MINUTES
COUNTY OF NORTHERN LIGHTS
REGULAR COUNCIL MEETING HELD IN COUNTY CHAMBERS
ON TUESDAY, OCTOBER 13, 2026, at 9:00 A.M.
COUNTY BUILDING, MANNING, ALBERTA

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

01.1.1 Land Acknowledgement

Reeve Ungarian called Tuesday, October 13, 2026, Council Meeting to order at 9:02 am

02.0 Adoption of the Agenda

467/13/10/26 **MOVED BY** Councilor Halabisky that Tuesday, October 13, 2026, Council Meeting Agenda be approved and adopted with the following additions:
6.3.3 – A. Peace Region Economic Development Alliance (PREDA) Regional Airport Maintenance Team
CARRIED UNANIMOUSLY

03.0 Adoption of the Minutes of the Previous Regular or Special Meeting(s)
A. Tuesday, September 22, 2026, Council Meeting Minutes

468/13/10/26 **MOVED BY** Councilor Reese that the minutes of the Regular Council Meeting held on September 22, 2026, be approved with the following corrections:

1. **Motion No. 452/22/09/26:** Remove Councillor Yasinski and replace with Councillor Dechant
2. **Motion No. 457/22/09/26 –** Small Business Awards: Amend the motion to reflect Reeve Ungarian attendance in place of Councillor Reese
3. **Motion No. 458/22/09/26 –** Declaration of Conflict of Interest: Add that Councillor Dechant declared a conflict of interest and excused herself from the meeting prior to Council's consideration of Motion No. 458/22/09/26

CARRIED UNANIMOUSLY

Al Wardale, Operations Superintendent; Keith Wells, Woods Manager; and Sarah Neustaeter, Operations Supervisor, representing Manning Lumber, A Division of West Fraser Alberta Woods Products Ltd. entered the meeting at 9:00 a.m.

Darlene Frith, Executive Director representing Manning Regional Child Care Association entered the meeting at 9:10 a.m.

04.0 Delegations

04.1 A. West Fraser Manning Lumber Annual Operations Update

Al Wardale, Operations Superintendent; Keith Wells, Woods Manager; and Sarah Neustaeter, Operations Supervisor, representing Manning Lumber, A Division of West Fraser Alberta Woods Products Ltd exited the meeting at 9:43 a.m.

B. Manning Regional Child Care Association (MRCCA)

Darlene Frith, Executive Director representing Manning Regional Child Care Association, exited the meeting at 10:09 a.m.

Reeve Ungarian Recessed the Meeting at 10:09 a.m.

Reeve Ungarian Reconvened the Meeting at 10:32

_____, CEO

_____, CAO

05.0 Policies/ Bylaws

B. Proposed Bylaw No. 26-14-513

469/13/10/26 **MOVED BY** Councillor Dechant that Council give FIRST READING to Bylaw No. 26-14-513, being a bylaw to authorize the imposition of a local improvement tax in the Hamlet of North Star to recover the costs associated with providing water and sewer services to one previously unserviced property
CARRIED UNANIMOUSLY

470/13/10/26 **MOVED BY** Councillor Schug that Council give SECOND READING to Bylaw No. 26-14-513, being a bylaw to authorize the imposition of a local improvement tax in the Hamlet of North Star to recover the costs associated with providing water and sewer services to one previously unserviced property
CARRIED UNANIMOUSLY

471/13/10/26 **MOVED BY** Councillor Yasinski that Council proceed to THIRD AND FINAL READING of Bylaw No. 26-14-513
CARRIED UNANIMOUSLY

472/13/10/26 **MOVED BY** Councillor Halabisky that Council give THIRD AND FINAL READING to Bylaw No. 26-14-513, being a bylaw to authorize the imposition of a local improvement tax in the Hamlet of North Star to recover the costs associated with providing water and sewer services to one previously unserviced property
CARRIED UNANIMOUSLY

06.0 Municipal/CAO & Departmental Reports/Business

06.1 Government Services

06.1.1 Council/Legislative

A. Regional Economic Development Committee Proposal

473/13/10/26 **MOVED BY** Councillor Dechant that Council appoint Councillors Schug and Reeve Ungarian as members of the Regional Economic Development Committee
CARRIED UNANIMOUSLY

B. Royal Canadian Legion Branch No.62 – Wreath Pickup and Poppy Campaign Donations

474/13/10/26 **MOVED BY** Councillor Halabisky that Council authorize Councillor These to pick up the wreaths and attend the Remembrance Day ceremony on November 11, 2026, on behalf of the County of Northern Lights
CARRIED UNANIMOUSLY

C. Council Monthly Calendars

475/13/10/26 **MOVED BY** Councilor Reese that the Council Monthly Calendars Report be accepted for information
CARRIED UNANIMOUSLY

D. Waterline Issue (verbal)

476/13/10/26 **MOVED BY** Councillor Reese that Council accept the verbal report regarding the waterline issue as information and direct Administration to investigate the matter, engage in further discussions with the appropriate parties, and report back to Council with finding and potential solutions
CARRIED UNANIMOUSLY

04.2 Public Hearing

A. Public Hearing for Bylaw No. 26-61-512

Chair Terry Ungarian declared the Public Hearing for Land Use Amendment Bylaw No. 26-61-512 open at 11:00 a.m.

