

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, FEBRUARY 27, 2024 at 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/83082772161>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, February 13, 2024 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

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

i. DP-23-21 Driedger

ii. DP-23-26 Zemlak

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, FEBRUARY 13, 2024 at 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/82628641995>

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
Charles Schwab – Director of Public Works
Josh Hunter – Director of Finance
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter
Natalie Tremblay - Community Planner, ISL Engineering and Land Services Ltd. (virtually)
Debbie Bonnett - Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtually)

01.0 CALL TO ORDER

Chair Terry Ungarian, called the Tuesday, February 13, 2024 Municipal Planning Commission Meeting to order at 9:39 a.m.

02.0 ADOPTION OF THE AGENDA

004/13/02/24MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, February 13, 2024 Municipal Planning Commission Meeting agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, January 30, 2024 Municipal Planning Commission Meeting Minutes

005/13/02/24MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, January 30, 2024 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

i) DP-23-24 Rogers Communication Tower

006/13/02/24 MPC MOVED BY Councillor Reese to acknowledge receipt of Application DP-23-24; to construct a 70-meter guyed communication tower with an equipment shelter, on a 49.42 ha (122.13 ac) lot on Part of SE 13-85-22 W5M, be approved subject to the following eight (8) 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. A copy of the approved permits must be submitted to the County of Northern Lights.
2. The applicant is required to obtain a permit from Alberta Transportation.
3. The foundation (pile design) shall be completed in accordance with the recommendations of the Helix Geotechnical Report dated January 9, 2024.
4. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Building Permit
 - b. Electrical Permit
5. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within (SE-13-85-24-W5M).
6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
7. The applicant/owner is required to complete and obtain approval of an Access/Approach Application form along with payment to the County Administration office. Approval is required prior to any construction. County specifications for culvert details may be obtained from the Director of Public Works.
8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chairperson Terry Ungarian adjourned the meeting at 9:45 a.m.

Chair, Terry Ungarian

CAO, Theresa Van Oort



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: **February 20, 2024**
Attention: **Theresa Van Oort, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference: **DP-23-21 – Driedger Single Detached Dwelling, if the building site does not have access to a developed road**
From: **Debbie Bonnett**

Application

The applicant is requesting approval to construct a new dwelling unit on part of the SW 2-86-21 W5M. Access to the property is via Twp Rd 860 which is an undeveloped road. The applicant purchased the land in August, 2023. There is currently a large shop/garage on the property in the northeast corner of the property.

Site and Surrounding Lands

The applicant has recently purchased these lands and wishes to construct a dwelling unit on the property. A permit for a shop to be located approximately 600 ft. north of the creek was recently issued for the property. The dwelling would be constructed on the north side of the creek also and will be 300 ft. from the creek.

The lands are 2.5 km west of Peace River and within the Peace River Watershed. A creek runs diagonally through the section. Only 1 small bog showing on AB Merged Wetland. It is not within the Key Wildlife Biodiversity Zone and is not within Environmentally Sensitive areas.

The subject parcel is vacant, partly treed and under cultivation. The adjacent quarter sections to the north and west and very south east are heavily treed and identified as Crown land. A review of Alberta's Spatial Information System indicates that the lands surrounding the creek are identified as Area 23, 60% is Class 7 – No capacity for arable, subclass topography and 40% is Class 6 – Perennial forage only, subclass topography. The balance of the land and lands to the south and west on the property are identified as Area 557 and 80% of those lands are Class 3 – "Moderately severe limitations", sub class D "Undesirable soils structure" and 20% are identified as Class 4 – "Severe limitations", subclass W "excess water".

One abandoned Oil Well Site is located SW of the ¼ section on the south side of Twp Rd 860 and a possible abandoned oil line is located in the TWP road right-of-way but not on their property.

The NE part of the property is within a historical value (HRV) classified designation. The designation is HRV – High Potential lands category Paleontological.

04.B)i.



There are no utilities within the quarter section and there are no improvements (developments) on adjacent lands. The applicant is proposing to provide potable water with a cistern and hauling service. Septic disposal will be an open discharge/approved septic system. There are no details with regard to electricity.

Site Access and the Transportation Network

The proposed development will require construction of a new access from Twp. Rd. 860 which is considered an undeveloped road.

The subject property is Zoned Agricultural General (A) and the proposed use of a dwelling unit is a discretionary use if there is no access to a developed road. This road is undeveloped. An access also appears to have been constructed within the westerly undeveloped road allowance.

- An accessory building has been permitted to be constructed on the lot in the absence of the principal building by the Development Officer as per their discretion as per section 11.8 of the LUB.
- Access is by way of Township Road 860 which is considered an Undeveloped Road in the LUB and is classified as Field Access in the Level of Service Policy (LOS) under which snow plowing does not occur in the winter as per the maintenance standards, therefore access may not be available in the winter.
- A request to reclassify a portion of Township Road 860 to Residential was denied on September 13, 2022.

Compliance with Approved Plans and Land Use Compatibility

The subject property is Zoned Agricultural General (A) and the proposed use of a dwelling unit is a discretionary use if there is no access to a developed road.

The subject property is not identified within an IDP and the proposed development complies with the policies of the MDP.

Circulation and Comments

The application was circulated to affected agencies and adjacent landowners for review, consideration, and comment.

At the writing of the agenda, one letter of support has been received from the adjacent (previous) landowners.

All applicable Safety Codes permits are required if the application is approved.



Memorandum

Integrated Expertise. Locally Delivered.



The Director of Public Works has been to the site and advised that it appears that the owner has built an access road within the County road allowance as well as constructed a new approach that the County was not informed about and did not pass inspection. Although not inspected, the owner advised that there was already a culvert in that creek and he "just added more dirt to cover it". It is estimated that the creek is probably no more than 1.0 m deep as it is not very wide.

County fire services are provided by the Town of Manning, the Town of Peace River and volunteers at Weberville. In order to provide emergency services to properties, a road constructed to County standards is required.

