

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, SEPTEMBER 26, 2023 AT 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/82059157285?pwd=am5zbXhoYTQvYTg5ZDR4ekxoVCtLZz09>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, August 22, 2023 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

a. DP-23-20 – Attached Garage Addition

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

a. DP-23-19 – Modular Dwelling & Home-Based Business, Major – Discretionary

Use & Setback Variance Required

C) Miscellaneous

05.0 ADJOURNMENT

**MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, AUGUST 22, 2023 AT 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA**

<https://us02web.zoom.us/j/86162343992?pwd=YVpleXBKWTW9JNEV5cEZyYkd3THBGUT09>

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
Josh Hunter – Director of Finance
Charles Schwab – Director of Public Works
Teresa Tupper – Executive Assistant/ Recorder
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, August 22nd, 2023 Municipal Planning Commission Meeting to order at 11:02 a.m.

02.0 ADOPTION OF THE AGENDA

041/22/08/23MPC **MOVED BY** Councillor Yasinski to acknowledge receipt of the Tuesday, August 22, 2023 Municipal Planning Commission Meeting agenda and adopt it as presented.
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, July 25, 2023 Municipal Planning Commission Meeting Minutes

042/08/22/23MPC **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, July 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-23-16 – Dwelling

b. DP-23-17 – Dwelling

043/08/22/23MPC **MOVED BY Councillor Dechant to acknowledge receipt of Development Permits DP-23-16 and DP-23-17; as issued by the Development Officer and accept them for information.**
CARRIED

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair/Reeve Terry Ungarian adjourned the Tuesday, August 22nd, 2023 Municipal Planning Commission Meeting at 11:04 a.m.

Chair/Reeve
Terry Ungarian

Chief Administrative Officer
Theresa Van Oort



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-23-20
ROLL NO.: 312754
DEVELOPMENT: Attached Garage Addition
LAND USE DISTRICT: Agriculture General (A)
LEGAL DESCRIPTION (ATS Location): SE-25-93-23-W5M
LEGAL DESCRIPTION (Lot, Blk, & Plan if relevant): Lot 1, Block 1, Plan 032 4081
NAME & ADDRESS OF APPLICANT(s): YASINSKI MICHAEL PATRICK
 BOX 892
 MANNING, AB T0H 2M0

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 the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within Lot 1 Block 1 Plan 032 4081 - (SE-25-93-23-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.

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.

2023-09-07
DATE OF DECISION

2023-09-07
DATE OF ISSUE OF NOTICE OF DECISION

Nan Cort
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 Intermunicipal 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 Intermunicipal 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-23-20
DATE RECEIVED	Sept 6, 2023
Roll #: 312754	

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 Mike Yasinski		NAME OF REGISTERED OWNER			
ADDRESS Box 892 Manning AB		ADDRESS			
POSTAL CODE T0H 2M0		POSTAL CODE			
EMAIL ADDRESS* myasconstruction@gmail.com		EMAIL ADDRESS*			
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL) 7808366427	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): SE 25 93 23 W5	
Legal description (if applicable): Registered Plan: 032 4081 Block: 1 Lot (parcel): 1	
QTR/LS: SE Section: 25 Township: 93 Range: 23 Meridian: 5	
Size of the Parcel to be developed 29 ☒ Acres or ☐ Hectares	
Description of the existing use of the land: Residence with Tree Farm	
Proposed Development: Attached garage on house	
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: 1/23/23
Date of Completion: 1/24/23	Value of Construction: \$ 90,000

PROPOSAL INFORMATION			
DEVELOPMENT IS: ☐ NEW ☐ EXISTING ☒ ALTERATION TO EXISTING			
LAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHER			
LOT AREA: 11.9 ha	LOT WIDTH: 273 M	LOT LENGTH: 436 M	PERCENTAGE OF LOT OCCUPIED: 40 %
PRINCIPAL BUILDING SETBACK:	FRONT: 170 M	REAR: 185 M	SIDES: 168M / 190M HEIGHT 25 feet
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 _____

