

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, NOVEMBER 26, 2024 at 11:00 A.M.

<https://us02web.zoom.us/j/87035137124?pwd=zxp3iCAXabyiybYwkl1XocbWUoQMs6.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, November 12, 2024 Municipal Planning Commission Meeting Minutes pg.03

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-24-26 – Arrow Technology Group LLP pg.05

ii. DP-24-37 – Arrow Technology Group LLP pg.17

iii. DP-24-43 – Temporary Industrial Camp pg.29

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, NOVEMBER 12, 2024 at 11:00 A.M.

<https://us02web.zoom.us/j/86590870343?pwd=qXhcQUs5cYUE7HaWXa6jrmhumSTY7.1>

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
Gail Long – Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtual)
Debbie Bonnett – Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtual)
David Schoor – Senior Planner, ISL Engineering and Land Services Ltd. (virtual)

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, November 12, 2024 Municipal Planning Commission Meeting to order at 11:12 a.m.

02.0 ADOPTION OF THE AGENDA

050/12/11/24MPC **MOVED BY** Councillor Yasinski to acknowledge receipt of the Tuesday, November 12, 2024 Municipal Planning Commission Meeting Agenda and adopt it as presented.
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, October 22, 2024 Municipal Planning Commission Meeting Minutes

051/12/11/24MPC **MOVED BY** Councillor These to acknowledge receipt of the Tuesday, October 22, 2024 Municipal Planning Commission Meeting Minutes and adopt them as presented.
CARRIED

04.0 PLANNING AND DEVELOPMENT

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

i) DP-24-31 – Permanent Residence – Modular Dwelling

052/12/11/24MPC MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-24-31; to locate a new 139 m² (1495 ft²) modular dwelling, a 3.6-meter x 6-meter (12 ft. x 20 ft.) deck with a ramp and a sea can on the subject site of Lot 3, Block 1, Plan 142-3041 within SE2-92-23-W5M; and approve, subject to the following ten (10) 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 the Airport Protection (AP) 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 and comply with the setbacks as per the Alberta Private Sewage System Standards.
7. No further development or construction shall be allowed without an approved Development Permit.
8. The Owner shall install and maintain a chain link fence of minimum 1.83 meter height along the mutual property line.
9. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:
“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

10. The implementation of the following mitigation measures in the dwelling design and construction:

- a. Forced air ventilation systems with central air conditioning,
- b. Acoustically upgraded windows meeting the minimum requirements of the Building Code and providing a maximum 35 dBA indoor limit for bedrooms and 40 dBA for living rooms.

CARRIED

B) Development Permits – Issued by the Development Officer

i) DP-24-41 – Accessory Structure

053/12/11/24MPC MOVED BY Councillor Dechant to acknowledge receipt of Development Permit DP-24-41; as issued by the Development Officer and accept it for information.

CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair Ungarian adjourned the Tuesday, November 12, 2024 Municipal Planning Commission meeting at 11:19 a.m.

Chair/Reeve Terry Ungarian

CAO, Gerhard Stickling

Date Signed

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: **November 26, 2024**
 Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **16613**
 Cc: **David Schoor**
 Reference: **DP-24-26 Arrow Technology Group LLP**
 From: **Gail Long**

Application

The applicant proposes to locate a 45 ft communication tower on Lot 1, Block 1, Plan 102 3754 on part of the SW6-85-24-W5M. The parcel is 4.0 ha (9.88 ac) in area and is regulated by the Agriculture General (A) District. The proposed development is defined as "Public Utility" and listed as a discretionary use within this District. The applicant has indicated that the steel communication tower requires a pile footing with safety light and lightening protection and will be located within a fenced 3m x 3m compound.

The communication tower is one of six applications being proposed for the area. The applicant's primary goal of installing the proposed towers is to improve internet connectivity for rural homes in the County of Northern Lights, and has advised that the towers would, "bring significant benefits to the region, including improved access to educational resources, telehealth services, and economic benefits. It is intended that connectivity will be improved while minimizing any negative impacts on the local environment and the community."

