

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MARCH 14th, 2023 AT 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/89677415950>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, February 14, 2023 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

a. DP-23-03 – Single Detached Dwelling

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

a. DP-23-0²~~3~~ – Temporary Storage Yard – Discretionary Use

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, FEBRUARY 14TH, 2023 at 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/86169871893>

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

REGRETS:

Linda Halabisky	Ward Seven	Keg River/Carcajou
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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

Chair/Reeve Terry Ungarian called the Tuesday, February 14th, 2023 Municipal Planning Commission Meeting to order at 9:26 a.m.

02.0 ADOPTION OF THE AGENDA

004/14/02/23MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, February 14, 2023 Municipal Planning Commission Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, January 24th, 2023 Municipal Planning Commission Meeting Minutes

005/14/02/23MPC MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, January 24th, 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-22-32 – Minor Agricultural Pursuit – Discretionary Use

006/14/02/23MPC MOVED BY Councillor These to approve Development Permit: DP-22-32, minor agricultural pursuit; subject to the following twenty (20) 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/owner shall keep no more than three (3) beef cows and three (3) calves under 6 months on site and at any time.
4. The applicant/owner shall 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 conduct all livestock processing activities indoors, and between the hours of 7 am and 7 pm.
7. The applicant/owner shall not accommodate or process any livestock that is owned by third parties.
8. 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.

9. In accordance 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.
10. 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.
11. Manure storage sites shall not be within 50 m (164 ft) side yard setbacks, 15.2 m (50 ft) rear yard setbacks, and 30.5 m (100 ft) front yard setbacks and setbacks adjacent to roads. In addition, manure storage sites shall not be within 100 m (328 ft) of a spring or water well, and not within 150 m of a residence on an adjacent property.
12. 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.
13. The applicant/owner shall notify adjacent landowners when spreading manure onsite. The manure must be incorporated within 48 hours of when it's first applied. The applicant/owner shall not spread manure on frozen or snow-covered ground.
14. In accordance with the Agricultural Operation Practices Act; Standards and Administration Regulation the applicant/owner shall not apply manure, composting materials, or compost within 10 m of a body of water, or within 30 m of a water well.
15. The applicant/owner shall fence and secure storage areas, dugouts, and low-lying areas.
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 I16.1 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 I9 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.

CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair Terry Ungarian adjourned the Tuesday, February 14, 2023 Municipal Planning Commission Meeting at 9:46 a.m.

Chair
Terry Ungarian

Chief Elected Official
Theresa Van Oort

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-23-03
ROLL NO.: 73463
DEVELOPMENT: Single detached dwelling (60' x 80')
LAND USE DISTRICT: Agriculture General (A)
LEGAL DESCRIPTION (ATS Location): NW-23-87-24-W5M
NAME & ADDRESS OF APPLICANT(s): Henry Braun
 Box 2181
 La Crete, AB T0H 2H0

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. All single family dwellings shall be constructed on a permanent foundation meeting the requirements of the Alberta Building Code.
3. 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.
4. The development/construction shall comply with the approved plans and application.
5. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
6. The owner/developer 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;

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.

2023-02-23
DATE OF DECISION

2023-02-23
DATE OF ISSUE OF NOTICE OF DECISION


DEVELOPMENT OFFICER

Application Number:DP-23-03

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. (There is NO right to appeal any development on Direct Control (DC)).**
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 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.: **DP-23-03**

Date: **February 21, 2023**

Roll No.: **73463**

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:

- Application fee
- 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 Henry Anna Braun			NAME OF REG. LANDOWNER (IF DIFFERENT FROM APPLICANT) Henry Anna Braun		
ADDRESS Box 2181 La Crete AB			ADDRESS Box 2181		
POSTAL CODE T0H 2H0	PHONE (RES) 780-841-8046	PHONE (BUS) 780-841-8046	POSTAL CODE	PHONE (RES)	PHONE (BUS)

LAND INFORMATION

LEGAL DESCRIPTION OF PROPOSED DEVELOPMENT SITE								
QTR/LS NW	SECTION 23	TOWNSHIP 87	RANGE 24	MERIDIAN N5	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 Pasture								