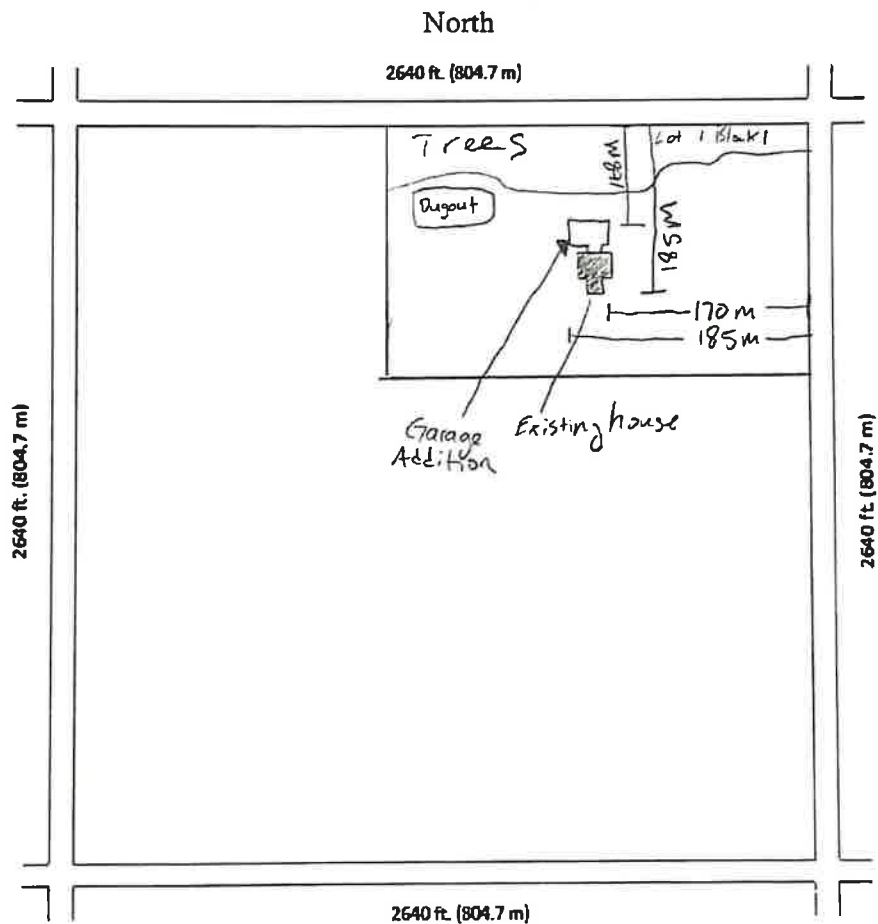
DECLARATION	
I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT	
NOTE: Signature of Registered Landowner required if different from Applicant	Date 9/6/2023 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 SE ¼ SEC 25 TWP 93 RG 23 W5 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.



Abandoned Wells Map



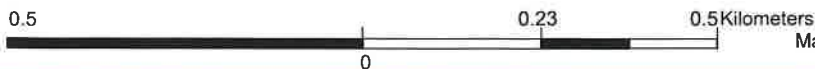
Legend

- ✧ Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large Scale)
- Abandoned_Well_Loc_Pointer
- Cadastral Right of Way Line
- Cadastral Block and Lot Line
- Cadastral Survey Plan Line
- ATS v4_1 Alberta Provincial Boundaries

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Thursday, September 07, 2023 12:03:51 -06:00



Map Scale: 1: 9,028





Alberta Safety Codes Authority



RECEIVED JUL 04 2023



PERMITS & INSPECTIONS

5155C Q3 80003
Label #ASC S 0088 23 ED

PRIVATE SEWAGE SYSTEM PERMIT APPLICATION

Application Date (mm/dd/yyyy): June 18 2023 Other Permits Required ☐ Building ☐ Electrical ☐ Gas ☐ Plumbing ☐ Not Applicable
(under separate application)
Development Permit No. (only if applicable): N/A
Estimated Start Date (mm/dd/yyyy): July 1 2023 Estimated Project Completion Date (mm/dd/yyyy): July 7 2023
Permit Applicant ☐ Owner ☒ Contractor Value of Work (labour and materials): \$ 8000

Owner Name (please print): Mike Yasinski
Mailing Address Box 892 City/Town/Village Manning Province AB Postal Code T0H 2M0
Email myasconstruction@gmail.com Owner's Phone # 7808366427 Fax _____

