

**MINUTES**  
**MUNICIPAL PLANNING COMMISSION**  
**COUNTY OF NORTHERN LIGHTS**  
**TUESDAY, MARCH 14th, 2023 AT 11:00 A.M.**  
**COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA**  
<https://us02web.zoom.us/j/89677415950>

**PRESENT:**

Gary These	Ward One	Weberville/Stewart
Kayln Schug	Ward Two	Warrensville/Lac Cardinal
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley
Brent Reese	Ward Four	Deadwood/Sunny Valley
Gloria Dechant	Ward Five	North Star/Breaking Point
Terry Ungarian	Ward Six	Hotchkiss/Hawk Hills

**REGRETS:**

Linda Halabisky	Ward Seven	Keg River/Carcajou
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**IN ATTENDANCE:**

Theresa Van Oort – Chief Administrative Officer  
Teresa Tupper – Executive Assistant/ Recorder  
Josh Hunter – Director of Finance  
Dan Archer – Mile Zero Banner Post Reporter  
Anna Glover – ISL Engineering Planning & Development Technician  
Dave McRae - Land Use Planning Manager, ISL Engineering and Land Service

**01.0 CALL TO ORDER**

Chair/Reeve Terry Ungarian called the Tuesday, March 14, 2023 Municipal Planning Commission Meeting to order at 11:24 a.m.

**02.0 ADOPTION OF THE AGENDA**

**007/14/03/23MPC**    **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, March 14, 2023 Municipal Planning Commission Agenda and adopt it as presented.**  
**CARRIED**

**03.0 ADOPTION OF THE MINUTES**

**A) Tuesday, February 14, 2023 Municipal Planning Commission Meeting Minutes**

**008/14/03/23MPC**    **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, February 14, 2023 Municipal Planning Commission Meeting Minutes and adopt them as presented.**  
**CARRIED**

**04.0 PLANNING AND DEVELOPMENT**

**A) Development Permits – Issued by the Development Officer**

**a. DP-23-03 – Single Detached Dwelling**

009/14/03/23MPC    MOVED BY Councillor These to acknowledge receipt of Development Permit DP-23-03; issued by the Development Officer and accept it for information.  
CARRIED

**B) Development Permits – To Be Issued or Discussed by MPC**

**a. DP-23-02 – Temporary Storage Yard – Discretionary Use**

010/14/03/23MPC    MOVED BY Councillor Dechant to grant a variance to section 131.1.(b) (front yard setback adjacent to local roads) and section K2.2(c) (side yard minimums) to Development Permit DP-23-02.  
CARRIED

011/14/03/23MPC    MOVED BY Councillor Schug to approve Development Permit DP-23-23, temporary storage yard; subject to the following fifteen (15) conditions:

1. This permit approval is issued on the condition that all other approvals required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation.
  2. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within NE-29-90-21-W5M.
  3. That the permit is valid until March 14, 2026.
  4. That business operations shall be conducted between 6 am and 8 pm, 7 days a week
  5. That no permanent structures be constructed on the site.
  6. That no additional site grading shall be removed.
  7. That the applicant/owner shall preserve existing tree stands to provide screening of the development site in accordance with Section I9 of the Land Use Bylaw.
  8. That the temporary storage area be open only to employees of Advantage North Services Ltd., and its affiliates.
  9. That the applicant/owner shall consult County of Northern Lights Public Works when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards.
  10. The applicant/owner shall enter into a road use agreement with the County obligating the applicant/owner to assume responsibility for roadway maintenance (or money in lieu) for Range Road 233
  11. If any evidence of environmental impact is visible during operation of the temporary storage yard the applicant must follow contamination discovery procedures. If any impacts are noted, the County and Alberta Environment and Parks (AEP) must be notified immediately.
  12. That the applicant/owner shall be responsible for dust control, mud, snow, and other debris control when moving gravel to and from the site.
  13. Stormwater released from the property into the County ditch must be no greater than the pre-existing flow rate, and erosion control measures must be implemented to prevent material from passing onto County property as per Section I16.1 of the Land Use Bylaw.
  14. That the applicant/owner shall follow all requirements for waste storage and transportation in accordance with the Waste Control Regulations of the Alberta Environmental Protection and Enhancement Act.
  15. That, if any evidence of archaeological, paleontological, historic structures, or Aboriginal Traditional Use sites are observed during activities on site, the applicant/owner must notify the Heritage Division of Alberta Culture and Status of Women immediately in accordance with Section 31 of the Historical Resources Act.
- CARRIED

**C) Miscellaneous**

05.0 ADJOURNMENT

Chair/Reeve Terry Ungarian adjourned the Tuesday, March 14, 2023 Municipal Planning Commission Meeting at 11:28 a.m.

  
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Chair/Reeve  
Terry Ungarian

  
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Chief Administrative Officer  
Theresa Van Oort

  
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Date Signed