

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, FEBRUARY 11, 2025 at 11:00 A.M.

<https://us02web.zoom.us/j/88279746671?pwd=tr2nK9x3b1boLILYRWtEpwFbc6hS6a.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, January 28, 2025 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) Development Application DP-25-01

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

C) Miscellaneous

05.0 ADJOURNMENT

**MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS – COUNCIL CHAMBERS
TUESDAY, JANUARY 28, 2025 at 3:00 P.M.**

<https://us02web.zoom.us/j/88678742891?pwd=6wrgBOaLtpgD2gRcB0tQPpCS2fckJm.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

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)

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, January 28, 2025 Municipal Planning Commission Meeting to order at 3:11 p.m.

02.0 ADOPTION OF THE AGENDA

006/28/01/25MPC **MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, January 18, 2025 Municipal Planning Agenda and adopt it as presented.
CARRIED**

03.0 ADOPTION OF THE MINUTES

A) Tuesday, January 14, 2025 Municipal Planning Commission Meeting Minutes

007/28/01/25MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, January 14, 2025 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) Development Application DP-24-45 – Log Storage Site

008/28/01/25MPC **MOVED BY Councillor Schug to acknowledge receipt of Development Permit Application DP-24-45; for a 50 ha (124 ac) log storage site on a portion of the north half of section 6 and the south half of section 7-88-25-W5M be approved, subject to the following ten (10) conditions, and further, that a variance be granted to allow structures to be located a minimum of 20 m (65.6 ft) from the west property boundary:**

- 1. The applicant shall proceed in accordance with the approved site plan, proposal details and comply with the development standards of the Crown Land (CL) District.**
- 2. 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.**
- 3. The applicant/owner may be required to enter into a development agreement with the County, not limited to upgrades and/or maintenance to the haul route, access into the site, and signage requirements, 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.**
- 4. The applicant/owner may be required to enter into a Road Use Agreement with the County, if required.**
- 5. The applicant/owner shall provide adequate water supply for domestic use to meet domestic water supply demand.**
- 6. The applicant shall provide a portable toilet on site and ensure all waste is emptied at an authorized waste disposal location.**
- 7. The applicant shall provide garbage receptacles on site and ensure all garbage is hauled offsite on a regular basis to an appropriate waste transfer facility.**
- 8. The applicant/owner shall ensure stormwater will be released at the predevelopment flow rate of 1.8L/second/ha.**
- 9. The applicant/owner shall obtain all other approvals required by other regulatory jurisdictions and maintain the approvals throughout the course of this development and its operation.**
- 10. No further development or construction be allowed without an approved Development Permit.**

CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair Ungarian adjourned the Tuesday, January 28, 2025 Municipal Planning Commission Meeting at 3:22 p.m.

Chair/Reeve, Terry Ungarian

CAO, Gerhard Stickling



COUNTY OF NORTHERN LIGHTS
#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0
Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

DEVELOPMENT PERMIT NOTICE OF DECISION

APPLICATION NO.: DP-25-01

ROLL NO.: 312621

DEVELOPMENT: New Modular Office Building (24 ft. x 76 ft.)
Deck (12 ft. x 12 ft.)
Existing office building to be removed

USE TYPE: Permitted Use

LAND USE DISTRICT: AP Airport Protection District – Zone 1

LEGAL DESCRIPTION (ATS Location): SW 3-92-23-W5M

Short Legal Lot 10, Block 1, Plan 032 0159

CONSTRUCTION VALUE: \$ 400,000

NAME & ADDRESS OF APPLICANT(s): 831650 AB Ltd.
o/a Valley B Aviation
PO Box 690
Manning, AB
T0H 2M0

DECISION OF THE DEVELOPMENT AUTHORITY IN RESPECT TO THE ISSUANCE OF THE DEVELOPMENT PERMIT:

- ☐ **APPROVED**
- ☒ **APPROVED** with the following conditions
- ☐ **REFUSED** for the following reason(s)

(See below conditions and appeal procedures)

APPROVAL GRANTED SUBJECT TO COMPLYING TO THE FOLLOWING 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 Airport Protection District – Zone 1.
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 comply with setbacks as per Alberta Private Sewage System Standards.
7. No further development or construction shall be allowed without an approved Development Permit.

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

Advisement #1 Manufactured Office Identification Numbers

Serial # S60-012-811

CSA # 023124

Advisement #2 Warranty- see January 30, 2025 correspondence.

January 31, 2025
DATE OF DECISION

January 31, 2025
DATE OF ISSUE OF NOTICE OF DECISION


DEVELOPMENT OFFICER

Please Note:

This development permit lapses and is considered void if the development approved has not commenced within twelve (12) months from the date of issue of the notice.

