

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, JAN 24TH, 2023 at 3:00 P.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/87643163748>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, December 13, 2022 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

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

a. DP-22-29 – Minor Agricultural Pursuit – Discretionary Use

C) Miscellaneous

05.0 ADJOURNMENT

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, DECEMBER 13TH, 2022 at 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/86733487421?pwd=dmg4cTJ2Tm56OTNEVVk3MDZiTHhsdz09>

PRESENT:

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

REGRETS:

Gary These	Ward One	Weberville/Stewart
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IN ATTENDANCE:

Theresa Van Oort – Chief Administrative Officer
Teresa Tupper – Executive Assistant/ Recorder
Josh Hunter – Director of Finance
Trent McLaughlin – Director of Public Works
Dan Archer – Mile Zero Banner Post Reporter
Anna Glover – ISL Engineering Planning & Development Technician

01.0 CALL TO ORDER

Reeve/Chair Terry Ungarian called the Tuesday, December 13th, 2022 Municipal Planning Commission Meeting to order at 11:01 a.m.

02.0 ADOPTION OF THE AGENDA

44/13/12/22MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, December 13, 2022 Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, November 01st, 2022 Municipal Planning Commission Meeting Minutes

45/13/12/22MPC **MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, November 01, 2022 Municipal Planning Commission Meeting Minutes and adopt them as presented.**
CARRIED

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

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

a. DP-20-30 – Equipment Storage – Discretionary Use

46/13/12/22MPC **MOVED BY Councillor Reese to approve a variance for Development Permit Application DP-20-30 regarding Section 131.4(a) of the Land Use Bylaw to provide a separation distance between accesses on the same local road from 152 m (498 ft) to 70 m (230 ft).**
CARRIED

47/13/12/22MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Development Permit Application DP-20-30; subject to a variance to Section 131.4(a) of the LUB (separation distance between accesses on the same side of a local road), this application be approved subject to the following sixteen (16) conditions:**

- 1. The Storage Yard shall proceed in accordance with the approved site plan, and comply with the development standards of the Agriculture General (A) District and Section I of the Land Use Bylaw;**
- 2. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within Lot 1, Block 1, Plan 172 0650;**
- 3. The applicant/owner shall maintain a minimum distance of 41 m (131 ft) from the right-of-way boundary of Range Road 233;**
- 4. Business operations shall be conducted between 6 am and 7 pm, 7 days a week, between September and November and between March and April of each year;**
- 5. The applicant/owner shall consult County of Northern Lights Public Works when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards;**
- 6. The applicant/owner shall enter into a road use agreement with the County obligating the applicant/owner to assume responsibility for roadway maintenance (or money in lieu) for Range Road 233;**
- 7. The applicant/owner shall be responsible for dust control, mud, snow, and other debris control when moving equipment to and from the site;**
- 8. The applicant/owner shall not process any logging material on site.**

9. The applicant/owner shall ensure the site is only used for storage and shall not be a space where mechanical work or cleaning is done.
 10. The applicant/owner shall ensure no persons sleep overnight in any equipment or trailers.
 11. The applicant/owner shall preserve existing tree stands to provide screening of the development site in accordance with Section 19 of the Land Use Bylaw and to prevent the loss of vegetation in the key wildlife biodiversity zone;
 12. That if any evidence of environmental contamination impacts are observed within the proposed development site, the applicant/owner shall follow contamination discovery procedures in accordance with EPEA. Environmental contamination impacts could include stained or discoloured soil, odours, sheens, and/or abandoned pipes or tanks. If any of these impacts are noted, the owner/developer must notify the County and Alberta Environment and Parks (AEP) immediately, and follow the AEP Reporting Spills and Releases procedures;
 13. Stormwater released from the property into the County ditch must be no greater than the pre-existing flow rate, and erosion control measures must be implemented to prevent material from passing onto County property as per Section 116 of the Land Use Bylaw. The applicant/owner shall be responsible for dust control and mitigating contamination into adjacent ditches;
 14. The applicant/developer shall acquire all regulatory approvals and permits, throughout the course of the development, including compliance with the Environmental Protection and Enhancement Act, the Water Act, the Safety Codes Act, and supporting regulations;
 15. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Provincial Plumbing or PSDS Permit,
 - b. Gas Inspection Permit,
 - c. Building Permit,
 - d. Electrical Permit, and
 - e. Safety Codes Permits, and
 16. No further development or construction be allowed without an approved Development Permit.
- CARRIED

b. DP-22-15 – Temporary Log Storage – Discretionary Use

- 48/13/12/22MPC MOVED BY Councillor Dechant to approve a variance for Development Permit Application DP-22-15 regarding Section 131.1(b), of the Land Use Bylaw to provide a setback distance to a local road from 41 m (131 ft) to 14.6 m (48 ft) from Township Road 1010.

CARRIED

49/13/12/22MPC

MOVED BY Councillor Yasinski to acknowledge receipt of the Development Permit Application DP-22-15, and subject to the side yard setback variance along Township Road 1010 from 41 m to 14.6 m, this application be approved subject to the following thirteen (13) conditions:

1. This permit approval is issued on the condition that all other approvals required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation;
2. The Storage Yard shall proceed in accordance with the approved site plan, Attachment 1, and comply with the development standards of the Agriculture General (A) District and Section I of the Land Use Bylaw;
3. That no permanent structures be constructed or stored on the site;
4. The applicant/owner shall consult County of Northern Lights Public Works when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards;
5. The applicant/owner shall enter into a road use agreement with the County obligating the applicant/owner to assume responsibility for roadway maintenance (or money in lieu) for Township Road 1010, if required;
6. The applicant/owner shall be responsible for dust control, mud, snow, and other debris when moving logs to and from the site;
7. The applicant/owner shall not store any logs and or process any logging material on site;
8. The applicant/owner shall not conduct mechanical and or equipment work, or any cleaning operations on site;
9. The applicant/owner shall prohibit persons from sleeping in any equipment or trailers on site;
10. The applicant/owner shall preserve existing tree stands to provide screening of the development site in accordance with Section I9 of the Land Use Bylaw and to prevent the loss of vegetation in the key wildlife biodiversity zone;
11. That if any evidence of environmental contamination impacts are observed within the proposed development site, the applicant/owner shall follow contamination discovery procedures in accordance with EPEA. Environmental contamination impacts could include stained or discoloured soil, odours, sheens, and/or abandoned pipes or tanks. If any of these impacts are noted, the owner/developer must notify the County and Alberta Environment and Protected Areas (AEPA) immediately, and follow the AEPA Reporting Spills and Releases procedures;
12. The permit is valid until January 1, 2023;
13. No further development or construction be allowed without an approved Development Permit.

