

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, APRIL 22, 2025 at 11:00 A.M.

<https://us02web.zoom.us/j/86580402859?pwd=YsymMbGRcM8F5jYXmM8LEZe3uYowoy.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, March 25, 2025 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) Development Permit DP-25-11 – Permitted Use

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

C) Miscellaneous

05.0 ADJOURNMENT

**MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MARCH 25, 2025 at 3:00 P.M.**

<https://us02web.zoom.us/j/82261255895?pwd=2lPQa9y3YsPL6ekmAyir3ebvJs1iAs.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 (virtual)
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter
Debbie Bonnett – Planning & Development Officer, ISL Engineering and Land Services Ltd. (virtual)
Chelseay Randolph – Community Planner, ISL Engineering and Land Services Ltd. (virtual)
Nathalia Schwind – Project Planner, ISL Engineering and Land Services Ltd. (virtual)
David Schoor – Senior Planner, ISL Engineering and Land Services Ltd. (virtual)

01.0 CALL TO ORDER

Chair Terry Ungarian called the Tuesday, March 25, 2025 Municipal Planning Commission Meeting to order at 3:09 p.m.

02.0 ADOPTION OF THE AGENDA

**016/25/03/25MPC MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, March 25, 2025, Municipal Planning Commission Meeting Agenda and adopt it as presented.
CARRIED**

03.0 ADOPTION OF THE MINUTES

A) Tuesday, March 11, 2025 Municipal Planning Commission Meeting Minutes

**017/25/03/25MPC MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, March 11, 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

1) Development Permit DP-25-09 – Permitted Use

018/25/03/25MPC **MOVED BY Councillor Schug to acknowledge receipt of Development Permit DP-25-09, issued by the Development Officer, and accept it for information.
CARRIED**

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

1) Development Permit DP-25-07 Peace Country Fish & Game Association

019/25/03/25MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-25-07, to develop a 12.1 m (40 ft) light structure to illuminate an existing trap shooting range located on SE 19-84-22-W5M; and approve the permit subject to the following nine (9) conditions:**

- 1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on the SE 19-84-22-W5M.**
- 2. The owner/developer shall comply with the uses and regulations of the Crown Land (CL) District.**
- 3. The applicant/owner may be required to enter into a development agreement with the County and may include upgrades to the existing approach(es). If upgrades are required, the applicant/owner shall consult with the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards.**
- 4. The applicant/owner shall provide adequate water supply to meet domestic water supply demand.**
- 5. The applicant shall provide a portable toilet on site and ensure all waste is emptied at an authorized waste disposal location.**
- 6. 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.**
- 7. 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**
- 8. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.**
- 9. 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

1) Green Municipal Fund Grant Opportunity

020/25/03/25MPC **MOVED BY Councillor Schug to acknowledge receipt of the Green Municipal Fund Grant Opportunity Report and approve ISL Engineering and Land Services Ltd. to submit a Green Municipal Fund**

application on behalf of the County of Northern Lights, and that a letter of support from council be written for it.
CARRIED

05.0 ADJOURNMENT

Chair Terry Ungarian adjourned the Tuesday, March 25, 2025, Municipal Planning Commission Meeting at 3:45 p.m.

Chair/Reeve, Terry Ungarian

CAO, Gerhard Stickling

Date Signed



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-25-11
ROLL NO.: 312384
DEVELOPMENT: Cold Storage Building (40 ft. x 60 ft.)
Height – 7.32 m (24 ft.)
Height Variance 1.22 m (4 ft.)
USE TYPE: Permitted Use
LAND USE DISTRICT: Country Agriculture Agriculture – CR2
LEGAL DESCRIPTION (ATS Location): NE 35-84-22-W5M
Short Legal Lot 17, Plan 972 1644
CONSTRUCTION VALUE: \$ 60,000
NAME & ADDRESS OF APPLICANT(s):

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 the Country Residential Agriculture District (CR2).
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 to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department 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. No further development or construction shall be allowed without an approved Development Permit.

04.A.1)

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

Advisement #1 Height Variance Granted - A variance increasing the overall maximum building height of 6 m (20 ft) to 7.32 m (24 ft.) (Section I1.6 of the Land Use Bylaw has been granted by the Development Authority as per the decision of 2025-04-02.

