

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MARCH 28th, 2023 AT 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/84106724773>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

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

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

a. DP-22-31 – Manufactured Home

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

a. DP-23-01 – Fertilizer Storage & Sales – Discretionary Use

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
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>

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
Dan Archer – Mile Zero Banner Post Reporter
Anna Glover – ISL Engineering Planning & Development Technician
Dave McRae - Land Use Planning Manager, ISL Engineering and Land Service

01.0 CALL TO ORDER

Chair/Reeve Terry Ungarian called the Tuesday, March 14, 2023 Municipal Planning Commission Meeting to order at 11:24 a.m.

02.0 ADOPTION OF THE AGENDA

007/14/03/23MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, March 14, 2023 Municipal Planning Commission Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

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

008/14/03/23MPC MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, February 14, 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

a. DP-23-03 – Single Detached Dwelling

009/14/03/23MPC MOVED BY Councillor These to acknowledge receipt of Development Permit DP-23-03; issued by the Development Officer and accept it for information.
CARRIED

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

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

010/14/03/23MPC MOVED BY Councillor Dechant to grant a variance to section 131.1.(b) (front yard setback adjacent to local roads) and section K2.2(c) (side yard minimums) to Development Permit DP-23-02.
CARRIED

011/14/03/23MPC MOVED BY Councillor Schug to approve Development Permit DP-23-23, temporary storage yard; subject to the following fifteen (15) 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 116.1 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.

CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair/Reeve Terry Ungarian adjourned the Tuesday, March 14, 2023 Municipal Planning Commission Meeting at 11:28 a.m.

Chair/Reeve
Terry Ungarian

Chief Administrative Officer
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-22-31
ROLL NO.: 182377
DEVELOPMENT: MANUFACTURED HOME
LAND USE DISTRICT: Agriculture General (A)
LEGAL DESCRIPTION (ATS Location): SE-5-88-21-W5M
NAME & ADDRESS OF APPLICANT(s): DANNY DRIEDGER
 Box 2843
 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. That manufactured homes or mobile homes are 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.

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.

2023-01-23
DATE OF DECISION

2023-01-24
DATE OF ISSUE OF NOTICE OF DECISION


DEVELOPMENT OFFICER

Application Number:DP-22-31

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 FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO. DP-22-31	
DATE RECEIVED	OCT 21, 2022
ROLL NO.	182377

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) 836-3853

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:

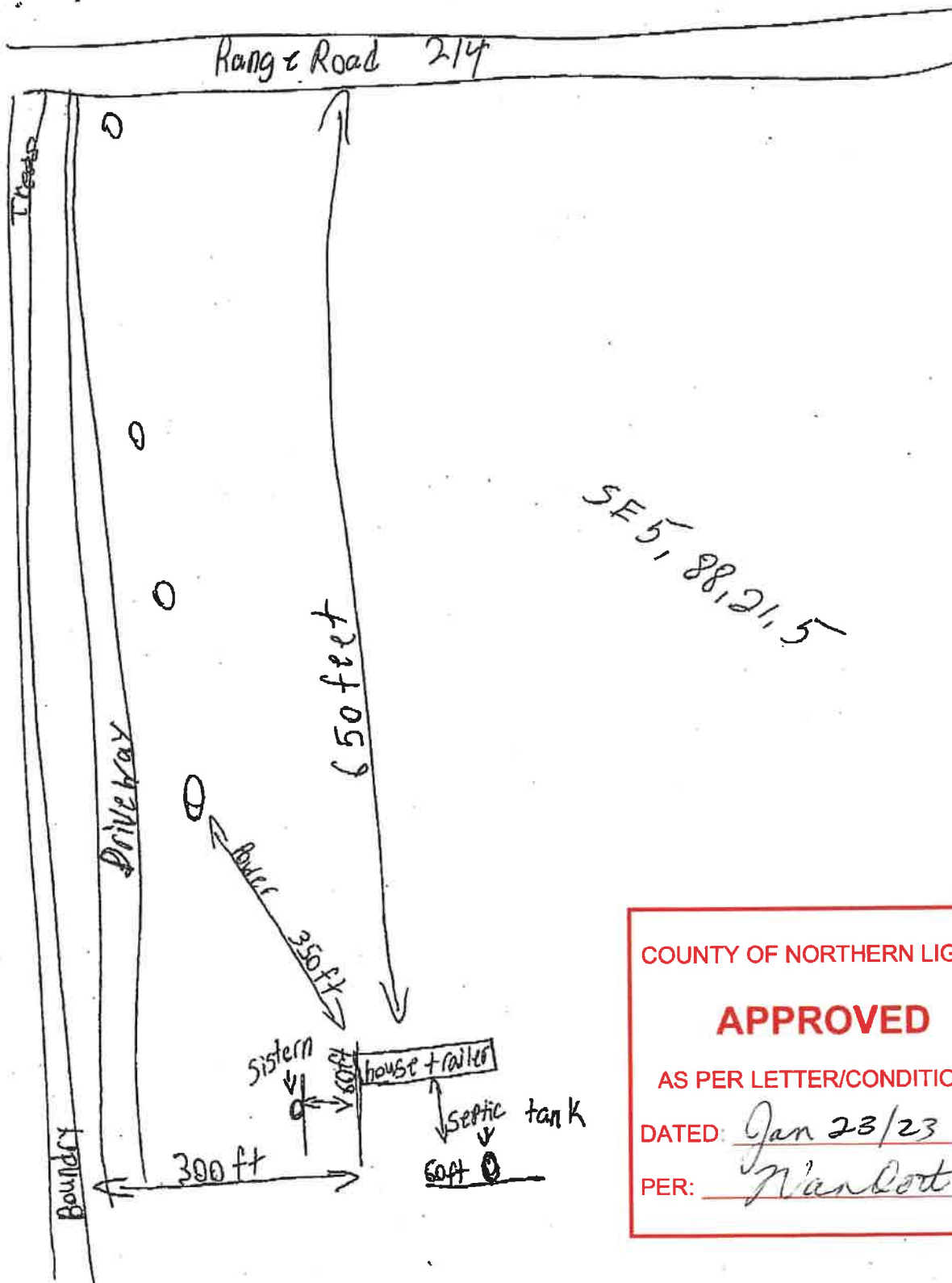
- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT			
NAME OF APPLICANT <u>Nancy Driedger</u>		NAME OF REGISTERED OWNER			
ADDRESS <u>Box 2843 Lacrete</u>		ADDRESS			
POSTAL CODE <u>T0H 2H0</u>		POSTAL CODE			
EMAIL ADDRESS*		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)
<u>7802851342</u>					

