

**MINUTES**  
**MUNICIPAL PLANNING COMMISSION**  
**COUNTY OF NORTHERN LIGHTS**  
**TUESDAY, NOVEMBER 25, 2025, at 11:00 A.M.**

<https://us02web.zoom.us/j/89152414192?pwd=b605jallbM7yDDQkUAizya4Y4IGalM.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

**REGRETS:**

Linda Halabisky	Ward Seven	Keg River/Carcajou
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**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  
Dan Archer – Mile Zero Banner Post Reporter  
ISL Engineering Representatives – Gail Long and Debbie Bonnett

**01.0 CALL TO ORDER**

Chair Gloria Dechant called the Tuesday, November 25, 2025, Municipal Planning Commission meeting to order at 11:18 a.m.

**02.0 ADOPTION OF THE AGENDA**

**060/25/11/25MPC**      **MOVED BY Councillor Ungarian to acknowledge receipt of the Tuesday, November 25, 2025, Municipal Planning Commission Meeting agenda and adopt it as presented.**  
**CARRIED**

**03.0 ADOPTION OF THE MINUTES**

*A) Tuesday, October 28, 2025, Municipal Planning Commission Meeting Minutes*

**061/25/11/25MPC**      **MOVED BY Councillor These to acknowledge receipt of the Tuesday, October 28, 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-25-41 – Permitted Use*

**062/25/11/25MPC**      **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-25-41 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-25-29 – Communication Tower*

063/25/11/25MPC      **MOVED BY Councillor Schug to acknowledge receipt of Development Permit Application DP-25-29, for a communication tower installation on the NE 16-89-23-W5M, and approve application subject to the following seven (7) conditions:**

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on NE16-89-23-W5M.
2. The owner/developer shall comply with the uses and regulations of the 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, 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/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
6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
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-25-30 – Communications Tower*

064/25/11/25MPC      **MOVED BY Councillor Yasinski to acknowledge receipt of Development Permit Application DP-25-30 for a communications tower on NE 25-90-22 W5M and approve application subject to the following seven (7) conditions:**

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on NE25-90-22-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, 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/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
6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
7. 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-25-40 – Temporary “Industrial Camp”*

065/25/11/25MPC      **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-25-40, to operate a temporary “industrial camp” to accommodate workers on site NE 13-100-4- W6M and approve application subject to the following fourteen (14) conditions:**

1. This permit approval for an Industrial Camp is valid from January 1, 2026 to March 31, 2026.
2. That the applicant/owner, if interested in a renewal permit to continue the Industrial Camp, are advised to meet with the County 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, proceed in accordance with the approved site plan and proposal details, and 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 wells to confirm setback and access requirements and provide a minimum 5 m development setback from each of the abandoned wells and access easements to the wells.
5. 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.
6. The applicant/owner may be required to enter into a development agreement with the County, not limited to upgrades to the existing access(es), and shall consult with County of Northern Lights Public Works Department when installing culverts to ensure the approaches are constructed in accordance with County standards.
7. The applicant/owner shall comply with the requirements of Disposition Approval number: RTF259720, including sewage disposal, waste storage, and transportation.
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. That the applicant/owner ensure surface drainage flows released from the subject lands into the County stormwater/ditch system shall be 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 I115.1 of the LUB.
11. The applicant/owner is required to obtain all other approvals required by other regulatory jurisdictions and maintain the approvals. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the applicable permits and inspections, as required.
12. No further development or construction be allowed without an approved Development Permit.
13. Spur Petroleum Ltd. must comply with the conditions of the current road use agreement #24-11-842-32, which expires December 31, 2025. A renewal of the road use agreement is required.
14. Prior to start of this project and upon completion, Spur Petroleum Ltd. must contact the Road Supervisor, Mike Connell, at 780-836-6225 to conduct road inspections.

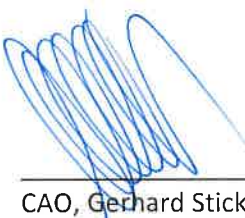
CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, November 25, 2025, Municipal Planning Commission Meeting at 11:28 a.m.

  
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 Chair, Gloria Dechant

  
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 CAO, Gerhard Stickling

  
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 Date Signed