April 3, 2025
DATE OF DECISION

April 3, 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

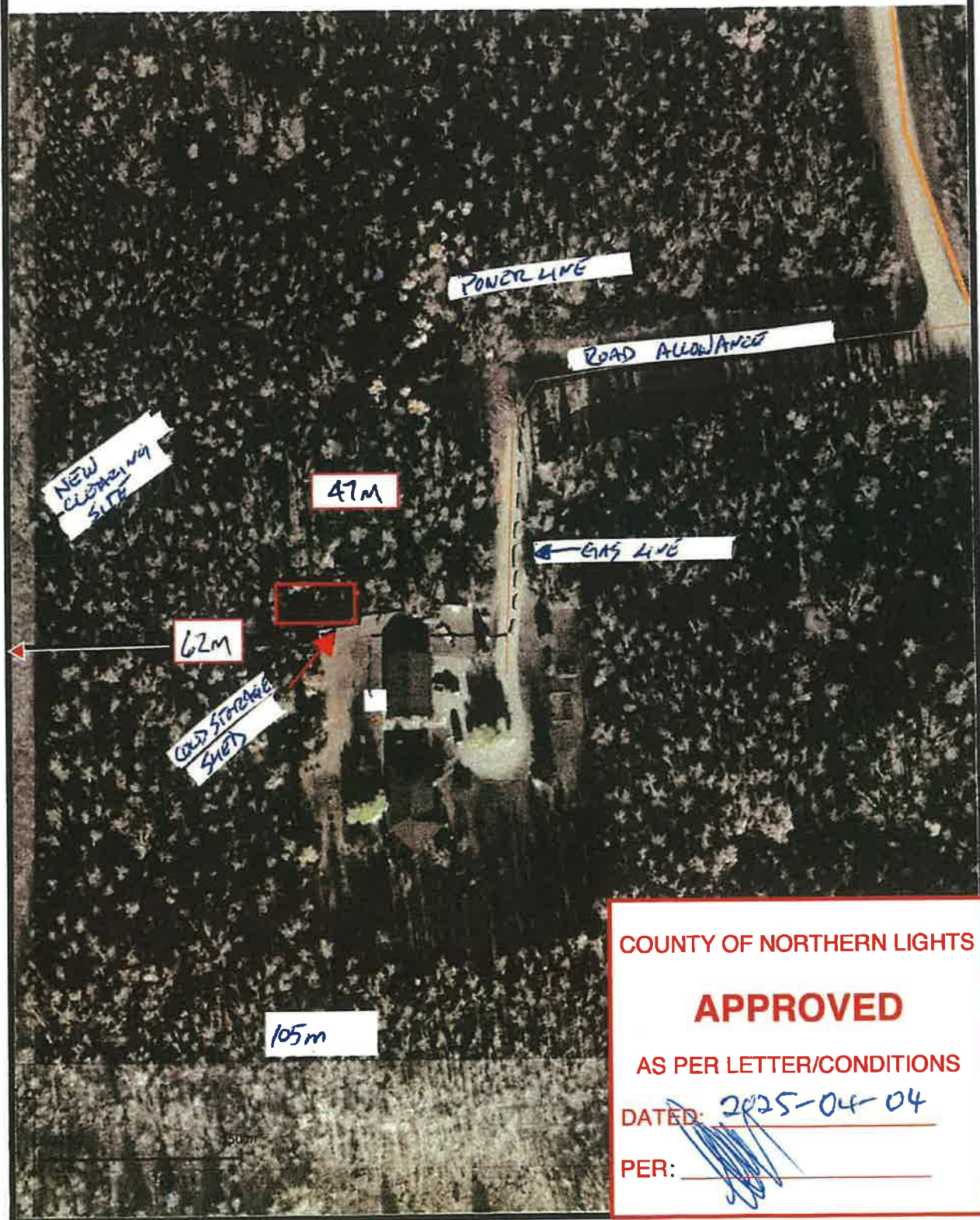
#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0 Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

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.

04.A.1)

Lt 17, PI 972 1644 - NE 35-84-22 W5M



COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: 2025-04-04

PER: [Signature]

04.A.1)

Lt 17 PI 972 1644 - NE 35-84-22 W5M



04.A.1)