

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, SEPTEMBER 24, 2024 at 11:00 A.M.

<https://us02web.zoom.us/j/89721521803?pwd=pzrTQL6Dkfz3WqzZlakn65Ska7XynJ.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, August 27, 2024 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) DP-24-30 Brad and Brenda Reinders

2) DP-24-38 Scott Leitch

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

1) DP-24-33 Diesel

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, AUGUST 27, 2024 at 11:00 A.M.

<https://us02web.zoom.us/j/82392300114?pwd=4sPFRMbTo5OqNFKtppaaS014i3bTMo.1>

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:

Gerhard Stickling – 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)

01.0 CALL TO ORDER

Chair Terry Ungarian called the Tuesday, August 27, 2024 Municipal Planning Commission Meeting to order at 11:19 a.m.

02.0 ADOPTION OF THE AGENDA

033/27/08/24MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, August 27, 2024 Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, July 09, 2024 Municipal Planning Commission Meeting Minutes

034/27/08/24MPC **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, July 09, 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

- 1) *DP-24-01 Greschner (revised)*
- 2) *DP-24-10 Zacharias (revised)*
- 3) *DP-24-20 Bueckert*
- 4) *DP-24-21 Hollingshead/Stauber*
- 5) *DP-24-28 Neufeld*
- 6) *DP-24-32 Lorencz*
- 7) *DP-24-34 Rasmussen*

035/27/08/24MPC MOVED BY Councillor These to acknowledge receipt of the Developments Permits issued by the Development Officer; DP-24-01, DP-24-10, DP-24-20, DP-24-21, DP-24-28, DP-24-32, DP-24-34 and accept them for information.
CARRIED

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair Ungarian adjourned the Tuesday, August 27, 2024 Municipal Planning Commission Meeting at 11:26 a.m.

Chair, Terry Ungarian

CAO, Gerhard Stickling

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-24-30
ROLL NO.: 70558
DEVELOPMENT: Mobile Home (70' x 14') and Addition (28' x 24')
USE TYPE: Permitted Use
LAND USE DISTRICT: A – Agriculture General
LEGAL DESCRIPTION (ATS Location): SW 16-88-21 W5M
CONSTRUCTION VALUE: \$ 50,000
NAME & ADDRESS OF APPLICANT(s): Brad and Brenda Reinders

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 conditions and appeal procedures)

APPROVAL GRANTED SUBJECT TO COMPLYING TO THE FOLLOWING CONDITIONS:

1. The proposed development shall be situated on the lot in accordance with the approved site plan.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The owner/developer shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval applicable: Building Permit – Provincial Plumbing Permit – Gas Permit – Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
4. The owner/developer shall acquire all regulatory approvals required by affected agencies, including the provision of servicing in accordance with provincial standards of practice.
5. The applicant/owner may be required to enter into a development agreement with the County if upgrades to the existing access is required, and shall consult with County of Northern Lights Public Works Department when installing culverts to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
6. The owner/developer shall acquire all regulatory approvals required by affected agencies, including the provision of servicing in accordance with provincial standards of practice.
7. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the

04. A) i)

Development Authority. The finish and appearance should complement other structures and natural site features.

8. That manufactured home or mobile home shall be constructed on a permanent foundation meeting the requirements of the Alberta Building Code.
9. The owner/developer shall comply with setbacks as per Alberta Private Sewage System Standards.
10. No further development or construction shall be allowed without an approved Development Permit.
11. The applicant shall apply and obtain a Roadside Development Application for Development Near a Provincial Highway through the Government of Alberta Transportation Department.

Note: The applicant has provided proof of insurance for the mobile home.

2024-09-13
DATE OF DECISION

2024-09-13
DATE OF ISSUE OF NOTICE OF DECISION


DEVELOPMENT OFFICER

PROPOSED DEVELOPMENT SKETCH

LEGAL SW ¼ SEC 16 TWP 88 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 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.