Contracting Company Name (please print): M-YAS Construction Contact Name (please print): Mike Yasinski
Mailing Address Box 393 City/Town/Village Manning Province AB Postal Code T0H 2M0
Email myasconstruction@gmail.com Contact's Phone #: 7808366427 Fax N/A

Project Location
(Municipality) County of Northern Lights NO 22 Subdivision/Hamlet Name: Holchkiss Tax Roll No. 312754
Street/Rural Address 934036 RGE RD 230 Unit _____
Lot 1 Block 1 Plan 0324081 LSD _____ Quarter se Section 25 Township 93 Range 23 West of 5
Directions _____

Description of Work (please provide a complete and detailed description of the work to be completed including all applicable drawings/documents)

Removal of old septic tank and installation of new septic tank further away from existing house. Previous owner built addition over top of septic tank, removing addition and moving tank further away from home.

☒ Work has not started ☐ Work is in progress ☐ Work is complete

Submit with Application ☐ Completed Site Evaluation and System Design Report as per the current Alberta Private Sewage Systems Standard of Practice

WORK MUST BE INSPECTED BEFORE COVERING

TYPE OF WORK Please only select applicable item(s)	INITIAL COMPONENT Please only select applicable item(s)	SOIL BASED TREATMENT SUMMARY Please only select applicable item(s)
☐ New Installation New Tank	☐ Holding Tank Model # _____ Capacity _____ CSA Cert No. _____	☐ Treatment Field ☐ LFH At-Grade
☒ Alteration of Existing System	☒ Septic Tank Model # <u>11016AG</u> Working Capacity <u>950 IMP</u> CSA Cert No. _____	☐ Chamber System Treatment Field ☒ Open Discharge
☒ Residential/No. of Bedrooms <u>3</u>	☐ Packaged Sewage Treatment Plant	☐ Treatment Mound ☐ Lagoon
☐ Commercial/No. of Seats/Employees _____	☐ Sand Filter	☐ Sub-surface Disp. Dispersal ☐ Privy (with holding tank)
☐ Industrial	☐ Effluent Tank	☐ Enhanced Surface Discharge
☐ Work Camps/No. of Beds _____	☐ Settling Tank	Depth to Restrictive Layer: _____ Depth to most limiting condition: <u>8</u> Limiting Soil Texture: <u>H/C</u> Structure <u>3/4</u> Grade <u>3</u>
Variance No. _____	☐ Lift Station	Soil Effluent Loading Rate: <u>0.09</u> Linear Loading Rate: _____
Variance Exp. Date _____		Soil Infiltration Area Required: _____ ☐ meters ☐ feet
Expected Peak Volume: <u>227</u> ☐ L/day ☒ Imp./day ☐ Meters/day		

FOIP Notification: Personal information collected on this form is collected under the authority of section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act. It is used for processing permit applications, issuing permits, safety codes compliance monitoring, verification and program evaluation. The name of the permit holder and nature of the permit may be included on reports provided to a municipality or made available to the public as required or allowed by legislation. Questions about this collection may be directed to ASCA Coordinators at 1-888-413-0099 or at Suite 500 10405 Jasper Avenue, Edmonton AB T5J 3H4

Mike Yasinski
Certified Installer's Name (please print) Certification No. 220100-018 Certified Installer's Signature _____

Homeowner's Signature (homeowner permit only): Homeowner Declaration: By signing this application I hereby certify that I own/will own and occupy this dwelling. I take full responsibility for the installation of the on-site wastewater treatment system.

Permit Fee \$ 405 Travel Fee \$ 100 SCO/Permit Issuers Name (please print): BRIAN CHENOWETH
SCO Levy \$ 18.60 SCO/Permit Issuers Signature _____
Total Cost: \$ 583.60 Designation No. 05253
☐ Cash ☐ Cheque ☐ Debit Receipt No. 013305 Permit Issue Date _____
☒ Credit Card (attach signed credit card authorization form) ☐ Invoiced

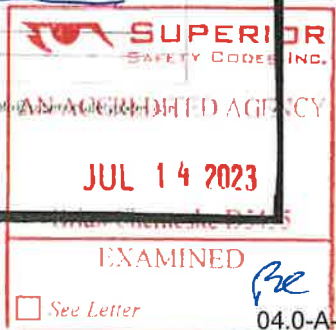
Superior Safety Codes Inc. 100 14535 118 Avenue NW Edmonton, AB T5L 2M7

