

**MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, JULY 09, 2024 at 11:00 A.M.**

<https://us02web.zoom.us/j/89818256618?pwd=lzutKESriGaPjRqPyGsdCHFNERVJk.1>

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:

Gerhard Stickling – 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)

01.0 CALL TO ORDER

Chair Terry Ungarian called the Tuesday, July 09, 2024 Municipal Planning Commission Meeting to order at 10:59 a.m.

02.0 ADOPTION OF THE AGENDA

030/09/07/24MPC MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, July 09, 2024 Municipal Planning Commission Meeting Agenda and adopt it as presented.
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, June 25, 2024 Municipal Planning Commission Meeting Minutes

031/09/07/24MPC MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, June 25, 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

a) DP-24-14 UFA

032/09/07/24MPC MOVED BY Councillor Yasinski to approve development permit application DP-24-14; a Bulk Fuel Depot, on Plan 9624363 Block 1 Lot 1 within NW34-91-23-W5M, subject to the following eight (8) conditions:

1. The Bulk Fuel Depot shall proceed in accordance with the approved site plan and proposal details and comply with the development standards of the Airport Protection (AP) District and of the Land Use Bylaw.

2. That the applicant/owner obtain a Roadside Development Permit from Alberta Transportation as the development (and parcel) is adjacent to Hwy 35.
3. The applicant/owner enter into a Road Use Agreement with the County, if required.
4. The applicant/owner may be required to enter into a development agreement with the County, not limited to upgrades to the existing access(es) and shall consult with County of Northern Lights Public Works Department when installing culverts to ensure the approaches are constructed in accordance with County standards.
5. The applicant/owner shall comply with the Alberta Private Sewage System Standard of Practice and conduct ongoing inspections of the sewage management system during the course of the development.
6. The owner/developer shall acquire all regulatory approvals required by affected agencies, including the provision of servicing in accordance with provincial standards of practice;
7. 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.
8. No further development or construction be allowed without an approved Development Permit.

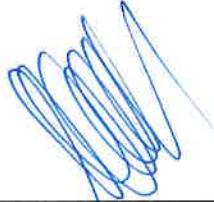
CARRIED

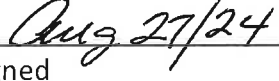
C) Miscellaneous

05.0 ADJOURNMENT

Chair Terry Ungarian adjourned the Tuesday, July 09, 2024 Municipal Planning Commission Meeting at 11:03 a.m.


Chair, Terry Ungarian


CAO, Gerhard Stickling


Date Signed