COUNTY OF NORTHERN LIGHTS

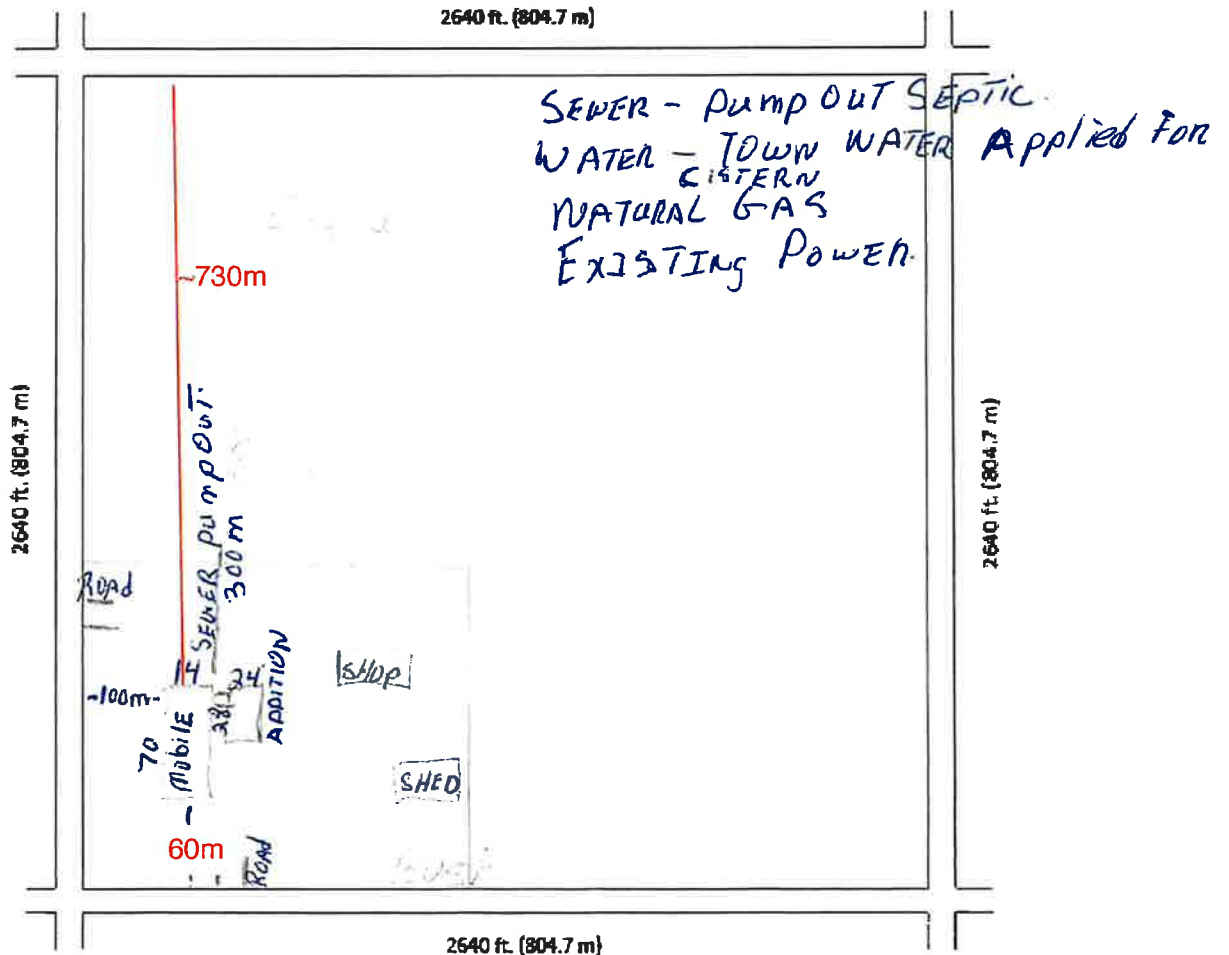
APPROVED

AS PER LETTER/CONDITIONS

DATED: 2024-09-16

PER: [Signature]

North



mobile Home and Addition To BE
PUT ON EXISTING REINDERS FARM SITE

04.A)i)



