

**MINUTES**  
**MUNICIPAL PLANNING COMMISSION**  
**COUNTY OF NORTHERN LIGHTS**  
**TUESDAY, FEBRUARY 27, 2024 at 11:00 A.M.**  
**COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA**  
<https://us02web.zoom.us/j/83082772161>

**PRESENT:**

Gary These	Ward One	Weberville/Stewart (virtually)
Kayln Schug	Ward Two	Warrensville/Lac Cardinal
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley (virtually)
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  
Charles Schwab – Director of Public Works  
Josh Hunter – Director of Finance  
Teresa Tupper – Executive Assistant/ Recorder  
Dan Archer – Mile Zero Banner Post Reporter  
Natalie Tremblay - Community Planner, ISL Engineering and Land Services Ltd. (virtually)  
Debbie Bonnett - Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtually)  
David Schoor – Senior Planner, ISL Engineering and Land Services Ltd. (virtually)

**01.0 CALL TO ORDER**

Chair Terry Ungarian called the Tuesday, February 27, 2024 Municipal Planning Commission Meeting to order at 10:59 a.m.

**02.0 ADOPTION OF THE AGENDA**

**007/27/02/24MPC** **MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, February 27, 2024 Municipal Planning Commission Meeting Agenda and adopt it as presented.**

**CARRIED**

**03.0 ADOPTION OF THE MINUTES**

**A) Tuesday, February 13, 2024 Municipal Planning Commission Meeting Minutes**

**008/27/02/24MPC** **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, February 13, 2024 Municipal Planning Commission Meeting Minutes and adopt them as presented.**

**CARRIED**

**04.0 PLANNING AND DEVELOPMENT**

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

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

**i. DP-23-21 Driedger**

**009/27/02/24MPC** **MOVED BY Councillor Schug to acknowledge receipt of the Development Application DP-23-12; to construct a new dwelling unit on part of the SW 2-86-21-W5M and as access to the property is via Township Road 860, which is a developed road according to the County's Land Use Bylaw and is classified as Field Access in the Level of Service Policy, the application is denied as it does not conform to the County's bylaw or policy.**

**CARRIED**

ii. DP-23-26 Zemplak

010/27/02/24MPC **MOVED BY Councillor Reese to acknowledge receipt of the Development Application DP-23-26, to allow for a second dwelling (Garden Suite) on a 4.36 ha (10.77 ac) of Lot 1, Block 1, Plan 932 3648 on part of SW 7-91-22-W5M and approve application subject to the following eight (8) 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. A copy of the approved permits must be submitted to the County of Northern Lights.
  2. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
    - a. Provincial Plumbing or PSDS Permit,
    - b. Gas Inspection Permit,
    - c. Building Permit,
    - d. Electrical Permit, and
    - e. Safety Codes Permits;
  3. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within Lot 1 Block 1 Plan 932 3648 - (SW-7-91-22-W5M).
  4. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
  5. Exterior finish to be wood, metal, or similar siding, brick, or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
  6. The applicant/owner may be required to enter into a development agreement with County if any upgrading of the existing access is required 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.
  7. Additional lot accesses shall not be allowed without an approved development permit from the County of Northern Lights pursuant to section 31.4 of the Land Use Bylaw.
  8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.
- CARRIED**

C) Miscellaneous

05.0 ADJOURNMENT

Chair Terry Ungarian adjourned the Tuesday, February 27, 2024 Municipal Planning Commission Meeting at 11:27 a.m.

  
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Chair, Terry Ungarian

  
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CAO, Theresa Van Oort

  
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Date Signed