Phone 780-489-4777 or 1-866-999-4777
Fax 780-489-4711 or 1-866-900-4711

Email info@superior-safety-codes.com

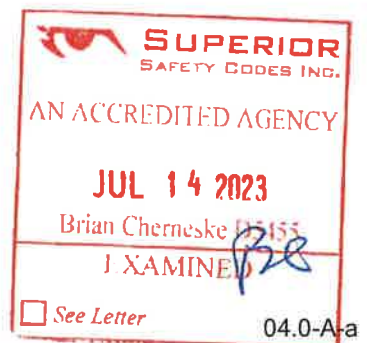
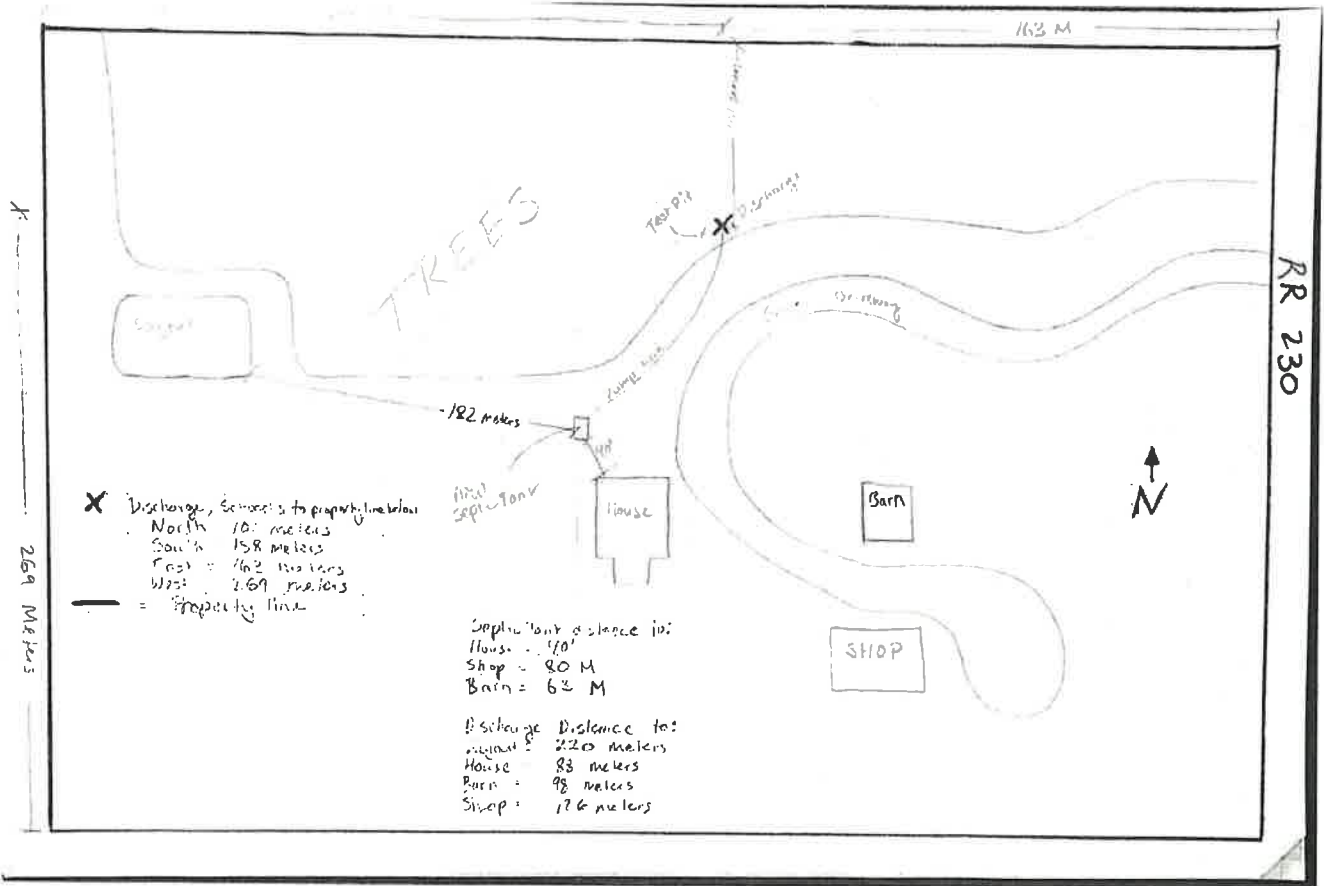
P. Richard