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-24-38
ROLL NO.: 203287
DEVELOPMENT: Remove Existing Mobile Home
2012 Modular Home - 2130 ft²
Deck 12' x 16'
USE TYPE: Permitted Use
LAND USE DISTRICT: A – Agriculture General
LEGAL DESCRIPTION (ATS Location): NE 3-85-24 W5M
CONSTRUCTION VALUE: \$ 325,000
NAME & ADDRESS OF APPLICANT(s): Scott Leitch

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 conditions and appeal procedures)

APPROVAL GRANTED SUBJECT TO COMPLYING TO THE FOLLOWING CONDITIONS:

1. The proposed development shall be situated on the lot in accordance with the approved site plan.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The owner/developer shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval applicable: Building Permit – Provincial Plumbing Permit – Gas Permit – Electrical Permit . A copy of the approved permits must be submitted to the County of Northern Lights for their files.
4. The applicant/owner may be required to enter into a development agreement with the County if upgrades to the existing access is required, and shall consult with County of Northern Lights Public Works Department when installing culverts to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
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 owner/developer shall acquire all regulatory approvals required by affected agencies, including the provision of servicing in accordance with provincial standards of practice.
7. That the manufactured home or mobile home shall be constructed on a permanent foundation meeting the requirements of the Alberta Building Code.

04.A)2)

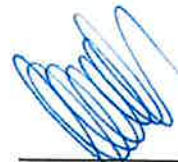
8. The owner/developer shall comply with setbacks as per Alberta Private Sewage System Standards.
9. No further development or construction shall be allowed without an approved Development Permit.
10. The existing mobile home shall be removed from the property prior to occupancy of the new modular home.

Advisement #1 Manufactured Homes Identification Numbers
Serial # G 121005

Advisement #2 New Home Warranty Registration – Triple M Housing Warranty Certificate - Attached

2024-09-18
DATE OF DECISION

2024-09-18
DATE OF ISSUE OF NOTICE OF DECISION



DEVELOPMENT OFFICER

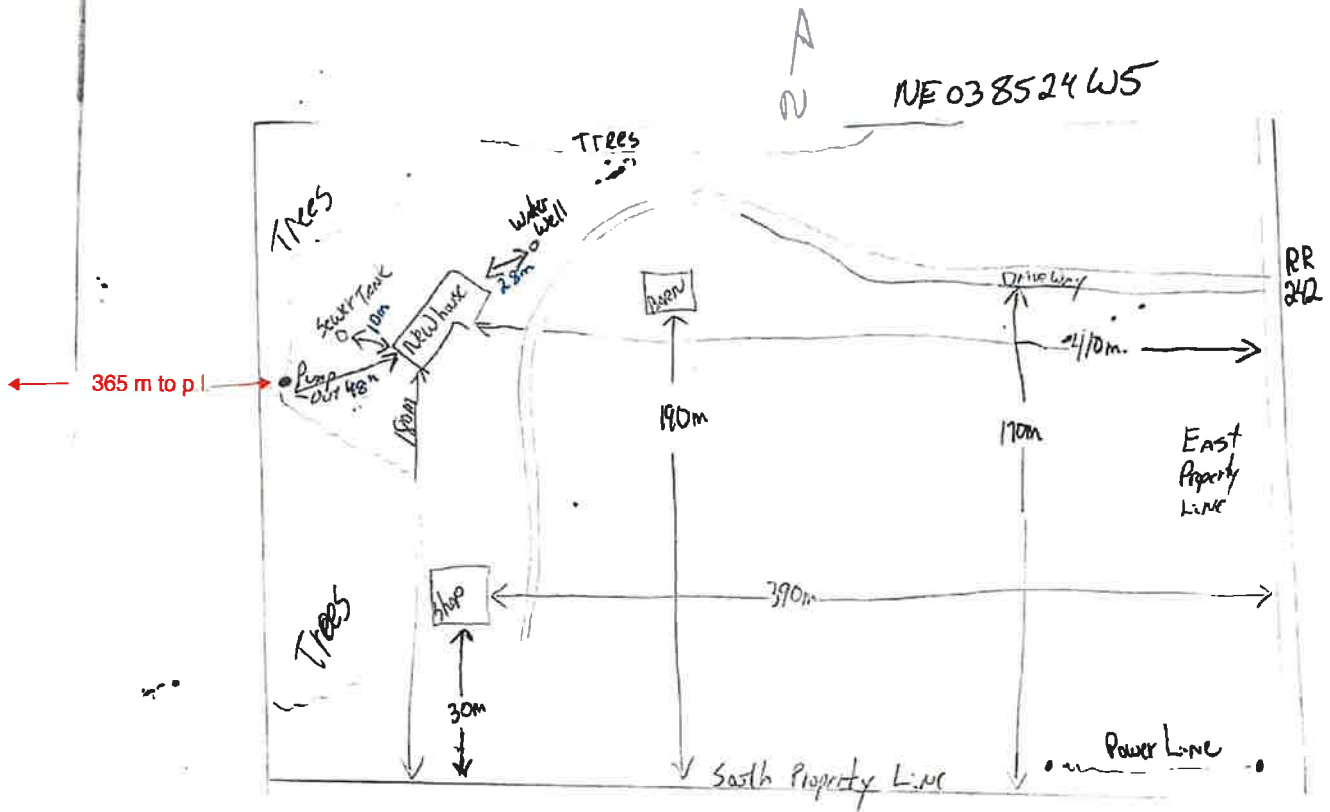
COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: 2024-09-18

