



**MUNICIPAL PLANNING COMMISSION**  
**MINUTES OF MEETING HELD MONDAY, APRIL 12, 2021**  
**@ 5:00 P.M.**  
**COUNCIL CHAMBERS**

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

S. Torresan-Chykerda called the meeting to order at 5:00 p.m.

**1. Adoption of the Agenda**

MOVED BY R. King to accept the agenda as presented.

CARRIED

**2. Minutes of Previous Meetings**

MOVED BY J. Brandle to accept the minutes of March 1, 2021 meeting as presented.

CARRIED

**3. Business Arising from the Minutes**

**4. Development Permit Applications**

**a) DP #27.03.21**

**Alisha Krywiak**

**Discretionary Use**

**HBB Type E #04.21**

MOVED BY B. Ferguson that the Municipal Planning Commission approves Development Permit #87.10.21 (HBB #05.21) to permit the development of a Type "E" Home-based Business, ALK Pet Services (i.e. doggie daycare) within the R1 – Standard Detached Residential District on Lot 14, Block 12, Plan 897 NY at 320 - 5 Street NE, 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 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 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.
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 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.

**PARKING**

6. Only one business vehicle shall be parked on-street or off-street as a result of the home-based business.

**GENERAL**

7. The business may be operated in the home and may be extended to an accessory residential building provided that the minimum on-site parking requirements are met. The number of non-resident employees working on-site shall not exceed two at any given time.
8. A home-based business shall be operated as a secondary use only to the residential use.
9. There should be no outside storage of materials, commodities or finished products associated with the business.
10. The area of the main building used for a home-based business shall not exceed 25%.
11. The area of an accessory building used for a Type "E" home-based business may be 100%, provided that the minimum off-street parking requirements are met.
12. The display or placement of signage on the premises of the home-based business will be evaluated on their merits by the Development Authority, provided that:
  - (i) the sign shall not be illuminated;
  - (ii) the sign shall be placed in a window or attached to the exterior of the residence on the street side of the residence, or at the discretion of the Municipal Planning Commission; and
  - (iii) the maximum area of the sign shall not exceed 1000 cm<sup>2</sup> - (155 in<sup>2</sup>).
13. The sign for the home-based business shall be developed in accordance with Part 9 of the Land Use Bylaw #22-2007.
14. A home-based business shall not create a nuisance factor which may be apparent outside an enclosed building and shall not create any objectionable or dangerous conditions on the parcel or adjacent parcels in terms of noise, vibration, smoke, dust, odour, heat, noxious gas, glare, electrical radio and television disturbance.
15. A home-based business shall not generate customer traffic greater than one visitor at a time. A visitor includes clients, client groups and sale people other than the resident, even if the client visits are for pickups and deliveries. (Client groups do not include a group of individuals for class instruction).
16. This development shall comply with or adhere to the quiet hours as set out in the Community Standards Bylaw #37-2007, Section 8(1) Quiet time within the Town of Slave Lake shall be between the hours of 10:00 pm and 0:700 am on weekdays and between the hours of 10:00 pm and 09:00 am on weekends and holidays.
17. Delivery of goods to the residence as a direct result of the home-based business by tandem trucks or semi-trailer units will not be permitted.

18. All Type "E" home-based business shall be subject to review by the Municipal Planning Commission following six (6) months from the date of issuance of the development permit.
19. All home-based business permits may be revoked by the Development Authority if the operation of the business is deemed to be violation of the Land Use Bylaw #22-2007.
20. The applicant is to be properly licensed by the Town in accordance with the Business License By-Law #19-2018.

**ADDITIONAL NOTES: (not conditions of the Development Permit)**

This development permit approves the Home-based Business located **320 – 5 Street NE**. Should the applicant/landowner move to another location; a new Home-based Business application must be submitted and approved prior to operating the business at the new location.

