



**AGENDA**  
**COUNTY OF NORTHERN LIGHTS**  
**REGULAR COUNCIL MEETING HELD IN COUNTY CHAMBERS**  
**ON TUESDAY, SEPTEMBER 22, 2026, at 9:00 A.M.**  
**COUNTY BUILDING, MANNING, ALBERTA**

*Members of the public are welcome to attend the County of Northern Lights Council meetings virtually using the Zoom Link below.*  
<https://us02web.zoom.us/j/82389283665?pwd=U9yUTncWHpxeXlWU5vOKXXa7Og0bIs.1>

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**01.0 Call to Order**

01.1.1 Land Acknowledgement

**02.0 Adoption of the Agenda**

**03.0 Adoption of the Minutes of the Previous Regular or Special Meeting(s)**

**04.0 Delegations**

**05.0 Policies/ Bylaws**

*A. Land Use Amendment Bylaw 26-61-512*

**06.0 Municipal/CAO & Departmental Reports/Business**

06.1 Government Services

06.1.1 Council/Legislative

*A. 2026 ATCO EPIC Canada Campaign – Request for Donation*

*B. RMA FALL 2026 - Commanding Officer Meeting Request*

*C. Reduce Injury with Student Knowledge (RISK) Donation Request*

06.1.2 Administration

*A. CAO Report*

06.1.3 Assessment

06.1.4 Taxation

06.1.5 Finance

*A. Director of Finance Update*

06.1.6 Equipment/Supplies

06.1.7 Buildings/Properties

*A. Main Office Boiler Replacement Request*

06.1.8 Personnel/Human Resources

06.2 Protective Services

06.2.1 Policing

06.2.3 Fire protection

06.2.4 Emergency Measures & Disaster Services

06.2.5 Ambulance/First Aid

06.2.6 By-law Enforcement

*A. Development Permits DP-24-15 and DP-25-47 Enforcements*

06.3 Transportation/Drainage/Public Works

06.3.1 Public Works

06.3.2 Roads

06.3.3 Airport

06.3.7 *Drainage Ditches*

*A. Regional Drainage ACP Application Request*

06.4 Utilities/Public Works

06.4.1 Water

06.4.2 Sewage

06.4.3 Solid Waste

06.6 Environmental Development

06.6.1 Development [Planning/Zoning/Subdivisions]

*A. Subdivision Report 26NL10*

*B. Subdivision Report 26NL13*

*C. Subdivision 26NL09 Application Refund Request*

06.6.2 Community Services / Economic Development

*A. Website and Social Media Analytics Report*

06.6.3 Agriculture Services

06.6.5 Natural Resources

06.6.6 Housing / Seniors

06.6.9 Tourism

**07.0 Ward and/or Committee Reports**

**08.0 Info Items**

*A. Tuesday, September 22, 2026, Info Package*

**09.0 Media Inquires**

**10.0 Open Mic**

**11.0 In Camera Items**

**12.0 Adjournment**



**MINUTES**  
**COUNTY OF NORTHERN LIGHTS**  
**REGULAR COUNCIL MEETING HELD IN COUNTY CHAMBERS**  
**ON TUESDAY, SEPTEMBER 8, 2026, at 9:00 A.M.**  
**COUNTY BUILDING, MANNING, ALBERTA**

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**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**

**01.1.1 Land Acknowledgement**

Reeve Ungarian called Tuesday, September 8, 2026, Council Meeting to order at 9:00 a.m.

**02.0 Adoption of the Agenda**

**413/08/09/26 MOVED BY** Councilor Dechant that Tuesday, September 8, 2026, Council Meeting Agenda be approved and adopted with the following additions:

1. Remove RCMP Quarterly Update from Sgt. Gavin Ool
  2. Remove Active workplace complaint – ATIA s.25
  3. Northern H.E.A.T Conference and Trade Show Briefing Notes
  4. Capital Funding Request – Airport Fencing Project
  5. National Police Federation (NPF) verbal update
  6. RCMP Public Advisory Committee
- CARRIED UNANIMOUSLY

**03.0 Adoption of the Minutes of the Previous Regular or Special Meeting(s)**

**A. Tuesday, August 11, 2026, 2026, Council Meeting Minutes**

**414/08/09/26 MOVED BY** Councilor These that the minutes of the Regular Council Meeting held on August 11, 2026, be approved as presented  
CARRIED UNANIMOUSLY

*Mary Kamieniecki, Doug Jaeger and Bernie Fedorowicz (Battle River Pioneer Museum) joined the meeting at 9:00 a.m.*

**04.0 Delegations**

**A. Battle River Pioneer Museum**

*Mary Kamieniecki, Doug Jaeger and Bernie Fedorowicz (Battle River Pioneer Museum) exited the meeting at 9:29 a.m.*

**05.0 Policies/ Bylaws**

**A. Covid-19 Policy**

**415/08/09/26** **MOVED BY** Councillor Yasinski to rescind the Covid-19 Policy adopted by Council on January 11, 2022  
CARRIED UNANIMOUSLY

**B. Nepotism Policy**

**416/08/09/26** **MOVED BY** Councillor Dechant that Council approves the new format for the Nepotism Policy as presented  
CARRIED UNANIMOUSLY

**A. Beaver Policy**

**417/08/09/26** **MOVED BY** Councillor Halabisky that Council approves the new format for the Beaver Policy as presented  
CARRIED UNANIMOUSLY

**B. Bereavement and Illness Policy**

**418/08/09/26** **MOVED BY** Councillor Schug that Council approves the new format and the addition of extended family to the Bereavement and Illness Policy  
CARRIED UNANIMOUSLY

**C. Off-Duty Misconduct and Social Media Policy**

**419/08/09/26** **MOVED BY** Councillor These that Council approve the new "Special Consideration – Social Media" statement and remove "Social Media" from the policy title, renaming the policy to Off-Duty Misconduct Policy  
CARRIED UNANIMOUSLY

**D. Council Advocacy Policy**

**420/08/09/26** **MOVED BY** Councillor Reese that Council approve the new format and the updated statement under the Policy Renewal section  
CARRIED UNANIMOUSLY

**E. Coaching & Enforcement Policy**

**421/08/09/26** **MOVED BY** Councillor These that Council approve the revised policy wording regarding verbal and written warnings, expand the policy beyond safety-related matters, and update the procedure to encourage employees to address concerns with their direct supervisor or another member of management  
CARRIED UNANIMOUSLY

**F. ASB Rental Equipment Policy**

**422/08/09/26** **MOVED BY** Councillor Yasinski that Council approve the revised policy wording as follows:  
• Section 3.4 – The applicable bylaw will be approved by Council.

- Section 3.5 – Applications will be refused if the applicant owes more than \$50.00.
- Section 3.6 – The Agricultural Fieldman is authorized to adjust or negotiate rental rates, timeframes, and fees, as required.

CARRIED UNANIMOUSLY

## **06.0 Municipal/CAO & Departmental Reports/Business**

### **06.1 Government Services**

#### **06.1.1 Council/Legislative**

##### ***A. Peace Library System 40<sup>th</sup> Anniversary Invitation***

**423/08/09/26** **MOVED BY** Councillor These that Council accept the Peace Library System's 40th Anniversary event, taking place on September 18, 2026, as information, and note that Councillor Halabisky will be attending the event in her capacity as a member of the Peace Library System Board  
CARRIED UNANIMOUSLY

##### ***B. Town of Peace River - World Suicide Prevention Day Gathering Invitation***

**424/08/09/26** **MOVED BY** Councilor Dechant that Council direct Administration to register Reeve Ungarian and Deputy Reeve Schug to represent the County of Northern Lights at the Peace River World Suicide Prevention Day Gathering event on September 10, 2026  
CARRIED UNANIMOUSLY

##### ***C. LUPUS Canada – Request for Donation***

**425/08/09/26** **MOVED BY** Councillor Yasinski that the LUPUS Canada Donation request be accepted for information, and decline the donation request at this time  
CARRIED UNANIMOUSLY

##### ***D. Fairview Regional Campus Society – Funding Request (verbal)***

**426/08/09/26** **MOVED BY** Councillor Halabisky that Council accept the Fairview Regional Campus Society funding request (verbal) for information and direct Administration to have the Fairview Regional Campus Society complete the County of Northern Lights funding request forms and return the completed request to Council for further discussion  
CARRIED UNANIMOUSLY

##### ***E. Food for Thought – Manning Aurora Composite School (MACS)***

**427/08/09/26** **MOVED BY** Councillor These to direct administration to confirm councillors Dechant, Reese and Halabisky will assist with preparing breakfast for the Food for Thought Program at MACS on September 29, 2026  
CARRIED UNANIMOUSLY

##### ***F. September and October Calendars***

**428/08/09/26** **MOVED BY** Councillor Halabisky that the September and October Calendars be accepted for information  
CARRIED UNANIMOUSLY

#### **06.1.2 Administration**

##### ***A. CAO Report***

**429/08/09/26** **MOVED BY** Councilor These that the CAO Report be accepted for information  
CARRIED UNANIMOUSLY

*Reeve Ungarian Recessed the Meeting at 10:00 a.m.*

06.1.3 Assessment

06.1.4 Taxation

06.1.5 Finance

**A. Director of Finance Update**

**430/08/09/26** **MOVED BY** Councilor Halabisky that the Director of Finance Update Report be accepted for information and direct Council members to confirm their attendance at the Small Business Awards, scheduled for October 23, 2026, by the end of September  
CARRIED UNANIMOUSLY

**431/08/09/26** **MOVED BY** Councilor Yasinski to approve the extension of the Janitorial Services Agreement #23-07-71-12 to July 2029 including a \$175/month increase to the fees expressed within the Contract  
CARRIED UNANIMOUSLY

**B. August 2026 Payment Registers**

**432/08/09/26** **MOVED BY** Councilor These that the August 2026 Payment Registers be accepted for information  
CARRIED UNANIMOUSLY

**C. YTD Budget Variance Report**

**433/08/09/26** **MOVED BY** Councilor Schug that the YTD Budget Variance Report be accepted for information  
CARRIED UNANIMOUSLY

06.1.6 Equipment/Supplies

06.1.7 Buildings/Properties

06.1.8 Personnel/Human Resources

06.2 Protective Services

06.2.1 Policing

**A. RCMP Public Advisory Committee**

**434/08/09/26** **MOVED BY** Councilor Dechant that Council appoint Reeve Ungarian to the RCMP Advisory Committee and direct Administration to confirm the appointment with Sgt. Gavin Ool  
CARRIED UNANIMOUSLY

**B. National Police Federation (NPF) verbal update**

06.2.3 Fire protection

**A. Northern H.E.A.T Conference and Trade Show Briefing Notes**

**435/08/09/26** **MOVED BY** Councilor Yasinski that the *Northern H.E.A.T Conference and Trade Show Briefing Notes* be accepted for information and authorize Councilor These to attend event on September 10, 2026, and Deputy Reeve Schug to attend event on September 9, 2026  
CARRIED UNANIMOUSLY

06.2.4 Emergency Measures & Disaster Services

06.2.5 Ambulance/First Aid

06.2.6 By-law Enforcement

06.3 Transportation/Drainage/Public Works

06.3.1 Public Works

*Reeve Ungarian Recessed the Meeting at 11:01 a.m.  
Reeve Ungarian Reconvened the Meeting at 11:16 p.m.*

06.6.1 Development [Planning/Zoning/Subdivisions]

**A. Subdivision Report 26NL09**

**436/08/09/26** **MOVED BY** Councillor Reese that Council accept the Subdivision Report 26NL09 for information and approve the subdivision application based on the recommendations and Advisements contained within the report

**Recommendation**

It is recommended that the subdivision application to create two 0.1 hectare (0.2 acre) parcels from Lots 4 and 5, Block 3, Plan 2879ET on a portion of NW33-90-23-W5M, with a variance to the side yard setback from 1.5 m (5 ft) to 1.2 m (4 ft) and a variance to the rear yard setback from 7.6m (25 ft) to 1.2 m (4 ft) to allow the existing greenhouse, be **APPROVED** subject to the following conditions:

1. That 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.
2. That the applicant/owner provide sewage systems and water services in accordance with the required acts, regulations, and standards.
3. That the applicant/owner carry forward and/or provide new agreements, caveats, easements and/or rights-of-way in accordance with municipal requirements, and agency and/or utility company requirements.
4. That the applicant/owner pay all outstanding property taxes on the land proposed to be subdivided or have arrangements made which are satisfactory to the County of Northern Lights; and
5. That the applicant/owner contact an Alberta Land Surveyor for the preparation of a Plan of Subdivision suitable for registration at the Alberta Land Titles Office to obtain title(s) under this decision.

**Advisements**

1. Any new development on the subject property is affected by applicable regulations of the Land Use Bylaw in effect at the time of application.
2. The applicant/owner will be required to obtain a Roadside Development Permit from Alberta Transportation and Economic Corridors for any new development on the subject property.
3. If Lot 4 requires gas service, it will be considered a new service and will require a new gas contract.

