



DEVELOPMENT PERMIT APPLICATION COUNTY OF NORTHERN LIGHTS

"An Agricultural Based Community"

600, 7th Ave. NW Box 10, Manning, Alberta T0H 2M0
Phone (780) 836-3348, Fax (780) 836-3663
E-mail: info@countyofnorthernlights.com

FOR ADMINISTRATIVE USE ONLY		
Application No.: _____	Date: _____	Roll No.: _____

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 the 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 structure, property lines, creeks/ravines, parking and vehicle access, building plans etc.)

APPLICANT INFORMATION

NAME OF APPLICANT			NAME OF REG. LANDOWNER (IF DIFFERENT FROM APPLICANT)		
ADDRESS			ADDRESS		
POSTAL CODE	PHONE (RES)	PHONE (BUS)	POSTAL CODE	PHONE (RES)	PHONE (BUS)

LAND INFORMATION

LEGAL DESCRIPTION OF PROPOSED DEVELOPMENT SITE								
QTR/LS	SECTION	TOWNSHIP	RANGE	MERIDIAN	AND/OR	PLAN #	BLOCK	LOT
SIZE OF THE PARCEL TO BE DEVELOPED				NUMBER OF ACRES		OR	NUMBER OF HECTARES	
DESCRIBE THE EXISTING USE OF THE LAND								

DEVELOPMENT INFORMATION

DESCRIBE THE PROPOSED USE OF THE LAND			
CIRCLE ANY PROPOSED USE(S) NOT IDENTIFIED ABOVE			
SIGN(S)	CULVERT(S)/ ROAD ACCESS POINT(S)	PUBLIC USE(S)/ UTILITIES	
DWELLING UNIT(S)	ACCESSORY STRUCTURE(S)/ USE(S)	OTHER (SPECIFY)	
HOME OCCUPATION(S)	COMMERCIAL OR INDUSTRIAL STRUCTURE(S) / USE(S)		
INDICATED THE PROPOSED SETBACK FROM THE PROPERTY LINE (SPECIFY FEET OR METRES)			
FRONT YARD	REAR YARD	SIDE YARD (1)	SIDE YARD (2)
THE LAND IS ADJACENT TO (CIRCLE): PRIMARY HIGHWAY SECONDARY HIGHWAY DISTRICT ROAD			
	COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS
PLEASE ATTACH: a) SITE PLAN b) FLOOR PLAN			

DECLARATION
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT. NOTE THAT SIGNATURE OF REGISTERED LAND OWNER IS REQUIRED IF DIFFERENT THAN APPLICANT.

DATE	SIGNATURE OF APPLICANT	SIGNATURE OF APPLICANT (If joint tenants)
DATE	SIGNATURE OF REGISTERED LAND OWNER (If different than applicant)	SIGNATURE OF REGISTERED LAND OWNER (If different than applicant & joint tenants)

COUNTY OF NORTHERN LIGHTS

DEVELOPMENT SITE PLAN

THIS SITE PLAN REPRESENTS ONE QUARTER SECTION OF LAND, A SUBDIVISION OR A LOT. PLEASE PROVIDE THE FOLLOWING INFORMATION IN REGARDS TO THE PROPOSED DEVELOPMENT SITE:

1. ALL EXISTING ROADS AND APPROACHES THAT WILL SERVICE THE PROPOSED DEVELOPMENT.
2. PROPOSED DISTANCES OF DEVELOPMENT WITH REGARDS TO PROPERTY LINES, PUBLIC ROADWAYS, WATERCOURSES, ETC.
3. ILLUSTRATE THE LOCATION OF: WATER/SEWER, POWER, TREES, CULTIVATED LANDS, EXISTING BUILDINGS, WATERCOURSES (FROM TOP OF BANK) AND PROPOSED PARKING.

