



MUNICIPAL PLANNING COMMISSION
MINUTES OF MEETING HELD MONDAY, JANUARY 4, 2021
@ 5:00 P.M.
COUNCIL CHAMBERS

PRESENT: S. Torresan-Chykerda, A. Emes, J. Lund, and B. Ferguson
ABSENT: S. Shah, J. Brandle, and R. King
OTHERS: Laurie Skrynyk, Director of Planning & Development
Samantha Dyck, Development Officer

S. Torresan-Chykerda called the meeting to order at 5:12 p.m.

1. Elections

a) Chair

A. Emes nominated S. Torresan-Chykerda for Chair.

b) Vice-Chair

S. Torresan-Chykerda nominated S. Shah for Vice-Chair.

2. Adoption of the Agenda

MOVED BY B. Ferguson to accept the agenda as presented.

CARRIED

3. Minutes of Previous Meetings

MOVED BY B. Ferguson to accept the minutes of December 7, 2020 meeting as presented.

CARRIED

4. Business Arising from the Minutes

5. Development Permit Applications

a) DP #37.05.20

Carole Doyle

HBB Type E #05.20

6 Month Review

MOVED BY A. Emes that The Municipal Planning Commission grants permanent approval of Development Permit #37.06.20, HBB #05.20 Type E Home Based Business – Personal Services (i.e. Esthetic Essentials) within the R2 – Medium Density Residential District located on Lot 13, Block 11, Plan 762 0026 at 313 – 6 Avenue NW.

CARRIED

b) DP #39.06.20

Rebecca King

HBB Type E #06.20

6 Month Review

MOVED BY S. Torresan-Chykerda that the Municipal Planning Commission grants permanent approval of Development Permit #39.06.20 HBB #06.20 Type E Home -Based Business – Personal Services (i.e. Nail Bar Slave Lake) within the R1 –

Standard Detached Residential District located on Lot 14, Block 35, Plan 5928 RS at 317 - 12 Street SE.

CARRIED

- c) **DP #40.06.20**
Rebeka Bourque
HBB Type E #07.20
6 Month Review

MOVED BY B. Ferguson that the Municipal Planning Commission grants permanent approval of Development Permit #40.06.20, HBB #07.20 Type E Home-Based Business – Personal Services (i.e. Meraki Bodyworks) within the R1 – Standard Detached Residential District located on Lot 1, Block 39, Plan 2971TR at 1033 – 12 Street SE.

CARRIED

- d) **DP #87.11.20**
Omar Omairi
Discretionary Use
Restaurant in C4

MOVED BY B. Ferguson that the Municipal Planning Commission approves Development Permit #95.12.20 for the Occupancy of Space for an Industrial Use that is obnoxious by reason of odors, dust, smoke, gas, noise, or vibration, and which meet the requirements of Alberta Environmental Protection Services and one (1) Fascia Sign in the M2 – General Industrial District on ATS NW-36-72-6-W5 located at 1402 Caribou Trail NW subject to the following conditions.

1. If in the progress of work on this development the landowner/applicant desires to change in any way from the terms and conditions of this development permit, he/she shall notify the Town in writing and submit amended drawings, and if necessary, shall apply for a new development permit.
2. The Town assumes no responsibility or liability for any inaccuracy, mistake or error of law or fact, which arises from the information supplied by or on behalf of the landowner/applicant.
3. If the development authorized by this development permit is not commenced and completed within eighteen (18) months from the date of issuance of this development permit, the permit is deemed to be VOID unless an extension has been granted by the Development Authority or the Municipal Planning Commission. It is the landowner/applicant's responsibility to advise the Town if the development will not be completed within the 18-month time frame and request an extension.
4. The Development is to comply with all Municipal, Provincial and Federal Codes and Regulations. The landowner/applicant is to obtain all necessary permits (building, fire, electrical, plumbing gas and other disciplines) required under the authority of the Alberta Safety Codes Act from an accredited agency prior to proceeding with any construction. **A copy of the Building Permit shall be submitted to the Town. The issuance of this development permit does not exempt the landowner/applicant from any additional requirements or approvals in any of the disciplines.**

PERMIT COMPLIANCE

5. The Landowner and applicant shall comply with the Town's Development Standards and Procedures, the Town's Policies and Procedures, the Town's municipal bylaws, the Alberta Safety Codes Act, all applicable federal and provincial legislation and any conditions of caveat, covenant, easement, or other instrument registered on title to the lands.

CIVIC ADDRESS

6. The civic address for this property has been assigned by the Town of Slave Lake in accordance with the Street Numbering Bylaw. The civic address shall be posted in a location that is easily visible from the street.
7. The Civic Addresses for Ruel Concrete Ltd shall be as follows:

1402 Caribou Trail NW
8. The owner of the property shall maintain the Address Number in good condition and shall not allow the visibility of the address to be obscured.

