



A G E N D A

Municipal District #124 - Public Hearing
Wednesday, August 14, 2024 - 10:15 AM - MD Council Chambers

Page

CALL TO ORDER

INTRODUCTIONS

BACKGROUND

1. Background Report Bylaw 2024-14
2. Bylaw 2024-14 Land Use Bylaw Amendment #18
3. Lakeside Leader advertisement from July 31, 2024
4. Lakeside Leader advertisement from August 7, 2024

- 3.1 [1. Background Report Public Hearing Agenda Bylaw 2024-14](#)
- [2. Bylaw 2024-14 LUB amendment 18](#)
- [3. Lakeside Leader advertisement July 31, 2024](#)
- [4. Lakeside Leader advertisement August 7, 2024](#)

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ANYONE WISHING TO SPEAK AGAINST THE PROPOSED BYLAW

ANYONE WISHING TO SPEAK IN FAVOUR OF THE PROPOSED BYLAW

QUESTIONS FROM COUNCIL

ADJOURNMENT

Background Report Bylaw 2024-14

Bylaw 2024-14 is presented for public hearing to amend the Land Use Bylaw 2021-17 to change the present zoning of a portion of NE-32-67-1-W5 from Agricultural (A) to Rural Un-Serviced (RUS) District. The application to rezone is coming forward as part of the subdivision process.

The proposed parcel for rezoning is 4.21 hectares (10.4 acres), which is less than the minimum size for agricultural parcels.

For comparison, the changes to uses that will be allowed as permitted and discretionary uses on the redistricted part of the parcel is outlined in the table below.

LAND USE SUMMARY TABLE – Not included are the Crown Land (CL) and Direct Control (DC) Districts

P = Permitted | D = Discretionary

USE	RUS	A
Accessory Building(s) to Discretionary Uses	D	D
Accessory Building(s) to Permitted Uses	P	P
Aerodrome		D
Agritourism		P
Agroforestry		P
Amusement Facility		
Auction Markets		D
Bed and Breakfast Establishment – <i>greater than six (6) guest rooms</i>		D
Bed and Breakfast Establishment – <i>greater than three (3) guest rooms</i>	D	
Bed and Breakfast Establishment – <i>up to six (6) guest rooms</i>		P
Bed and Breakfast Establishment – <i>up to three (3) guest rooms</i>	P	
Breweries, Wineries and Distilleries		D
Business Services		
Campground		
Cannabis Cultivation		P
Cannabis Processing and Distribution		D
Cannabis Retail Sales		
Caretaker/ Security Residence		P
Cemetery		D
Commercial Agricultural Operations		D
Commercial Greenhouses		P

LAND USE SUMMARY TABLE – Not included are the Crown Land (CL) and Direct Control (DC) Districts

P = Permitted | D = Discretionary

USE	RUS	A
Commercial Renewable Energy		D
Community Garden	P	P
Community Supported Agriculture	P	P
Community Uses	D	D
Convenience Retail Stores		D
Day Care Services	D	D
Day Home	D	
Day Home – greater than six (6) children/ seniors		D
Day Home – up to six (6) children/ seniors		P
Domestic Animal Care Services		P
Dwelling, Fourplex	D	
Dwelling, Live Work Unit		
Dwelling, Multi-Unit		
Dwelling, Semi-Detached	P	P
Dwelling, Single-Detached	P	P
Dwelling, Townhouse		
Dwelling, Triplex	D	
Eating and Drinking Establishments		D
Educational Services		D
Equestrian Facilities	D	D
Farmer's Market		P
Funeral and Related Services		
Garage Suite	P	P
General Commercial Services		
General Contractor Services		D
General Retail Stores		
Government Services		
Group Home – greater than six (6) persons	D	D
Group Home – up to six (6) persons	P	P
Guest House	P	P

LAND USE SUMMARY TABLE – Not included are the Crown Land (CL) and Direct Control (DC) Districts

P = Permitted | D = Discretionary

USE	RUS	A
Health and Medical Services		
Heavy Industrial Uses		
Heavy Truck and Heavy Equipment Storage, Commercial		D
Heavy Truck Storage, personal– greater than one (1) unit	D	
Heavy Truck Storage, personal – up to one (1) unit	P	
Hobby Greenhouse	P	P
Home Occupation – greater than three (3) employees on-site	D	D
Home Occupation – up to three (3) employees on-site	P	P
Home Park	D	D
Keeping of Domestic Pets and Other Animals – <i>beyond what is outlined in subsection 8.8</i>	D	
Kennels	D	P
Light Industrial Uses		
Landfill		
Liquor Retail Sales		
Marina		
Municipal Reserve		
Natural Resource and Extraction Industry		D
Passive Recreation		
Personal Service Shops		
Primary Agricultural Operations		P
Professional, Financial, and Office Support Services		
Public Utilities	P	P
Recreation Camp		D
Recreational Uses	D	D
Recreational Vehicle – greater than two (2) units	D	
Recreational Vehicle – Park Model	P	P
Recreational Vehicle Park	D	D
Recreational Vehicle Storage		D
Religious Assembly		D