CARRIED

c. DP-22-28 – Temporary Industrial Camp – discretionary Use

- 50/13/12/22MPC **MOVED BY Councillor Reese to approve a variance for Development Application Permit DP-22-28, regarding Section K9.2(b) of the Land Use Bylaw, to provide a 0.7 m (4.6%) variance to the front yard setback adjacent to internal roads in an industrial park.**
CARRIED
- 51/13/12/22MPC **MOVED BY Councillor Schug to acknowledge receipt of the Development Permit Application DP-22-28; and subject to the variance to Section K9.2(b) of the Land Use Bylaw; approve application subject to the following twenty-seven (27) conditions:**
- 1. This permit approval is issued on the condition that all other approvals required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation;**
 - 2. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:**
 - a. Provincial Plumbing or PSDS Permit,**
 - b. Gas Inspection Permit,**
 - c. Building Permit,**
 - d. Electrical Permit, and**
 - e. Safety Codes Permits;**
 - 3. The temporary industrial camp shall proceed in accordance with the approved site plan and proposal details and comply with the development standards of the General Industrial (M1) District and Section I12 Industrial Camps of the Land Use Bylaw;**
 - 4. That no permanent structures shall be constructed on the site;**
 - 5. The applicant/owner will not process any logging material on site;**
 - 6. The applicant/owner shall ensure the site is only used for sleeping accommodations and shall not be a space where mechanical work or cleaning is done;**
 - 7. This permit approval is valid for one (1) year in accordance with Section I12.3 of the Land Use Bylaw. That the applicant/owner, if interested in a permit renewal to continue the camp use, are advised to meet with the County in advance of re-application for a development permit. The County will evaluate the performance of the temporary camp development against its conditions of approval, and any other performance measures that the Development Authority considers relevant. Permit renewal shall be required if the camp operation exceeds one (1) year;**
 - 8. The applicant/owner shall comply with the Alberta Private Sewage System Standard of Practice and conduct ongoing inspections of the**

sewage management system during the course of the development and upon remediation of the site in consultation with the County of Northern Lights Public Works;

9. If any evidence of environmental impact is observed the applicant/owner must follow contamination discovery procedures. Environmental impacts could include stained or discoloured soil, odours, or sheens. If any impacts are noted, the County and Alberta Environment and Parks (AEP) must be notified immediately, and the AEP Reporting Spills and Releases procedures followed in combination with the Spill Response Procedures provided in the Health and Safety Manual from the applicant;
10. The applicant/owner shall consult County of Northern Lights Public Works when upgrading or altering culverts for site access approaches to ensure the approaches are constructed in accordance with County standards;
11. The applicant/owner shall enter into a road use agreement with the County obligating the applicant/owner to assume responsibility for roadway maintenance (or money in lieu) for 1 St S, 2 St E, 3 St S;
12. That the camp be open only to employees of Pine Ridge Chippers and its affiliates;
13. That the applicant/owner ensure surface drainage flows released from the subject lands into the County ditch system shall be no greater than the pre-existing development flow rate, and erosion control measures shall be implemented to prevent debris and material being conveyed onto County property as per Section 16.1 of the Land Use Bylaw;
14. The applicant/owner shall be responsible for dust control of 1 St S, 2 St E, 3 St S; and mitigating contamination into adjacent ditches;
15. That the applicant/owner shall follow all requirements for waste storage and transportation in accordance with the Waste Control Regulations of the Alberta Environmental Protection and Enhancement Act;
16. Solid waste will be stored in wildlife-proof bins and transferred to an approved and licensed location as per municipal guidelines;
17. The camp shall be inspected by a Public Health Inspector prior to opening;
18. That the applicant/owner shall be required to provide adequate water supply for domestic and firefighting purposes in order to meet the proposed camp's domestic water supply demand and ensure adequate water supply for firefighting needs in accordance with provincial legislation or to the satisfaction of the office of the provincial fire commissioner;
19. Potable water will be trucked to the camp from an approved licensed Domestic Water Supplier;
Operation; Health and Safety Manual" provided by Pine Ridge Chippers Ltd. with the camp workforce;

21. The applicant/owner shall be responsible for the control of mud, snow, and other debris during the operation of the camp;
 22. No additional site grading shall be removed;
 23. All waste generated by industrial developments shall be stored and disposed of in a manner that will not result in any contamination to groundwater supplies;
 24. The applicant/owner shall install outdoor lighting that is in accordance with Section 1115.1 of the Land Use Bylaw (LUB);
 25. The applicant/owner may screen from view the camp site development in accordance with Section 19 of the Land Use Bylaw (LUB). The perimeter of the camp development may be fenced with temporary screening and a locking gate at the entrance to secure associated camp activities within the approved site area;
 26. The applicant/owner shall contact Alberta Transportation to obtain a roadside development permit;
 27. No further development or construction be allowed without an approved Development Permit.
- CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair/Reeve Terry Ungarian adjourned the Tuesday, December 13, 2022 Municipal Planning Commission Meeting at 11:10 a.m.

Chair/Reeve
Terry Ungarian

Chief Administrative Officer
Theresa Van Oort

Date Signed



Memorandum

Integrated Expertise. Locally Delivered.



7909 – 51 Avenue NW, Edmonton, AB T6E 5L9 T: 780.438.9000 F: 780.438.3700

To:	Reeve and Council – County of Northern Lights	Date:	January 24, 2023
Attention:	Theresa Van Oort, Chief Administrative Officer	Project No.:	15856
Cc:	David Schoor & Dave McRae		
Reference:	DP-22-29 Wiebe Minor Agricultural Pursuit		
From:	Anna Glover		

Application

The landowner is applying for development approval for a minor agricultural pursuit, which involves the non-commercial rearing of a small number of livestock on a country residential parcel within the County of Northern Lights. The applicant has requested approval to raise and butcher three (3) beef cows on their 2.0 ha (10 ac) lot on Lot 1, Block 1, Plan 942 2040 (SE18-84-22-W5M). The development is subject to the Country Residential General (CR1) District of the Land Use Bylaw (LUB) and the CR1 district lists minor agricultural pursuit as a discretionary use.

