

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, JUNE 27, 2023 AT 3:00 P.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/85775019582>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, May 23, 2023 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

a. DP-23-13 – Manufactured Home

b. DP-23-14 – Manufactured Home

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

a. DP-23-09 – Accessory Structure – Setback Variance Required

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MAY 23rd, 2023 AT 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/89136947722>

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

IN ATTENDANCE:

Josh Hunter – Director of Finance, Acting Chief Administrative Officer
Teresa Tupper – Executive Assistant/ Recorder
Charles Schwab – Director of Public Works
Dan Archer – Mile Zero Banner Post Reporter
Anna Glover – ISL Engineering Planning & Development Technician (virtually)

01.0 CALL TO ORDER

Chair/Reeve Terry Ungarian called the Tuesday, May 23, 2023 Municipal Planning Commission Meeting to order at 10:11 a.m.

02.0 ADOPTION OF THE AGENDA

029/23/05/23MPC **MOVED BY** Councillor These to acknowledge receipt of the Tuesday, May 23, 2023, Municipal Planning Commission Meeting agenda and adopt it as presented.
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, May 9, 2023 Municipal Planning Commission Meeting Minutes

030/23/05/23MPC MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, May 09th, 2023 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-23-10 – Dwelling Addition – Setback Variance Required

031/23/05/23MPC MOVED BY Councillor Schug to approve a variance to the front yard setback adjacent to Highway 689 (Section 131.1 (a)) from 41 m (134 ft) to 30 m (98 m), a reduction of 26%, for Development Permit DP-23-10.
CARRIED

032/23/05/23MPC MOVED BY Councillor Reese to approve Development Permit DP-23-10; subject to the following five (5) conditions:

1. The owner/developer must contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approvals applicable: - Home Warranty Coverage- Provincial Plumbing Permit- Gas Inspection Permit- Building Permit- Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
2. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within Lot A Plan 762 0072 (NW-12-87-24-W5M).
3. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
4. Exterior finish to be wood, metal, or similar siding, brick, or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
5. The development is subject to roadside development permit approval from Alberta Transportation.

CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair/Reeve Terry Ungarian adjourned the Tuesday, May 23, 2023, Municipal Planning Commission Meeting at 10:14 a.m.

Chair/Reeve
Terry Ungarian

Acting Chief Administrative Officer
Josh Hunter

Date Signed



COUNTY OF NORTHERN LIGHTS
 #600, 7th Avenue NW Box 10, Manning, AB T0H 2M0
 Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

DEVELOPMENT PERMIT NOTICE OF DECISION

APPLICATION NO.: DP-23-13
ROLL NO.: 71479
DEVELOPMENT: Manufactured Home (20' x 76')
LAND USE DISTRICT: Agriculture General (A)
LEGAL DESCRIPTION (ATS Location): SE-29-89-22-W5M
NAME & ADDRESS OF APPLICANT(s): DRIEDGER BERNARD & ESTHER
 BOX 8
 NORTH STAR, AB T0H 2T0

DECISION OF THE DEVELOPMENT AUTHORITY IN RESPECT TO THE ISSUANCE OF THE DEVELOPMENT PERMIT:

- ☐ **APPROVED**
☒ **APPROVED** with the following conditions
☐ **REFUSED** for the following reason(s)

(See below for conditions and appeal procedures)

APPROVAL GRANTED SUBJECT TO COMPLYING TO THE FOLLOWING CONDITIONS:

1. The owner/developer must contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approvals applicable:- Home Warranty Coverage- Provincial Plumbing Permit- Gas Inspection Permit- Building Permit- Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
2. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
3. The development/construction shall comply with the approved plans and application.
4. This permit approval is issued on the condition that all other regulatory approvals required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation.
5. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
6. Only one dwelling unit shall be constructed per lot, notwithstanding Agricultural lots greater than 32.4 ha (80 ac), and Garage suites, Garden Suites, and Secondary Suites. The existing abandoned house is to be demolished upon completion of the new dwelling (see advisement #1).

Advisement #1: If the existing house is not demolished and renovation is proposed for habitation, a separate development permit application will be required.

Please Note:

This development permit lapses and is considered void if the development approved has not commenced within twelve (12) months from the date of issue of the notice.

2023-06-08
DATE OF DECISION

2023-06-08
DATE OF ISSUE OF NOTICE OF DECISION


DEVELOPMENT OFFICER

Application Number:DP-23-13

Page 1 of 2

COUNTY OF NORTHERN LIGHTS

#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0 Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

IMPORTANT NOTICES

1. You may wish to appeal the decision of the subdivision and development authority to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board at the County office **NOT LATER THAN 21 DAYS AFTER THE DATE OF ISSUE OF NOTICE OF DECISION.**
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the development authority may appeal to the Secretary of the Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER THE NOTICE OF DECISION IS PUBLISHED IN THE LOCAL NEWSPAPER.**
3. A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon or question of jurisdiction or law pursuant to Section 689 of Municipal Government Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
 - a) to a judge of the Appellate Division; and
 - b) within Thirty (30) days after the issue of the order, decision, permit or approval sought to be appealed.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP-23-13
DATE RECEIVED	June 7, 2023
ROLL NO.	71479

