

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, SEPTEMBER 24, 2024 at 11:00 A.M.

<https://us02web.zoom.us/j/89721521803?pwd=pzrTQL6Dkfz3WqzZlakn65Ska7XYnJ.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 (virtual)

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)
Debbie Bonnett - Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtually)

01.0 CALL TO ORDER

Chair called the Tuesday, September 24, 2024 Municipal Planning Commission Meeting to order at 9:47 a.m.

02.0 ADOPTION OF THE AGENDA

036/24/09/24MPC **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, September 24, 2024 Municipal Planning Commission Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

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

037/24/09/24MPC **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, August 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

1) DP-24-30 Brad and Brenda Reinders

2) DP-24-38 Scott Leitch

038/24/09/24MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Development Permits DP-24-30 and DP-24-38; issued by the Development Officer and accept them for information.**
CARRIED

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

1) DP-24-33 Diesel

039/24/09/24MPC MOVED BY Councillor Reese to acknowledge receipt of the Development Permit Application DP-24-33, to develop a detached, fully serviced garage on SE-16-84-23-W5M. As the application does not meet Section I1.1 and Section I1.6 of the County’s Land Use Bylaw, a variance is granted to build the accessory structure in the front yard of the parcel and a variance is granted to allow for the 6.9 m (22.5ft) height of the building.
CARRIED

040/24/09/24MPC MOVED BY Councillor These to approve Development Permit Application DP-24-33, subject to the following eight (8) conditions:

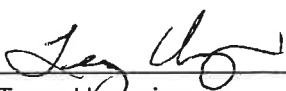
- 1. The proposed development shall be situated on the lot in accordance with the approved site plan.
- 2. The owner/developer shall comply with the uses and regulations of Country Residential General (CR1) District.
- 3. The owner/developer shall contact an accredited agency contracted by Municipal 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 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. 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.
- 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

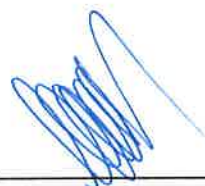
C) Miscellaneous

05.0 ADJOURNMENT

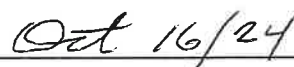
Chair Ungarian adjourned the Tuesday, September 27, 2024 Municipal Planning Commission Meeting at 9:52 a.m.



Chair, Terry Ungarian



CAO, Gerhard Stickling



Date Signed