

**MINUTES**  
**COUNTY OF NORTHERN LIGHTS**  
**REGULAR COUNCIL MEETING HELD IN COUNTY CHAMBERS**  
**ON TUESDAY, DECEMBER 09, 2025, at 9:00 A.M.**  
**COUNTY BUILDING, MANNING, ALBERTA**

<https://us02web.zoom.us/j/85406285986?pwd=MeNluzSeq0187HwOmFUy0pki4N6yiB.1>

**PRESENT:**

Gary These	Ward One	Weberville/Stewart (virtual)
Kayln Schug	Ward Two	Warrensville/Lac Cardinal (virtual)
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 (virtual)

**IN ATTENDANCE:**

Josh Hunter – Acting Chief Administrative Officer/Director of Finance  
Charles Schwab – Director of Public Works  
Teresa Tupper – Executive Assistant/Recording Secretary  
Dan Archer – Mile Zero Banner Post Reporter (9:07a.m.)

**01.0 Call to Order**

01.1.1 Land Acknowledgement

Reeve Ungarian called the regular scheduled Tuesday, December 09, 2025, Council Meeting to order at 9:00 a.m.

**02.0 Adoption of the Agenda**

504/09/12/25 **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, December 09, 2025, Council Agenda and adopt it with the following additions:**  
06.1.1 – E) Christmas Open House Invitation  
06.1.1 – F) Government of Alberta Nuclear Energy Engagement Public Information Sessions  
Info Package: 08.60 – e) – Bill 8 – Enabling Data Centre Developments  
06.1.1 – H) Plebiscite Ward Results  
06.1.1 – I) Grimshaw Regional Healthcare Attraction & Retention Committee  
**CARRIED**

**03.0 Adoption of the Minutes of the Previous Regular or Special Meeting(s)**

A. Tuesday, November 25, 2025, Council Meeting Minutes

505/09/12/25 **MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, November 25, 2025, Council Meeting minutes and adopt them as presented.**  
**CARRIED**

**04.0 Delegations**

A. Manning and District Chamber of Commerce Alden Johnson & Andy Pydde – Funding Request at 9:05 a.m.

Introductions were made. Alden and Andy prepared a presentation for Council for renewal of funding of \$10,000 per year for a three-year term. (2026 – 2028)

*Delegation exited meeting at 9:18 a.m.*

**05.0 Policies/ Bylaws**

A. Proposed LUBA No. 25-61-504 – Sea-cans

506/09/12/25 **MOVED BY Councillor Halabisky to give FIRST READING to Land Use Bylaw Amendment No. 25-61-504; regarding sea-can development permits and set the date and time for a Public Hearing on Tuesday, January 13, 2026, at 11:00 a.m. and advertise in the Mile Zero Banner Post on December 10 and 17, 2025 and the County social media.**  
**CARRIED**

B. Proposed LUBA No. 25-61-505 – Hamlet Chickens

507/09/12/25 **MOVED BY Councillor Schug to give FIRST READING to Land Use Bylaw Amendment No. 25-61-505; regarding regulations of chickens in the County Hamlets and set the date and time for a Public Hearing for Tuesday, January 13, 2026, at 11:00 a.m. and to advertise in the Mile Zero Banner Post on December 10 and 17, 2025 and the County social media.**

CARRIED

06.0 Municipal/CAO & Departmental Reports/Business

06.1 Government Services

06.1.1 Council/Legislative

A. Peace Regional Mental Health Task Force – Terms of Reference

508/09/12/25 **MOVED BY Councillor Dechant to acknowledge receipt of the Peace Regional Mental Health Task Force Terms of Reference and accept it for information.  
CARRIED**

B. Feedback submission on the RFI to the Province of Alberta

509/09/12/25 **MOVED BY Councillor Yasinski to acknowledge receipt of the Request for Information from the Ministry of Affordability and Utilities and submit Council's comments, answers and bullet points before the December 19, 2025, deadline.  
CARRIED**

C. Alberta Electoral Boundaries Commission Engagement

510/09/12/25 **MOVED BY Councillor Halabisky to acknowledge receipt of the RMA Member Guide regarding Alberta's provincial electoral boundaries review and have administration submit Council's comments and individual Councillors can also submit before the December 19, 2025, deadline.  
CARRIED**

D. Peace River School Division Annual Joint Meeting Invitation

511/09/12/25 **MOVED BY Councillor Halabisky to acknowledge receipt of the Peace River School Divisions Annual Joint Meeting Invitation and RSVP Councillors Schug, Ungarian, and Dechant to attend the meeting on Wednesday, February 4, 2026, at 7:00 p.m.  
CARRIED**

E. Christmas Open House Invitation

512/09/12/25 **MOVED BY Councillor Schug to acknowledge receipt of the Christmas Open House Invitation from Northern Sunrise County and accept it for information.  
CARRIED**

F. Government of Alberta Nuclear Energy Engagement Public Information Sessions

513/09/12/25 **MOVED BY Councillor Reese to acknowledge receipt of the Government of Alberta's Public Information Sessions and authorize the registration of Councillors to attend and accept it for information.  
CARRIED**

G. Joint Council Meeting

514/09/12/25 **MOVED BY Councillor Dechant to acknowledge the verbal report and set the Joint Meeting with the Town of Manning on Tuesday, January 13, 2026, at 4:00 p.m.  
CARRIED**

*Recessed meeting at 9:59 a.m.  
Reconvened meeting at 10:15 a.m.*

H. Plebiscite Ward Results

515/09/12/25 **MOVED BY Councillor Reese to acknowledge receipt of the discussion on plebiscite results and make public the individual ward results of the nuclear plebiscite.  
DEFEATED 4 to 3**

I. Grimshaw Regional Healthcare Attraction & Retention Committee

516/09/12/25 **MOVED BY Councillor Reese to acknowledge receipt of the verbal discussion regarding funding and bursary and Councillor Schug will see that the committee send a letter to the County of Northern Lights and a revised Agreement.  
CARRIED**

*Recessed meeting for ASB & MPC at 10:00 a.m.  
Reconvened meeting at 11:19 a.m.*

06.6.3 Agriculture Services

A. 2026 – 2027 Mowing Tender Report

517/09/12/25 **MOVED BY Councillor Reese to acknowledge receipt of the 2026 – 2027 Mowing Tender Report and award the tender bid to Aaron Cook Environmental Services.  
CARRIED**

- 06.6.5 Natural Resources
- 06.6.6 Housing / Seniors
- 06.6.9 Tourism
- 06.6 Environmental Development
  - 06.6.1 Development [Planning/Zoning/Subdivisions]
    - A. Subdivision Application 25NL17 – Farmstead Separation

**518/09/12/25** **MOVED BY Councillor Dechant to acknowledge receipt of the Subdivision Application 25NL17; to subdivide a 10.5 hectare (26 acre) parcel from NE 3-92-23-W5M and grant a variance to allow the existing shed to be located on the balance of the quarter section 11 m (36.1 ft) from the south property line of the proposed parcel and approve the application subject to the following eight (8) conditions:**

1. That the applicant/owner enter into and comply with 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.
2. That the applicant/owner dedicate a 5.0 m road right-of-way by caveat along the east boundary of the proposed parcel and the balance of the quarter section adjacent to the road allowance for Range Road 232, for future road widening pursuant to Section 662 of the Municipal Government Act.
3. That the applicant/owner enter into cross lot access agreements to allow for both legal and physical access from the proposed parcel to the lands on the northwest part of the balance of the quarter section, and from the proposed parcel to the lands on the southwest part of the balance of the quarter section.
4. That the applicant/owner provide a private sewage system and water services in accordance with the required acts, regulations, and standards.
5. That the applicant/owner obtain all necessary environmental approvals required for development. Alterations to or obstruction of existing drainage courses, wetlands, or other bodies of water will not be permitted without prior approval from Alberta Environment and Protected Areas.
6. That the applicant/owner carry forward and/or provide new agreements, caveats, easements and/or rights-of-way in accordance with municipal requirements, and agency and/or utility company requirements.
7. That the applicant/owner pay all outstanding property taxes on the land proposed to be subdivided or have arrangements made which are satisfactory to the County of Northern Lights.
8. That the applicant/owner contact an Alberta Land Surveyor for the preparation of a Plan of Subdivision suitable for registration at the Alberta Land Titles Office to obtain title(s) under this decision.

**CARRIED**

*ISL representative Gail Long exited the meeting at 11:38 a.m.*

*B. Administrative Planning & Development Update*

**519/09/12/25** **MOVED BY Councillor Schug to acknowledge receipt of the Administrative Planning & Development Update, accept it for information, and authorize administration to research & provide Council with information regarding enforcement options for non-permitted development.**

**CARRIED**

- 06.1.2 Administration
- 06.1.3 Assessment
- 06.1.4 Taxation
- 06.1.5 Finance
  - A. October 2025 Bank Registers

**520/09/12/25** **MOVED BY Councillor Reese to acknowledge receipt of the October 2025 Bank Payment Registers and accept them for information.**

**CARRIED**

*B. November 2025 Bank Registers*

**521/09/12/25** **MOVED BY Councillor Halabisky to acknowledge receipt of the November 2025 Bank Payment Registers and accept them for information.**

**CARRIED**

C. Director of Finance Report

522/09/12/25 **MOVED BY Councillor These to approve 25% of the 2025 Operating Budget in order to authorize the continuation of operations into fiscal 2026.**  
**CARRIED**

523/09/12/25 **MOVED BY Councillor Schug to acknowledge receipt of the Director of Finance Report accept it for information; and draft a formal letter to North Peace Housing Foundation concerning the Assessment Appeal verdict; and send a letter to the Minister of Red Tape Reduction regarding the length of time of the appeal process and navigating the consequences.**  
**CARRIED**

*Recessed meeting at 12:29 p.m.  
Reconvened meeting at 12:43 p.m.*

06.1.6 Equipment/Supplies

06.1.7 Buildings/Properties

06.1.8 Personnel/Human Resources

06.2 Protective Services

06.2.1 Policing

06.2.3 Fire protection

06.2.4 Emergency Measures & Disaster Services

06.2.5 Ambulance/First Aid

06.2.6 By-law Enforcement

06.3 Transportation/Drainage/Public Works

06.3.1 Public Works

*A. Director of Public Works Report*

524/09/12/25 **MOVED BY Councillor Reese to acknowledge receipt of the Director of Public Works Report and accept it for information.**  
**CARRIED**

*B. RFP 25.41.BPWR Award – Request for Decision*

525/09/12/25 **MOVED BY Councillor Halabisky to acknowledge receipt of the RFP 25.41.BPWR Award Report and award the Request for Proposals to the high scoring proponent Mainway Electrical, with a contract value of \$209,385.00.**  
**CARRIED**

06.3.2 Roads

06.3.3 Airport

06.3.7 Drainage Ditches

06.4 Utilities/Public Works

06.4.1 Water

06.4.2 Sewage

06.4.3 Solid Waste

06.6.2 Community Services / Economic Development

*A. South Recreation Board Donations: May to October 2025 Report*

526/09/12/25 **MOVED BY Councillor Reese to acknowledge receipt of the South Recreation Board Donations May to October 2025 Report and accept it for information.**  
**CARRIED**

07.0 Ward and/or Committee Reports

*A. November 2025 Councillor Ward Reports*

527/09/12/25 **MOVED BY Councillor Reese to acknowledge receipt of the November 2025 Councillor Ward Reports and accept them for information.**  
**CARRIED**

08.0 Info Items

A. Tuesday, December 09, 2025, Info Package

528/09/12/25 **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, December 09, 2025, Info Package and accept it for information.  
CARRIED**

09.0 Open Mic

*Decisions on Delegations*

Manning and District Chamber of Commerce

529/09/12/25 **MOVED BY Councillor Yasinski to authorize \$10,000 for each year of 2026 to 2028 to the Manning and District Chamber of Commerce.  
CARRIED**

10.0 In Camera Items

A. Paddle Prairie Metis Settlement Council under ATIA section 28

B. Intermunicipal Collaboration Framework Discussion under ATIA section 28

530/09/12/25 **MOVED BY Councillor Reese to have the Tuesday, December 09, 2025, Council Meeting go in camera to discuss Paddle Prairie Metis Settlement Council and Intermunicipal Collaboration Framework under ATIA section 28 at 1:10 p.m.  
CARRIED**

*Dan Archer, Reporter; Teresa Tupper, Executive Assistant; Charles Schwab, Director of Public Works exited the meeting at 1:10 p.m.*

*Josh Hunter, Acting Chief Administrative Officer, exited the meeting at 1:44 p.m.*

*Josh Hunter, Acting Chief Administrative Officer, re-entered the meeting at 1:50 p.m.*

531/09/12/25 **MOVED BY Councillor These to have the Tuesday, December 09, 2025, Council Meeting come out of camera at 2:02 p.m.  
CARRIED**

532/09/12/25 **MOVED BY Councillor Halabisky to authorize the provision of Acting Pay to the Director of Finance for absence coverage of the Chief Administrative Officer.  
CARRIED**

11.0 Adjournment

Chair Ungarian adjourned the Tuesday, December 09, 2025, Council Meeting at 2:04 p.m.

  
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Chief Elected Official  
Terry Ungarian

  
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Acting Chief Administrative Officer  
Josh Hunter