DEVELOPMENT INFORMATION

DESCRIBE THE PROPOSED USE OF THE LAND Floating concrete slab foundation					
CIRCLE ANY PROPOSED USE(S) NOT IDENTIFIED ABOVE SIGN(S) : HOME OCCUPATION(S)		CULVERT(S)/ ROAD ACCESS POINT(S) ACCESSORY STRUCTURE(S)/ USE(S) COMMERCIAL OR INDUSTRIAL STRUCTURE(S) / USE(S)		PUBLIC USE(S)/ UTILITIES OTHER (SPECIFY)	
INDICATED THE PROPOSED SETBACK FROM THE PROPERTY LINE (SPECIFY FEET OR METRES)					
FRONT YARD 160m	REAR YARD 600m	SIDE YARD (1) 590m	SIDE YARD (2) 170m		
THE LAND IS ADJACENT TO (CIRCLE): PRIMARY HIGHWAY SECONDARY HIGHWAY DISTRICT ROAD					
COMMENCEMENT DATE last fall (2022)		COMPLETION DATE next winter (2024)		CONSTRUCTION COSTS 300,000	
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)		

F:\wpdata\development\forms\DP Application



DEVELOPMENT PERMIT APPLICATION COUNTY OF NORTHERN LIGHTS

"An Agricultural Based Community"

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Phone (780) 836-3348, Fax (780) 836-3663
E-mail: info@countyofnorthernlights.com

FOR ADMINISTRATIVE USE ONLY

Application No.: DP-23-03

Date: February 21, 2023

Roll No.: 73463

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:

- Application fee
- 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 <u>Henry Anna Braun</u>			NAME OF REG. LANDOWNER (IF DIFFERENT FROM APPLICANT) <u>Henry Anna Braun</u>		
ADDRESS <u>Box 2181 La Crete AB</u>			ADDRESS <u>Box 2181</u>		
POSTAL CODE <u>T0H 2H0</u>	PHONE (RES) <u>780-841-8046</u>	PHONE (BUS) <u>780-841-8046</u>	POSTAL CODE	PHONE (RES)	PHONE (BUS)

LAND INFORMATION

LEGAL DESCRIPTION OF PROPOSED DEVELOPMENT SITE								
QTR/LS <u>NW</u>	SECTION <u>23</u>	TOWNSHIP <u>87</u>	RANGE <u>24</u>	MERIDIAN <u>N5</u>	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 <u>Pasture</u>								