- Voting was 3-1 for approval; S. Torresan-Chykerda was against

CARRIED

- b) **DP #35.03.21**  
**Ray Stern Homes**  
**Variance of Standards**  
**Front & Rear Yard Setbacks and Parcel Coverage**

MOVED BY J. Brandle that the Municipal Planning Commission approves Development Permit #35.03.21 for the construction of a Semi-detached Dwelling which is a permitted use in the R2 – Medium Density Residential District and grants the following:

- a variance to the rear yard setback of the semi-detached dwelling from required 7.5 m to 5.3 m;
- a variance to the front yard setback of the semi-detached dwelling from the required 7.5 m to 4.43 m; and
- a variance to parcel coverage from the maximum 35% to 45.34%

on Lot 1, Block 36, Plan 5928 RS located at 300 - 12 Street SE 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.

5. The landowner/applicant is to provide a development deposit in the name of the Town of Slave Lake in the amount of \$3,000.00 to guarantee the performance of all obligations under this permit. **This deposit will be refunded once all conditions of the development permit have been met.** Please note that the development deposit will be returned to the individual or company who provided it to the Town.

#### PERMIT COMPLIANCE

6. The Landowner 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.

#### SITE PLAN

7. All structures on site must conform to the submitted and approved Site Plan and must also be in accordance with the requirements of Section 70 of the Land Use Bylaw #22-2007; unless otherwise varied under the issuance of a development permit.
8. The Town will require a copy of an original Real Property Report (RPR), prepared by an Alberta Land Surveyor, for review when the entire development is complete. A variance fee ranging from \$500.00 to \$2,500.00, in accordance with the prevailing Planning Fees Bylaw, will be imposed on new construction that does not comply with the requirements of the Land Use Bylaw or the Development Permit issued.

#### CIVIC ADDRESS

9. 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 for this property shall be posted on a stake at the front of the property and shall remain in place until the civic address has been permanently posted on the exterior of the building. **The civic address shall be posted in a location that is easily visible from the street.**
10. 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.
11. The civic address for each unit of the semi-detached dwelling shall be as follows:

The north unit is 300 – 12 Street SE

The south unit is 302 – 12 Street SE

#### LOT GRADING & DRAINAGE

12. Lot drainage and building elevation shall be in accordance with the requirements of the prevailing Land Use Bylaw. For confirmation of grades contact the Development Authority. Lots are to be graded in accordance with the approved Subdivision Lot Grading Plan and the Town of Slave Lake's Development Standard and Procedures.
13. The lot shall be drained so that water is not diverted onto adjacent properties. As such, all down spouts and sump pump discharge pipes shall be directed either into the front or rear yard of your property or into a side yard where a drainage swale is present. (Please see attached Brochure.)
14. All elevations re: grades, inverts, etc. should be field checked and taken into consideration when setting the building grades.

15. **The lot must be graded in accordance with the approved Lot Grading Plan.** The landowner/applicant is required to submit a Lot Grading Plan prepared by an Alberta Land Surveyor or an Engineer (prepared in accordance with the Town's Development Standards and Procedures); showing proposed lot and building grades and grade percentages, prior to commencement of construction on the site. The Lot Grading Plan will illustrate how the landowner/applicant will grade the site from the foundation of the building. Where no lot grading design for the subdivision exists, it will be the responsibility of the landowner/applicant to work with an Alberta Land Surveyor to develop a Lot Grading Plan that illustrates both existing and proposed grades. The Surveyor or Engineer shall also calculate the elevation of the foundation and stake this information along with the foundation location of the new development. **Once the lot grading is complete i.e. topsoil has been placed, the landowner/applicant is to submit to the Town a Lot Grading Certificate, as prepared by an Alberta Land Surveyor or Engineer.** The Lot Grading Certificate shall include proposed and as-built grades as well as grade percentages at the corners of the property and the foundation of the structure (at minimum). The Town will review the Lot Grading Certificate with the Lot Grading Plan and the Town's Development Standards and Procedures. Once satisfied that the lot grading has been completed in accordance with these Plans the Town will sign off on this requirement.
16. Lot Grading Certificates prepared at rough grade or prior to the placement of topsoil **will not be accepted by the Town.** Lot Grading Certificates must be prepared after the topsoil is placed in order for the Town to properly assess compliance with the drainage plans.
17. The Town will conduct two (2) Lot Grading Inspections at no charge to the landowner/applicant. All additional re-inspections required over and above the first two (2) will be charged at a rate of \$125.00 per inspection. As such, **the Planning Department urges you to ensure all required work with respect to Lot Grading is completed prior to requesting an inspection.**