CARRIED UNANIMOUSLY

**A. Director of Public Works Report (verbal)**

**437/08/09/26** **MOVED BY** Councillor Yasinski that Council accept the verbal Director of Public Works Report for information, which included updates regarding:

- ATEC's planned updates to the Bridge Information System (BIS) over the next several years;
- Weberville backup generator project update;
- Two bridge washouts resulting from spring conditions update;
- Gravel hauling update;
- Skid Steer Purchase; and
- DPW holiday notice

CARRIED UNANIMOUSLY

***B. Capital Funding Request – Airport Fencing Project (verbal)***

**438/08/09/26** **MOVED BY** Councillor Halabisky that Council approve the Capital Funding Request for the Airport Fencing Project in the amount of \$21,160.00  
CARRIED UNANIMOUSLY

06.3.2 Roads

06.3.3 Airport

06.3.7 Drainage Ditches

06.4 Utilities/Public Works

06.4.1 Water

06.4.2 Sewage

06.4.3 Solid Waste

06.6.2 Community Services / Economic Development

06.6.3 Agriculture Services

06.6.5 Natural Resources

06.6.6 Housing / Seniors

06.6.9 Tourism

**07.0 Ward and/or Committee Reports**

**439/08/09/26** **MOVED BY** Councilor Reese to accept the Ward Reports for information  
CARRIED UNANIMOUSLY

**08.0 Info Items**

*A. Tuesday, September 8, 2026, Info Package*

**440/08/09/26** **MOVED BY** Councilor Schug to accept Tuesday, September 8, 2026, Info Package for information  
CARRIED UNANIMOUSLY

**09.0 Decision on Delegations**

*A. Battle River Pioneer Museum*

**441/08/09/26** **MOVED BY** Councillor Dechant that Council accept the presentation regarding the Battle River Pioneer Museum grant request for information; direct Administration to send a letter thanking the Museum for its presentation and advising that the funding request will be considered during Council's budget deliberations; and that Council will advocate to the Alberta Museums Association on behalf of the Battle River Pioneer Museum in support of securing grant funding for the Museum  
CARRIED UNANIMOUSLY

**10.0 Public Open Mic**

**11.0 In Camera Items**

**442/08/09/26** **MOVED BY** Councillor Halabisky to move the meeting to in camera at 11:50 a.m., pursuant to Section 197 of the Municipal Government Act, to discuss the following matters:

1. Intergovernmental Matter — pursuant to Section 26 of the Access to Information Act (ATIA); and

2. Employee Matter - pursuant to Section 20 and 24 of the Access to Information  
With Councillors, Schug (virtual), These, Dechant, Reeve Ungarian, Halabisky, Reese, and Gerhard  
Stickling (CAO)

**443/08/09/26** **MOVED BY** Councillor Halabisky to have the council meeting come out of in camera at 12:58 p.m.  
CARRIED UNANIMOUSLY

**444/08/09/26** **MOVE BY** Councillor Yasinski that Council approve the transition of the Director of Finance (DOF)  
position to the Director of Corporate Services (DCS) position, with the salary as discussed in Closed  
Session  
CARRIED UNANIMOUSLY

**445/08/09/26** **MOVE BY** Councillor Halabisky that Council approve the creation of a new permanent, full-time Finance  
Manager position, with the position to be placed on the Management Salary Grid  
CARRIED UNANIMOUSLY

**446/08/09/26** **MOVE BY** Councillor These that Council approve the creation of a new temporary, full-time Planning and  
Development Clerk position for a one-year term, with the position to be placed on the Administrative  
Support Level 2 Salary Grid  
CARRIED UNANIMOUSLY

## **12.0 Adjournment**

**Reeve Ungarian adjourned Tuesday, September 8 , 2026, meeting at 1:00 p.m.**

\_\_\_\_\_  
Chief Elected Official  
Terry Ungarian

\_\_\_\_\_  
Chief Administrative Officer  
Gerhard Stickling



COUNTY OF  
**Northern Lights**

#600, 7th Ave NW, PO Box 10, Manning AB T0H 2M0  
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Toll Free 1-888-525-3481

**Report No.**

**Agenda Item No.**  
**05.0 - A**

|                     |                                                                       |
|---------------------|-----------------------------------------------------------------------|
| <b>Subject:</b>     | Proposed Land Use Bylaw Amendment<br>Bylaw Amendment Number 26-61-512 |
| <b>Agenda Date:</b> | September 22, 2026                                                    |
| <b>Attachments:</b> | Bylaw 26-61-512                                                       |

**Purpose:**

This Land Use Bylaw (LUB) amendment introduces new regulations into the County of Northern Lights Land Use Bylaw (Bylaw 12-61-290). The amendments describe how and when the Development Authority communicates with an applicant after a development permit application has been submitted, how the Development Authority confirms if the application is complete or incomplete, and how the Development Authority may extend timelines for the review and consideration of a complete or incomplete application. The amendment meets the requirements of Section 683.1 of the Municipal Government Act.

**RECOMMENDATION**

1. To give First Reading to Bylaw 26-61-512
2. To set the date of October 13, 2026, for the Public Hearing at 11:00 am
3. To advertise in the Mile Zero-Banner Post on September 30 and October 7, 2026, by electronic means, and the County's social media

**Prepared By:**

\_\_\_\_\_  
Gail Long  
Planning and Development Officer  
ISL Engineering Ltd.

**Accepted for Council Consideration by:**

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



J7909 – 51 Avenue NW, Edmonton, AB T6E 5L9 T: 780.438.9000 F: 780.438.3700

|            |                                                      |              |                           |
|------------|------------------------------------------------------|--------------|---------------------------|
| To:        | <b>Reeve and Council - County of Northern Lights</b> | Date:        | <b>September 22, 2026</b> |
| Attention: | <b>Gerhard Stickling, CAO</b>                        | Project No.: | <b>17128, 26-61-512</b>   |
| Cc:        | <b>Josh Hunter, Pearl Luken, David Schoor</b>        | Item:        |                           |
| Reference: | <b>Land Use Bylaw Text Amendment 26-61-512</b>       |              |                           |
| From:      | <b>Gail Long</b>                                     |              |                           |

### **Purpose of the Amendment**

Bylaw 26-61-512 proposes text amendments to introduce new regulations into the County of Northern Lights Land Use Bylaw (Bylaw 12-61-290). The amendments describe how and when the Development Authority communicates with an applicant after a development permit application has been submitted, how the Development Authority confirms if the application is complete or incomplete, and how the Development Authority may extend timelines for the review and consideration of a complete or incomplete application. The Bylaw amendment meets the requirements of Sections 683.1 of the Municipal Government Act (MGA).

### **Complete Applications:**

Section 683.1(1) to 683.1(5) of the MGA requires the Development Authority to, within 20 days after the receipt of an application for a development permit, issue to the applicant an acknowledgement in the form of a letter, as per the regulations of a Land Use Bylaw that the application is complete. The amendment proposes to include the required text. The proposed amendment also describes that if the Development Authority does not make a determination within the 20 day time period, the application is deemed to be complete. And, that the 20 day time period may be extended by an agreement in writing between the applicant and the Development Authority.

### **Incomplete Applications:**

Section 683.1(6) to 683.1(10) of the MGA describes that a Development Authority must, within 20 days after receipt of an application for a development permit, issue to the applicant a notice that the application is incomplete. Those sections also describe that any outstanding information referred to in the notice must be submitted by a date set out in the notice or a later date agreed on between the applicant and the Development Authority for the application to be considered complete. Once the Development Authority has received the required information, they must issue to the applicant a notice that the application is complete. The MGA goes on to describe that the application is deemed refused if the applicant fails to submit all the outstanding information on or before the specified date.

To accommodate the text amendment, as required by the MGA and identified in Bylaw 26-61-512, it is recommended that Regulation E2.3 be deleted and replaced with the proposed text.

### **Recommendation:**

1. To give First Reading to Land Use Bylaw Amendment 26-61-512
2. To set the date of October 13, 2026 for the Public Hearing at 11:00 am.
3. To advertise in the Mile Zero Banner Post on September 30 and October 7, 2026.

**BYLAW NO. 26-61-512**

**COUNTY OF NORTHERN LIGHTS  
PROVINCE OF ALBERTA**

**BEING A BYLAW FOR THE PURPOSE OF AMENDING THE COUNTY  
OF NORTHERN LIGHTS LAND USE BYLAW NO. 12-61-290**

**WHEREAS** the Council of the County of Northern Lights, Province of Alberta, has adopted a Land Use Bylaw; and

**WHEREAS** the Council has the authority under the provisions of the Municipal Government Act, R.S.A. 2000 as amended to amend the Land Use Bylaw; and

**WHEREAS** the Council of the County of Northern Lights deems it desirable to amend Land Use Bylaw No. 12-61-290;

**NOW THEREFORE** the Council of the County of Northern Lights, duly assembled, hereby enacts the following:

(1) THAT Regulation E2.3 be deleted in its entirety and replaced with the following:

**E2.3** Written notification indicating that an application is either complete or incomplete shall be issued to the applicant by the Development Authority as follows:

- (a) Unless extended by an agreement in writing between the applicant and the Development Authority in accordance with Regulation E2.5, the Development Authority shall, within twenty (20) days after receipt of a Development Permit application,
  - (i) Issue a written acknowledgement to the applicant advising that the application is complete, or
  - (ii) Issue a written notice to the applicant advising that the application is incomplete, listing the information that is still required, including the information required by Regulation E2.1 and E2.2, and setting out the submission deadline by which the required information must be submitted, providing that the submission deadline may be subsequently extended by an agreement in accordance with Regulation E2.5.
- (b) If the Development Authority is able to review a completed application and issue a Notice of Decision within the 20 day response period as indicated in E2.3 (a)(i), written acknowledgement advising that the application is complete is not required.
- (c) If the Development Authority does not make a determination referred to in subsection (a) within the prescribed time period, the application shall be deemed to be complete.
- (d) If the applicant fails to submit all the required information on or before the submission deadline referred to in subsection (a)(ii), the application shall be deemed to be refused, and the Development Authority shall issue a written acknowledgement to the applicant stating that the application has been refused, outlining the reason for refusal, and indicating the refusal may be appealed in accordance with Regulation G1.2.
- (e) Upon receipt of the required information on or before the submission deadline referred to in subsection (a)(ii), the Development Authority shall issue a written acknowledgement to the applicant advising that the application is complete.
- (f) Notwithstanding the issuance of a written acknowledgement issued pursuant to subsection (a)(i) or subsection (e), the Development Authority may request additional documentation or information from the applicant that the Development Authority considers necessary to review the application.

E2.4 If the Development Authority does not make a decision on an application for a Development within 40 days after the applicant's receipt of an acknowledgement that the application is complete in accordance with Regulation E2.3, the application shall, at the option of the applicant, be deemed to be refused unless one or more Time Extension Agreements have been agreed to in accordance with Regulation E2.5.

E2.5 Time Extensions may be agreed upon by both the applicant and the Development Authority as follows:

- (a) The Development Authority may request up to a six (6) month extension of the review period of a Development Permit application from the applicant.
- (b) The Development Authority may grant up to a six (6) month extension of the review period of a development application at the request of the applicant.
- (c) Additional six (6) months extensions may be requested from or granted by the Development Authority.

(2) This bylaw shall come into effect upon the date of the final passage thereof.

READ for a First time this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

READ for a Second time this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

READ for a Third and Final time this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chief Elected Official

\_\_\_\_\_  
Chief Administrative Officer



COUNTY OF  
**Northern Lights**

#600, 7th Ave NW, PO Box 10, Manning AB T0H 2M0  
Phone 780-836-3348 Fax 780-836-3663  
Toll Free 1-888-525-3481

**Report No.**

**Agenda Item No.**  
06.1.1 – A

**Subject:** 2026 ATCO EPIC Canada Campaign – Request for Donation

**Agenda Date:** September 22, 2026

**Attachments:** E-mail Request

**RECOMMENDATION**

It is recommended that Council:

1. It is recommended that Council consider providing a donation to support the 2026 ATCO EPIC Canada Campaign

**BACKGROUND**

The County of Northern Lights has received a request from ATCO for a donation of an item or service in support of the 2026 ATCO EPIC (Employees Participating in Communities) Canada Campaign.

ATCO EPIC is an employee-led charitable fundraising program that supports charitable and non-profit organizations through initiatives such as employee pledges, fundraising events, and an annual online auction. In 2026, the program is celebrating its 20th anniversary.

Donated items or services will be used as part of the campaign's online auction or local employee-led fundraising events. ATCO covers the administrative costs of the program, allowing proceeds raised through the campaign to go directly to supported charities.

**CONSIDERATION**

Council is requested to consider:

1. Council is requested to consider whether the County would like to support the 2026 ATCO EPIC Canada Campaign through the donation of an item or service and, if so, determine an appropriate donation

**FINANCIAL/STAFFING IMPLICATIONS**

|                                                    |     |    |     |
|----------------------------------------------------|-----|----|-----|
| This item has been approved in the current budget: | Yes | No | N/A |
| This item is within the approved budget amount:    | Yes | No | N/A |

**Prepared by:**  
**by:**

Jessica Gummesen  
Executive Assistant

**Accepted for Council consideration**

Gerhard Stickling  
Chief Administrative Officer (CAO)

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## 2026 ATCO EPIC Canada Campaign – Request for Donation Items

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From Hulme, Wanda <Wanda.Hulme@atco.com>

Date Tue 9/15/2026 11:52 AM

To Jessica Gummesen <ea@countynl.ca>

Dear County Of Northern Lights,

### Re: 2026 ATCO EPIC Canada Campaign – Request for Donation Items

Each year, ATCO's divisions host employee-led fundraising campaigns through the ATCO EPIC (Employees Participating in Communities) program, which brings together grassroots initiatives such as fundraising events and employee pledges. In 2025 alone, ATCO EPIC and its employees raised more than **\$2.5 million** for hundreds of charitable organizations. Since the program's inception in 2006, more than **\$62 million** has been raised, supporting over **800 charitable and non-profit organizations worldwide**.

This year, we are proud to celebrate the **20th anniversary** of this extraordinary program.

We invite you to support our **2026 ATCO EPIC Canada Campaign**, taking place this September and guided by our theme, ***Possibilities for Generations***. We are seeking donated items or services to include in our fundraising activities, including our annual **online auction** and **local employee-led events**.

All donors will be recognized throughout the ATCO EPIC Canada campaign, which reaches approximately 6,000 employees nationwide. In 2025, **the online auction** alone raised more than **\$68,000** in support of charities focused on health, safety, and housing. ATCO covers all administrative costs, ensuring that 100 percent of proceeds go directly to the supported charities.

We sincerely appreciate any contribution you may be able to provide; no item or service is too small. We would be happy to arrange pickup at your convenience. For more information or to coordinate a donation, please contact me at **780-219-6876** or [Wanda.Hulme@atco.com](mailto:Wanda.Hulme@atco.com).

Thank you for considering participation in the ATCO EPIC program. With your support, we will continue to make a meaningful difference in our communities. We look forward to hearing from you.

Yours truly,

Wanda Hulme  
2026 ATCO EPIC Canada Champion

*Please note: your organization may receive donation requests from multiple ATCO divisions for their respective fundraising campaigns. There is no obligation to donate to any or all ATCO EPIC campaigns.*

Scheduler II, NW Region

Electricity

**C.** 780 219 6876 **P.** 780 641 8359 **F.** 780 624 4949

**A.** 7902 104 Ave Peace River AB Canada T8S 1M6



[ATCO.com](https://www.atco.com) [LinkedIn](#) [Facebook](#) [Instagram](#) [X](#)

*In the spirit of reconciliation, we acknowledge the traditional territories and homelands on which many of our ATCO operations and facilities are located. We honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home.*





COUNTY OF  
**Northern Lights**

#600, 7th Ave NW, PO Box 10, Manning AB T0H 2M0  
Phone 780-836-3348 Fax 780-836-3663  
Toll Free 1-888-525-3481

**Report No.**

**Agenda Item No.**  
06.1.1 – B

**Subject:** RMA FALL 2026- Commanding officer meeting request

**Agenda Date:** September 22, 2026

**Attachments:** E-mail Request

**RECOMMENDATION**

It is recommended that Council:

1. That Council advise Administration whether they wish to request a meeting with the Commanding Officer of the Alberta RCMP and other RCMP executive members during the Rural Municipalities of Alberta (RMA) Fall 2026 Convention

**BACKGROUND**

The Rural Municipalities of Alberta (RMA) Fall 2026 Convention will take place November 2–5, 2026, at the Edmonton Convention Centre.

In preparation for the convention, the Alberta RCMP has contacted municipalities to determine whether community representatives would like an opportunity to meet with the Commanding Officer and other RCMP executive members.

Municipalities interested in requesting a meeting are asked to provide a list of attendees, along with the topics they would like to discuss. Responses are required by September 30, 2026, at noon.

**CONSIDERATION**

Council is requested to consider whether they would like to request a meeting with the Alberta RCMP during the RMA Fall 2026 Convention.

