



MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, SEPTEMBER 8, 2026, at 11:00 A.M.

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
	Linda Halabisky	Ward Seven	Keg River/Carcajou

IN ATTENDANCE:	Gerhard Stickling	Chief Administrative Officer
	Josh Hunter	Director of Finance
	Charles Schwab	Director of Public Works
	Jessica Gummesen	Executive Assistant/ Recorder
	Dan Archer	Mile Zero Banner Post Reporter
	Gail Long	ISL Engineering (virtual)

01.0 CALL TO ORDER

Chair Dechant called the Tuesday, September 8, 2026, Municipal Planning Commission Meeting to order at 11:02 a.m.

02.0 ADOPTION OF THE AGENDA

044/08/09/26MPC **MOVED BY** Reeve Ungarian that the Tuesday, September 8, 2026, Municipal Planning Commission Agenda be approved as presented
CARRIED UNANIMOUSLY

03.0 ADOPTION OF THE MINUTES

A) Tuesday, August 11, 2026, Municipal Planning Commission Meeting Minutes

045/08/09/26MPC **MOVED BY** Councillor Reese that the minutes from the Regular Municipal Planning Commission meeting held on Tuesday, August 11, 2026, be approved as presented
CARRIED UNANIMOUSLY

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1. DP-26-31 – Permitted Use

2. DP-26-33- Permitted Use

046/08/09/26MPC **MOVED BY** Councillor Reese to accept Permits DP-26- 31 and DP-26-33 issued by the Development Officer for information
CARRIED UNANIMOUSLY

B) Development Permits – To Be Issued or Discussed by MPC

1. DP-26-18 – Residential Accessory Building

047/08/09/26MPC **MOVED BY** Reeve Ungarian to approve the Development Permit Application DP-26-18 to construct an accessory building (detached garage) on Lot A, Plan 3972HW, on a portion of NW 10-92-23-W5M, and grant variances to the required front, side, and rear yard setbacks, and to approve the permit subject to the following eight (8) conditions;

1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot A, Plan 3972HW.
2. The applicant comply with the uses and regulations of the Country Residential General (CR1) 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 provide a private sewer system in conformance with provincial setback requirements
5. 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 features.
6. 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.
7. No further development or construction shall be allowed without an approved Development Permit.
8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisement

1. The applicant is advised that the most northerly portion of the existing circular driveway is encroaching onto the neighbour's property to the north.

CARRIED UNANIMOUSLY

2. DP-26-22 – Residential Accessory Building

048/08/09/26MPC **MOVED BY** Councillor Reese to approve the Development Permit Application DP-26-22 to construct an accessory building (shed) on Lot 5, Block 5, Plan 1021714 on a portion of NE23-91-21-W5m in Kulyna Flats, and to approve the permit subject to the following eight (8) conditions;

1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 5, Block 5, Plan 1021714.
2. The accessory building shall be situated within the property boundaries, a minimum distance of 2m (6.6ft) from the side property boundary to the north and a 3m (9.9ft) setback from the front property boundary to the west.
3. The accessory building shall be no more than 4.6m (15ft) in height from finished grade to peak.
4. The accessory building shall not be attached to a permanent foundation.
5. Exterior finishes 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 features.
6. 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.
7. The applicant shall obtain other approvals required by other regulatory approvals throughout the course of the development and its operation.
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 UNANIMOUSLY

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, September 8, 2026, Municipal Planning Commission Meeting at 11:16 p.m.


Chair, Councillor Gloria Dechant


CAO, Gerard Stickling