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>Bernard + Esther Driedger</u>	NAME OF REGISTERED OWNER		
ADDRESS <u>Po Box 96 Deadwood AB</u>	ADDRESS		
<u>T0H 1A0</u>			
POSTAL CODE	POSTAL CODE		
EMAIL ADDRESS*	EMAIL ADDRESS*		
*By supplying the County with an email address, you agree to receive correspondence by email.			
PHONE (CELL) <u>780-821-0481</u>	PHONE (RES) <u>780-836-4044</u>	PHONE (BUS)	PHONE (CELL) PHONE (RES) PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>894026 Range Road 224</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SE</u> Section: <u>29</u> Township: <u>89</u> Range: <u>22</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>Roughly 10</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Crop Farming</u>	
Proposed Development: <u>Setup a 20'x76' Mobile Home</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input checked="" type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
<input type="checkbox"/> PUBLIC USE(S)/ UTILITIES	
<input type="checkbox"/> SHED/GARAGE/BARN(S)	
<input type="checkbox"/> OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>May 1/23</u> Date of Completion: <u>Oct 1/23</u> Value of Construction: <u>\$115,000.00</u>

PROPOSAL INFORMATIONDEVELOPMENT IS: ☐ NEW☐ EXISTING☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☐ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHER

LOT AREA: _____ 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: 2008 SIZE: WIDTH 20 Feet LENGTH 76 FeetREG 20760810184**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 ApplicantJune 21/23
DateBAT
SIGNATURE OF APPLICANT_____
Date_____
SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER**FOR ADMINISTRATIVE USE**

LAND USE DISTRICT: _____

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

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____



County of Northern Lights

600 7th Avenue NW, Box 10, Manning, AB T0H
2M0 Phone: (780) 836-3348 Fax (780) 836-3663

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)

Pump-out System

PLEASE INDICATE IF THE ABOVE INFORMATION IS:

- a) EXISTING
- ☒ b) PROPOSED

FOR ADDITIONAL INFORMATION CONTACT:

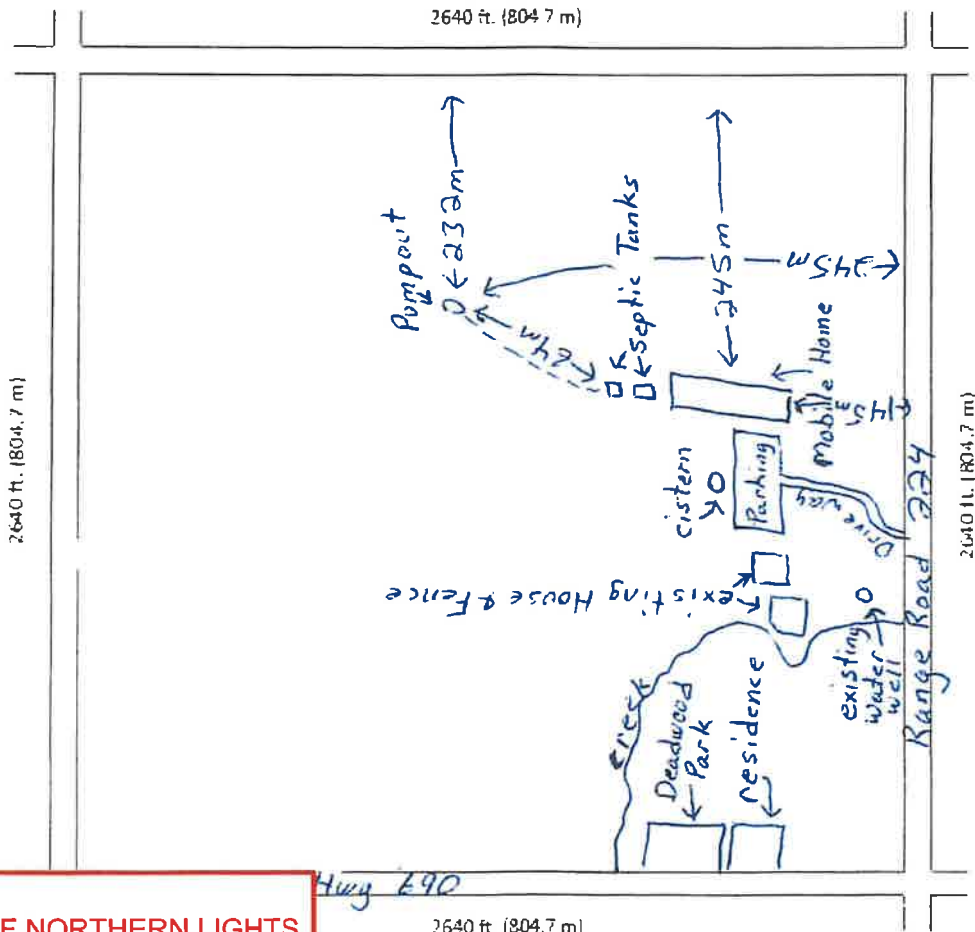
MUNICIPAL AFFAIRS AND HOUSING, Public Safety Department
PEACE RIVER, AB
PHONE: 1-866-421-6929