These same standards apply to School bus services.

At the time of the site visit, there was no indication that a house was being constructed, however, there was a large shop/garage permit issued after construction was started.

Recommendation

It is recommended that the application to construct a single detached dwelling on part of the SW 2-86-21 W5M be REFUSED as access to the property is via Township Road 860 which is considered an Undeveloped Road in the LUB. It is classified as Field Access in the Level of Service Policy (LOS) therefore snow plowing does not occur in the winter as per the maintenance standards. Access may not be available in the winter.

04. B-1



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) <u>780 821-9494</u>	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): _____	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>S1R</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>Accessory structure 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\$

04.B)i

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: 1760 REAR: 4830 SIDES: 1 HEIGHT _____

ACCESSORY BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: 1 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 1 ☐ 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

Sept 9/23
Date

SIGNATURE OF APPLICANT

Sept 9/23
Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____

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

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

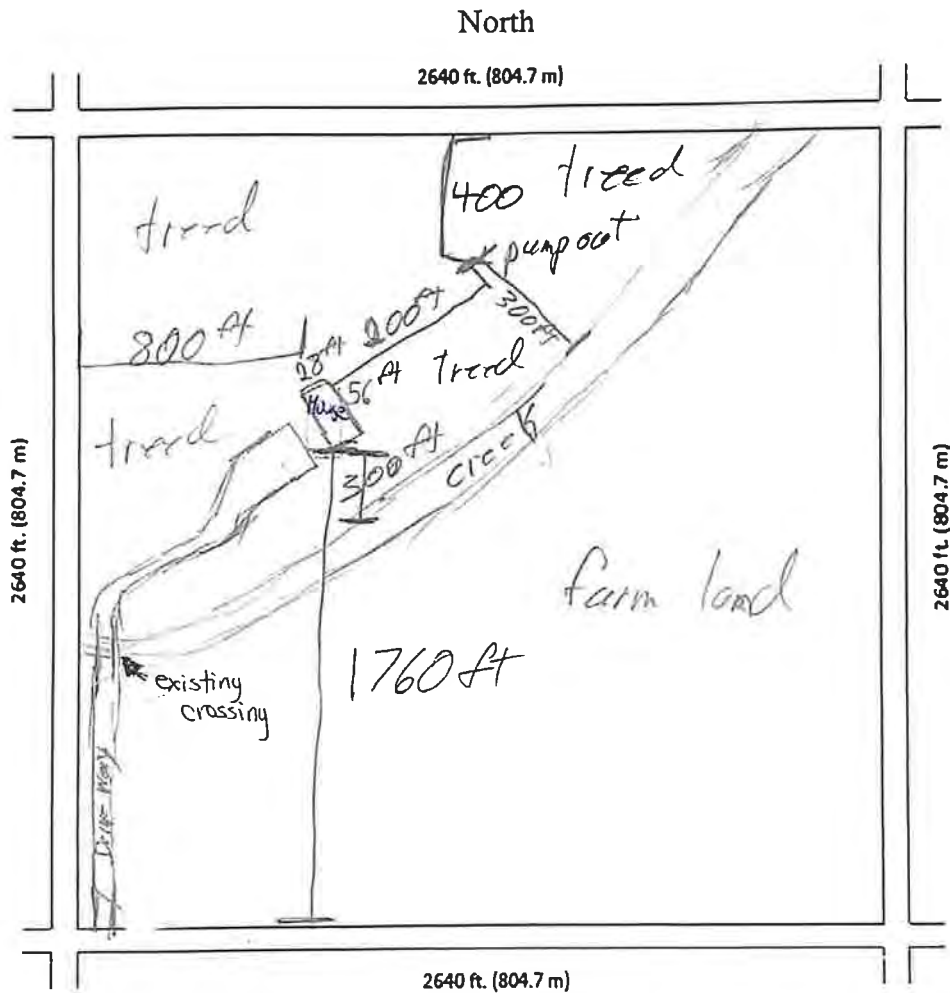
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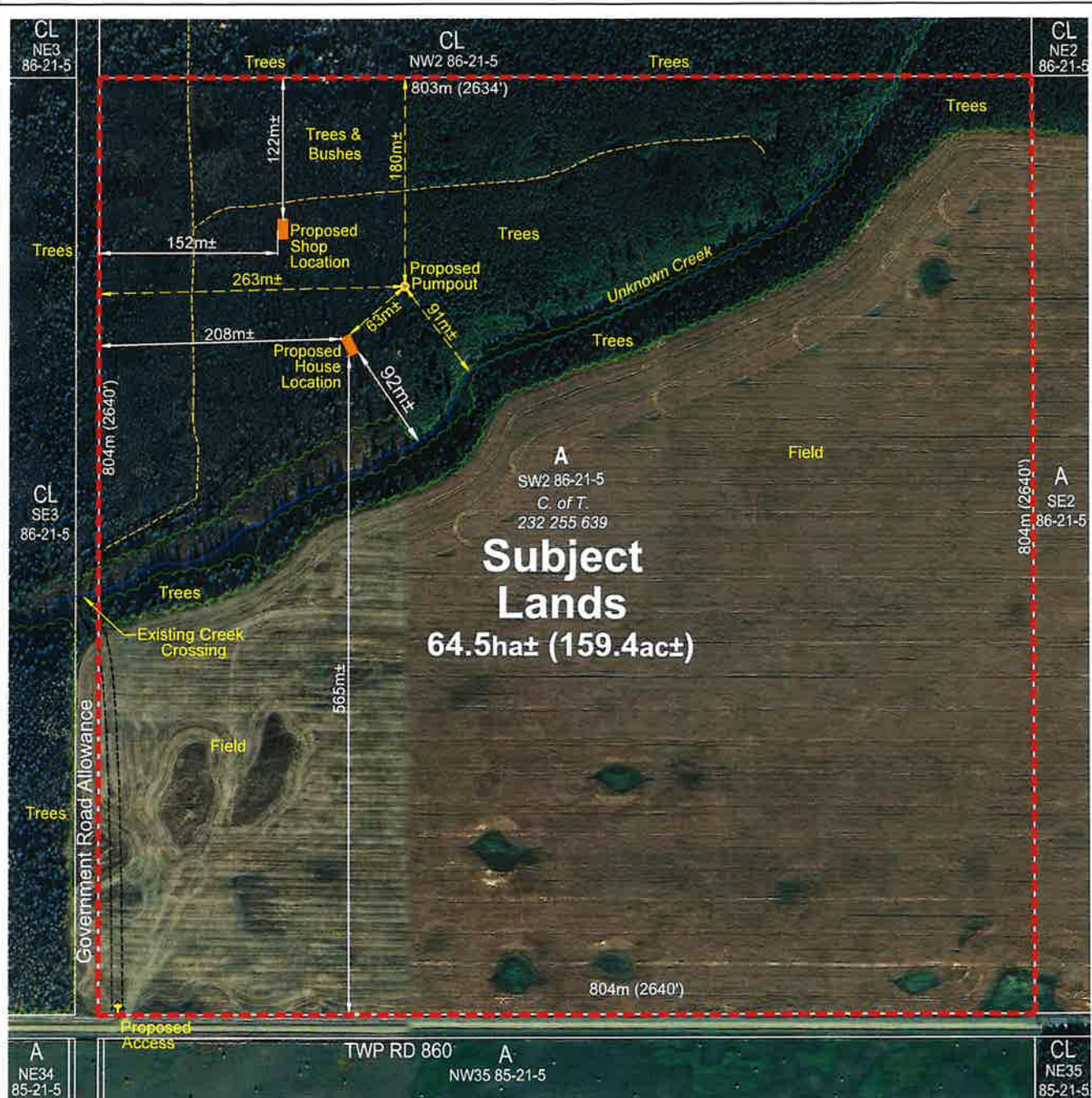
04.B) i

