

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, APRIL 09, 2024 at 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/86183754267>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

1. Tuesday, March 26, 2024 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

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

1. DP-24-02 Ground Mounted Solar Array

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MARCH 26, 2024 at 3:00 P.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/89741104374>

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 (virtually)

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)

01.0 CALL TO ORDER

Chair Terry Ungarian called the Tuesday, March 26th, 2024 Municipal Planning Commission Meeting to order at 2:44 p.m.

02.0 ADOPTION OF THE AGENDA

011/26/03/24MPC **MOVED BY** Councillor Dechant to acknowledge receipt of the Tuesday, March 26th, 2024 Municipal Planning Commission Meeting and adopt it as presented.
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, February 27, 2024 Municipal Planning Commission Meeting Minutes

012/26/03/24MPC MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, February 27, 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

i. Development Permit Notice of Decision: DP-24-01

013/26/03/24MPC MOVED BY Councillor Schug to acknowledge receipt of Development Permit DP-24-01, as issued by the Development Officer and accept it for information.
CARRIED

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair Terry Ungarian adjourned the Tuesday, March 26th, 2024 Municipal Planning Commission Meeting at 2:45 p.m.

Chair, Terry Ungarian

CAO, Theresa Van Oort

Date Signed

03.A)



To: **Reeve and Council – County of Northern Lights** Date: **April 3, 2024**
Attention: **Theresa Van Oort, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference: **DP-24-02 Ground Mounted Solar Array**
From: **Debbie Bonnett**

Application

The applicant is requesting approval to install a ground mounted solar array within the front yard, on Part of the SW 13-91-23 W5M. The solar array will occupy 4900 sq. ft. (427.5 m²). The development is subject to the Agriculture General (A) District in the Land Use Bylaw (LUB). The A District lists Solar Panels (Ground Mount) with an area greater than 56 m² as a discretionary use requiring the approval of the Municipal Planning Commission.

The Land Use Bylaw also requires a front yard setback of 41 meters be provided. The proposed solar array will be located 5 meters from the front boundary. A variance of 36 meters is required.

Site and Surrounding Lands

The property is located 2.3 km south east of Manning town limits. Access to the property is from Rg. Rd. 231. The lands are also adjacent to Township 912 on the south boundary.

An un-named creek runs through the quarter section. All adjacent lands are under cultivation. The proposed development is not within the Key Wildlife Biodiversity Zone, watershed or Environmentally sensitive area. Agricultural quarter sections are zoned Agriculture General (A) and all privately owned.

There are low pressure gas lines owned by North Peace Gas Co-op on site and a water co-op line into the site and runs along the north boundary. There are no well sites within the quarter.

The proposed development is not within any historical value (HRV) classified land designation.

The lands are not within the Grimshaw Gravels aquifer.

A review of Alberta’s Spatial Information System indicates that the lands have a Canada Land Inventory (CLI) soil class split between 101 and 107.

- Area ID 101
 - 80% Class 3 “Moderately Severe limitations”, Subclass D “Undesirable soils structure”,
 - 20% Class 4 “Severe limitations”, Subclass W “Excess Water”
- Area ID 107
 - 80% Class 3 “Moderately Severe limitations”, Subclass D “Undesirable soils structure”,
 - 20% Class 4 “Severe limitations”, Subclass W “Excess Water”

Compliance with Approved Plans and Land Use Compatibility

04.B-1



The existing lands and use of the land is agricultural, and the proposed solar array is an enhancement to the existing operation.

Circulation and Comments

The application was circulated to affected agencies and adjacent landowners for review, consideration, and comment. The following summaries those responses:

1. No comments were received from adjacent landowners.
2. There were no objections received from the referral agencies.

Recommendation

It is recommended that this application be APPROVED subject to the following conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within SW 13-91-23 W5M.
2. The applicant/owner shall contact an accredited agency by Municipal Affairs to obtain the following applicable permits and inspections, as required.
3. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.

