

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, SEPTEMBER 09, 2025, at 11:00 A.M.

<https://us02web.zoom.us/j/88414050903?pwd=TfmeQLNHTl9EhTmk3Ph4HevQkeDdOZ.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
Josh Hunter – Director of Finance
Charles Schwab – Director of Public Works
Teresa Tupper – Executive Assistant, Recording Secretary
Pearl Luken – Planning and Development Clerk (virtual)
Dan Archer – Mile Zero Banner Post Reporter
Gail Long – Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtual)
Deb Bonnett– Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtual)

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, September 09, 2025, Municipal Planning Commission Meeting to order at 11:04 a.m.

02.0 ADOPTION OF THE AGENDA

046/09/09/25MPC **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, September 09, 2025, Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, August 26, 2025, Municipal Planning Commission Meeting Minutes

047/09/09/25MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, August 26, 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

i. Development Permit DP-25-25 – Solar panel array (discretionary)

048/09/09/25MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Application DP-25-25; for a ground mounted solar panel array on screw piles and approve the following application, subject to the following nine (9) conditions, including variance:**

1. Grant a variance to the rear yard setback requirement from 30.5 m (100 ft) to 22.8 m (75 ft) and side yard setback requirement from 15.2 m (50 ft) to 3 m (10 ft);
2. that the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 7 Plan 8922893 on part of the SW 6-85-21-W5M.
3. The applicant/owner shall comply with the uses and regulations of the Country Residential General (CR1) District.
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. The applicant/owner is required to enter into a Road Use Agreement with the County for any industrial traffic generated as a result of the proposed development.
 6. This permit approval is issued on the condition that all approvals, including any Industry Canada approvals or 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 shall be submitted to the County of Northern Lights.
 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 (if applicable)
 - b. Electrical Permit
 A copy of the approved permits shall be submitted to the County of Northern Lights.
 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

ii. *Development Permit DP-25-22 – Home-based Business (discretionary)*

049/09/09/25MPC **MOVED BY Councillor Halabisky to acknowledge receipt of Development Application DP-25-22 to develop a home-based business major, within an existing attached 65.22 m² garage on Lot 1, Block 1, Plan 232 0090 on a portion of NE 18-85-23 W5 and approve, subject to the following eight (8) conditions:**

1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1, Block 1, Plan 232 0090 (on a portion of NE18-85-23 W5M).
2. The applicant/owner shall comply with the uses and regulations of the Agriculture General (A) District.
3. The applicant/owner may be required to enter into a development agreement with the County to include, but not be 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 is to obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval for wetland disturbance.
5. The applicant/owner shall adhere to the 2021 Alberta Private Sewage System Standard of Practice and all required setbacks.
6. 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 shall be submitted to the County of Northern Lights.
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

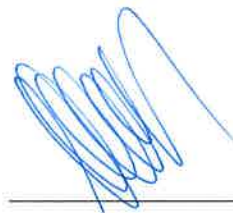
C) Miscellaneous

05.0 ADJOURNMENT

Chair Ungarian adjourned the September 09, 2025, Municipal Planning Commission Meeting at 11:13 a.m.



Chair, Terry Ungarian



CAO, Gerhard Stickling

Nov 6/25

Date Signed