkbox"/> Dwelling, Single-Detached
	<input type="checkbox"/> Dwelling, Semi-Detached
	<input type="checkbox"/> Townhouse
	<input type="checkbox"/> Triplex
	<input type="checkbox"/> Fourplex
	<input type="checkbox"/> Multi-Unit
	<input type="checkbox"/> Live Work Unit
	<input type="checkbox"/> Tourist Accommodation (Single Unit)
	<input type="checkbox"/> Tourist Accommodation (Multi-Unit)

DESCRIBE THE PROPOSED DEVELOPMENT:

*24'x40' single family Dwelling with front & back deck.
Cargo containers to back of house.*

DESCRIBE THE PROPOSED USE: *(What will the development be used for?)*

Family Home.



Lesser Slave River Planning & Development

DEVELOPMENT APPLICATION DETAILS:						
Building Size:	24'x40' 960 sqft	Sq. M. Sq. Ft.	Length x Width	24'x40'	Meters Feet	
Height (Grade to Peak)	ONE STOREY HOME 20'	Meters Feet				
Roofing Material	SHINGLES / METAL	Siding Materials:				
Front Yard Setback to Property Line:	100m / 60m	Meters Feet	Rear Yard Setback to Property Line:	30	Meters Feet	
Smallest Side of Yard Setback to Property Line:	30m	Meters Feet	Estimated Cost of Project:			
Start Date:	JAN 2025	Estimate Complete Date:		2028.		
Is this Application for the Principal or Secondary Use on this Parcel? <i>(Please check one)</i>			Principal		Secondary	
Is the Development Within 800 m of a Provincial Highway? <i>(If yes, please apply for a roadside development permit: https://roadsideplanning.alberta.ca/)</i>			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: <i>(septic field, holding tank, open discharge, lagoon, municipal servicing)</i>			Municipal			
Type of Water System: <i>(Water well, cistern, municipal servicing)</i>			Municipal			
Building Plans: <i>Attach building plans for the development</i>						
The Municipal District of Lesser Slave River does not issue Building Permits. Which Safety Codes Agency would you like to use?						
<input checked="" type="checkbox"/> Superior Safety Codes Inc.			<input type="checkbox"/> The Inspections Group Inc.			
Notification of your application will be sent by e-mail. Please indicate if you require a paper copy of your permit.					Yes	No

Landowner Authorizations:

- I/we give consent to allow an authorized person of the Municipal District of Lesser Slave River No. 124 to enter the land for a site inspection with respect to this Application only.
- I/we hereby certify that the above information given on this form is complete and, to the best of my/our knowledge, a true statement of the facts relating to this application.
- We understand that Personal information is collected under the authority of s. 33 (c) of the Freedom of Information and Protection of Privacy Act and will be used in the processing of land development applications and shared with outside organizations for the purpose of processing applications. If you have any questions about the collection, use or disclosure of your personal information, contact the Planning and Development Department, Municipal District of Lesser Slave River, at 780.849.4888
- I/we authorize the MD to share the notice of decision with the Alberta Safety Code Authority (ASCA) and/or your preferred safety code agency.
- I have been informed of the bylaws, policies and regulations regarding this application. I understand that this permit may be refused if the proposed development does not conform with all the aspects of the land use bylaw.

Signature of Landowner(s)

Signature of Authorized Applicant

Date

Date



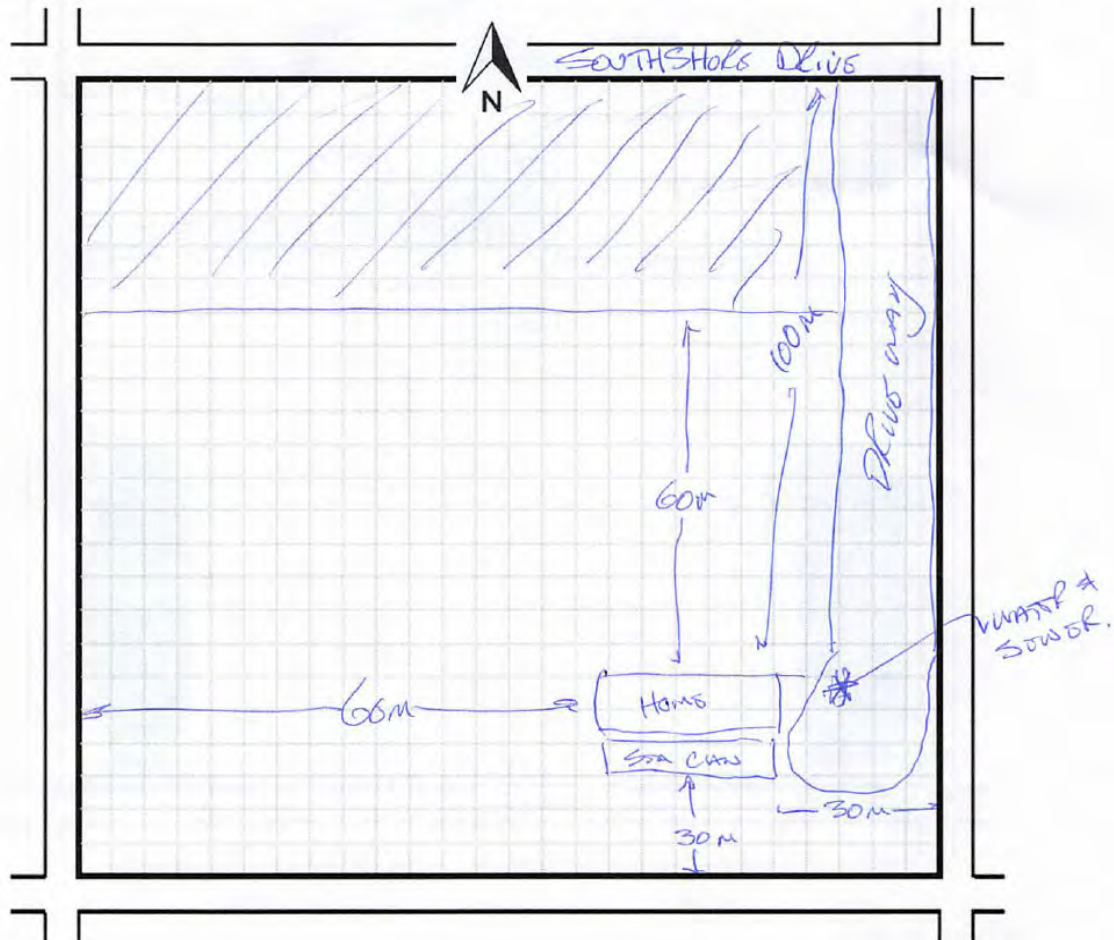
Lesser Slave River

Planning & Development

Please use the square below to represent your property. Site Plan/Survey Plan must show the following:

- Front yard setback
- Rear yard setback
- Side yard setbacks
- Locations of roads
- Access to property
- Any existing buildings
- Proposed development
- Location of easements
- Location of water & septic
- Location of hard surfacing
- Location of all waterbodies/courses

Plans showing the dimensions (height, width, and length) of the development must be included with this application. A set of blueprints can be submitted in lieu of these plans.



Legal Land Description								
SE	32	73	7	S	OR	Plan	Block	Lot
						2024-12-10		
Signature of Registered Landowner						Date		

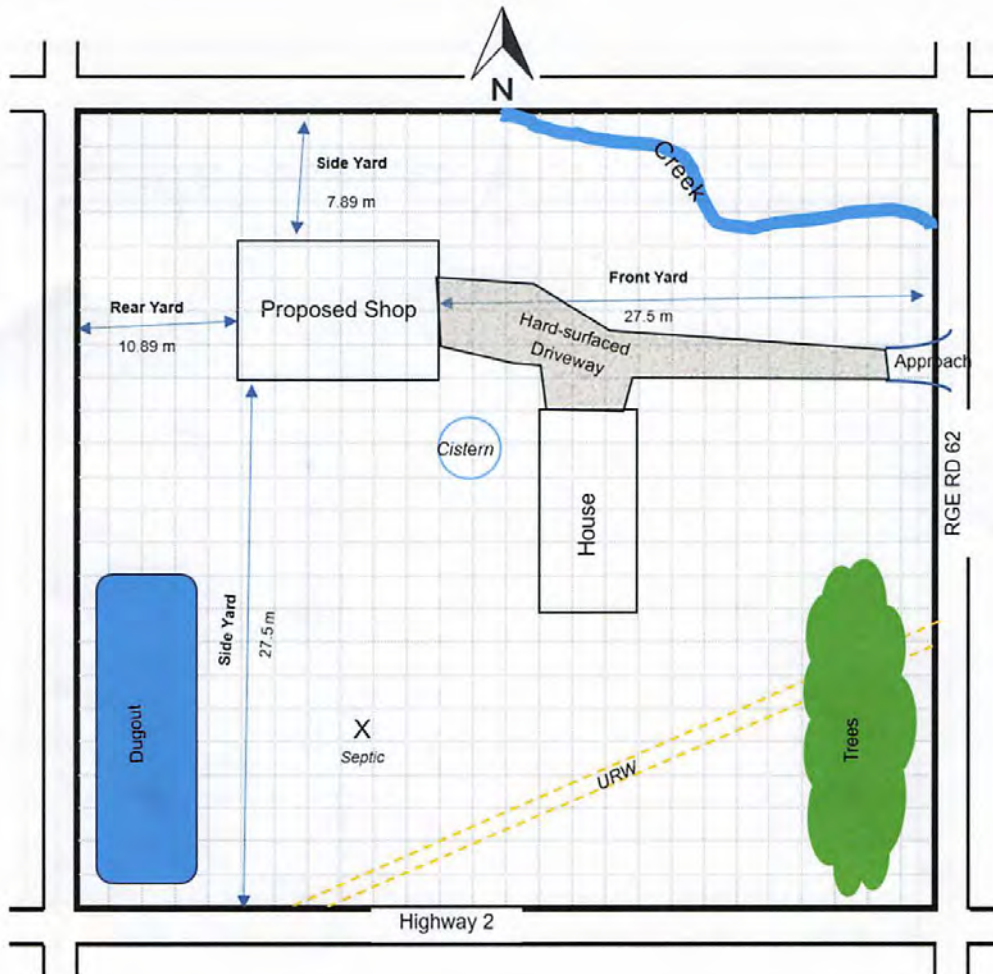


Lesser Slave River

Planning & Development

Please review the example Site Plan shown below and ensure that your site plan follows the example given.

EXAMPLE SITE PLAN




Legal Land Description								
NW	1	26	74	5				
Quarter	Section	Township	Range	Meridian	OR	Plan	Block	Lot



Development Permit 24-D-061



Legend

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




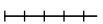



10TM NAD 83
December 24, 2024



Development Permit 24-D-061



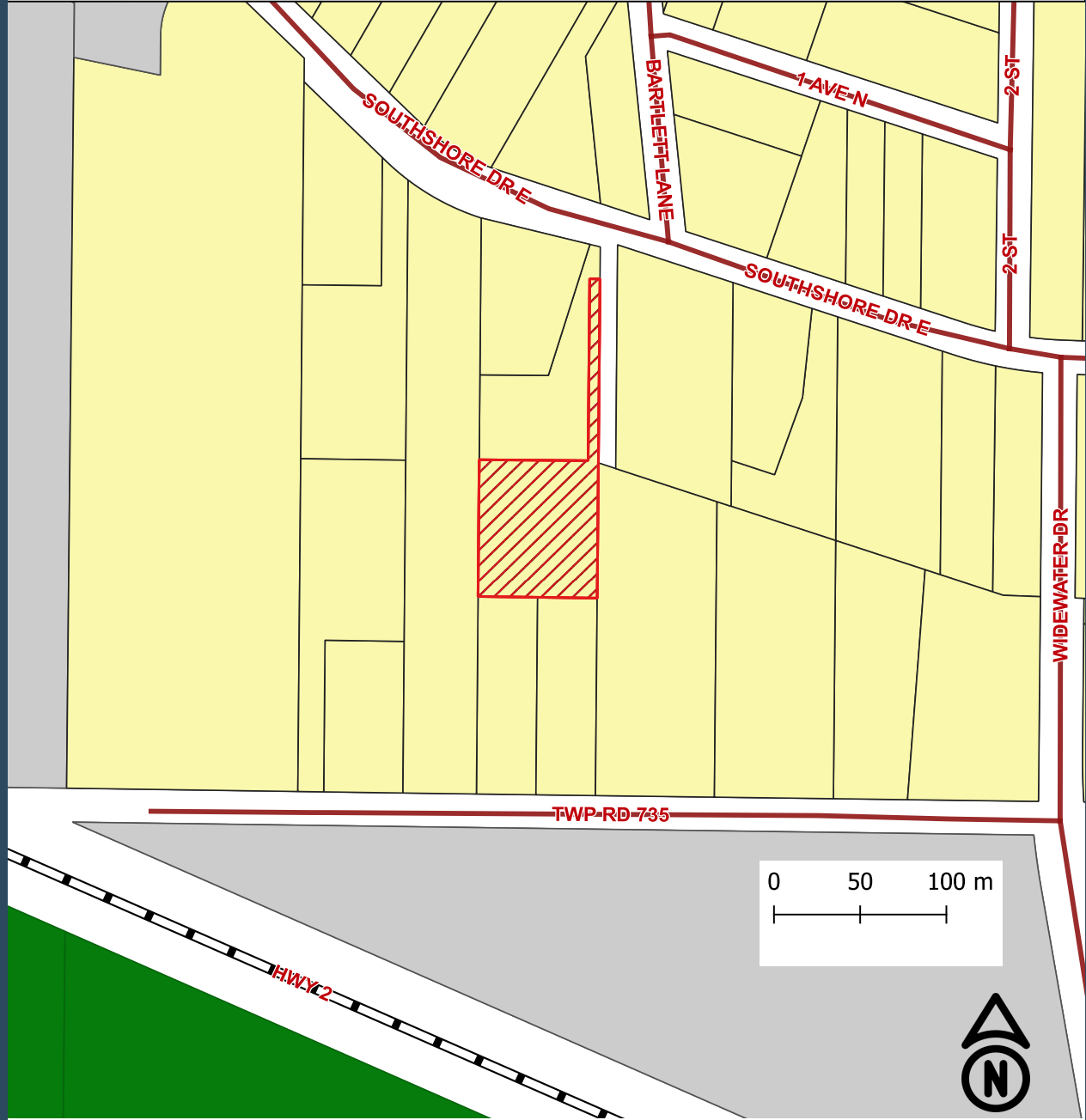
Legend

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





10TM NAD 83
December 24, 2024



Development Permit 24-D-061 (Widewater)