PROPOSED DEVELOPMENT SKETCH

LEGAL SW $\frac{1}{4}$ 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 $\frac{1}{4}$ section (if applicable).
- └ Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.





DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

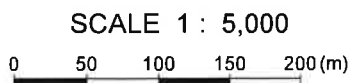
LEGAL: SW 2, Twp 86, Rge 21, W5M

FILE No. DP-23-21



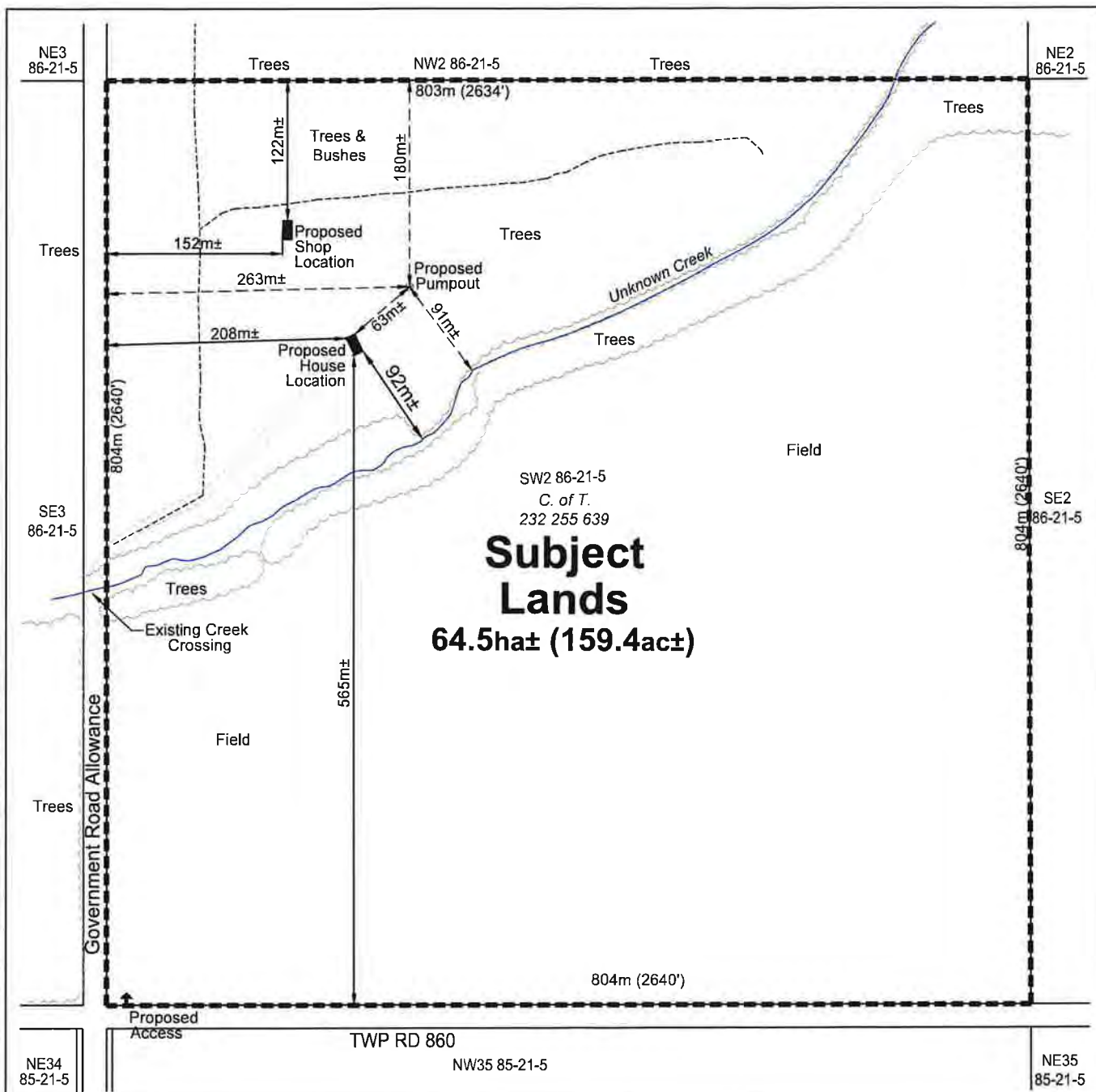
LEGEND

- Subject Lands
- Proposed Buildings
- Pumpout
- Existing Access
- Cut-Lines and Tracks
- Creek