LAND INFORMATION	
Address of proposed development site: _____	
Legal description of proposed development site: Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS <u>SE</u> Section: <u>5</u> Township: <u>88</u> Range: <u>21</u> Meridian: <u>5</u>	
Size of the Parcel to be developed _____ Number of Acres <u>160</u> or Number of Hectares _____	
Description of the existing use of the land: <u>farming</u>	
Proposed Development: <u>Yard site</u> manufactured home - approximately 1200sqft in size. on screw piles	
Circle any proposed uses(s): <input type="checkbox"/> SIGN(S) <input type="checkbox"/> DWELLING UNITS(S) <input type="checkbox"/> HOME OCCUPATION(S) <input checked="" type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S) <input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USES(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: _____ Date of Completion: _____ Value of Construction: \$ <u>100,000</u>

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: _____

Page 1 of 2



COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: Jan 23/23

PER: Nian Cort

DP-22-31 - Aerial Image



Abandoned Wells Map



Legend

- ✦ Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large Scale)
- Abandoned_Well_Loc_Pointer
- ATS v4_1 Alberta Provincial Bou
- Citations

© Government of Alberta

While every effort is made to ensure data from this site is accurate and current, the Government of Alberta is not liable for any loss or damage arising from the possession, publication, or use of, that data. This information is provided "as is" without warranty.

Tuesday, October 25, 2022 13:51:45 -06:00

0.9

0.46

0.9 Kilometers

Map Scale: 1: 18,056



Alberta Government
Good to know Alberta



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 28, 2023
Attention:	Josh Hunter, Director of Finance	Project No.:	15856
Cc:	David Schoor & Dave McRae		
Reference:	DP-23-01 Richardson International Fertilizer Storage & Sales		
From:	Anna Glover, Planning and Development Technician		

Application

The applicant proposes to replace the existing fertilizer storage tank systems with an upgraded system, plus a truck loading area, and accessory structures including an office building and storage shed in the north Manning industrial park (Lot 14, Block 2, Plan 082 5397 – SW-3-92-23-W5M). Existing storage buildings, and trailers will remain. The development is subject to the Airport Protection (AP) Zone 1 District in the Land Use Bylaw (LUB). The AP Zone 1 district lists Fertilizer Storage & Sales as a Discretionary Use.

The existing structures have no records of approved development permits, and the proposed use has been developed as part of LUB amendment 23-61-482 to support agricultural and industrial development in the Airport Protection Districts but to limit some types of agricultural development that could propose risks because of their proximity to airports.

Site and Surrounding Lands

The development will be located approximately 1.0 km north of Manning, 600 m east of Highway 35, approximately 640 m east of the Manning Airport and 250 m north of Township Road 920. Access is by way of a local road directly adjacent to the west. The site has previously been levelled and topsoil removed. The east boundary of the 10.43 ac site is buffered by trees.

Aerial imagery indicates the adjacent lots are occupied by trailers, seacans and associated storage and warehouse buildings. The quarter sections to the west are cultivated agriculture land.

The industrial subdivision is not within any historical value classified land designation area and is not within the wildlife biodiversity zone. There are no active or abandoned wellsite, and no record of spills or contamination.

Site Access and the Transportation Network

The site has two accesses, approximately 142 m apart along the west boundary of the parcel from the local industrial park road. The local industrial park road connects to Township Road 920 which is classified as "Collector" in the Level of Service (LOS) Road classification policy, which then connects to Highway 35.



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.

Compliance with Approved Plans and Land Use Compatibility

The development is located within the boundaries of the Manning Intermunicipal Development Plan (IDP) and is designated as Commercial/Industrial. The proposed development is compatible with this designation.

The site is also located in the North Manning Area Structure Plan (ASP) and is designated for light industrial purposes. The proposed development is compatible with this designation.