Chair Ungarian welcomed all participants

Chair Ungarian requested that the nature of the proposed bylaw be read into the record. Gail Long, Planning and Development Officer (ISL Engineering and Land Services LTD.) read the following into the record:
In accordance with County Policy, Land Use Amendment Bylaw No. 26-61-512 received First Reading on Tuesday, September 22, 2026, Council meeting.

The purpose of today's Public Hearing is to provide an opportunity for members of the public to make comments and submissions regarding the proposed matter under consideration.

Chair Ungarian requested confirmation that all required public notification procedures, including newspaper advertisements, public announcements, and applicable notification timeframes, had been completed in accordance with legislative requirements
Bylaw 26-61-512 was posted in the Mile Zero Banner Post on September 30, 2026, and October 7, 2026, on the County's website and County Facebook page

_____, CEO

_____, CAO

Chair Ungarian called for the PRESENTATION

Gail Long, Planning and Development Officer (ISL Engineering and Land Services LTD.) read the Proposed Land Use Bylaw No. 26-61-512

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 22 day of September 2026.

Chair Ungarian called for any WRITTEN SUBMISSIONS in support of the proposed bylaw
To date, no written submissions in support were received

Chair Ungarian called for any WRITTEN SUBMISSIONS opposed to the proposed bylaw
To date, no objections have been received or expressed

Chair Ungarian called for any VERBAL SUBMISSIONS in support of the proposed bylaw
No verbal submissions of support for the amendment were expressed

Chair Ungarian called for any VERBAL SUBMISSIONS opposed to the proposed bylaw
No verbal submission opposed to the amendment was expressed

Chair Ungarian calls for any RECOMMENDATION

_____, CEO

_____, CAO

Gail Long responded:
It is recommended that Council approve proposed Land Use Bylaw No. 26-61-512.

To accommodate the proposed text amendment, and in accordance with the requirements of the Municipal Government Act (MGA), it is further recommended that Regulation E2.3 be deleted and replaced with the following:

"The amendments establish the process by which the Development Authority communicates with an applicant following the submission of a development permit application, including notification as to whether the application is complete or incomplete, and the circumstances under which the Development Authority may extend the applicable timelines for the review and consideration of the application."

Chair Ungarian asked if there were any questions from Council
No questions from council

477/13/10/26 **MOVED BY** Councillor Schug to give SECOND READING to Land Use Bylaw Amendment No. 26-61-512
CARRIED UNANIMOUSLY

478/13/10/26 **MOVED BY** Councillor Reese to give THIRD AND FINAL READING to Land Use Bylaw Amendment No. 26-61-512
CARRIED UNANIMOUSLY

Chair Ungarian adjourned the Public Hearing for Bylaw No. 26-61-512 at 11:08 am

05.0 Policies/ Bylaws

A. Land Use Bylaw Amendment 26-61-514

479/13/10/26 **MOVED BY** Councilor Dechant to give FIRST READING to Bylaw No. 26-61-514, Proposed Land Use Bylaw Amendment; set the Public Hearing for November 10, 2026 , at 11:00 a.m.; and direct Administration to advertise the Public Hearing in the Mile Zero Banner Post on October 21, 2026, and October 28, 2026, and County social media outlets
CARRIED UNANIMOUSLY

Reeve Ungarian Recessed the Meeting at 11:10 a.m.
Reeve Ungarian Reconvened the Meeting at 11:20 a.m.

06.0 Municipal/CAO & Departmental Reports/Business
06.1 Government Services
06.1.1 Council/Legislative

E. Peace Region Subdivision & Development Appeal Board (PRSDAB) - Call for Members at Large

480/13/10/26 **MOVED BY** Councillor These that Council accept the PRSDAB – Call for Members at Large as information and direct Administration to advertise the opportunity through the County's social media platforms and other appropriate communication channels to encourage public interest and applications
CARRIED UNANIMOUSLY

Councillor Yasinski declared a conflict of interest and excused herself from voting on the following motion

F. Dixonville Rural Academy – Sponsorship Request

481/13/10/26 **MOVED BY** Councillor Reese that Council approve the sponsorship request by providing in-kind snow removal services to support the school
CARRIED UNANIMOUSLY

G. Rural Municipalities of Alberta (RMA) – Resilient Leadership Challenging Times Event Invite

482/13/10/26 **MOVED BY** Councillor Schug that the RMA – Resilient Leadership Challenging Times Event Invite be accepted for information
CARRIED UNANIMOUSLY

06.1.2 Administration
A. CAO Report

483/13/10/26 **MOVED BY** Councilor These that the CAO Report be accepted for information
CARRIED UNANIMOUSLY

06.1.3 Assessment

06.1.4 Taxation
A. Public Auction Terms and Conditions

_____, CEO

_____, CAO

484/13/10/26 **MOVED BY** Councillor Halabisky that Council set the date and time for the public auction as December 15, 2026, at 1:30 p.m. MST; adopt the Terms and Conditions of Sale as presented in Schedule 1; and approve the reserve bids for the properties as outlined
CARRIED UNANIMOUSLY

Charles Schwab entered the meeting at 11:35 a.m.