January 11, 2024

04.B) i



DEVELOPMENT PERMIT APPLICATION

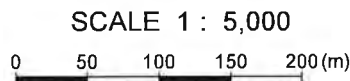
COUNTY OF NORTHERN LIGHTS

LEGAL: SW 2, Twp 86, Rge 21, W5M

FILE No. DP-23-21

LEGEND

- Subject Lands
- Proposed Buildings
- Pumpout
- Existing Access
- Cut-Lines and Tracks
- Creek



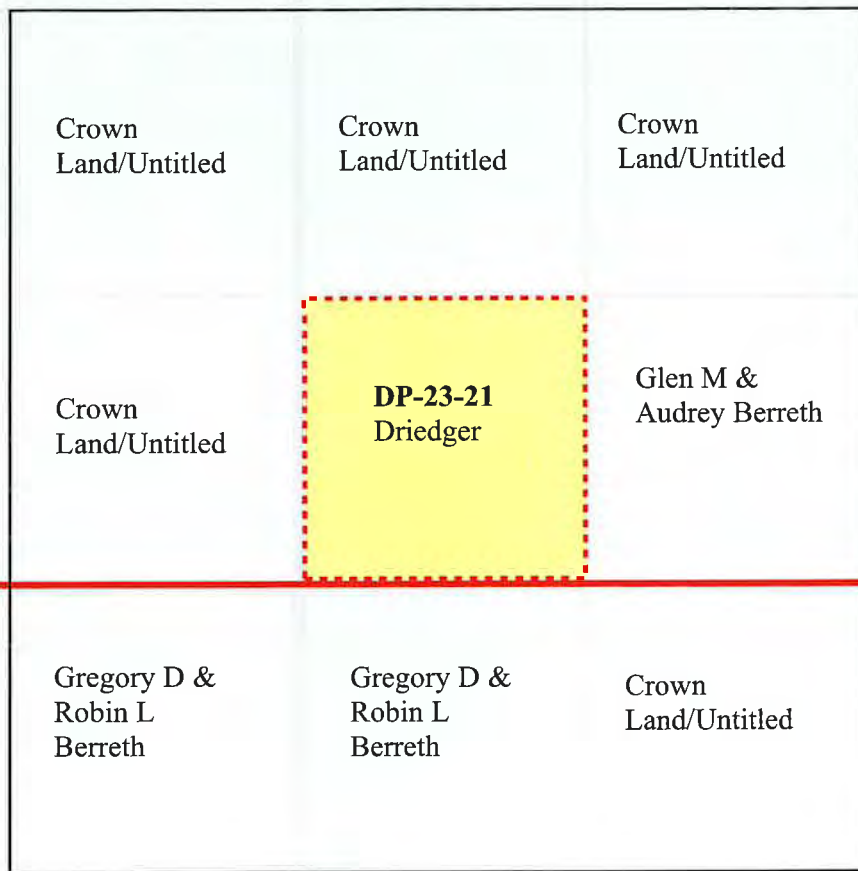
NOTE: Improvements located as per data supplied by owner and Abadata measurements.



January 11, 2024

04.B) i

Circulation Area - Driedger DP-23-21 - Subtitle



1:36111
2000 ft
1000 m



04.B) L



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

04.B)i



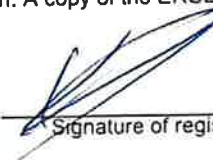
APPLICANT STATEMENT REGARDING ABANDONED WELLS

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.



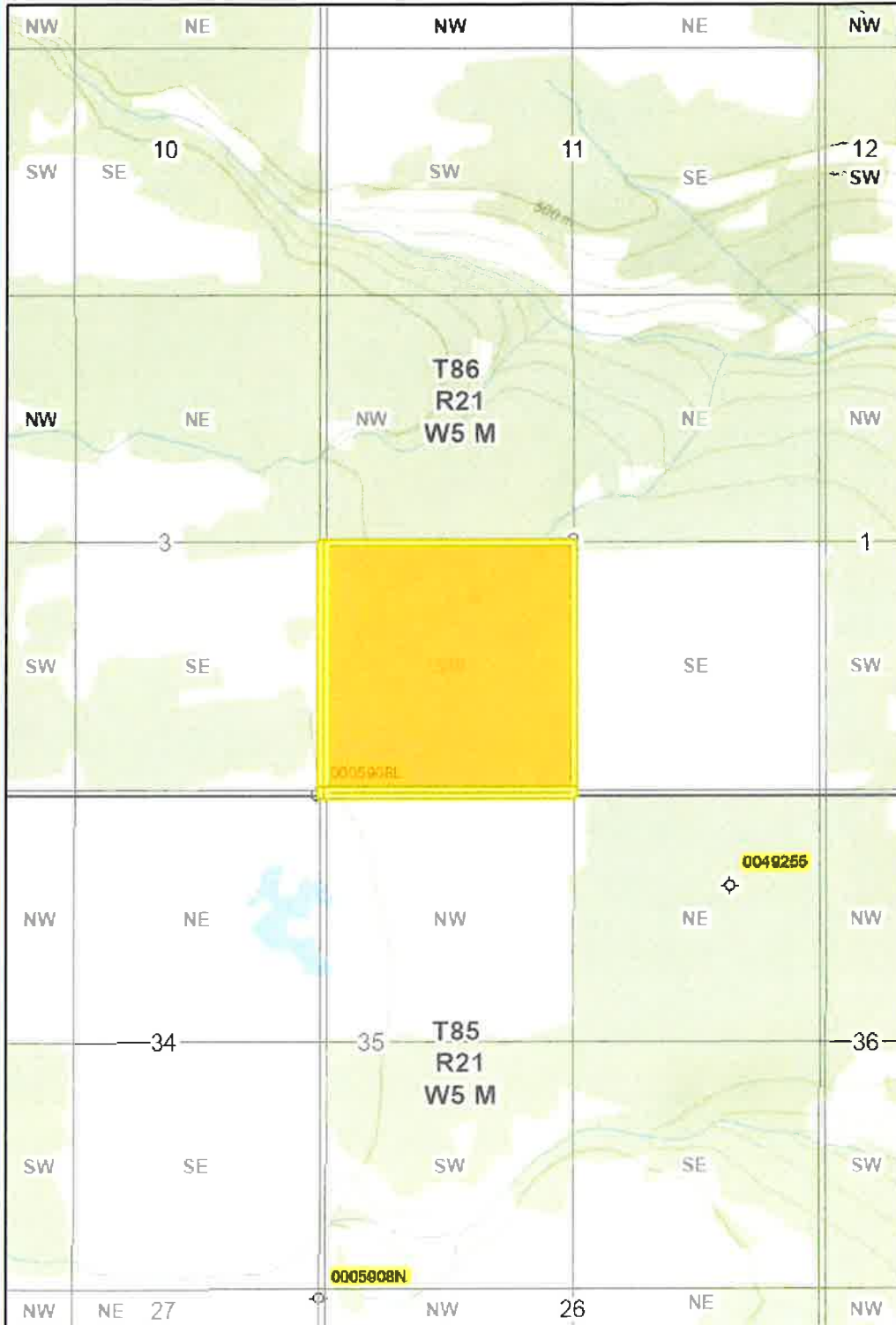
Signature of registered owner (or agent)