If Council wishes to request a meeting, Council should identify:

- The Council members and/or Administration representatives who will attend; and
- Any concerns, priorities, or topics Council would like to discuss with the RCMP
- Direct Administration to response back to e-mail with above

**FINANCIAL/STAFFING IMPLICATIONS**

|                                                    |     |    |     |
|----------------------------------------------------|-----|----|-----|
| This item has been approved in the current budget: | Yes | No | N/A |
| This item is within the approved budget amount:    | Yes | No | N/A |

**Prepared by:**  
**by:**

Jessica Gummesen  
Executive Assistant

**Accepted for Council consideration**

  
Gerhard Stickling  
Chief Administrative Officer (CAO)

---

**Fw: RMA FALL 2026- Commanding officer meeting request**

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**From** Jessica Gummesen <ea@countynl.ca>

**Date** Thu 9/17/2026 10:15 AM

**To** Jessica Gummesen <ea@countynl.ca>

---

**From:** Blair, Lacey (RCMP/GRC) <lacey.blair@rcmp-grc.gc.ca>

**Date:** Wednesday, September 16, 2026 at 16:04

**To:**

**Subject:** RMA FALL 2026- Commanding officer meeting request

Good Day,

Rural Municipalities of Alberta Fall 2026 Convention event will take place November 2-5,2026 at the Edmonton Convention Centre and in preparation I am reaching out to see if your community would like a meeting with the Commander Officer of the Alberta RCMP and other executive members?

If your community representatives would like a meeting with the CO I am requesting an attendance list along with topics that would like to be discussed.

If you could please respond directly to myself, by Sept 30, 2026 at noon that would be greatly appreciated.

If you have any questions please don't hesitate to reach out to myself.

Regards,  
Lacey

S/Sgt Lacey Blair  
Detachment Commander  
Peace River, Alberta  
Ph: (780) 624-6615  
C: (780) 880-5783

11.15.25

R.I.S.K.



County of Northern Lights

September 8, 2026

Dear Council,

We are pleased to offer the the RISK Program (Reduce Injury with Student Knowledge) formerly the PARTY Program, a collaborative effort by community agencies including the RCMP, Peace Regional Integrated Traffic Services, AHS, Victim Services, and Northern Sunrise County Protective Services for the 20<sup>th</sup> year!

The RISK Program educates students about the consequences of such risks as distracted driving, impaired driving, and not wearing seat belts. Due to the teacher's strike last year, we had to combine the grade 10 and 11's this year. This three-day event features workshops, a mock collision, and personal stories from individuals affected by alcohol and drug-related trauma, aimed at empowering youth to make safer choices. This year we anticipate approximately 400 students from the region to attend the event that will be held on October 6<sup>th</sup> to the 8<sup>th</sup> in St. Isidore. This event is run by volunteers and donations such as yours, to make this initiative a success. We are reaching out for a donation of \$550.00, which will assist with the costs and supplies for the participating students and volunteers. Contributions are managed by the non-profit Peace Regional RCMP Community Advisory Committee, and cheques can be made out to this organization and mailed to David LeBlanc Bag 1300 Peace River AB T8S 1Y9

Thank you for considering our request. Your support is essential in helping us guide our youth towards making positive life choices.

Sincerely,

A handwritten signature in black ink, appearing to be "D. LeBlanc".

David L. LeBlanc, Chair,  
Peace Regional RCMP Community Advisory Committee



COUNTY OF  
**Northern Lights**

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**Report No.**

**Agenda Item No.**  
06.1.2 A

**Subject:** CAO Report

**Agenda Date:** September 22, 2026

**Attachments:** N/A

**UPDATE**

**Meetings attended:**

• **PREA Meeting**

Potential sub-committee structure:

- Public Engagement and Communications Sub-Committee
- Fundraising, Grants and Governance Sub-Committee
- Infrastructure and Municipal readiness Sub-Committee
- Supply Chain, Chambers and Economic Development Sub-Committee
- Regulatory and Intergovernmental Advocacy Sub-Committee

• **Interprovincial Fall meeting**

- Mighty Peace Watershed
  - Increase in Selenium over last 25 years indicates higher impact of humans on water quality. Interesting comment on equipment accuracy also increased dramatically last 25 years. Maybe under measured in the past?
  - Working on a study: Impact of wildfire on ground water.
- Site – E dam: Not all in BC is for this. Right on the BC/AB border (7km).
- Greenview shared a Dust protection study they did over the last 2 years. Calcium still best value. Long term products do cost more upfront, but economies of scale could drive down price over the long run. They are willing to share their findings.
- Northwind Wellness Centre
  - Rehabilitation negative term. They are striving to turn it around into positive. 2.5-year program.

• **MAARC Meeting:**

- RhPAP update on upcoming conference in Peace River
- Manning Medical Clinic
  - Possible expanding of the clinic needed. Only room for 3 physicians at the moment.
  - Gym membership for locum/doctor's house.

• **Fire services – Rodney Schmidt:** Shortlisted a few resumes for interviews. Also had more interviews.

• **Discussion on Economic Development:**

- Inhouse?
- Joining Lac Cardinal Economic Development
  - Rename to form regional ED
  - MD of Peace, Peace River, CNL and NSC potential membership. Would council be open to this?

• **Upcoming meetings:**

- September 23 -25 AB Munis
- October 2 at noon: Spooky Chili Cook-off at the kitchen in the main office
- October 2 @ 14:00 26.33.AWOS RFP Closes
- October 7 @ 9:00 Annual IT summary and budgets proposal meeting

- October 8 @17:00 New Doctor arriving at GP airport
- October 9 @ 9:00 ARMAA Zone 4 Meeting in GP

### **RECOMMENDATION**

It is recommended that:

1. Accept the report as information.

A handwritten signature in blue ink, consisting of several loops and a final upward stroke.

Gerhard Stickling  
**Chief Administrative Officer**



COUNTY OF  
**Northern Lights**

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**Agenda Item No.**

**6.1.5 -A**

**Subject:** Director of Finance Update

**Agenda Date:** September 8<sup>th</sup>, 2026

**Attachments:**

**RECOMMENDATION**

It is recommended that

1. Council accept this report for information; and

**Small Business Awards Nights**

October 23<sup>rd</sup> @ 6:00

Are we able to gather an attendance roster?

**Sylogist**

Support team is continuing to work on the fix for the data duplication errors resulting from voided payments.

**Temporary Planning & Development Clerk**

Three resume's were received during the advertising of this position. All were contacted however one had accepted another position. Interviews are scheduled for Wednesday September 23<sup>rd</sup>. Estimated start date would be early October.

**Finance Manager Position**

Position was advertised internally for the required time period, and the external advertisement went live on Tuesday September 15<sup>th</sup>. To date two applications have been received.

**Planning & Development**

I have continued to assist ISL with in person application reviews (preliminary), circulation notice distributions, etc. I have carried on with weekly meetings to ensure we are up to date with all active files. It was discovered that in the transition to me stepping in, there were two subdivision files that were overlooked or missed. We have touched base with ISI on these and have begun reviewing and processing. Since the last Council meeting I have taken inquiry calls from three different potential landowners that have taken a significant amount of time to address. We have opened three new subdivision files, and a handful of new development permits.

Interesting to note that the most common theme in recent weeks in respect to Development Inquiries is the permit requirements for roof mounted solar projects. This is an area where as long as the panels do not extend past the roofline and remain within the building height maximum no permit is required.

## Council Grants

\$42,734.21 remain in miscellaneous Council grants. There were no changes to the remaining categories of Council grants (ICF's Bursaries, other multi year funding agreements)

## Budget Season

All budget preparer's have been advised/reminded to ensure their department budgets are reviewed and updated for the coming cycle. No specific deadline was provided yet, however we should shoot to have a budget deliberation meeting with Council by mid-November in order to have a preliminary budget adopted prior to Christmas.

## IT Update

I regularly meet with our account representatives from Yardstick Technologies. Some good news to share is that we delayed procurement a bit (inadvertently) on the onsite network switches that are aged out. This actually resulted in a price decrease so we will realize some small savings in this area. During our onsite visits from our Technical Account Manager, we have been investigating sporadic communication issues with our door program. Happy to report that after the last visit and a very inexpensive hardware modification we are worry free moving forward.

## Other Items

First aid training completed

Council sharepoint/team work now ongoing following the design finalization meeting.

**Prepared By:**



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Josh Hunter, CMA, CPA  
Director of Finance

**Accepted by:**



---

Gerhard Stickling  
CAO



COUNTY OF  
**Northern Lights**

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**Report No.**

**Agenda Item No.**

06.1.7 - A

**Subject:** Main Office Boiler Replacement

**Agenda Date:** Tuesday, Sept. 22, 2026

**Attachments:**

**BACKGROUND**

The Main Office boilers have been leaking glycol, and the igniters are known to have multiple issues with turning on and off. At this point, the boilers are not running in an efficient capacity and have a higher risk of break-down heading into the colder weather this winter.

Brennan Plumbing & Heating LTD was able to inspect the boilers and provide a quote regarding the replacement of 2 Trinity boilers including copper fittings, 2 pumps and 2 low water cutoffs. But not including Electrical or Programmer. Estimated cost is \$43,780.00 excluding GST.

**Option 1:**

- Proceed with contracting Brennan Plumbing & Heating LTD to replace the 2 LARRS boilers.

**Option 2:**

- Reach out to another company for a quote on getting the boilers fixed or replaced.

**RECOMENDATION**

It is recommended that:

1. Council make a motion directing administration to proceed with option \_\_\_\_.

**Prepared By:**

Teagan Scott  
Agricultural Fieldman

**Accepted for Council  
Consideration by:**

Gerhard Stickling  
Chief Administrative Officer (CAO)



## Report to Council

County of Northern Lights

### Purpose:

ISL Engineering and Land Services has been requested to prepare a report regarding development permit DP24-15 and development permit application DP25-47 to identify options to resolve outstanding concerns.

### Context:

An industrial camp development permit (DP24-15) was approved in June 2024 for a one-year term on SW 15-92-23-W5M. As conditions of approval, the applicant was required to comply with the Alberta Private Sewage Systems Standard of Practice (SOP) and obtain all necessary permits.

In December 2025, six months after the development permit expired, the landowner applied for an extension under application DP25-47; however, the conditions of the original approval remain outstanding. As of September 2, 2026, Superior Safety Codes and The Inspections Group, who are the only two agencies authorized by the Alberta Safety Codes Authority to issue plumbing permits within the County of Northern Lights, both confirmed that the applicant had not applied for a variance from the SOP or requested approval of their existing sewage system. These applications and subsequent approvals would have resolved the sewage system concerns.

Independent of the sewage system concerns, the applicant applied for and received a Roadside Development Permit from Alberta Transportation and Economic Corridors in May, 2026. That permit expires on May 4, 2027.

A further matter requiring resolution relates to the current site configuration. The 2024 permit (DP24-15) identified eight camp shacks on the site. However, in a September 2, 2026 email, the applicant advised that only five camp shacks are currently present. The existing site configuration therefore differs from the development originally approved. Before the extension application can proceed, the applicant must address the outstanding permit and SOP requirements and provide updated site information accurately identifying the current number and location of the camp shacks.

### Summary:

To advance the extension application, the applicant must comply with the Alberta Private Sewage Systems Standard of Practice by obtaining approval for the existing sewage system or an approved variance. The applicant must also submit updated site information showing the current number and location of all camp shacks and demonstrate that the revised site configuration can be approved.

### Recommendation:

Three options have been provided to Council for consideration:

1. Allow the industrial camp to continue to operate without the required permit approvals in place. This option does not meet requirements of the County's Land Use Bylaw, requirements of the Alberta Safety Codes Act, and is in contravention to the Environmental Protection and Enhancement Act, as well as other legislative acts, which increases the liability risk to the municipality.



## Report to Council

County of Northern Lights

2. Issue an Order to Remedy Contraventions in accordance with Section 545 of the Municipal Government Act and Section F4.1 of the County's Land Use Bylaw (LUB). The Order should require the applicant, within one month, to apply for a private sewage permit and any other permits required under the Safety Codes Act and to provide the County with confirmation that the applications have been submitted. The applicant must then provide proof that all required permits have been approved within two months of the application date. In addition, in accordance with Section I12.2 of the County's LUB, the applicant must provide updated site information that accurately reflects the current number and location of camp shacks. This information shall be provided within one month. Development permit application DP25-47 should not be considered for approval until these requirements have been satisfied.
3. Issue a Stop Order in accordance with Section 645 of the Municipal Government Act, directing the applicant to discontinue use of the industrial camp until all outstanding requirements have been satisfied. Before the use may be considered for approval, the applicant must obtain approval for the private sewage system and any other permits required by the Alberta Safety Codes Authority, provide copies of those approvals to the County, and submit an updated site plan accurately identifying the current number and location of all camp shacks..



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**Report No.**  
AF\_2026\_004

**Agenda Item No.**

06.3.7 - A

|                     |                                        |
|---------------------|----------------------------------------|
| <b>Subject:</b>     | Regional Drainage ACP Application      |
| <b>Agenda Date:</b> | Tuesday, September 22, 2026            |
| <b>Attachments:</b> | Letters of Support for ACP Application |

**BACKGROUND**

Regional Drainage Committee met on July 16, 2026, at 10am. The Meeting mostly addressed the need for funding to complete the research and analysis of the Regional Drainage Data that has been collected so far. Last year the application for the Alberta Community Partnership (ACP) funding was not accepted.

Larry Davidson reached out with the attached email regarding a letter of support to apply again for the ACP grant in the 2026/27 season.

**CONCIDERATION**

- A cost-share requirement introducing a 10 per cent municipal contribution toward total project costs.
- Letter of support needs to be provided by September 29, 2026, as the application deadline is October 1, 2026.

**RECOMMENDATION**

It is recommended that:

- 1) Council decide whether to provide a letter of support for the ACP application.
- 2) If applicable also decide who is providing this letter.

**Prepared By:**

Teagan Scott  
Agricultural Fieldman

**Accepted for Council  
Consideration by:**

Gerhard Stickling  
Chief Administrative Officer (CAO)



Outlook

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## Letters of Support for ACP Application

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From Larry Davidson <cao@birchhillscounty.com>

Date Wed 9/16/2026 3:44 PM

Hi everyone,

I am planning to submit an ACP application <https://www.alberta.ca/alberta-community-partnership#jumplinks-2> as directed by the Ad-Hoc Committee, requesting \$100,000 in grant funding to conduct an investigation of the Regional Drainage system files. Please note there is a requirement for municipalities to contribute 10% of the project cost. Work would include hiring a consultant to gather additional information from Ministry archives and develop a detailed report outlining issues and potential solutions to manage these systems.

I would ask that you provide a letter of support by Sept. 29<sup>th</sup> as the deadline for submission is Oct. 1<sup>st</sup>.