PER: [Signature]



04.A)2)



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: **September 24, 2024**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference: **DP-24-33 Diesel**
From: **Natalie Tremblay**

Application

The applicant proposes to develop a detached, fully serviced garage that is 11.6 m (38') x 11.0 m (36') and 6.9 m (22.5') in height and within the front yard of the subject site. The site is located on 7722094;D of SE-16-84-23-W5M and is designated Country Residential General (CR1) District. A garage is considered an Accessory Building and is listed as a permitted use in the CR1 District.

Site and Surrounding Lands

The site is the fourth subdivided parcel in SE-16-84-23-W5M. The entire quarter section is within the Country Residential (CR1) District. Surrounding land uses are comprised of CR1 District, Agricultural General (AG) District, and Agricultural Restricted (AR) District.

This proposed development is compatible with surrounding Districts and land uses.

Access and Servicing

The site is adjacent to and accessed via Range Road 233.

The site will be serviced by an existing well for water supply and a proposed septic tank for sewage disposal.

Compliance with Approved Plans and Land Use Compatibility

This application does not meet Section I1.1 of the Land Use Bylaw (LUB) which states that, "No accessory building or any portion or thereof or any accessory use shall be erected or placed within the front yard of any parcel." As a result, this application requires MPC approval to grant a variance because LUB regulations do not allow an accessory building within the front yard of any parcel.

In addition, the application does not meet Section I1.6 of the LUB which allows a maximum height of 6.1 m (20 ft). The application is for a 6.9 m (22.5 ft) Accessory Building. This variance can be granted by the Development Authority as it is within the allowable 20% discretion as per Section C2.2(iii) of the LUB.

Circulation Comments

No comments were received.

04.B) 1)



Memorandum

Integrated Expertise. Locally Delivered.



Recommendation

It is recommended that this application for an Accessory Building, Detached Garage, on 7722094;D of SE-16-84-23-W5M **BE APPROVED** subject to the following conditions:

1. The proposed development shall be situated on the lot in accordance with the approved site plan.
2. The owner/developer shall comply with the uses and regulations of Country Residential General (CR1) District.
3. The owner/developer shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval applicable: Building Permit – Provincial Plumbing Permit – Gas Permit – Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
4. The owner/developer shall acquire all regulatory approvals required by affected agencies.
5. The applicant/owner may be required to enter into a development agreement with the County if upgrades to the existing access is required, and shall consult with County of Northern Lights Public Works Department when installing culverts to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
6. 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.
7. The owner/developer shall comply with setbacks as per Alberta Private Sewage System Standards.
8. No further development or construction shall be allowed without an approved Development Permit.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