Legend

- | | |
|---|---|
|  Subject Property |  Residential Serviced District |
| Land use |  Urban Reserve District |
|  Crown Land District | |

10TM NAD 83
December 24, 2024



Lesser Slave River

Municipal Planning Commission

Subject:	Development Permit Application Discretionary Use
Date:	1/21/2025
Presented By:	Ann Åsfrid Holden, Planning & Development Officer
Attachments:	<i>Application, Maps, Referral Letter Reply</i>

File Numbers	24-D-062
Land Use District	Light Industrial (LI)
Community:	Old Town
Legal Location	Plan 872 2253, Block C, Lots 1
Applicant:	Petrogas Logistics Partnership
Landowner(s):	M & M Harvesting Ltd.

PURPOSE:

To consider Development Permit Application for Workcamp (7 Person, temporary 1 year).

BACKGROUND:

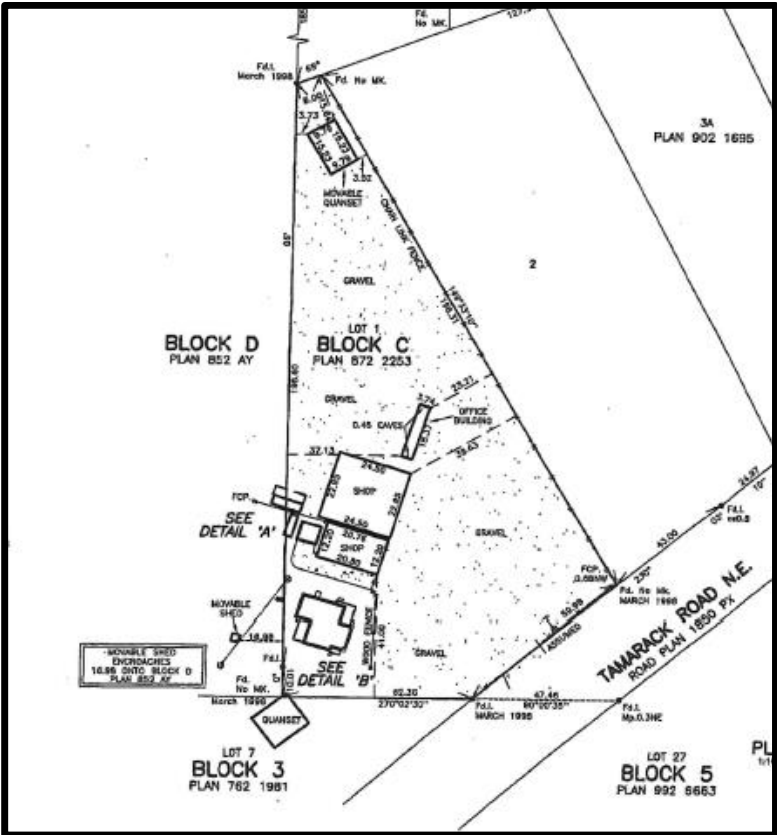
The developer is planning to bring in the workcamp in the middle of February. Workcamps are normally approved for one year. This ensures compliance with all provincial acts. Referrals to the fire department and Alberta health was sent December 20, 2024.

The following development permits were found in the legal file:

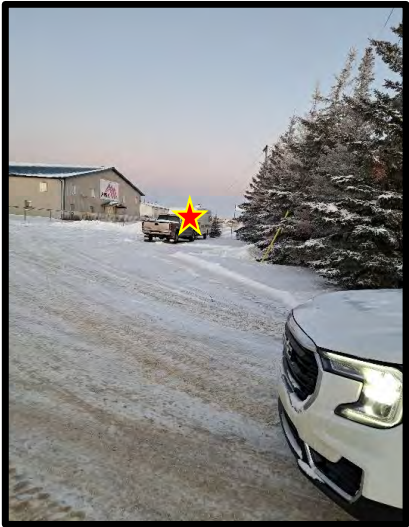
- 06-D-087: Existing dwelling, garage, moveable quonset, and office trailer (variance to side yard and rear yard from 7.5 m to 3.25 m)
- 03-D-014 Addition to existing shop
- 02-D-024 Ancillary Building (50' X 80' Repair Shop)
- 98-D-057 Manufactured Home as Caretaker Residence

SITE ANALYSIS:

The lot is located on the boundary of the Town of Slave Lake(TOSL). The lot has a caretaker dwelling, garage, warehouse, shop and quonset. The Real Property Report (next page) is from 2005, and upon review for a Compliance Certificate Development Permit 06-D-087 was issued to deal with the setback issues in the land use bylaw 2004-06.



The lot to the west of the proposed development is zoned Community Facilities (CF), the lots to the north and east are zoned Light Industrial. The lot to the south that are in the TOSL, is in the Light Industrial M1 District. The picture below shows the location of the proposed workcamp.





Servicing Type: Holding tank and cistern
Soil type: Orthic Humic Gleysol; Medium textured loam, silt loam, and very fine sandy loam.
Topography: Very flat lots
Wetland inventory: No wetland is found on the lot according to the mapping. The lot is fully developed.



Farmland inventory: 6W(10) – Extremely severe soils in which excess water (not due to inundation) limits the production.

Flood risk: These lots are within the floodplain thereby making all development discretionary.

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Intermunicipal Development Plan

The land is Light Industrial in Map 4.6 in the Map Atlas of the Regional Growth Plan/IDP.

OBJECTIVE IJC-4: Build a collaborative future for the region based on maintaining an ongoing positive relationship based on mutual trust and respect and establishing a commitment to share information on planning and development matters.

IJC-4.1: The First Nation, the Town and M.D. will engage each other during the preparation of statutory and non-statutory plans, community development plans, land use redistricting and subdivisions within the RGP Area where such proposals can be reasonably deemed to have potential impacts on any of the partners. These potential impacts may include, but are not limited to:

- a) New uses which limit the expansion of urban services of the adjacent jurisdiction;
- b) Incompatible new land uses that adversely affect existing uses of the adjacent jurisdiction (i.e. new industrial uses adjacent to traditional residential areas);
- c) Incompatible new land uses that adversely affect proposed uses as defined within an existing plan of the adjacent jurisdiction or the Regional Growth Plan;
- d) New land uses that change drainage patterns of the adjacent jurisdiction;
- e) New land uses that impact existing roads, infrastructure and services of the adjacent jurisdiction; and
- f) New land uses are located on the boundary of the adjacent jurisdiction

For referrals related to the Intermunicipal Development Plan Area, additional criteria identified in Section 7 may apply.

The proposed uses are light industrial uses abutting the lot owned by the Town of Slave Lake that is set aside for Recreation, Parks and Tourism (proposed marina site in the Waterfront Intermunicipal Development Plan). As this industrial use is temporary in nature, the impact on the adjacent Community Facilities lot that is currently not developed can be addressed in the future plan of 2007.

Municipal Development Plan

Section 2.0 Community Areas

The Community Areas within the MD consist of hamlets and other settlements, and country residential development areas. These Community Areas serve different roles and functions. With regard to hamlets and other settlements, Smith provides a wide range of commercial, industrial, institutional and residential services; Flatbush and Chisholm provide a lesser range of such services; the South Shore communities provide a residential lifestyle augmented by the convenience of very limited local services, but, in some areas, they can provide for substantial home-based business opportunities. Fawcett Lake is a recreational resort community.

While recognizing that growth of many of these Community Areas is desirable, it is also evident that settlements can be negatively impacted by adjacent resource-based land uses. The intent of this MDP is to maintain the viability, function and role of existing communities by coordinating future development and expansion in accordance with the spirit of the MDP goal.

2.1 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.

The property is located in a Community Area that consists of parcels of land with different land use districts to accommodate residential, recreational, commercial, and light industrial uses.

Section 1.7.4 Evaluation of Applications

All applications for Land Use Bylaw amendments, subdivisions or development permits shall be evaluated by the MD according to the following criteria, where applicable:

- (a) compliance with the Act, Regulation, Land Use Bylaw, and any other Statutory Plans that are in effect;
- (b) adequacy of road access;
- (c) proposed methods of water supply and sewage disposal, supported by hydro-geological and geotechnical testing as required by the MD;
- (d) compatibility with adjacent land uses;
- (e) site suitability in terms of soils, topography, and size; and
- (f) environmental factors, including the potential for erosion, flooding, loss of fish and wildlife habitat, or watercourse contamination.

The light industrial use of a workcamp is compatible with adjacent land uses. It is normally a permitted use in the light industrial area. With the exception of the future marina lot, all other land uses in the vicinity is light industrial.

Waterfront Intermunicipal Plan 2007-01

Section 5.6 Industrial Area

The purpose of the Industrial Area is to recognize existing industrial developments and to provide the opportunity for business and light industrial uses that are compatible with any adjacent use.

Section 5.6.2 Development shall not conflict with adjoining land uses or contribute to a reduction in the quality of the natural environment.

All uses in the vicinity is light industrial. The river front recreation properties have a substantial buffer between the old town road and the proposed development. With limitations posed on the light industrial uses to the north, the workers may have an easier time sleeping in the proposed workcamp.

Land Use Bylaw

6 OVERLAYS

6.1 Floodplain Protection Overlay

6.1.1 *The purpose of this Overlay is to provide for the safe and efficient use of lands which are within the defined floodplains in the MD, typically those areas defined as being within the 1:100-year floodplain, have experienced flooding, and/or are within 30 m of a water body.*

6.1.2 *All uses on lands where the Floodplain Protection Overlay applies shall be considered discretionary, except for Public Utilities and Passive Recreation.*

As these lots are all within the Floodplain, this makes all uses Discretionary.

Section 7.6 Light Industrial District

PURPOSE

7.6.1 *To accommodate a range of light industrial uses that are dispersed across the MD, along with owner-operator residences in appropriate areas. This district would be located in areas that can access roads designed to accommodate heavy trucks and equipment traffic on a year-round basis*

The properties in question are located near HWY 88 (200 m drive from HWY 88) and within the HWY referral area. The intersection of MD roads and the highway has turning lanes.



7.6.4 Development Regulations for development in the Light Industrial (LI) District:

REGULATION	PROVISION
1	Parcel Area (minimum) 500 m ² (5,382 ft ²)
2	Parcel Width (minimum) 7.5 m (24.6 ft)
3	Site Coverage (maximum) Fifty percent (50%)
IF BORDERING A LIGHT INDUSTRIAL (LI) DISTRICT OR HEAVY INDUSTRIAL (HI) DISTRICT:	
4a	Front Yard Setback (minimum)* 3 m (9.8 ft)
4b	Rear Yard Setback (minimum)* No minimum setback
4c	Side Yard Setback (minimum)* No minimum setback
IF BORDERING CF, RS, RUS, A, RS, UR:	
5a	Front Yard Setback (minimum)* 7.5 m (24.6 ft)
5b	Rear Yard Setback (minimum)* 7.5 m (24.6 ft)
5c	Side Yard Setback (minimum)* 7.5 m (24.6 ft)

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

The proposed development is currently too close to the front of the lot. (12 ft from the front property line). The setback distance for this land use districts 3 m (9.8 ft). The proposed development adheres to all setback distances.

16.1.1 Use Definitions:

Workcamp means a building or group of buildings used to provide temporary accommodation for construction workers or natural resource extraction employees.

