

**AGENDA**  
**MUNICIPAL PLANNING COMMISSION**  
**COUNTY OF NORTHERN LIGHTS**  
**TUESDAY, MAY 26, 2026, at 11:00 A.M.**

<https://us02web.zoom.us/j/86165383277?pwd=yLoS9iCu7HO8z1qOv7OQnPOkez1gkB.1>

**01.0 CALL TO ORDER**

**02.0 ADOPTION OF THE AGENDA**

**03.0 ADOPTION OF THE MINUTES**

*A) Tuesday, April 14, 2026, Municipal Planning Commission Meeting Minutes*

**04.0 PLANNING AND DEVELOPMENT**

**A) Development Permits – Issued by the Development Officer**

*1) DP-26-11 – 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, APRIL 14, 2026, at 11:00 A.M.**

<https://us02web.zoom.us/j/82903818268?pwd=Tbg29BXAWdDT0l38gEol3zQYs1Arko.1>

**PRESENT:**

Gary These	Ward One	Weberville/Stewart
Kayln Schug	Ward Two	Warrensville/Lac Cardinal (virtual)
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  
Charles Schwab – Director of Public Works  
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**

Chair Dechant called the Tuesday, April 14, 2026, Municipal Planning Commission Meeting to order at 11:00 a.m.

**02.0 ADOPTION OF THE AGENDA**

*A) Tuesday, April 14, 2026, Municipal Planning Commission Meeting Agenda*

**022/14/04/26MPC**      **MOVED BY Councillor These to acknowledge receipt of the Tuesday, April 14, 2026, Municipal Planning Commission Meeting Agenda and adopt it as presented.**  
**CARRIED**

**03.0 ADOPTION OF THE MINUTES**

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

023/14/04/26MPC      **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, March 24, 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-26-07 – Discretionary Use – Proposed Ground Mounted Solar Panel System*

024/14/04/26MPC      **MOVED BY Councillor Reese to acknowledge receipt of Development Permit Application DP-26-07 to install a 153.33 m2 (1650.43 ft2), 31 kW DC and a 30 kW AC ground mounted photovoltaic solar panel system on SE29-90-23-W5M, with the base secured to the ground via helical piers and approve it subject to the following nine (9) conditions:**

- 1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on SE29-90-23-W5M.**
- 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 to 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 is required to enter into a Road Use Agreement with the County for any industrial traffic generated because of the proposed development.**
- 5. This permit approval is issued on the condition that all 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 shall be submitted to the County of Northern Lights.**
- 6. The applicant/owner is to provide documentation to the County confirming that ATCO Electric has granted approval to connect to their power facility.**
- 7. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required: Building Permit (if applicable), Electrical Permit. A copy of the approved permits shall be submitted to the County of Northern Lights.**
- 8. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.**
- 9. 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, April 14, 2026, Municipal Planning Commission Meeting at 11:05 a.m.

\_\_\_\_\_  
Chair, Councillor Gloria Dechant

\_\_\_\_\_  
CAO, Gerhard Stickling

\_\_\_\_\_  
Date Signed



**COUNTY OF NORTHERN LIGHTS**  
#600, 7th Avenue NW Box 10, Manning, AB TOH 2M0  
Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

**DEVELOPMENT PERMIT  
NOTICE OF DECISION**

**APPLICATION NO.:** DP 26-11

**ROLL NO.:** 289900

**DEVELOPMENT:** Detached Garage (1,250 ft<sup>2</sup>) with a Variance to the Rear Yard Setback Requirement

**USE TYPE:** Permitted Use

**LAND USE DISTRICT:** Country Residential Estate (CR3) District

**LEGAL DESCRIPTION (ATS Location):** NE27-84-22-W5M

**SHORT LEGAL:** Lot 9 Block 1 Plan 8722754

**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 Country Residential (CR3) 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 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.

5. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of this development and its operation.
6. In accordance with Section C3.6 of the County's Land Use Bylaw, the rear yard setback requirement is varied from 30 m (100 ft) to 26 meters (85 ft).
7. The maximum height of the detached garage shall not be more than 6.1 m (20 ft) from finished grade.
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 other structures and natural site features.
9. No further development or construction shall be allowed without an approved Development Permit.

May 7, 2026  
DATE OF DECISION

May 8, 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.

04.A-1)



DEVELOPMENT PERMIT APPLICATION

FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 26-11
DATE RECEIVED	April 21, 2026
ROLL NO.	289900

County of Northern Lights, # 600, 7<sup>th</sup> Ave. NW Box 10, Manning, AB, T0H 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)

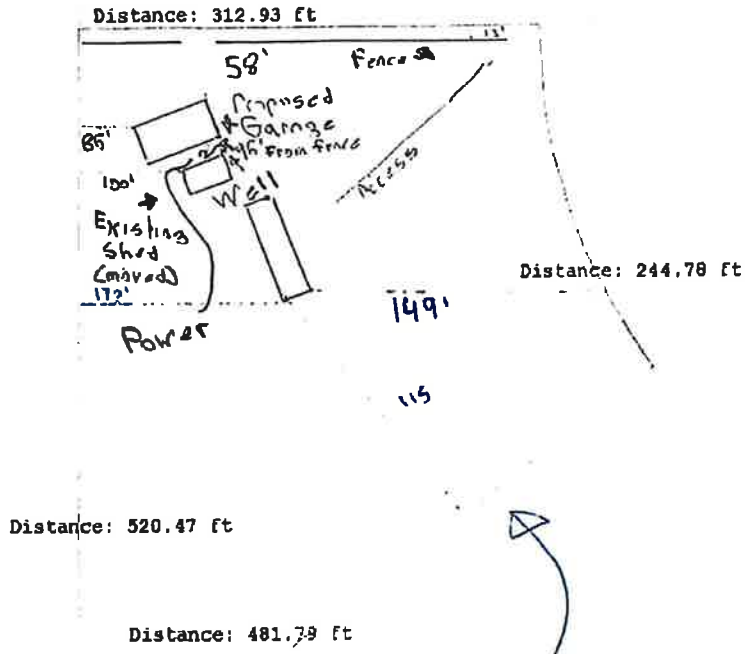
LAND INFORMATION	
Municipal Address (if applicable): <u>21 844 052 RR 202</u>	
Legal description (if applicable): Registered Plan: <u>8722754</u> Block: <u>1</u> Lot (parcel): <u>✓9</u>	
QTR/LS: <u>NE</u> Section: <u>27</u> Township: <u>84</u> Range: <u>22</u> Meridian: <u>W5M</u>	
Size of the Parcel to be developed <u>3</u> <input type="checkbox"/> Acres or <input checked="" type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Residential</u>	
Proposed Development: <u>Garage</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 checked="" 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>Sept 8</u> Date of Completion: <u>Sept 8</u> Value of Construction: <u>\$30,000</u>

April 1st / 26

August 1st / 26

04.A-1)





Roll: 289900  
 Owner: SCHOFIELD GREGORY  
 Rural Desc: NE-27-84-22-5  
 Short Desc: 8722754 1 9

COUNTY OF NORTHERN LIGHTS

**APPROVED**

AS PER LETTER/CONDITIONS

DATED: May 8, 2026

PER: [Signature]

04.A-1)