The applicant has indicated the towers are not 5G (cellular towers) but use different technology which operates on different frequencies than cellular networks. The system is designed specifically for fixed wireless broadband access in rural areas.

The applicant has advised that they take health and environmental concerns seriously. The proposed towers will operate at 6.0 GHz and 3.0 GHz frequencies, which are within the safety guidelines established by Health Canada's Safety Code 6. The applicant advises "...these frequencies are like those used in common household Wi-Fi routers and are considered safe for human exposure", and all equipment that is used is approved by Industry Canada for use in Canada and complies with all regulations."

Site and Surrounding Lands

The proposed development is located approximately 23 km southwest of Dixonville.

The proposed tower will be located on a first parcel out of the quarter section. With exception to the parcel immediately north of the subject property, which is zoned Crown Land (CL), surrounding lands are zoned Agriculture General (A) District, and are either treed, under partial cultivation, or agricultural

04.B)i:



pastures, and include residential development. There are 12 residential dwellings within 1.6 km of the proposed tower.

The parcel is not located within the Grimshaw Gravels Aquifer, and has a soil classification of 90% Class 4 "Severe limitations", subclass D "Undesirable soils structure" and 10% Class 5 "Organic Soils".

The parcel is located within an environmentally sensitive wildlife area (Grizzly covers part of the quarter) and is also within the special access zone (Clear Hills), requiring that natural habitat viability of wildlife refuges (ie. source habits) be maintained, that excessive mortality of wildlife from all sources be reduced, and that the intent and structure of existing Buck for Wildlife project areas be maintained.

The parcel is not within any historical value (HRV) classified designation or Key Wildlife Biodiversity Zone and is located within the Fort Vermilion Watershed – Town of Peace River. A wetland review shows some marsh, bog, and swamp on site.

Access and Servicing

The parcel is accessed via Township Road 850 which is located south of the property. One of the two existing accesses to the parcel will be used to access the tower site.

Power poles along Range Road 250 provide power to the site. There is an abandoned natural gas wellsite, owned by Long Run Exploration, within the quarter section that has not yet been reclaimed. There are also three horizontally drilled CR-OIL-FLOW lines with downhole pumps owned by Prairie Thunder Resources Ltd, and low pressure gas lines owned by North Peace Gas Co-op, however there is no high pressure gas line, municipal water, sewer lines, or no records of any spills or contamination within the quarter section.

Compliance with Approved Plans and Land Use Compatibility

The proposed development was reviewed against the County's Municipal Development Plan (MDP) and Land Use Bylaw (LUB) and relevant Provincial legislation. The proposed tower will be located 113 meters from the front property boundary and 90 meters from the nearest side property boundary, which exceeds the setback distances required in the Country Residential General (CR1) District. The tower also meets the regulations outlined in Section I23 Public Utilities regulations of the LUB.

Circulation Comments

In accordance with Section I23.15 of LUB, the applicant has indicated that nearby homes were visited to distribute a public notice, solicit comments, and to provide contact information for any concerns. In addition, the applicant placed a public notice in the August 14, 2024 edition of the Mile Zero-Banner Post. The applicant has indicated that there have been no concerns received regarding the proposed development at this location.

The Development Permit application was circulated to affected agencies and adjacent landowners. Responses were received from Alberta Energy Regulator, Telus, and the Grimshaw Gravels Aquifer Management Advisory Association, all indicating they had no concerns with the proposed development. No concerns from adjacent landowners or any other referral agencies were received.