04.B-1



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 24-02
DATE RECEIVED	February 28, 2023
ROLL NO.	72770

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofnorthernlights.com | E: development@countyofnorthernlights.com | T: (780) 836-3348 | F: (780) 836-3663

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT <u>Enders Farms Ltd</u>			NAME OF REGISTERED OWNER		
ADDRESS <u>Box 249</u>			ADDRESS		
<u>Manning Alberta</u>					
POSTAL CODE <u>T0H 2M0</u>			POSTAL CODE		
EMAIL ADDRESS* <u>lahneenenders@yahoo.com</u>			EMAIL ADDRESS*		
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)
<u>780-8365483</u>					

LAND INFORMATION		
Municipal Address (if applicable): _____		
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____		
QTR/LS: <u>SW</u> Section: <u>13</u> Township: <u>91</u> Range: <u>23</u> Meridian: <u>W5</u>		
Size of the Parcel to be developed <u>4600 sq ft.</u> Acres or Hectares		
Description of the existing use of the land: <u>Equipment storage / Bin yard</u>		
Proposed Development: <u>Installation of Solar Array on bin yard.</u>		
Circle any proposed uses(s):		
SIGN(S)	CULVERT(S)/ ROAD ACCESS POINT(S)	PUBLIC USE(S)/ UTILITIES
DWELLING UNIT(S)	ACCESSORY STRUCTURE(S)/ USE(S)	SHED/GARAGE/BARN(S)
HOME BASED BUSINESS	COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)	OTHER (SPECIFY) <u>Solar</u>
Estimated:	Date of Commencement: _____	Date of Completion: _____
		Value of Construction: \$ <u>115,000</u>

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PROPOSAL INFORMATION

DEVELOPMENT IS: NEW EXISTING ALTERATION TO EXISTING

LAND IS ADJACENT TO: PRIMARY HIGHWAY LOCAL ROAD INTERNAL SUBDIVISION ROAD OTHER

LOT AREA: _____ LOT WIDTH: 92' LOT LENGTH: 50' PERCENTAGE OF LOT OCCUPIED: _____%

PRINCIPAL BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: _____ / _____ HEIGHT _____

ACCESSORY BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: _____ / _____ HEIGHT _____

ADDITIONAL INFORMATION INCLUDED

SITE PLAN FLOOR PLAN LAND TITLE ABANDONED OIL WELL DECLARATION SIGNED

ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION DISTANCE TO ROAD / HIGHWAY _____

ADDITIONAL INFORMATION AS REQUIRED:

ELEVATIONS SOIL TESTS HOURS OF OPERATION _____

NUMBER OF DWELLING UNITS _____ NUMBER OF EMPLOYEES _____

PROPOSED BUSINESS ACTIVITIES _____

LANDOWNER LETTER OF AUTHORIZATION ADJACENT LANDOWNER LETTERS OF SUPPORT

MANUFACTURED HOME (MOBILE HOME)

SERIAL NUMBER: _____ YEAR BUILT: _____ SIZE: WIDTH _____ LENGTH _____

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

NOTE:
Signature of Registered Landowner required if different from Applicant

Feb 25 / 24 [Signature]
Date SIGNATURE OF APPLICANT

Feb 25 / 24 [Signature]
Date SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: Agriculture A

FEE ENCLOSED: YES NO AMOUNT: \$ 50.00 RECEIPT NO.: 201307

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____

04.B-1



N ↑

R
R
2
3
1

Trailer

Solar Panels

Shed

5 meters from road allowance

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APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, Enders Farms Ltd, registered owner (or
(Please Print)

their agent) of SW 13 91 23 W5, have consulted the Energy
(Legal Land Description)