The applicant has advised they have been raising and butchering a small number of beef cows on their lot since 2009 when they purchased the lot. At that time the applicant advises that there were no adjacent residences. It has been only in the last few years that concerns about this activity have been submitted to the County, so the County required that the landowner apply for development permit approval. The landowners would like to continue with this activity where they bring the three (3) calves to their lot, raise them, and then process the livestock for consumption by the family. No non-family members are or will be employed on site. All the meat products resulting from the rearing, butchering, and processing will be for the landowner's family and will not be available for sale.

Site and Surrounding Lands

The subject quarter section is located at the intersection of Township Road 842 and Range Road 225 approximately 4.8 kilometres north of Highway 2.

The site is not within the key wildlife biodiversity zone and is not within the Grimshaw gravels aquifer. There are no active or abandoned well sites within the quarter, there are no record of spills or contaminations within the quarter, and the proposed lot is not within any historical value classified land designations.

While the site is approximately 3.2 km north of the County border with the MD of Peace, and the Town of Peace River is approximately 6.5 kilometers southeast of the development. The subject site is not located within the IDP area of either of those municipalities.

The quarter section consists of four (4) lots; the subject lot in the southeast corner, a 17.6 ha (43.7 ac) treed lot on the west side of the quarter (Block 1 Plan 9820633) zoned Agriculture General (A) that is



bounded by Strong Creek, a 2.0 ha (10 ac) CR1 lot in the northeast corner located approximately 400 m north of the subject lot, and the 38.8 ha (95.9 ac) balance of the quarter section that is in agricultural use.

The westernmost lot is approximately 300 m away from the subject lot and is buffered and separated from the development by trees and Strong Creek. The dwelling on that lot was built in 2013. A dwelling located on the balance of the quarter immediately adjacent to the subject lot was built in 2015. The house was built within 15 m of the property line. The subject lot is partially covered with trees that would act as a buffer to the adjacent dwelling, but part of the grazing area that abuts the shared property line is clear of trees. The two parcels that are zoned A District within the subject quarter section are able to accommodate livestock without a development permit.

The adjacent lots to the east, across Range Road 225, approximately 53 m directly east and 234 m northeast, are zoned CR1 and are buffered by trees on the subject lot and by the road. As well aerial imagery indicates that the dwellings in the vicinity were built in 2015..

Most of the land to the south, west, and north of the subject lot are zoned Agricultural General (A) District in which livestock is allowed and would not require a development permit (See aerial image zoning map included).

A manure pile was identified on the site plan by the applicant. The applicant advised that it was present prior to the time that they purchased the lot in 2009, is covered in grass, and on occasion is used for garden fertilizer. No complaints have been received about the manure pile.

The three (3) cows are kept in a number of different fenced and penned areas on the lot depending on the season and weather conditions, which minimizes or mitigates any potential nuisances related to the cows from wandering off the lot. Approximately 77% of the site is fenced and available for the cattle to roam. The fencing prohibits the cows from crossing on to the lot access from Township Road 842, prevents them from interacting with the onsite septic tank and water well, and restricts the livestock from crossing onto adjacent land.

Site Access and the Transportation Network

The lot is accessed from the south by Township Road 842, classified as a Collector Road, that is shared with residential, commercial, forestry, energy, agriculture, hunting and other recreational uses in the Level of Service Road Classification Policy. Range Road 225 adjacent to the west is classified as a Residential Road and expects lower volumes of traffic and is not typically used for long-distance travel. The applicant will be required to enter into a development agreement with the County if any upgrading of the existing access or other improvements are needed.

Compliance with Approved Plans and Land Use Compatibility

The subject development area does not fall within any IDP or ASP boundaries and is not part of any current Area Concept or Outline Plans.



The application was reviewed against the County's Municipal Development Plan (MDP) and Land Use Bylaw (LUB) and relevant Provincial legislation. The development complies with section K3.3(a) of the Land Use Bylaw (LUB) as there will only have three (3) beef cows on site at one time. Treed buffering and fencing have been provided on site to confine the animals and reduce the visual impact on surrounding properties. In terms of odor, the applicant has advised that they have spoken to the landowners in the past, and conditions have been included that address manure storage and removal.

Three (3) of the surrounding lots and four (4) of the surrounding quarter sections are zoned A District and allow for the rearing, butchering, and processing of livestock without a permit.

Circulation and Comments

The application was circulated to affected agencies and adjacent landowners for review, consideration, and comment. A comment was received from an adjacent landowner (see attached) who had concerns that the number of animals not exceed the number allowed by the County and that the corrals and manure disposal is cleaned regularly to avoid contamination of the water and local water walls.

Conditions, to address the adjacent landowners comment and meet best practices, have been recommended to manage manure storage and run-off which include: not storing it within side yard setbacks, if stored composting manure is planned to be spread on site the landowner should notify adjacent residents, and any on site slaughtering or processing activities to be conducted inside a building. As well a condition of approval is that only the applicant/current landowner be approved for three (3) beef cows, and a new landowner will be required to apply for a new development permit to evaluate any site alterations or regulation changes.

Since the livestock have been reported to be on the subject lot since 2009 and the surrounding residential development was constructed after this time, the proposed use is buffered by landscaping/vegetation and separated by 53 m from adjacent residential lots, three lots and four quarter sections adjacent to the site permits the rearing, butchering, and processing of livestock without a permit, that the landowner is complying with the number of animals allowed on the lot as per the LUB, and is not exceeding the noise or smell that would be considered acceptable on adjacent A District, it would be considered an undue hardship to deny this development permit.

Recommendation

It is recommended that this application be APPROVED subject to the following conditions:

1. This permit approval is issued on the condition that all other approvals required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation.
2. That the development proceeds in accordance with the attached plans and site plan.
3. The applicant/landowner shall not conduct commercial transactions, gift, barter, sell, or trade the livestock, or any associated processing products of the livestock.