9.16 Workcamps

- 9.16.1 All workcamps require an approved development permit unless it is within the Crown Land District.
- 9.16.2 All workcamps shall meet the regulations of the Districts that they are located in.
- 9.16.3 The Development Authority may require the applicant to enter into a road use agreement for any development permit application for a workcamp, including those on Crown Lands.

9.16.4 The Development Authority may require the applicant to enter into an agreement where other MD infrastructure services are being used, including those on Crown Lands.

The workcamp must adhere to setback distances of th light industrial district, the noise bylaws, and environmental legislation (i.e. the sewer management).

Light: The site will be lit with yard lights. All lights should be contained within the site (not directed outwards).

Dust: Tamarack Road is a gravel road with a speed limit of 50 km. There will be dust from traffic on the road at certain times of the year. The road does not have dust control as per the MD policy. Individual landowners can purchase dust control application from the MD. They did in 2024 to mitigate some of the dust nuisance.

Cumulative: The application

Safety: The applicant must adhere to provincial legislation.

Compatibility with Adjacent Land Uses: The property to the west is Crown Land leased to the Town of Slave Lake and no uses are currently on site. The future plan for this land is currently a marina and a park. Privately owned adjacent lots are used for light industrial purposes.



Lot across the street from proposed workcamp



Lot across the street from proposed workcamp

BENEFIT/RISKS:

There is an economic development benefit of approving the development as it is needed to support our oilfield industry. The MD lacks enough light industrial land and affordable accommodations for workers is a concerned that is shared between the MD and the town.

Although workers may treat the workcamp as a home, where they eat, sleep and relax, they are unique in the sense that OHS legislation applies. Employers may be held responsible under the OHS law for workers injured at camp.

FINANCIAL IMPLICATION:

Tamarack Road is sometimes under a road ban. This may affect the developer. The developer may need to enter into a road use agreement with the transportation department.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Adjacent landowners were notified via regular mail on December 24, 2024. Referrals were made to internal departments, the fire department and Alberta health inspectors on December 24, 2024. The health inspector letter is included in the agenda package. The MD transportation department does not have any issues with the proposed development.

The Town of Slave Lake (TOSL) was also notified as per the IDP requirements. No reply was received from the TOSL as their January MPC meeting did not happen. The applicant was asked to submit an application to Alberta Transportation.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Development Permit 24-D-062 for Workcamp (7 Person, temporary 1 year) with the following conditions:

1. Must meet minimum setback of:

Front Yard - 3 meters (9.8 feet) from property line

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

East Side Yard - No minimum setback distance from property line

Rear Yard - No minimum setback distance from property line

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

2. Accessory building height shall not exceed 8 meters (26.3 feet).

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

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

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

6. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.

7. 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.

8. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com/> for a road weight control special permit.

9. There shall be at least one (1) on-site parking stall for each dwelling unit on the lot.

10. The workcamp is to be used for temporary accommodation for construction workers and/or natural resource extraction industry employees. Use shall not be for commercial purposes.

11. The workcamp shall not be placed on a permanent foundation.

12. Water and wastewater shall be provided immediately, at the developer's expense to the workcamp, and meet Provincial Regulations from a Safety Codes Agency.

13. When the camp is decommissioned, all demolition material and waste shall be removed from the site and disposed of at an approved site at the developer's expense. Prior arrangements should be made.
14. An Emergency Response Plan shall be provided to the M.D regarding the workcamp by February 28, 2018.
15. A Waste Management Plan shall be provided to the M.D regarding the workcamp by February 28, 2018.
16. The developer shall keep site clean and orderly.
17. No other buildings or use are allowed on this lot without municipal authorization.
18. 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/>.
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. 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.
24. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

ALTERNATIVE MOTION:

- a) **Postpone Development Permit Application 24-D-062 decision until next meeting, to allow the town of Slave Lake time to respond.**
 - b) **Refuse Development Permit Application 24-D-062 for the following reasons:**
 1. The workcamp is in a compatible with adjacent land uses and it is determined to have a significant negative impact on the neighbourhood or adjoining properties.
 2. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
-

AGENDA ITEM #4.2

Prepared By: Ann Åsfrid Holden, Planning & Development Officer

Reviewed By: Erik Loken, intern & Sandra Rendle, Associate Director, Legislative Services

Approved By: Choose an item.



Lesser Slave River

Planning & Development

DEVELOPMENT PERMIT APPLICATION - ACCESSORY BUILDING

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 No. _____
 Fees Paid: _____

APPLICANT NAME:	
POSTAL ADDRESS:	POSTAL CODE:
EMAIL ADDRESS:	PHONE NUMBER:
REGISTERED LANDOWNER NAME: (Complete if different from applicant)	
POSTAL ADDRESS:	POSTAL CODE:
EMAIL ADDRESS:	PHONE NUMBER:

LAND LOCATION:								
SW	7	73	5	W5				
Quarter	Section	Township	Range	Meridian	OR	Plan	Block	Lot
PROPERTY SIZE:		ZONING:		VARIANCE REQUIRED?				
3		LIGHT INDUSTRIAL		YES or NO				
ACRES	HECTARES		FRONT SETBACK MAY NEED VARIANCE					
How is the site being accessed?				Existing Approach?		Proposed Approach?		
FROM TAMARACK ROAD				YES		N/A		
Do you have an MDLSR-assigned address?			Yes, Address:			No		

DESCRIBE EXISTING DEVELOPMENT ON THE PROPERTY: (Please list all buildings on site) Currently the property contains two shops & a bungalow residence with a garage.	This Building is Accessory to: (Check which one applies)		
	<input checked="" type="checkbox"/>	A dwelling	
	<input checked="" type="checkbox"/>	A business	
	<input checked="" type="checkbox"/>	An industrial/light industrial use	
	<input type="checkbox"/>	Farming (but a permit is wanted)	

DESCRIBE THE PROPOSED DEVELOPMENT:

Proposed development would include the addition of two camp trailers (Each 12' X 60') placed along side of each other to house camp style rooms, bathroom facilities, kitchen & sitting room

DESCRIBE THE PROPOSED USE: (What will the development be used for?)

Use of this camp would be for the company's drivers as accommodations while on shift and for mandatory rest & reset periods.



Lesser Slave River
Planning & Development

DEVELOPMENT APPLICATION DETAILS:					
Building Area:	1,820 sq ft	Do In Sq. Ft.	Length x Width	65' X 28'	Area Sq. Ft.
Height (Grade to Peak):	12'	Water Feet			
Roofing Material:	Metal Roof		Siding Materials:	Aluminum	
Front Yard Setback to Property Line:	12 ft	Water Feet	Rear Yard Setback to Property Line:	600 ft	Water Feet
Smallest Side of Yard Setback to Property Line:	20 ft	Water Feet	Estimated Cost of Project:	\$ 54,000.00	
Start Date:	1st February 2025		Estimate Complete Date:	31st March 2025	
Is this Application for the Principal or Secondary use on this Parcel? (Please check one)		Principal		<input checked="" type="checkbox"/> Secondary	
Is the Development within 800 m of a Provincial Highway? (If an error appears for a road, please email: planning@lesser-slave.ca)		<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes	
If Yes, Highway #: 781 St. From HWY 88					
If yes, a Roadside Development Permit is required from Alberta Transportation. Provided?		<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	
Does the Subject Land Contain an Oil or Gas Facility or Pipeline?		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	
Does the Subject Land Contain a Water Body or River? If yes, Name:		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	
Is the Development Near Slopes of 15% or Greater?		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	
Type of Sewage System: (sewer, pit, holding tank, open discharge, septic, municipal, etc.)		HOLDING TANK			
Type of Water System: (sewer, well, stream, municipal, etc.)		SEPARATE WATER TANK			
Building Plans: Attach building plans for the development		N/A - PREFABRICATED CAMP TRAILERS			
The Municipal District of Lesser Slave River does not issue Building Permits. Which Safety Codes Agency would you like to use?					
<input type="checkbox"/> Superior Safety Codes Inc.		<input type="checkbox"/> The Inspections Group Inc.			
Notification of your application will be sent by e-mail. Please indicate if you require a paper copy of your permit.					
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Landowner Authorizations:

- I/We give consent to allow an authorized person of the Municipal District of Lesser Slave River No. 124 to enter the land for a site inspection with respect to this Application only.
- I/We hereby certify that the above information given on this form is complete and, to the best of my/our knowledge, a true statement of the facts relating to this application.
- We understand that Personal Information is collected under the authority of s. 33 (c) of the Freedom of Information and Protection of Privacy Act and will be used in the processing of land development applications and shared with outside organizations for the purpose of processing applications. If you have any questions about the collection, use or disclosure of your personal information, contact the Planning and Development Department, Municipal District of Lesser Slave River, at 780.849.4888.
- I/We authorize the MD to share the notice of decision with the Alberta Safety Code Authority (ASCA) and/or your preferred safety code agency.
- I have been informed of the bylaws, policies and regulations regarding this application. I understand that this permit may be refused if the proposed development does not conform with to all the aspects of the land use Bylaw.

