

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MAY 27, 2025 at 11:00 A.M.

<https://us02web.zoom.us/j/86778349274?pwd=LT4WQmtH1YvulazkxUCmz012sC8RyM.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, May 13, 2025 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) Development Permit DP-25-15 – 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, MAY 13, 2025 at 11:00 A.M.**

<https://us02web.zoom.us/j/83155902347?pwd=Qe5ul4Rj1VR28ntjVOJnzHGehInV0b.1>

PRESENT:

Gary These	Ward One	Weberville/Stewart
Kayln Schug	Ward Two	Warrensville/Lac Cardinal
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley (virtual)
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
Josh Hunter – Director of Finance
Charles Schwab – Director of Public Works
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter
Debbie Bonnett - Planning and Development Officer, ISL Engineering and Land Services Ltd.
Gail Long - Planning and Development Officer, ISL Engineering and Land Services Ltd.
David Schoor – Senior Planner, ISL Engineering and Land Services Ltd.
Pear Luken – Planning and Development Clerk

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, May 13, 2025, Municipal Planning Commission Meeting to order at 11:05 a.m.

02.0 ADOPTION OF THE AGENDA

024/13/05/25MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, May 13, 2025 Municipal Planning Commission Meeting agenda package and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, April 22, 2025 Municipal Planning Commission Meeting Minutes

025/13/05/25MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, April 22, 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-25-14 – Permitted Use*
- 2) *Development Permit DP-25-05 – Permitted Use*
- 3) *Development Permit DP-25-12 – Permitted Use*

026/13/05/25MPC **MOVED BY Councillor Schug to acknowledge receipt of Development Permits: DP-25-14, DP-25-05 and DP-25-12, issued by the Development Officer and accept them for information.**
CARRIED

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

- 1) *Development Permit DP-25-10 – Proposed Home-Based Business*

027/13/05/25MPC **MOVED BY Councillor Schug to acknowledge receipt of Development Permit Application DP-25-10, to develop a Home-Based Business, Major, limited to a Bed and Breakfast, to be located on Lot 1, Block 2, Plan 182 3355, a portion of SW 14-84-24-W5M, and approve application subject to the following twelve (12) conditions and advisement:**

1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1, Block 2, Plan 182 3355, a portion of SW14-84-24-W5M.
2. The applicant shall comply with the uses and regulations of the Country Residential General (CR1) District.
3. The applicant may be required to enter into a development agreement with the County, which 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 shall comply with all requirements under the Public Health Act.
5. The applicant shall comply with Part 10 of the 2021 Alberta Private Sewage System Standard of Practice.
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 set the proposed fire pit into bare ground or a non-combustible surface and ensure a 3 m (10 ft) clearance from the existing yurt, property lines, and other combustible materials.
8. The applicant shall ensure the fire pit is less than 0.6m (2 feet) high and less than 1m (3 feet) wide, with enclosed sides made from bricks, concrete, or heavy gauge metal.
9. The applicant shall install a spark containment cap on the chimney pipe that extends from the fire pit to the centre opening of the grain bin.
10. 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.
11. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.

12. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisement:

1. The second approach onto the parcel located west of the treed area is allowed to remain subject to the condition that there will be no maintenance or replacement by the County.

CARRIED

C) Miscellaneous

1) *Land Use Bylaw Discussion regarding sea cans*

028/13/05/25MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the sea can discussion and have administration draft wording regarding sea can(s) for the Land Use Bylaw.**
CARRIED

05.0 ADJOURNMENT

Chair Ungarian adjourned the Tuesday, May 13, 2025, Municipal Planning Commission Meeting at 11:30 a.m.

Chair, 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 25-15

ROLL NO.: 314290

DEVELOPMENT: 2025 Manufactured Home with front
step, 24' x 72' – (1728 sq.ft.), and Deck,
14' x 24' (336 sq.ft.)

USE TYPE: Permitted Use

LAND USE DISTRICT: Country Residential Agricultural (CR2) District

LEGAL DESCRIPTION (ATS Location): Lot 7, Block 1, Plan 1323093
Pt. SW 35-84-22-W5M

CONSTRUCTION VALUE: +\$250,000

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 applicant/owner shall comply with the uses and regulations of the Country Residential Agricultural (CR2) District.
3. 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.
4. The applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards 2021.

04.A)1)

5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval as 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.
6. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of this development and its operation.
7. The proposed foundation of the manufactured home shall meet the requirements of the Alberta Building Code.
8. The 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 natural site features.
9. No further development or construction shall be allowed without an approved Development Permit.