EXP 10/14/23



04.0-A-a

51155C 28 80003





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Memorandum

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: **September 26, 2023**
 Attention: **Theresa Van Oort, Chief Administrative Officer** Project No.: **15856-B23-19**
 Cc: **Dave McRae, Community Planning Manager**
 Reference: **DP-23-19 Boley Existing Modular Dwelling & Home Based Business - Major**
 From: **Anna Glover, Planning and Development Technician**

Application

The applicant has applied for development approval of a well site trailer that was relocated and retrofitted into a modular dwelling, as well proposes to operate a Heavy Equipment Repair and Inspections business out of an existing shop on NW-12-89-23-W5M. The equipment repair business operation is considered a Home-Based Business (HBB), Major and is subject to the Agriculture General (A) District in the Land Use Bylaw (LUB). The modular dwelling is a Permitted Use, while the HBB, Major is a Discretionary use that also requires a variance of 15.2 m (50 ft) to the east side yard setback and 5.2 m (17 ft) to the north side yard setback. The applicant owns both the subject NW 12 and the adjacent NE 12. The applicant has requested approval for two (2) employees and to operate from 8 am-5 pm.

Initial inquiries associated the HBB, Major with the adjacent NE 12 quarter, but because the shop and the existing dwelling were not on the same property the proposed heavy equipment repair operation could not be considered unless the area around the existing shop was consolidated by way of subdivision into NE 12. As well no uses within the Agriculture District accurately represented the proposed business operation, except for a Home-Based Business, Major. Equipment repair shops are not listed uses within the Agriculture General (A) District and whole lots dedicated to equipment repair would be more suited to Industrial Districts. Redistricting to Industrial would require significant more site studies, and initial evaluation did not see strong support for it.

Site and Existing Conditions

The subject modular dwelling is located approximately 180 m south of the intersection of Township Road 892 and Range Road 231 and is 5 km southwest of Deadwood.

The modular dwelling is in the northwest corner and the commercial shop operation is located in the northeast corner, approximately 675 m away, within the NW 12 quarter section (Figure 1). The modular dwelling was brought to the site in early 2022 and the shop in 2019, as confirmed by aerial imagery. Currently no driveway connects the modular dwelling and the shop, and they are separated by a drainage ditch. The shop initially had been in use by the residents of the existing dwelling on the east quarter section due to its close proximity and would be considered the most effected by the proposed development and the reduced setbacks, however both quarters are owned by the applicant.

Both adjacent quarters owned by the applicant are in use for agriculture production except for some pockets of wetland, trees, and shrubs.



Figure 1

Surrounding Conditions

The surrounding quarter sections are zoned Agriculture General (A) District and are in agriculture production, except for a creek that crosses through them. There are two farming operations in the vicinity that all connect with direct access to the Township Road 892 to the north of the proposed heavy equipment operation. One farming operation is approximately 830 m to the east and two are approximately 1.6 km to the west with the rest of the surrounding area vacant of permanent residents (Figure 2).



Figure 2



There are no active or abandoned well sites with this quarter, and no high-pressure gas lines. The site is served by an active low pressure gas line owned by North Peace Gas Co-Op that crosses the top third of the quarter section. The quarter section is not within any environmentally sensitive areas or key wildlife biodiversity zones.

There is no Historical Resource Value applied to this quarter section, and it is not located within the Grimshaw Gravels Aquifer area.

The development is compatible with the surrounding land uses.

Access

Business operation vehicles will access the site via Township Road 892 classified as a Residential Road that is shared with commercial, forestry, energy, agriculture, hunting and other recreational uses in the Level of Service Road Classification Policy. The proposed access to the HBB does not comply with minimum distances between approaches on the same side of a local road and would require a variance. However, as the applicant owns both adjacent quarters, and was previously accessing the existing shop from the current driveway on NE 12, a variance should not be supported and instead an easement agreement be put in place to share the existing driveway. A road use agreement for Range Road 892 shall be required by the County and 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.