06.1.5 Finance

A. Director of Corporate Services Update

485/13/10/26 **MOVED BY** Councilor Dechant that the Director of Corporate Services Update Report be accepted for information
CARRIED UNANIMOUSLY

C. September 2026 Payment Registers

486/13/10/26 **MOVED BY** Councilor Reese that the September 2026 Payment Registers be accepted for information
CARRIED UNANIMOUSLY

D. June, July and August Bank Reconciliation

487/13/10/26 **MOVED BY** Councilor Yasinski that the Bank Reconciliation Reports be accepted for information
CARRIED UNANIMOUSLY

Reeve Ungarian Recessed the Meeting at 11:46 a.m.
Reeve Ungarian Reconvened the Meeting at 1:01 p.m.

B. YTD Budget Variance Report

488/13/10/26 **MOVED BY** Councilor Halabisky 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

06.2.3 Fire protection

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

Councillor Dechant exited the meeting at 1:12 p.m.
Councillor Dechant returned to the meeting at 1:13 p.m.

A. Director of Public Works Report

489/13/10/26 **MOVED BY** Councilor Reese that the Director of Public Works Report be accepted for information
CARRIED UNANIMOUSLY

06.3.2 Roads

A. Briefing Notes – Smith Mills Road

490/13/10/26 **MOVED BY** Councilor Reese that the Briefing Notes – Smiths Mills Road Report be accepted for information
CARRIED UNANIMOUSLY

06.3.3 Airport

A. Peace Region Economic Development Alliance (PREDA) Regional Airport Maintenance Team

491/13/10/26 **MOVED BY** Councillor Schug that Council accept the discussion regarding the PREDA Regional Airport Maintenance Team as information
CARRIED UNANIMOUSLY

_____, CEO

_____, CAO

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 Environmental Development
06.6.1 Development [Planning/Zoning/Subdivisions]

06.6.2 Community Services / Economic Development
A. Recreation Board Donations Report

492/13/10/26 **MOVED BY** Councilor Halabisky that the Recreation Board Donations Report be accepted for information
CARRIED UNANIMOUSLY

B. YouTube Analytics Report

493/13/10/26 **MOVED BY** Councilor Yasinski that the YouTube Analytics Report be accepted for information
CARRIED UNANIMOUSLY

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

494/13/10/26 **MOVED BY** Councilor Dechant to accept the Ward Reports for information
CARRIED UNANIMOUSLY

08.0 Info Items

A. *Tuesday, October 13, 2026, Info Package*

495/13/10/26 **MOVED BY** Councilor These to accept Tuesday, October 13, 2026, Info Package for information
CARRIED UNANIMOUSLY

09.0 Delegations

496/13/10/26 **MOVED BY** Councillor Reese that the West Fraser Annual Operations Update presentation be accepted as presented
CARRIED UNANIMOUSLY

497/13/10/26 **MOVED BY** Councillor Schug that Council accept the MRCCA presentation as information, direct Administration to extend a letter of appreciation to the presenter for attending, and defer consideration of the request to the upcoming budget deliberations
CARRIED UNANIMOUSLY

10.0 Media Inquires

12.0 Open Mic

13.0 In Camera Items

498/13/10/26 **MOVED BY** Councillor These to close the meeting to the public at 2:28 p.m., pursuant to Section 197 of the Municipal Government Act, to discuss the following matters:

1. Technical Review Committee (TRC) Meeting Update - Intergovernmental Matter — pursuant to Section 26 of the Access to Information Act (ATIA).

Councillor Schug, These, Yasinski, Dechant, Reese, Reeve Ungarian, Gerhard Stickling (CAO), Charles Schwab (DPW) were in attendance during the closed session

Charles Schwab (DPW) exited the meeting at 2:46 p.m.

499/13/10/26 **MOVED BY** Councilor Schug to have the council meeting come out of in camera at 3:05 p.m.
CARRIED UNANIMOUSLY

_____, CEO

_____, CAO

12.0 Adjournment

Reeve Ungarian adjourned Tuesday, October 13, 2026, meeting at 3:05 p.m.

Chief Elected Official
Terry Ungarian

Chief Administrative Officer
Gerhard Stickling

, CEO

, CAO