Signature of Landowner(s):
Dec 18/24
Date

Signature of Authorized Applicant:
19-Dec-2024
Date

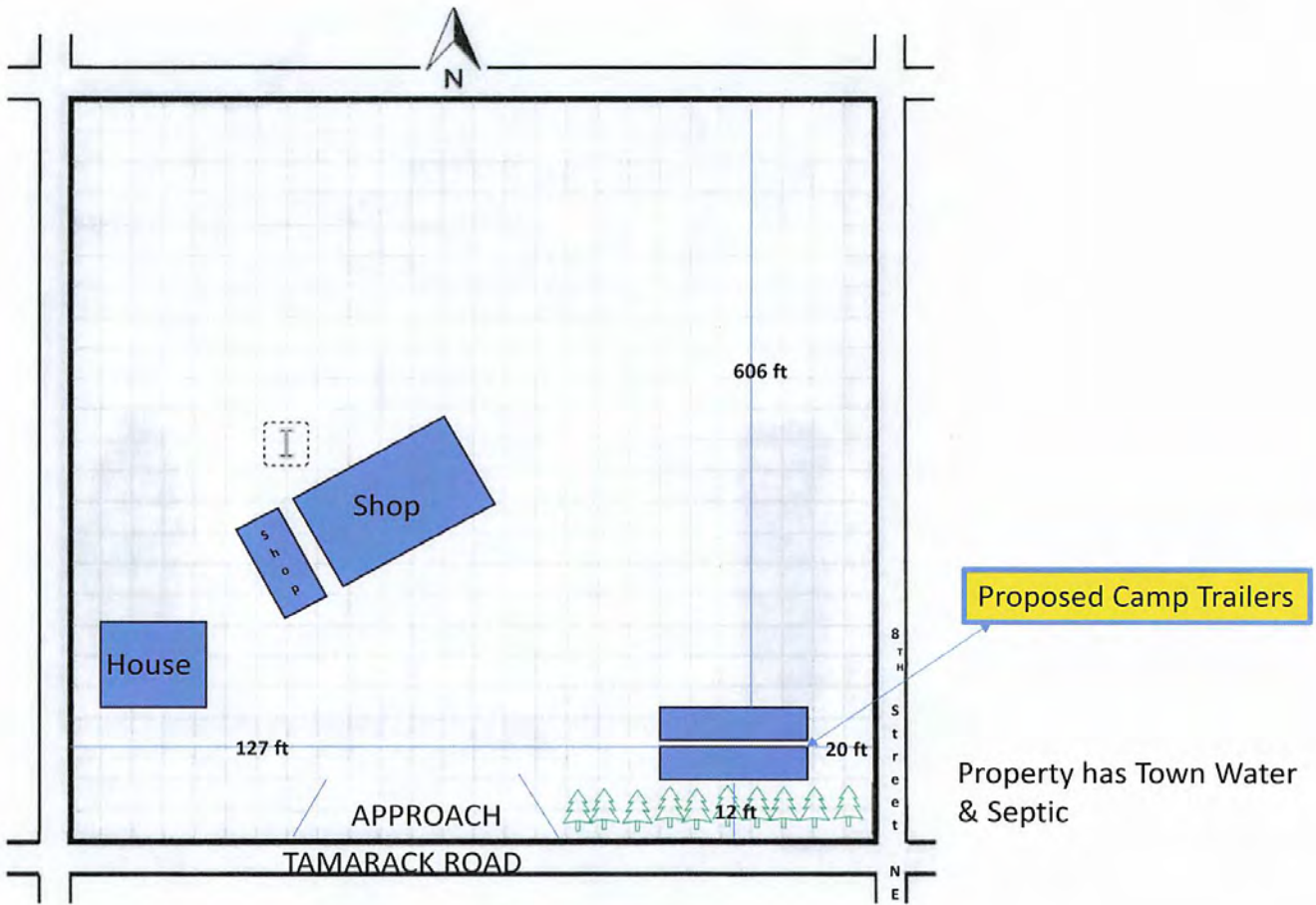
Handwritten initials

55058 Tamarack Road, Slave Lake, Alberta – Roll # 047914



55058 Tamarack Road, Slave Lake, Alberta

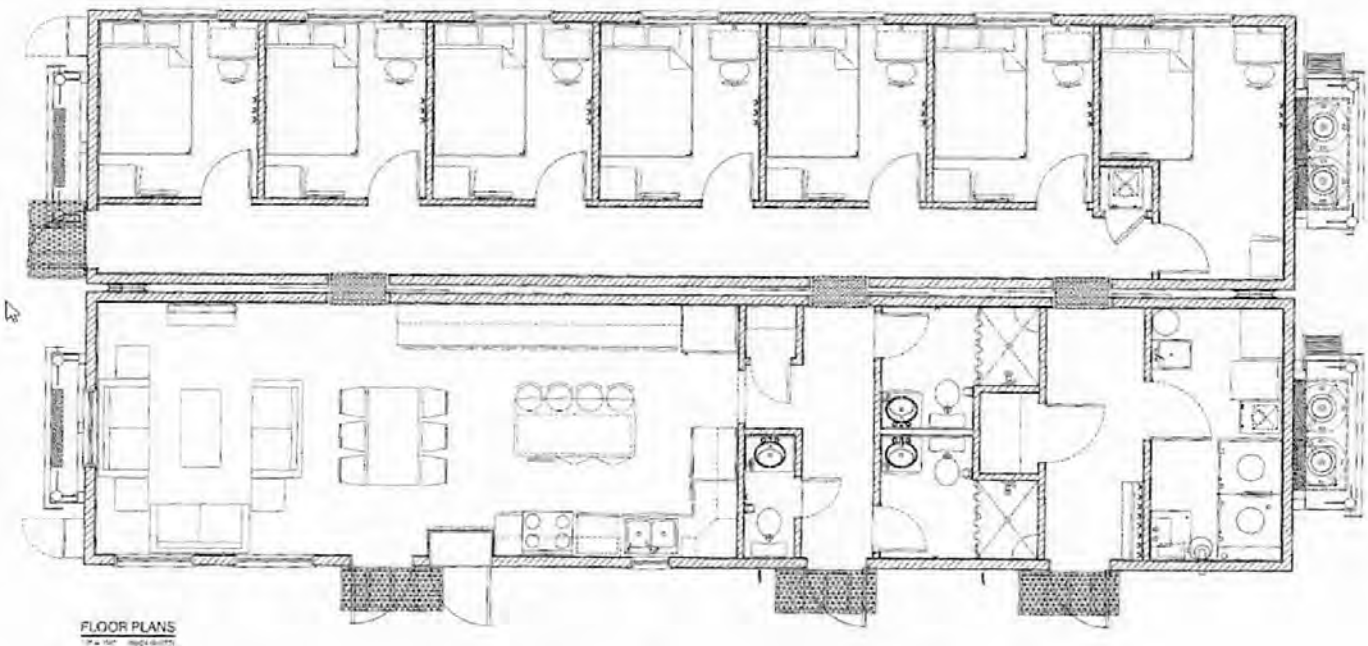




PROPOSED CAMP PICTURES



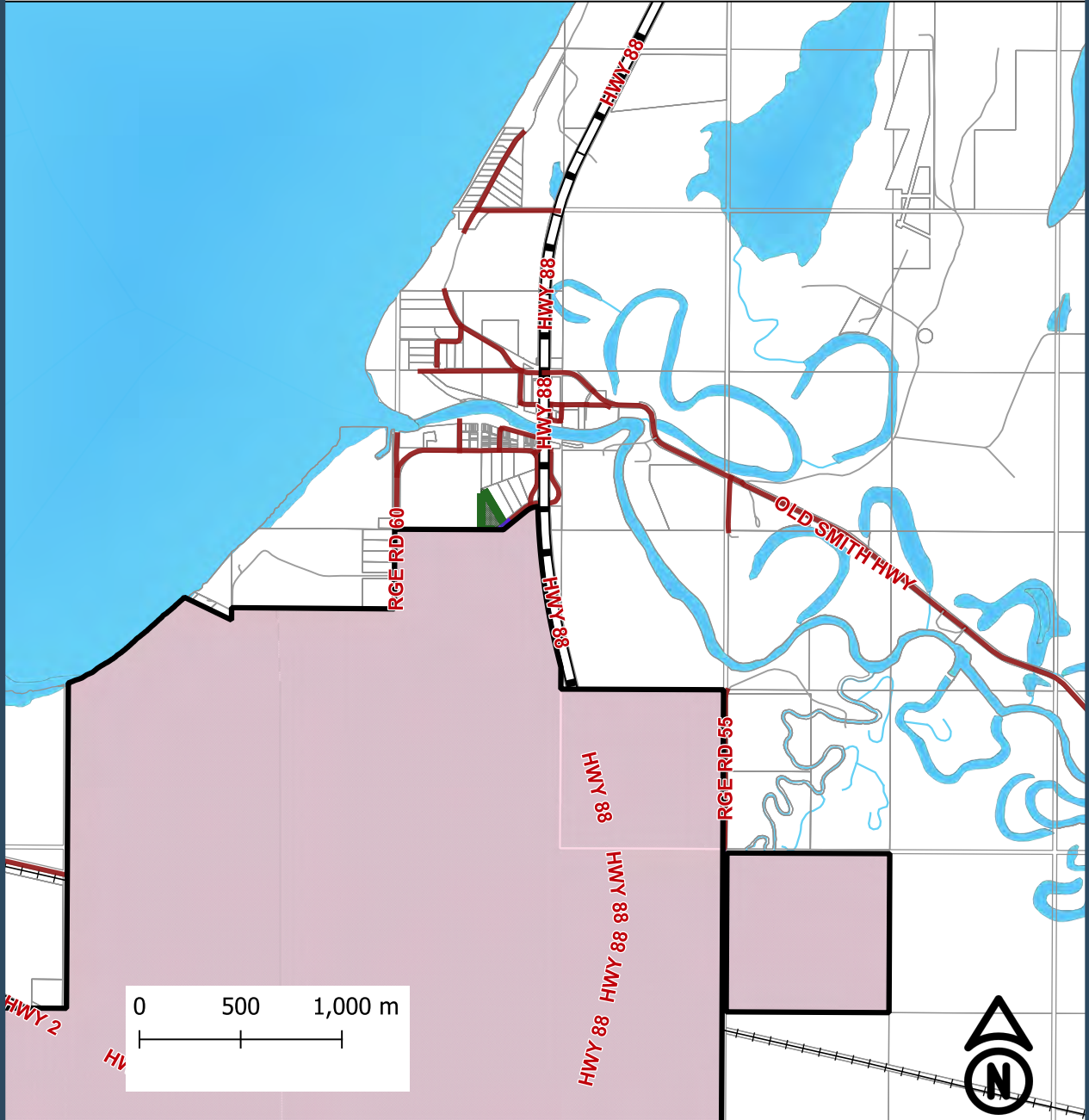
PROPOSED CAMP DRAWING













Driver quarters – 7 separate single bedrooms, common eating and living areas



Development Permit 24-D-062



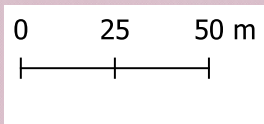
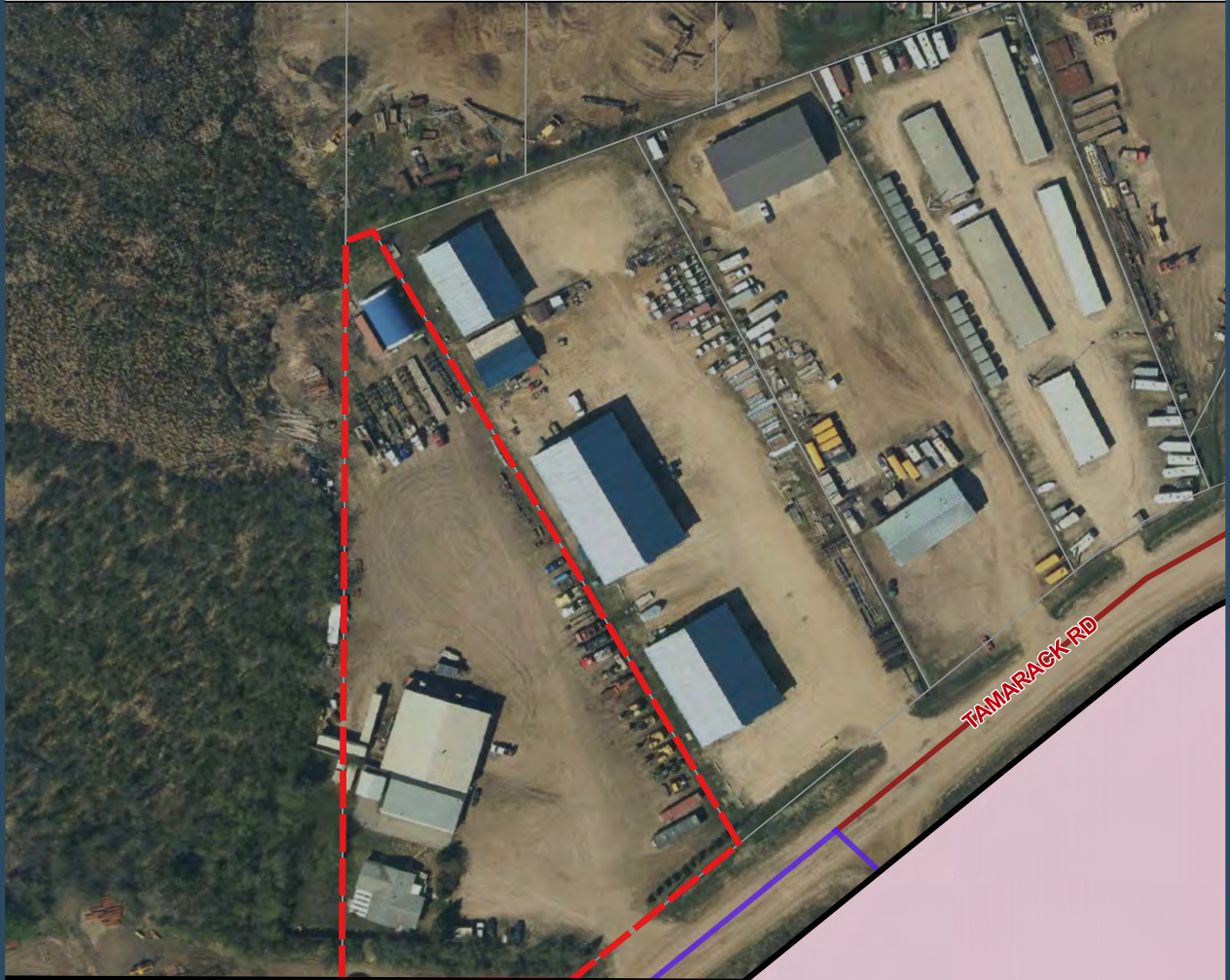
Legend

- | | | | | | |
|---|------------------|---|------------------|---|-------------|
|  | Subject Property |  | Private Roads |  | Railway |
|  | Land Parcels |  | Slave Lake Roads |  | Hydro Area |
|  | Provincial Roads |  | TOSL/Sawridge |  | MD Boundary |
|  | Municipal Roads | | | | |