Access to the existing modular home has been coming from a new approach, as confirmed by aerial imagery, that connects to Range Road 231 which is classified as Field Access. As per the Level of Service (LOS) Road Classification Policy I.1 The County shall not permit year-round residential development to constructed on lands that can only be accessed via. Field Access Roads. Access to the modular dwelling shall be from Township Road 892 unless the Field Access Road is reclassified to support year-round residential development. The applicant shall be required to enter into a development agreement with the County to install an access to the modular dwelling from an approach to Township Road 892 if no sufficient drainage channel crossing is developed.

Circulation and Comments

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

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 HBB, Major is a discretionary use and complies with the definition for HBB, Major and does not exceed the maximum of 5 non-resident employees so long as



8. That the applicant/owner shall have and maintain portable fire extinguishers containing dry chemical on site.
9. The applicant/owner shall be required to enter into a development agreement with County if any installing and/or upgrading of the access is required, subject to separation distances between approaches on the same side of a local road, pursuant to Section I31.4 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.
10. 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.
11. The applicant/owner shall register a joint access easement agreement on title to share the existing driveway with Lot 1, Block 1, Plan 012 2604 – (NE-12-89-23-W5M).
12. 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.
13. That business operations shall be conducted between 8 am and 5 pm, 7 days a week.
14. No advertising signs shall be installed on site (see advisement #1).

Advisement

1. If an advertising sign is to be installed within property lines, a separate development permit application will be required and shall comply with section I11.4(d) of the LUB, limiting to only one (1), unlighted sign not exceeding 1.0 m² (11 ft²) in size.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE

APPLICATION NO.	DP-23-19
DATE RECEIVED	Aug 14, 2023
ROLL NO.	72509

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>Bronson Boley / Deadwood Diesel</u>			NAME OF REGISTERED OWNER		
ADDRESS <u>Po Box 89, Deadwood, AB, T0H 2A0</u>			ADDRESS		
POSTAL CODE <u>T0H 2A0</u>			POSTAL CODE		
EMAIL ADDRESS* <u>boleyenterprisesltd@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>780-836-5165</u>	<u>780-836-9429</u>				

LAND INFORMATION	
Municipal Address (if applicable): <u>230043 twr rd 892</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>N1W</u> Section: <u>12</u> Township: <u>89</u> Range: <u>23</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>0.5 ACRES</u> ☒ Acres or ☐ Hectares	
Description of the existing use of the land: <u>Personal property, farmed land</u>	
Proposed Development: <u>commercial shop / home-based for Heavy Duty Repairs.</u> <u>DRIVEWAY FOR COMMERCIAL TRAFFIC.</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: <u>08/09/2023</u> Date of Completion: <u>TBD</u> Value of Construction: \$ <u>0</u>

PROPOSAL INFORMATION			
DEVELOPMENT IS: ☒ NEW ☒ EXISTING ☐ ALTERATION TO EXISTING			
LAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHER			
LOT AREA: <u>156.37 AC</u>	LOT WIDTH: <u>2640 FT</u>	LOT LENGTH: <u>2640 FT</u>	PERCENTAGE OF LOT OCCUPIED: <u>10 %</u>
PRINCIPAL BUILDING SETBACK: FRONT: <u>0M</u> REAR: <u>88M</u>		SIDES: <u>10M / 50M</u> HEIGHT: <u>6M</u>	
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 <u>172m</u>	
ADDITIONAL INFORMATION AS REQUIRED:	
☐ ELEVATIONS ☐ SOIL TESTS ☒ HOURS OF OPERATION <u>8AM - 5PM</u> ☐ NUMBER OF DWELLING UNITS _____ ☒ NUMBER OF EMPLOYEES <u>2</u> ☒ PROPOSED BUSINESS ACTIVITIES <u>HEAVY EQUIPMENT REPAIRS / INSPECTIONS</u> ☐ 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>14-08-23</u> Date <u>14-08-23</u> Date <u>[Signature]</u> SIGNATURE OF APPLICANT <u>[Signature]</u> SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