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, and the development criteria contained in, Policy 6.3 (Industrial Development Policies) of the MDP. As well Policy 6.3.9 identifies the County's support for industrial and commercial use along Highway 35 North of Manning. The replacement structures will continue to meet the intent of Section 12 Airport Protection Zone 1 District but will be a discretionary use.

Circulation and Comments

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

Recommendation

Based on a review of the Land Use Bylaw and existing site conditions and structures, 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 to reflect the proposed location within Lot 14, Block 2, Plan 082 5397 – SW-3-92-23-W5M.
3. That additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
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 carry out snow removal in such a manner that culverts are not blocked.



6. 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.
7. Any outdoor lighting shall be installed in accordance with Section K12.3(n) of the Land Use Bylaw.
8. That the applicant/owner shall screen from view the development site in accordance with Section I9 of the Land Use Bylaw.
9. That the applicant/owner shall follow all requirements for fertilizer storage and transportation in accordance with the Alberta Environmental Protection and Enhancement Act.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE

APPLICATION NO. DP-23-01

DATE RECEIVED January 24, 2023

ROLL NO. 313719

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 Richardson International LTD			NAME OF REGISTERED OWNER		
ADDRESS 2800 - One Lombard Pl. Winnipeg, MB			ADDRESS		
POSTAL CODE R3B 0X8			POSTAL CODE		
EMAIL ADDRESS* mark.sottana@richardson.ca			EMAIL ADDRESS*		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) 204-998-0065	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION			
Address of proposed development site: <u>LOT 14, BLOCK 2, PLAN 082 5397</u>			
Legal description of proposed development site <u>S.W. 1/4 SEC. 3-TWP. 92-ROE 23-W. 5TH MER.</u>			
QTR/LS: <u>Section: Township: ALBERTA</u>			
Size of the Parcel to be developed		Number of Acres or Number of Hectares	
Description of the existing use of the land: <u>Agricultural/ Industrial</u>			
Proposed Development: <u>Agricultural Crop Inputs including dry fertilizer storage/blending and storage shed. Will sell these products to customers.</u>			
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) Agricultural			
Estimated:	Date of Commencement: <u>5/1/23</u>	Date of Completion: <u>10/1/23</u>	Value of Construction: \$ <u>3,000,000</u>

PROPOSAL INFORMATION			
DEVELOPMENT IS: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> ALTERATION TO EXISTING			
LAND IS ADJACENT TO: <input checked="" 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 Applicant

Date_____
SIGNATURE OF APPLICANT_____
Date_____
SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER**FOR ADMINISTRATIVE USE**