NORTH



Note: Distances may be shown in meters or feet

SOUTH

Signature of Applicant: _____

Signature of Applicant: _____

(If Joint Tenants)

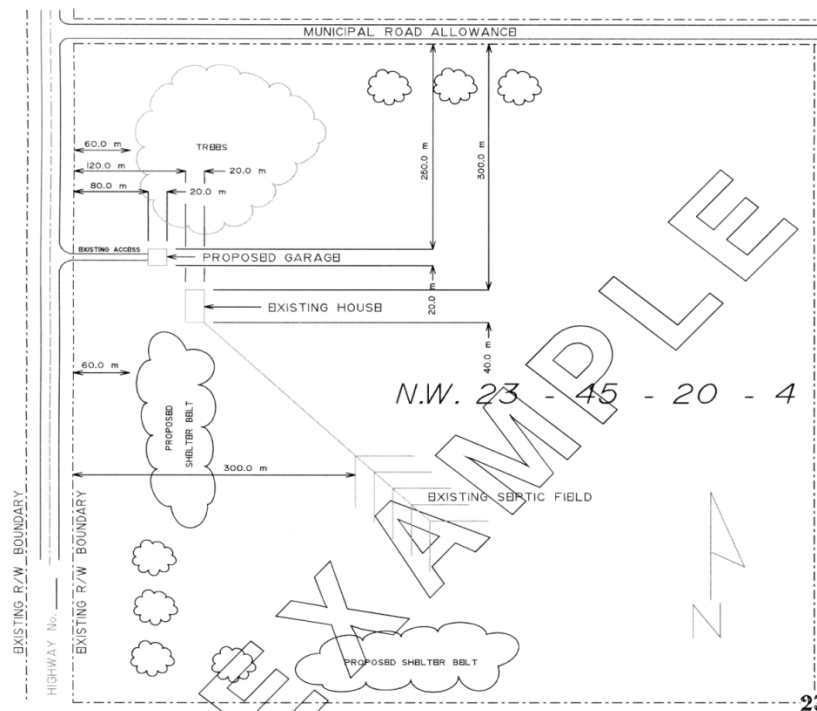
COUNTY OF NORTHERN LIGHTS

SAMPLE DEVELOPMENT SITE PLAN

THIS SITE PLAN REPRESENTS ONE QUARTER SECTION OF LAND. PLEASE PROVIDE FOLLOWING INFORMATION IN REGARDS TO THE PROPOSED DEVELOPMENT SITE:

1. ALL EXISTING ROADS AND APPROACHES THAT WILL SERVICE THE PROPOSED DEVELOPMENT.
2. PROPOSED DISTANCES OF DEVELOPMENT WITH REGARDS TO PROPERTY LINES, PUBLIC ROADWAYS, WATERCOURSES, ETC.
3. ILLUSTRATE THE LOCATION OF: WATER/SEWER, POWER, TREES, CULTIVATED LANDS, EXISTING BUILDINGS, WATERCOURSES (FROM TOP OF BANK) AND PROPOSED PARKING.

Permit No. _____



NOTE: DISTANCES MAY BE SHOWN
IN METRES OR IN FEET

SITE PLAN

Signature of Applicant

*****SAMPLE SITE PLAN ONLY*****

COUNTY OF NORTHERN LIGHTS

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)
-

PLEASE INDICATE IF THE ABOVE INFORMATION IS:

- a) EXISTING
- b) PROPOSED

FOR ADDITIONAL INFORMATION CONTACT:

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

**NOTICE TO RESIDENTS WHO LIVE WITHIN
THE GRIMSHAW GRAVELS AQUIFER**

The Grimshaw Gravels Aquifer Management Advisory Association is inviting residents who live within the Grimshaw Gravels Aquifer, and have private working wells, to participate in an ongoing water quality monitoring program. Participants are requested to test your water well up to twice per year and forward the data sheet, along with your well depth, to the M.D. of Peace No. 135 office in Berwyn. The purpose of this program is to ensure the long-term health of our Aquifer. Testing bottles can be picked up at the Public Health Office in Peace River or Fairview.