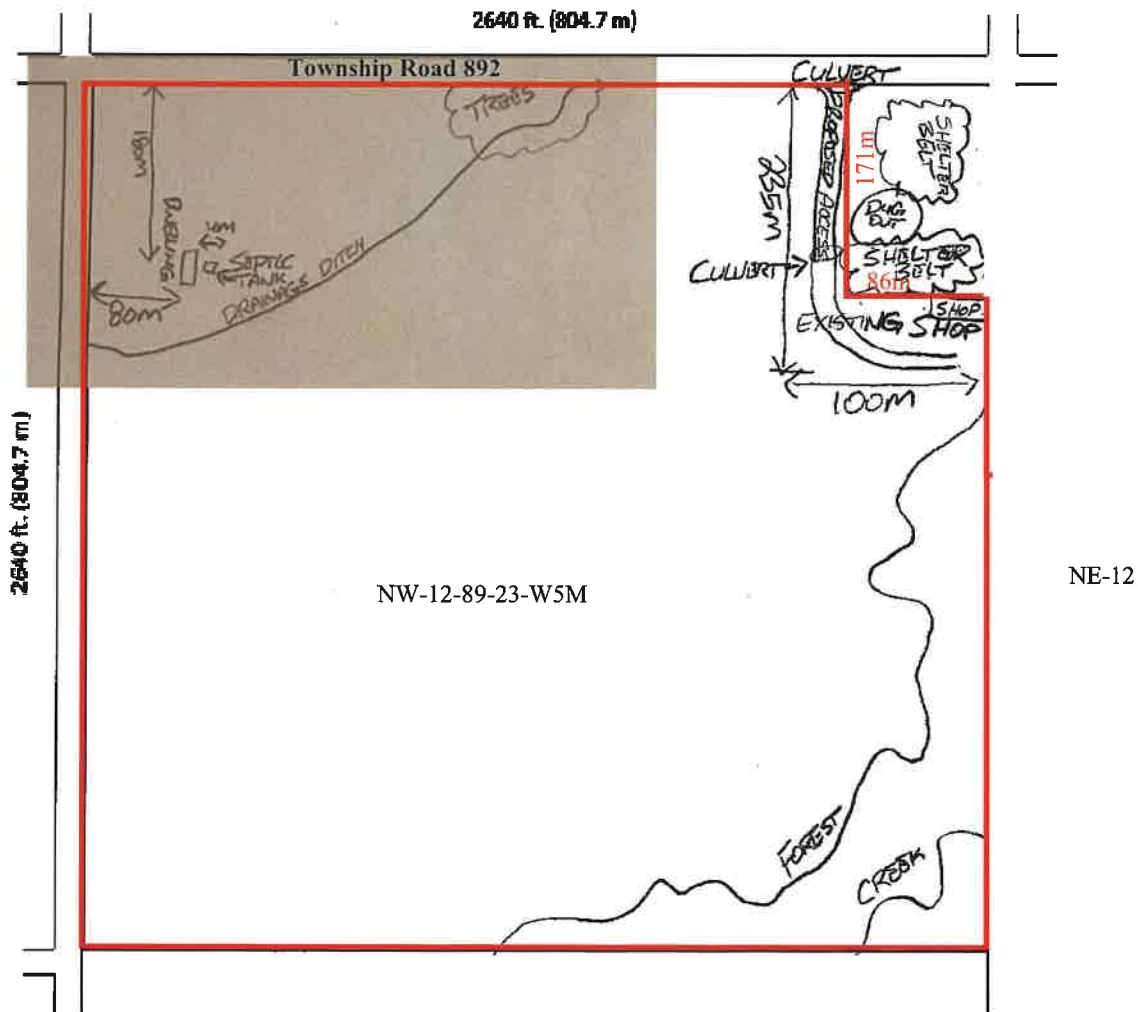
FOR ADMINISTRATIVE USE	
LAND USE DISTRICT: _____	
FEE ENCLOSED: YES ☐ NO ☐	AMOUNT: \$ _____ RECEIPT NO.: _____
DEFINED USE: _____	
PERMITTED/DISCRETIONARY: _____	
VARIANCE: _____	

PROPOSED DEVELOPMENT SKETCH

LEGAL NW $\frac{1}{4}$ SEC 12 TWP 89 RG 23 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 $\frac{1}{4}$ section (if applicable).
- ┌ Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