DEVELOPMENT INFORMATION

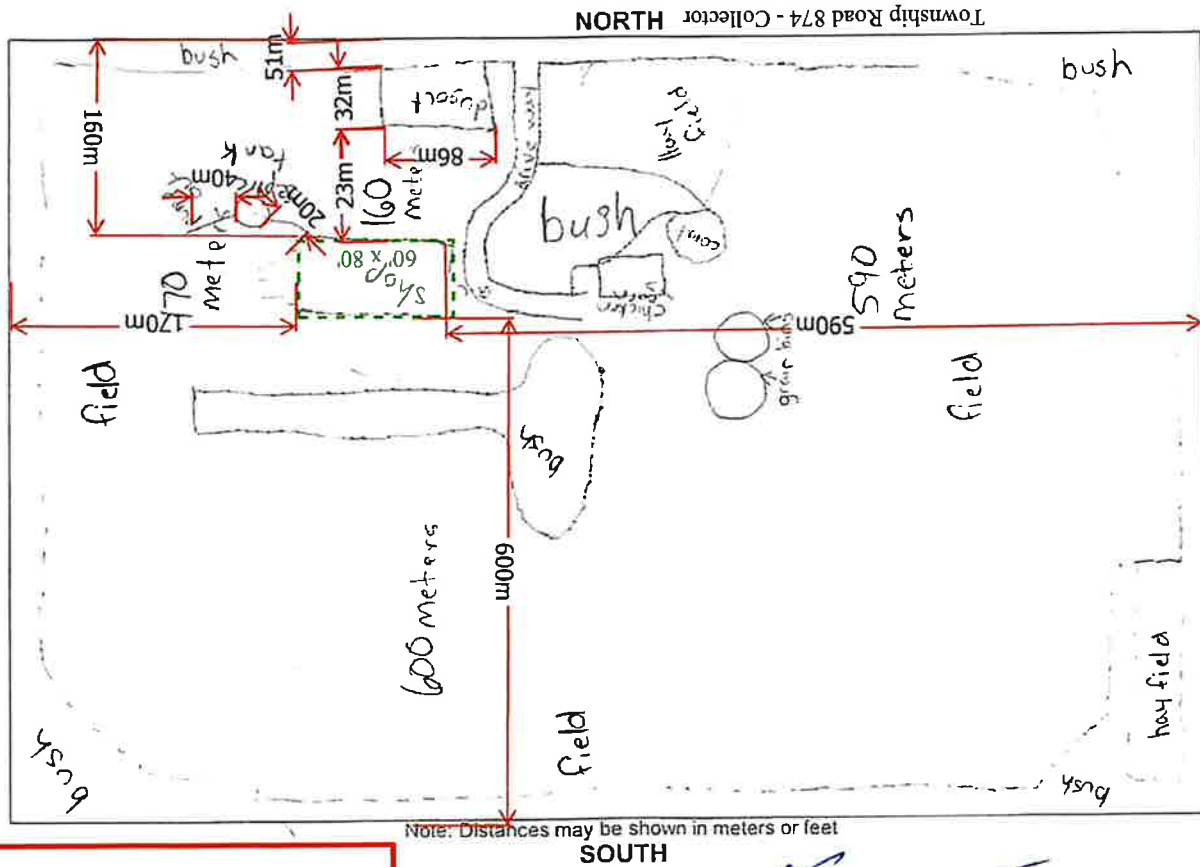
DESCRIBE THE PROPOSED USE OF THE LAND <u>Floating concrete slab foundation</u>					
CIRCLE ANY PROPOSED USE(S) NOT IDENTIFIED ABOVE SIGN(S) <u>HOME OCCUPATION(S)</u>		CULVERT(S)/ ROAD ACCESS POINT(S) ACCESSORY STRUCTURE(S)/ USE(S) COMMERCIAL OR INDUSTRIAL STRUCTURE(S) / USE(S)		PUBLIC USE(S)/ UTILITIES OTHER (SPECIFY)	
INDICATED THE PROPOSED SETBACK FROM THE PROPERTY LINE (SPECIFY FEET OR METRES)					
FRONT YARD <u>160m</u>	REAR YARD <u>600m</u>	SIDE YARD (1) <u>590m</u>	SIDE YARD (2) <u>170m</u>		
THE LAND IS ADJACENT TO (CIRCLE): PRIMARY HIGHWAY <u>SECONDARY HIGHWAY DISTRICT ROAD</u>					
COMMENCEMENT DATE <u>last fall (2022)</u>		COMPLETION DATE <u>next winter (2024)</u>		CONSTRUCTION COSTS <u>300,000</u>	
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.



Signature of Applicant: _____

Signature of Applicant: Anna Braun
(If Joint Tenants)

COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: Feb 23/24

PER: Anna Braun

Although every effort has been made to ensure accuracy and sufficient data on this set of plans it is up to the contractor to check and verify all dimensions and details. It is also the contractors responsibility to ensure all aspects meet National Building code guidelines. The drafter shall not be held liable should there be an oversight on drafted plans. Contractor is also responsible that all load bearing points, window egress sizes and setbacks are done in accordance with all applicable building codes.



