

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, NOVEMBER 14, 2023 AT 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA

<https://us02web.zoom.us/j/81586688783?pwd=TnM5S3QyRnRPRlo3dkxWaDhUYXJhUT09>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, October 24, 2023 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

a. DP-23-22 – Accessory Building

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

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, OCTOBER 24, 2023 AT 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/86937889897?pwd=STd6MThEMkdUd3NGQTVDaExJbytBZz09>

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:

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

01.0 CALL TO ORDER

Chair Terry Ungarian called the Tuesday, October 24th, 2023 Municipal Planning Commission Meeting to order at 11:03 a.m.

02.0 ADOPTION OF THE AGENDA

049/24/10/23MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, October 24th, 2023 Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, September 26, 2023 Municipal Planning Commission Meeting Minutes

050/24/10/23MPC MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, September 25, 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-23-23 – Aircraft Sales/Rentals

051/24/10/23MPC MOVED BY Councillor Dechant to acknowledge receipt of Development Permit DP-23-23; issued by the Development Officer and accept it for information.
CARRIED

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair Terry Ungarian adjourned the meeting at 11:04 a.m.

Chair, Terry Ungarian

CAO, 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-23-22
ROLL NO.:	147984
DEVELOPMENT:	Accessory Building (Garage)
LAND USE DISTRICT:	Agriculture General (A)
LEGAL DESCRIPTION (ATS Location):	SW-2-86-21-W5M
NAME & ADDRESS OF APPLICANT(s):	DRIEDGER KEVIN & KATHRYN BOX 5248 PEACE RIVER, AB T8S 1R9

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, where applicable:- 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.
2. The development/construction shall comply with the attached plans and application for the accessory structure only.
3. No dwelling units, including single detached dwellings, manufactured, and/or modular homes, shall be permitted without a separate approved development permit.
4. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights (See Advisement #1).
5. The owner/developer shall not construct a driveway within the road allowance. Access to the Accessory Building shall be by way of Township Road 860 and is subject to section I31.4 of the Land Use Bylaw (LUB).
6. The owner/developer shall enter into a development agreement with the County of Northern Lights to include, but not limit to, the construction of new approaches (See Advisement #2).

Advisement #1: An accessory building has been permitted in the absence of a principal building by the Development Officer, as per section I1.8 of the LUB.

Advisement #2: Access is by way of Township Road 860 (TR 860). TR 860, which is considered an Undeveloped Road in the LUB and is classified as Field Access in the Level of Service Policy (LOS), is not plowed of snow in the winter, as per the County's maintenance standards. ACCESS FROM TR 860 MAY NOT BE AVAILABLE IN THE WINTER.

Advisement #3: A motion to reclassify a portion of TR 860 from Field Access to Residential in the LOS was denied on September 13, 2022.

Advisement #4: At this time, no development permits have been issued for permanent or temporary dwelling units, including single detached dwellings, manufactured, and/or modular homes.

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.

2023-11-01
DATE OF DECISION

2023-11-01
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 Intermunicipal 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 Clerk of the Peace Regional 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 Clerk of the Peace Regional Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER THE NOTICE OF DECISION IS PUBLISHED IN THE LOCAL NEWSPAPER.**
3. A decision of the Intermunicipal 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-23-21
DATE RECEIVED	Sept. 11, 2023
ROLL NO.	147984

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>Kevin + Kathryn Driedger</u>			NAME OF REGISTERED OWNER <u>Kevin and Kathryn Driedger</u>		
ADDRESS <u>Box 5248</u>			ADDRESS <u>PO Box 5248</u>		
<u>Peace River</u>			<u>Peace River AB</u>		
POSTAL CODE <u>T8S 1R9</u>			POSTAL CODE <u>T8S 1R9</u>		
EMAIL ADDRESS* <u>kdriedger8@gmail.com</u>			EMAIL ADDRESS*		
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)
<u>780-831-9494</u>					

LAND INFORMATION	
Municipal Address (if applicable): _____	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>5R</u> Section: <u>2</u> Township: <u>86</u> Range: <u>21</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>160</u> ☒ Acres or ☐ Hectares	
Description of the existing use of the land: <u>Farm land</u>	
Proposed Development: <u>Development Single family dwelling and farm yard</u>	
Circle any proposed uses(s): ☐ SIGN(S) ☐ CULVERT(S)/ ROAD ACCESS POINT(S) ☐ PUBLIC USE(S)/ UTILITIES ☒ DWELLING UNIT(S) ☐ ACCESSORY STRUCTURE(S)/ USE(S) ☐ SHED/GARAGE/BARN(S) ☐ HOME BASED BUSINESS ☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S) ☐ OTHER (SPECIFY) _____	
Estimated:	Date of Commencement: _____ Date of Completion: _____ Value of Construction: \$ _____

For The shop permit building cost is 180000\$
And the house permit cost is 230000\$