10TM NAD 83
December 24, 2024



Development Permit 24-D-062



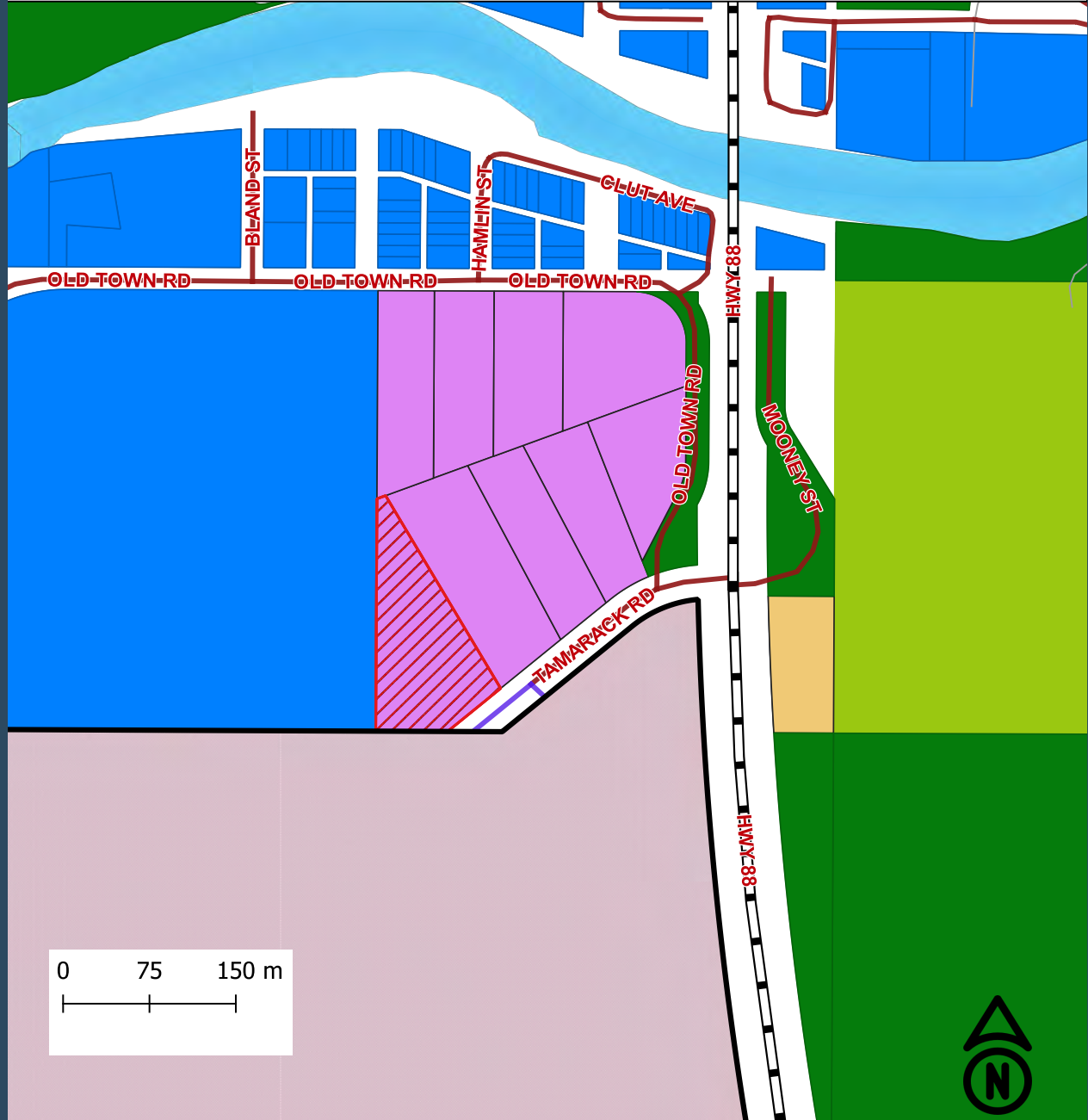
Legend

- | | | | |
|---|------------------|---|------------------|
|  | Subject Property |  | Slave Lake Roads |
|  | Land Parcels |  | TOSL/Sawridge |
|  | Provincial Roads |  | MD Boundary |
|  | Municipal Roads | | |
|  | Private Roads | | |




10TM NAD 83
December 24, 2024






Development Permit 24-D-062 (Old Town)



Legend

-  Subject Property
- Land use**
-  Agricultural District
-  Community Facilities District

-  Crown Land District
-  Light Industrial District
-  Residential un-Serviced District

10TM NAD 83
December 24, 2024



Healthy Albertans.
Healthy Communities.
Together.



January 15, 2024

Ann Åsfrid Holden
Planning & Development Officer
MD of Lesser Slave River No. 124

Re: Proposed Land Development of SW-07-73-05-W5M; Application Name: 55058 Tamarack Road Work Camp

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 for the proposed development of a 7-person workcamp
2. There are two inactive wells within the titled area; one 225.94 m NE and one 191.5 m N. This was found using the M.D. of Lesser Slave River Geospatial Map.
3. A septic holding tank will be used for sewage disposal & a cistern (water tank) will hold potable water for the site
4. The kitchen located in the camp is being utilized as a common kitchen for workers to prepare their own meals

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.
4. Ensure that the housing accommodations provided are maintained in accordance with the *Alberta Housing Regulation* (AR 173/1999) & the Minimum Housing Health Standards (M.O. 57/2012).
5. Ensure that the property & any applicable buildings are maintained in accordance with the *Alberta Work Camps Regulation* (AR 218/2002).

If you have any questions or concerns regarding this application, please contact me at 780-516-7018.

Sincerely,

Public Health Inspector Trainee
Environmental Public Health
AHS – North Zone

Slave Lake • Slave Lake Community Health Services • Environmental Public Health
Lakeland Bldg 3rd Floor, c/o 309 6 Street NE, Slave Lake, Alberta, Canada T0G 2A2
<https://www.ahs.ca/eph>



Lesser Slave River

Municipal Planning Commission

Subject:	Development Permit Application Discretionary Use	Choose an item.
Date:	1/21/2025	
Presented By:	Ann Åsfrid Holden, Planning & Development Officer	
Attachments:	<i>Application, Maps, Referral Letter Reply</i>	
File Number	24-D-063	
Land Use District	Residential Serviced (RS)	
Community:	Canyon Creek	
Legal Location	9422651; 1; 37 and 1622482; 1; 40	
Applicant:	Dale Giroux	
Landowner(s):	Same	

PURPOSE:

To consider development permit application 24-D-063 for **Keeping of Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit).**

BACKGROUND:

- The parcel is located in Canyon Creek.
- The two parcels where the development permit is applied for are 0.8 hectares (1.97 acres). Lot 40 consists of 0.97 acres and Lot 37 consists of 1 acre.
- The owners are 0.53 acres short of legally having 3 horses on their lots (according to their application).
- Previous development permits and land use amendments for lots 40, 37 and 34 include:
 - 20-D-013 Single Family Dwelling with attached garage (adjacent lot 34)
 - 21-D-037 – Accessory Building (1,296 sq. ft.) (lot 40)
 - No development permits were found for lot 37.



AGENDA ITEM #4.3

The accessory building was issued under Land Use Bylaw 2004-06 where the accessory building was approved under section 8.16 of Bylaw 2004-06 stating that “No accessory building is developed on the lot except where: a) an approved main building is developed on the lot within three years (...); or b) the main building exists on an adjacent lot where the developer holds title to both adjacent lots. If there is a title change for either lot then the landowner of the lot with the accessory building shall remove the accessory building or develop a main building on the lot within three years from the date the title change of either lot.” The area of the accessory building and the main building is 5.26 acres. According to the land use bylaw 2004-06, the two lots could accommodate 4 horses/4 animal units.

SITE ANALYSIS:

The table below shows lot sizes for the three adjacent lots owned by the same landowner:

Landowner	Lot #	Size in acres
D. Giroux	34	+/- 4.29 ac
D. Giroux	37	+/- 1 ac
D. Giroux	40	+/- 0.97 ac

Servicing Type: No water is installed to lot 40

Soil type: Gleyed Gray Luvisol on medium textured (L, CL) till (BMY). The polygon includes poorly drained soils (2).

Topography: Inclined to steep, medium relief landform (dissected) with a limiting slope of 9% (I3md).¹

Wetland inventory:

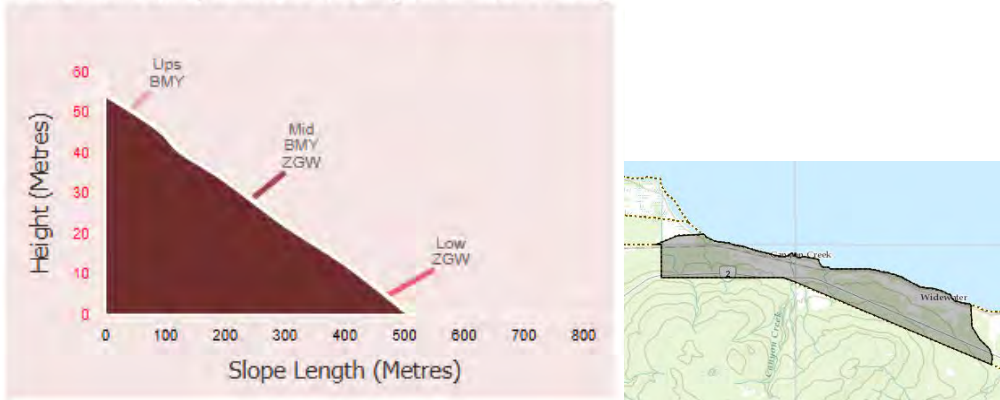


¹ <https://soil.agric.gov.ab.ca/agrasidviewer/>

Farmland inventory: 4WVT(8) – 5WT(2)

Flood risk: No flood mapping has been done for this area. The topography indicate that the drainage goes towards the lake.

Soil Polygon 27392
Landform I3m (inclined to steep - medium relief)



RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

Section 2.0 Community Areas

The Community Areas within the MD consist of hamlets and other settlements, and country residential development areas. These Community Areas serve different roles and functions. With regard to hamlets and other settlements, Smith provides a wide range of commercial, industrial, institutional and residential services; Flatbush and Chisholm provide a lesser range of such services; the South Shore communities provide a residential lifestyle augmented by the convenience of very limited local services, but, in some areas, they can provide for substantial home-based business opportunities. Fawcett Lake is a recreational resort community.

While recognizing that growth of many of these Community Areas is desirable, it is also evident that settlements can be negatively impacted by adjacent resource-based land uses. The intent of this MDP is to maintain the viability, function and role of existing communities by coordinating future development and expansion in accordance with the spirit of the MDP goal.

2.1 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.

The property is located in a Community Area that consists of parcels of land with different land use districts to accommodate residential, recreational, commercial, and light industrial uses.

Section 1.7.4 Evaluation of Applications

All applications for Land Use Bylaw amendments, subdivisions or development permits shall be evaluated by the MD according to the following criteria, where applicable:

- (a) compliance with the Act, Regulation, Land Use Bylaw, and any other Statutory Plans that are in effect;*
- (b) adequacy of road access;*
- (c) proposed methods of water supply and sewage disposal, supported by hydro-geological and geotechnical testing as required by the MD;*
- (d) compatibility with adjacent land uses;*

- (e) site suitability in terms of soils, topography, and size; and
- (f) environmental factors, including the potential for erosion, flooding, loss of fish and wildlife habitat, or watercourse contamination.

The land of the proposed use has access to MD roads, the lot has accesses to water, however, the lot is not currently hooked up to water. The keeping of horses may not be compatible with adjacent land uses. The past and current Land Use Bylaw have allowed acreage owners the privilege of keeping animals. Some residents seek out dwelling locations where keeping of horses is an option – to acreages and rural communities. As city folks decide to move to the area, conflicts may arise on the animal units allowed under the land use bylaw.

Land Use Bylaw

3.2.1 Development permit exemptions

The following developments shall not require a development permit provided that the proposed development is in compliance with the applicable regulations of this Bylaw and in accordance with all other applicable legislation, regulations and bylaws:

Keeping of other animals: *The keeping of animals other than domestic pets in the Residential Serviced (RS), Residential Un-Serviced (RUS) and Urban Reserve (UR) districts in accordance with subsection 8.8 does not require a development permit. Anything beyond what is outlined in subsection 8.8 requires an approved discretionary development permit.*

The applicant is seeking authorization to keep three horses on 1.97 acres of land. This is outside the limits of the land use bylaw which requires 2.5 acres of land for 3 horses.

15.1.3 General Definitions:

Animals, Domestic *means cats, dogs, fowl, or any other animal not recognized as wildlife that is domesticated or tamed animal, kept as a companion and cared for affectionately, and not for the purposes as a working animal, livestock, or for research purposes. This includes, but is not limited to: caged birds, hamsters, lizards, guinea pigs, fish, frogs, snakes, etc. that are permitted to be kept as a pet through relevant provincial and federal legislation and regulation.*

Animals, Other *means animals other than domestic animals, that may be kept for the purpose of companionship, or as a working animal and livestock. This includes those animals listed in subsection 8.5.6, and other similar animals, but not ones that are considered wildlife by provincial and federal authorities.*

Horses fall under the definition of Animals, Other

Livestock *means poultry, horses, cattle, sheep, swine, goats, bison, fur-bearing animals raised in captivity and diversified livestock animals within the meaning of the Livestock Industry Diversification Act.*

8.8 Keeping of Domestic Pets and Animals

8.8.1 *Domestic pets and other animals shall be kept in conditions that they do not act as a nuisance to adjoining lands.*

8.8.2 *All domestic pets and other animals shall be kept in good animal husbandry and follow all applicable municipal, provincial and federal regulations.*

8.8.3 *All domestic pets and other animals shall be kept in a manner that limits them to the property through fencing, landscaping and/or other enclosures.*

8.8.4 *Manure shall be managed, stored and disposed of in accordance with municipal, provincial and federal regulations.*

The municipality does not have manure regulations. According to provincial regulations

8.8.6 In the residential **Serviced (RS), Residential Un-Serviced (RUS) and Urban Reserve (UR)** districts, the keeping of animals, other than domestic pets, shall be in accordance with the following table:

Lot Size (ac)	Number of Animal Units
< 0.5	0.5
0.5 – 0.99	1
1 – 1.49	1.5
1.5 – 1.99	2
2 – 2.49	2.5
2.5 – 2.99	3
> 3	a maximum of 3 animal units plus an additional 0.5 animal unit per each 0.5 acres.

The lot size where the proposed animal units are housed is 1.97 acres.

