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

https://us02web.zoom.us/j/82389283665?pwd=U9yUTncWHpxeXIWU5vOKXXa7Og0bis.1

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, October 27, 2026, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1. *DP-25-24 – Permitted Use*

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

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, OCTOBER 27, 2026, at 11:00 A.M.

PRESENT:	Gary These	Ward One	Weberville/Stewart
	Kayln Schug	Ward Two	Warrensville/Lac Cardinal
	Brenda Yasinski	Ward Three	Dixonville/Chinook Valley
	Vacant	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 Corporate Services	
	Jessica Gummesen	Executive Assistant/ Recorder	
	Saluhu Mohammed	Planning and Development Clerk	
	Dan Archer	Mile Zero Banner Post Reporter *(virtual)*	
	Gail Long	ISL Engineering *(virtual)*	

01.0 CALL TO ORDER

Chair Dechant called the Tuesday, October 13, 2026, Municipal Planning Commission Meeting to order at 11:32 a.m.

02.0 ADOPTION OF THE AGENDA

057/27/10/26MPC **MOVED BY** Councillor Schug that Tuesday, October 27, 2026, Municipal Planning Commission Agenda be approved as presented
CARRIED UNANIMOUSLY

03.0 ADOPTION OF THE MINUTES

A) Tuesday, October 27, 2026, Municipal Planning Commission Meeting Minutes

058/27/10/26MPC **MOVED BY** Councillor These that the minutes from the Regular Municipal Planning Commission meeting held on Tuesday, September 22, 2026, be approved with the following correction
1. Remove *(virtual)* from Councillor Schug
CARRIED UNANIMOUSLY

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1. DP-26-41 – Permitted Use

059/27/10/26MPC **MOVED BY** Reeve Ungarian to accept Permit DP-26-41 issued by the Development Officer for information
CARRIED UNANIMOUSLY

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

1. DP-26-37 – Communication Tower

060/27/10/26MPC **MOVED BY** Reeve Ungarian that the Development Permit Application DP-26-37, for the construction of a 45-meter communication tower on SE 29-93-23-W5M, be approved following six (6) conditions and two (2) advisements:

Recommendation

It is recommended that the application for the location of a 45-meter communication tower on SE29-93-23-W5M be **APPROVED** subject to the following conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on SE 29-93-23-W5M.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The applicant/owner enter into and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
4. This permit approval is issued on the condition that all other approvals, including any Industry Canada approvals or Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.
5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required: Building Permit, Electrical Permit.
6. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisement

1. The lease agreement should include consent to the development and provide for an easement to access the tower site.
2. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights

CARRIED UNANIMOUSLY

2. DP-26-40 – Communication Tower

061/27/10/26MPC **MOVED BY** Councillor Halabisky that the Development Permit Application DP-26-40, for the construction of a 45-meter communication tower on NW4-94-21-W5M, be approved following six (6) conditions and two (2) advisements: and change with highway 771 to 774

Recommendation

It is recommended that the application for the location of a 45-meter communication tower on NW 4-94-21-W5M be APPROVED subject to the following conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on NW 4-94-21-W5M.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The applicant/owner may be required to enter into and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the

County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
4. This permit approval is issued on the condition that all other approvals, including any Industry Canada approvals or Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.
5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required: Building Permit, Electrical Permit
6. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisement

1. The lease agreement should include consent to the development and provide for an easement to access the tower site.
2. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights

CARRIED UNANIMOUSLY

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, October 27, 2026, Municipal Planning Commission Meeting at 11:41 a.m.