4. The applicant/owner shall construct and maintain fencing as required to confine the livestock to the subject site.
5. The applicant/owner shall report any livestock who contract or are suspected to have a contracted diseases under Reportable and Notifiable Diseases Regulation Animal Health Act to the County and to the Office of the Chief Provincial Veterinarian. Reportable Diseases are listed in Schedule 1 of the Act and include salmonella, bovine spongiform encephalopathy, foot-and-mouth disease, disease caused by any toxic substance that is a threat to animal health or human health, and lyme disease.
6. The applicant/owner shall not employ any unrelated family staff, paid or un-paid.
7. The applicant/owner shall own the livestock for a minimum of thirty (30) days before they are slaughtered.
8. The applicant/owner shall conduct all livestock processing activities indoors, and between the hours of 7 am and 7 pm.
9. The applicant/owner shall not accommodate or process any livestock that is owned by third parties.
10. The applicant/owner shall dispose of dead livestock and slaughter waste offsite in accordance with the Disposal of Dead Animals Regulation under the Animal Health Act. The applicant/owner shall not dispose of dead livestock and slaughter waste by burial, composting, or burning onsite. Dead livestock and slaughter waste consisting of butcher scraps, in-edible meat by-products, and by-products for use as bait in hunting or trapping shall not be gifted, bartered, or sold.
11. Pursuant to the Disposal of Dead Animals Regulation under the Animal Health Act the applicant/owner shall dispose of dead livestock within seven (7) days unless the applicant/owner stores the dead animal outside during winter months when the ambient temperature is low enough to keep the dead livestock completely frozen, in a freezer unit, or as advised by a licensed veterinarian, or as directed by an inspector appointed under the Health of Animals Act, or by The Office of the Chief Provincial Veterinarian.
12. For manure storage, the applicant/owner shall select sites that avoid surface water run-off from leaving the site. Manure storage shall be moved on a regular basis to prevent nutrient accumulation at the site and leaching. The County may request sampling and testing.
13. Manure storage sites shall not be within 15.2 m side yard, and rear yard setbacks and 30.5 m front yard setbacks and setbacks adjacent to roads.
14. The applicant/owner may make agreements with other landowners for the offsite disposal, and/or storage of manure in accordance with the Agricultural Operation Practices Act.
15. The applicant/owner shall notify adjacent landowners when spreading manure onsite.



16. That the applicant/owner shall follow all requirements for waste storage and transportation in accordance with the Waste Control Regulations under the Alberta Environmental Protection and Enhancement Act.
17. If any evidence of environmental impact is visible or is detected the applicant must follow contamination discovery procedures. Environmental impacts could include stained or discoloured soil, odours, and/or sheens. If any impacts are noted, the County and Alberta Environment and Parks (AEP) must be notified immediately, and the AEP Reporting Spills and Releases procedures followed.
18. Stormwater released from the property into the County ditch must be no greater than the pre-existing flow rate, and erosion control measures must be implemented to prevent material from passing onto County property as per Section 116.1 of the Land Use Bylaw. The applicant/owner shall be responsible for dust control and mitigating contamination into adjacent ditches.
19. That the applicant/owner shall screen from view any manure in accordance with Section 19 of the Land Use Bylaw.
20. The approval is only valid for the land as long as it is in the possession of the current owners. Upon sale, trade, or barter of the land a new development permit will be required for the continued accommodation of livestock on the site.

Advisement

If the applicant/owner proposes to revise the types of livestock accommodated on the site, or intensifying the use of the site, they are advised to meet with the County to evaluate the performance of the development against its conditions of approval, and any other performance measures that the Development Authority considers.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

fnm

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP-22-29
DATE RECEIVED	Nov 18, 2022
ROLL NO.	312149

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0
W: www.countyofnorthernlights.com | E: info@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 <u>Jacob Wiebe</u>			NAME OF REGISTERED OWNER		
ADDRESS <u>Box 5220 Peace River AB</u>			ADDRESS		
POSTAL CODE <u>T8S 1R8</u>			POSTAL CODE		
EMAIL ADDRESS* <u>jacobwiebe343@gmail.com</u>			EMAIL ADDRESS*		
<i>*By supplying the Town with an email address, you agree to receive correspondence by email.</i>					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)
<u>780-219-1397</u>					

LAND INFORMATION			
Address of proposed development site: <u>225004 TWP RD 842</u>			
Legal description of proposed development site: Registered Plan: <u>9420840</u> Block: <u>1</u> Lot (parcel): <u>1</u>			
QTR/LS: <u>SE</u> Section: <u>18</u> Township: <u>84</u> Range: <u>22</u> Meridian: <u>5</u>			
Size of the Parcel to be developed		Number of Acres <u>10</u> or Number of Hectares	
Description of the existing use of the land: <u>3-4 cows</u>			
Proposed Development: <u>to keep cows for personal use</u>			
Circle any proposed uses(s): ☐ SIGN(S) ☐ CULVERT(S)/ ROAD ACCESS POINT(S) ☐ PUBLIC USE(S)/ UTILITIES ☐ DWELLING UNITS(S) ☐ ACCESSORY STRUCTURE(S)/ USES(S) ☒ OTHER (SPECIFY) ☐ HOME OCCUPATION(S) ☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)			
Estimated:	Date of Commencement: <u>2022/11/10</u>	Date of Completion:	Value of Construction: \$ <u>0</u>

PROPOSAL INFORMATION			
DEVELOPMENT IS: ☐ NEW ☒ EXISTING ☐ ALTERATION TO EXISTING			
LAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHER			
LOT AREA: <u>10 Acres</u>	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 DECLARATION 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: _____ SIZE: WIDTH _____ LENGTH _____