LAND USE SUMMARY TABLE – Not included are the Crown Land (CL) and Direct Control (DC) Districts

P = Permitted | D = Discretionary

USE	RUS	A
Sea Cans	D	D
Secondary Agricultural Operations		P
Secondary Suite	P	P
Shooting Range		D
Supportive Housing	D	D
Transfer Station		D
Tourist Accommodations		
Value-Added Agricultural Operations		P
Vehicle Oriented Uses		
Veterinary Services		P
Warehouse Sales		
Workcamp		P
Wrecking Yard		D



BYLAW 2024-14

A BYLAW OF THE MUNICIPAL DISTRICT OF LESSER SLAVE RIVER NO. 124 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW 2021-17 LAND USE BYLAW AMENDMENT #18

WHEREAS Section 640 of the *Municipal Government Act*, RSA 2000, and amendments thereto, empowers a Council to adopt a Land Use Bylaw within the Municipal District of Lesser Slave River No. 124;

WHEREAS the Municipal District of Lesser Slave River No. 124 Council has adopted Bylaw 2021-17 Land Use Bylaw;

WHEREAS Section 191 (1) of the *Municipal Government Act*, and amendments thereto, provides the power to pass a bylaw under this or any other enactment includes a power to amend or repeal the bylaw;

WHEREAS the amendment or repeal must be made in the same way as the original bylaw and is subject to the same consents or conditions or advertising requirements that apply to the passing of the original bylaw, unless this or any other enactment provides otherwise;

WHEREAS the Council for the Municipal District of Lesser Slave River No. 124 deems it appropriate and expedient to amend Bylaw 2021-17 Land Use Bylaw; and

NOW THEREFORE the Council of Municipal District of Lesser Slave River No. 124 in the Province of Alberta, duly assembled, hereby amends Bylaw 2021-17 Land Use Bylaw as follows:

NOW THEREFORE the Council of Municipal District of Lesser Slave River No. 124 in the Province of Alberta, duly assembled, hereby amends Bylaw 2021-17 Land Use Bylaw as follows:

1. The land use district of NE-32-67-1-W5 changes from Agricultural (A) to Rural Un-Serviced (RUS) District, as shown on Schedule "A" which is attached hereto and forms part of this Bylaw.
2. Bylaw 2021-17 Land Use Bylaw is hereby amended.
3. Bylaw 2024-14 AMENDMENT #18 forms part of Bylaw 2021-17 Land Use Bylaw.
4. This Bylaw 2024-14 AMENDMENT #18 becomes effective upon the date of the final passing thereof.

This Bylaw takes effect immediately after third reading and upon being signed.

READ for a first time this ___th day of June, 2024

PUBLIC HEARING held on ____ day of _____, 2024.