PROPOSED DEVELOPMENT SKETCH

LEGAL SE ¼ SEC 29 TWP 89 RG 22 W 5 M

- ┌ Parcel Boundaries/dimensions (feet, meters, etc.).
- ┌ Locate developed road allowance(s) and access points(s).
- ┌ Distance from all proposed boundary lines to all non-movable buildings (if applicable).
- ┌ Distance from residence to drinking water supply, sewage system outlet and all boundary lines (if applicable).
- ┌ Distance from sewage outlet to water supply and all boundary lines (if applicable).
- ┌ Distance from water supply to all proposed boundary lines (if applicable).
- ┌ Locate additional residence(s) on the ¼ section (if applicable).
- ┌ Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

North



COUNTY OF NORTHERN LIGHTS

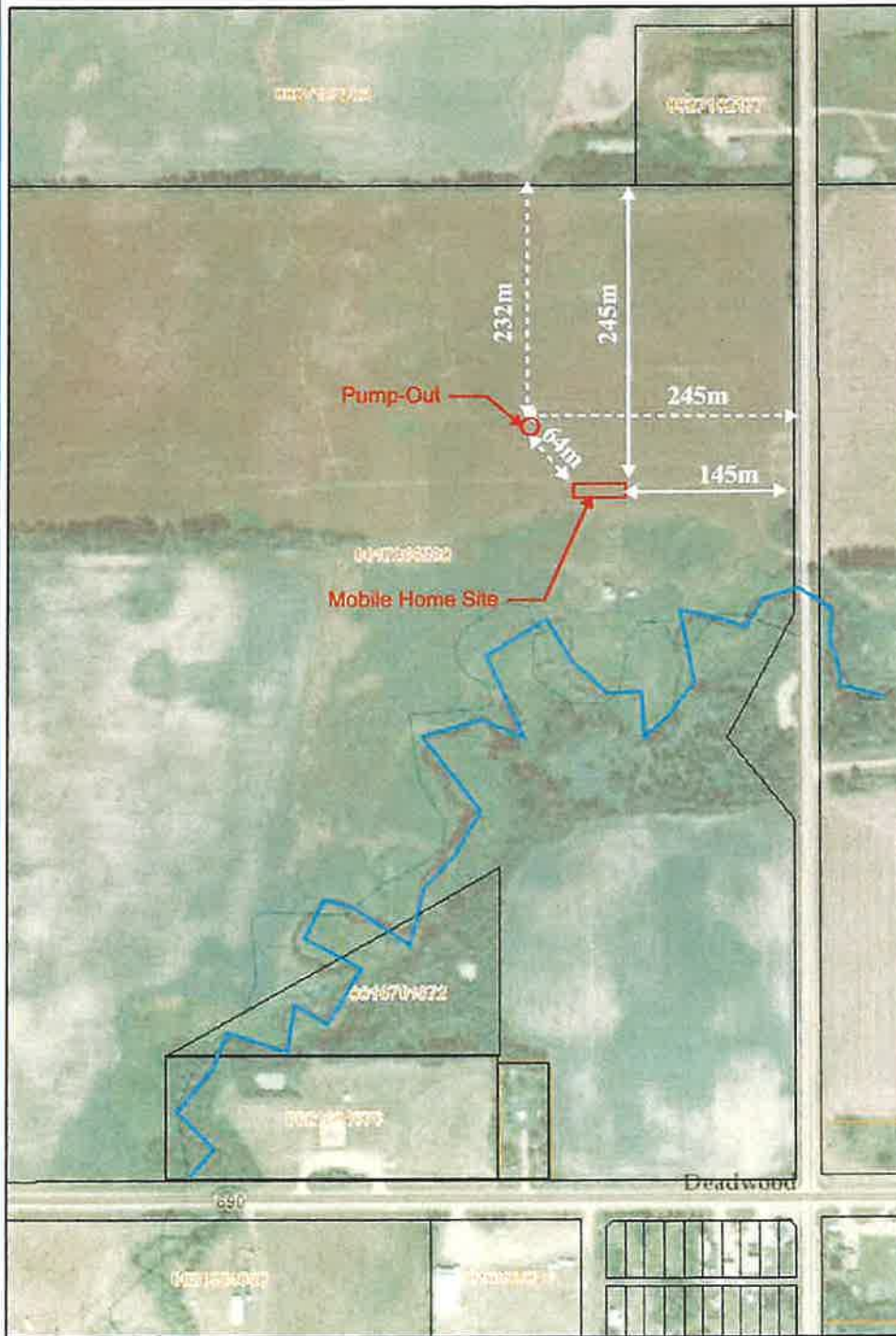
APPROVED

AS PER LETTER/CONDITIONS

DATED: June 8/23

PER: Nan Oost

Abandoned Wells Map



Legend

- ◆ Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large Scale)
- Abandoned_Well_Loc_Pointer
- Cadastral Right of Way Line
- Cadastral Block and Lot Line
- Land Ownership Label
- Land Ownership Outline
- ATS v4_1 Alberta Provincial Boundary
- Citations

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Wednesday, June 07, 2023 14:08:48 -06:00

0.5

0.23

0.5 Kilometers

Map Scale: 1: 9,028



Alberta Government
GeoDiscover Alberta



COUNTY OF NORTHERN LIGHTS

#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0
Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