Specializing in Custom Blueprints
Joe Doerkson (780) 926-1813
encrypted019@hotmail.com
Box 3029 LacRoe AB T0H 2H0

Shingo Carpentry
Martin Braun
780-502-1769

La Creta
Alberta
T0H 2H0

Square Footages

Main Floor 1600 Sq Ft
Basement: N/A
2nd Floor: 1180 Sq Ft
Garage: 5200 Sq Ft
Covered: N/A



SCALE: As Noted

DATE: July 28, 2022

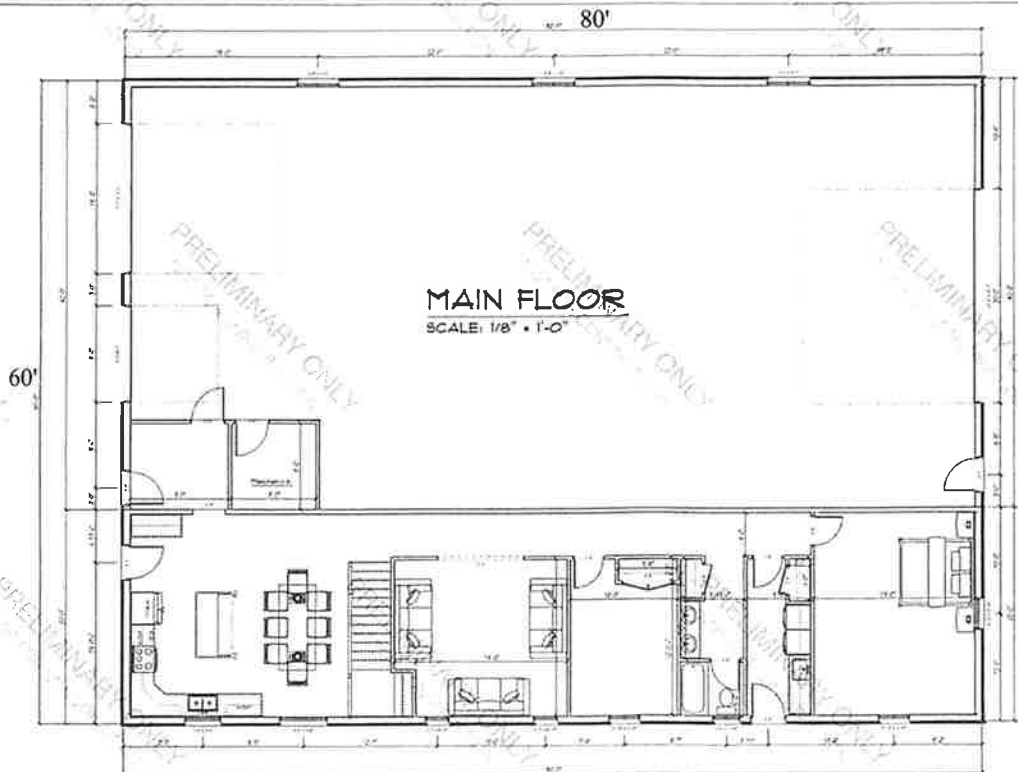


PAGE:

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Cover Page

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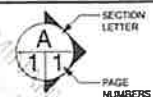
Square Footages

Main Floor 1600 Sq Ft
Basement: N/A
2nd Floor: 1180 Sq Ft
Garage: 3200 Sq Ft
Covered: N/A

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

SCALE: 1/8" = 1'-0"

DATE: July 28, 2022



PAGE:

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Main Floor

04.0-A-a

Although every effort has been made to ensure accuracy and sufficient data on this set of plans it is up to the contractor to check and verify all dimensions and details. It is also the contractor's responsibility to ensure all aspects meet National Building code guidelines. The draftsman shall not be held liable should there be an oversight on drafted plans. Contractor is also responsible that all load bearing points, window egress sizes and setbacks are done in accordance with all applicable building codes.