COUNTY OF NORTHERN LIGHTS

#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0 Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

IMPORTANT NOTICES

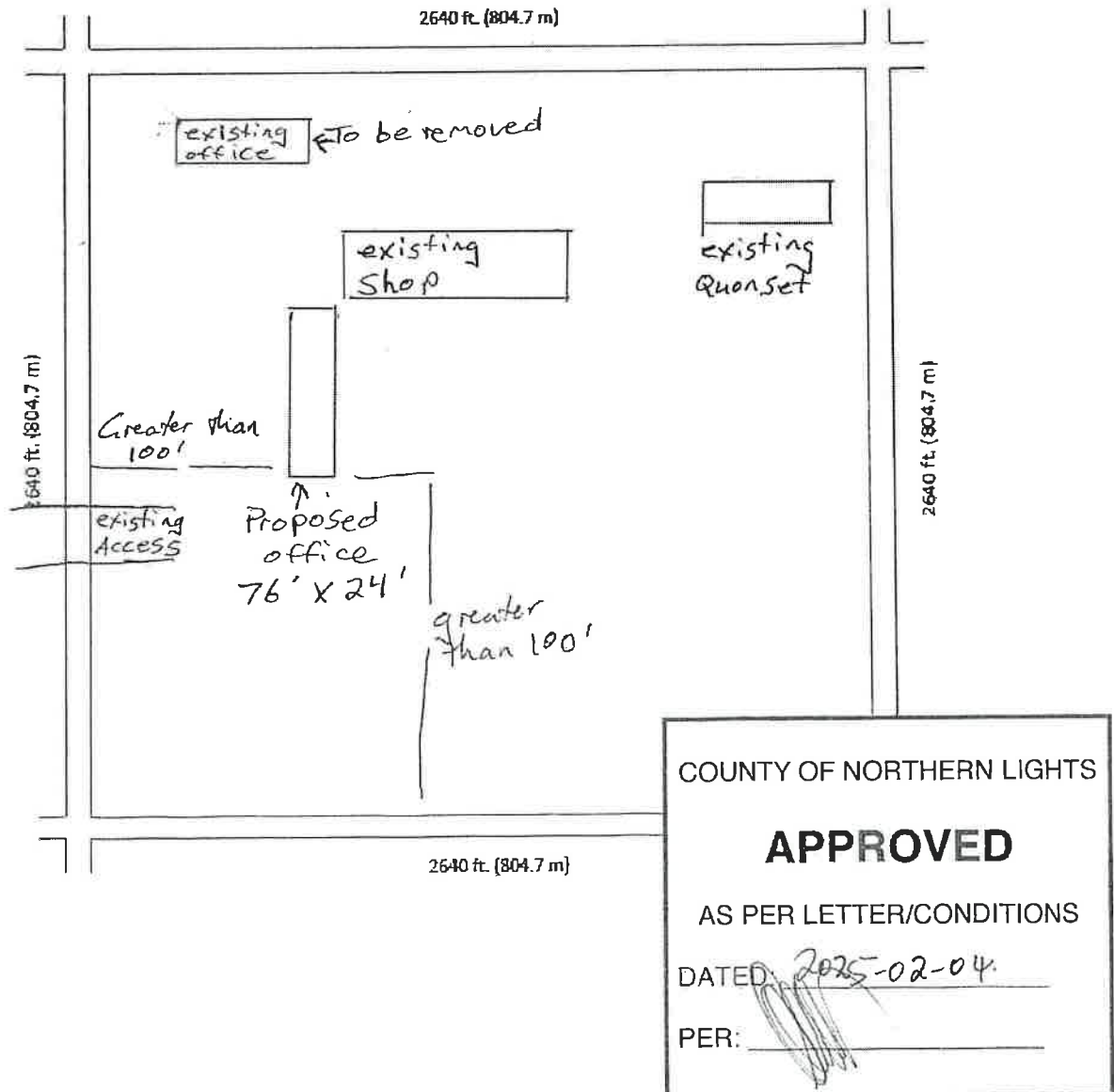
1. You may wish to appeal the decision of the subdivision and development authority to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board at the County office **NOT LATER THAN 21 DAYS AFTER THE DATE OF ISSUE OF NOTICE OF DECISION.**
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the development authority may appeal to the Secretary of the Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER THE NOTICE OF DECISION IS PUBLISHED IN THE LOCAL NEWSPAPER.**
3. A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon or question of jurisdiction or law pursuant to Section 689 of Municipal Government Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
 - a) to a judge of the Appellate Division; and
 - b) within Thirty (30) days after the issue of the order, decision, permit or approval sought to be appealed.

PROPOSED DEVELOPMENT SKETCH

LEGAL SW $\frac{1}{4}$ SEC 3 TWP 92 RG 23 W 5 M

- Parcel Boundaries/dimensions (feet, meters, etc.).
- Locate developed road allowance(s) and access points(s).
- Distance from all proposed boundary lines to all non-movable buildings (if applicable).
- Distance from residence to drinking water supply, sewage system outlet and all boundary lines (if applicable).
- Distance from sewage outlet to water supply and all boundary lines (if applicable).
- Distance from water supply to all proposed boundary lines (if applicable).
- Locate additional residence(s) on the $\frac{1}{4}$ section (if applicable).
- Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

North



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