DEVELOPMENT PERMIT NOTICE OF DECISION

APPLICATION NO.:	DP-23-14
ROLL NO.:	314500
DEVELOPMENT:	Manufactured Home (16' x 70')
LAND USE DISTRICT:	Agriculture General (A)
LEGAL DESCRIPTION (ATS Location):	SW-29-89-23-W5M
LEGAL DESCRIPTION (Lot, Blk, & Plan if relevant):	Lot 1, Block 1, Plan 172 2298
NAME & ADDRESS OF APPLICANT(s):	RAY CONDROTTE BOX 1158 GRIMSHAW, AB T0H 1W0
NAME & ADDRESS OF LANDOWNER(s):	815413 ALBERTA LTD BOX 1158 GRIMSHAW, AB T0H 1W0

DECISION OF THE DEVELOPMENT AUTHORITY IN RESPECT TO THE ISSUANCE OF THE DEVELOPMENT PERMIT:

- ☐ **APPROVED**
☒ **APPROVED** with the following conditions
☐ **REFUSED** for the following reason(s)

(See below conditions and appeal procedures)

APPROVAL GRANTED SUBJECT TO COMPLYING TO THE FOLLOWING CONDITIONS:

- The owner/developer must contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approvals applicable:- Home Warranty Coverage- Provincial Plumbing Permit- Gas Inspection Permit- Building Permit- Electrical Permit-Water Act Approval and/or License. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
- 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 2298 (SW-29-89-23-W5M).
- Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
- Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
- That the developer(s)/owner(s) contact Alberta Transportation to obtain a roadside development permit.
- That manufactured homes or mobile homes are constructed on a permanent foundation meeting the requirements of the Alberta Building Code.
- The owner/developer shall comply with setbacks as per the Alberta Private Sewage System Standards.

Please Note:

This development permit lapses and is considered void if the development approved has not commenced within twelve (12) months from the date of issue of the notice.

2023-06-15
DATE OF DECISION

2023-06-15
DATE OF ISSUE OF NOTICE OF DECISION

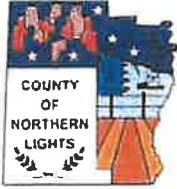

DEVELOPMENT OFFICER

COUNTY OF NORTHERN LIGHTS

#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0 Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

IMPORTANT NOTICES

1. You may wish to appeal the decision of the subdivision and development authority to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board at the County office **NOT LATER THAN 21 DAYS AFTER THE DATE OF ISSUE OF NOTICE OF DECISION.**
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the development authority may appeal to the Secretary of the Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER THE NOTICE OF DECISION IS PUBLISHED IN THE LOCAL NEWSPAPER.**
3. A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon or question of jurisdiction or law pursuant to Section 689 of Municipal Government Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
 - a) to a judge of the Appellate Division; and
 - b) within Thirty (30) days after the issue of the order, decision, permit or approval sought to be appealed.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP-23-14
DATE RECEIVED	June 13, 2023
ROLL NO.	314500

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 Ray Condrotte			NAME OF REGISTERED OWNER 815413 AB LTD		
ADDRESS Box 1158			ADDRESS Box 1158		
Grimshaw, AB			Grimshaw, AB		
POSTAL CODE T0H 1W0			POSTAL CODE T0H 1W0		
EMAIL ADDRESS* sales@grimshawgravel.com			EMAIL ADDRESS* sales@grimshawgravel.com		
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL) 780-618-8509	PHONE (RES)	PHONE (BUS)	PHONE (CELL) 780-618-8509	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): _____	
Legal description (if applicable): Registered Plan: <u>172 2298</u> Block: <u>1</u> Lot (parcel): <u>01</u>	
QTR/LS: <u>SW</u> Section: <u>29</u> Township: <u>89</u> Range: <u>23</u> Meridian: <u>W5M</u>	
Size of the Parcel to be developed <u>10</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Farmland</u>	
Proposed Development: <u>Farmstead</u>	
Circle any proposed uses(s): <input type="checkbox"/> SIGN(S) <input checked="" type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S) <input type="checkbox"/> PUBLIC USE(S)/ UTILITIES <input checked="" type="checkbox"/> DWELLING UNIT(S) <input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S) <input type="checkbox"/> SHED/GARAGE/BARN(S) <input type="checkbox"/> HOME BASED BUSINESS <input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S) <input type="checkbox"/> OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>6/9/23</u> Date of Completion: <u>6/9/23</u> Value of Construction: \$ <u>150,000</u>

PROPOSAL INFORMATIONDEVELOPMENT IS: ☒ NEW ☐ EXISTING ☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☒ PRIMARY HIGHWAY ☐ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHERLOT AREA: 10 Acres LOT WIDTH: 660 LOT LENGTH: 660 PERCENTAGE OF LOT OCCUPIED: .003 %PRINCIPAL BUILDING SETBACK: FRONT: 600' REAR: 60' SIDES: 160' / 500' 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: SHL18F604-17263 YEAR BUILT: 2004 SIZE: WIDTH 16' LENGTH 70'**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 Applicant6/9/2023

Date

SIGNATURE OF APPLICANT 

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER **FOR ADMINISTRATIVE USE**LAND USE DISTRICT: FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ RECEIPT NO.: DEFINED USE: PERMITTED/DISCRETIONARY: VARIANCE:

PROPOSED DEVELOPMENT SKETCH

LEGAL LOT 1 SW 1/4 SEC 29 TWP 89 RG 23 W 5 M

COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: June 15, 2023

PER: [Signature]

(feet, meters, etc.).

ce(s) and access points(s).

ndary lines to all non-movable buildings (if applicable).