Front Elevation

SCALE: 1" = 10'-0"

Rear Elevation

SCALE: 1" = 10'-0"



Specializing in Custom Blueprints
Joe Doerksen 780-926-1811
jdoerksen2011@gmail.com
Box 3029 LaCrete AB T0H 2H0

Shingo Carpentry
Martin Braun
780-502-1769

La Crete
Alberta
T0H 2H0

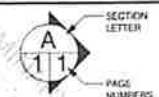
Square Footages

Main Floor: 1600 Sq Ft
Basement: N/A
2nd Floor: 1180 Sq Ft
Garage: 3200 Sq Ft
Covered: N/A



SCALE: 1" = 10'-0"

DATE: July 28, 2022

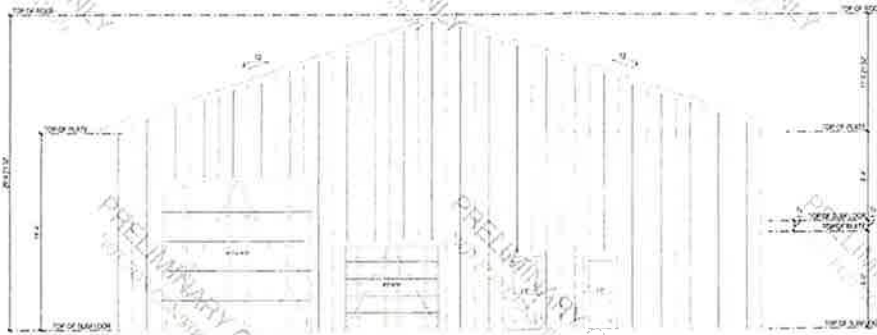


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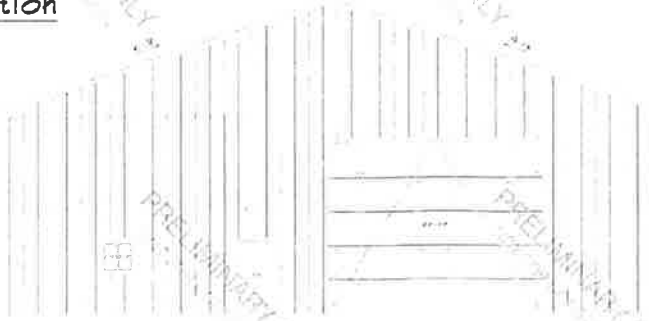
4 / 5

Front & Rear Elevation

Although every effort has been made to ensure accuracy and sufficient data on this set of plans it is up to the contractor to check and verify all dimensions and details. It is also the contractor's responsibility to ensure all aspects meet National Building code guidelines. The draftsman shall not be held liable should there be an oversight on drafted plans. Contractor is also responsible that all load bearing points, window egress sizes and setbacks are done in accordance with all applicable building codes.



Left Elevation
SCALE: 1/8" = 1'-0"



Right Elevation
SCALE: 1/8" = 1'-0"



Specializing in Custom Blueprints
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encrypted2019@hotmail.com
Box 3079 Lacre Alberta T0H 2H0

Shingo Carpentry
Martin Braun
780-502-1769

La Crete
Alberta
T0H 2H0

Square Footages

Main Floor: 1600 Sq Ft
Basement: N/A
2nd Floor: 1180 Sq Ft
Garage: 3200 Sq Ft
Covered: N/A



SCALE: 1/8" = 1'-0"

DATE: July 28, 2022



PAGE:

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Left & Right Elevation

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



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, Henry Brown, registered owner (or
(Please Print)

their agent) of NW-23-87-24-W5, 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]
Signature of registered owner (or agent)

* Feb 20/2022
Date



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: 9/24/2022

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: 1:111,911

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:	March 14, 2023
Attention:	Theresa Van Oort, Chief Administrative Officer	Project No.:	15856
Cc:	David Schoor & Dave McRae		
Reference:	DP-23-02 Advantage North Temporary Storage Yard		
From:	Anna Glover		

Application

The applicant proposes to construct a 0.66 ha (1.63 ac) temporary gravel stockpile area at NE-29-90-21-W5M to support gravel operations on the adjacent west site on Lot 1, Block 1, Plan 132 1827 within the same northeast quarter section owned by Advantage North Holdings Ltd as part of an agreement with the registered landowner. The development is subject to the Agriculture General (A) District in the Land Use Bylaw (LUB). The A district lists Storage Yard as a Discretionary Use.

The gravel will be hauled to the subject site, across the shared west property line within, two months of development permit approval. They expect to haul half of the stockpile to offsite job sites by the end of late spring, and the remaining half will be stored on site but will be intermittently hauled offsite for a duration of three (3) years. The applicant intends to utilize/access the storage yard Monday through Sunday, from 6am to 8pm each day.