Chair, Councillor Gloria Dechant	CAO, Gerhard Stickling

COUNTY OF NORTHERN LIGHTS
#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0
Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

DEVELOPMENT PERMIT
NOTICE OF DECISION

APPLICATION NO.:	**DP 25-24**
ROLL NO.:	**70538**
DEVELOPMENT:	**Manufactured Home (1,520 ft²), Deck (128 ft²) & Deck (288 ft²)**
USE TYPE:	**Permitted Use**
LAND USE DISTRICT:	**Agriculture General (A) District**
LEGAL DESCRIPTION (ATS Location):	**NE 8-88-21-W5M**
SHORT LEGAL:	**Lot 1, Block 1, Plan 1422524**
CONSTRUCTION VALUE:	**< $250,000**
NAME & ADDRESS OF APPLICANT(s):	Landowner

DECISION OF THE DEVELOPMENT AUTHORITY IN RESPECT TO THE ISSUANCE OF THE DEVELOPMENT PERMIT:

☐ **APPROVED**
☑ **APPROVED** with the following conditions
☐ **REFUSED** for the following reason(s)

(See below conditions and appeal procedures)

APPROVAL GRANTED SUBJECT TO COMPLYING TO THE FOLLOWING CONDITIONS:

1. The development shall proceed in accordance with the attached site plan to reflect the proposed location on Lot 1, Block 1, Plan 1422524, Pt. NE 8-88-21-W5M.

2. The applicant/owner shall comply with the uses and regulations of Agriculture General (A) District.

3. The applicant/owner may be required to enter into and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.

4. The applicant shall obtain a Roadside Development Permit from Transportation and Economic Corridors. A copy of the approved permit shall be provided to the County of Northern Lights.

5. The applicant/owner shall obtain other approvals required by other regulatory approvals, including Water Act Approvals and/or Licenses, throughout the course of this development and its operation. 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. A copy of the approved permits must be submitted to the County of Northern Lights.

6. The applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards.

7. The owner/developer shall contact an accredited agency contracted by the Alberta Safety Codes Authority to obtain the following permits or approval applicable: Building Permit – Provincial Plumbing Permit – Gas Permit – Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.

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

Advisement:

1. 2004 Manufactured Home – Serial Number: WIN2076-04 11252 -21567

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

3. The proposed accessory buildings (12' x 14' shed and a 12' x 16' hip roof) are exempt from requiring a permit in accordance with Regulation D2(g) of the County's Land Use Bylaw.

October 22, 2026	Oct 22, 2026	
DATE OF DECISION	**DATE OF ISSUE OF NOTICE OF DECISION**	**DEVELOPMENT OFFICER**

Please Note:
This development permit lapses and is considered void if the development approved has not commenced within twelve (12) months from the date of issue of the notice.

COUNTY OF NORTHERN LIGHTS
#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0 Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

IMPORTANT NOTICES

1. You may wish to appeal the decision of the subdivision and development authority to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board at the County office **NOT LATER THAN 21 DAYS AFTER THE DATE OF ISSUE OF NOTICE OF DECISION.**
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the development authority may appeal to the Secretary of the Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER THE NOTICE OF DECISION IS PUBLISHED IN THE LOCAL NEWSPAPER.**
3. A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon or question of jurisdiction or law pursuant to Section 689 of Municipal Government Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
   a) to a judge of the Appellate Division; and
   b) within Thirty (30) days after the issue of the order, decision, permit or approval sought to be appealed.

DEVELOPMENT PERMIT APPLICATION
FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE
APPLICATION NO. DP 25-24
DATE RECEIVED June 20, 2025
ROLL NO. 70538

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0
W: www.countyofnorthernlights.com | E: development@countyofnorthernlights.com | T: (780) 836-3348 | F: (780) 836-3663

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

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

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

LAND INFORMATION

Municipal Address (if applicable): 881060 RR 214

Legal description (if applicable): Registered Plan: 1422524 Block: 2 Lot (parcel): 2

QTR/LS: NE Section: 8 Township: 88 Range: 21W Meridian: 5

Size of the Parcel to be developed 10.27 ☑ Acres or ☐ Hectares

Description of the existing use of the land: mobile Home where we live in. 2 sheds, 12 by 14 and a 12 by 16 hip roof. 2 cow and calf pair grazing.