READ for a second time this ___th day of _____, 2024

READ for a third and final time this ___th day of _____, 2024

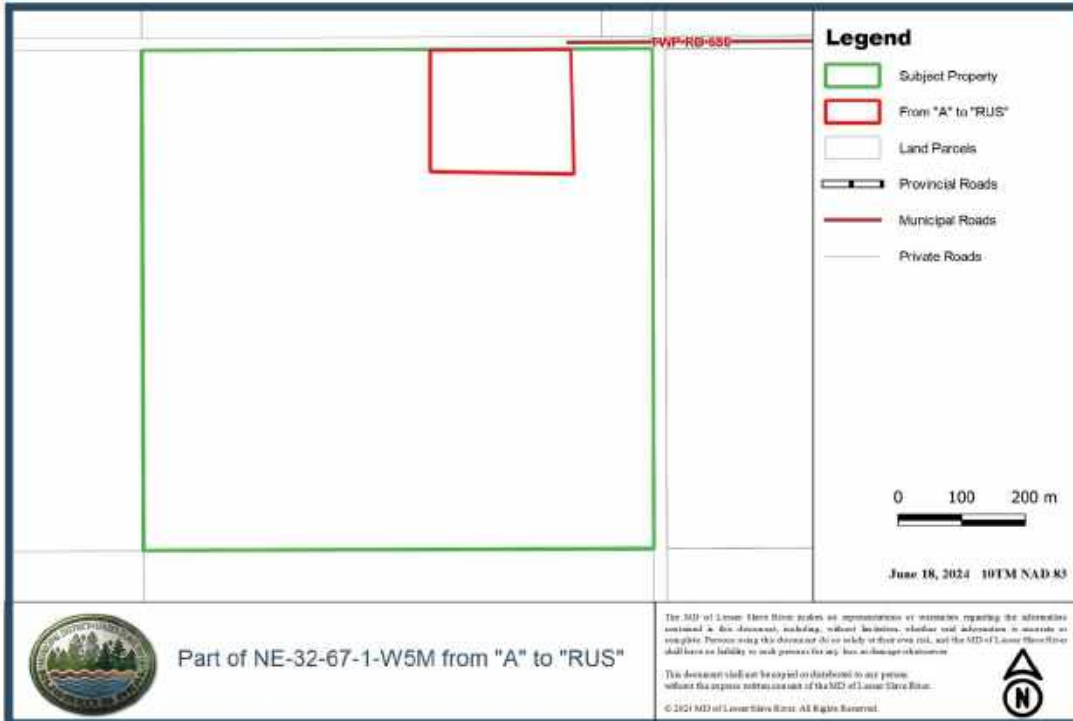
Murray Kerik, Reeve

Barry Kolenosky, Chief Administrative Officer



BYLAW 2024-14

SCHEDULE "A"



Lesser Slave River

EVENTS IN YOUR MD

Council Meetings: August 14 and 28

Committee of the Whole Meeting: August 19

Register for Voyent Alert!

In times of crisis it is important that you have access to trusted, timely and accurate information to ensure your own safety and that of your family and loved ones. Register now to receive important notifications from the MD of Lesser Slave River via Voyent Alert! **The service is free, easy to use and anonymous.** Sign up today at register.voyent-alert.com

Prioritize your mental health

Many Albertans are facing challenging times as wildfires continue to affect families and communities across the province, causing stress and uncertainty. For support services in your area, call or text **INFO to 211** or visit ab.211.ca. Learn more online at mhs.ca/wildfire.

Office closure for Civic Holiday

Friendly reminder: MD offices in Slave Lake and Flatbush will be closed on **AUGUST 5** for the Civic Holiday and will reopen for regular business hours the following day. For urgent matters outside of regular office hours, including holidays, the MD offers a 24/7 reception service to connect residents with necessary departments and resources. Please call 780.849.4888 or toll-free at 1.866.449.4888.

For emergencies requiring immediate assistance, such as fire, police, or medical situations, dial 9-1-1. For non-urgent concerns, residents can submit a complaint or service request during regular business hours or use the Alert the MD form at mdlsr.ca/iam-the-ml.

Fire ban violation penalties

Residents are reminded that having an open fire during a provincial fire ban can result in a **\$5,000 FINE**. The MD encourages you to review Section 3 of the Community Standards Bylaw 2023-03. Peace officers are authorized to issue violation tickets under the Provincial Offences Procedure Act to anyone who violates this bylaw. Let's work together to keep our communities safe. Learn more at mdlsr.ca/bylaws.

Latest career opportunities

Manager of Human Resources

The MD is seeking a permanent full-time Manager of Human Resources to provide leadership and mentorship to employees and management. This role oversees strategic planning, HR function development, and daily operations of HR systems to streamline processes and manage data efficiently. The manager will equip employees and senior leadership with tools to advance the MD's HR programs and initiatives.

IT Support Technician

The MD is searching for a temporary full-time IT Support Technician to maintain a robust and reliable information system environment. The role involves leveraging expertise to deliver responsive and proactive support for desktops and mobile communication devices for both local and remote staff, including MD Council members.

Truck Driver

The MD is currently looking for an experienced Truck Driver for the Slave Lake area. The position involves operating trucks, trailers, and a variety of heavy equipment, including graders, dozers, excavators, loaders, and packers. This role also entails physical labour for the maintenance of both outdoor and indoor facilities.

Municipal Service Technician

The MD is recruiting for a Municipal Service Technician. The role involves providing on-site services and maintenance for utility systems, facilities, infrastructure, lift stations, and heavy equipment. This position requires performing a variety of tasks year-round to support MD operations, including both equipment and labour-intensive duties.

APPLY ONLINE TODAY

If your skills and experience align with any of these opportunities and you're looking for a career with growth potential, we want to hear from you. Check out mdlsr.ca/careers. We appreciate all applicants, but only those selected for an interview will be contacted.

Lots for public lease within Wagner subdivision

The purpose of this **Expression of Interest** is to seek public interest in leasing the available lots specified from the MD on an annual basis (with an option to renew). The MD will accept sealed submissions until **AUGUST 19, 2024**. For more information, visit mdlsr.ca/interest.

A monthly rental rate will be set (based on proposals and Council approval) and evaluated prior to each new term. In order to provide opportunities for growth and diversification, the MD will consider a number of presented land usage options intended for the leased lots, while adhering to all applicable municipal and provincial land-use framework, policies, and bylaws.