Recommendation

It is recommended that this application for the location of a 45 ft communication tower on Lot 1, Block 1, Plan 102 3754 located on part of the SW6-85-24-W5M be **APPROVED** subject to the following conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1 Block 1 Plan 1023754 located within the SW 6-85-24-W5M.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The applicant/owner may be required to enter into a development agreement with the County if any upgrading of the existing access is required and shall consult the County of Northern Lights Public Works Department when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards.
4. This permit approval is issued on the condition that all other approvals, including any Water Act Approvals and/or Licenses, 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.
5. 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
6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 24-26
DATE RECEIVED	June 26/24
ROLL NO.	73293

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.)

APPLICANT INFORMATION	COMPLETE IF DIFFERENT FROM APPLICANT
NAME OF APPLICANT Arrow Technology Group LLP	NAME OF REGISTERED OWNER Kevin & Charlene Morrison

LAND INFORMATION	
Municipal Address (if applicable): <u>SW-6-85-24-W5</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SW</u> Section: <u>6</u> Township: <u>85</u> Range: <u>24</u> Meridian: <u>w5</u>	
Size of the Parcel to be developed <u>12 foot x 12 foot</u> ☐ Acres or ☐ Hectares	
Description of the existing use of the land: <u>Farm</u>	
Proposed Development: <u>We plan to install a 45m tall self-support CSA communication tower on piles.</u>	
<u>This tower will be used to provide wireless INTERNET to the few surrounding homes.</u>	
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>8/30/24</u>
Date of Completion: <u>10/30/24</u>	Value of Construction: \$ <u>60,000</u>

DC - New original
Signed

PROPOSAL INFORMATIONDEVELOPMENT IS: ☐ NEW☒ EXISTING☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHERLOT AREA: 144 square foot LOT WIDTH: 12 foot LOT LENGTH: 12 foot PERCENTAGE OF LOT OCCUPIED: 01 %

PRINCIPAL BUILDING SETBACK: FRONT _____ REAR: _____ SIDES: _____ HEIGHT _____

ACCESSORY BUILDING SETBACK: FRONT _____ REAR: _____ SIDES: _____ HEIGHT _____

ADDITIONAL INFORMATION INCLUDED☒ SITE PLAN ☐ FLOOR PLAN ☐ LAND TITLE ☐ ABANDONED OIL WELL DECLARATION SIGNED☐ ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION ☒ DISTANCE TO ROAD / HIGHWAY _____**ADDITIONAL INFORMATION AS REQUIRED:**☐ ELEVATIONS ☐ SOIL TESTS ☐ HOURS OF OPERATION _____☐ NUMBER OF DWELLING UNITS _____ ☐ NUMBER OF EMPLOYEES _____☒ PROPOSED BUSINESS ACTIVITIES Internet to surrounding farm homes to tower.☐ 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

5/29/2024

NOTE:

Signature of Registered
Landowner required if different
from Applicant

Date

June 3, 2024
Date

SIGNATURE OF APPLICANT _____

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USELAND USE DISTRICT: Agriculture General (A) DistrictFEE ENCLOSED: YES ☒ NO ☐ AMOUNT \$ \$50.00 RECEIPT NO 206843

DEFINED USE _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SW6, Twp 85, Rge 24, W5M

FILE No. DP-24-26



LEGEND

- Tower Location
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- Cutline
- ATCO Powerlines
- Edge of Treeline
- AMW* Marsh
- AMW* Bog
- AMW* Swamp
- Creek/Drainage/Wet Areas