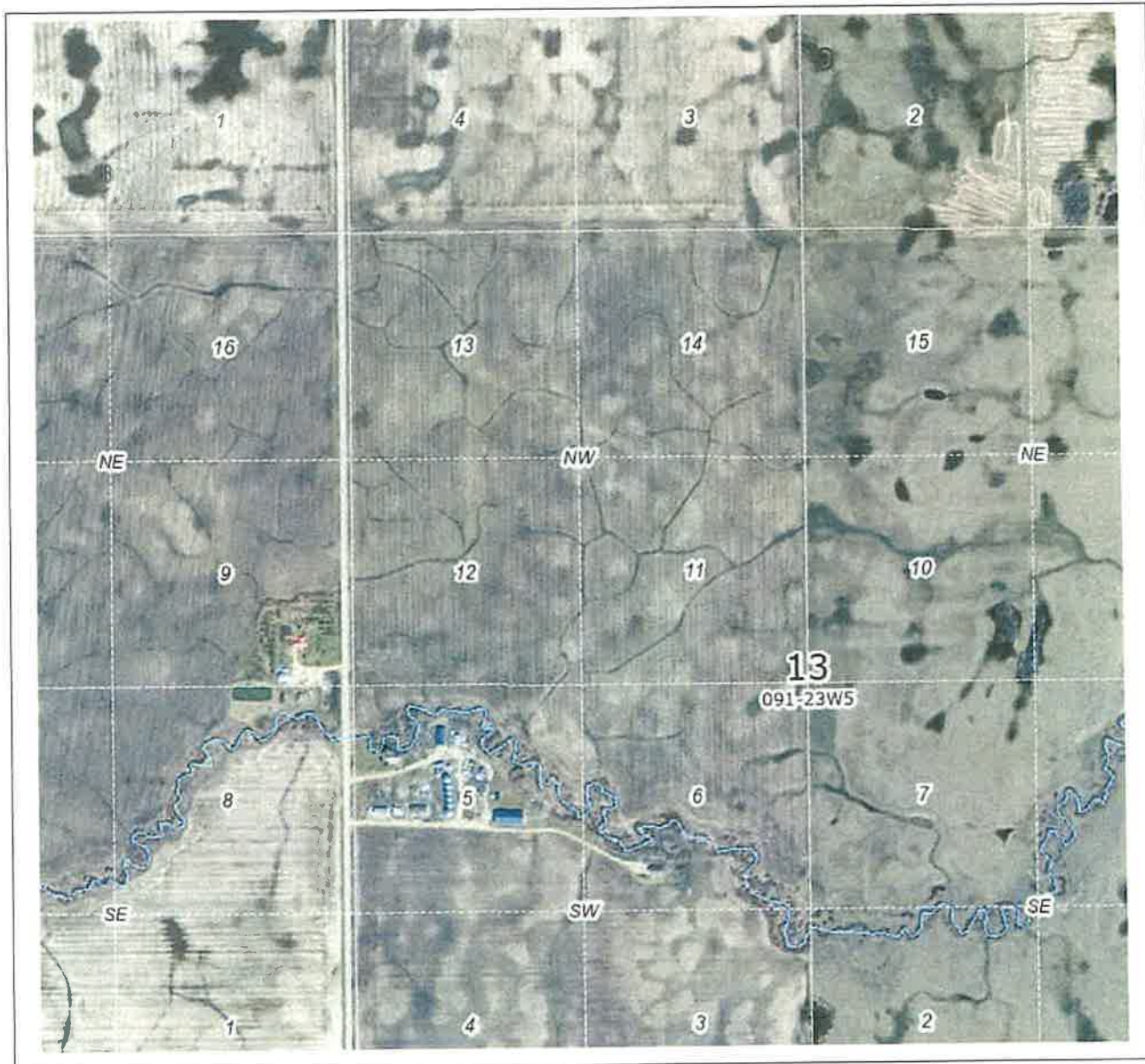
Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **there are no abandoned wells** located the property subject to this application. A copy of the ERCB map showing the subject property is attached.