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

NOTE:
Signature of Registered
Landowner required if different
from Applicant

Date

Date

SIGNATURE OF APPLICANT

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____

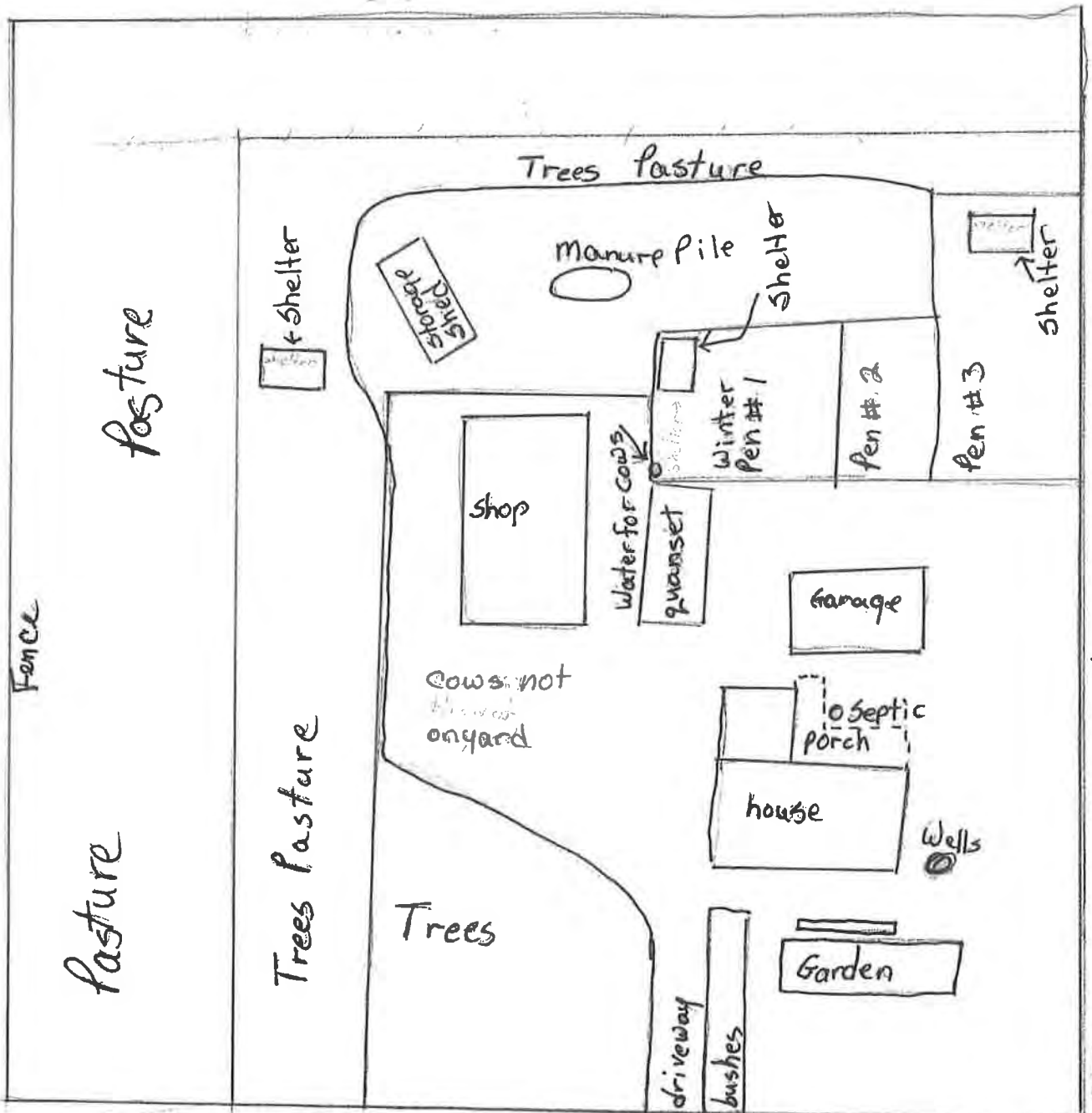
FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ _____ RECEIPT NO.: _____

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____

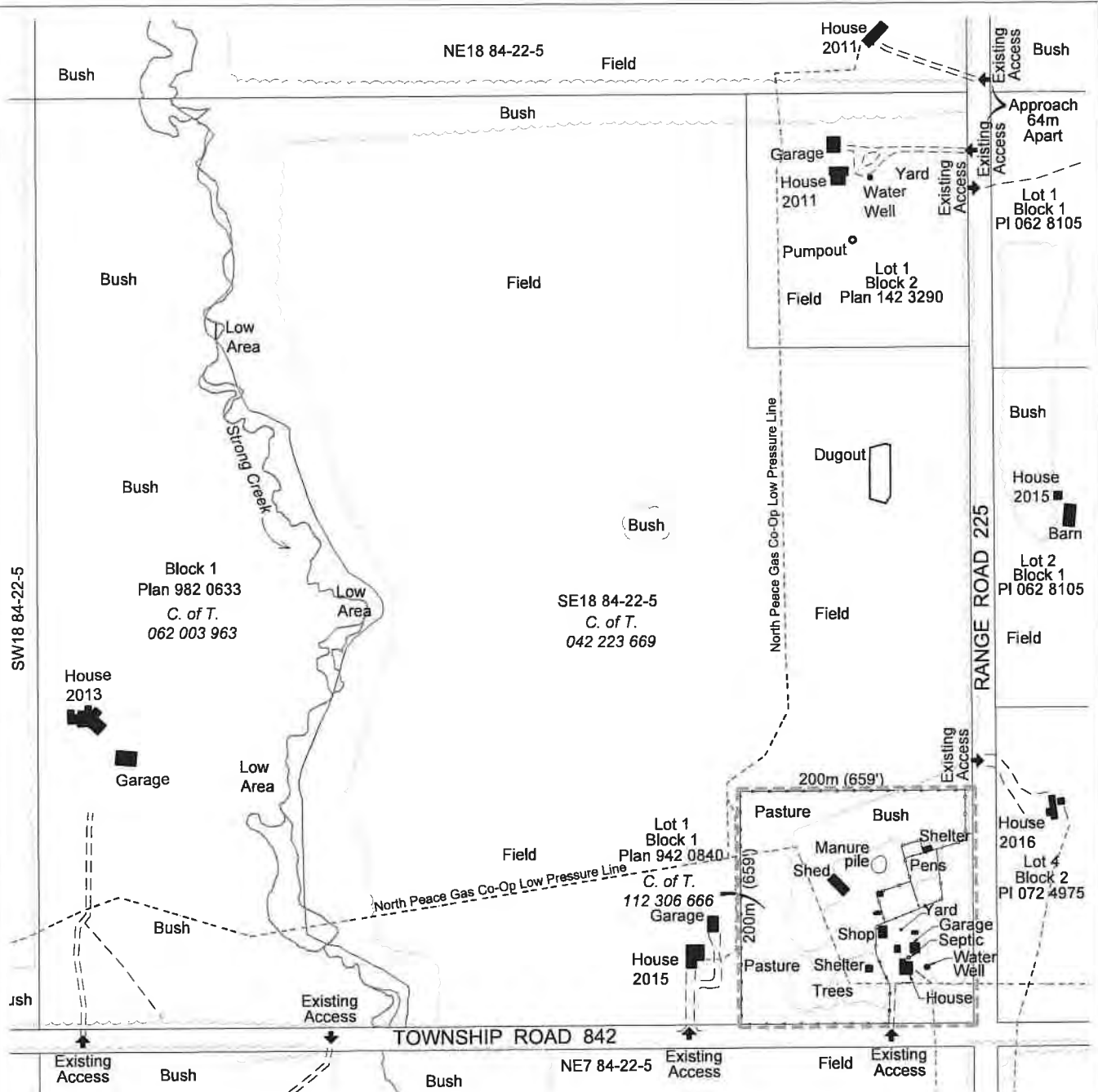
Neighbor



North →

Range Road 842

04.0-B-a



Development Permit Application
COUNTY OF NORTHERN LIGHTS
LEGAL: Lot 1, Block 1, Plan 942 0840
 (SE Sec. 18, Twp. 84, Rg. 22, W5M)