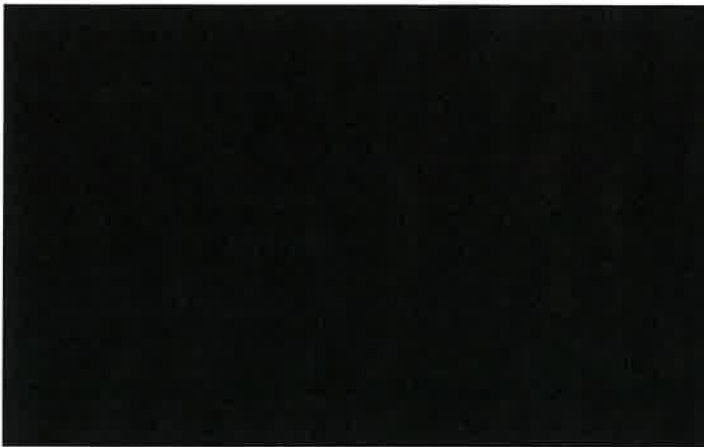
FOR ADMINISTRATIVE USE
APPLICATION NO.
DATE RECEIVED
ROLL NO.

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofnorthernlights.com | E: development@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.)



COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTERED OWNER		
ADDRESS		
POSTAL CODE		
EMAIL ADDRESS*		
You agree to receive correspondence by email.		
PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION

Municipal Address (if applicable): 842004 R 233		
Legal description (if applicable): Registered Plan: 7722094 Block: N/A Lot (parcel): D		
QTR/LS: SE Section: 16 Township: 84 Range: 23 Meridian: 5		
Size of the Parcel to be developed 40.7 ☒ Acres or ☐ Hectares		
Description of the existing use of the land: Residential, primary residence		
Proposed Development: Detached, fully serviced garage.		
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: 9/5/24	Date of Completion: 4/1/25
Value of Construction: \$ 160,000		

REV 2 SEPT 05, 2024

04.B.1)

PROPOSAL INFORMATIONDEVELOPMENT IS: ☒ NEW☐ EXISTING☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHERLOT AREA: 1350 sqft LOT WIDTH: 37'6" LOT LENGTH: 36' PERCENTAGE OF LOT OCCUPIED: 0.00077 % **NOTE 1**

PRINCIPAL BUILDING SETBACK: FRONT: N/A REAR: N/A SIDES: N/A / N/A HEIGHT N/A

ACCESSORY BUILDING SETBACK: FRONT: E=209' REAR: W=2393' SIDES: N=522' / S=100' HEIGHT 22'5 "

NOTE 1: LOT AREA (OF PROPOSED GARAGE) DIVIDED BY TOTAL LAND AREA = % OF LOT OCCUPIED (AS PER CNL REP).**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 N/A☐ NUMBER OF DWELLING UNITS 0 ☐ NUMBER OF EMPLOYEES N/A☐ PROPOSED BUSINESS ACTIVITIES N/A☒ LANDOWNER LETTER OF AUTHORIZATION☐ ADJACENT LANDOWNER LETTERS OF SUPPORT**MANUFACTURED HOME (MOBILE HOME)**