Advisement #1: Manufactured Homes Identification Numbers: Serial # TKS2472-103-C-1
 New Home Warranty Registration: To be provided to the County

2025-05-09
 DATE OF DECISION

2025-05-09
 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

COUNTY OF NORTHERN LIGHTS

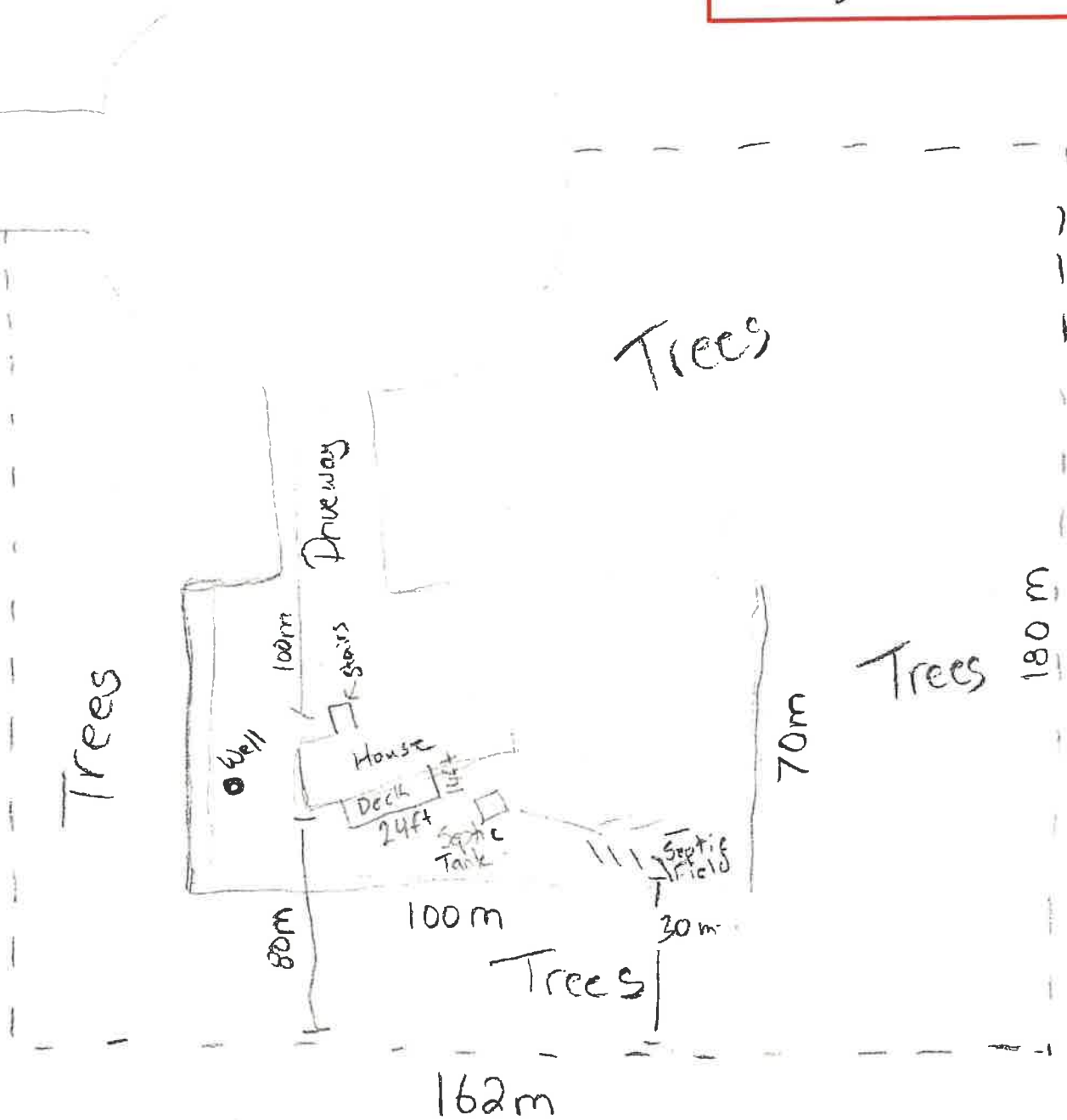
APPROVED

AS PER LETTER/CONDITIONS

DATED: May 9, 2025

PER: [Signature]

North



04.A.1