North

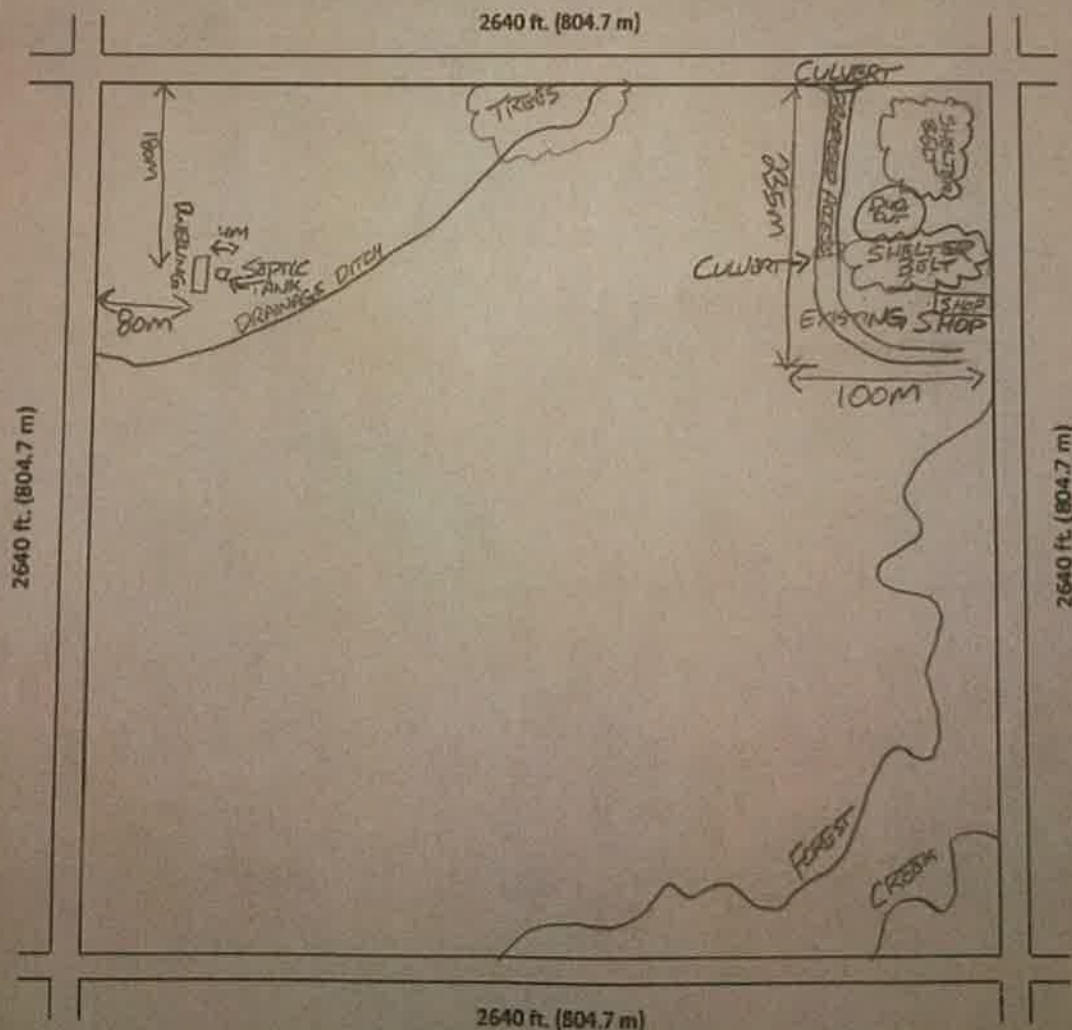


PROPOSED DEVELOPMENT SKETCH

LEGAL NW $\frac{1}{4}$ SEC 12 TWP 29 RG 23 W 5 M

- Parcel Boundaries/dimensions (feet, meters, etc.).
- Locate developed road allowance(s) and access point(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 $\frac{1}{4}$ section (if applicable).
- Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

North



Abandoned Wells Map



Thursday, August 17, 2023 11:30:53 -06:00

Map Scale: 1: 9,028



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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)

NO SEPTIC TANK

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

DP-23-19 - Adjacent Landowners