SERIAL NUMBER: N/A

YEAR BUILT: N/A

SIZE: WIDTH N/A

LENGTH N/A

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

9/5/2024

Date

9/5/2024

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____

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

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

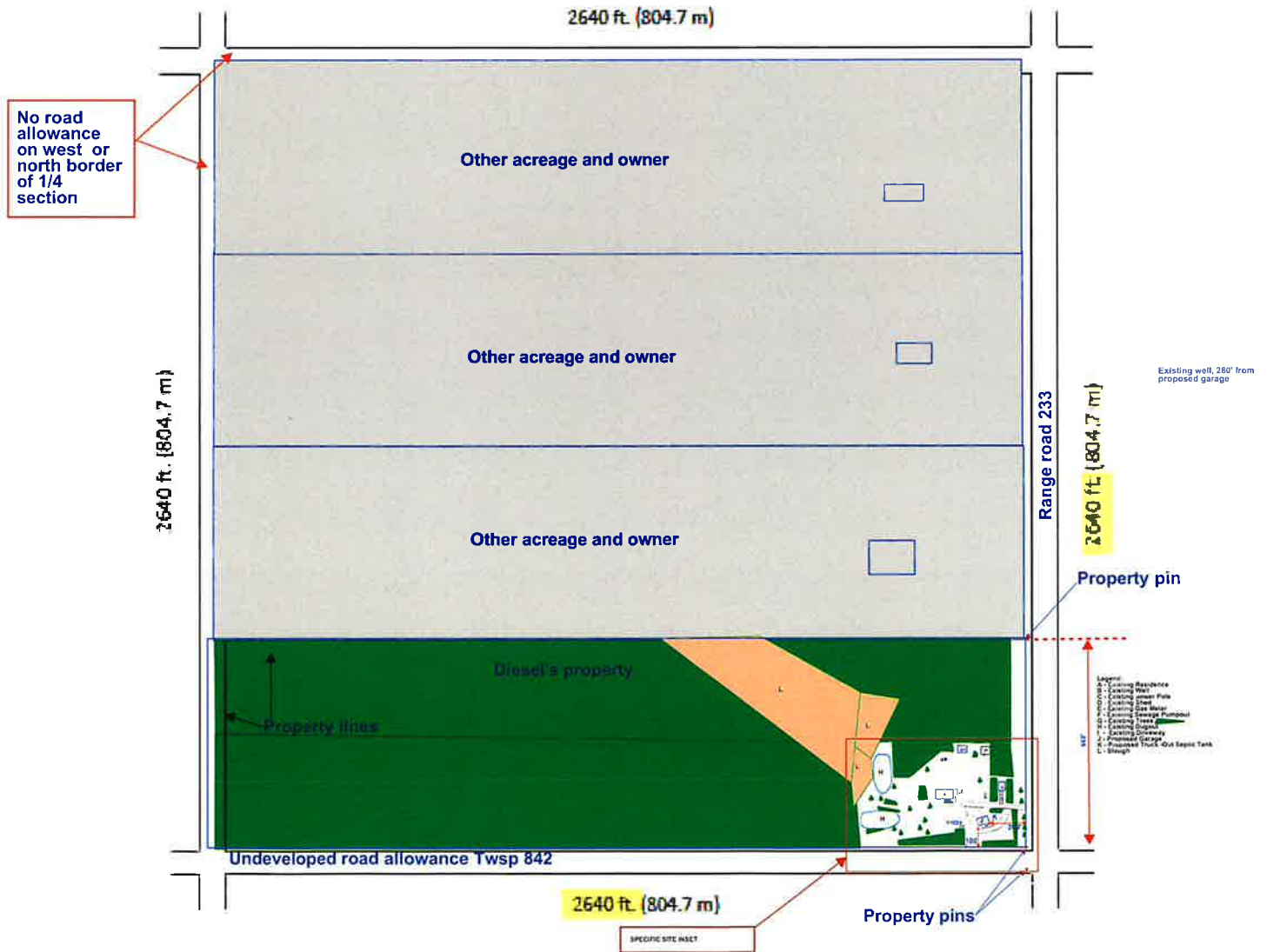
VARIANCE: _____

PROPOSED DEVELOPMENT SKETCH

LEGAL SE 1/4 SEC 16 TWP 84 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 1/4 section (if applicable).~~
- ┌ Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

