

**MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
MONDAY, OCTOBER 07, 2024 at 11:00 A.M.**

<https://us02web.zoom.us/j/82392300114?pwd=4sPFRMbTo5OqNFKtpaaS014i3bTMo.1>

PRESENT:

Gary These	Ward One	Weberville/Stewart
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley (virtual)
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

REGRETS:

Kayln Schug	Ward Two	Warrensville/Lac Cardinal
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IN ATTENDANCE:

Gerhard Stickling – Chief Administrative Officer
Charles Schwab – Director of Public Works
Josh Hunter – Director of Finance
Teresa Tupper – Executive Assistant/ Recorder
Trinity Schmidt – Community Services Coordinator
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)
Gail Long – Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtually)

01.0 CALL TO ORDER

Chair Terry Ungarian called the Monday, October 07, 2024 Municipal Planning Commission Meeting to order at 11:35 a.m.

02.0 ADOPTION OF THE AGENDA

041/07/10/24MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Monday, October 07, 2024 Municipal Planning Commission Meeting agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, September 24, 2024 Municipal Planning Commission Meeting Minutes

042/07/10/24MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, September 24, 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

1) DP-24-29 Hawkview Ag Ltd.

043/07/10/24MPC **MOVED BY Councillor Dechant to acknowledge receipt of Development Permit DP-24-29; to create a Manufacturing and Fertilizer Storage and Sales (Fertilizer Blending Plant, including storage and sales) on Lot 7, Block 1, Plan 002 2905 on part of the SW3-92-23-W5M and approve, subject to the following seven (7) conditions:**

1. The development 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 Highway 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 owner/developer shall acquire all regulatory approvals required by affected agencies, including the provision of servicing in accordance with provincial standards of practice;
6. 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.
7. No further development or construction be allowed without an approved Development Permit.

CARRIED

2) DP-24-36 Toker

044/07/10/24MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-24-36; and grant a variance of 11 meters to allow the tarp shed to be located 30 meters from the front boundary.**
CARRIED

045/07/10/24MPC **MOVED BY Councillor Halabisky to approve application DP-24-36 for an Accessory Building, Tarp Shed, and chain link fence on the NE18-84-21-W5M subject to the following eight conditions:**

1. The proposed development shall be situated on the lot in accordance with the approved site plan.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The owner/developer shall contact an accredited agency contracted by Municipal Affairs to obtain the applicable permits or approval. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
4. The owner/developer shall acquire all regulatory approvals required by affected agencies.
5. The applicant/owner may be required to enter into a development agreement with the County if upgrades to the existing access is required 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. Any costs incurred will be the responsibility of the applicant/owner.
6. The exterior finish of the support structure to be wood, metal or similar material to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
7. The owner/developer shall comply with setbacks as per Alberta Private Sewage System Standards.
8. No further development or construction shall be allowed without an approved Development Permit.

CARRIED

3) DP-24-35 Kolman

046/07/10/24MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-24-35; to construct an 83.6 m² (900 ft²)**

dwelling on a concrete slab (30 ft by 30 ft) and a 12 ft by 28 ft shed on Lot 2, Block 1, Plan 142-3041 within SE2-92-23-W5M and approve subject to the following eight (8) conditions:

1. The proposed development shall be situated on the lot in accordance with the approved site plan.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The owner/developer shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval applicable: Building Permit – Provincial Plumbing Permit – Gas Permit – Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
4. The applicant/owner may be required to enter into a development agreement with the County if upgrades to the existing access is required 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. Any costs incurred will be the responsibility of the applicant/owner.
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 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 owner/developer shall comply with the setbacks as per the Alberta Private Sewage System Standards.
8. No further development or construction shall be allowed without an approved Development Permit.

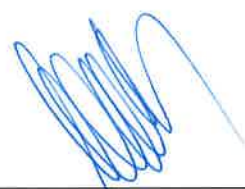
CARRIED

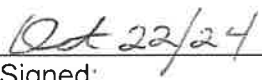
C) Miscellaneous

05.0 ADJOURNMENT

Chair Terry Ungarian adjourned the Monday, October 07, 2024 Municipal Planning Commission Meeting at 11:49 a.m.


Chair, Terry Ungarian


CAO, Gerhard Stickling


Date Signed: