

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

<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
Pearl Luken – Planning and Development Clerk
Dan Archer – Mile Zero Banner Post Reporter
Gail Long – ISL Engineering Representative

01.0 CALL TO ORDER

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

02.0 ADOPTION OF THE AGENDA

066/09/12/25MPC **MOVED BY Councillor Ungarian to acknowledge receipt of the Tuesday, December 09, 2025, Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

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

067/09/12/25MPC **MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, November 25, 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-25-42 – permitted use

068/09/12/25MPC **MOVED BY Councillor Halabisky to acknowledge receipt of Development Permit DP-25-42 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-25-37- Accessory Building

069/09/12/25MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit Application DP-25-37 for an accessory building (garage) to be located on Lot 5, Block 1, Plan 0722536, Pt. NW21-91-23-W5M and approve the permit subject to the following seven (7) conditions:**

1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 5, Block 1, Plan 0722536, Pt. NW 21-91-23-W5M.
2. The applicant shall comply with the uses and regulations of the Country Residential Agricultural (CR2) District.
3. The applicant/owner may be required to 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.
4. The applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards.
5. 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.
6. No further development or construction shall be allowed without an approved Development Permit.
7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

CARRIED

2) Development Permit DP-25-32 – Communication Tower

070/09/12/25MPC **MOVED BY Councillor Schug to acknowledge receipt of Development Permit DP-25-32 to locate a 45-meter communication tower on Lot 1, Block 1, Plan 9021914 on a portion of SW12-86-24-W5M and approve the permit subject to the following eight (8) conditions:**

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1, Block 1, Plan 9021914 on part of the SW12-86-24-W5M.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. 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.
4. This permit approval is issued on the condition that all other 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 must be submitted to the County of Northern Lights.
5. The applicant shall obtain a Roadside Development Permit from Transportation and Economic Corridors. A copy of the approved permit shall be provided to the County of Northern Lights.
6. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required: Building Permit, Electrical Permit.
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

3) *Development Permit DP-25-46 – Temporary Industrial Camp*

071/09/12/25MPC **MOVED BY Councillor Ungarian to acknowledge receipt of Development Permit DP-25-46 for a temporary industrial work camp to accommodate approximately 130 workers on portion of NW and SW 24-102-3-W6M and approve application subject to the following sixteen (16) conditions:**

1. This permit approval for an Industrial Camp is valid from December 1, 2025, to March 30, 2026.
2. The applicant/owner, if interested in a renewal permit to continue the Industrial Camp, is advised to meet with the County 30 days in advance of re-application for a development permit. The County will evaluate the performance of the Industrial Camp against its conditions of approval, and any other performance measures that the Development Authority considers relevant.
3. The Industrial Camp shall not include any permanent development, shall proceed in accordance with the approved site plan and proposal details, and shall comply with the development standards of the Crown Land (CL) District and Section I12 Industrial Camps of the Land Use Bylaw.
4. The applicant/owner shall contact the owners of the abandoned pipelines to confirm setback distances and access requirements.
5. The applicant/owner may be required to enter 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.
6. The applicant/owner shall comply with the requirements of Disposition Approval number: DML120066.
7. No development shall occur on any wetland 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.
8. The applicant/owner shall provide water for domestic and firefighting purposes to meet the Industrial Camp's demand, in accordance with provincial legislation or to the satisfaction of the office of the provincial fire commissioner.
9. The applicant/owner shall ensure surface drainage flows released from the subject lands into the County stormwater/ditch system is no greater than the pre-existing development flow rate, and erosion control measures shall be implemented to prevent debris and material being conveyed onto County property as per Section I16.1 of the Land Use Bylaw.
10. The applicant/owner shall screen the Industrial Camp from adjacent development in accordance with Section I9 of the LUB and provide outdoor lighting in accordance with Section I15.1 of the LUB.
11. The applicant/owner comply with the conditions of the current road use agreement which is in place with the County.
12. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the applicable permits and inspections, as required.
13. The applicant/owner shall submit a Work Camp Notification Form to Alberta Health Services.
14. The applicant/owner is required to obtain all other approvals required by other regulatory jurisdictions and maintain the approvals.
15. No further development or construction be allowed without an approved Development Permit.
16. Prior to start of this project and upon completion, Pinnacle Services must contact the Road Supervisor at 780-836-6225 to conduct road inspections.

CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

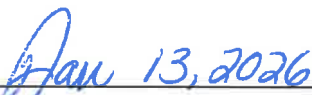
Chair Dechant adjourned the Tuesday, December 09, 2025, Municipal Planning Commission Meeting at 11:18 a.m.



Chair, Councillor Gloria Dechant



Acting CAO, Josh Hunter



Date Signed