#### SITE SERVICING

18. Site Servicing must conform to the submitted and approved Site Servicing Plans and the Town Development Standards and Procedures.
19. **Each unit of the Semi-Detached Dwelling must have a separate water and sanitary sewer service.** The landowner/applicant is to provide a Site Servicing Plan for each unit of the dwelling as well as proof of separate servicing in the form of photographs and a signed statement from the plumber confirming that each unit has been separately serviced. **At least one photograph for each unit shall provide an indication of the property's location where the services are being connected.** Please be advised that even though the Town will be conducting an inspection of the servicing, it is the landowner/applicant's responsibility to provide proof of separate servicing.
20. The property owner must open a utility account, **for each unit of the semi-detached dwelling,** prior to the purchase of the water meter.
21. **All water and sanitary sewer tie-ins must be inspected by the Town prior to back filling the trench.** Inspections will be carried out Monday to Friday between the hours of 8:00 am to 4:30 pm. A minimum of four (4) hours notice must be given to the Town prior to the inspection. Any inspections carried out outside of regular business hours or on the weekends i.e. Saturday, Sunday or Statutory and Civic Holidays, must be pre-arranged with the Utilities Department twenty-four (24) hours prior to the inspection and will be charged at a fee of \$200.00. **Please be advised that any services that have not been inspected prior to closing the trench will require the trench to be re-opened and the services inspected.** To schedule your inspection, please contact the Utility Department at 780-805-5225.



22. All underground utility installations, water and sewer services, shall be inspected by a certified plumber. **Prior to water service being turned on; the Town's Service Connection Form shall be completed and submitted to the Town Office.** The property owner must open a utility account prior to the purchase of the water meter.
23. The landowner/applicant is to install, at their own cost, a Mastermeter 5/8" water meter with ECR register as well as a Dual Check Valve **for each unit of the semi-detached dwelling.** The meter will remain property of the Town of Slave Lake. **No water services shall be turned on prior to this water meter being inspected by the Town's Utility Department.**
24. **The landowner/applicant is responsible for a camera inspection of the sanitary sewer service all the way to the Town's main sewer line.** Where the replacement of the service is required as a condition of this development permit, the video must show the new replaced PVC pipe. The camera inspection shall be provided to the Town for review prior to the sale of a water meter. Please contact the Operations at the Town Office 780-849-8000 for questions or concerns regarding the camera inspection.
25. As directed by the Town of Slave Lake's Water and Sewer Bylaw, there shall not be a connection from the weeping tile (i.e. sump pump) to the Sanitary Sewer System.
26. The landowner/applicant is responsible for requesting utility locates. In the event that a development is within 30 meters of a high-pressure gas main, the landowner/applicant is responsible for obtaining a Letter of Permission from ATCO Gas. ATCO Gas will not allow any structure to be located within an easement that contains a gas line of any type.
27. The landowner/applicant shall be responsible for any conflict that may exist between the development proposed and existing utilities and is responsible for having all underground utilities located i.e.: gas, cable television, power, telephone and sewer and water, prior to proceeding with construction.
28. **There shall be no public occupancy of buildings on site until such time as the required essential services have been installed.** The essential services required shall include the installation and construction of all municipal improvements, as defined in the Land Use Bylaw, and shall include but are not limited to, water, sanitary sewer, storm sewer, natural gas, electric power, approved fire protection, lot grading to achieve positive lot drainage and paving of the parking area.