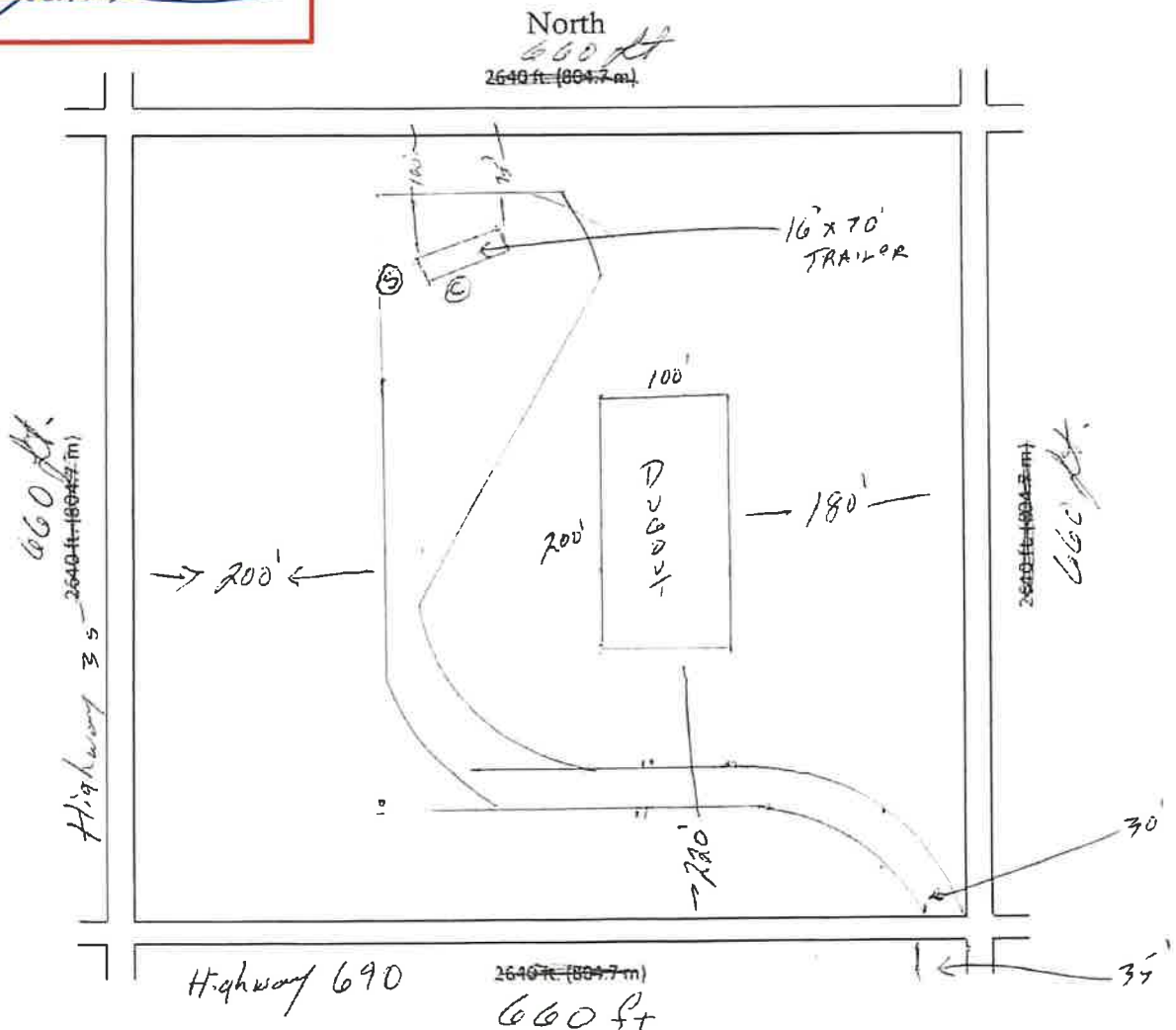
king water supply, sewage system outlet and all boundary lines (if

water supply and all boundary lines (if applicable).

all proposed boundary lines (if applicable).

on the 1/4 section (if applicable).

ers, drainage ditches, railways, etc.





County of Northern Lights

600 7th Avenue NW, Box 10, Manning, AB T0H

2M0 Phone: (780) 836-3348 Fax (780) 836-3663

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)