North



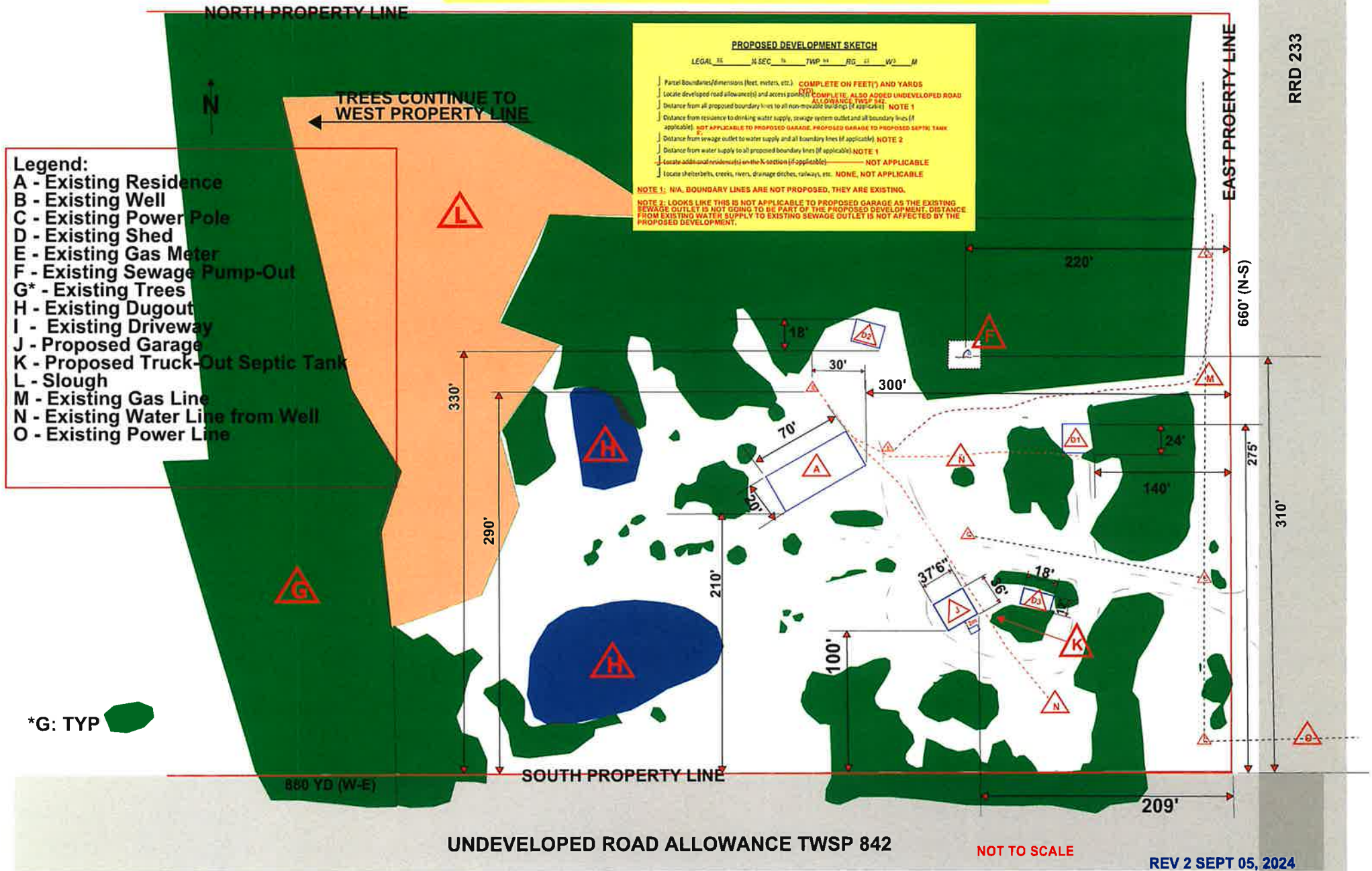
NOT TO SCALE, ROUGH SKETCH ONLY

PLEASE SEE ATTACHED SUPPLEMENTAL SITE PLAN FOR SPECIFIC SITE INSET DETAILS (Following page)

REV 2 SEPT 05, 2024

04.B.1)

SUPPLEMENTAL SITE PLAN FOR DIESEL'S PROPOSED GARAGE

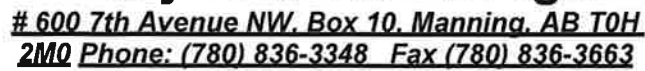


UNDEVELOPED ROAD ALLOWANCE TWSP 842

NOT TO SCALE

REV 2 SEPT 05, 2024

Q4.B.1)





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
 - E ☐ 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
 - P ☐ OTHER (PLEASE SPECIFY) Enclosed truck out septic only
-

PLEASE INDICATE IF THE ABOVE INFORMATION IS:

- a) EXISTING Water supply is from existing well
- b) PROPOSED Septic

FOR ADDITIONAL INFORMATION CONTACT:

MUNICIPAL AFFAIRS AND HOUSING, Public Safety Department
PEACE RIVER, AB
PHONE: 1-866-421-6929

04.B.1)



County of Northern Lights
600 7th Avenue NW. Box 10. Manning. AB T0H 2M0
Phone: (780) 836-3348 Fax (780) 836-3663

RIGHT OF ENTRY BY AN AUTHORIZED PERSON FROM THE COUNTY OF NORTHERN LIGHTS FOR THE PURPOSES OF A SITE INSPECTION OF THE LAND AFFECTED BY A PROPOSED DEVELOPMENT APPLICATION.

The County Government Act, 1995, Section 542 (1) states the following:

A designated officer of the county may "enter such land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by the enactment or bylaw,"

IN ACCORDANCE WITH SECTION 542 (1) a OF THE COUNTY GOVERNMENT ACT, PLEASE COMPLETE THE FOLLOWING RIGHT OF ENTRY FORM AND SUBMIT WITH YOUR DEVELOPMENT APPLICATION.

I do ☒ or do not ☐ give consent for an authorized person of the County of Northern Lights to enter the land subject to a development application for the purpose of making a site inspection in order to evaluate the proposed development application.

LEGAL DESCRIPTION OF THE LAND SE 16 84 23 5

NAME (Please Print) Dean Diesel

SIGNED [REDACTED]

DATE 9/5/24

*****RIGHT OF ENTRY*****



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, Dean Diesel

, registered owner (or

(Please Print)

their agent) of SE 16 84 23 5, 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.



4/1/25

Date



Abandoned Well Map	
Data provided by: Government of Alberta	
Author: XXX	Printing Date: 8/1/2024
Data Date (if applicable)	
Scale: 1:100,000	
Projection and Datum: WGS84 Web Mercator Auxiliary Sphere	

Legend

- Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Paved Road (20K)
 - Primary Undrilled
 - Primary Undrilled 4L
 - Primary Undrilled 2L
 - Primary Undrilled 1L
 - Interchange Ramp
 - Secondary Undrilled
 - Secondary Undrilled 4L

The Alberta Energy Regulation (AER) has not verified and makes no representation or warranty as to the accuracy, completeness or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions available in this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>

REV 2 SEPT 05, 2024

04.B.1)



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 8/1/2024

Legend

- ◇ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Interchange Ramp
 - Secondary Divided
 - Secondary Undivided 4L

Date Data (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 4,513.99



Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



04.B.1)



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, Dean Diesel, registered owner (or
(Please Print)

their agent) of SE 16 84 23 5, have consulted the Energy
(Legal Land Description)

Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **abandoned wells are located on the property** subject to this application. I have contacted the responsible licensee(s), and the exact well location(s) has/have been confirmed.

Additional information provided by the licensee(s) requiring a change in the setback area is attached:

- ☐ Yes
- ☐ Not applicable

In the event that construction activity occurs within the setback area of the abandoned well(s) as a result of development on the subject property, the abandoned well(s) will be temporarily marked with on-site identification to prevent contact during construction.

A copy of the ERCB map showing the subject property and a list identifying and locating the abandoned well(s) on the subject property are attached.

N/A

Signature of registered owner (or agent)

4/1/25

Date

DP-24-33

SCHOFIELD CHAD
FREEMAN & GOLD
APRIL ANNE
10918 92 STREET
PEACE RIVER, AB
T8S 1P4

GRIMM MAURICE
G & GEORGE &
MILES E
BOX 1546
GRIMSHAW, AB
T0H 1W0

LORENSCHEIT
KURT EGON
24 DEWBERRY
PLACE
SHERWOOD
PARK, AB T8H
1M5

WALD RANDI
SUE
BOX 173
GRIMSHAW, AB
T0H 1W0

GRIMM MAURICE
G & GEORGE &
MILES E
BOX 1546
GRIMSHAW, AB
T0H 1W0

ARMSTRONG
KELLY
BOX 602
GRIMSHAW, AB
T0H 1W0

1:36111

2000 ft

1000 m



04.B.1)