8.8.7 For the purpose of this Bylaw, one animal unit shall be considered:

Animal Type	# of animals = 1 Animal Unit
Horse (over 1 year old)	1
Foals (up to 1 year old)	2
Cow (over 1 year old)	1
Calf (up to 1 year old)	2
Llama	1
Alpaca	2
Pig (over 1 year old)	1
Piglet (up to 1 year old)	2
Poultry – hens, duck, geese, turkey, quail, pigeons, pheasants	12
Sheep	2
Goat	2
Rabbits (and similar rodents)	20
Other fur bearing animal, fowl, or livestock	1
Beehive	2

Three horses are 3 animal units.

8.8.8 Regardless of subsection 8.8.7, animals that are not weaned are not counted towards animal units.

The three horses are all adults (weaned).

Impact: 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.

What information might the MD request from applicants?

- » Information regarding venting location and type of venting/ air filtration to address potential odours.
- » Demonstration of how they will limit or eliminate odours on the surrounding community.
- » An odour/ volatile organic compounds (VOC) analysis.

Odour Control Requirements

- » Exterior air vents should be placed in areas that do not immediately face buildings or amenity areas on adjacent lands.
- » Proximity to residential dwellings, outdoor recreational spaces, and other populated areas.
- » Nature of enclosures to mitigate odours.

How will the MD assess the impact odour has on the community?

- » Through reviewing case studies and where possible visiting other uses to understand the nature of the odour to assist in determining the impact on adjoining properties.
- » Recommendations arising from a technical odour analysis completed by a professional in the field of odours should such a study be required.

No cases studies were submitted with the application.

BENEFIT/RISKS:

The development permit is for the contested animal units that is currently under review in the land use bylaw. The risk is that no matter what decision the MPC is making, it will upset a portion of the residents in the MD. The previous development permit notice of decision stated that the applicant was to consolidate the lots. If that had been done, no development permit application would have been necessary as the area of the two lots are (lot 34 4.29 ac + lot 40 0.97 ac = 5.26 ac), which is larger than the 2.5 acres required for 3 horses. The development permit application was reviewed by the MDs lawyer who recommended reviewing the application on its own merits. He recommended that if the development permit is approved, the MD should add a condition that the landowner consolidate the lot prior to the development permit is coming into effect. The MD could refuse the application since it is a discretionary application.

FINANCIAL IMPLICATION:

Road use (truck and trailer), water use.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

Referrals were sent to internal departments (agriculture, taxation, peace officers, transportation, utilities) on December 23, 2024.

The following responses were received:

Utilities:

I believe this is already in place Ann.

If there are no changes to existing, there aren't any issues for the utilities department. Our line is in the south ditch along with a hydrant.

Protective Services:

No issues with the application from the Peace Officer department.

Transportation:

This does not have any effect on Transportation Infrastructure, we do not have any opinion on this permit.

Agriculture:

1. Our Land Use Bylaw lays out clear guidelines for what is appropriate on a site- based on the Land Use Bylaw, the appropriate amount is 2 horses based on what is allowed under the current animal units.

2. Canyon Creek, Widewater and Wagner typically have Gleyed Gray Luvisolic soils, this means that very poor tilth, lower water holding capacity. Low organic matter and poor soil structure make soil more susceptible to wind and water erosion, easily crusting after a heavy rain. In summary, **Gray Luvisol soils** can present challenges for grazing, particularly due to drainage issues, lower fertility, and the risk of compaction. Water runoff from Gray Luvisol soils, particularly in areas where gleying and poor drainage occur, can carry fine sediment and nutrients into Lesser Slave Lake, potentially contributing to water quality issues and sedimentation in the lake's ecosystem.

If approved it is recommended that landowners plant forage species that are tolerant to both poorer soils and variable drainage conditions, for example: Timothy grass, Kentucky Bluegrass, Creeping Red Fescue, Bromegrass.

I would also like to see the landowner have a better manure disposal plan if this is approved.

Adjacent landowner letters were sent December 24, 2024.
One adjacent landowner responded. The letter is attached.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Development Permit Application 24-D-063 for **Keeping of Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit)** with the following conditions:

1. Must meet minimum setback of:

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

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. All domestic pets and other animals shall be kept in a manner that limits them to the property through fencing, landscaping and/or other enclosures.

3. All domestic pets and other animals shall be kept in good animal husbandry and follow all applicable municipal, provincial and federal regulations.

4. Domestic pets and other animals shall be kept in conditions that they do not act as a nuisance to adjoining lands.

5. Manure shall be managed, stored and disposed of in accordance with municipal, provincial and federal regulations.

PLEASE NOTE: it is recommended that landowners plant forage species that are tolerant to both poorer soils and variable drainage conditions, for example: Timothy grass, Kentucky Bluegrass, Creeping Red Fescue, Bromegrass.

6. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
7. The developer shall keep site clean and orderly.
8. No other buildings or use are allowed on this lot without municipal authorization.
9. The developer shall consolidate lot 1622482; 1; 40 with 2952ET; ; 34. Development permit 24-D-063 does not come into effect until the lots have been consolidated.
9. The development shall not commence until 21 days after the Date of Decision.
10. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
11. 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.
12. 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/>.
13. 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.
14. 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.
15. 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.
16. The Development Permit is valid for a 12-month period starting from the Date of Decision.
17. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

ALTERNATIVE MOTION:

Option one:

That the Municipal Planning Commission ask the applicant to withdraw the application for **Keeping of Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit)** as no new development permit is warranted for this application due to the third adjacent lot's size of 4.29 acres. The applicant's application fee is to be refunded.

Option two:

That the Municipal Planning Commission REFUSE Development Permit Application for **Keeping of**

Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit) for the following reasons:

1. The Keeping of Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit) is exceeding the capacity of the site and it is determined to have a significant negative impact on the neighbourhood or adjoining properties.
2. 17. Any appeal of this decision lies to the Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.

Option three:

That the Municipal Planning Commission POSTPONE Development Permit Application for **Keeping of Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit)**.

Prepared By: Ann Åsfrid Holden, Planning & Development Officer

Reviewed By: Sandra Rendle, Associate Director, Legislative Services

Approved By: Choose an item.

Site Inspection – Development Permit Application 24-D-063

Keeping of Domestic Animals: 3 horses (exceeding the number of animals allowed on 1.97 acres by one animal unit)



View coming into the entrance to Lot 40



The Accessory Building (horse shelter)



View from 2 AVE



Horses feeding, looking towards the neighbour to the east



View of access feed storage within the site

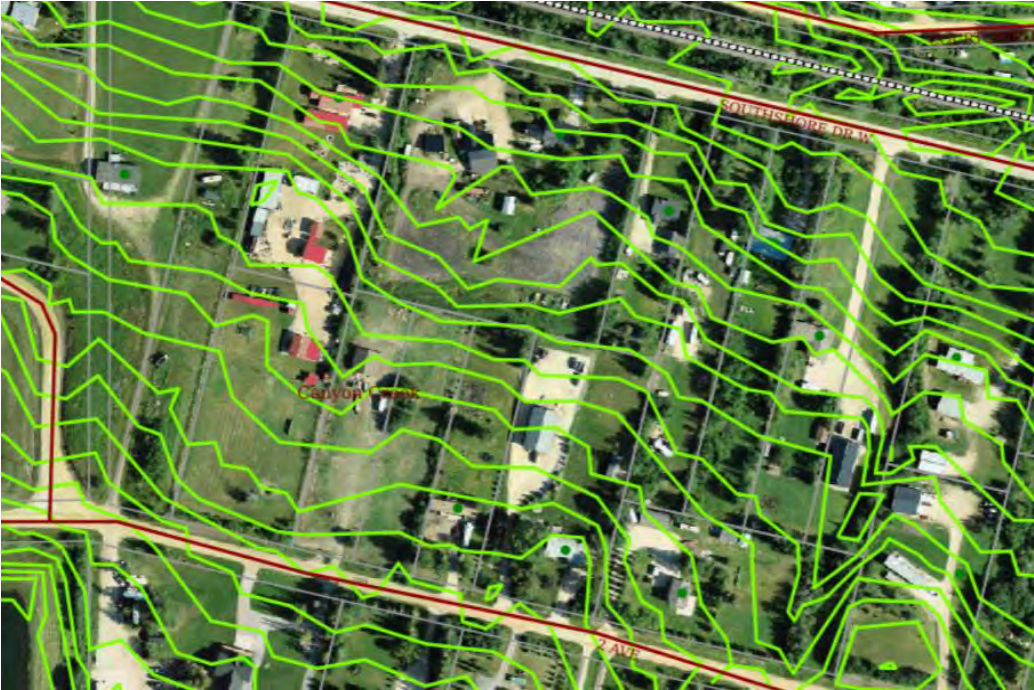


Adjacent land use

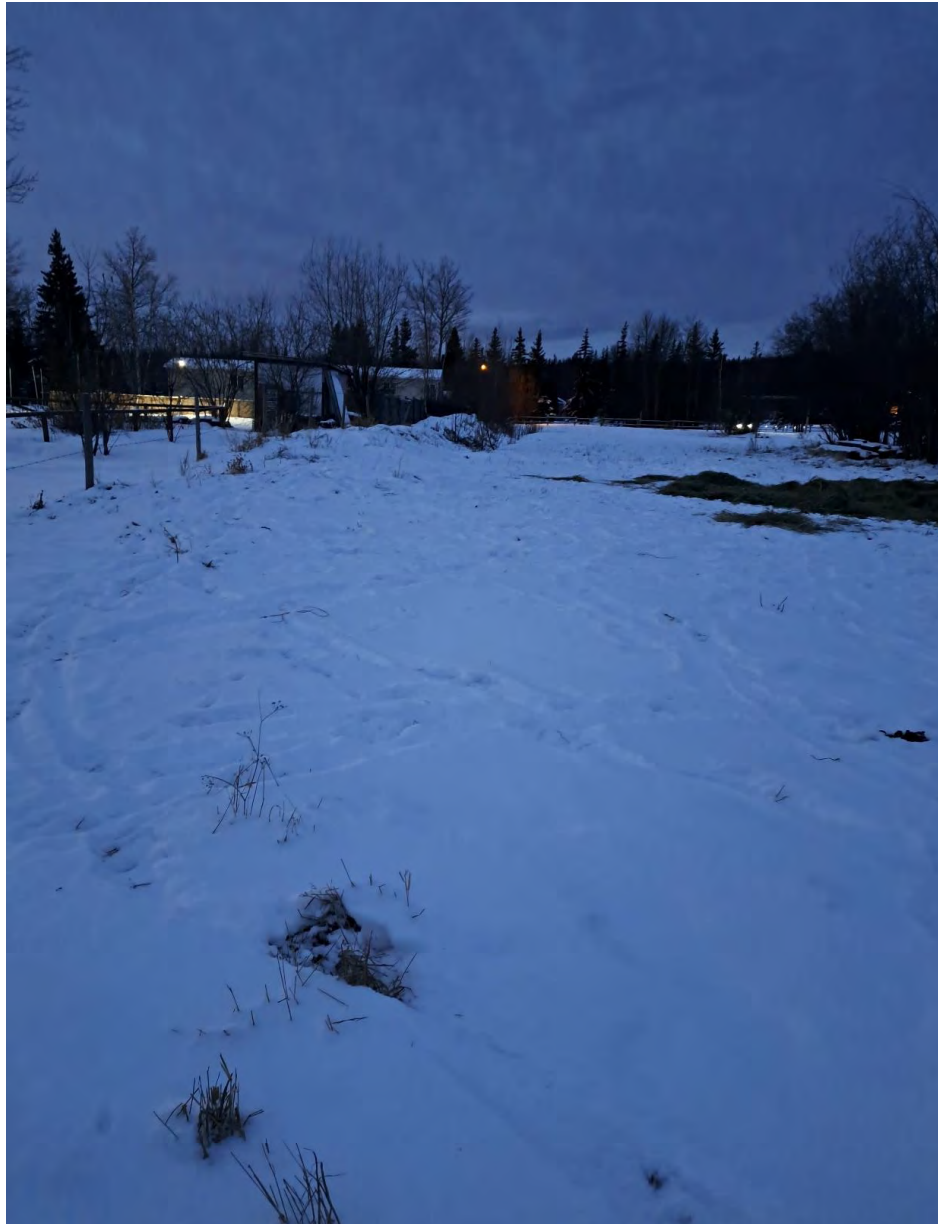


Adjacent land uses

Drainage (next 4 pictures):



To the north, a “berm” leads some of the water away from the adjacent lot



Overland drainage



Water from the south is going east along 2 AVE



Lesser Slave River

Planning & Development

DEVELOPMENT PERMIT APPLICATION – HOME OCCUPATION

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 No.
24-D-063

Form Received:
dec 30/24

APPLICANT NAME:	
POSTAL ADDRESS:	POSTAL CODE:
EMAIL ADDRESS:	PHONE NUMBER:
REGISTERED LANDOWNER NAME: <small>Complete if different from applicant:</small>	
POSTAL ADDRESS:	POSTAL CODE:
EMAIL ADDRESS:	PHONE NUMBER:

LAND LOCATION:									
NE	36	73	8	W5	1622482 9422651	1	4037		
<small>Quarter</small>	<small>Section</small>	<small>Township</small>	<small>Range</small>	<small>Meridian</small>	<small>OR Plan</small>	<small>Block</small>	<small>Lot</small>		
PROPERTY SIZE:		ZONING:			VARIANCE REQUIRED?				
0.97+1	[]	102-Residential Improved.			YES OR NO				
<small>ACRES</small>	<small>HECTARES</small>								
How is the site being accessed?		Fenced with a gate			Existing Approach?		Proposed Approach?		
							<input checked="" type="checkbox"/>		
Do you have an MDLSR-assigned address?				Yes, Address:			<input checked="" type="checkbox"/> No		

DESCRIBE EXISTING DEVELOPMENT ON THE PROPERTY: (Please list all buildings on site)

Barn and 3 horses. Used as a horse pen as per original development

DESCRIBE THE PROPOSED DEVELOPMENT:

Barn with 3 horses

DESCRIBE THE PROPOSED USE: (What will the development be used for?)

horses eating grass, when it's cold they go in the barn

No additional buildings proposed (please check if applicable)



**Lesser Slave River
Planning & Development**

DEVELOPMENT APPLICATION DETAILS: <i>on file.</i>					
Building Size:		Sq. M. Sq. Ft.	Length x Width		Meters Feet
Height (Grade to Peak)		Meters Feet			
Roofing Material			Siding Materials:		
Front Yard Setback to Property Line:		Meters Feet	Rear Yard Setback to Property Line:		Meters Feet
Smallest Side of Yard Setback to Property Line:		Meters Feet	Estimated Cost of Project:		
Start Date:			Estimate Complete Date:		
Is this Application for the Principal or Secondary Use on this Parcel? <i>(Please check one)</i>			Principal	Secondary	
Is the Development Within 800 m of a Provincial Highway? <i>(If yes, please apply for a roadside development permit: http://roadsideplanning.alberta.ca/)</i>			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: <i>(septic field, holding tank, open discharge, lagoon, municipal servicing)</i>					
Building Plans: <i>Attach building plans for the development</i>					
The Municipal District of Lesser Slave River does not issue Building Permits. Which Safety Codes Agency would you like to use?					
<input type="checkbox"/> Superior Safety Codes Inc.			<input type="checkbox"/> The Inspections Group Inc.		
Notification of your application will be sent by e-mail. Please indicate if you require a paper copy of your permit.				Yes	No

Business Info

Name of Business:	<i>N/A</i>					
Type of Business:	<i>N/A</i>					
Number of full-time, part-time, casual, and seasonal employees <i>(do not include people living in the dwelling on site)</i>						
	0-3	3-6	7-10	10+	<i>(please check applicable box)</i>	

Traffic Impact *(site plan must show location of all vehicles/equipment storage on site)*

How many parking spots are needed for the employees and the customers?	<i>N/A.</i>					
Number of Business Visits per day:	<i>N/A</i>	1-4	5-8	9+		
What modes of transportation will be used to support the business (i.e. delivery trucks, company trucks, etc.?)						
<i>N/A</i>						
Will a commercial vehicle of any kind be parked on the lot?	Yes			No		

Site Conditions:

Describe the lighting and security needs of the business.	<i>N/A</i>
If the business will generate any smell, please describe	<i>N/A</i>
What equipment, supplies, or inventory will be kept on-site?	<i>grain, saddles, horse tack</i>



Lesser Slave River

Planning & Development

Will any of it be stored outside?	NO
What hazards will be associated with your business (explosives, corrosives, toxins, biohazards, flammable, radioactive, etc.)?	N/A
Is the proposed use to be located within an existing building? (Label all buildings related to the business on the site plan. Label any outdoor storage areas for the business.)	No – New Building is proposed to be constructed
	No – Parking of Commercial vehicles only
	Yes – Existing building is identified on the Site Plan.

Days & Hours of Operation

Days of Operations	Open/Start	Close/End
Monday	N/A	
Tuesday	N/A	
Wednesday	N/A	
Thursday	N/A	
Friday	N/A	
Saturday	N/A	
Sunday	N/A	

Other

Will animals be any part of this business?	Not a business	Yes		No
If yes, what kind and how many?	3 horses			
Will water consumption increase as a result of the business operation?		Yes	✓	No
Will the business have a public washroom on site?		Yes	✓	No
Will sewage/manure disposal increase as a result of the business operation?		Yes	✓	No
If Yes, how will manure be disposed of?	piled, dried & spread as fertilizer			

Always had 3-4 horses on property. "Attached"

Signage

If signage is needed, please submit a picture/sketch of the sign(s) and a site plan showing location(s).

Type of Signage	N/A
Size of Signage (L x W)	N/A
Total Height of Sign(s)	N/A
Location of Sign(s)	N/A

Landowner Authorizations:

- I/we give consent to allow an authorized person of the Municipal District of Lesser Slave River No. 124 to enter the land for a site inspection with respect to this Application only.
- I/we hereby certify that the above information given on this form is complete and, to the best of my/our knowledge, a true statement of the facts relating to this application.
- We understand that Personal information is collected under the authority of s. 33 (c) of the Freedom of Information and Protection of Privacy Act and will be used in the processing of land development applications and shared with outside organizations for the purpose of processing applications. If you have any questions about the collection, use or disclosure of your personal information, contact the Planning and Development Department, Municipal District of Lesser Slave River, at 780.849.4888
- I/we authorize the MD to share the notice of decision with the Alberta Safety Code Authority (ASCA) and/or your preferred safety code agency.
- I have been informed of the bylaws, policies and regulations regarding this application. I understand that this permit may be refused if the proposed development does not conform with to all the aspects of the land use bylaw.

There is a pending bylaw change in effect!



Lesser Slave River
 Planning & Development

Signature of Landowner(s)

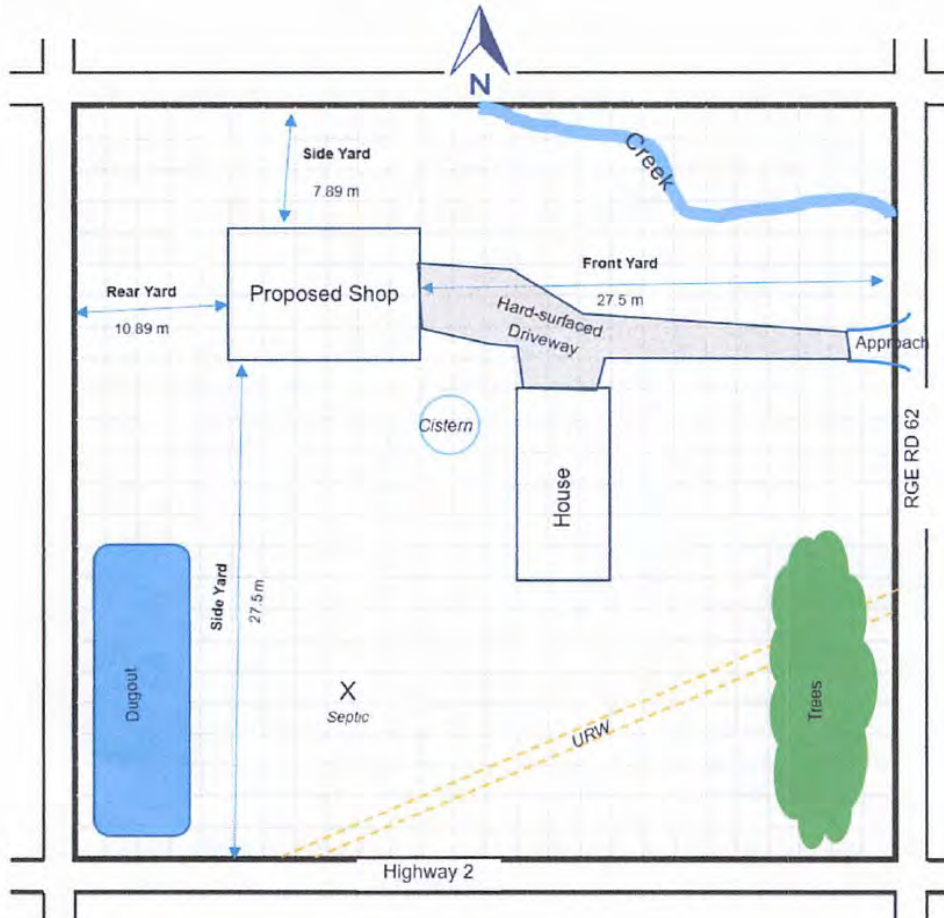
Signature of Authorized Applicant

Dec 19, 2024
 Date

Dec 19, 2024
 Date

Please review the example Site Plan shown below and ensure that your site plan follows the example given.

EXAMPLE SITE PLAN





Lesser Slave River

Planning & Development

Please use the square below to represent your property. Site Plan/Survey Plan must show the following:

- Front yard setback
- Rear yard setback
- Side yard setbacks
- Locations of roads
- Access to property
- Any existing buildings
- Proposed development
- Location of easements
- Location of water & septic
- Location of hard surfacing
- Location of all waterbodies/courses

Plans showing the dimensions (height, width, and length) of the development must be included with this application. A set of blueprints can be submitted in lieu of these plans.

-original is on file. No change to development. Asking for 3 horses on property. We also have 4.29 Acres across the road that we sometimes put them on. Thus we would be over the allowable amount. However its not great on our horses health to have 1 horse seperated from the others. There has been no changes in the 4 years /or since the barn was built+ water installed.

Legal Land Description							
NE	36	73	8	WS	OR	162-482 942-2651	1 40+37.
Quarter	Section	Township	Range	Meridian	OR	Plan	Block Lot
Signature of Registered Landowner						Date	
						Dec 19, 2024.	



Assessment Summary

Year of General Assessment: 2023

Roll: 324023
Legal: 9422651 37 NE-36-73-8-5
 Address:

 Land Area: 1.00 Acres
 Subdivision: CANYON CREEK
 Zoning: Residential Services District
 Actual Use: Vacant Residential / Unspecified



Market Land Valuation Site Area: 1.00 Acres Asmt Code Value
 103 100%

Assessment Totals						
Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	103	Residential Vacant		0	0	
Grand Totals For 2023				0	0	

- o fire hazard before purchase.
- * Have a PIN # for medication, which is governmental regulation.
- * AEF horse insurance.
- * Fencing wood with metal gates.
- * ASKED all adjacent neighbours about having our horses before we built the barn + pen all were okay with it and at the time Grant Pearson had a couple horses.
- * The horses are moved to different areas in the summer + spring + fall to help with grass / land management + for regrowth.
- * The horses are mainly at S(11)-2-74-8-5 usually all three are only there for winter + spring months until the grass comes up. Due to our harsh winters at the lake.



Assessment Summary

Year of General Assessment: 2020

Roll: 327625
Legal: 1622482 1 40 NE-36-73-8-5
Address:

Land Area: 0.97 Acres
 Subdivision: CANYON CREEK
 Zoning: HR-Hamlet Residential
 Actual Use: Vacant Residential / Unspecified



Market Land Valuation Site Area: 0.97 Acres Asmt Code Value
 103 100%


Assessment Totals						
Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	103	Residential Vacant		0	0	
Grand Totals For 2020				0	0	

a fire hazard before purchase.