FILE No. DP-22-29

SCALE 1 : 5,000

0 50 100 150 200 (m)

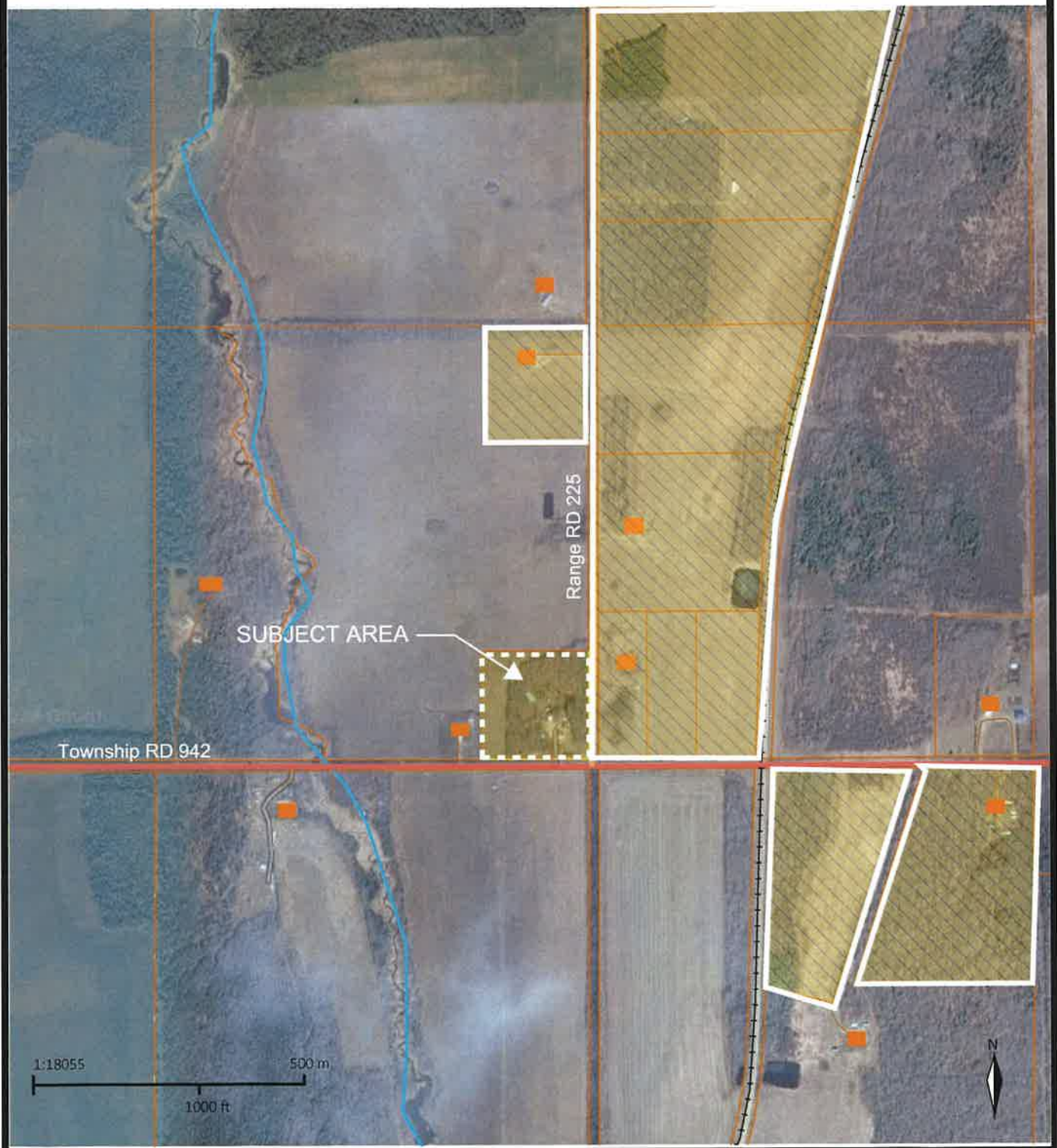


NOTE: Improvements located as per data supplied by owner and Abadata measurements.



December 6, 2022

Aerial Image - DP-22-29, Minor AG Pursuit



The makes no representation as to the completeness, timeliness and accuracy of the information contained on this website. The expressly disclaims liability for any and all damages and losses arising from or in any way related to the use of this website.

