

**MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, NOVEMBER 12, 2024 at 11:00 A.M.**

<https://us02web.zoom.us/j/86590870343?pwd=qXhcQUs5cYlJE7HaWXa6irmhumSTY7.1>

PRESENT:

Gary These	Ward One	Weberville/Stewart
Kayln Schug	Ward Two	Warrensville/Lac Cardinal (virtual)
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
Gail Long – Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtual)
Debbie Bonnett – Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtual)
David Schoor – Senior Planner, ISL Engineering and Land Services Ltd. (virtual)

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, November 12, 2024 Municipal Planning Commission Meeting to order at 11:12 a.m.

02.0 ADOPTION OF THE AGENDA

050/12/11/24MPC **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, November 12, 2024 Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, October 22, 2024 Municipal Planning Commission Meeting Minutes

051/12/11/24MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, October 22, 2024 Municipal Planning Commission Meeting Minutes and adopt them as presented.**
CARRIED

04.0 PLANNING AND DEVELOPMENT

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

i) DP-24-31 – Permanent Residence – Modular Dwelling

052/12/11/24MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-24-31; to locate a new 139 m² (1495 ft²) modular dwelling, a 3.6-meter x 6-meter (12 ft. x 20 ft.) deck with a ramp and a sea can on the subject site of Lot 3, Block 1, Plan 142-3041 within SE2-92-23-W5M; and approve, subject to the following ten (10) 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 the Airport Protection (AP) 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 and comply with the setbacks as per the Alberta Private Sewage System Standards.
 7. No further development or construction shall be allowed without an approved Development Permit.
 8. The Owner shall install and maintain a chain link fence of minimum 1.83-meter height along the mutual property line.
 9. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:
 "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
 10. The implementation of the following mitigation measures in the dwelling design and construction:
 - a. Forced air ventilation systems with central air conditioning,
 - b. Acoustically upgraded windows meeting the minimum requirements of the Building Code and providing a maximum 35 dBA indoor limit for bedrooms and 40 dBA for living rooms.
- CARRIED**

B) Development Permits – Issued by the Development Officer

i) DP-24-41 – Accessory Structure

053/12/11/24MPC **MOVED BY Councillor Dechant to acknowledge receipt of Development Permit DP-24-41; as issued by the Development Officer and accept it for information.**
CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair Ungarian adjourned the Tuesday, November 12, 2024 Municipal Planning Commission meeting at 11:19 a.m.


 Chair/Reeve Terry Ungarian


 CAO, Gerhard Stickling


 Date Signed