The applicant proposes to not remove any trees as the selected area has already been cleared of trees. No buildings or associated structures will be constructed, and no trucks will be stored at the proposed site. No signage, lighting, power and/or fencing will be installed at the site or along the transportation routes.

The applicant has selected the site due to its convenient location, located directly adjacent to the gravel pit, and that no additional access is to be built and any nuisances generated will not exceed the existing adjacent gravel operations.

Site and Surrounding Lands

The stockpile site is adjacent to Township Road 905, and located approximately 19 km east of North Star, 21 km south east of Manning, and 3.3 km west of Northern Sunrise County. The development is located 2.7 km west of the Peace River and 6 km east of Rousseau Creek.

The proposed development will be located on a 160 ac vacant agriculture quarter section that is surrounded by trees on all sides, as per aerial imagery. There is a watercourse along the western edge of the property, approximately 360 m from the proposed stockpile site and exceeds the minimum requirement of 61 m as per Section 18.1 of the County's LUB. The surrounding parcels are a combination of treed areas, agricultural pastures, and some low-lying swamp areas.



The proposed storage yard is adjacent to several farm out buildings to the north across township road 905 and aerial imagery indicates the presence of some tree buffers. The residence and out buildings are setback approximately 230m behind the tree buffers.

The parcel is not within an environmentally sensitive area but is located in a key wildlife and biodiversity zone, however the site storage area has been cleared of vegetation since at least 2010 as confirmed by historic aerial imagery. There are no abandoned wells on the quarter section. The storage area is within the historical value (HRV) classified land designation.

Site Access and the Transportation Network

Logging trucks will access the site via township road 905 classified as a Resource Road in the Level of Service Road Classification Policy. Resource roads primarily support industrial uses within the County and these roads contain higher volumes of truck traffic for resource extraction. The applicant will also be required to enter into a development agreement with the County if any upgrading of the existing access or other improvements are needed. As the gravel operations are directly adjacent to the proposed storage site, no additional roadside signage to manage speed or the use of jack breaks is required.

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 subject site is located within the Municipal Development Plan's (MDP) Agricultural Policy Area. MDP Policies 4.2.3 and 6.3.2 allow for site-dependent rural industry and industrial development within the Agricultural Policy Area.

The proposed development meets the intent of Section I9 (Fencing and Screening) of the LUB and Section K1 Agriculture General (A) district but requires a variance of 15.2 m (100%) to the side setback adjacent to the gravel operations as per section K1.2(c), and 41 m (100%) to the setback adjacent to township road 905 as per section I31.1(b) in the LUB. The variance is required to utilize the entire development area and not require a larger site that would require tree removal.

The impacts of gravel trucks are mitigated through road use agreements. Concerns respecting noise and nuisance from the operation, if validated, can be addressed through enforcement of the proposed permit conditions. Restrictions on the hours of operation may also be considered.

Circulation and Comments

The application was circulated to affected agencies and adjacent landowners for review, consideration, and comment. No concerns from agencies, or adjacent landowners were received.



Recommendation

Based on a review of the Land Use Bylaw and existing site conditions, it is recommended that, subject to a variance to section I31.1.(b) (front yard setback adjacent to local roads) and section K2.2(c) (side yard minimums), 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 to reflect the proposed location within NE-29-90-21-W5M.
3. That the permit is valid until March 14, 2026.
4. That business operations shall be conducted between 6 am and 8 pm, 7 days a week
5. That no permanent structures be constructed on the site.
6. That no additional site grading shall be removed.
7. That 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.
8. That the temporary storage area be open only to employees of Advantage North Services Ltd., and its affiliates.
9. That 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.
10. 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
11. If any evidence of environmental impact is visible during operation of the temporary storage yard the applicant must follow contamination discovery procedures. If any impacts are noted, the County and Alberta Environment and Parks (AEP) must be notified immediately.
12. That the applicant/owner shall be responsible for dust control, mud, snow, and other debris control when moving gravel to and from the site.
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 I16.1 of the Land Use Bylaw.