Sept 9, 2023

Date

04. B) i

DP-23-21 Abandoned Wells



Legend

- ATS Township Index Label
- ATS Section with Road Allowance
- Hydro
- ATS Quarter Section with Road Allowance Below Hydro
- ATS Township Index Outline 6
- ATS Section with Road Allowance
- ATS Quarter Section with Road Allowance Outline
- Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large Scale)
- Abandoned_Well_Loc_Pointer
- ATS v4_1 Alberta Provincial Boundaries
- Citations

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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.

Friday, January 05, 2024 10:06:26 -07:00

1.8 0.92 1.8 Kilometers

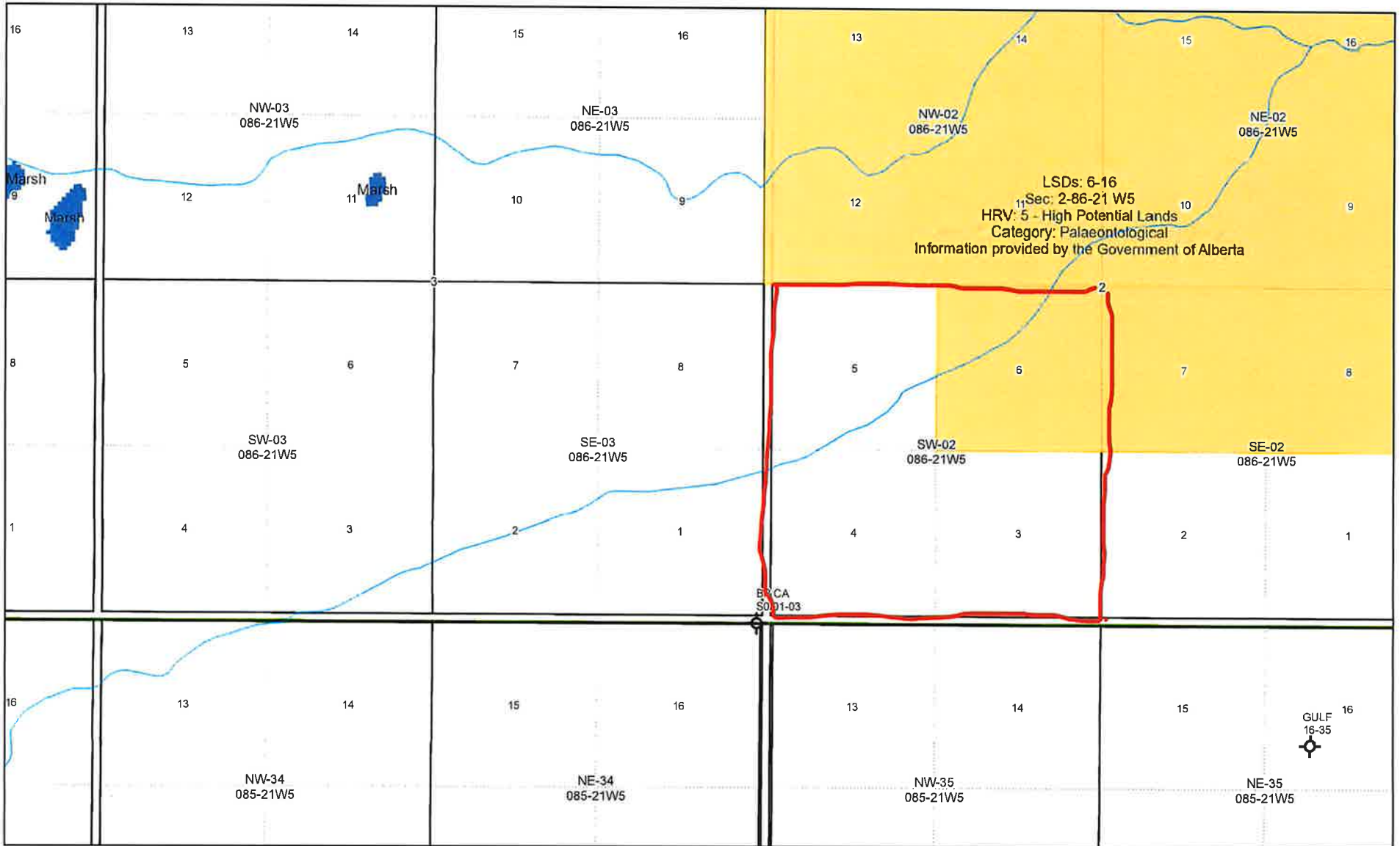
Map Scale: 1: 36,112



Alberta Government
GeoDiscover Alberta

04.0B) i

Driedger



Wednesday, January 10, 2024

1:12,682

0 150 300 600 m

 AbaData

04.B) i

04.B) i



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: **February 20, 2024**
Attention: **Theresa Van Oort, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference: **DP-23-26 Zemlak - Garden Suite (original dwelling), moved in dwelling with attached sunroom and attached garage**
From: **Debbie Bonnett**

Application

The applicant proposes to allow a second dwelling (Garden Suite) on a 4.36 ha (10.77 ac) being Lot 1, Block 1, Plan 932 3648 on part of the SW-7-91-22-W5M. The development is subject to the Agriculture General (A) District in the Land Use Bylaw (LUB). The A District lists a Garden Suite as a Discretionary Use.

An existing dwelling of 1210 sq. ft. is located on site and was constructed in 1950. The applicant has recently constructed a new foundation and moved an existing dwelling (1600 sq.ft.) onto the foundation. A proposed attached sunroom (1200 sq. ft.) and attached garage (1800 sq. ft.) will be constructed in the spring. The applicant is currently living in the original dwelling, which will be considered the Garden Suite. A new cistern will be installed for potable water supply and the applicant will be tying into the existing septic system. The existing access from Range Road 220 and driveway to the primary dwelling will be shared with the proposed development.

The applicant will move into the new residence when the construction has been completed. The existing bungalow will be occupied by a family member.

Site and Surrounding Lands

The subject site is located approximately 5 km east and 1.5 km north of the Hamlet of North Star. Access to the property is from Range Road 230. Existing buildings include the existing 1210 sq. ft. bungalow, a 24' x 30' garage/shed and a 58 ft. x 40 ft. pole shed with a cement floor and one bay insulated with underfloor heating. Buchanan Creek runs through the westerly part of property.

All adjacent quarter sections are currently zoned A District and are presently in agricultural production. There is a 24 acre parcel on the northeast quarter and a 26 acre parcel in the south east quarter.

The new primary dwelling will be set back approximately 21.3 m (70 ft.) from the east boundary which exceeds the minimum of 15.2 m setback as per section K3.2(c) of the LUB, and minimizing any potential nuisances from an additional dwelling unit.

04.B)ii