## **PARKING**

29. Driveways accessing lanes shall be developed a minimum of 5.0 m in depth measured from the property boundary extending into the property and may be the full parcel width.
30. All driveways shall have a minimum clearance of 1.5 m from structures such as hydrants, catch basins, streetlights or service pedestals, unless otherwise authorize by the Town.
31. Driveway access shall be set back a minimum distance of 6.1 m (20 ft.) from the intersection of property boundaries on corner lots and shall adhere to Sight Triangles.
32. All off street parking areas must be properly graded so as to dispose of storm water accumulation.
33. The maximum width of driveway for residential developments, including an abutting sidewalk, where the driveway is developed in the front or side yard, shall be 8.5 meters (28 ft.) in width, measured at the property boundary. The minimum driveway width shall be 3.0 m (10 ft.) regardless of location of the driveway. The minimum permitted driveway depth shall be 7.5 m (25 ft.) and shall be measured from the property boundary

extending into the property. All front yard hard surfacing (i.e. driveway and sidewalks) shall not exceed 50% of the front yard area.

34. If no attached or detached garage or carport is developed for this property then the driveway must be constructed such that it can accommodate two vehicles for each unit of the semi-detached dwelling for a total of four (4) on-site parking stalls.
35. Every off-street parking, loading or unloading space provided or required and the access thereto, (which includes the whole area contained within Town owned land), shall be hard surfaced if the access is from a street or lane that is also hard surfaced. Hard surfacing shall mean the provision of a durable, hard surfaced material constructed of asphalt, concrete, rubber or a similar pavement. **Hard surfacing shall be completed within eighteen (18) months from the validation date of this development permit or prior to the commencement of the use.**

## LANDSCAPING

36. All areas of a lot not covered by buildings, driveways and sidewalks must be landscaped.
37. A minimum of 40% of the front yard area for a semi-detached dwelling or duplex lot, shall be landscaped.
38. A maximum of 25% of the front yard area for all residential lots may be hard landscaped.  
"Hard-landscaping" consists of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt.
39. Landscaping and grassing, for the entire lot, are to be completed within eighteen (18) months from the date of decision of this development permit or prior to occupancy of the building or commencement of the approved use, whichever comes first.
40. The quality and extent of landscaping for the entire lot shall be the minimum standard to be maintained on site for the life of the development. Adequate means of irrigating or maintaining the landscaping shall be provided.
41. In accordance with the Town of Slave Lake's current and prevailing Boulevard Bylaw the boulevard area immediately adjacent to your property must be developed and maintained in a turf standard. Please be advised that no rocks, trees, plantings or structures of any kind are permitted in the boulevard area.
42. Efforts should be made to ensure that the varieties of plants utilized in your Landscaping incorporate FireSmart Principles (see attached FireSmart Guide to Landscaping).
43. Fences and retaining walls must not be located on any adjacent Town lands.

## PUBLIC LANDS

44. 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.
45. 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.
46. Any existing public landscaped areas that are damaged during construction are to be repaired to their original condition by the landowner/applicant.