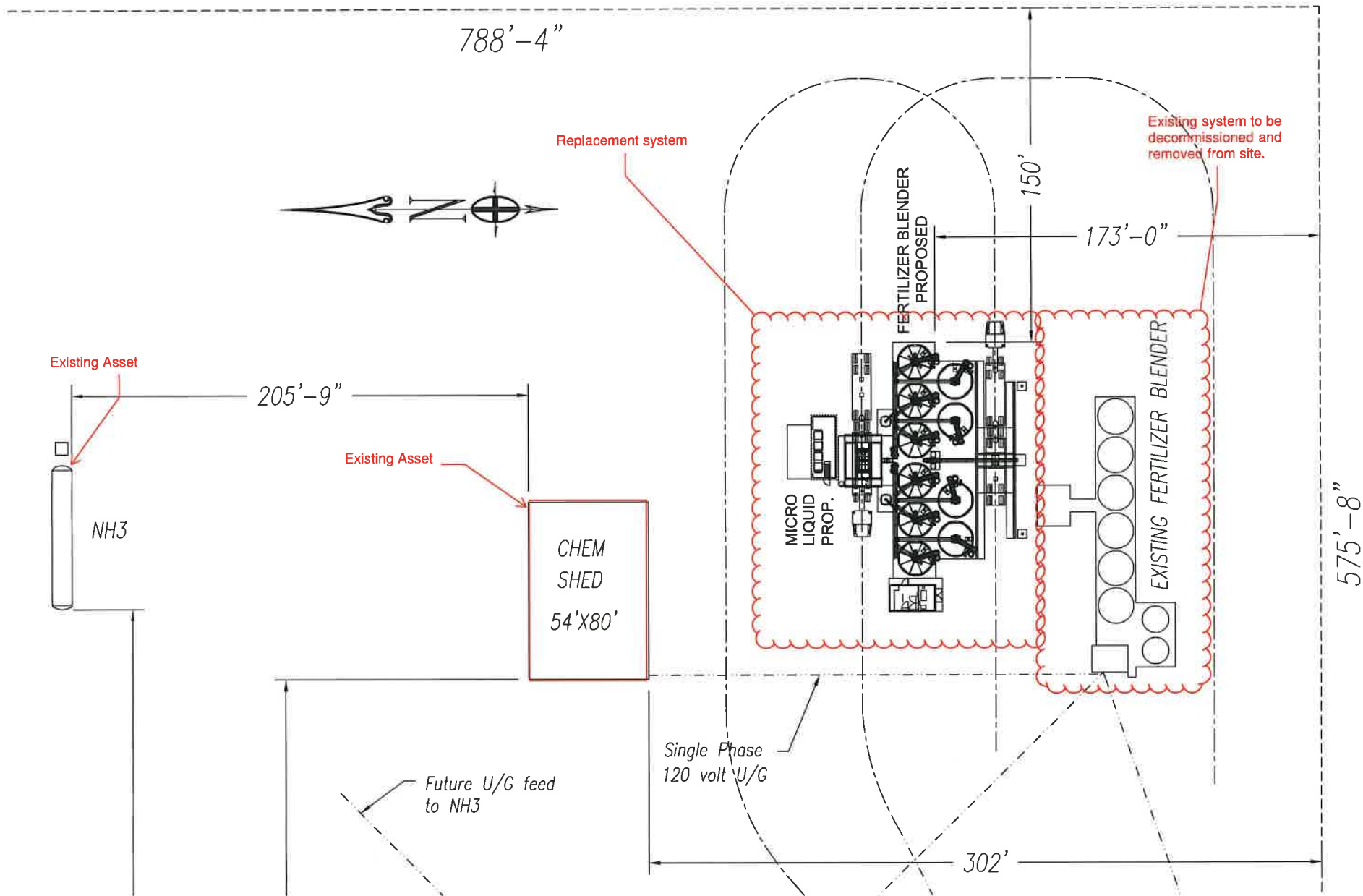
LAND USE DISTRICT: _____

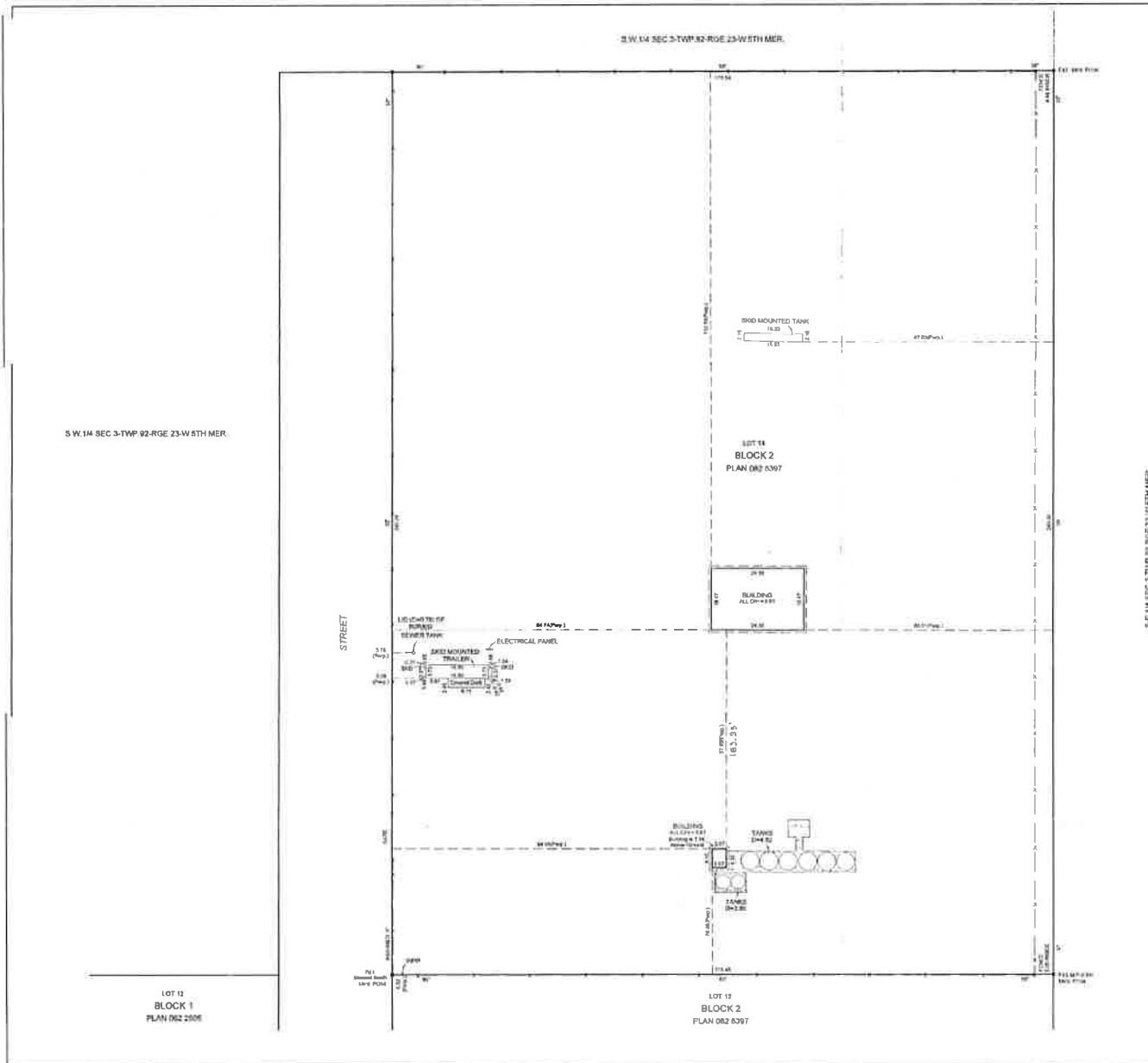
FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ _____ RECEIPT NO.: _____

