

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, NOVEMBER 26, 2024 at 11:00 A.M.

<https://us02web.zoom.us/j/87035137124?pwd=zxp3iCAXabyiybYwkl1XocbWUoQMs6.1>

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

REGRETS:

Linda Halabisky	Ward Seven	Keg River/Carcajou
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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
Dan Archer – Mile Zero Banner Post Reporter
Gail Long – Planning & Development Officer, ISL Engineering and Land Services Ltd. (virtual)
Debbie Bonnett – Planning & Development Officer, ISL Engineering and Land Services Ltd. (virtual)

01.0 CALL TO ORDER

Chair Terry Ungarian called the Tuesday, November 26, 2024 Municipal Planning Commission Meeting to order at 11:02 a.m.

02.0 ADOPTION OF THE AGENDA

054/26/11/24MPC **MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, November 26, 2024 Municipal Planning Commission Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, November 12, 2024 Municipal Planning Commission Meeting Minutes

055/26/11/24MPC **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, November 12, 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

i. DP-24-26 – Arrow Technology Group LLP

056/26/11/24MPC **MOVED BY Councillor Dechant to acknowledge receipt of Development Permit DP-24-26; and approve the application for a 45 meters communication tower on Lot 1, Block 1, Plan 102 3754 located on part of the SW 6-85-24-W5M, subject to the following seven (7) conditions:**

- 1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1 Block 1 Plan 1023754 located within the SW 6-85-24-W5M.**
- 2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.**

3. The applicant/owner may be required to enter into a development agreement with the County if any upgrading of the existing access is required and shall consult the County of Northern Lights Public Works Department when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards.
 4. This permit approval is issued on the condition that all other approvals, including any Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.
 5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Building Permit
 - b. Electrical Permit
 6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
 7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.
- CARRIED**

ii. DP-24-37 – Arrow Technology Group LLP

- 057/26/11/24MPC **MOVED BY Councillor These to acknowledge receipt of the Development Permit DP-24-37; an approve the application for a 45 metres communication tower on Lot 2, Block 1, Plan 982 2460 located on part of the NE 30-91-23-W5M with the following seven (7) conditions:**
1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 2, Block 1, Plan 982 2469 within the NE30-91-23-W5M.
 2. The owner/developer shall comply with the uses and regulations of Country Residential General (CR1) District.
 3. The applicant/owner may be required to enter into a development agreement with the County if any upgrading of the existing access is required and shall consult the County of Northern Lights Public Works Department when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards.
 4. This permit approval is issued on the condition that all other approvals, including any Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.
 5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Building Permit
 - b. Electrical Permit
 6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
 7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.
- CARRIED**

iii. DP-24-43 – Temporary Industrial Camp

- 058/26/11/24MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-24-43; an approve the operation of a temporary industrial camp to accommodate workers on Crown Land at SW 32-98-7-W6M subject to the following sixteen (16) conditions:**
1. This permit approval for an Industrial Camp is valid for one (1) year, from December 2024 to December 2025, in accordance with Section I12.3 of the Land Use Bylaw.
 2. That the applicant/owner, if interested in a permit renewal to continue the Industrial Camp, are advised to meet with the County in advance of re-application for a development permit. The County will evaluate the performance of the Industrial Camp against its conditions of approval, and any other performance measures that the Development Authority considers relevant. Permit renewal shall be required if the Industrial Camp operation exceeds one (1) year.
 3. The Industrial Camp shall proceed in accordance with the approved site plan and proposal details and comply with the development standards of the Crown Land (CL) District and Section I12 Industrial Camps of the Land Use Bylaw.
 4. No development shall occur on any wetland or wet area without prior approval. It is the

applicant/owner's responsibility to obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval pursuant to Alberta Environment and Protection's Wetland Policy.

5. 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.

6. The applicant/owner may be required to enter into a Road Use Agreement with the County, if required.

7. The applicant/owner shall comply with the Alberta Private Sewage System Standard of Practice and in accordance with the requirements of Alberta Municipal Affairs.

8. The applicant/owner shall provide adequate water supply for domestic and firefighting purposes to meet the Camp's domestic water supply demand and ensure adequate water supply for firefighting needs in accordance with provincial legislation or to the satisfaction of the office of the provincial fire commissioner.

9. The applicant/owner shall be responsible for the control of mud, snow, and other debris during the operation of the camp.

10. The applicant/owner shall ensure stormwater will be released to County ditches at predevelopment flows.

11. All waste generated by industrial developments shall be stored and disposed of in a manner that will not result in any contamination to groundwater supplies or create nuisances on adjacent lots.

12. The applicant/owner screen the Industrial Camp from view of adjacent development in accordance with Section I9 of the LUB.

13. The applicant/owner provide outdoor lighting in accordance with Section I115.1 of the LUB.

14. The applicant/owner obtain all other approvals required by other regulatory jurisdictions and maintain the approvals throughout the course of this development and its operation.

15. 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.

16. No further development or construction be allowed without an approved Development Permit.

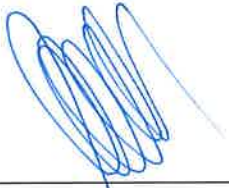
CARRIED

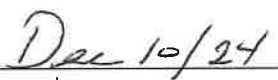
C) Miscellaneous

05.0 ADJOURNMENT

Chair Terry Ungarian adjourned the Tuesday, November 26, 2024 Municipal Planning Commission Meeting at 11:21 a.m.


Chair/Reeve Terry Ungarian


CAO, Gerhard Stickling


Date Signed