Signature of registered owner (or agent)

Feb 25/24

Date



Abandoned Well Map

Base Data provided by: Government of Alberta

Legend

- ⊗ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)**
- Primary Divided
- Primary Undivided 4L
- Primary Undivided 2L
- Primary Undivided 1L
- Interchange Ramp
- Secondary Divided
- Secondary Undivided 4L

Author: XXX

Printing Date: 2/26/2024

Date Date (If applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>

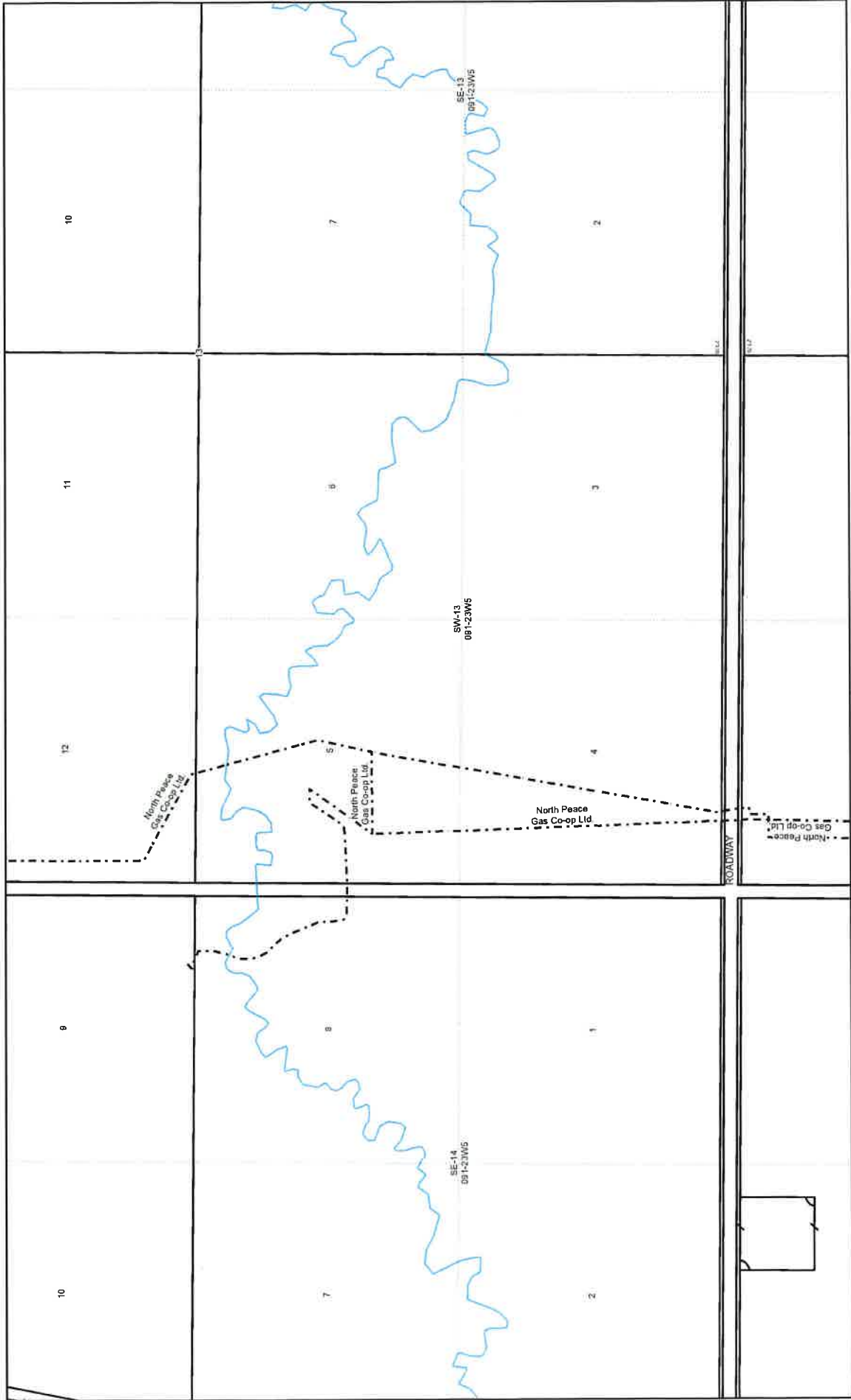
Scale: 18,055 95
0.25 Kilometers

Projection and Datum:
WGS84 Web Mercator Auxiliary Sphere

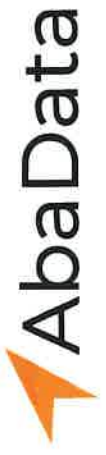
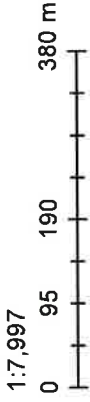