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____





**ALBERTA LAND SURVEYOR'S
REAL PROPERTY REPORT**

NOTES

[illegible]

RECONSTRUCTION No.	DATE	PARTICULARS
773 102 103	24/08/1977	UTILITY FRONT OF SHOP
828 336 111	08/09/1980	CAVEAT
828 34 067	08/07/1981	CAVEAT
082 978 068	24/11/2008	CAVEAT
082 484 061	06/11/2008	NOTICE

ABBREVIATIONS DENOTED THUS:

DAMP - D
EAST - E
FOUR - F#
MAJOR POST - M P
MERICAN; ME R
MEN - MARRED
NORTH AM - NH
PPTTTTTTCLARE, P
RANCE - ROGE.
SNC TION - SNC,
SCOUTH - S
STATUTORY WORK PR
TECHNISSIP - TNF
WEST - W
WOOLIN POWER P

**SURVEYOR'S CERTIFICATION**

(CERTIFICATE) I, LAWRENCE M. PAUL, HEREBY CERTIFY THAT THIS REPORT, WHICH INCLUDES THE PLAN AND THE RELATED SURVEY YOU PREPARED AND PERFORMED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE ALBERTA LAND SURVEYING ASSOCIATION AND SUPPLEMENT'S THERETO.

THE LAND SURVEYED IS THE BOUNDARY OF THE PROPERTY, THE IMPROVEMENTS AS SHOWN IN PART D, SECTION 2 OF THE
LIBERTY LAND SURVEYOR'S ASSOCIATION'S MANUAL OF STANDARD PRACTICE, THE EASEMENTS, EASEMENTS, RIGHTS OF WAY AND OTHER
RIGHTS AFFECTING THE EXTENT OF TITLE TO THE PROPERTY.

4. TO VARIOUS ENCROACHMENTS EXIST ON UTILITY RIGHTS OF WAY, OTHER RIGHTS OF WAY OR EASEMENTS WITHIN THE PROPERTY BOUNDARIES

THIS REPORT AND THE RELATED PLANS HAVE BEEN PREPARED FOR THE BENEFIT OF: PURPOSE, THE PROPERTY OWNER, SUBMIT CLIENT OWNERS AND ANY OF THEIR AGENTS FOR THE PURPOSE OF A LAND CONVEYANCE, SUPPORT OF A SUBDIVISION APPLICATION, A MORTGAGE APPLICATION, A SUBMITTAL TO THE MUNICIPALITY FOR A COMPLIANCE CERTIFICATE, ETC.) COPIES ARE FURNISHED ONLY TO THE BENEFIT OF THESE PARTIES.

WHILE AN EASE OF EMENTALITY AND EMENTS UTILITY RIGHTS OF WAY, AND OTHER LEGAL INTERESTS AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN ON THE PLAN, UNLESS SHOWN OTHERWISE, PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THE PLAN SHOULD NOT BE USED TO ESTABLISH BOUNDARIES DUE TO THE RISK OF MISAPPLICATION OR MISINTERPRETATION DUE TO THE USE.

THE INFORMATION SHOWN ON THIS REAL PROPERTY REPORT REFLECTS THE STATUS OF THIS PROPERTY AS OF THE DATE OF SURVEY ONLY. LENDERS ARE ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE ACQUISITIONS.



DATE OF
FILING WITH THE ALPHEA
APR 2010

THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THIS SYMBOL AND ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

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PLAN SHOWING

REAL PROPERTY REPORT

OF
LOT 14, BLOCK 2, PLAN 082 5397
WITHIN THE
S.W. 1/4 SEC. 3-TWP. 92-RGE. 23-W. 5TH MER.