If you require more information please contact the M.D. of Peace office at 780-338-3845 or email mdpeace@wispernet.ca.



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 _____, 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)

Date



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 _____, have consulted the Energy

(Legal Land Description)

Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **abandoned wells are located on the property** subject to this application. I have contacted the responsible licensee(s), and the exact well location(s) has/have been confirmed.

Additional information provided by the licensee(s) requiring a change in the setback area is attached:

Yes

Not applicable

In the event that construction activity occurs within the setback area of the abandoned well(s) as a result of development on the subject property, the abandoned well(s) will be temporarily marked with on-site identification to prevent contact during construction.

A copy of the ERCB map showing the subject property and a list identifying and locating the abandoned well(s) on the subject property are attached.

Signature of registered owner (or agent)

Date

COUNTY OF NORTHERN LIGHTS

PLANNING & DEVELOPMENT FEE STRUCTURE

Permit/Application	Description	Fee
Amendments to Land Use Bylaw	Non-Refundable Application Fees	\$100.00
Development Permits	As per the following Construction Costs:	
	Up to \$249,999	\$50.00
	Over \$250,000	\$100.00
Subdivisions	Basic Subdivision Application	\$100.00
	Fee (per lot created)	\$100.00
	ei. Farm Separation would be \$300 Endorsement Fee (per lot created)	\$55.00
Compliance Certificates	Regular	\$55.00
	With Variance or Non-Compliance	\$100.00
Regional SDAB Appeal	Appeal Fee as per Regional Subdivision and Development Appeal Board Bylaw (agreement)	\$150.00

NOTICE
Compliance Monitoring
Agencies Authorized by the Albert Safety Codes Authority to Issue Permits and Provide Compliance Monitoring
in Non-Accredited Municipalities

Agency Name	Phone	Fax	Building Permits	Electrical Permits	Gas Permits	Plumbing Permits
Canadian Safety Consulting	(780) 897-1998 1-877-780-7233	(780) 539-7185 1-888-780-7232	Yes	No	No	No
Superior Safety Codes Inc. (Edmonton)	(780) 489-4777 1-866-999-4777	(780) 489-4711 1-866-900-4711	Yes	Yes	Yes	Yes
The Inspections Group Inc.	(780) 454-5048 1-866-554-5048	(780) 454-5222 1-866-454-5222	Yes	Yes	Yes	Yes

ALBERTA PRIVATE SEWAGE SYSTEMS STANDARDS (2015)

Clearance Requirements in METERS (Official measurements in metric)

<i>Distance From/To</i>	<i>Property Line</i>	<i>Water Source or Water Well</i>	<i>Municipal Water Well</i>	<i>Water Course * Article 2.1.2.4</i>	<i>** Building</i>	<i>Building with Basement, Cellar or Crawl Space</i>	<i>Building without Basement, Cellar or Crawl Space</i>	<i>Building with permanent foundation without basement, cellar or crawl space</i>	<i>Building without permanent foundation</i>	<i>Septic Tanks and/or Packaged Sewage Treatment Plants</i>
Holding Tanks	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
Septic Tanks	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
Packaged Sewage Treatment Plants	Refer to 2015 SOP 5.2.2	-	-	-	-	-	-	-	-	-
Sand Filters	1 m (3.25 ft) from foot of berm	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
Gravel Filters	3 m (10 ft) from foot of berm	10 m (33 ft)	-	10 m (33 ft)	Refer to 2015 SOP 5.4.2.1.1(d) and 5.4.2.1.2	-	-	-	-	-
Effluent Tanks	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
Settling Tanks	Refer to 2015 SOP 6.2.2. (1),(2),(3), and (4)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
Lift Stations Refer to 2015 SOP 6.3.2.1.2	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)					
Treatment Fields	1.5 m (5 ft)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	-	10 m (33 ft)	-	5 m (17 ft)	1 m (3.25 ft)	5 m (17 ft) Refer to 2015 SOP 8.2.2.1.1(h)
Treatment Mounds	3 m (10 ft)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	-	10 m (33 ft)	10 m (33 ft)	-		3 m (10 ft) Refer to 2015 SOP 8.4.2.1(e)
Drip Dispersal and Irrigation	1.5 m (5 ft)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	-	Refer to 2015 SOP 8.5.2.1(e)	-	Refer to 2015 SOP 8.5.2.1(g)	1 m (3.25 ft)	Refer to 2015 SOP 8.5.2.1(h)
LFH At-grade Treatment Systems	Refer to 2015 SOP 8.6.2.1.1(d) and 8.6.2.1.1(e)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	10 m (33 ft)	-	-	-	-	Refer to 2015 SOP 8.6.2.1.1(f)
Open Discharge Systems	90 m (300 ft)	50 m (165 ft)	100 m (330 ft)	* 45 m (150 ft)	45 m (150 ft)	-	-	-	-	-