The proposed development is not within any historical value (HRV) classified land designation and there are no active or abandoned well sites within this quarter section.

A review of Alberta's Spatial Information System indicates that the lands have a Canada Land Inventory (CLI) soil rating of Class 3 and Class D, which indicates the soils have moderately severe limitations due to undesirable soil structure.

Site Access and the Transportation Network

The development is accessed from the east by Range Road 230, classified as a Residential Road in the Level of Service (LoS) policy, by way of a driveway shared with the primary dwelling to the west. The applicant will be required to enter into a development agreement with the County if any upgrading of the existing access or other improvements are needed. A condition has been included to confirm that no additional access be constructed without an approved development that complies with section I31.4 of the LUB.

Compliance with Approved Plans and Land Use Compatibility

The application was reviewed against the County's Municipal Development Plan and LUB and relevant provincial legislation.

The development complies with Section 5.3 (Dwelling Units Per Lot) of the MDP, in that the Development Authority has the discretion to approve a garden suite as a second dwelling on an agriculture lot.

The development also complies with the requirements of Section I10 (Garage and Garden Suite) of the LUB, as it meets the minimum size requirements and minimizes any views into adjacent properties or the primary dwelling.

The subject development area does not fall within any ASP boundaries and is not part of any current Area Concept or Outline Plans.

Circulation and Comments

The application was circulated to affected agencies and adjacent landowners for review, consideration, and comment. At the writing of the agenda, there have been no negative comments from referral agencies and no comments were received from adjacent landowners.

Recommendation

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. A copy of the approved permits must be submitted to the County of Northern Lights.

04.B) ii



2. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Provincial Plumbing or PSDS Permit,
 - b. Gas Inspection Permit,
 - c. Building Permit,
 - d. Electrical Permit, and
 - e. Safety Codes Permits;
3. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within Lot 1 Block 1 Plan 932 3648 - (SW-7-91-22-W5M).
4. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
5. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
6. 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.
7. 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.
8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

04.B) ii



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE

APPLICATION NO. DP-23-26
DATE RECEIVED December 12th, 2023
ROLL NO. 307188

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>Lorena Zemlak</u>	NAME OF REGISTERED OWNER
ADDRESS <u>Box 1207</u>	ADDRESS
<u>Manning, AB</u>	
POSTAL CODE <u>T0H 2M0</u>	POSTAL CODE
EMAIL ADDRESS* <u>lczemlak@gmail.com</u>	EMAIL ADDRESS*
*By supplying the County with an email address, you agree to receive correspondence by email.	
PHONE (CELL) <u>4033182055</u>	PHONE (RES)
PHONE (BUS)	PHONE (CELL)
PHONE (RES)	PHONE (BUS)