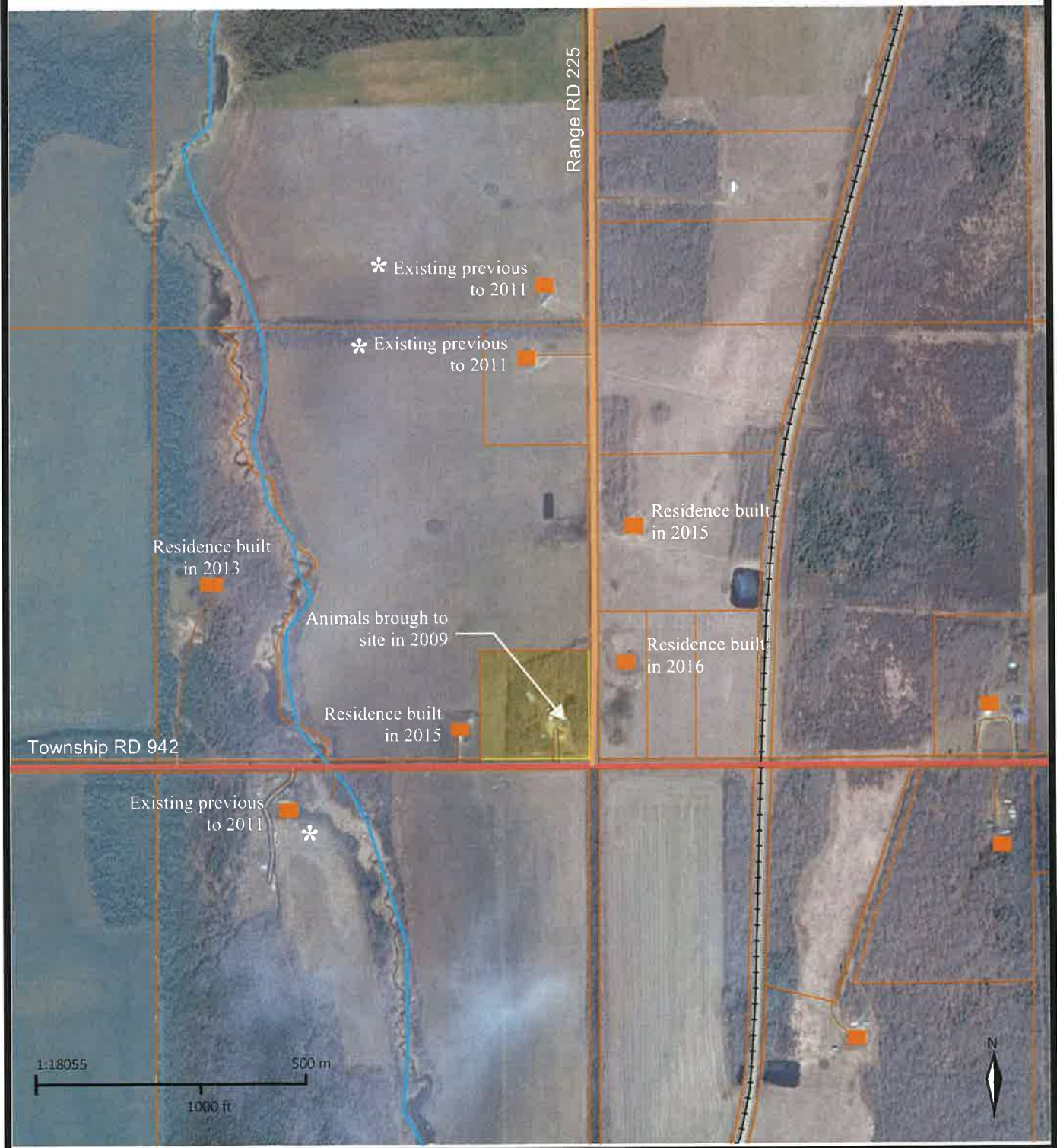


AREA ZONED CR1



DWELLINGS

Aerial Image - DP-22-29, Minor AG Pursuit



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Percent of Land Usage

	Subject Lands - 4.0ha± (10.0ac±)
	Pasture - 2.8 ha± (6.9 ac±) 70%
	Pens - 0.2 ha± (0.5 ac±) 5%
	Yard - 0.2 ha± (0.5 ac±) 5%
	Trees - 0.5 ha± (1.2 ac±) 12%
	Garden/Grass- 0.3 ha± (0.9 ac±) 8%
	Free Roaming Livestock - 3.1 ha± (7.6 ac±) 77%

FILE No. DP-22-29

SCALE 1 : 2,500

0 25 50 75 100 (m)

NOTE: Improvements located as per data supplied by owner and Abadata measurements.

Development Permit Application

COUNTY OF NORTHERN LIGHTS

LEGAL: Lot 1, Block 1, Plan 942 0840

(SE Sec. 18, Twp. 84, Rg. 22, W5M)



December 6, 2022

04.0-B-a



COUNTY OF
Northern Lights

#600, 7th Ave NW, PO Box 10, Manning AB T0H 2M0
Phone: 780-836-3348 Fax: 780-836-3663
Toll Free: 1-888-525-3481

DATE: January 9, 2023
FILE: Development Permit Application DP-22-29
LEGAL: Lot 1 Block 1 Plan 942 0840
LANDOWNER(S): Jacob & Eva Wiebe
APPLICANTS: Jacob & Eva Wiebe
PROPOSED LAND USE: Minor Agricultural Pursuit

