

**MINUTES**  
**MUNICIPAL PLANNING COMMISSION**  
**COUNTY OF NORTHERN LIGHTS**  
**TUESDAY, MARCH 28th, 2023 AT 11:00 A.M.**  
**COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA**  
<https://us02web.zoom.us/j/84106724773>

**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:**

Josh Hunter – Director of Finance, Acting Chief Administrative Officer  
Teresa Tupper – Executive Assistant/ Recorder  
Dan Archer – Mile Zero Banner Post Reporter  
Anna Glover – ISL Engineering Planning & Development Technician

**01.0 CALL TO ORDER**

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

**02.0 ADOPTION OF THE AGENDA**

**012/28/03/23MPC** MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, March 28<sup>th</sup>, 2023 Municipal Planning Commission Meeting Agenda and adopt it as presented.  
**CARRIED**

**03.0 ADOPTION OF THE MINUTES**

A) Tuesday, March 14, 2023, Municipal Planning Commission Meeting Minutes

**013/28/03/23MPC** MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, March 14<sup>th</sup>, 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-22-31 – Manufactured Home

**014/28/03/23MPC** MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-22-31; issued by the Development Officer and accept it for information.  
**CARRIED**

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

a. DP-23-01 – Fertilizer Storage & Sales – Discretionary Use

015/28/03/23MPC    MOVED BY Councillor Yasinski to approve Development Permit DP-23-01; Fertilizer Storage & Sales, subject to the following nine (9) 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 Lot 14, Block 2, Plan 082 5397 – SW-3-92-23-W5M.
3. That additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
4. 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.
5. The applicant/owner shall carry out snow removal in such a manner that culverts are not blocked.
6. 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. The applicant/owner shall be responsible for dust control and mitigating contamination into adjacent ditches.
7. Any outdoor lighting shall be installed in accordance with Section K12.3(n) of the Land Use Bylaw.
8. That the applicant/owner shall screen from view the development site in accordance with Section I9 of the Land Use Bylaw.
9. That the applicant/owner shall follow all requirements for fertilizer storage and transportation in accordance with the Alberta Environmental Protection and Enhancement Act.

CARRIED


C) Miscellaneous

05.0 ADJOURNMENT

Chair/Reeve Terry Ungarian adjourned the Tuesday, March 28, 2023 Municipal Planning Commission Meeting at 11:12 a.m.

  
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Chair/Reeve  
Terry Ungarian

  
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Acting Chief Administrative Officer  
Josh Hunter

  
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Date Signed

**MINUTES**  
**MUNICIPAL PLANNING COMMISSION**  
**COUNTY OF NORTHERN LIGHTS**  
**TUESDAY, APRIL 11th, 2023 AT 11:00 A.M.**  
**COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA**  
<https://us02web.zoom.us/j/82457592566>

**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 (virtually)  
Dan Archer – Mile Zero Banner Post Reporter  
Anna Glover – ISL Engineering Planning & Development Technician (virtually)

**01.0 CALL TO ORDER**

Chair/Reeve Ungarian called the Tuesday, April 11, 2023 Municipal Planning Commission Meeting to order at 11:01 a.m.

**02.0 ADOPTION OF THE AGENDA**

**016/11/04/23MPC** MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, April 11, 2023 Municipal Planning Commission Meeting Agenda and adopt it as presented.  
CARRIED

**03.0 ADOPTION OF THE MINUTES**

**A) Tuesday, March 28, 2023 Municipal Planning Commission Meeting Minutes**

**017/11/04/23MPC** MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, March 28, 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-23-04 – Recreation, Extensive**

**b. DP-23-06 – Detached Garage**


018/11/04/23MPC MOVED BY Councillor Dechant to acknowledge receipt of the Development Permits: DP-23-04 and DP-23-06; issued by the Development Officer and accept them for information.  
CARRIED

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

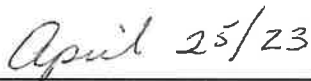
C) Miscellaneous

#### 05.0 ADJOURNMENT

Chair/Reeve Terry Ungarian adjourned the Tuesday, April 11, 2023 Municipal Planning Commission Meeting at 11:04 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