The focus of these lots will be recreational or business-related in nature (heavy commercial activity/usage will not be considered). Various options suitable for these lots may include various recreational uses, kiosks, pop-up vendors, temporary lodging for vacation purposes, or others as deemed appropriate and in alignment with legislation.

Notice of Public Hearing

Proposed Land Use Bylaw Amendment

Bylaw 2024-14 - Land Use Bylaw Amendment No. 18

MD COUNCIL CHAMBERS: AUGUST 14, 2024, 10:15AM

Pursuant to Section 692 of the *Municipal Government Act*, it is hereby given notice that the Municipal District of Lesser Slave River No. 124 is considering an amendment to the Land Use Bylaw 2021-17 as follows:

a) to change the classification of part of the parcel legally described as **RE-22-67-1-W5** from *Agricultural (A) Residential Un-Serviced (RUS) District* as shown on the map. Community: Flatbush area.

If you or any group of citizens either support or are opposed to this proposed bylaw amendment and wish to inform MD Council, please deliver a letter addressing your concerns to the MD Administration Office no later than Thursday, August 8, 2024, at 4:30pm. Otherwise, a verbal presentation can be made at the Public Hearing on August 14, 2024, at 10:15am at the MD Council Chambers.

For a copy of the proposed amendment and to register to attend the Public Hearing, contact info@mdlsr.ca. For more information, contact: Ann Holden, Planning & Development Officer: 3000, 15 Ave SE, Box 722, Slave Lake AB T0G 2A0. Tel: 780.849.4888. Fax: 780.849.4935.



To view a larger version of this map, visit mdlsr.ca/planning.

Main Administration Office
3000 15 Avenue SE
Slave Lake AB T0G 2A3

Flatbush Sub-Office
660061 Range Road 20
Flatbush AB T0G 0Z0

info@mdlsr.ca
780.849.4888

mdlsr.ca



Wednesday August 7, 2024

Lesser Slave River

EVENTS IN YOUR MD

Council Meetings: August 14 and 28

Committee of the Whole Meeting: August 19

Take the MD's planning surveys

In preparation for updates to the Municipal Development Plan (MDP) and Land Use Bylaw (LUB) documents, the MD is seeking your input regarding some of the proposed changes.

The overall goals of this project are to make sure the documents are up-to-date and address current challenges and future opportunities, while incorporating public and administrative input. It is also the intent to make sure that all planning documents align with each other.

Two different community surveys are underway: a general opinion poll on proposed changes to the MDP and LUB; and a poll related to animal/livestock aspects of the Land Use Bylaw.

The MD encourages residents to take part in either — or both — of these surveys as they see fit. In doing so, MD administrators can ensure proposed bylaw revisions accurately reflect the perspectives and priorities of the community. Your responses will remain anonymous. The surveys will be open until **SEPTEMBER 1**. Participate at mdlv.ca.

Survey 1: Proposed LUB and MDP changes

The MD is currently in the process of updating both its MDP and LUB documents, and is seeking community input regarding some of the highlighted, proposed changes.

The overall goals of this project are to make sure the documents are up-to-date and address current challenges and future opportunities, while incorporating public and administrative input. It is also the intent to make sure that all planning documents align with each other. This public feedback survey is the first step of the engagement process.

Survey 2: Animal/livestock survey

The MD is reviewing its MDP and LUB documents. As part of this review, we're looking for public feedback on animal/livestock management. The focus of this survey is for all residential serviced/un-serviced district areas, which are residential areas that are either fully serviced (or not) with both municipal water and sewer, respectively), and urban districts.

Through this survey we seek to ensure proposed legislative changes to livestock ownership, municipal infrastructure capacity and environmental stewardship reflect the needs and priorities of the community. Please take the opportunity to provide your feedback to help the MD make informed land-use decisions regarding this topic.

Newest MD job opportunities

Municipal Service Technician, permanent

The MD is seeking a Municipal Service Technician for a site-based position responsible for maintaining and servicing the MD's utility systems, facilities, infrastructure, lift stations, and heavy equipment. This role involves supporting MD operations, combining equipment operation with labour-intensive duties. Visit mdlv.ca/careers.

Manager of Human Resources, permanent

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Notice of Public Hearing

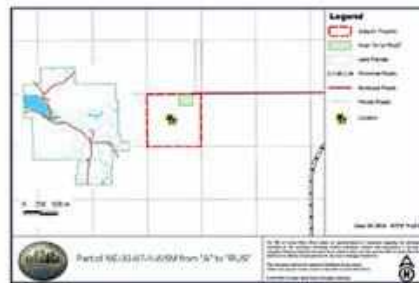
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