Please advise

*Larry Davidson CLQM*

Chief Administrative Officer



Box 157 Wanham, AB T0H 3P0

Office: 780-694-3793

Fax: 780-694-3788

*This message, including any attachments, may contain confidential information intended for a specific individual and purpose. If you are not the intended recipient, please delete this message and do not disclose, copy or distribute it.*



## Subdivision Report

County of Northern Lights

**File No.:** 26NL10  
**Agent:** Landowner  
**Application Date:** July 30, 2026

**Legal:** NW32-92-22-W5M  
**Expiry Date:** September 29, 2026

### Subdivision Proposal:

|                    |                                  |
|--------------------|----------------------------------|
| Existing Land Use: | Residential                      |
| Proposed Land Use: | First Parcel Out                 |
| Number of Parcels: | 1                                |
| Size of Parcel(s): | 4.5 ha (11.0 ac)                 |
| Land Use Bylaw:    | Agriculture General (A) District |

### Purpose:

The applicant/owner proposes to subdivide 4.5 ha (11 acre) parcel from NW32-92-22-W5M for a residential parcel. The proposed parcel is more than the 4 ha (10 ac) the County's Land Use Bylaw (LUB) allows for in the Agriculture General (A) District. The A District allows the Development Authority to approve a larger size parcel subject to the presence of physical characteristics of the parcel, and to meet the minimum setback requirements outlined in the A District. Based on the site considerations, it is reasonable to consider the applicant's request for a 4.5 ha (11.0 acre) parcel.

### Location:

The quarter section is located at the southeast corner of Range Road 225 and the right-of-way for Township Road 930 and is 4.5 km southeast of Hotchkiss.

### Existing Conditions:

The proposed parcel is located at the northwest corner of the quarter section and contains a pump out, house, shop, cistern, grain bins, and septic tank. With exception of the farmstead, the proposed lot is heavily treed. The applicant has indicated that the existing granaries and bins located on the southeastern portion of the proposed subdivision will be relocated south of the existing driveway to ensure the A District minimum setback requirement of 15.2 m (50 ft) from the southern property boundary is met. The balance of the lands is under agricultural production.

### Proximity to Abandoned Wells and Utilities:

There are no wells, records of spills or contamination within the quarter section. There is a Pembina Pipeline 550 m to the west, and a low pressure gas line owned by North Peace Gas Co-op on the parcel. There is an ATCO powerline on the north side of Township Road 930 that services the proposed parcel. There are no high pressure gas lines and no potable water wells.

The applicant indicated that they are using a cistern for hailing water that is located south of the house. There is an open discharge/pumpout outside of the minimum offset of the subdivision boundary (90m) from both existing and proposed property lines and 45m from the house.

### Historical Resource Value and Grimshaw Gravels Aquifer:

The development is not within any historical value (HRV) classified land designation or within the Grimshaw Gravels Aquifer.



## Subdivision Report

County of Northern Lights

### Soil Conditions:

The soil conditions for the quarter section are designated as 100% Class 3 "Moderate limitations", Subclass C "Adverse Climate" on the west half of the quarter section and 100% Class 3 "Moderately Severe limitations", Subclass D "Undesirable soils structure" on the east half of the quarter.

Although Class 3 soils are considered Better Agricultural Land (BAL) by the Municipal Development Plan (MDP), the MDP allows the Development Authority to exempt lands from the BAL definition, specifically when those lands are "compatible with adjacent land uses". In this instance the Development Authority may exempt the proposed parcel area from the BAL definition as it is compatible with existing land uses in the surrounding area, and is the first parcel out of the quarter section.

### Surrounding Conditions:

All lands adjacent to the quarter section are zoned Agriculture General (A) District, except for the parcels to the north and northeast, which are zoned Crown Land (CL) District. The proposed parcel is compatible with existing land uses in the surrounding area and is not considered to have a negative impact on adjacent lands.

### Access and Servicing:

An existing access to the proposed subdivision is from the west via Range Road 225. The construction of a second approach off Range Road 225 will be required to serve as access to the balance of the lands. Range Road 225 has residential road classification.

In accordance with Section 662 of the Municipal Government Act and Policy 9.2.4(b) of the MDP, a 5.0 m road right-of-way will be required by caveat along the west boundary of the proposed parcel and the balance of the quarter adjacent to Range Road 225 and along the north boundary of the proposed parcel and the balance of the quarter adjacent the undeveloped road allowance.

### Relevant Legislation:

|                                         |                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Intermunicipal Development Plan (IDP)   | Not applicable.                                                                                                                                                                                                                                                                                                                |
| Municipal Development Plan (MDP)        | No conflict. Policy 4.2.7 allows for the subdivision of land to accommodate a farmstead separation. The proposed subdivision meets the intent of the MDP.                                                                                                                                                                      |
| Area Structure Plan (ASP):              | Not applicable.                                                                                                                                                                                                                                                                                                                |
| Land Use Bylaw (LUB):                   | No conflict. The proposed parcel size exceeds the 4 ha (10 ac) allowed by the A District. However, the A District allows the Development Authority to approve a larger size parcel subject to the presence of physical characteristics of the parcel, and to meet the minimum setback requirements outlined in the A District. |
| Municipal Government Act (MGA):         | Not applicable.                                                                                                                                                                                                                                                                                                                |
| Subdivision and Development Regulation: | No conflict.                                                                                                                                                                                                                                                                                                                   |
| Environmental and Municipal Reserve:    | Not applicable.                                                                                                                                                                                                                                                                                                                |



## Subdivision Report

County of Northern Lights

### Comments from Referral Agencies:

|                                                                         |                                                                                                                             |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Alberta Environmental Protection and Enhancement Act (EPEA) Submissions | No comments received.                                                                                                       |
| Alberta Forestry & Parks                                                | No concerns.                                                                                                                |
| Alberta Health Services                                                 | No comments received.                                                                                                       |
| Alberta Heritage & Tourism                                              | No comments received.                                                                                                       |
| Alberta Safety Codes Authority                                          | No comments received.                                                                                                       |
| Alberta Transportation and Economic Corridors                           | No comments received.                                                                                                       |
| Alberta Energy Regulator (AER)                                          | Nothing to add to this file.                                                                                                |
| Alberta Energy Regulator Setbacks                                       | No comments received.                                                                                                       |
| Directive 079                                                           | No comments received.                                                                                                       |
| Water Act Submissions                                                   | No comments received.                                                                                                       |
| Holy Family Catholic Regional Division                                  | No comments received.                                                                                                       |
| Peace River School Division                                             | No comments received.                                                                                                       |
| County of Northern Lights                                               | Applicant is required to provide access to the balance of the quarter at his cost and in a location approved by the County. |
| Municipal District of Peace                                             | No comments received.                                                                                                       |
| Town of Manning                                                         | No comments received.                                                                                                       |
| Town of Peace River                                                     | No comments received.                                                                                                       |
| Grimshaw Gravels Aquifer Management Advisory Association                | No comments received.                                                                                                       |
| Mighty Peace Watershed Alliance                                         | No comments received.                                                                                                       |
| Canadian National Railway                                               | No comments received.                                                                                                       |
| Manning Municipal Airport                                               | No comments received.                                                                                                       |
| North Peace Regional Airport                                            | No comments received.                                                                                                       |
| ATCO Electric Ltd.                                                      | No comments or concerns with this application.                                                                              |
| North Peace Gas Co-op                                                   | No concerns.                                                                                                                |
| Pembina Pipelines                                                       | No concerns.                                                                                                                |
| Telus                                                                   | No concerns.                                                                                                                |
| Adjacent Landowners                                                     | No comments received.                                                                                                       |

### Recommendation

It is recommended that the subdivision application to create a 4.5 ha (11.0 ac) parcel from NW32-92-22-W5M be APPROVED subject to the following conditions:



## Subdivision Report

County of Northern Lights

1. That 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.
2. That the applicant/owner dedicate a 5.0 m road right-of-way by caveat along the west boundary of the proposed parcel and the balance of the quarter section adjacent to Range Road 225, and along the north boundary of the proposed parcel and the balance of the quarter section adjacent to the undeveloped road allowance, for future road widening pursuant to Section 662 of the Municipal Government Act.
3. That the applicant/owner submit an approach application to the County prior to construction of the new access to the balance of the quarter, and further, that the location and construction of the new access be in accordance with County standards, to the satisfaction of the County.
4. That the applicant/owner provide a private sewage system and water services in accordance with the required acts, regulations, and standards.
5. That the applicant/owner obtain all necessary environmental approvals required for development. Alterations to or obstruction of existing drainage courses, wetlands, or other bodies of water will not be permitted without prior approval from Alberta Environment and Protected Areas.
6. That the applicant/owner carry forward and/or provide existing or new agreements, caveats, including Caveat No. 772214044 registered on title to protect fish and wildlife habitat, easements, and/or rights-of-way, in accordance with the requirements of the municipality, relevant agencies, and utility providers.
7. That the applicant/owner pay all outstanding property taxes on the land proposed to be subdivided or have arrangements made which are satisfactory to the County of Northern Lights.
8. That the applicant/owner contact an Alberta Land Surveyor for the preparation of a Plan of Subdivision suitable for registration at the Alberta Land Titles Office to obtain title(s) under this decision.
9. That the existing granaries and bins be relocated further north within the proposed subdivision while maintaining the minimum setback distance of 15.2 m (50 ft) from the southern property line.

### Reasons for Decision

1. The proposed subdivision and conditions of approval do not conflict with Provincial regulations, meets statutory requirements of the Municipal Development Plan, and complies with the Agriculture General (A) District of the Land Use Bylaw;
2. The subdivision is deemed compatible with existing and future land uses in the surrounding area and is not deemed to have a negative impact on adjacent lands; and
3. No concerns respecting the proposed subdivision were received from the referral agencies nor adjacent landowners.



## Subdivision Report

County of Northern Lights

### Advisements

1. Any new development on the subject property is affected by applicable regulations of the Land Use Bylaw in effect at the time of application.

- County of Northern Lights, # 600, 7<sup>th</sup> Ave. NW Box 10, Manning, AB, T0H 2M0  
W: [www.countyofnorthernlights.com](http://www.countyofnorthernlights.com) | E: [info@countyofnorthernlights.com](mailto:info@countyofnorthernlights.com) | T: (780) 836-3348 | F: (780) 836-3663

**EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:

- (a) Existing use of the land: acreage / farm yard
- (b) Proposed use of the land: acreage
- (c) The land use district ("zoning") classified under the Land Use Bylaw: agricultural
- (d) Is a redistricting ("rezoning") required? Yes No
- (e) How many lots within the parcel will result after the subdivision (including existing lots): 2
- (f) Access to the subdivided lots will be from: Range Road 225
- (g) How many **existing** dwelling units are there: 1

**PHYSICAL CHARACTERISTICS OF THE LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)**

- (a) Describe the nature of the topography of the land (flat, rolling, steep, mixed): mixed
- (b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., – sloughs, creeks, etc.):  
tree stands, brush
- (c) Describe the kind of soil on the land (sandy, loam, clay etc.): clay

**EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED**

Describe any buildings and any structures on the land and whether they are to be demolished or moved:

House; quonset shop; wooden grain bins; wooden sheds; all to remain on land to be subdivided

**REQUIRED INFORMATION**

- ☒ SITE PLAN / ☐ REAL PROPERTY REPORT ☒ FEES ☒ LAND TITLE ☐ ABANDONED OIL WELL DECLARATION
- ☐ BYLAW AMENDMENT FORM ☐ AERIAL IMAGES ☒ RIGHT OF ENTRY FORM ☒ SKETCH DISCLAIMER FORM
- ☒ WATER SUPPLY/SEWAGE DISPOSAL DESCRIPTION FORM

**REGISTERED LANDOWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF**I/We, Braeden Reynolds, hereby certify that:

- ☒ I/We am the registered landowner or;
- ☒ I/We am the agent authorized to act on behalf of the registered landowner;

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application;

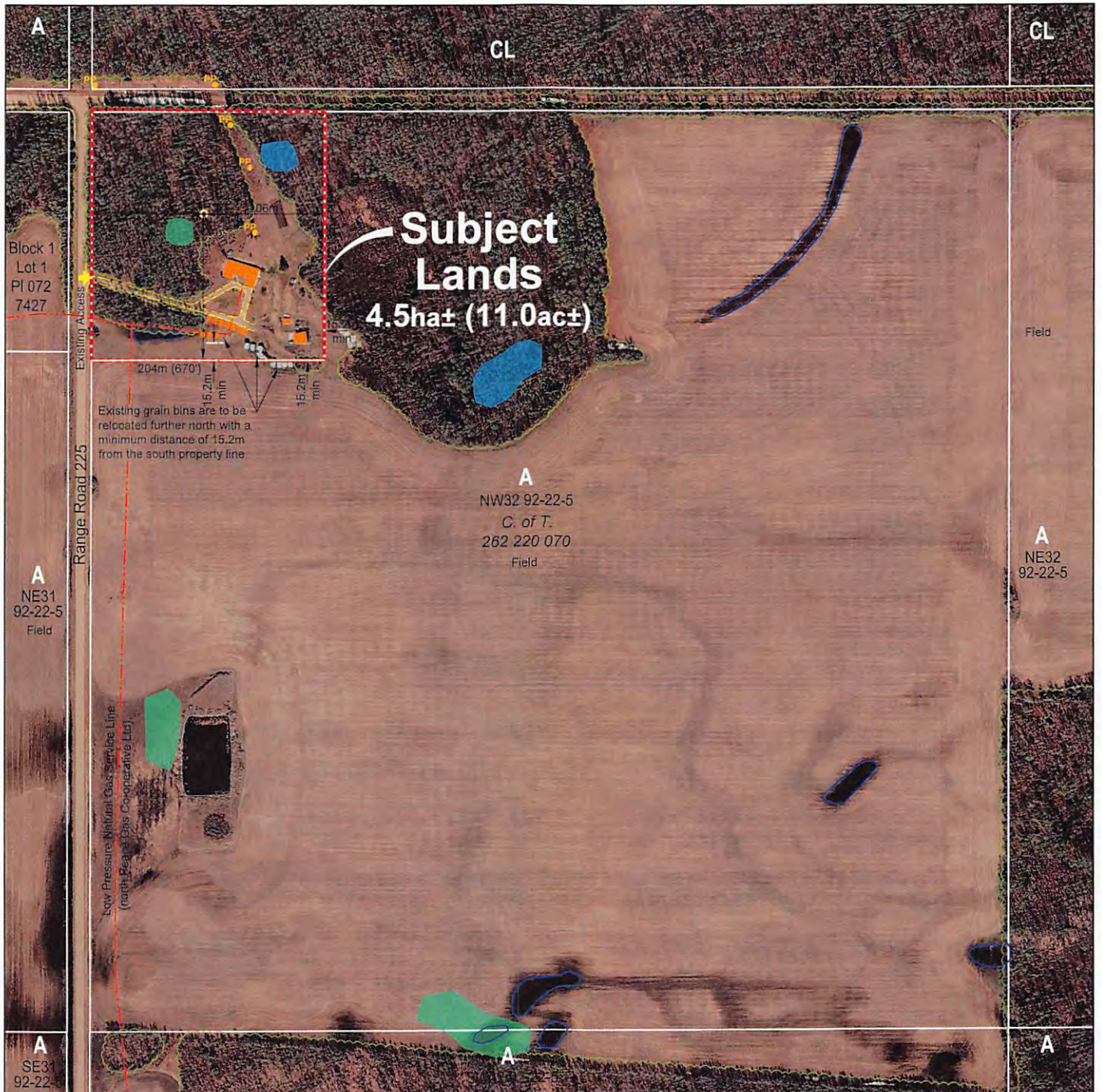
☒ I/We acknowledge that as a condition of subdivision, the County may require that ten percent (10%) of the developable lands be dedicated as **municipal reserve** as provided for under the Act;

☒ I/We acknowledge that as a condition of subdivision, the County shall require the protection and conservation of hazard lands, crown owned resources, and environmentally sensitive areas by dedication of **environmental reserve** and **municipal reserve**, the provision of environmental reserve easements and conservation easements, or by other statutory means as defined by the Municipal Government Act, or the Alberta Land Stewardship Act.