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SW13-91-23-5

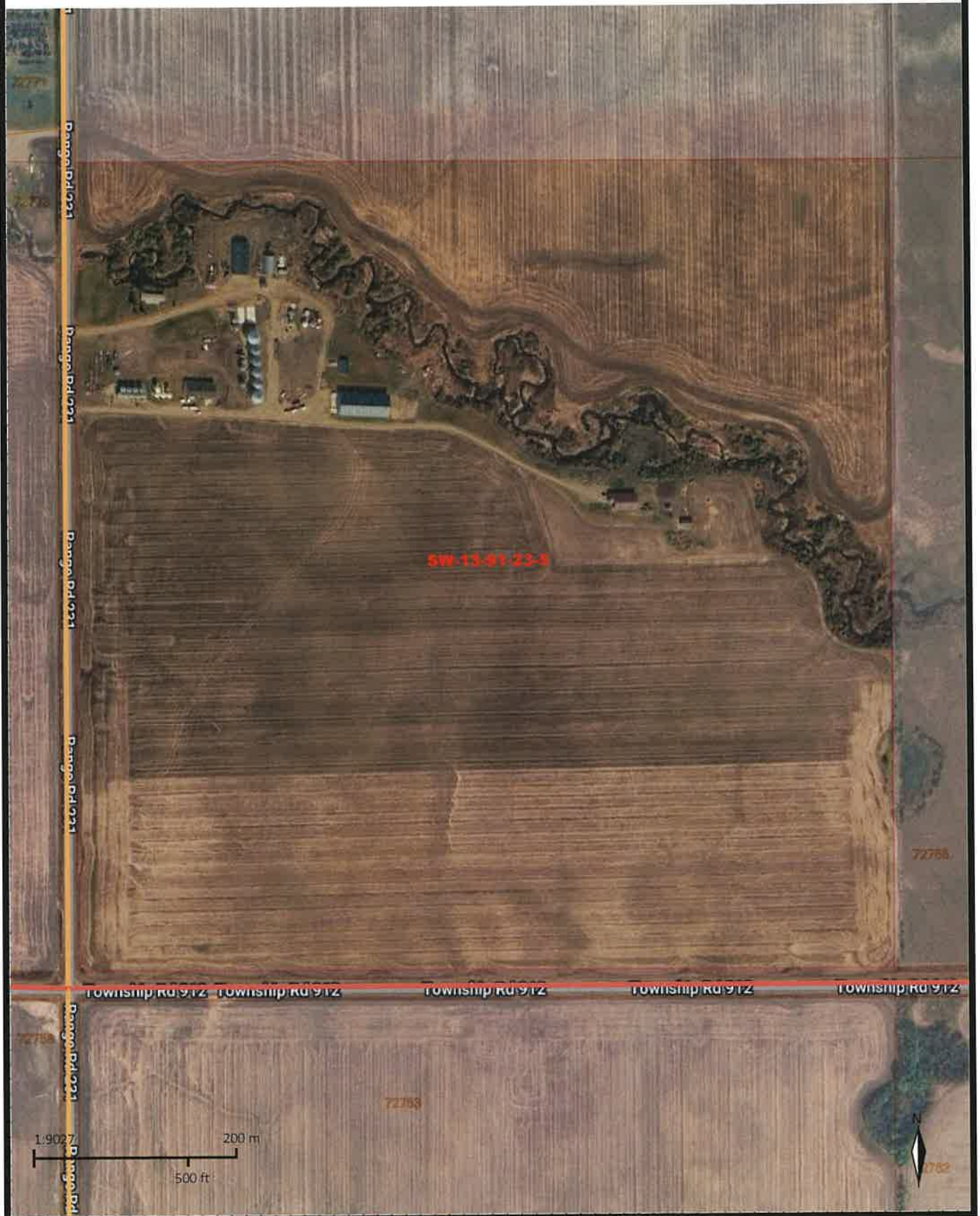


Thursday, March 7, 2024