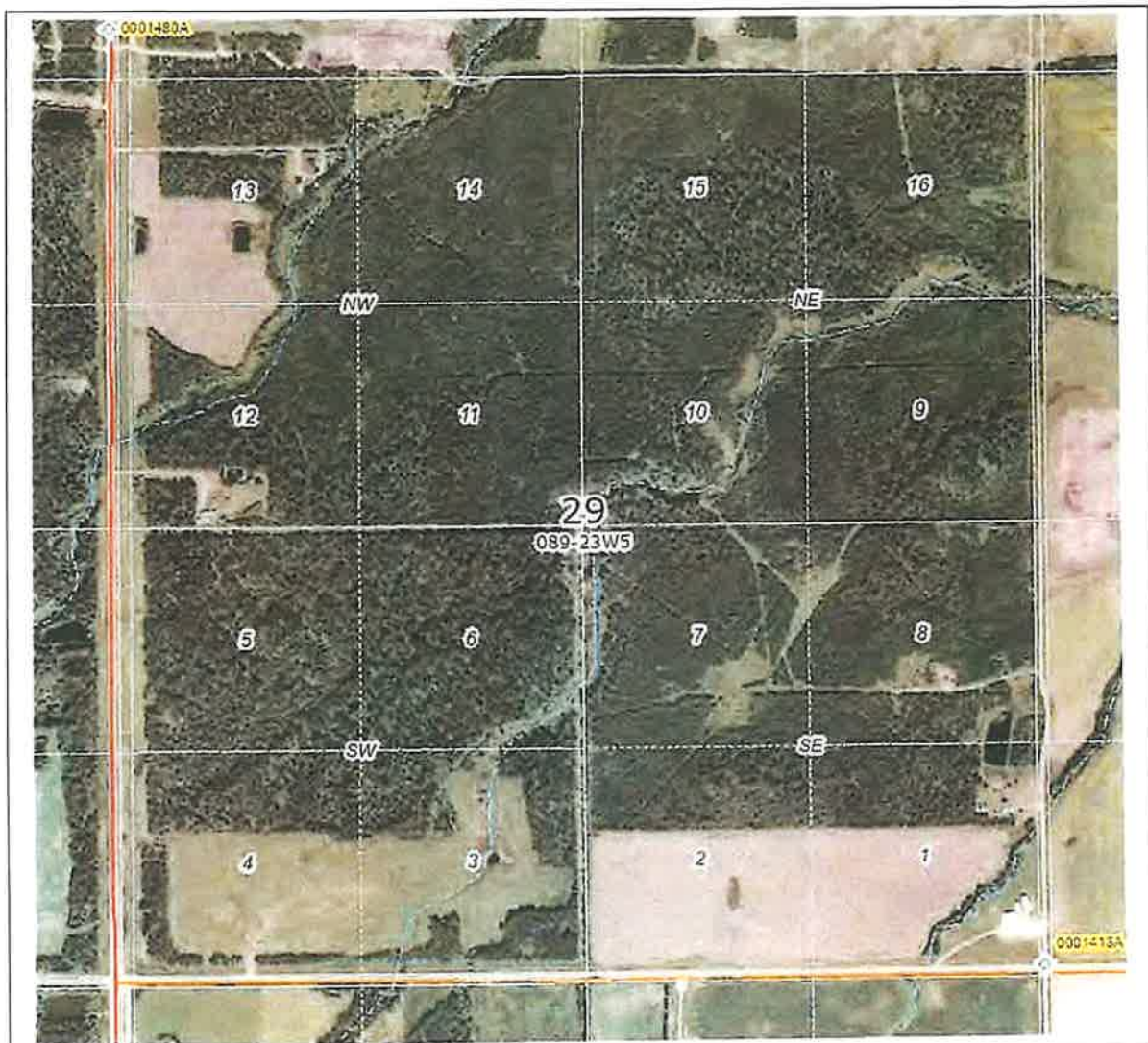
- OPEN DISCHARGE/APPROVED SEPTIC TANK
 - SUB-SURFACE DISPOSAL/APPROVED SEPTIC TANK
 - ☒ ABOVE GROUND MOUND/APPROVED SEPTIC TANK
 - APPROVED SEWAGE LAGOON
 - OUTDOOR PRIVY
 - MUNICIPAL SERVICE
 - OTHER (PLEASE SPECIFY)
-

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



Abandoned Well Map		Base Data provided by: Government of Alberta	
Legend Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer Paved Road (20K) — Primary Divided — Primary Undivided 4L — Primary Undivided 2L — Primary Undivided 1L Interchange Ramp Secondary Divided Secondary Undivided 4L		Author	XXX
		Printing Date:	6/9/2023
		Date Data (If applicable)	
		The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer	
		Scale:	1:18,055.95
		Projection and Datum:	WGS84 Web Mercator Auxiliary Sphere



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:	June 27, 2023
Attention:	Theresa Van Oort, Chief Administrative Officer	Project No.:	15856-B23
Cc:	Dave McRae, Community Planning Manager		
Reference:	DP-23-09 Desfosses Accessory Building (Approx. 2800 ft²)		
From:	Anna Glover, Planning and Development Technician		

Application

The applicant proposes to construct an approximately 2800 ft² cold storage accessory building on a 4 ha (9.98 ac) lot within SE-7-85-21-W5M in the County of Northern Lights, that requires a variance of 9.2 m (30 ft) to the north side yard setback. The proposed location is to accommodate existing site vegetation and orientation. No new access has been proposed and the current driveway will remain the main entrance. The development is subject to the Agriculture General (A) District in the Land Use Bylaw (LUB). The A District lists accessory structures as permitted uses.

Site and Existing Conditions

The site is located approximately 9.6 km north of the Town of Peace River, 3 km east of Highway 743, 794 m south of Highway 986, 2.8 km northwest of the Peace River, and 6 km southwest of the Mercer Pulp Mill.

The 4 ha (9.98 ac) lot contains an existing dwelling and related improvements located approximately 67 m (221 ft) from the proposed storage building. The lot is covered in trees, and separate the residential dwelling from the storage building.