LAND INFORMATION

Municipal Address (if applicable): <u>911015 RR230</u>	
Legal description (if applicable): Registered Plan: <u>9323648</u> Block: <u>1</u> Lot (parcel): <u>1</u>	
QTR/LS: <u>SW</u> Section: <u>7</u> Township: <u>91</u> Range: <u>22</u> Meridian: <u>5</u>	
Size of the Parcel to be developed <u>10.77</u> ☒ Acres or ☐ Hectares	
Description of the existing use of the land: <u>CR</u>	
1600 sqft	
Proposed Development: <u>foundation built + house moved onto it - sunroom & attached garage to be added.</u>	
1200 sqft 1800 sqft	
Circle any proposed uses(s):	
☒ SIGN(S)	☐ CULVERT(S)/ ROAD ACCESS POINT(S)
☒ DWELLING UNIT(S)	☐ ACCESSORY STRUCTURE(S)/ USE(S)
☐ HOME BASED BUSINESS	☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
☐ PUBLIC USE(S)/ UTILITIES	
☐ SHED/GARAGE/BARN(S)	
☐ OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>Sept 29/23</u> Date of Completion: <u>Unknown</u> Value of Construction: \$ <u>\$200,000</u>

RECEIVED

DEC 12 2023

COUNTY OF
NORTHERN LIGHTS

04.B) ii

PROPOSAL INFORMATIONDEVELOPMENT IS: ☒ NEW ☒ EXISTING ☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHERLOT AREA: 10.77 ac LOT WIDTH: 187 m LOT LENGTH: 381 m PERCENTAGE OF LOT OCCUPIED: ____%PRINCIPAL BUILDING SETBACK: FRONT: _____ REAR: 15 ft 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

Date

SIGNATURE OF APPLICANT

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

LAND USE DISTRICT: _____ AG General

FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ \$50 RECEIPT NO.: 0198294

DEFINED USE: _____

PERMITTED/DISCRETIONARY: Discretionary

VARIANCE: _____

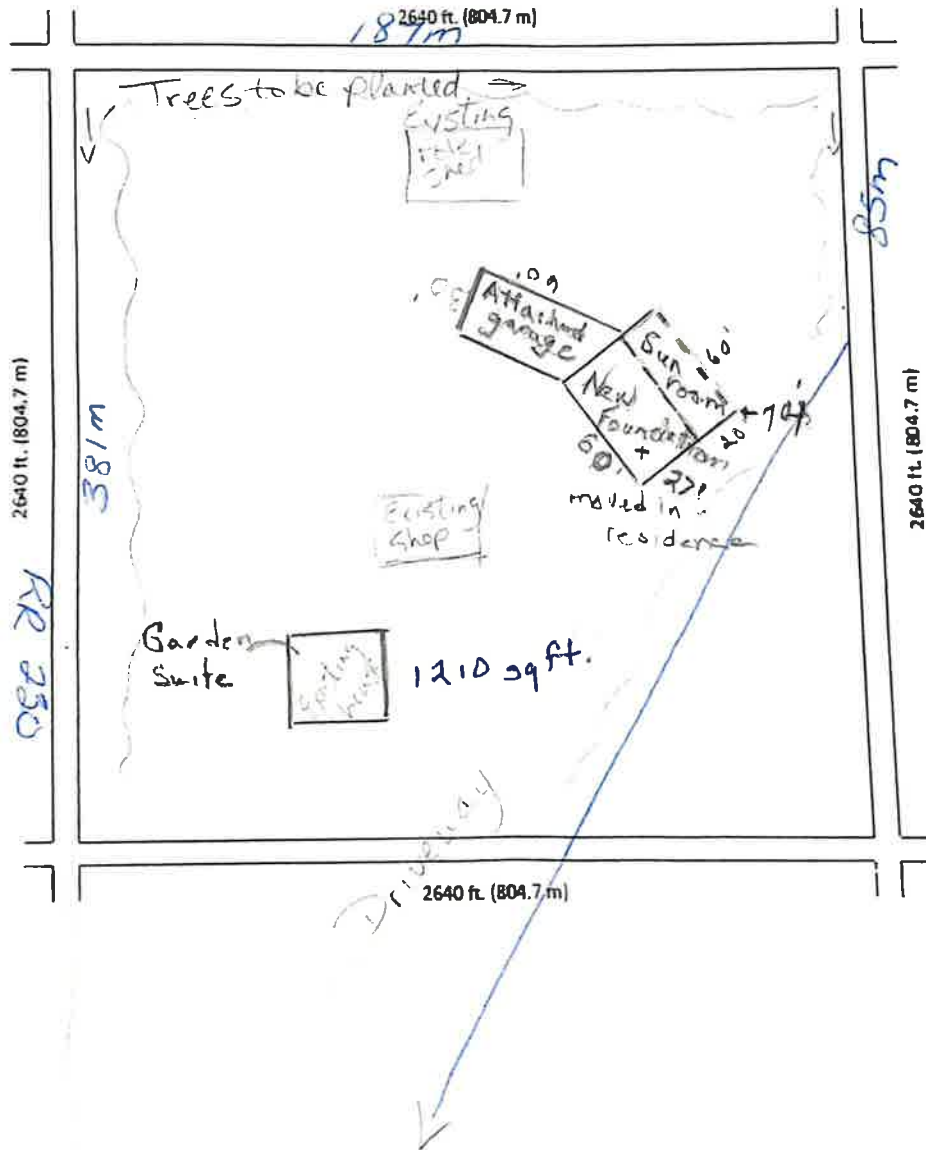
04. B) ii

PROPOSED DEVELOPMENT SKETCH

LEGAL SW ¼ SEC 7 TWP 9 RG 22 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 ¼ section (if applicable).
- Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

