MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, OCTOBER 13, 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
	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 *(virtual)*
IN ATTENDANCE:	Gerhard Stickling	Chief Administrative Officer	
	Josh Hunter	Director of Corporate Services	
	Jessica Gummesen	Executive Assistant/ Recorder	
	Dan Archer	Mile Zero Banner Post Reporter	
	Gail Long	ISL Engineering *(virtual)*	

01.0 CALL TO ORDER

Chair Dechant called the Tuesday, October 13, 2026, Municipal Planning Commission Meeting to order at 11:10 a.m.

02.0 ADOPTION OF THE AGENDA

053/13/10/26MPC **MOVED BY** Councillor These that Tuesday, October 13, 2026, Municipal Planning Commission Agenda be approved as presented
CARRIED UNANIMOUSLY

03.0 ADOPTION OF THE MINUTES

A) Tuesday, September 22, 2026, Municipal Planning Commission Meeting Minutes

054/13/10/26MPC **MOVED BY** Councillor Reese that the minutes from the Regular Municipal Planning Commission meeting held on Tuesday, September 22, 2026, be approved as presented
CARRIED UNANIMOUSLY

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1. DP-26-34 – Permitted Use

055/22/09/26MPC **MOVED BY** Reeve Ungarian to accept Permit DP-26-34 issued by the Development Officer for information
CARRIED UNANIMOUSLY

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

1. DP-26-23 – Cemetery Parking Area

056/13/10/26MPC **MOVED BY** Councillor Reese that the Development Permit Application DP-26-32, for the construction a grass parking lot with barbed wire fence on Lot 1, Block 1, Plan 2220703, within SE7-84-23-W5M, adjacent to Range Road 235, be approved following nine (9) conditions and six (6) advisements:

Recommendation

It is recommended that the application for a grass parking area and a variance allowing a barbed wire fence with a maximum height of 1.52 m (5 ft) to be located on Lot 1 Block 1 Plan 2220703 on a portion of SE7-84-23-W5M be **APPROVED** subject to the following conditions:

1. The fence and parking area proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1, Block 1, Plan 2220703.

2. The fence shall be located within the property boundaries, and the applicant/owner shall ensure that neither parking area and construction of the fence disturbs graves or plots that are sold.
3. The applicant/owner shall comply with the uses and regulations of the Agriculture General (A) District
4. 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.
5. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of the development and its operation.
6. The applicant/owner is to ensure they apply to the applicable government authority prior to utilizing the site as a cemetery.
7. The applicant/owner shall provide a minimum 3m overburden between the bottom of a grave(s) and the top of the water table.
8. No further development or construction shall be allowed without an approved Development Permit.
9. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisements

1) The applicant/owner shall notify the Director of Cemeteries if there are any changes made to the cemetery plan.
2) The applicant/owner is to notify Alberta Health Services - Safe Healthy Environments (AHS-SHE) if any evidence of contamination or other issues of public health concern are identified at any phase of development.
3) The applicant/owner is to ensure that activities associated with construction and operation of the cemetery are maintained in accordance with the Public Health Act Nuisance and General Sanitation (AR 243/2003) which states:
No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.
The applicant is to comply with Section 2(1), 2(2), 8, 11, 14 & 15 of the Nuisance and General Sanitation Regulation.
4) The applicant/owner shall ensure that any existing and/or proposed private sewage disposal system(s), including the septic tank and effluent disposal field, be completely contained within the proposed property boundaries and complies with the setback distances outlined in the most recent Alberta Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an appropriate manner.
5) The applicant/owner shall ensure a 100 meter setback from any potable water source (well, dugout, surface water) based on the National Collaborating Centre for Environmental Health (NCCEH) Cemetery Setback Distances to Prevent Surface Water Contamination (October, 2017).
6) AHS recommends that any existing/new water wells on the subject lands must be completely contained within the proposed property boundaries. Please note that the drinking water source (e.g. private well) must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guidelines 243/2003 which states the following: "No person shall locate a water well within:
a. 1 Om of a watertight septic tank, pump out tank, or other watertight compartment of a sewage or wastewater system
b. 15m of a weeping tile field, evaporative treatment mound or an outdoor pit privy
c. 30m of a leaching cesspool
d. 50m of sewage effluent on the ground surface
e. 1 00m of a sewage lagoon, or
f. 450m of any area where waste is or may be disposed of at a landfill: (AR 243/2003, s.15)
CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, October 13, 2026, Municipal Planning Commission Meeting at 11:20 a.m.

Chair, Councillor Gloria Dechant

CAO, Gerhard Stickling