The balance of the quarter section is partially covered in trees with a few low-lying areas with approximately 50% in agricultural use. Within the northwest corner of the quarter section there is also an existing residential dwelling and various outbuildings.

The vacant quarter section to the north directly adjacent to the lot, and that which would be most effected by the reduced setback, are vacant and partially used for cultivation. Directly adjacent to the east, across Range Road 215 are two (2) farmstead developments within a quarter section also zoned Agriculture General (A) but with a majority of the area in agriculture use. The western adjacent quarter is half zoned Country Residential General (CR1) and has 11 acreage lots covered in trees. The surrounding parcels are a combination of treed areas, agricultural pastures, and some low-lying swamp areas.

The site is not located within any Key Wildlife Biodiversity Zone or any Environmentally Sensitive Areas, is not within the Grimshaw Gravels Aquifer, and does not have any Historical Resource Value (HRV) Classification rating.



There is an active Low Pressure Gas line owned by North Peace Gas Co-Op which serves the site by way of a utility right-of-way that is registered on the title instrument # 912 126 005 connected to the primary dwelling.

There are no abandoned well sites within this quarter section. There are no records of spills or contamination within the quarter section, there are no high-pressure gas lines near the site and there are no records of H₂S content.

The development is compatible with the surrounding areas.

Site Access and the Transportation Network

The subject site is accessed via Range Road 215 adjacent to the east, classified as a Residential Road in the Level of Service (LoS) Policy. The applicant will be required to enter into a development agreement with the County if any upgrading of the existing access or other improvements is 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 proposed development meets the intent of the Agriculture General (A) district but requires a variance to reduce the side yard setback (Section K1.2(c)) to the north from 15.2 m (50 ft) to 6 m (20 ft), a reduction of 61%.

Circulation and Comments

The application was circulated to adjacent landowners for review, consideration, and comment. No comments were received.

Recommendation

It is recommended that, subject to the rear yard setback variance from 15.2 m (50 ft) to 6 m (20 ft), this application be APPROVED subject to the following conditions:

1. The owner/developer must contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approvals applicable:- Home Warranty Coverage- Provincial Plumbing Permit- Gas Inspection Permit- Building Permit- Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
2. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within SE-7-85-21-W5M.



3. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
4. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
5. The applicant/owner may be required to enter into a development agreement with County if any upgrading of the existing access is required, and 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. Additional lot accesses shall not be allowed without an approved development permit from the County of Northern Lights pursuant to section I 31.4 of the Land Use Bylaw.



DEVELOPMENT PERMIT APPLICATION

FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE

APPLICATION NO.	DP-23-09
DATE RECEIVED	May 4, 2023
ROLL NO.	211620

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	Matt Desfosses	NAME OF REGISTERED OWNER	
ADDRESS	Box 6872	ADDRESS	
POSTAL CODE	T8S 1S6	POSTAL CODE	
EMAIL ADDRESS*	Mdesfosses@live.ca	EMAIL ADDRESS*	
*By supplying the Town with an email address, you agree to receive correspondence by email.			
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)
780-625-7162			

LAND INFORMATION	
Address of proposed development site: 851038RR215	
Legal description of proposed development site: Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: SE Section: 07 Township: 85 Range: 21 Meridian: W5	
Size of the Parcel to be developed	36ftx60ft
Number of Acres	9.97
or Number of Hectares _____	
Description of the existing use of the land: Yard	
Proposed Development: Building	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input type="checkbox"/> DWELLING UNITS(S)	<input checked="" type="checkbox"/> ACCESSORY STRUCTURE(S)/ USES(S)
<input type="checkbox"/> HOME OCCUPATION(S)	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
<input type="checkbox"/> PUBLIC USE(S)/ UTILITIES	<input type="checkbox"/> OTHER (SPECIFY)
Estimated:	Date of Commencement: 8/1/23
Date of Completion: 8/31/23	Value of Construction: \$ 25000

PROPOSAL INFORMATION	
DEVELOPMENT IS: <input checked="" type="checkbox"/> NEW	<input type="checkbox"/> EXISTING
<input type="checkbox"/> ALTERATION TO EXISTING	
LAND IS ADJACENT TO: <input type="checkbox"/> PRIMARY HIGHWAY <input checked="" type="checkbox"/> LOCAL ROAD <input type="checkbox"/> INTERNAL SUBDIVISION ROAD <input type="checkbox"/> OTHER	
LOT AREA: _____	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 ApplicantMay 4, 2023
Date

SIGNATURE OF APPLICANT

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____

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

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____

Aerial Image - SE-7-85-21-W5M



- ① old building → garage 143 ft
- ② old building → house 221 ft
- ③ old building → septic tank 243 ft
- ④ old building → septic mound 165 ft
- ⑤ old building → well 300 ft
- ⑥ old building → North Boundary 20 ft
- ⑦ old building → East Boundary 230 ft

We would like to push the set back on the north property line from 50ft to 20ft so it will fit better in our yard and driveway. The North property line is fenced as well as a tree buffer. The quarter section to the north is also vacant and mostly tree covered.