DATE June 25, 2026 SIGNATURE 

SIGNED COPY OF AGENT AUTHORIZATION MUST BE ATTACHED TO THIS FORM, IF APPLICABLE.

**FOR ADMINISTRATIVE USE**LAND USE DISTRICT: agricultural generalNUMBER OF LOTS PROPOSED INCLUDING THE BALANCE: 2FEE ENCLOSED: YES ☒ NO ☐ AMOUNT: \$ 300 RECEIPT NO.: 235852



# PROPOSED PLAN OF SUBDIVISION

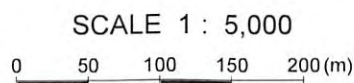
COUNTY OF NORTHERN LIGHTS

LEGAL: NW32, Twp 92, Rge 22, W5M

FILE No. 26NL10

**LEGEND**

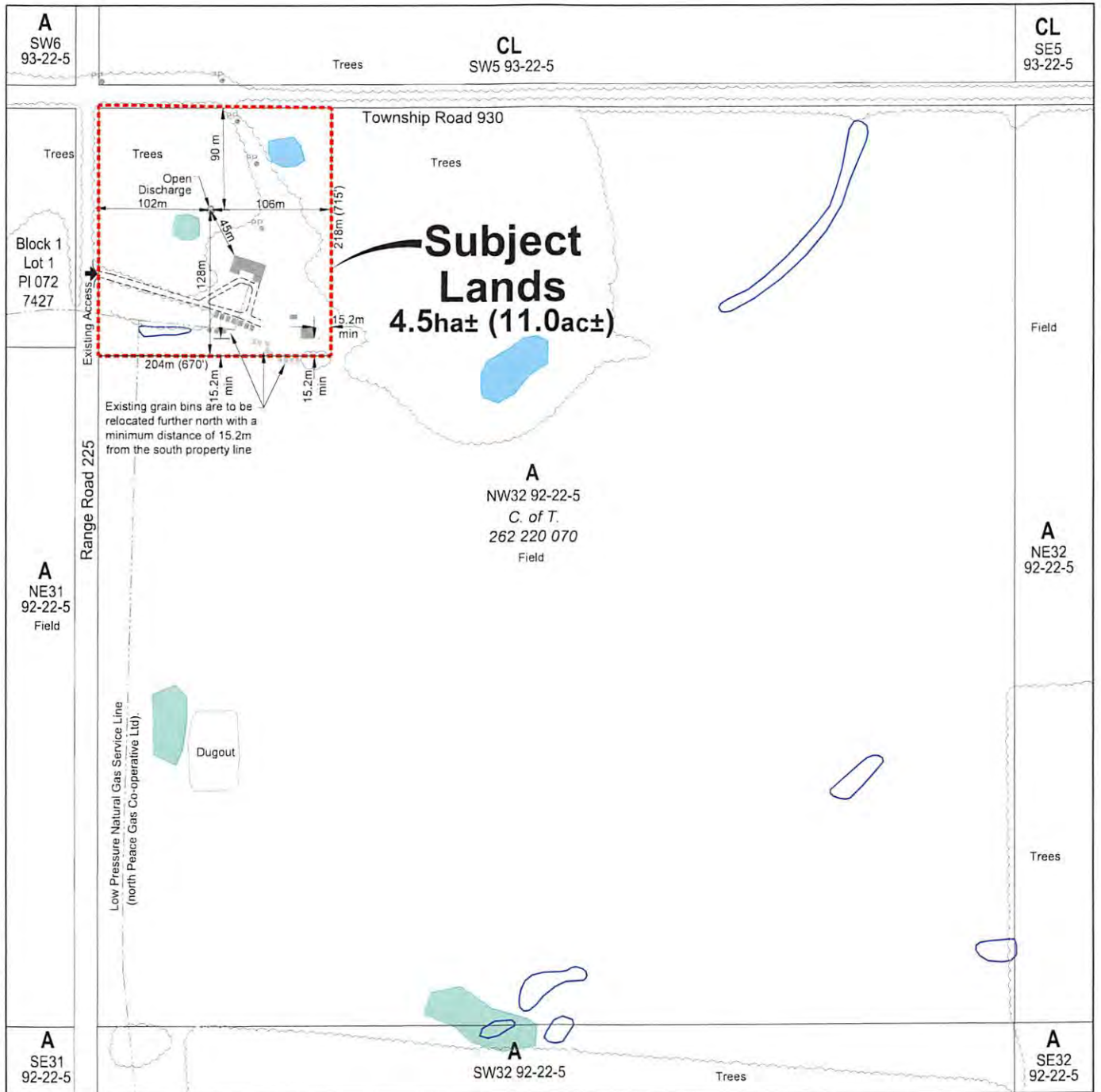
- Subject Lands
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- ATCO Powerlines
- Edge of Treeline
- Open Discharge
- Marsh
- Swamp
- Seasonal Wet Area



NOTE: Improvements located as per data supplied by owner and Abadata measurements.



July 30, 2026

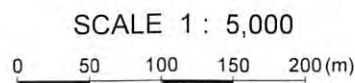


# PROPOSED PLAN OF SUBDIVISION

COUNTY OF NORTHERN LIGHTS

LEGAL: NW32, Twp 92, Rge 22, W5M

FILE No. 26NL10



NOTE: Improvements located as per data supplied by owner and Abadata measurements.



July 30, 2026

## ***RURAL SUBDIVISIONS***

### **ADDITIONAL INFORMATION REQUIRED**

PLEASE NOTE BELOW THE TYPE OF WATER SUPPLY AND SEWAGE DISPOSAL THAT IS EITHER EXISTING OR PROPOSED FOR THE LOTS INDICATED ON THE SKETCH ACCOMPANYING YOUR APPLICATION. (THE LOCATION OF THESE FACILITIES MUST BE ACCURATELY INDICATED ON THE SKETCH.)

| TYPE OF WATER SUPPLY   | 1 <sup>st</sup><br>Parcel | 2 <sup>nd</sup><br>Parcel | Balance<br>of the ¼ |
|------------------------|---------------------------|---------------------------|---------------------|
| DUGOUT                 |                           |                           | E                   |
| WELL                   |                           |                           |                     |
| CISTERN & HAULING      | E                         |                           |                     |
| COUNTY SERVICE         |                           |                           |                     |
| OTHER (Please specify) |                           |                           |                     |

| TYPE OF SEWAGE DISPOSAL                       | 1 <sup>st</sup><br>Parcel | 2 <sup>nd</sup><br>Parcel | Balance<br>of the ¼ |
|-----------------------------------------------|---------------------------|---------------------------|---------------------|
| OPEN DISCHARGE/PUMPOUT (#257)                 | E                         |                           |                     |
| SEPTIC TANK/HOLDING TANK (#254)               |                           |                           |                     |
| TILEFIELD/EVAPORATION MOUND (#256)            |                           |                           |                     |
| SEWAGE LAGOON (#258)                          |                           |                           |                     |
| COUNTY SERVICE                                |                           |                           |                     |
| OTHER (Please specify [i.e. cesspools] (#255) |                           |                           |                     |

PLEASE INDICATE IF THE ABOVE EXISTS OR PROPOSED BY ENTERING AN E OR P IN THE APPROPRIATE COLUMN. (If unsure, please check with the local Health Unit or the Plumbing Inspection Branch).



## APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, [REDACTED], registered owner (or  
(Please Print)

their agent) of NW-32-92-22-5, have consulted the Energy  
(Legal Land Description)

Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **there are no abandoned wells** located the property subject to this application. A copy of the ERCB map showing the subject property is attached.

[REDACTED]  
Signature of registered owner (or agent)

June 25, 2024  
Date





## Subdivision Report

County of Northern Lights

**File No.:** 26NL13 **Legal:** NE18-87-23-W5M  
**Agent:** Explore Inc.  
**Application Completion Date:** August 18, 2025 **Expiry Date:** October 17, 2025

### Subdivision Proposal:

|                    |                                  |
|--------------------|----------------------------------|
| Existing Land Use: | Farmstead and Field              |
| Proposed Land Use: | Residential                      |
| Number of Parcels: | 1                                |
| Size of Parcel(s): | 7.2 ha (17.8 ac)                 |
| Land Use Bylaw:    | Agriculture General (A) District |

### Purpose:

The applicant/owner proposes to subdivide a 7.2 ha (17.8 ac) parcel from the NE18-89-23-W5M for a residential farmstead separation. The proposed parcel is more than the 4 ha (10 ac) maximum the County's Land Use Bylaw (LUB) allows for in the A District. However, the District allows the Development Authority to increase parcel size to accommodate farm buildings and improvements. In this case, the additional parcel size is required to accommodate the physical characteristics of the site, such as the residence, accessory buildings, a dugout, an open discharge and drainage courses. The Municipal Government Act, the County's Municipal Development Plan and the LUB grants discretion to the Development Authority to approve larger parcel sizes to accommodate related farm buildings and improvements. Based on site characteristics, it is reasonable to consider the applicant's request for a 7.2 ha (17.8 ac) parcel.

### Location:

The quarter section is located directly west of Range Road 235, 1.4 km east of Highway 35 and 1.4 km northeast of Dixonville.

### Existing Conditions:

The quarter section and the proposed parcel is designated A District. The proposed parcel contains a dwelling and accessory buildings. A drainage course running horizontally through the proposed parcel separates the agricultural land from a large treed area. The drainage course extends through this treed area in a north-south direction. The balance of the lands on the quarter section are in agricultural production, with some trees and bush near the south boundary.

### Proximity to Abandoned Wells and Utilities:

There are no high pressure gas lines, well sites, records of spills, or contamination within the quarter section.

The quarter section contains a low-pressure gas line owned by North Peace Gas Co-op, and an ATCO overhead powerline.



## Subdivision Report

County of Northern Lights

### Historical Resource Value and Grimshaw Gravels Aquifer:

The proposed parcel is not located within the Key Wildlife Biodiversity Zone, an environmentally sensitive area, the Grimshaw Gravels Aquifer, or any historical value (HRV) classification, but is located within an environmentally sensitive wildlife area for Grizzly.

### Soil Conditions:

The proposed parcel is identified as being 90% Class 4 "Severe limitations" Subclass D "Undesirable soils structure", and 10% Class 0 "Organic Soils". Class 1, 2, 3, and 4 soils are considered Better Agriculture Land (BAL) by the Municipal Development Plan (MDP). The MDP allows the Development Authority to exempt lands from the BAL definition, specifically when those lands are "... compatible with adjacent land uses". In this instance, the Development Authority may exempt the proposed parcel area from the BAL definition as it is the first parcel out of a fragmented parcel and is compatible with land uses in the surrounding area. In addition, Policy 4.2.7 of the MDP permits the subdivision of this parcel as a Farmstead Separation.

### Surrounding Conditions:

All lands adjacent to the subject parcel are zoned A District. The proposed parcel is compatible with existing land uses in the surrounding area and is not considered to have a negative impact on adjacent lands.

### Access and Servicing:

Access to the proposed parcel is from Range Road 235, which has a residential road classification.

The landowner will be required to construct an access to the balance of the quarter section in accordance with County standards, as no access currently exists.

In accordance with Section 662 of the Municipal Government Act and Policy 9.2.4(b) of the MDP, a 5.0m road right-of-way will be required by caveat along the east boundary of the proposed parcel and the balance of the lands adjacent to Range Road 235.

The applicant has advised that he uses a cistern to provide potable water to the residential parcel and an open discharge system to manage grey water. The system is located midway through the proposed parcel and meets setback requirements.

### Relevant Legislation:

|                                       |                                                                                                                                                                                                                                                                                     |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Intermunicipal Development Plan (IDP) | Not applicable.                                                                                                                                                                                                                                                                     |
| Municipal Development Plan (MDP)      | No conflict. Policy 4.2.7 allows for the subdivision of land to accommodate a farmstead separation. The proposed subdivision meets the intent of the MDP.                                                                                                                           |
| Area Structure Plan (ASP):            | Not applicable.                                                                                                                                                                                                                                                                     |
| Land Use Bylaw (LUB):                 | No conflict. The proposed parcel size exceeds the 4 ha (10 ac) allowed by the A District. However, the proposed 7.2 ha (17.8 ac) parcel is a reasonable size as it is required to accommodate an existing dwelling, farm buildings, an open discharge system, and drainage courses. |



## Subdivision Report

County of Northern Lights

|                                         |                 |
|-----------------------------------------|-----------------|
| Municipal Government Act (MGA):         | No conflict.    |
| Subdivision and Development Regulation: | No conflict.    |
| Environmental and Municipal Reserve:    | Not applicable. |

### Comments from Referral Agencies:

|                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Alberta Environmental Protection and Enhancement Act (EPEA) Submissions | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Alberta Forestry & Parks                                                | No concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Alberta Health Services                                                 | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Alberta Heritage & Tourism                                              | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Alberta Safety Codes Authority                                          | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Alberta Transportation and Economic Corridors                           | <p><b>Transportation and Economic Corridors offers the following comments with respect to this application:</b></p> <p>The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.</p> <p>The requirements of Section 19 are met, therefore no variance is required.</p> <p><b>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</b></p> <p>1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act.</p> |
| Alberta Energy Regulator (AER)                                          | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Alberta Energy Regulator Setbacks                                       | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Directive 079                                                           | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Water Act Submissions                                                   | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Holy Family Catholic Regional Division                                  | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Peace River School Division                                             | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| County of Northern Lights                                               | Access to the balance of the quarter needs to be constructed to County standards at the cost of the developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



## Subdivision Report

County of Northern Lights

|                                                          |                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Municipal District of Peace                              | No response received.                                                                                                                                                                                                                                                                       |
| Town of Manning                                          | No response received.                                                                                                                                                                                                                                                                       |
| Town of Peace River                                      | No response received.                                                                                                                                                                                                                                                                       |
| Grimshaw Gravels Aquifer Management Advisory Association | No response received.                                                                                                                                                                                                                                                                       |
| Mighty Peace Watershed Alliance                          | No response received.                                                                                                                                                                                                                                                                       |
| Canadian National Railway                                | No response received.                                                                                                                                                                                                                                                                       |
| Manning Municipal Airport                                | No response received.                                                                                                                                                                                                                                                                       |
| North Peace Regional Airport                             | No concerns.                                                                                                                                                                                                                                                                                |
| ATCO Electric Ltd.                                       | No response received.                                                                                                                                                                                                                                                                       |
| North Peace Gas Co-op                                    | No response received.                                                                                                                                                                                                                                                                       |
| Pembina Pipelines                                        | No response received.                                                                                                                                                                                                                                                                       |
| Telus                                                    | No concerns.                                                                                                                                                                                                                                                                                |
| Adjacent Landowners                                      | An adjacent landowner questioned what Explore Inc. is doing. The landowner was advised that the application was to subdivide the farmstead from the balance of the lands on the NE 18-87-23-W5M, and that no further information as to the long-term plans for the lands has been provided. |

### Recommendation

It is recommended that the subdivision application to create a 7.2 hectare (17.8 acre) parcel from NE18-87-23-W5M be APPROVED subject to the following conditions:

1. That 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.
2. That the applicant/owner submit an approach application to the County prior to construction of the new access to the balance of the quarter, and further, that the location and construction of the new access be in accordance with County standards, to the satisfaction of the County.
3. That the applicant/owner dedicate a 5.0 m road right-of-way by caveat along the east boundary of the proposed parcel and the balance of the quarter section adjacent to the road allowance for Range Road 235, for future road widening pursuant to Section 662 of the Municipal Government Act.
4. That the applicant/owner provide water services and a private sewage system in accordance with the required acts, regulations, and standards.
5. That the applicant/owner obtain all necessary environmental approvals required for development. Alterations to or obstruction of existing drainage courses, wetlands, or other bodies of water will not be permitted without prior approval from Alberta Environment and Protected Areas.