## UTILITY RIGHT OF WAYS

47. There is a utility right-of-way located on the subject lands and as such the following items are not permitted to be installed, constructed or planted over or onto the right-of-way: building eaves, structures such as sheds, garages, carports, gazebos, hot tubs, decks, greenhouses, fire pits, etc. and no deep rooting trees or shrubs. This list should not be interpreted as the complete list of items and may include other structures or items not already identified or listed. Please note that the following items are permitted to be installed, constructed or planted within the right-of-way at the landowner's risk. The permitted items are shallow rooting trees and shrubs, fences, flower beds, gardens, play structures/trampolines, dog houses or any other structure not placed on a permanent foundation. **It must be clearly understood that any plantings or items permitted to be placed within the right-of-way are placed at the OWNER'S RISK. This means if the shallow utility companies must access the right-of-way and the trees, shrubs, play structures, etc. must be removed; the utility company will not be responsible for damage, loss, repair, or replacement thereof. The utility companies also reserve the right to trim trees and shrubs or remove them entirely if deemed appropriate by the utility company. Development Deposits will not be refunded until such time as any plantings and/or structures that are not permitted have been removed from the right-of-way.**
48. There shall be no trees planted under overhead power lines whether those power lines are located within a right-of-way or a road-right-of-way.

## FIRE

49. The burning of building material and debris on construction site or within the boundaries of the Town is strictly prohibited. Violators will receive a fine.

## GENERAL CONDITIONS

50. The Builder of the home is required to ensure that appropriate warranty coverage or an authorization for exemption from the coverage requirement is in place on the property prior to issuance of the Building Permit.
51. The landowner/applicant and any other contractors working on this development are to be properly licensed by the Town and/or the Province.
52. 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.
53. The landowner/applicant may be required to obtain an On-Street Construction and Maintenance (OSCAM) Permit, from the Town of Slave Lake, in the event that the landowner/applicant requires excavating within the Road Allowance so as to service the property.
54. The landowner/applicant may be required to enter into a Road Use Agreement with the Town of Slave Lake.
55. The Landowner/applicant is required to notify the Town's Operations Department at 780-849-4107 minimum of 24 hours prior to hauling an over dimensioned/oversized and/or an overweight load such as a 'Ready to Move' (RTM), or Modular structure and/or any other load or structure.
56. The Town will require a copy of the Party Wall agreement for each structure once the foundations have been surveyed. No further construction will be permitted until the Party Wall Agreement has been reviewed by the Development Officer.



ADDITIONAL NOTES: (not conditions of the Development Permit)

- A semi-detached dwelling or duplex is not permitted to have a secondary suite (basement suite).
- Development Deposits are refunded once all of the conditions of your development permit have been met and are refunded to the individual or company that provided the deposit to the Town.
- Although the Shallow Utility Companies (i.e. ATCO Gas, ATCO Electric, TELUS, etc.) have made allowances for planting within their utility right-of-ways, the Town of Slave Lake will not allow the placement of structures or plantings of any kind within their deep utility right-of-ways. To determine if the utility right-of-way on your property is a shallow or deep utility right-of-way, please contact the Town at 780-849-8004.
- 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 1<sup>st</sup> Call at 1-800-242-3447 or CLICK BEFORE YOU DIG at <http://albertaonecall.com>.
- Second accesses/driveways must be approved by the Municipal Planning Commission.

REFUSED

**c) DP #37.04.21  
Mathieu Hryniuk LLP  
Variance of Standards  
Rear Yard Setback**

MOVED BY S. Torresan-Chykerda that the Municipal Planning Commission approves Development Permit #37.04.21 which grants a variance to the rear yard setback of the commercial building from required 6.0 meters to 1.15 m on Lot 1, Block 1, Plan 1794 NY located at 101 – 3 Avenue NW subject to the following conditions.

1. The Town has not conducted an inspection of the property.
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 the applicant.

REFUSED

**d) DP #38.04.21  
Rene Sholtz  
Discretionary Use  
HBB Type E #05.21**

MOVED BY R. King that the Municipal Planning Commission approves Development Permit #38.04.21 (HBB #05.21) to permit the development of a **Type “E” Home-Based Business**, Little Lavish (i.e. salon services) within the R1A – Low Density Residential District on Lot 53, Block 44, Plan 2973 TR at **1101 - 9 Avenue SE**, 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 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 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.
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 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.