**COUNTY OF NORTHERN LIGHTS
ALBERTA**

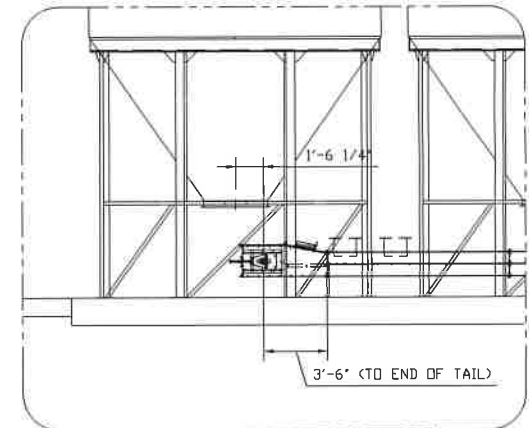
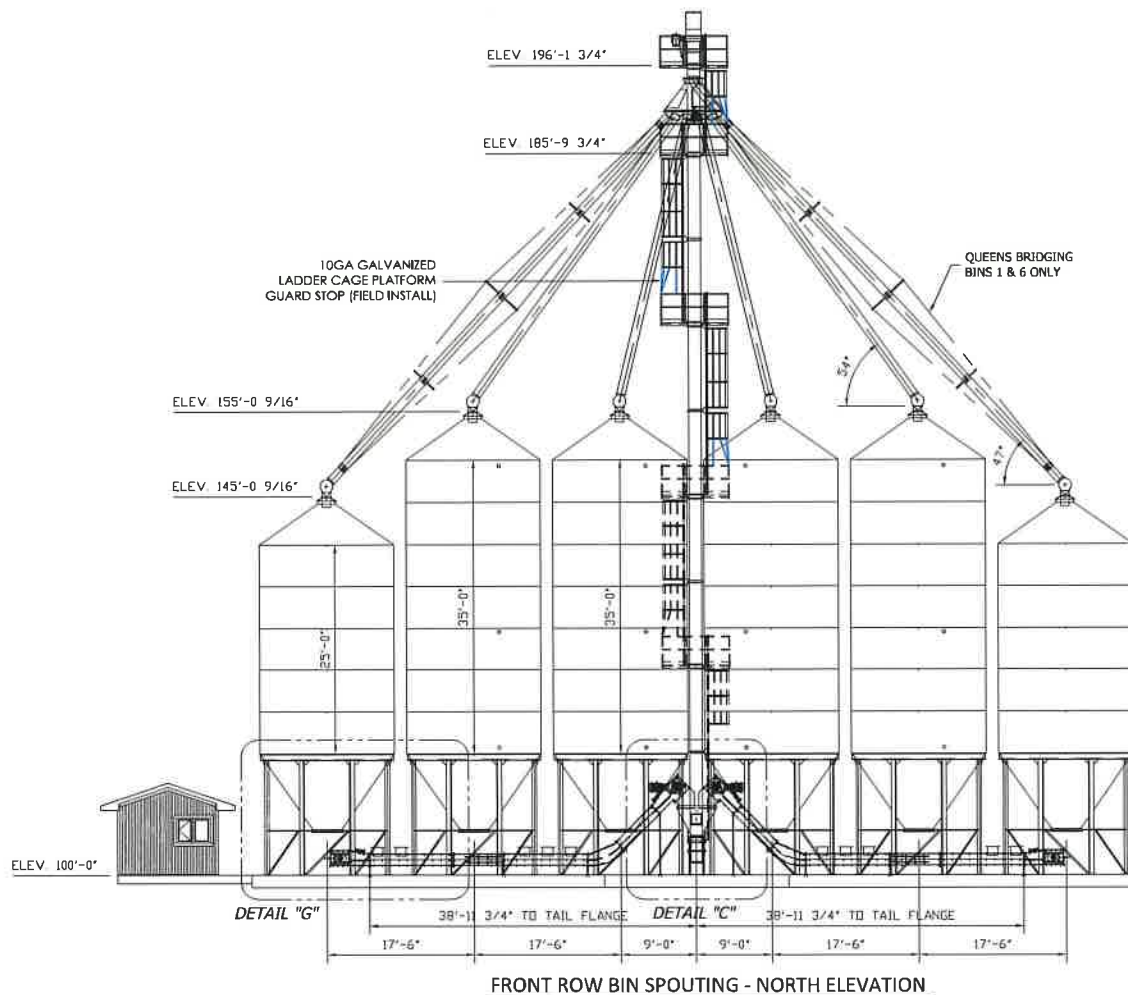
LAWRENCE M. PALB, A.L.S. 2010

SCALE: 1:500

Pals Surveys




Phone: (708) 477-3377 Fax: (708) 477-3387
E-mail: editor@caplanet.org web:
<http://www.caplanet.org>