<i>Distance From/To</i>	<i>Property Line</i>	<i>Water Source or Water Well</i>	<i>Municipal Water Well</i>	<i>Water Course * Article 2.1.2.4</i>	<i>** Building</i>	<i>Building with Basement, Cellar or Crawl Space</i>	<i>Building without Basement, Cellar or Crawl Space</i>	<i>Building with permanent foundation without basement, cellar or crawl space</i>	<i>Building without permanent foundation</i>	<i>Septic Tanks and/or Packaged Sewage Treatment Plants</i>
<i>Lagoon serving a single family dwelling or duplex</i>	30 m (100 ft)	100 m (330 ft)	100 m (330 ft)	90 m (300 ft)	45 m (150 ft)	-	-	-	-	-
<i>Lagoon serving other than a single family dwelling or duplex</i>	30 m (100 ft) 90 m (300 ft) from a numbered primary or secondary road	100 m (330 ft)	-	90 m (300 ft)	90 m (300 ft)	-	-	-	-	-
<i>Privies-Earthen</i>	5 m (17 ft)	15 m (50 ft)	-	* 15 m (50 ft)	Refer to 2015 SOP 10.1.2.1	-	-	-	-	-
<i>Privies-Tank</i>	Refer to 2015 SOP 10.1.2.1	10 m (33 ft)	-	10 m (33 ft)	Refer to 2015 SOP 10.1.2.1	-	-	-	-	-

Please reference the Alberta Private Sewage Systems Standard of Practice 2015 for complete design, installation, and material requirements. For more information contact your local Authorized Agencies or Safety Services via telephone at 1-866-421-6969; or via e-mail at safety.services@gov.ab.ca

*** Article 2.1.2.4 Separation from Specific Surface Waters**

- 1) The soil-based treatment component of an on-site wastewater treatment system shall be located not less than 90 m (300 ft.) from the shore of a lake, river, stream, or creek.
- 2) Notwithstanding the requirements of Sentence (1), where a principal building or other development feature is situated between the soil-based treatment component and a lake, river, stream, or creek, such that a failure of the system causing effluent on the ground surface will be obvious and create an undesirable impact own the owner, the distance may be reduced to the minimum distance requirements set out in this Standard for the particular type of treatment system being used.

**** Building** means any structure used or intended for supporting or sheltering any use or occupancy that is subject to the Alberta Building Code requirements.

NOTICE TO RESIDENTS WHO LIVE WITHIN THE GRIMSHAW GRAVELS AQUIFER

The Grimshaw Gravels Aquifer Management Advisory Association is inviting residents who live within the Grimshaw Gravels Aquifer, and have private working wells, to participate in an ongoing water quality monitoring program. Participants are requested to test your water well up to twice per year and forward the data sheet, along with your well depth, to the M.D. of Peace No. 135 office in Berwyn. The purpose of this program is to ensure the long-term health of our Aquifer. Testing bottles can be picked up at the Public Health Office in Peace River or Fairview. If you require more information please contact M.D. of Peace office at 780-338-3845 or email mdpeace@wispernet.ca.