☐ Dairy Cow, adult How Many # _____

☐ Dairy Cow, calf (under 6 months) How Many # _____

☒ Beef Cow, adult How Many # (3) Three

☐ Beef Cow, calf (under 6 months) How Many # _____

☐ Sheep/Goats, adult How Many # _____

☐ Sheep/Goats, lambs (under 6 months) How Many # _____

☐ Pigs, adult How Many # _____

☐ Pigs, offspring (under 2 months) How Many # _____

☐ Fowl (Birds/chickens) How Many # _____

☐ Rabbits How Many # _____

North Fence Type: barbed wire Height 5-6 ft. high

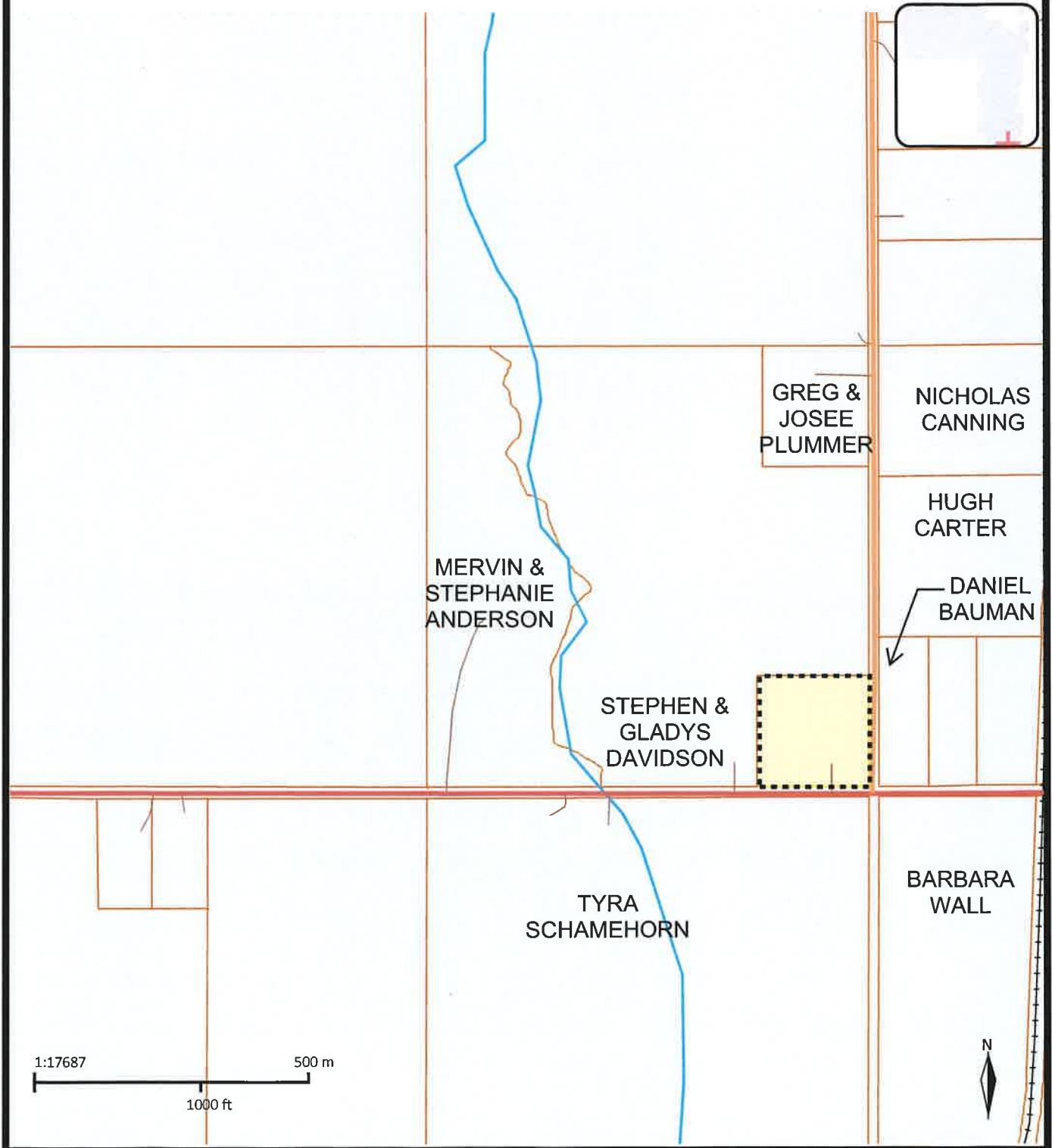
West Fence Type: barbed wire Height 5-6 ft. high

East Fence Type: barbed/wooden Height 5-6 ft. high
(adjacent to RR 225)

South Fence Type: barbed wire Height 5-6 ft. high
(adjacent to TWP RD 842)



Circulation Area - DP-22-29, Minor AG Pursuit



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APPLICANTS: Jacob & Eva Wiebe
PROPOSED LAND USE: Minor Agricultural Pursuit

We have been presented with a Development Permit from the above mentioned developer/landowner(s). We have enclosed a copy of the development permit application for your perusal.

Any concerns or recommendations should be explained in detail. Please respond by **December 30, 2022**. You may reply by way of fax, Canada Post, or email to info@countyofnorthernlights.com. If we do not hear from you on or before the above mentioned date, we will assume that you do not have any comments/concerns. Please be guided accordingly.

Should you require further information, please call toll free 1-833-260-7201 and speak with Anna Glover or email islanna@countyofnorthernlights.com

COMMENTS:

We feel the number of animals kept on the property should not exceed the allowable number according to the County of Northern Lights Bylaw. Also corral clean-up & manure disposal should be performed regularly as part as any development agreement to protect the water table + water wells of residents in the area from surface contamination of improperly stored manure.

SIGNATURE:

SIGNATURE:

NAME:

Stephan Davidson

NAME:

Gladys Davidson

cc:

- ☐ **ATCO Electric Ltd:** 18th Floor Canadian Western Bank Bldg. 10303 Jasper Ave. Edmonton, AB LandInquiries@atcoelectric.com
- ☐ **Telus:** Floor 4, 10103-99 Ave. Grande Prairie, AB T8V 0S1 circulations@telus.com
- ☐ **North Peace Gas Co-op:** Box 1239, Fairview AB T0H 1L0 npgas@telus.net
- ☒ **Alberta Health Services:** Bag 400, Peace River, AB T8S 1T6 NorthZone.EnvironmentalHealth@ahs.ca
- ☒ **Alberta Health & Safety:** Bag 400, Peace River, AB T8S 1T6 krista.park@ahs.ca
- ☐ **Alberta Energy Regulator (AER):** 9815-115 Street, Grande Prairie, AB T8V 7R3 FieldOpsNorthwest@aer.ca
- ☒ **Water Act Submissions:** Prov. Bldg. Bag 900-5, Peace River, AB T8S Aep.waborealregion@gov.ab.ca
- ☒ **EPEA Submissions:** Prov. Bldg. Bag 900-4, Peace River, AB T8S Aep.epeaborealregion@gov.ab.ca
- ☒ **Alberta Transportation:** #310, 9621-96 Ave. Bag 900-29, Peace River, AB T8S 1T4; TRANSDevelopmentPeaceRiver@gov.ab.ca
- ☐ **Alberta Heritage & Tourism:** Historical.LUP@gov.ab.ca
- ☐ **Holy Family Catholic Regional Division:** 10307-99 Street Peace River, AB T8S 1K1 Jarrett.Fulcher@hferd.ab.ca
- ☐ **Peace River School Division:** 10018-101 Street Peace River, AB T8S 2A5 peaceriversd@prsd.ab.ca
- ☐ **Alberta Municipal Affairs:** 3201-Provincial Building, Box 28 10320 99 Street Grande Prairie, Alberta, T8V 6J4 david.g.dobson@gov.ab.ca
- ☐ **Canadian National Railway:** proximity@cn.ca
- ☐ **Grimshaw Gravels Aquifer Management Advisory Association:** M.D. of Peace CAO, info@mdpeace.com
- ☐ **Mighty Peace Watershed Alliance:** Coordinator, mpwa.coordinator@telus.ca

Adjacent Landowners: Mervin & Stephanie Anderson, Stephen & Gladys Davidson, Tyra Schamehorn, Barbara Wall, Daniel Bauman, Hugh Carter, Nicholas Canning, Greg & Josee Plummer