North



04.08.00

January 9, 2024

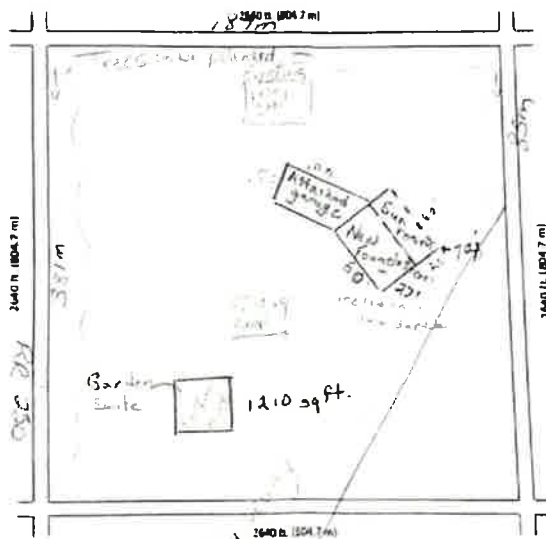
1. Existing Residence (Garden Suite) – 1200 sq. ft.
2. There is an existing shed/garage(24 ft. x 30 ft.) & pole shed (58 ft. x 40 ft.)
3. New Development Includes
 - foundation for dwelling – 1600 sq. ft. (27' x 60') – Completed in September, 2023
 - moved in residence – 1600 sq. ft. (27' x 60') – Moved house onto foundation - November, 2023
 - Attached sunroom – 1200 sq. ft. (proposed start – spring)
 - Attached Garage – 1800 sq. ft. (30 ft. x 60 ft.) (proposed start – spring)
4. House is located 70 ft. from the east boundary at the closest point
5. Proposed construction cost is \$200,000

PROPOSED DEVELOPMENT SKETCH

LEGAL _____ N SEC _____ TWP _____ RG _____ W _____ 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.

North



04.B)ii



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)

tied into existing

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

04.B)ii



N. Bdy. SW1/4 Sec. 7

201.00

613

90°

187.00

278
85.00

LOT 1
BLOCK 1
(4.36 Hq.)

SW1/4 Sec. 7-91-22-5

-91-23-5

1252'

Allowance

381.00

Road

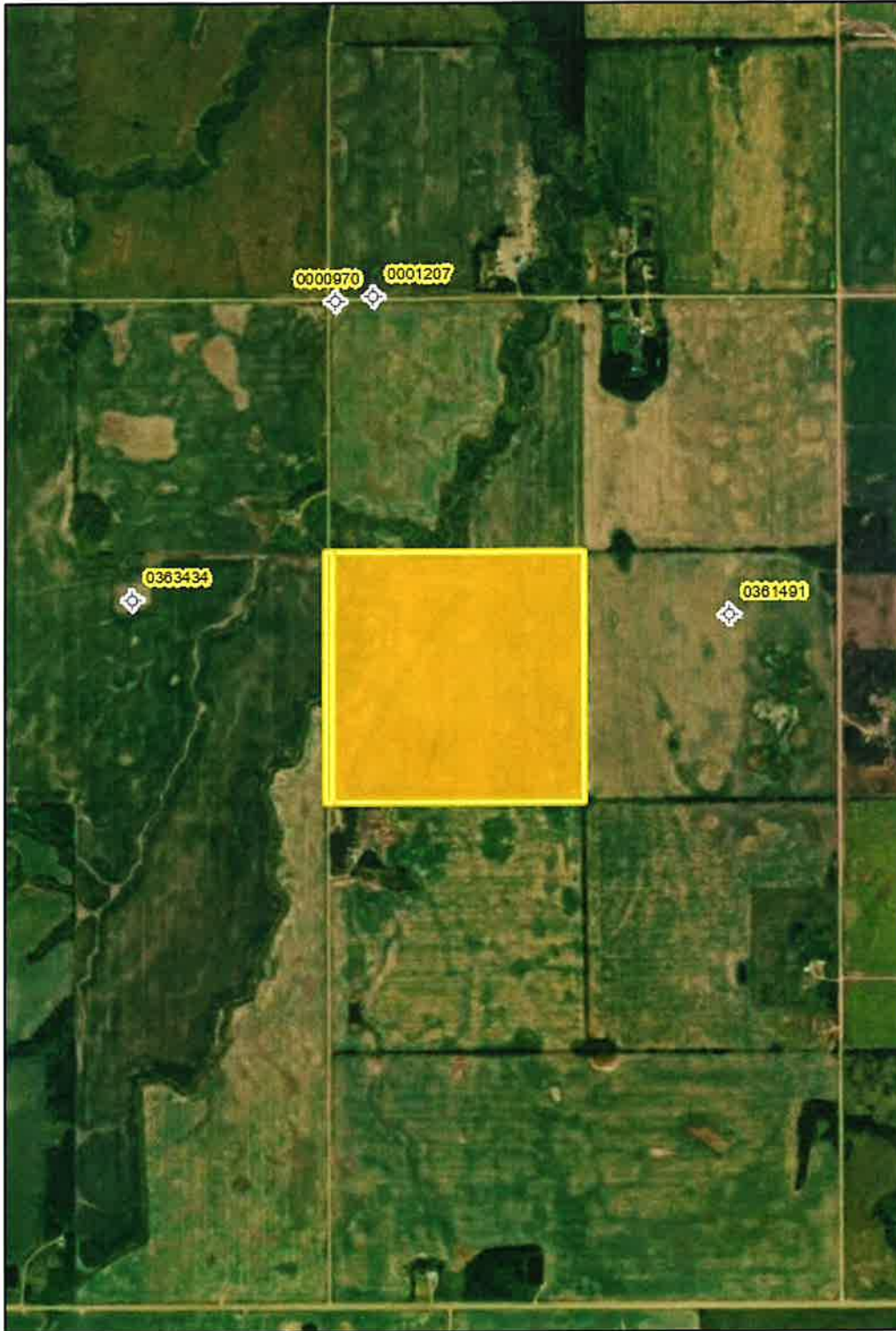
Government

NW1/4 Sec. 6-91-22-5

80

04.B)ii

SW-7-91-22-W5



Legend

- ◇ Abandoned Wells (Large Scale)
 - Abandoned_Well_Revised (Large Scale)
 - Abandoned_Well_Loc_Pointer
 - ATS v4_1 Alberta Provincial Boundaries
- Citations

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Friday, December 15, 2023 14:50:36 -07:00

1.8

0.92

1.8 Kilometers



Map Scale: 1: 36,112

Alberta Government
GeoDiscover Alberta

04.B)ii

Landowner Circulation Map DP-23-26 - Zemlak

