

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, SEPTEMBER 26, 2023 AT 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/82059157285?pwd=am5zbXhoYTQvYTg5ZDR4ekxoVCtLZz09>

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
Linda Halabisky	Ward Seven	Keg River/Carcajou

IN ATTENDANCE:

Josh Hunter – Director of Finance/Acting Chief Administrative Officer
Charles Schwab – Director of Public Works
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter
Natalie Tremblay – ISL Engineering Community Planner (virtually)

01.0 CALL TO ORDER

Chair Terry Ungarian called the Tuesday, September Municipal Planning Commission Meeting to order at 11:06 a.m.

02.0 ADOPTION OF THE AGENDA

044/26/09/23MPC **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, September 26, 2023 Municipal Planning Commission Meeting Agenda and accept it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, August 22, 2023 Municipal Planning Commission Meeting Minutes

045/26/09/23MPC **MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, August 22, 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-23-20 – Attached Garage Addition

046/26/09/23MPC **MOVED BY Councillor Yasinski to acknowledge receipt of Development Permit DP-23-20, issued by the Development Officer and accept it for information.**
CARRIED

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

a. DP-23-19 – Modular Dwelling & Home-Based Business, Major – Discretionary Use & Setback Variance Required

- 047/26/09/23MPC MOVED BY Councillor Halabisky to approve a variance of 15.2 m (50 ft) to the east side yard setback, a reduction of 100%, and 5.2 m (17 ft) to the north side yard setback, a reduction of 66% as per Section K1.2(c) for Development Permit DP-23-19.
CARRIED
- 048/26/09/23MPC MOVED BY Councillor Reese to approve Development Permit Application DP-23-19, subject to the following conditions:
1. The owner/developer must contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approvals applicable:
- Home Warranty Coverage- Provincial Plumbing Permit- Gas Inspection Permit- Building Permit- Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
 2. 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.
 3. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within NW-12-89-23-W5M.
 4. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
 5. That the applicant/owner shall screen from view any outdoor equipment storage associated with the Home-Based Business and preserve existing tree stands in accordance with Section I9 of the Land Use Bylaw.
 6. The applicant/owner shall be responsible for dust control, mud, snow, and other debris control when heavy equipment and vehicles move to and from the site.
 7. The applicant/owner shall have proper spill containment measures for storage areas outside the existing shop associated with the Home-Based Business.
 8. That the applicant/owner shall have and maintain portable fire extinguishers containing dry chemical on site.
 9. The applicant/owner shall be required to enter into a development agreement with County if any installing and/or upgrading of the access is required, subject to separation distances between approaches on the same side of a local road, pursuant to Section I31.4 and 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. Additional lot accesses shall not be allowed without an approved development permit from the County of Northern Lights pursuant to section I 31.4 of the Land Use Bylaw.
 11. The applicant/owner shall register a joint access easement agreement on title to share the existing driveway with Lot 1, Block 1, Plan 012 2604 – (NE-12-89-23-W5M).
 12. 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.
 13. That business operations shall be conducted between 8 am and 5 pm, 7 days a week.
 14. No advertising signs shall be installed on site (see advisement #1).
- CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair Terry Ungarian adjourned the Tuesday, September 26, 2023 Municipal Planning Commission Meeting at 11:11 a.m.



Chair, Terry Ungarian



Acting CAO, Josh Hunter