PUBLIC LANDS

9. The landowner/applicant is responsible for ensuring that all improvements on the lot, such as building, driveway, etc., do not interfere with fire hydrants, storm drains, light standards, or utility easements, etc., and landowner/applicant will be held responsible for damage he or his contractors may cause.
10. Prior to construction proceeding, any existing damage to sidewalks, roads or public utility services is to be reported to the Town or the landowner/applicant will be held responsible for damage.
11. Any existing public landscaped areas that are damaged during construction are to be repaired to their original condition by the landowner/applicant.

SIGNS

12. All signs shall be developed in accordance with Part 9 of the Land Use Bylaw #22-2007.
13. Signs or advertising structures shall not be erected on or affixed to a fence, pole, tree or any object in a public street or private or public place in any district.
14. Signs shall not be erected so as to obstruct free and clear vision or vehicular traffic or at any location where it may interfere with, or be confused with, any authorized traffic sign, signal or device.
15. All Signs must contain "Point-of-Sale" Advertising only and must not contain "Third Party" Advertising.

"POINT OF SALE ADVERTISING" means advertising that relates to the name of the occupier of the firm, the nature of the business conducted and/or the goods produced, and/or the main products and services sold or obtainable at the premises on which the advertising is displayed. This definition includes Community Signs.

"THIRD PARTY ADVERTISING SIGN" means a sign that contains copy directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the sign is located.

16. The subject sign(s) must be maintained to the satisfaction of the Development Authority. Should the sign(s) become unsightly or fall into a state of disrepair, notice will be served by the Development Authority requiring repair or removal.
17. The Fascia sign shall be erected so that it does not project more than 0.5 m (1.6 ft.) above the top of the vertical face of the wall to which it is attached.

18. The Fascia sign shall not exceed in area the equivalent of 25% of the superficial area of the wall comprising the business frontage.

GENERAL CONDITIONS

19. The landowner/applicant and any other contractors working on this development are to be properly licensed by the Town and/or the Province.

20. The landowner/applicant shall ensure that the construction site remains in a tidy and orderly condition and that construction debris and materials are contained within the boundaries of the parcel and not permitted to scatter to neighbouring parcels.

ADDITIONAL NOTES: (not conditions of the Development Permit)

- If you require a time extension in order to complete your development, please contact the Planning Department at 780-849-8004.
- Please remember to **CALL BEFORE YOU DIG** by contacting Alberta 1st Call at 1-800-242-3447 or **CLICK BEFORE YOU DIG** at <http://albertaonecall.com>.
- **Any additional signs must be approved under a separate development permit. However, signs displayed within buildings, on door plates, door boards or kick plates, and sandwich board signs do not require a development permit but must comply with the regulations of the current and prevailing Land Use Bylaw.**
- Should the applicant/landowner move the business to another location, a new Development Permit Application must be submitted and approved prior to occupancy and opening of the business at the new location.
- Any new tenants of this building are required to apply for an Occupying Space Development Permit prior to occupying the space. Any existing tenants who wish to add a service or increase the intensity of an existing use or service are required to apply for a Change in Use Development Permit prior to adding the service or use. Contacting the Planning Department early can avoid costly complications and delays.

CARRIED

6. Land Use Bylaw/Statutory Plan Amendments

- a) **Bylaw #28-2020
Application to Amend MDP
Re-Designation from Regional Commercial to Downtown**

MOVED BY S. Torresan-Chykerda that the Municipal Planning Commission supports Bylaw #28-2020.

- b) **Bylaw #29-2020
Application to Amend Downtown Plan
Re-Designation from C2 – C1**

MOVED BY B. Ferguson that the Municipal Planning Commission supports Bylaw #29-2020.

- c) **Bylaw #30-2020**
Application to Amend LUB #22-2007
Redistricting from C2-C1

MOVED BY A. Emes that the Municipal Planning Commission supports Bylaw #30-2020.

7. **Proposed Subdivisions**

8. **Other Business**

a) **Ten Year Building Value Report**

MOVED BY J. Lund to accept as information.

CARRIED

9. **MPC Development Concerns**

10. **Meeting Review**

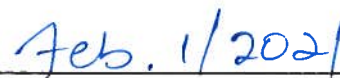
Next meeting is scheduled for February 1, 2021 at 5:00 pm in Council Chambers.

Adjournment: Meeting adjourned at 5:32 pm

Recorder: Samantha Dyck
Minutes Prepared by: Samantha Dyck
Minutes Reviewed by: Laurie Skrynyk



Chairperson



Date