## Subdivision Report

County of Northern Lights

6. That the applicant/owner carry forward and/or provide new agreements, caveats, easements and/or rights-of-way in accordance with municipal requirements, and agency and/or utility company requirements.
7. That the applicant/owner pay all outstanding property taxes on the land proposed to be subdivided or have arrangements made which are satisfactory to the County of Northern Lights; and
8. That the applicant/owner contact an Alberta Land Surveyor for the preparation of a Plan of Subdivision suitable for registration at the Alberta Land Titles Office to obtain title(s) under this decision.

### Advisement #1

1. Any proposed new development on the subject property is affected by applicable regulations of the Land Use Bylaw in effect at the time of application.

### Reasons for Decision

1. The proposed subdivision and conditions of approval do not conflict with Provincial regulations, meets statutory requirements of the MDP, and complies with the A District of the LUB.
2. The subdivision is deemed compatible with existing and future land uses in the surrounding area and is not deemed to have a negative impact on adjacent lands; and
3. No concerns respecting the proposed subdivision were received from the referral agencies no adjacent landowners.



## SUBDIVISION APPLICATION FORM

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE

APPLICATION NO.

26NL13

DATE RECEIVED

August 10, 2026

ROLL NO.

72453

County of Northern Lights, # 600, 7<sup>th</sup> Ave. NW Box 10, Manning, AB, T0H 2M0

W: [www.countyofnorthernlights.com](http://www.countyofnorthernlights.com) | E: [info@countyofnorthernlights.com](mailto:info@countyofnorthernlights.com) | T: (780) 836-3348 | F: (780) 836-3663

This form is to be completed in full wherever applicable by the registered land owner that is the subject of the application or by a person authorized to act on the registered owner's behalf.

### APPLICANT INFORMATION

### COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTERED OWNER

ADDRESS

POSTAL CODE

EMAIL ADDRESS\*

\*By supplying the County with an email address, you agree to receive correspondence by email.

PHONE (RES)

PHONE (BUS)

PHONE (CELL)

PHONE (RES)

PHONE (BUS)

### LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

Legal description of parcel to be subdivided: Registered Plan: \_\_\_\_\_ Block: \_\_\_\_\_ Lot (parcel): \_\_\_\_\_

QTR/LS: NE Section: 18 Township: 87 Range: 23 Meridian: 5

Area of the Parcel to be subdivided: 7.177 Hectares: 64.7 or Acres: 160

### LOCATION OF LAND TO BE SUBDIVIDED

(a) Is the land situated immediately adjacent to a municipal border? ☐ Yes ☒ No

If "Yes", the adjoining municipality is: SELECT ONE

(b) Is the land situated within 1.6 kilometres of a right-of-way of a highway? ☒ Yes ☐ No

If "Yes", which highway: 35

(c) Is the land situated in the Grimshaw Gravels Aquifer? ☐ Yes ☒ No

(d) Does the proposed parcel contain or is it adjacent to a body of water, lake, river, creek, wetland, or by a drainage ditch or canal?

☐ Yes ☒ No If "Yes", state the name or describe it: \_\_\_\_\_

(e) Is the land situated within a hamlet? ☐ Yes ☒ No

If "Yes", which hamlet: SELECT ONE

(f) Is the parcel within 1.5 kilometres of a sourgas facility? ☐ Yes, Distance: \_\_\_\_\_ ☒ No

(g) Is the parcel within 800 metres (0.5 miles) of a Confined Feeding Operation? ☐ Yes, Distance: \_\_\_\_\_ ☒ No

(h) Is the parcel within 450 metres of a sewage treatment plant/lagoon? ☐ Yes, Distance: \_\_\_\_\_ ☒ No

**EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:

- (a) Existing use of the land: Agricultural
- (b) Proposed use of the land: Agricultural/Country residential
- (c) The land use district ("zoning") classified under the Land Use Bylaw: A
- (d) Is a redistricting ("rezoning") required? Yes ☐ No ☒
- (e) How many lots within the parcel will result after the subdivision (including existing lots): 1
- (f) Access to the subdivided lots will be from: None existing Approach
- (g) How many existing dwelling units are there: 1

**PHYSICAL CHARACTERISTICS OF THE LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)**

- (a) Describe the nature of the topography of the land (flat, rolling, steep, mixed): Mixed
- (b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., – sloughs, creeks, etc.):  
Bush to the north of lot, few tree stands throughout the parcel
- (c) Describe the kind of soil on the land (sandy, loam, clay etc.):  
Subset A Class 4-D-90%, Subset B Class O-10% (Canada Lands Inventory)

**EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED**

Describe any buildings and any structures on the land and whether they are to be demolished or moved:

All buildings (house, Shop and sheds) are to remain as is.

**REQUIRED INFORMATION**

- ☒ SITE PLAN / ☐ REAL PROPERTY REPORT    ☒ FEES    ☒ LAND TITLE    ☒ ABANDONED OIL WELL DECLARATION
- ☐ BYLAW AMENDMENT FORM    ☒ AERIAL IMAGES    ☒ RIGHT OF ENTRY FORM    ☒ SKETCH DISCLAIMER FORM
- ☒ WATER SUPPLY/SEWAGE DISPOSAL DESCRIPTION FORM

**REGISTERED LANDOWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF**I/We, Explore Inc., hereby certify that:☐ I/We am the registered landowner or;☒ I/We am the agent authorized to act on behalf of the registered landowner;

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application;

☒ I/We acknowledge that as a condition of subdivision, the County may require that ten percent (10%) of the developable lands be dedicated as **municipal reserve** as provided for under the Act;

☒ I/We acknowledge that as a condition of subdivision, the County shall require the protection and conservation of hazard lands, crown owned resources, and environmentally sensitive areas by dedication of **environmental reserve** and **municipal reserve**, the provision of environmental reserve easements and conservation easements, or by other statutory means as defined by the Municipal Government Act, or the Alberta Land Stewardship Act.

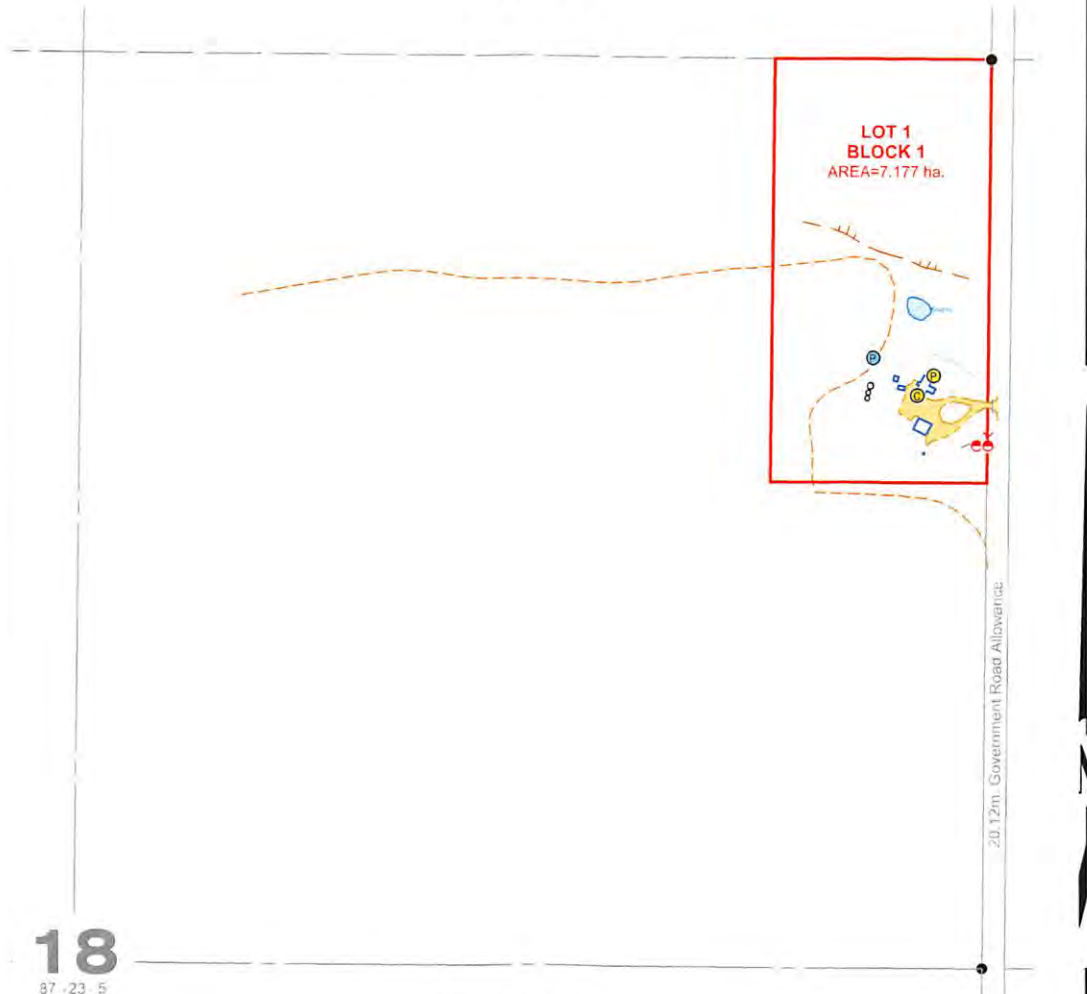
DATE

August 8, 2026

SIGNATURE

**SIGNED COPY OF AGENT AUTHORIZATION MUST BE ATTACHED TO THIS FORM, IF APPLICABLE.****FOR ADMINISTRATIVE USE**LAND USE DISTRICT: Agriculture (A) DistrictNUMBER OF LOTS PROPOSED INCLUDING THE BALANCE: 2FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ 300.00 RECEIPT NO.: 237924

TENTATIVE PLAN SHOWING  
**PROPOSED SUBDIVISION**  
 WITHIN  
**N.E.1/4 Sec.18-87-23-W.5M.**  
 COUNTY OF NORTHERN LIGHTS  
 ALBERTA



**SITE DETAIL**  
**1:5000**

**LEGEND:**

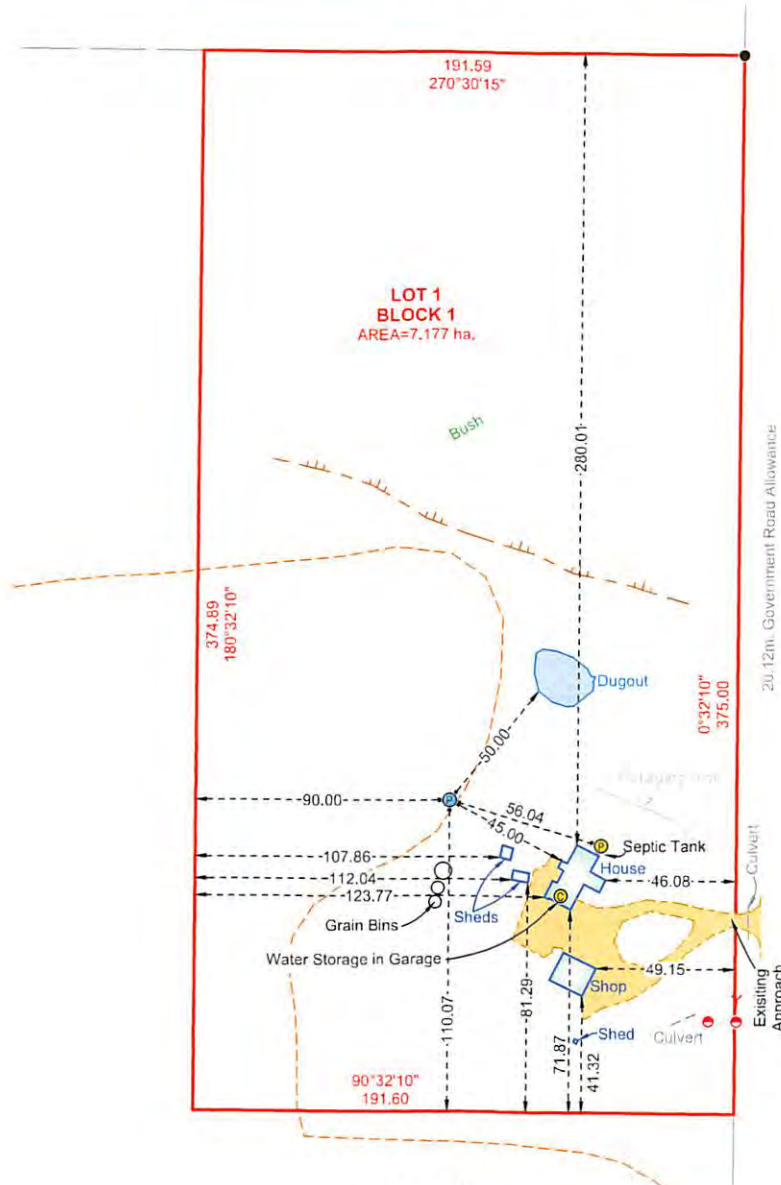
Proposed Parcel shown as: .....  
 Building shown as: .....  
 Gravel shown as: .....  
 Power Pole shown as: .....  
 Cistern shown as: .....  
 Pumpout shown as: .....  
 Proposed Pumpout shown as: .....  
 Septic Tank shown as: .....  
 Iron Post shown as: ..... Found ..... ●



Cad File: X041526-TENT

|                |                                                                                                                      |                                                                    |                |              |             |
|----------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------|--------------|-------------|
| <b>explore</b> | Plan Prepared by:<br>Explore Geomatics Inc.<br>Edmonton, Alberta<br>Toll Free 1-866-936-1805<br>Fax No. 780-800-1927 | Distances are in ground and are<br>in metres and decimals thereof. | No.            | Date         | Description |
|                |                                                                                                                      |                                                                    | 0              | Aug. 6, 2026 | Issued      |
| Job: X041526   | Surveyed by: D.C.                                                                                                    | Chk'd by: G.S.                                                     | Drawn by: T.F. |              |             |

TENTATIVE PLAN SHOWING  
**PROPOSED SUBDIVISION**  
 WITHIN  
**N.E.1/4 Sec.18-87-23-W.5M.**  
 COUNTY OF NORTHERN LIGHTS  
 ALBERTA



**DETAIL  
1:2000**

**LEGEND:**

Proposed Parcel shown as: .....  
 Building shown as: .....  
 Gravel shown as: .....  
 Power Pole shown as: .....  
 Cistern shown as: .....  
 Pumpout shown as: .....  
 Proposed Pumpout shown as: .....  
 Septic Tank shown as: .....  
 Iron Post shown as: ..... Found .....