PROPOSAL INFORMATION			
DEVELOPMENT IS: ☒ NEW ☐ EXISTING ☐ ALTERATION TO EXISTING			
LAND 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: <u>1760</u> REAR: <u>41830</u>		SIDES: <u>1</u>	HEIGHT: _____
ACCESSORY BUILDING SETBACK: FRONT: _____ REAR: _____		SIDES: <u>1</u>	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 <u>1</u> ☐ 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	<u>Sept 9/23</u> Date <u>Sept 9/23</u> 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: _____	

PROPOSED DEVELOPMENT SKETCH

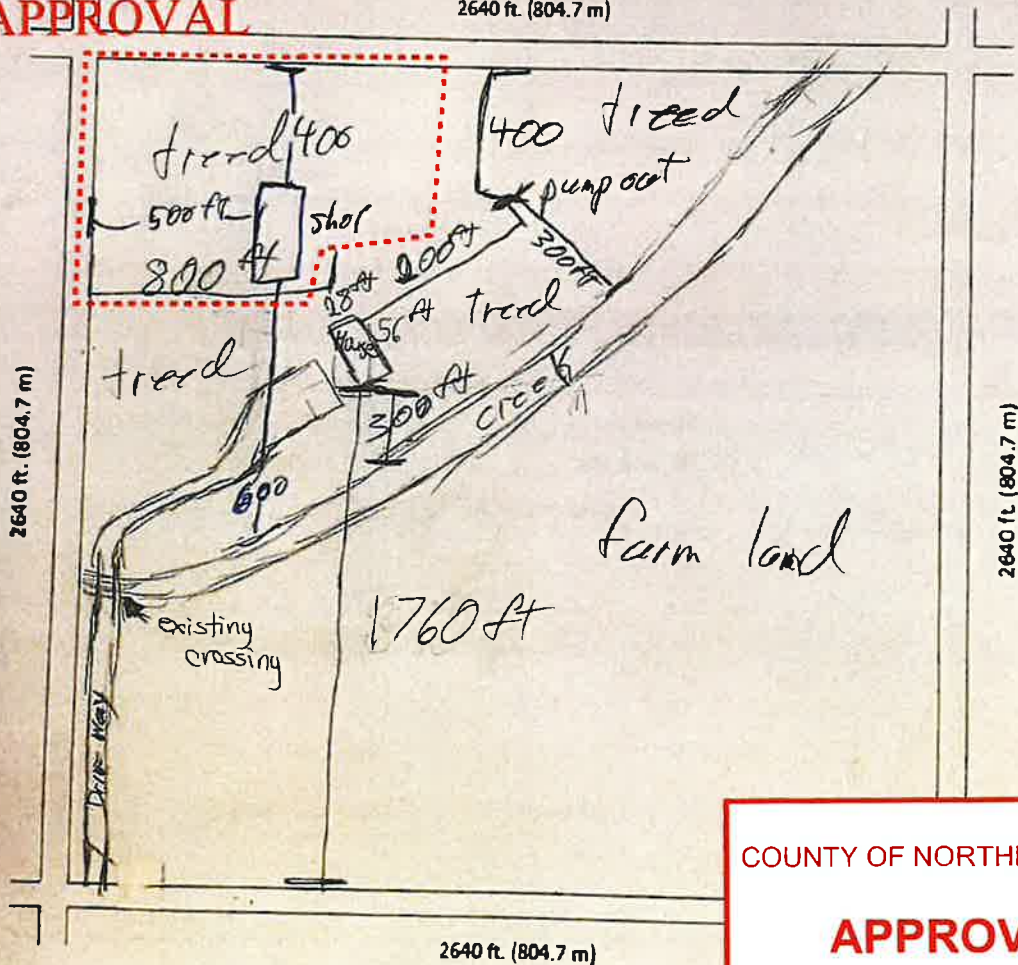
LEGAL SW 1/4 SEC 2 TWP 86 RG 21 W 5 M

- 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 1/4 section (if applicable).
- Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

ACCESSORY BUILDING APPROVAL

North

2640 ft. (804.7 m)



COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: Nov 1/23

PER: Wan Cort



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



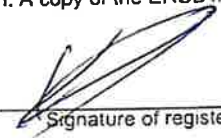
APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, Kevin + Kathryn Driedger, registered owner (or
(Please Print)

their agent) of SW 2 86 21 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 of registered owner (or agent)

Sept 9, 2023
Date

Abandoned Wells Map



Legend

- ATS Section with Road Allowance Hydro
- ATS Quarter Section with Road Allowance Below Hydro
- ATS Legal SubDivision with Road Label Below Hydro
- ATS Township Index Outline 7
- ATS Section with Road Allowance Outline
- ATS Quarter Section with Road Allowance Outline
- ATS Legal Subdivision with Road Outline
- Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large)
- Abandoned_Well_Loc_Pointer
- ATS v4_1 Alberta Provincial Boundaries
- Citations

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Wednesday, November 01, 2023 13:52:06 -06:00

0.9

0.46

0.9 Kilometers

Map Scale: 1: 18,056



Alberta Government
GeoDiscover Alberta