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