Cad File: X041526-TENT

**explore**

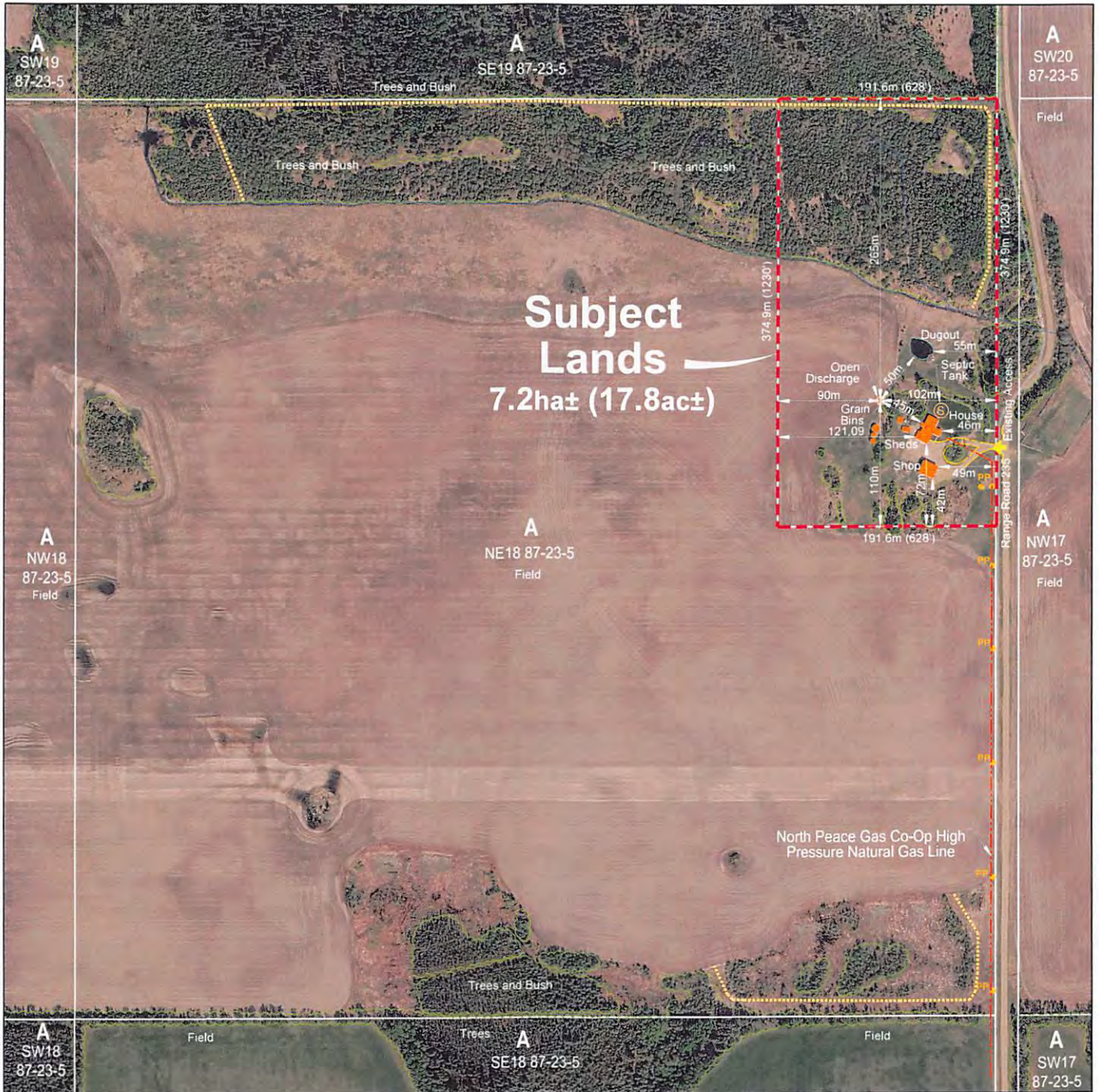
Plan Prepared by:  
 Explore Geomatics Inc.  
 Edmonton, Alberta  
 Toll Free 1-866-936-1805  
 Fax No. 780-800-1927

Distances are in ground and are  
 in metres and decimals thereof.

Job: X041526

Surveyed by: D.C. Chkd by: G.S. Drawn by: T.F.

| No. | Date         | Description |
|-----|--------------|-------------|
| 0   | Aug. 6, 2026 | Issued      |
|     |              |             |
|     |              |             |



#### LEGEND

- Subject Lands
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- ATCO Powerlines
- Edge of Treeline
- Open Discharge
- Farm Tracks
- Septic Tank
- Seasonal Wet Area/Drainage

## PROPOSED PLAN OF SUBDIVISION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE18, Twp 87, Rge 23, W5M

FILE No. 26NL13

SCALE 1 : 5,000

0 50 100 150 200(m)

NOTE: Improvements located as per data supplied by owner and Abadata measurements.



August 18, 2026



## ***RURAL SUBDIVISIONS***

### **ADDITIONAL INFORMATION REQUIRED**

PLEASE NOTE BELOW THE TYPE OF WATER SUPPLY AND SEWAGE DISPOSAL THAT IS EITHER EXISTING OR PROPOSED FOR THE LOTS INDICATED ON THE SKETCH ACCOMPANYING YOUR APPLICATION. (THE LOCATION OF THESE FACILITIES MUST BE ACCURATELY INDICATED ON THE SKETCH.)

| TYPE OF WATER SUPPLY   | 1 <sup>st</sup><br>Parcel | 2 <sup>nd</sup><br>Parcel | Balance<br>of the ¼ |
|------------------------|---------------------------|---------------------------|---------------------|
| DUGOUT                 |                           |                           |                     |
| WELL                   |                           |                           |                     |
| CISTERN & HAULING      | E                         |                           |                     |
| COUNTY SERVICE         |                           |                           |                     |
| OTHER (Please specify) |                           |                           |                     |

| TYPE OF SEWAGE DISPOSAL                       | 1 <sup>st</sup><br>Parcel | 2 <sup>nd</sup><br>Parcel | Balance<br>of the ¼ |
|-----------------------------------------------|---------------------------|---------------------------|---------------------|
| OPEN DISCHARGE/PUMPOUT (#257)                 | E                         |                           |                     |
| SEPTIC TANK/HOLDING TANK (#254)               |                           |                           |                     |
| TILEFIELD/EVAPORATION MOUND (#256)            |                           |                           |                     |
| SEWAGE LAGOON (#258)                          |                           |                           |                     |
| COUNTY SERVICE                                |                           |                           |                     |
| OTHER (Please specify [i.e. cesspools] (#255) |                           |                           |                     |

PLEASE INDICATE IF THE ABOVE EXISTS OR PROPOSED BY ENTERING AN E OR P IN THE APPROPRIATE COLUMN. (If unsure, please check with the local Health Unit or the Plumbing Inspection Branch).



## APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, [REDACTED], registered owner (or  
(Please Print)

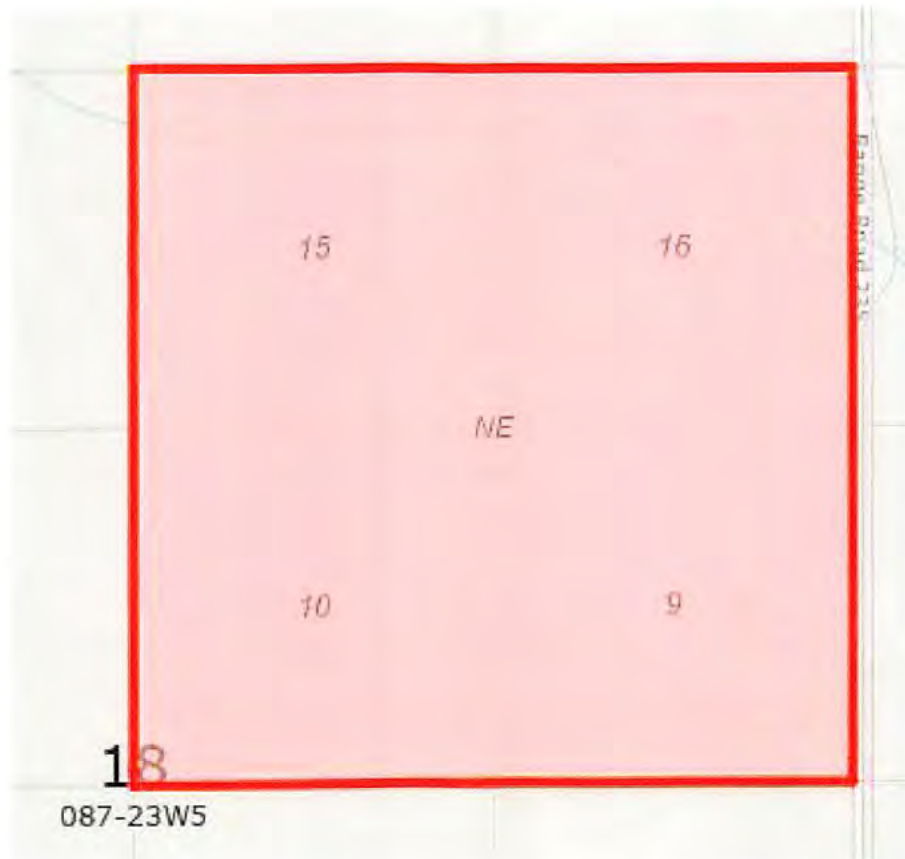
their agent) of N.E. 1/4 Sec. 18-87-23-W5M, have consulted the Energy  
(Legal Land Description)

Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **there are no abandoned wells** located the property subject to this application. A copy of the ERCB map showing the subject property is attached.

\_\_\_\_\_  
Signature of registered owner (or agent)

August 8, 2026

Date





COUNTY OF  
**Northern Lights**

#600, 7th Ave NW, PO Box 10, Manning AB T0H 2M0  
Phone 780-836-3348 Fax 780-836-3663  
Toll Free 1-888-525-3481

**Agenda Item No.**

**6.6.1 -C**

**Subject:** Subdivision Application Refund Request

**Agenda Date:** September 22, 2026

**Attachments:**

**RECOMMENDATION**

It is recommended that

1. Council accept this report for information; and
2. Approve the refund of the application fees in the amount of \$300.00 related to Subdivision file number 26NL09; OR
3. Reject the request for refund of the application fees in the amount of \$300.00 related to Subdivision file number 26NL09 as the County has incurred costs related to the application in excess of the fee charged.

**BACKGROUND**

26NL09 was a recently approved subdivision file that resulted in the separation of two formerly amalgamated lots within the hamlet of Northstar. The application was handled through both internal and contracted efforts (ISL).

Following the provision of the Notice of Decision to the landowners, they contacted a registered surveyor to prepare the plan that would be registered with Alberta Land Titles. Upon doing so and reviewing the application, the title, and the NOD, the surveyor asked the landowners why they had not simply completed a specific land titles form that would permit the separation of the formerly consolidated lots ultimately saving the time and money involved in the subdivision process. This was then asked of me on behalf of the County. I was unaware of this option in my dealings with subdivision previously and having not been directly involved in the intake, review, or preparation of the council recommendation.

In a follow up conversation with ISL we reviewed the reasoning behind the question. Ultimately, this is a possibility, however it bypasses the involvement of the municipality entirely. This means that we (the County) lose the ability to impose conditions (access requirements, servicing considerations, LUB compliance, variances, etc) and obtain comments from circulation agencies. In this respect, it was the opinion of ISL that the subdivision process would be better suited to protect the interest of the County. In this instance, a set back variance for the structure was granted as part of the subdivision Notice of Decision (NOD).

In a conversation with the landowners/applicants, they believe that the County should be considering the applicant/landowner benefits first and foremost, and as such should not have had to proceed through the subdivision process due to both time and money considerations. As such, they would like to have their \$300.00 refunded.

**CONSIDERATION**

This is only possible where lots have been consolidated through this process. The resulting title then simply indicates that it is comprised of Lots X & Y of Plan ZZZZZ rather than providing a completely new lot block and plan number. In theory, there should be no LUB implications by separating (again) parcels that were previously separated. However, if development occurred subsequent to the consolidation, there would likely be variances required to ensure the existing development was compliant with setbacks and other regulations.

**Prepared By:**

*Josh Hunter*

Josh Hunter, CMA, CPA  
Director of Finance

**Accepted by:**

Gerhard Stickling  
CAO



COUNTY OF  
**Northern Lights**

#600, 7th Ave NW, PO Box 10, Manning AB T0H 2M0  
Phone 780-836-3348 Fax 780-836-3663  
Toll Free 1-888-525-3481

**Report No.**  
CS - 2026 - 00

**Agenda Item No.**  
06.6.2 - A

**Subject:** Website and Social Media Analytics Report

**Agenda Date:** September 22, 2026

**Attachments:**

**RECOMMENDATION**

It is recommended that:

1. Council acknowledges receipt of the Report;

**BACKGROUND**

At the Strategic Planning Update meeting held on July 23, Council directed the Economic Development and Community Services Department staff to provide an analytic report on the County's social media, website, and website online form submissions.

The 2026 data provided in this report is current as of August 27, 2026.