Thanks,
Matt Desfosses

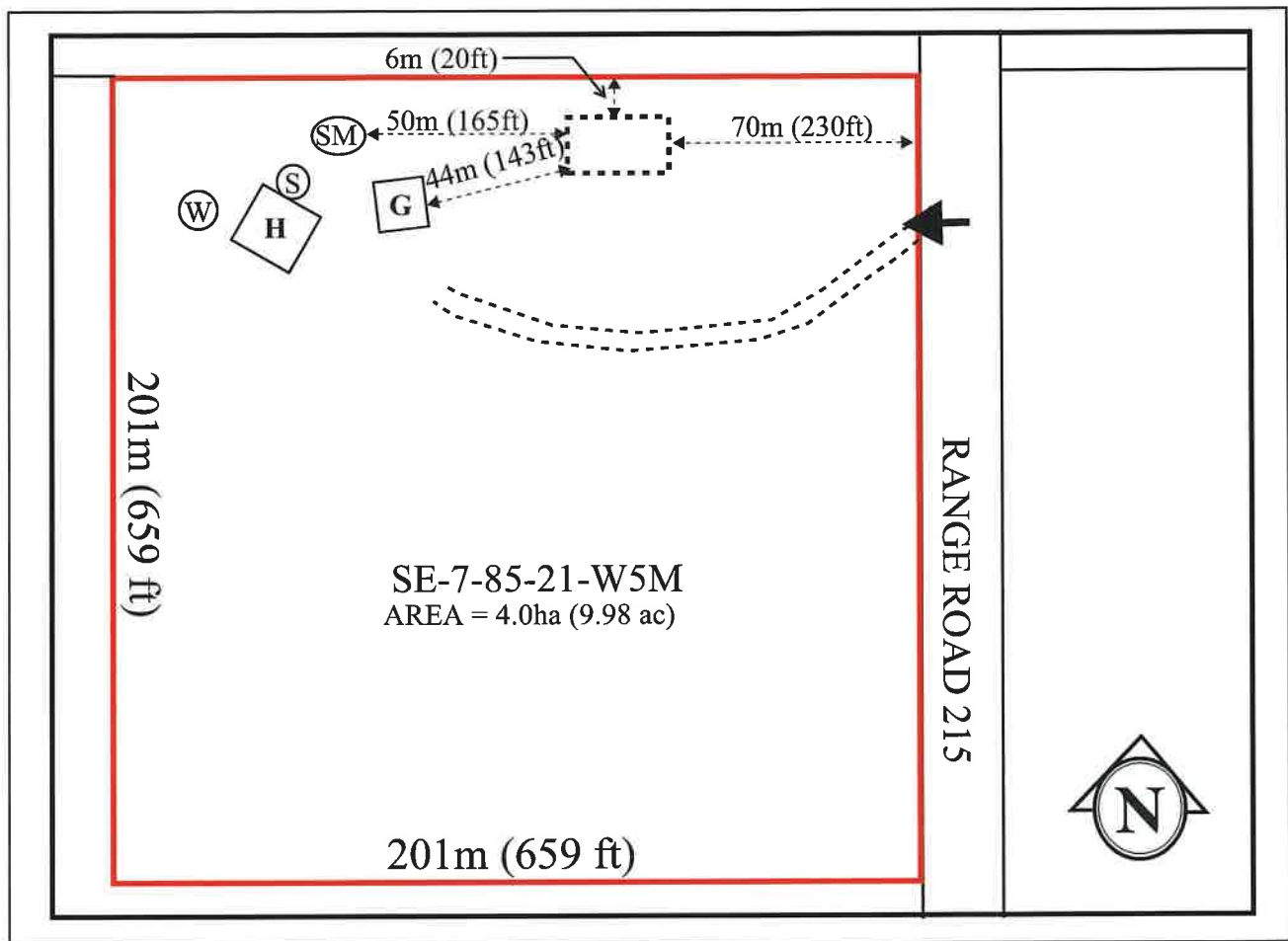


Development Permit Application
DP-23-09
COUNTY OF NORTHERN LIGHTS
Legal: SE-07-85-21-W5M

LEGEND	
	SEPTIC TANK
	SEPTIC MOUND
	WATER WELL
	DRIVEWAY

NOTE: Distance and area calculations are approximate (+)
Improvements located as per data supplied by owner

May 5, 2023



Development Permit Application
DP-23-09
COUNTY OF NORTHERN LIGHTS
Legal: SE-07-85-21-W5M

LEGEND	
(S)	SEPTIC TANK
(SM)	SEPTIC MOUND
(W)	WATER WELL
-----	DRIVEWAY

NOTE: Distance and area calculations are approximate (+)
Improvements located as per data supplied by owner

May 5, 2023

Abandoned Wells Map



Legend

- Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large)
- Abandoned_Well_Loc_Pointer
- Cadastral Right of Way Line
- Cadastral Block and Lot Line
- Cadastral Survey Plan Line
- Land Ownership Label
- Land Ownership Outline
- ATS v4_1 Alberta Provincial Bou
- Citations

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Thursday, June 22, 2023 4:33:22 -06:00

0.5 0.23 0.5 Kilometers

Map Scale: 1: 9,028



Alberta Government
GeoDiscover Alberta

DP-23-09 - Adjacent Landowners



70391

Wayne Arndt

D&R Ventures Ltd.

70389

211620
**Matthew &
Shynade
Desfosses**

Andrew Krall

Klaas & Trijnte
Simpa

230938
Albert & Lillian
Gannon

SE-7-85-21-5

SW-8-85-2



70384



70381