

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, FEBRUARY 10, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/85380352185?pwd=7NuSVgyWb42FajFltRICbdxgxPD8Lf.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, February 10, 2026, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) DP-25-45 – 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, JANUARY 27, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/87322672613?pwd=OBelWbllUZphPa4UpLkCbNWeatrei1.1>

PRESENT:

Gary These	Ward One	Weberville/Stewart
KayIn 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
Pearl Luken – Planning and Development Clerk
Josh Hunter – Director of Finance
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter

01.0 CALL TO ORDER

Chair Dechant called the Tuesday, January 27, 2026, Municipal Planning Meeting to order at 11:32 a.m.

02.0 ADOPTION OF THE AGENDA

004/27/01/26MPC **MOVED BY Councillor Yasinski to adopt the Tuesday, January 27, 2026, Municipal Planning Commission Meeting Agenda as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, January 13, 2026, Municipal Planning Commission Meeting Minutes

005/27/01/26MPC **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, January 13, 2026, 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

1) Development Permit DP-25-44 – Communication Tower

006/27/01/26MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-25-44; to construct a 45-meter communication tower on the SW 30-88-21-W5M be approved 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 SW 30-88-21-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/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required: Building Permit, 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

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, January 27, 2026, Municipal Planning Commission Meeting at 11:36 a.m.

Chair, Gloria Dechant

CAO, Gerhard Stickling



COUNTY OF NORTHERN LIGHTS
#600, 7th Avenue NW Box 10, Manning, AB TOH 2MO
Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

**DEVELOPMENT
PERMIT NOTICE OF
DECISION**

APPLICATION NO.: DP 25-45
ROLL NO.: 73769
DEVELOPMENT: 2014 Manufactured Home, 20' x 76'
(1,520 sq.ft.); and Two Decks, each 4' x 4'
(16 sq.ft.)
USE TYPE: Permitted Use
LAND USE DISTRICT: Agriculture General (A) District
LEGAL DESCRIPTION (ATS Location): NW 34-86-25-W5M
CONSTRUCTION VALUE: < \$250,000
NAME & ADDRESS OF APPLICANT(s): Landowner

**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 Agriculture General (A) 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 2021.

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: Model Number: 143516; Serial Number 35199
2. In accordance with Alberta Energy Regulator’s Directive 056: Energy Development Applications and Schedules Alberta, a 5-meter development setback from the abandoned and reclamation certified wellsite should be maintained and access to the wellsite should be maintained via an access easement in favor of the wellsite owner.

February 5, 2026
DATE OF DECISION

Feb 5, 2026
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



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO. <u>DP25-45</u>	
DATE RECEIVED <u>NOV 12 '25</u>	
ROLL NO. <u>73769</u>	

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, TOH 2M0

W: www.countyofnorthernlights.com | E: development@countyofnorthernlights.com | T: (780) 836-3348 | F: (780) 836-3663

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT			NAME OF REGISTERED OWNER		
ADDRESS			ADDRESS		
POSTAL CODE			POSTAL CODE		
EMAIL ADDRESS*			EMAIL ADDRESS*		
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>865049 RR 253</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>NW</u> Section: <u>34</u> Township: <u>86</u> Range: <u>25</u> Meridian: <u>WS</u>	
Size of the Parcel to be developed <u>146.6</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>vacant farm land previous home burned down & removed.</u>	
Proposed Development: <u>modular home (2014)</u>	
Circle any proposed uses(s): <input type="checkbox"/> SIGN(S) <input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S) <input type="checkbox"/> PUBLIC USE(S)/ UTILITIES <input type="checkbox"/> DWELLING UNIT(S) <input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S) <input type="checkbox"/> SHED/GARAGE/BARN(S) <input type="checkbox"/> HOME BASED BUSINESS <input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S) <input type="checkbox"/> OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>NOV 13 '25</u> Date of Completion: <u>NOV 30 '25</u> Value of Construction: \$ _____

PROPOSAL INFORMATION

DEVELOPMENT IS: NEW EXISTING ALTERATION TO EXISTING

LAND IS ADJACENT TO: PRIMARY HIGHWAY LOCAL ROAD INTERNAL SUBDIVISION ROAD OTHER

LOT AREA: _____ LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: _____%

PRINCIPAL BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: _____/_____ HEIGHT _____

ACCESSORY BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: _____/_____ HEIGHT _____

ADDITIONAL INFORMATION INCLUDED

SITE PLAN FLOOR PLAN LAND TITLE ABANDONED OIL WELL DECLARATION SIGNED

ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION DISTANCE TO ROAD / HIGHWAY _____

ADDITIONAL INFORMATION AS REQUIRED:

ELEVATIONS SOIL TESTS HOURS OF OPERATION _____

NUMBER OF DWELLING UNITS _____ NUMBER OF EMPLOYEES _____

PROPOSED BUSINESS ACTIVITIES _____

LANDOWNER LETTER OF AUTHORIZATION ADJACENT LANDOWNER LETTERS OF SUPPORT

MANUFACTURED HOME (MOBILE HOME)

SERIAL NUMBER: _____ YEAR BUILT: _____ SIZE: WIDTH _____ LENGTH _____

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

NOTE: Signature of Registered Landowner required if different from Applicant

Nov 12 25
 Date _____
 SIGNATURE OF APPLICANT _____

Nov 12 25
 Date _____
 SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: Aq general

FEE ENCLOSED: YES NO AMOUNT: \$ \$50.00 RECEIPT NO.: 225082

DEFINED USE: Manufactured Home

PERMITTED/DISCRETIONARY: Permitted Use

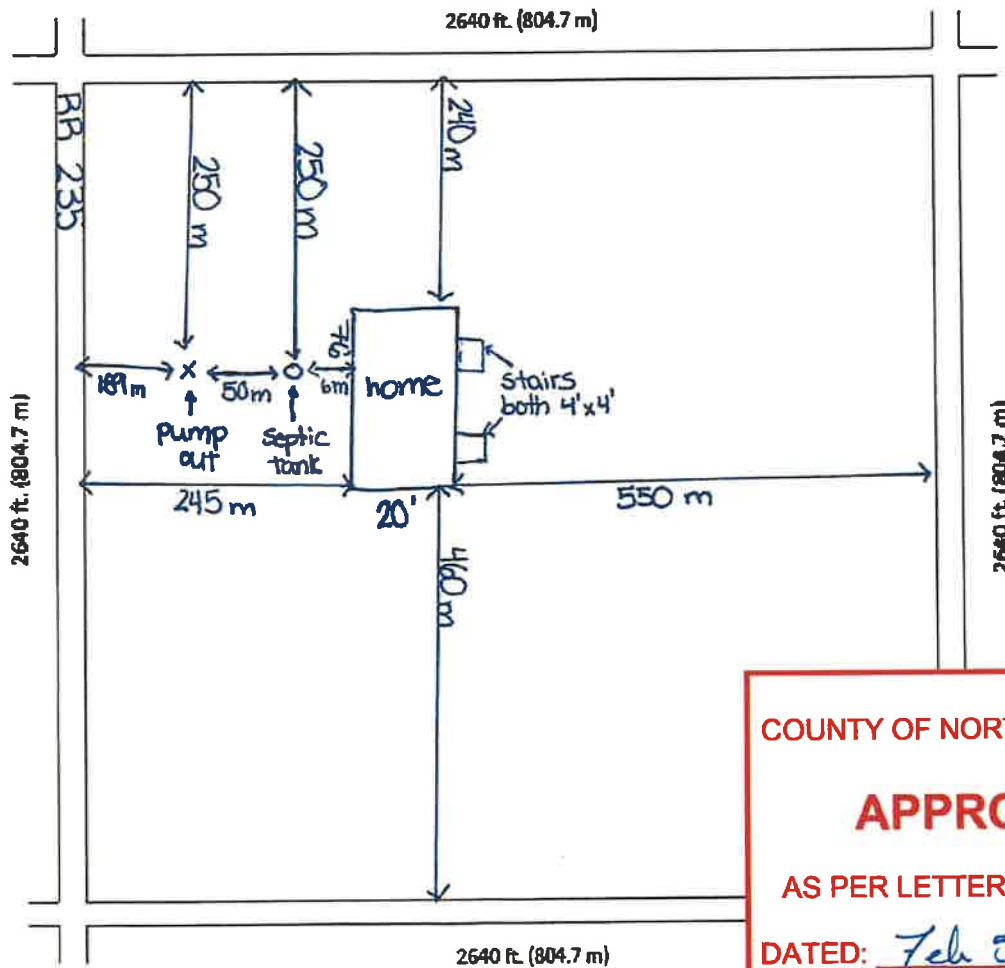
VARIANCE: _____

PROPOSED DEVELOPMENT SKETCH

LEGAL NW ¼ SEC 34 TWP 86 RG 25 W 5 M

- ┌ Parcel Boundaries/dimensions (feet, meters, etc.).
- ┌ Locate developed road allowance(s) and access points(s).
- ┌ Distance from all proposed boundary lines to all non-movable buildings (if applicable).
- ┌ Distance from residence to drinking water supply, sewage system outlet and all boundary lines (if applicable).
- ┌ Distance from sewage outlet to water supply and all boundary lines (if applicable).
- ┌ Distance from water supply to all proposed boundary lines (if applicable).
- ┌ Locate additional residence(s) on the ¼ section (if applicable).
- ┌ Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

North Not to Scale



COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: Feb 5, 2026

PER: [Signature]

abandoned well is → Required setback from Proposed home - JJ