**Prepared By:**

Trinidy Schmidt  
Community Services

Josh Hunter  
Director of Corporate Services

## Website Visits



2023: No data. Did not convert from Google UA analytics to Google G4 on the old website, as we were moving to the new website with G4 analytics in 2024

### Top 5 Visited Webpages:

1. Explore
2. Page Not Found
3. Careers
4. Bursary
5. Contact Us

### Top 5 Countries:

1. Canada
2. China
3. Singapore
4. United States
5. Vietnam

### Top 5 Website Search Term Categories:

1. GIS/Mapping/Landowner Map
2. Job/Careers
3. Taxes
4. Rural Renewal Stream
5. Council Meetings

## Website Contact Us Form Submissions: 2024 – August 27, 2026

| Row Labels                        | 2024 | 2025 | 2026 | Grand Total |
|-----------------------------------|------|------|------|-------------|
| <b>Accounts Payable</b>           |      |      | 1    | 1           |
| Payment Options Inquiry           |      |      | 1    | 1           |
| <b>Accounts Receivable</b>        | 1    | 1    | 1    | 3           |
| Address Update                    |      | 1    | 1    | 2           |
| Utility Invoice Mailing Inquiry   | 1    |      |      | 1           |
| <b>Ag Services</b>                | 1    |      |      | 1           |
| Equipment Rental Inquiry          | 1    |      |      | 1           |
| <b>Airport</b>                    | 1    |      |      | 1           |
| Airport Flight Inquiry            | 1    |      |      | 1           |
| <b>CAO</b>                        | 1    |      | 1    | 2           |
| Email Phishing Concern            |      |      | 1    | 1           |
| Interview request                 | 1    |      |      | 1           |
| <b>Careers</b>                    | 1    | 1    |      | 2           |
| Solicitation/Spam/Scam            | 1    | 1    |      | 2           |
| <b>Communications</b>             | 6    | 4    |      | 10          |
| Fire Update Inquiry               | 1    |      |      | 1           |
| Logo Request                      |      | 1    |      | 1           |
| Solicitation/Spam/Scam            | 4    | 1    |      | 5           |
| Website info update request       | 1    | 1    |      | 2           |
| Calendar Request                  |      | 1    |      | 1           |
| <b>Community Services</b>         |      | 2    | 1    | 3           |
| Social Supports Inquiry           |      |      | 1    | 1           |
| Solicitation/Spam/Scam            |      | 2    |      | 2           |
| <b>Council</b>                    | 1    | 2    | 2    | 5           |
| Nuclear                           | 1    |      | 2    | 3           |
| Representation Request            |      | 1    |      | 1           |
| Trail Development Request         |      | 1    |      | 1           |
| <b>Economic Development</b>       |      | 4    | 5    | 9           |
| Business Licensing Inquiry        |      | 1    |      | 1           |
| Peace River Expo Inquiry          |      |      | 1    | 1           |
| Rural Renewal Stream              |      | 1    | 4    | 5           |
| SBW Award Inquiry                 |      | 1    |      | 1           |
| Solicitation/Spam/Scam            |      | 1    |      | 1           |
| <b>General</b>                    | 1    | 5    | 2    | 8           |
| CNL Flag Inquiry                  |      | 1    |      | 1           |
| Complaint Process Inquiry         |      | 1    |      | 1           |
| Dog License Inquiry               |      | 1    |      | 1           |
| Immigration Inquiry               |      |      | 1    | 1           |
| Landowner Map Inquiry             |      | 1    |      | 1           |
| Social Supports Inquiry           |      |      | 1    | 1           |
| Solicitation/Spam/Scam            | 1    | 1    |      | 2           |
| <b>Planning &amp; Development</b> | 2    | 1    | 3    | 6           |
| Development Requirements          | 1    | 1    | 2    | 4           |
| Land Description Inquiry          | 1    |      |      | 1           |

|                                              |           |           |           |           |
|----------------------------------------------|-----------|-----------|-----------|-----------|
| Staff Compliment                             |           |           | 1         | 1         |
| <b>Protective Services</b>                   | <b>1</b>  | <b>2</b>  | <b>1</b>  | <b>4</b>  |
| DEM Info                                     |           |           | 1         | 1         |
| Fire Dept Info Inquiry                       |           | 1         |           | 1         |
| Peace Officer Inquiry                        | 1         |           |           | 1         |
| Solicitation/Spam/Scam                       |           | 1         |           | 1         |
| <b>Public Works</b>                          | <b>5</b>  | <b>16</b> | <b>2</b>  | <b>23</b> |
| Aerial Application Bylaw inquiry             | 1         |           |           | 1         |
| Billing Info Inquiry                         |           | 1         |           | 1         |
| Damaged Culvert                              |           | 1         |           | 1         |
| Dead Animal on HWY Report                    |           | 1         |           | 1         |
| DPW Contact info inquiry                     | 1         |           |           | 1         |
| Dust complaint                               |           | 2         |           | 2         |
| Frozen Culvert                               |           | 1         |           | 1         |
| HWY Sign Repair Request                      | 1         |           |           | 1         |
| Mulching Request                             |           | 1         |           | 1         |
| Project Services Quote Request               |           | 1         |           | 1         |
| Road Ban Inquiry                             |           | 1         |           | 1         |
| Road Complaint                               |           | 1         |           | 1         |
| Road Complaint/Invoicing                     |           | 1         |           | 1         |
| RUA Inquiry                                  | 1         |           |           | 1         |
| Snowplow Complaint                           |           | 1         |           | 1         |
| Snowplow Inquiry                             |           | 1         | 1         | 2         |
| Solicitation/Spam/Scam                       | 1         | 3         | 1         | 5         |
| <b>Taxation</b>                              | <b>3</b>  | <b>3</b>  |           | <b>6</b>  |
| Sylogist Feedback Inquiry                    |           | 1         |           | 1         |
| Tax Autopay Submission Inquiry               | 1         |           |           | 1         |
| Tax Receipt Request                          | 2         |           |           | 2         |
| Assessment Notice Inquiry                    |           | 2         |           | 2         |
| <b>Utilities</b>                             | <b>2</b>  | <b>1</b>  | <b>2</b>  | <b>5</b>  |
| Line Locate                                  |           |           | 1         | 1         |
| Truckfill Account Set up inquiry             | 2         |           |           | 2         |
| Municipal ID Card                            |           |           | 1         | 1         |
| Municipal ID Card Inquiry                    |           | 1         |           | 1         |
| <b>Utilities, Planning &amp; Development</b> | <b>1</b>  |           |           | <b>1</b>  |
| Utilities Install Inquiry                    | 1         |           |           | 1         |
| <b>Grand Total</b>                           | <b>27</b> | <b>42</b> | <b>21</b> | <b>90</b> |

## Website Report an Issue Form Submissions: February 2025 – August 27, 2026

(Online form was created February 2025)

| Row Labels                 | 2025     | 2026      | Grand Total |
|----------------------------|----------|-----------|-------------|
| <b>Ward 1</b>              |          | <b>2</b>  | <b>2</b>    |
| Road Complaint             |          | 1         | 1           |
| Slushy Road Complaint      |          | 1         | 1           |
| <b>Ward 2</b>              | <b>3</b> | <b>5</b>  | <b>8</b>    |
| Plugged Culvert            |          | 1         | 1           |
| Road Complaint             |          | 2         | 2           |
| Snowplow Complaint         | 3        | 1         | 4           |
| Icy Road Complaint         |          | 1         | 1           |
| <b>Ward 3</b>              |          | <b>3</b>  | <b>3</b>    |
| Road Complaint             |          | 1         | 1           |
| Snowplow Complaint         |          | 2         | 2           |
| <b>Ward 4</b>              | <b>2</b> | <b>1</b>  | <b>3</b>    |
| Dust Complaint             | 1        |           | 1           |
| Snowplow Complaint         | 1        | 1         | 2           |
| <b>Ward 5</b>              | <b>1</b> | <b>4</b>  | <b>5</b>    |
| Plugged Culvert            |          | 1         | 1           |
| Road Sign Complaint        |          | 1         | 1           |
| Road Work Clean up Inquiry |          | 1         | 1           |
| Sewer Discharge Complaint  |          | 1         | 1           |
| Snowplow Complaint         | 1        |           | 1           |
| <b>Ward 6</b>              |          | <b>2</b>  | <b>2</b>    |
| Overland Flooding          |          | 2         | 2           |
| <b>Grand Total</b>         | <b>6</b> | <b>17</b> | <b>23</b>   |

## Top 5 Facebook Posts: January 1 – August 27, 2026

| Most Views                         |        |
|------------------------------------|--------|
| Manning RCMP MACS Press Release    | 50,580 |
| Fire Chief Job Posting             | 28,146 |
| Manning RCMP Rural Roads Speed PSA | 25,351 |
| Manning RCMP Investment Scheme     | 25,065 |
| Fire Chief Job Posting             | 23,854 |

| Most Reach                         |        |
|------------------------------------|--------|
| Manning RCMP MACS Press Release    | 19,513 |
| Fire Chief Job Posting             | 14,002 |
| Manning RCMP Rural Roads Speed PSA | 13,819 |
| Manning RCMP Investment Scheme     | 12,214 |
| Fire Chief Job Posting             | 13,772 |

| Most Reactions                      |     |
|-------------------------------------|-----|
| Manning RCMP MACS Press Release     | 314 |
| Ag Fieldman Welcome                 | 218 |
| Michalchuk Farm Family Announcement | 148 |
| Snowplow Thank You                  | 118 |
| Manning RCMP Keg River B&E          | 116 |

| Most Comments                              |    |
|--------------------------------------------|----|
| Manning RCMP MACS Press Release            | 69 |
| Energy Alberta Field Study Notice          | 59 |
| Michalchuk Farm Family Announcement        | 48 |
| Energy Alberta Geotechnical Studies Notice | 30 |
| Ag Fieldman Welcome                        | 29 |

| Most Shares                     |    |
|---------------------------------|----|
| Manning RCMP MACS Press Release | 84 |
| Fire Chief Job Posting          | 40 |
| Fire Chief Posting              | 31 |
| Manning RCMP Investment Scheme  | 30 |
| Manning RCMP Keg River B&E      | 28 |

## Top 5 Facebook Posts: 2025

| Most Views                                      |        |
|-------------------------------------------------|--------|
| Twin Lakes Wildfire Notification                | 34,364 |
| Evacuation Alert Notice                         | 23,241 |
| Government of Alberta Nuclear Engagement Survey | 19,779 |
| Unofficial Municipal Election Results           | 18,497 |
| Energy Alberta Open House                       | 18,309 |

| Most Reach                                      |        |
|-------------------------------------------------|--------|
| Twin Lakes Wildfire Notification                | 11,302 |
| Government of Alberta Nuclear Engagement Survey | 7,979  |
| Evacuation Alert Notice                         | 7,969  |
| Emergency Preparedness Resources                | 6,479  |
| Chicken and Solar Panel Bylaw Reminder          | 6,420  |

| Most Reactions                                |     |
|-----------------------------------------------|-----|
| Brent Nordstrom Business Leader of Year Award | 385 |
| Manning Disposals Business of the Year Award  | 294 |
| Aurora Theatre Customer Experience Award      | 197 |
| Twin Lakes Wildfire Notification              | 165 |
| Chicken and Solar Panel Bylaw Reminder        | 133 |

| Most Comments                                     |     |
|---------------------------------------------------|-----|
| Brent Nordstrom Business Leader of the Year Award | 131 |
| Energy Alberta Open House Notification            | 95  |
| Government of Alberta Nuclear Engagement Survey   | 87  |
| Manning Disposals Business of the Year Award      | 75  |
| Snowplowing Equipment/Operations Notice           | 50  |

| Most Shares                                     |     |
|-------------------------------------------------|-----|
| Twin Lakes Wildfire Notification                | 119 |
| Government of Alberta Nuclear Engagement Survey | 66  |
| Hwy 35 Closure due to Wildfire                  | 66  |
| June 9 Wildfire Status Update                   | 64  |
| June 2 Wildfire Status Update                   | 51  |

## Facebook Analytics Definitions

**Views:** The number of times content was played or displayed. This metric counts the number of times reels were played for at least 1 millisecond plus the number of times your photos and text were displayed on screen.

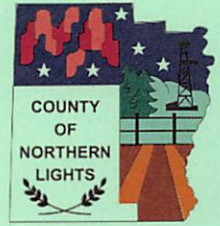
**Reach:** This metric counts reach from the organic or paid distribution of your post, including if it was boosted. Reach is only counted once if it occurs from both organic and paid distribution. This metric is [estimated](#).

**Viewers:** The number of [Meta Accounts](#) that have viewed your content at least once. Content includes reels, posts, stories, live videos and ads.

**Reactions:** Emoji reactions on posts.

# County of Northern Lights Council

## Information Items



September 22, 2026

### Information Items [ INFO ITEMS]

*Please note that these items may not be discussed individually during the meeting. If there is an item you would like to review or have considered for discussion at a future meeting, please contact the County's Executive Assistant at [ea@countynl.ca](mailto:ea@countynl.ca). The Information Items section may be received and accepted as presented through a single motion.*

---

### [65] Nuclear Energy

A. Letter from Northern Action Alliance regarding upcoming Presentation from Dr. M.V. Ramana

65.10.15

RECEIVED  
SEP 14 2026

Date: September 15, 2026

To: All municipal councillors:

County of Northern Lights, Town of Manning, MD of Peace, Northern  
Sunrise County, Town of Grimshaw, Town of Peace River, Village of  
Nampa, Village of Berwyn

From: Karen Gardecki, on behalf of Northern Action Alliance  
[gardecki.k@gmail.com](mailto:gardecki.k@gmail.com) 780 626 0649

Re: Presentation from Dr. M.V. Ramana

M.V. Ramana is a nuclear physicist who is professor and Simons Chair in Disarmament, Global and Human Security at the University of British Columbia. He is the author of several books outlining the downside of nuclear development, including his most recent, "The Folly of Atomic Power in the Age of Climate Change".

Because of the proposed development of a nuclear facility near the banks of the Peace River near Weberville, between Manning and Peace River, this topic affects everyone who makes their home in northern Alberta.

Energy Alberta, the front company for Atlis Realis, a company out of Quebec, has been actively promoting the benefits of such a project, particularly job creation and municipal tax benefits.

But there is also a huge downside which we must educate ourselves about as well. **The Peace Regional Energy Alliance, (PREA), of which you are a member, has stated in its Position Paper released May 15, 2026 "community sentiment demonstrates both interest and concern, with a large component of residents seeking accessible, clear science-based information from unbiased third parties. Engagement must be proactive, transparent, and sustained...etc".** To this date PREA has refused to financially support any speakers reflecting the downside of this development. This is an excellent opportunity to do so!

Dr. Ramana will be travelling to our area the first week of October to offer evening presentations to the general public. He will be speaking in Manning at the Legion Hall on Tuesday, October 6<sup>th</sup> at 7 pm and Wednesday, October 7<sup>th</sup> at the Grimshaw Legion. All municipal representatives from the eight regions that signed the Position Paper are invited to attend and hear what he has to say on the subject.

For more information you may call me at 780-626-0649 or email [gardecki.k@gmail.com](mailto:gardecki.k@gmail.com). This is a wonderful opportunity to listen to a world-renowned physicist speak on a very important and relevant topic that will affect the future of our residents.

Thank you, Karen