Proposed Development:

Circle any proposed uses(s):

☐ SIGN(S)	☐ CULVERT(S)/ ROAD ACCESS POINT(S)	☐ PUBLIC USE(S)/ UTILITIES
☐ DWELLING UNIT(S)	☐ ACCESSORY STRUCTURE(S)/ USE(S)	☑ SHED/GARAGE/BARN(S)
☐ HOME BASED BUSINESS	☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)	☐ OTHER (SPECIFY)

Estimated:	Date of Commencement:	Date of Completion:	Value of Construction: $
			150K

↳ already on property before permit was obtained

PROPOSAL INFORMATION

DEVELOPMENT IS: ☐ NEW ☐ EXISTING ☐ ALTERATION TO EXISTING

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

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

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

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

ADDITIONAL INFORMATION INCLUDED

☐ SITE PLAN ☐ FLOOR PLAN ☐ LAND TITLE ☐ ABANDONED OIL WELL DECLARTION SIGNED

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

ADDITIONAL INFORMATION AS REQUIRED:

☐ ELEVATIONS ☐ SOIL TESTS ☐ HOURS OF OPERATION _____

☐ NUMBER OF DWELLING UNITS _____ ☐ NUMBER OF EMPLOYEES _____

☐ PROPOSED BUSINESS ACTIVITIES _____

_____

☐ LANDOWNER LETTER OF AUTHORIZATION ☐ ADJACENT LANDOWNER LETTERS OF SUPPORT

MANUFACTURED HOME (MOBILE HOME)

