

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MARCH 24, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/83229099721?pwd=2YvA3NXbWWSKZos7yZllylcKdqI2Bo.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 (virtual) |
| Terry Ungarian | Ward Six | Hotchkiss/Hawk Hills |

REGRETS:

| | | |
|-----------------|------------|--------------------|
| Linda Halabisky | Ward Seven | Keg River/Carcajou |
|-----------------|------------|--------------------|

IN ATTENDANCE:

Gerhard Stickling – Chief Administrative Officer
Josh Hunter – Director of Finance
Pearl Luken – Planning & Development Clerk
Gail Long – ISL Engineering (virtual)
Teresa Tupper – Executive Assistant/ Recording Secretary
Dan Archer – Mile Zero Banner Post Reporter

01.0 CALL TO ORDER

Reeve Ungarian called the Tuesday, March 24, 2026, Municipal Planning Commission Meeting to order at 11:00 a.m.

02.0 ADOPTION OF THE AGENDA

A) *Tuesday, March 24, 2026, Municipal Planning Commission Meeting Agenda*

017/24/03/26MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, March 24, 2026, Municipal Planning Commission Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) *Tuesday, March 10, 2026, Municipal Planning Commission Meeting Minutes*

018/24/03/26MPC **MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, March 10, 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) *DP-26-04 – Accessory Building*

019/24/03/26MPC **MOVED BY Councillor Schug to acknowledge receipt of Development Application DP-26-04 to construct a 1600 square foot accessory building on a portion of NW 2-84-23-W5M and approve a variance to allow the building to be located within the front yard, a reduction in the maximum height of the accessory building, and a reduced front yard setback, subject to the following nine (9) conditions:**

- 1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on a portion of NW2-84-23-W5M.**
- 2. The applicant 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. All debris from the collapsed quonset structure shall be removed from the property to either a metal scrap yard or to the County's landfill site prior to construction of the detached garage.
 5. The detached garage shall be situated within the property boundaries a minimum distance of 1.6 m (5.25 ft) from the road right-of-way.
 6. The detached garage shall be no more than 7.32 m (24 ft) in height.
 7. The owner/developer shall contact an accredited agency contracted by the Alberta Safety Codes Authority 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.
 8. No further development or construction shall be allowed without an approved Development Permit.
 9. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.
- CARRIED**

2) *DP-26-01 – Communications Tower*

020/24/03/26MPC **MOVED BY Councillor These to acknowledge receipt of Development Application DP-26-01 to construct a 45-meter communication tower on the SE 12-86-22-W5M and approve 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 SE 12-86-22-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 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

3) *DP-26-05 – Timber Harvest & Storage Area*

021/24/03/26MPC **MOVED BY Councillor Reese to acknowledge receipt of the Development Application DP-26-05 to develop a timber harvest and storage area on the west half of SW 28-96-20-W5M and approve subject to the following twelve (12) conditions:**

1. This permit for a timber harvest and storage area, developed in accordance with the site plan, is valid from February 20, 2026, to September 30, 2026.
2. The applicant/owner, if interested in a renewal permit to continue the timber harvest and storage area on the west half of SW28-96-20-W5M, is advised to meet with the County in advance of re-application for a development permit. The County will evaluate the performance of the timber harvest and storage site against its conditions of approval, and any other performance measures that the Development Authority considers relevant.
3. The timber harvest and storage site shall not include any temporary structures or temporary scales and shall proceed in accordance with the approved site plan and proposal details and comply with the development standards of the Agriculture General (A) District of the Land Use Bylaw.

4. 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.

5. The applicant/owner is required to obtain all other approvals required by other regulatory jurisdictions and maintain the approvals.

6. 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. The applicant/owner shall remove the temporary accesses and restore the County's ditches to their original condition upon completion of the timber haul. Upon removal of the temporary accesses, the County's Public Works Department is to be contacted to inspect and ensure the work has been completed to the satisfaction of the County. Any costs incurred will be the responsibility of the applicant/owner.

7. The applicant/owner shall 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.

8. No further development or construction be allowed without an approved Development Permit.

9. The applicant shall comply with the conditions of the Road Use Agreement for Township Road 970 and Range Road 204 currently in place with the County's Public Works Department.

10. The applicant shall obtain the necessary Road Use Agreement for summer hauling on Township Road 952 and Range Road 204 from the County's Public Works Department.

11. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.

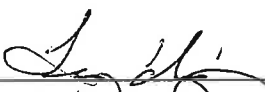
12. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

CARRIED


C) Miscellaneous

05.0 ADJOURNMENT

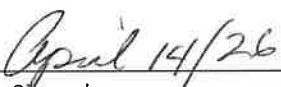
Chair Ungarian adjourned the Tuesday, March 24, 2026, Municipal Planning Commission Meeting at 11:14 a.m.



Reeve, Terry Ungarian



CAO, Gerhard Stickling



Date Signed