14. 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.
15. That, if any evidence of archaeological, paleontological, historic structures, or Aboriginal Traditional Use sites are observed during activities on site, the applicant/owner must notify the Heritage Division of Alberta Culture and Status of Women immediately in accordance with Section 31 of the Historical Resources Act.

Advisement

1. The applicant, if interested in a permit renewal, is advised to meet with the County in advance of re-application to evaluate the performance of the development against its conditions of approval, and concerns raised by the community.
2. That the applicant/owner may need a certified environmental professional conduct a wetland assessment field study to identify and classify potential wetlands in accordance with AEP wetland policy directives, and that, should wetlands be identified, a wetland memo summarizing the findings and recommendations be provided to the County prior to commencing any future development, site grading and other development activities that may alter, disturb or impact the wetland(s).



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP-23-02
DATE RECEIVED	Feb 8, 2023
ROLL NO.	70643

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 Jared May			NAME OF REGISTERED OWNER Clayton Reinders		
ADDRESS Box 1288 Manning			ADDRESS Box 29 Manning, AB		
POSTAL CODE T0H 2M0			POSTAL CODE T0H 2M0		
EMAIL ADDRESS* office@advantagehorth.com			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)	PHONE (RES)	PHONE (BUS)
780-836-1045		780-836-0088	780-836-5404		

LAND INFORMATION	
Address of proposed development site: NE-29-90-21-W5M	
Legal description of proposed development site: Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: NE Section: 29 Township: 90 Range: 21 Meridian: 5	
Size of the Parcel to be developed _____ Number of Acres 1.63 or Number of Hectares _____	
Description of the existing use of the land: Agriculture	
Proposed Development: Stockpile Gravel	
Circle any proposed uses(s): <input type="checkbox"/> SIGN(S) <input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S) <input type="checkbox"/> PUBLIC USE(S)/ UTILITIES <input type="checkbox"/> DWELLING UNITS(S) <input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USES(S) <input checked="" type="checkbox"/> OTHER (SPECIFY) <input type="checkbox"/> HOME OCCUPATION(S) <input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)	
Estimated:	Date of Commencement: ASAP Date of Completion: approx 3 yrs Value of Construction: \$ 0

PROPOSAL INFORMATION	
DEVELOPMENT IS: <input type="checkbox"/> NEW <input type="checkbox"/> EXISTING <input checked="" 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 6am - 8pm
☐ NUMBER OF DWELLING UNITS _____ ☒ NUMBER OF EMPLOYEES approx 6
☐ PROPOSED BUSINESS ACTIVITIES Stockpile Gravel

☒ 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

Feb 7/23
Date

Feb 7/23
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: _____



Re: Development Permit Application – Proposed Gravel Storage Site

- 1) Gravel is expected to be stored at the proposed site for approximately 3 years.
- 2) Stockpiling will commence at the site immediately following approval of the permit. Expected operations will be Monday-Sunday, 6am to 8pm.
- 3) Gravel will be moved by truck across the property line.
- 4) Expected noise levels will remain the same as when Advantage North is crushing gravel. There will be minimal disturbances as the crusher is located down in the ANS pit.
- 5) No vegetation is expected to be disturbed as the proposed location is an old yard site.
- 6) No dust is expected to be created.
- 7) There will be no posted signage, installed lighting, or the erection of buildings/sheds/shops.
- 8) Remediation of the area will not be performed, as it will continue to be an old yard site.
- 9) No building or upgrading of the accesses along the road are required.
- 10) Trucks will not be stored/left at the proposed site.
- 11) The proposed site is the best choice to store gravel as it is an old yard site, conveniently located next to the gravel pit, and no additional access is required to be built.