SERIAL NUMBER: ↓ YEAR BUILT: 2004 | SIZE: WIDTH 20 LENGTH 76

WIN2076-04 11252-21567

DECLARATION

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

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

June 20, 2025 _____
Date SIGNATURE OF APPLICANT

NOTE:
Signature of Registered Landowner required if different from Applicant

_____ _____
Date SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: Ag general

FEE ENCLOSED: YES ☑ NO ☐ AMOUNT: $ 50 RECEIPT NO.: 21951O

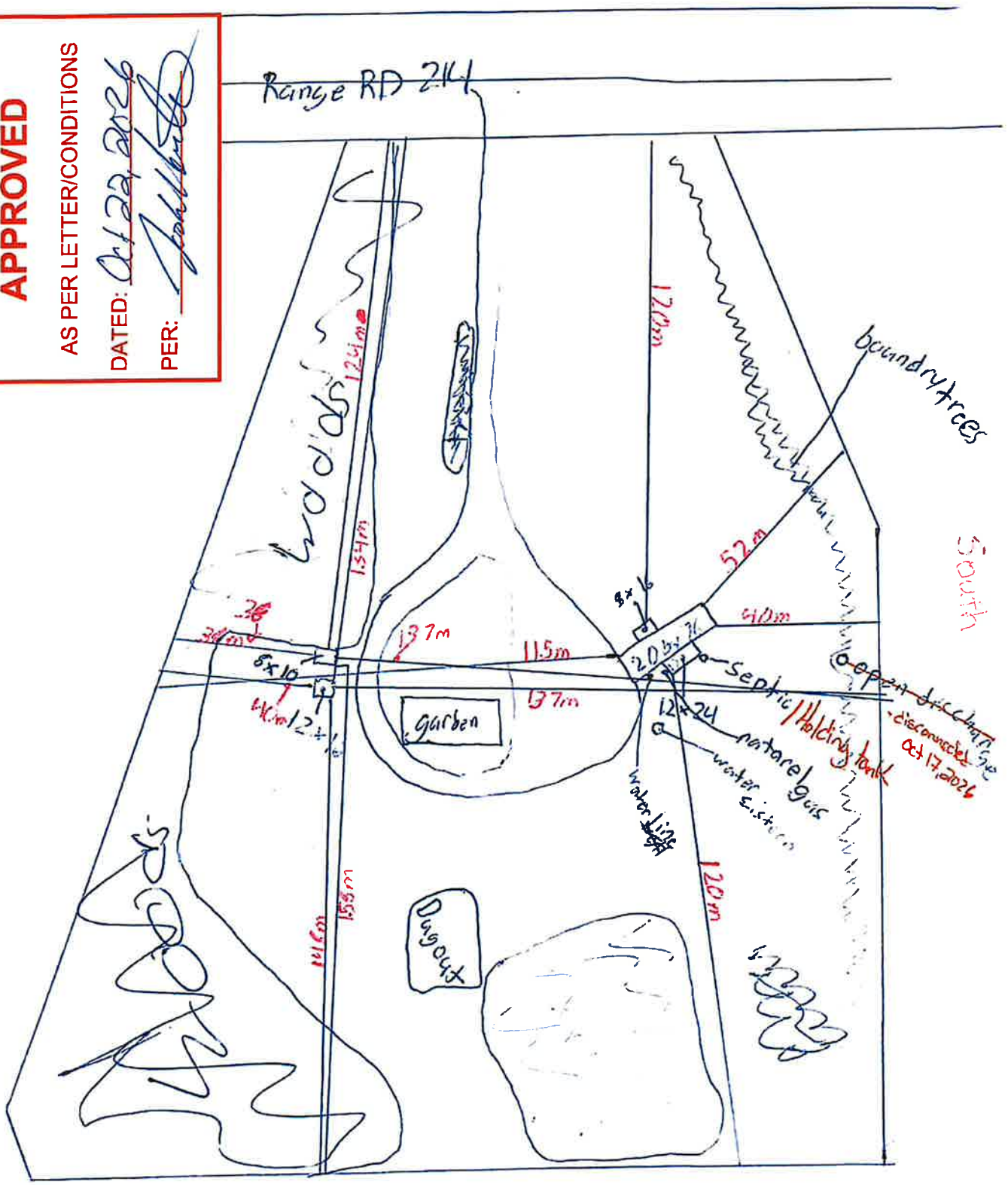
DEFINED USE: Manufactured Home

PERMITTED/DISCRETIONARY: Permitted Use

VARIANCE: N/A

East

COUNTY OF NORTHERN LIGHTS
APPROVED
AS PER LETTER/CONDITIONS
DATED: Oct 22, 2026
PER:



Updates in Red INK. J

West

County of Northern Lights

 # 600 7th Avenue NW, Box 10, Manning, AB T0H
2M0 Phone: (780) 836-3348 Fax (780) 836-3663

ADDITIONAL DEVELOPMENT INFORMATION

PLEASE INDICATE BELOW THE METHOD OF SEWAGE DISPOSAL AND TYPE OF DOMESTIC WATER SUPPLY TO BE USED IN RELATION TO YOUR DEVELOPMENT APPLICATION. PLEASE INDICATE ON THE SITE PLAN THE PROPOSED LOCATION AND DISTANCES OF YOUR WATER SUPPLY AND SEWAGE DISPOSAL FROM ALL PROPERTY LINES AND RESIDENCE.

TYPE OF DOMESTIC WATER SUPPLY (PLEASE CHECK)

- √ *DUGOUT*
- _ *WELL*
- _ *CISTERN AND HAULING SERVICE*
- √ *COMMUNITY WELL/MUNICIPAL SERVICE*
- _ *OTHER (PLEASE SPECIFY)*

TYPE OF DOMESTIC/COMMERCIAL SEWAGE DISPOSAL (PLEASE CHECK)

- √ ~~*OPEN DISCHARGE/APPROVED SEPTIC TANK*~~
- _ *SUB-SURFACE DISPOSAL/APPROVED SEPTIC TANK*
- _ *ABOVE GROUND MOUND/APPROVED SEPTIC TANK*
- _ *APPROVED SEWAGE LAGOON*
- _ *OUTDOOR PRIVY*
- _ *MUNICIPAL SERVICE*
- _ *OTHER (PLEASE SPECIFY)*

Open Discharge System has been removed and replaced with a Holding Tank. October 17, 2026

PLEASE INDICATE IF THE ABOVE INFORMATIN IS:

a) EXISTING
b) PROPOSED

FOR ADDITIONAL INFORMATION CONTACT:

MUNICIPAL AFFAIRS AND HOUSING, Public Safety Department
PEACE RIVER, AB
PHONE: 1-866-421-6929

COUNTY OF NORTHERN LIGHTS

APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, _____, registered owner (or
(Please Print)

their agent) of plan 1422524 Block 1 Lot 1, 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)

June 20, 2025
Date