Assessment Summary

Year of General Assessment: 2023

<p>Roll: 327625 Legal: 1622482 1 40 NE-36-73-8-5 Address:</p> <p>Land Area: 0.97 Acres Subdivision: CANYON CREEK Zoning: Residential Services District Actual Use: Improved Residential / Single Family Unit- fee simple</p>	
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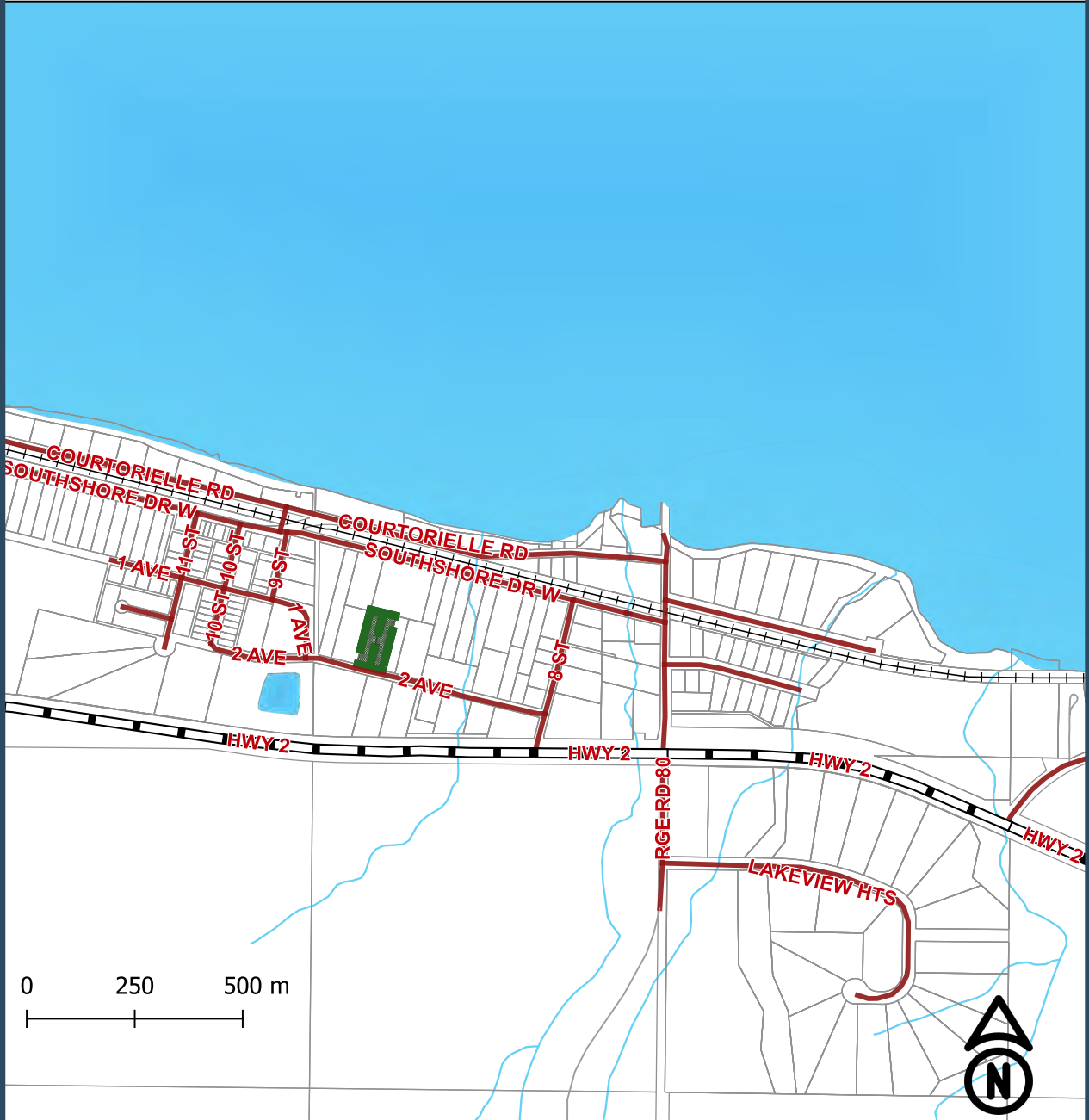
Market Land Valuation	Site Area: 0.97 Acres	Asmt Code	Value
		102 100%	

Marshall & Swift		Area (Ft2)	Built	Asmt Code	Value
Main Level & Conc. Slab	36x36 Warehouse (Metal Clad)	1,728 Sq Feet	2021	102 100%	


Assessment Totals						
Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	102	Residential Improved			0	
Grand Totals For 2023					0	



Development Permit 24-D-063 (Canyon Creek)



Legend

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




10TM NAD 83
December 24, 2024



Development Permit 24-D-063



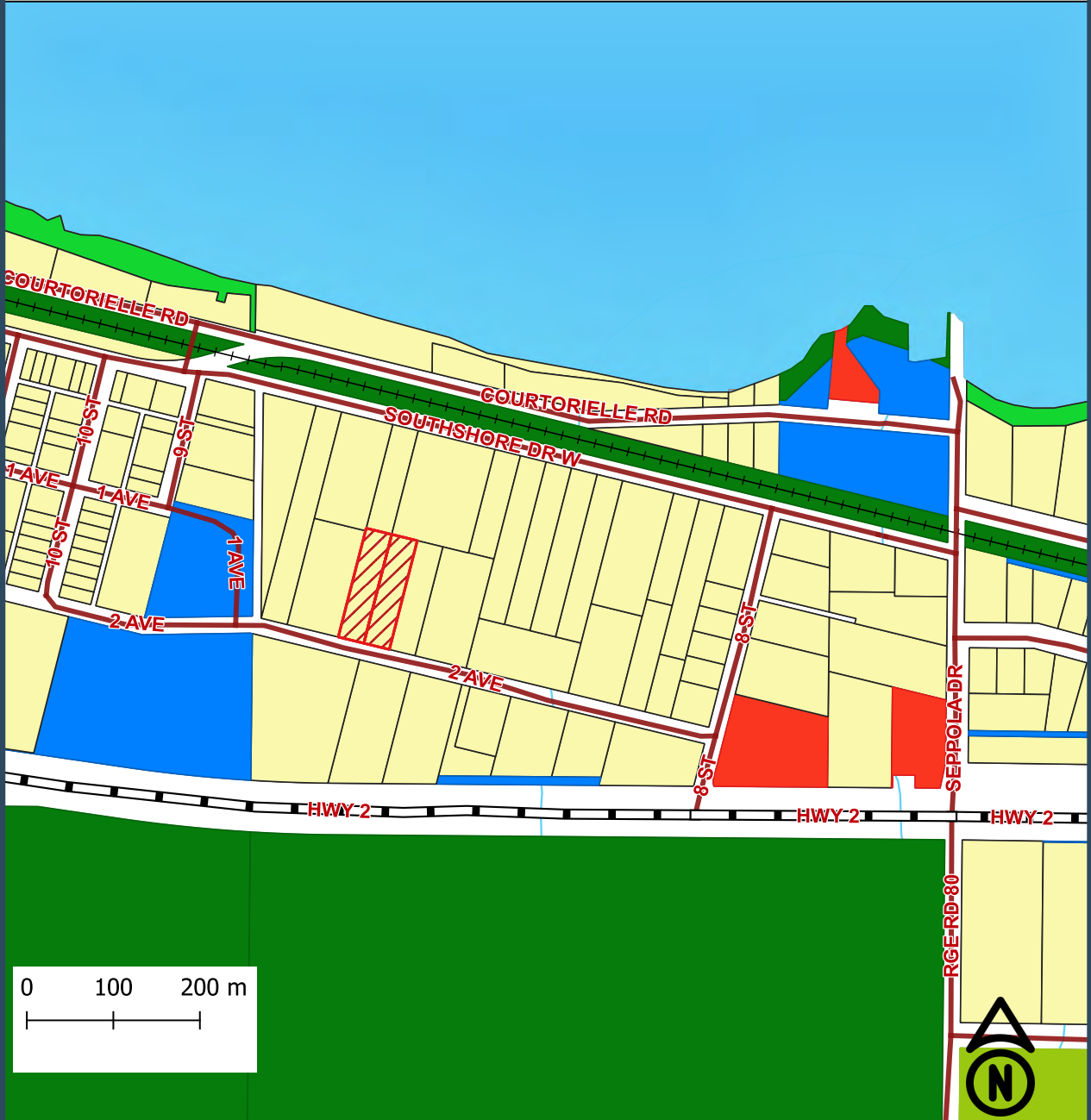
Legend

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

10TM NAD 83
December 24, 2024



Development Permit 24-D-063 (Canyon Creek)



Legend

Subject Property

Land use

Commercial District

Agricultural District

Community Facilities District

Crown Land District

Environmental Reserve District

Residential Serviced District

10TM NAD 83
December 24, 2024

Ann Holden

From:
Sent: Sunday, January 12, 2025 1:39 PM
To: Ann Holden
Subject: Proposal 24-D-063

You don't often get email from [. Learn why this is important](#)

Good afternoon,

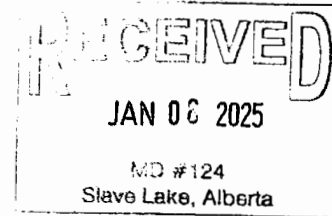
We received notice of Development Permit Application 24-D-063 to keep 3 domestic horses located on the property directly west of our home. We have no concerns at all with this proposal. We love to have all 3 horses there as it is a vast improvement of the unsightly lot that it was previous to the horses being there. The land owners are very courteous and respectful of our home being right next to the animals.

If you have any question, please don't hesitate to reach out.

Thank you,

January 02nd, 2025

RE: Application 24-D-063



MD 124 Council

To Whom It May Concern:

Having recently received your letter asking for input into the application for a proposed change to the 'Keeping of Domestic Animals' bylaw in reference to the above stated permit application, I would like to state that I am against this proposed change for numerous reasons.

The land in question and some of the surrounding lands were at one point owned by my family. They were designated as 'farmland' originally and at one point in the 1980's the land status was changed to 'residential'. At that point our property tax mill rate was changed to reflect this new designation. We did not have a choice at that time as to the change. Since that time, the land in that area has been subdivided and homes have been built on it and around the entire area reflecting the fact that it is now a 'residential' area. When the property was originally subdivided it was meant for residential buildings to be built, not farm buildings and farm use.

Now I do not have a problem with horses being kept on the property and in fact I recently had horses on my own property. My issue is that the amount of horses (or livestock) has to be controlled and I felt that this was done by the MD with their current bylaw. I feel that if the MD is to allow changes to the amount of animals that the designation of this land and surrounding lands should be reverted back to 'farmland' and the tax mill rate then changed to reflect this.

Having too many horses being kept right next to my property where my 'residence' is, is different for me and my family than it is for other MD residents because we have to deal with the smells (prevailing winds in this area are from east / west) and noises and visual disparities of having a 'farm' right next to our home. The smell of manure, rotting hay and the buildup of both along our fence line is something we have had to deal with directly.

In the past it was mentioned that having horses would help with the fire hazard by keeping the grass down and things like that. Well I use a lawnmower on my back acres right next to the land in question and it seems to work just fine in that regard. I am sure the MD By-Law folks would talk to the landowner if the grass wasn't being looked after. It is a requirement that it be controlled at all times I believe.

AGENDA ITEM #4.3

Furthermore, I have seen as many as 5 horses on that property in the recent past including this past winter / spring. I have pictures which can be provided if necessary. The landowner for that property has more property across the road from that particular piece and I am wondering why an additional horse cannot be kept there so as to stay in accordance with the current bylaw? There is a corral already in place there behind their primary residence. Perhaps it is because it is somewhat unsightly and the smell would then be closer to their own home?

The drainage on that piece of property is also the drainage for my property. That drainage has the potential of carrying a lot of waste materials including manure down along my property and my father's property and it does eventually end up in the lake. I thought that this was one of the reasons the bylaw was put into place to begin with, to keep this from happening on a larger scale.

My concern should the MD choose to grant this application is when would it stop? Next year should another application be made to allow one more would we then be going through this same process again? Imagine then if each person who has horses was allowed 1 extra in contravention of the current bylaw? The land was changed to 'residential' from 'farmland' back in the 1980's. Allowing changes like these would only mean we are going backwards instead of forward.

I state again for the record, I am totally against allowing an increase in the number of horses being kept right next door to my property. I would like to see application # 24-D-063 denied as per the reasons outlined above. One residents passion should not be another residents problem.

I would be happy to answer any questions Council may have.

Warm regards,

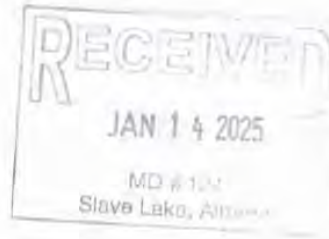


Canyon Creek, AB

1111, 1111 1111



Lesser Slave River



December 24, 2024

**RE: Adjacent Landowner
Development Permit Application: 24-D-063
Proposed Development: Keeping of Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit)
Subject Property: 1622482 1 40, NE-36-73-8-5, 2 Ave**

As an adjacent landowner, this letter is being sent to you to inform you that the Municipal District of Lesser Slave River No 124 has received a development permit application for **Keeping of Domestic Animals: 3 horses (exceeding the number of animal units allowed on 1.97 acres by one animal unit)** at the above-mentioned location (see attached map).

The Municipal District of Lesser Slave River appreciates your feedback at this time. If you have any comments or concerns regarding this proposal, please submit them in writing by quoting **24-D-063** prior to **January 16, 2025**. Your comments will be included with the administration report that the Municipal Planning Commission must review prior to making a decision on this application. Written comments received after the deadline will be read at the Municipal Planning Commission meeting on **January 21, 2025 and 1:30 PM**.

The Municipal Planning Commission meetings are open to the public and you are welcome to attend.

Comments, concerns, or information on how to attend the Municipal Planning Commission meeting can be sent to ann.holden@mdlsr.ca or P.O. Box 722, Slave Lake, Alberta T0G 2A0. You can also contact the undersigned at 780-849-4888.

Regards, - *To Ann Holden*

Ann Åsfrid Holden
Planning & Development Officer
Attachment

My name is responding to the above, firstly I am not against horses, I think they have their purpose, but my problem is this. My property is north of

the horses, property, now you tell me where the horse shit goes when it rains.

It goes into the ditches and runs through my property. Pretty nice eh. Do you live on property where animal shit can run by you? Some people want animals but don't have to put up with the

problems. We had ~~this~~ this problem years ago, when this was a milk ranching area. That is why the water system was installed because people were drinking milk shit water.

I was a D.P. rep from this area at that time, and department of health told us, we could be responsible if people died, that's wasn't good

I think animals and manure should be looked at closely. Maybe no horses!!!

Sorry about my writing

and use of some words

~~Thanks~~ Thanks