#### **PARKING**

6. Only one business vehicle shall be parked on-street or off-street as a result of the home-based business.

#### **GENERAL**

7. The business may be operated in the home and may be extended to an accessory residential building provided that the minimum on-site parking requirements are met. The number of non-resident employees working on-site shall not exceed two at any given time.
8. A home-based business shall be operated as a secondary use only to the residential use.
9. There should be no outside storage of materials, commodities or finished products associated with the business.
10. The area of the main building used for a home-based business shall not exceed 25%.
11. The area of an accessory building used for a Type "E" home-based business may be 100%, provided that the minimum off-street parking requirements are met.
12. The display or placement of signage on the premises of the home-based business will be evaluated on their merits by the Development Authority, provided that:
  - (i) the sign shall not be illuminated;
  - (ii) the sign shall be placed in a window or attached to the exterior of the residence on the street side of the residence, or at the discretion of the Municipal Planning Commission; and
  - (iii) the maximum area of the sign shall not exceed 1000 cm<sup>2</sup> - (155 in<sup>2</sup>).
13. The sign for the home-based business shall be developed in accordance with Part 9 of the Land Use Bylaw #22-2007.

14. A home-based business shall not create a nuisance factor which may be apparent outside an enclosed building and shall not create any objectionable or dangerous conditions on the parcel or adjacent parcels in terms of noise, vibration, smoke, dust, odour, heat, noxious gas, glare, electrical radio and television disturbance.
15. A home-based business shall not generate customer traffic greater than one visitor at a time. A visitor includes clients, client groups and sale people other than the resident, even if the client visits are for pickups and deliveries. (Client groups do not include a group of individuals for class instruction).
16. This development shall comply with or adhere to the quiet hours as set out in the Community Standards Bylaw #37-2007, Section 8(1) Quiet time within the Town of Slave Lake shall be between the hours of 10:00 pm and 0:700 am on weekdays and between the hours of 10:00 pm and 09:00 am on weekends and holidays.
17. Delivery of goods to the residence as a direct result of the home-based business by tandem trucks or semi-trailer units will not be permitted.
18. All Type "E" home-based business shall be subject to review by the Municipal Planning Commission following six (6) months from the date of issuance of the development permit.
19. All home-based business permits may be revoked by the Development Authority if the operation of the business is deemed to be violation of the Land Use Bylaw #22-2007.
20. The applicant is to be properly licensed by the Town in accordance with the Business License By-Law #19-2018.

**ADDITIONAL NOTES: (not conditions of the Development Permit)**

This development permit approves the Home-based Business located **1101 – 9 Avenue SE**. Should the applicant/landowner move to another location; a new Home-based Business application must be submitted and approved prior to operating the business at the new location.

CARRIED

**5. Land Use Bylaw/Statutory Plan Amendments**

- a) **Bylaw #05-2021**  
**Amend MDP**  
**Re-Designation**  
**C2 – C1**

MOVED BY J. Brandle that the Municipal Planning Commission supports Bylaw #05-2021.

- Voting was tied

DEFEATED

- b) **Bylaw #07-2021**  
**Amend Downtown Plan**  
**Re-Designation**  
**C2 – C1**

MOVED BY J. Brandle that the Municipal Planning Commission supports Bylaw #05-2021.

Municipal Planning Commission Minutes

- Voting was tied

DEFEATED

- c) **Bylaw #08-2021**  
**Amend LUB**  
**Re-Designation**  
**C2 – C1**

MOVED BY J. Brandle that the Municipal Planning Commission supports Bylaw #05-2021.

- Voting was tied


DEFEATED

6. **Proposed Subdivisions**
7. **Other Business**
8. **MPC Development Concerns**
9. **Meeting Review**

Next meeting is scheduled for May 3, 2021 at 5:00 pm in Council Chambers.

**Adjournment:**            Meeting adjourned at 5:39 pm

Recorder: Samantha Dyck  
Minutes Prepared by: Samantha Dyck

  
\_\_\_\_\_  
Chairperson

May 17/21  
\_\_\_\_\_  
Date