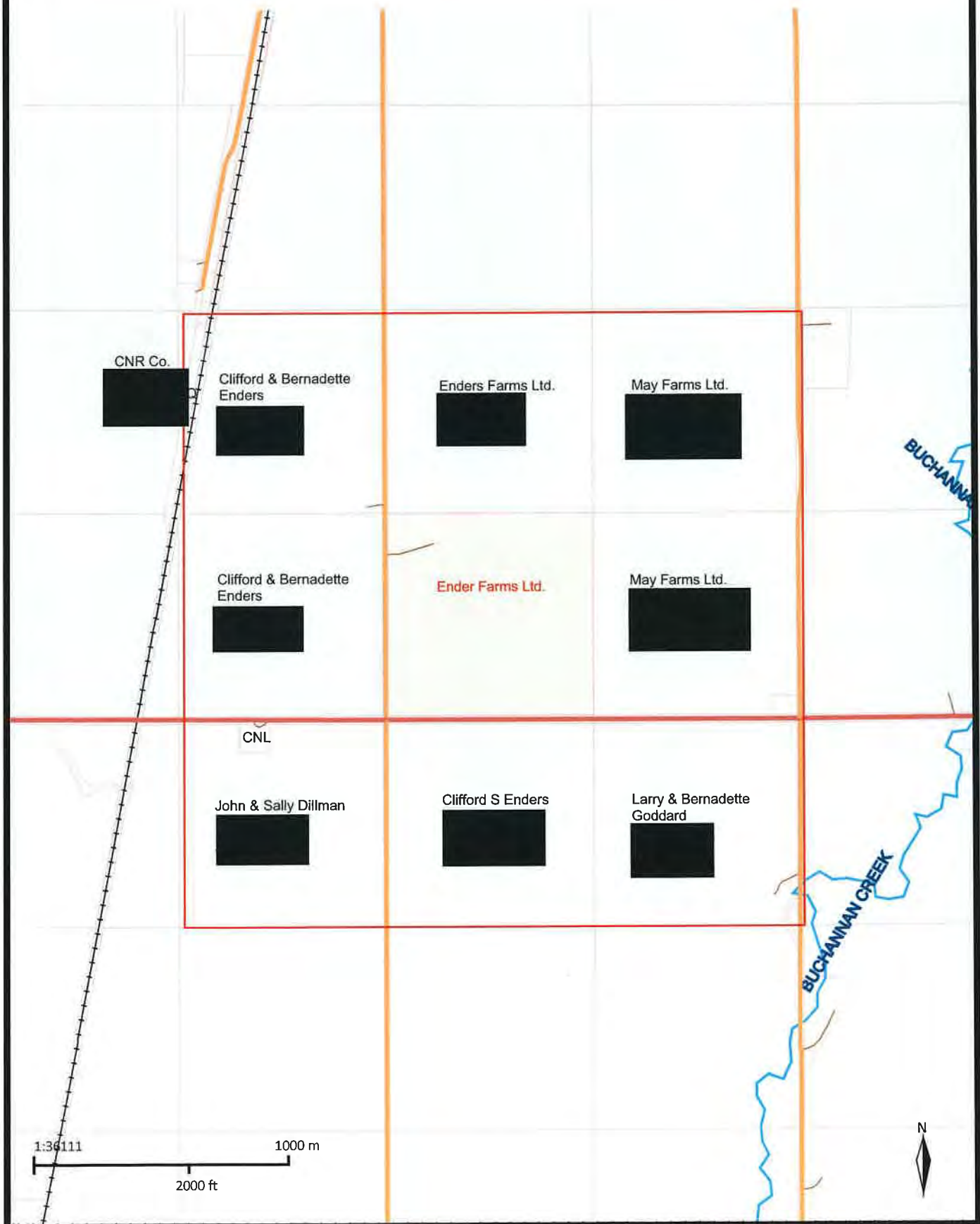
04.B-1

Ender Farms - Proposed Solar Array - SW 13-91-23 W5



04.B-1

Landowner Map DP-24-02



04.B-1