FEBRUARY 7, 2023

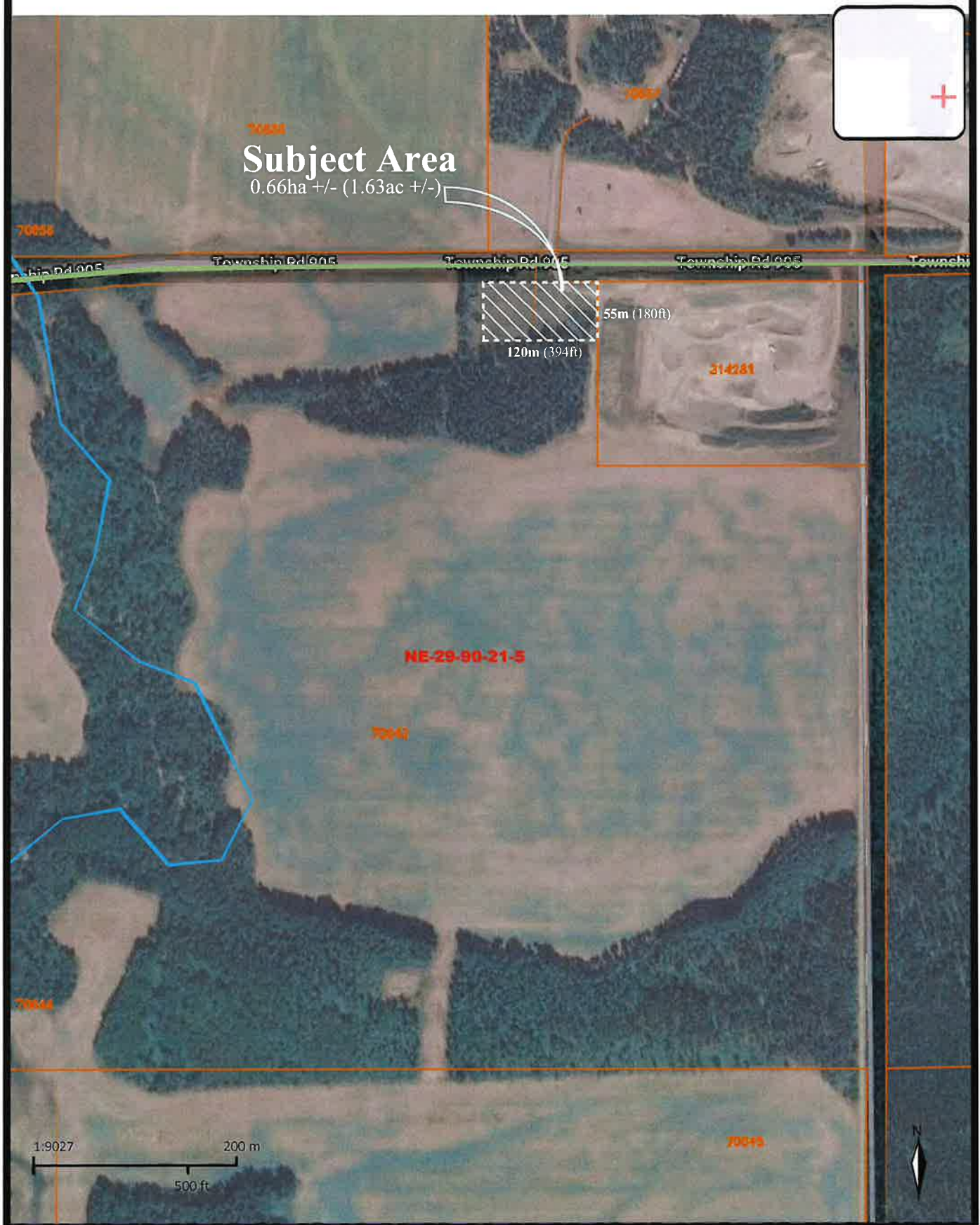
I, Clayton Reinders, confirm that Advantage North Services can utilize approximately 1.63 acres of my land (NE-29-90-21W5) to stockpile gravel from the adjacent gravel pit.

Signed February 7th, 2023 in Manning, AB.

A handwritten signature in black ink, appearing to be 'CR' followed by a stylized flourish.

Clayton Reinders

DP-23-02 - PLAN AREA



DP-23-02 - Adjacent Landowners

