

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, DECEMBER 10, 2024 at 11:00 A.M.

<https://us02web.zoom.us/j/82392300114?pwd=4sPFRMbTo5OqNFKtppaaS014i3bTMo.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 & Development Officer, ISL Engineering and Land Services Ltd. (virtual)
Debbie Bonnett – Planning & Development Officer, ISL Engineering and Land Services Ltd. (virtual)
Natalie Tremblay - Community Planner, ISL Engineering and Land Services Ltd. (virtual)

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, December 10, 2024 Municipal Planning Commission Meeting to order at 11:03 a.m.

02.0 ADOPTION OF THE AGENDA

059/10/12/24MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, December 10, 2024 Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, November 26, 2024 Municipal Planning Commission Meeting Minutes

060/10/12/24MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, November 26, 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. Development Permit Application DP-24-16 Update

061/10/12/24MPC **MOVED BY Councillor Schug to acknowledge receipt of the Development Permit DP-24-16 Update and accept it for information.**
CARRIED

ii. Development Permit Application DP-24-24

062/10/12/24MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit Application DP-24-24; to locate a 45-meter communication tower on NW 9-87-25-W5M; and approve it subject to the following eight (8) conditions:**

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on the NW 9-87-25-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. The applicant shall apply for a Roadside Development Permit and obtain approval for development near a Provincial Highway through Government of Alberta Transportation and Economic Corridors.
5. 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.
6. 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
7. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

CARRIED

iii. Development Permit Application DP-24-25

063/10/12/24MPC **MOVED BY Councillor Yasinski to acknowledge receipt of Development Permit Application DP-24-25; to locate a 45-meter communication tower on SW 22-87-24-W5M; and approve it 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 the SW 22-87-24-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

C) Miscellaneous

05.0 ADJOURNMENT

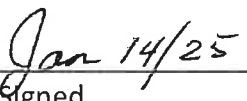
Chair/Reeve Ungarian adjourned the Tuesday, December 10, 2024 Municipal Planning Commission Meeting at 11:15 a.m.



Chair/Reeve
Terry Ungarian



Chief Administrative Officer
Gerhard Stickling



Date Signed