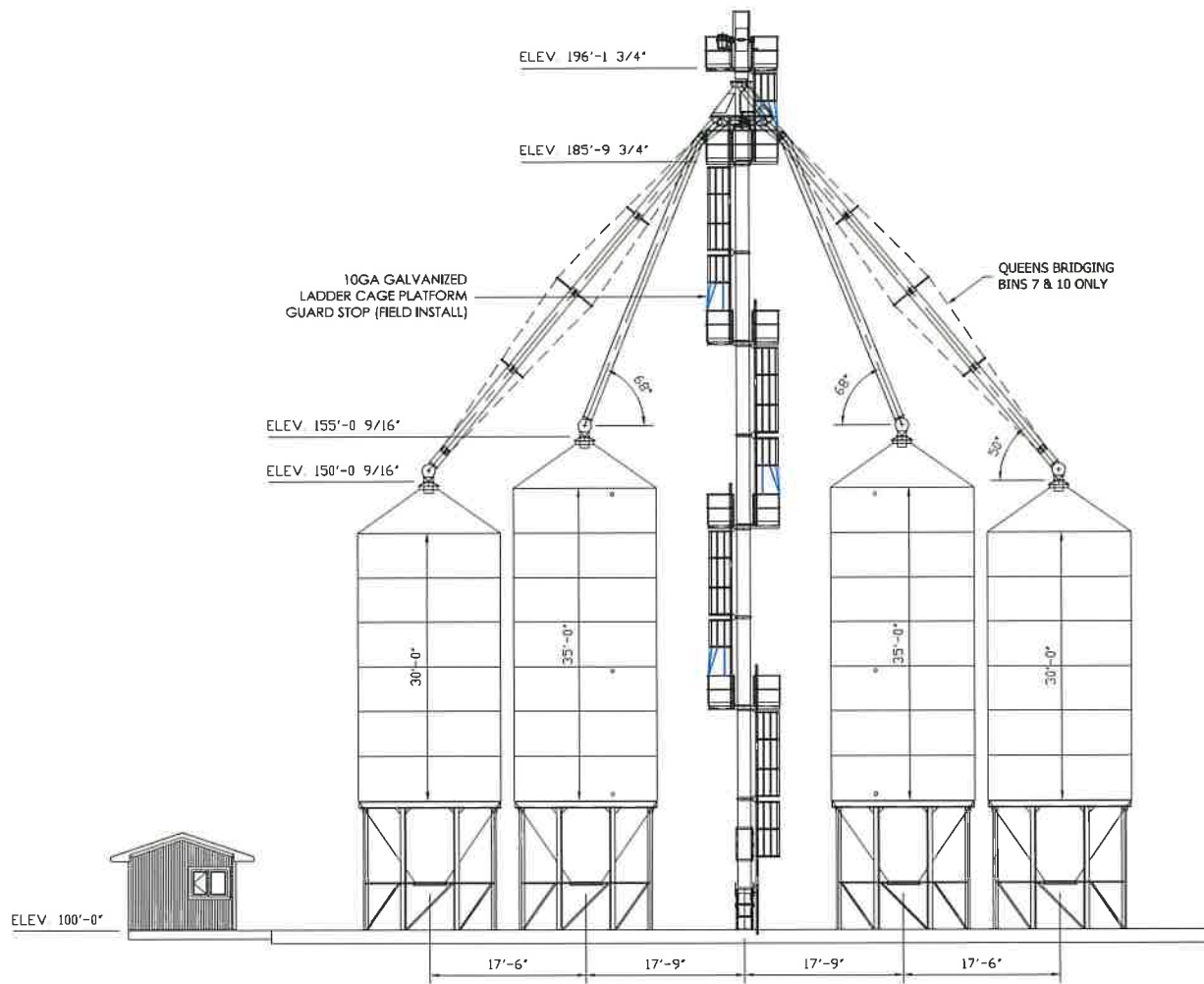
19.2 (b)	1000 (700)
GRUBBS, JR.	100
CHILDS, JR.	50



DETAIL "G"

PRELIMINARY
FOR REVIEW

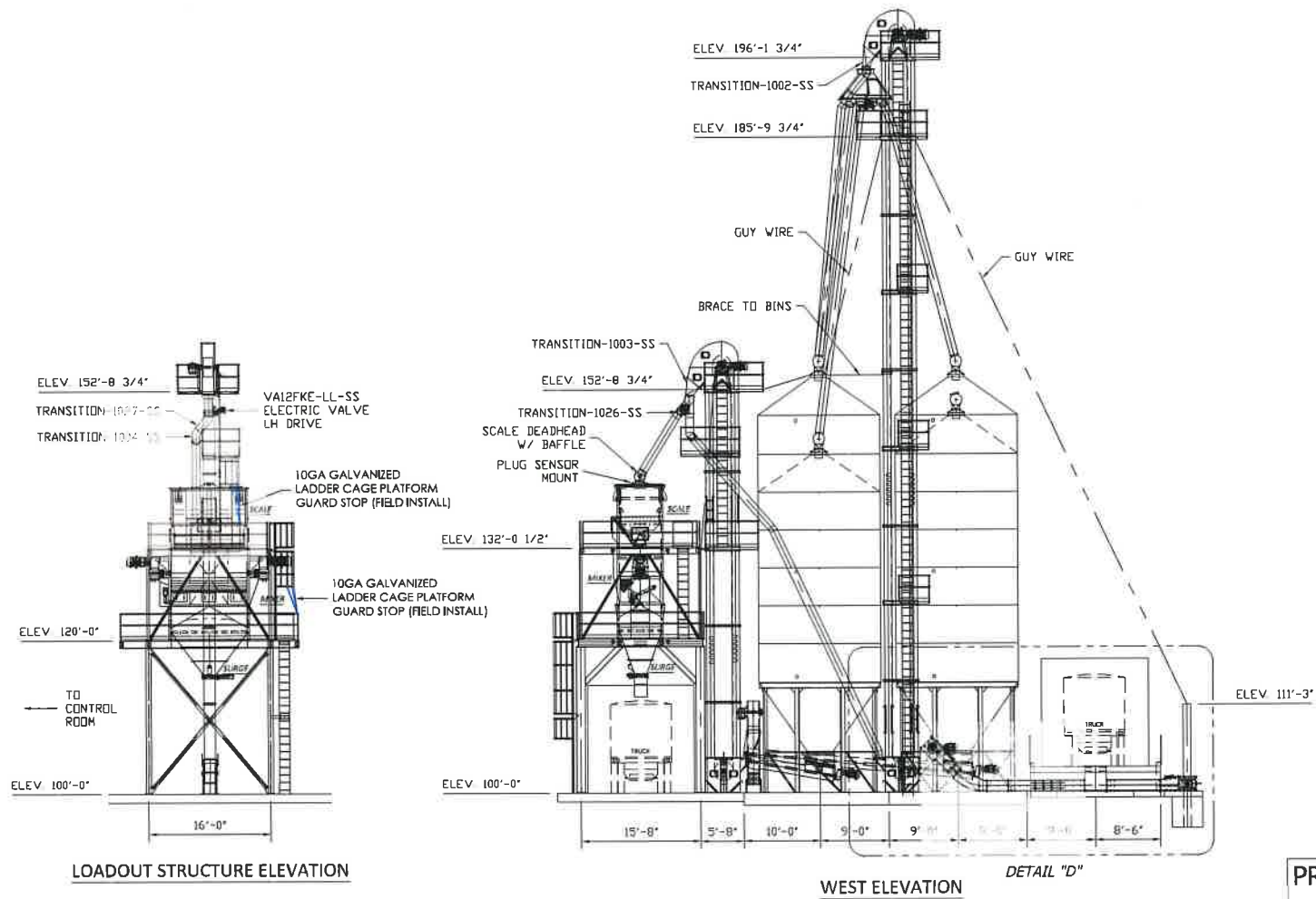
REVISIONS				<div>THE INFORMATION CONTAINED IN THIS DRAWING IS INTENDED TO PROVIDE DESIGN, PERFORMANCE, MECHANICAL, SPECIFICATIONS, DIMENSIONAL, INTERFERENCE, AND LOADING INFORMATION ONLY. IT IS IN NO WAY TO BE INTERPRETED TO PROVIDE ENGINEERING SPECIFICATIONS, FABRICATION DETAILS, CONSTRUCTION, OR DESIGN RELATED TO SUPPORTING STRUCTURES. ALL SUPPORTING STRUCTURES MUST BE DESIGNED AND INSPECTED BY A PROFESSIONAL ENGINEER LICENSED IN THE APPROPRIATE JURISDICTION. AGI GROWTH INTERNATIONAL INC. ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL SUPPORT OF PRODUCTS SUPPLIED BEYOND THE REQUIREMENTS INDICATED ON SUPPORTING DRAWINGS PROVIDED MISINTERPRETATION OF THIS DRAWING, OR ANY CONSTRUCTION ISSUES RELATED TO MANUFACTURING CONDITIONS.</div>	END USER		CUSTOMER		DESCRIPTION		DESIGNED BY:	VS SALES ORDER	<div> AGI GROWTH INTERNATIONAL INC. 140 PARKLAND RD. OAK BLUFF, MB, CANADA R4G 0A5 204-897-6949 www.aggrowth.com</div>	
No.	BY	DATE	DESCRIPTION		RICHARDSON INTERNATIONAL		RICHARDSON INTERNATIONAL		BIN ELEVATION		M.MARQUEZ	SO-002363		
1	X	-			SITE LOCATION		TAG NUMBER			SHEET	SCALE	DWG SIZE		DRAWN BY:
2	X	-			HUALLEN, AB				4	01	NTS	11 X 17		R.SALVADOR
3	X	-			PROJECT NAME		CUSTOMER TITLE		DRAWING NUMBER		REV	APPROVED BY:		INITIAL ORATION DATE
				RIL-RYCROFT SHED 10 BIN RETROFIT		BATCH FERTILIZER BLENT PLANT		GA11		0		20-JAN-2022		



PRELIMINARY
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REVISIONS				END USER	CUSTOMER	DESCRIPTION		DESIGNED BY	WSI SALES ORDER	AGI
No.	BY	DATE	DESCRIPTION			PROJECTION	BIN ELEVATION			
1	X	—		RICHARDSON INTERNATIONAL	RICHARDSON INTERNATIONAL	SHEET 01	SCALE NTS	M. MARQUEZ	SO-002363	AG GROWTH INTERNATIONAL INC. 140 PARKLAND RD. OAK BLUFF, MB, CANADA RAG DAS 204-897-6949 www.aggrowth.com
2	X	—		SITE LOCATION HUALLEN, AG	TAC NUMBER	11 X 17	DWG SIZE	R. SALVADOR	PROJECT ID	
3	X	—		PROJECT NAME RIL-RYCROFT SHED 10 BIN RETROFIT	CUSTOMER TITLE BATCH FERTILIZER BLEND PLANT	REV 0	0	INITIAL CREATION DATE 20-JAN-2022		

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PRELIMINARY
FOR REVIEW

REVISIONS				DESCRIPTION	END USER	CUSTOMER	DESCRIPTION	DRAWING NO.	DATE	BY	CHKD	APP'D	REVISED BY	REVISED DATE	REVISED DESCRIPTION	AGI
No.	BY	DATE	DESCRIPTION													
1	X	-			RICHARDSON INTERNATIONAL	RICHARDSON INTERNATIONAL	ELEVATION	11-2-18	11-2-18	RESERVED						
2	X	-			HUALLEN, AB		SHEET	C1	11-2-18	11-2-18	RESERVED					
3	X	-			RIL-RYCROFT SHED 10 BIN RETROFIT	BATCH FERTILIZER BLENDED PLANT	DRAWING NUMBER	GA 2	11-2-18	11-2-18	RESERVED					

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E3B 1A5
506-337-6949
www.agigrowth.com

DP-23-01 - Adjacent Landowners

72883

72882

72885

Robert
Jackson

David & Janet
Kamieniecki

-92-23-5

Robert
Jackson

314410

314408
County

Chinchaga
Oilfield Services
Ltd.

313417

313416

313719

Manning
Collision
Repair

313718

314395

72884

1:6792

100 m

500 ft

313735

313722

312844

72858