* Alberta Merged Wetland Inventory

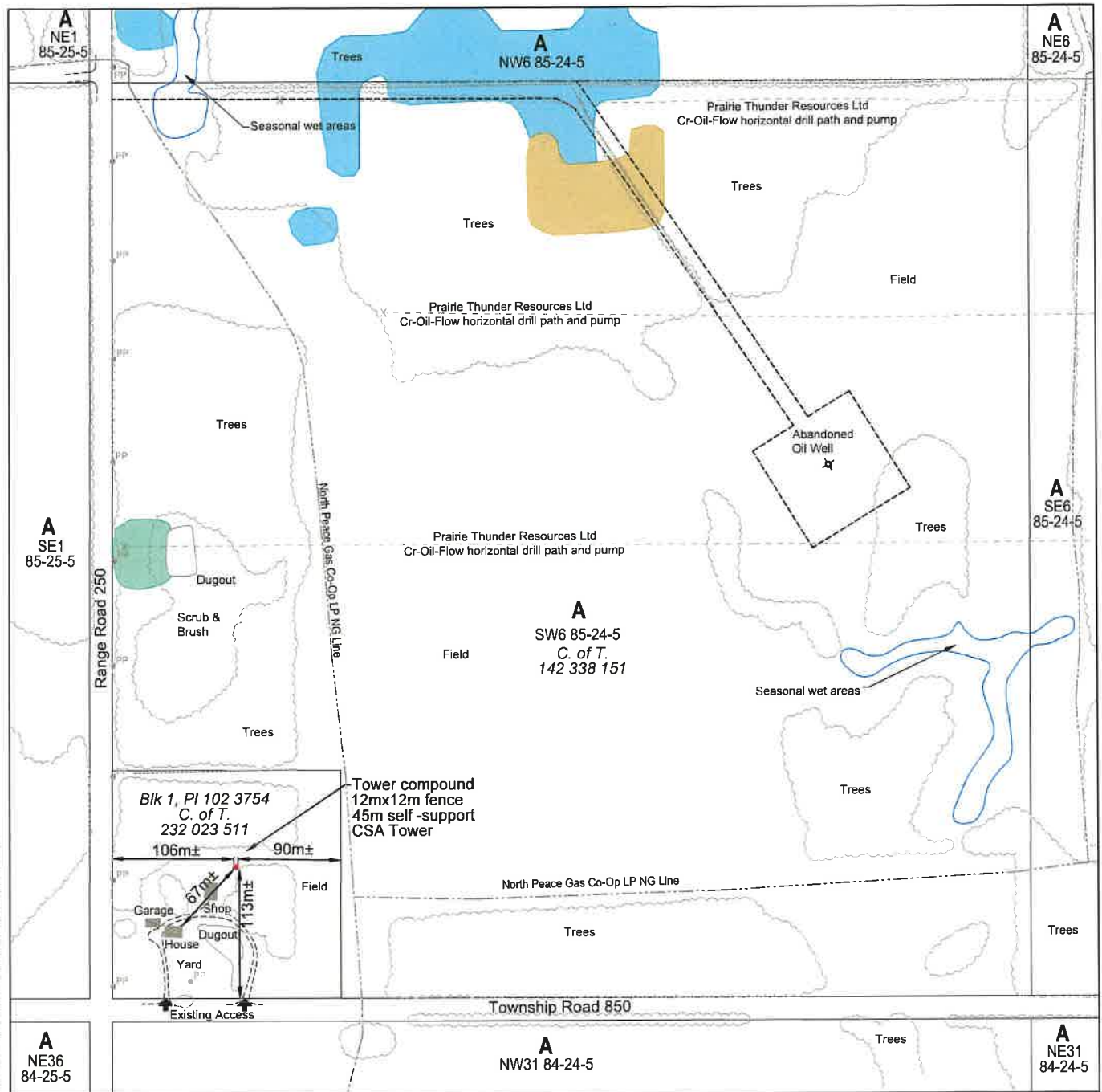
SCALE 1 : 5,000

0 50 100 150 200 (m)

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



September 25, 2024



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SW6, Twp 85, Rge 24, W5M

FILE No. DP-24-26

SCALE 1 : 5,000

0 50 100 150 200(m)

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



LEGEND

- Tower Location
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- Cutline
- ATCO Powerlines
- Edge of Treeline
- AMWM* Marsh
- AMWM* Bog
- AMWM* Swamp
- Creek/Drainage/Wet Areas
- * Alberta Merged Wetland Inventory

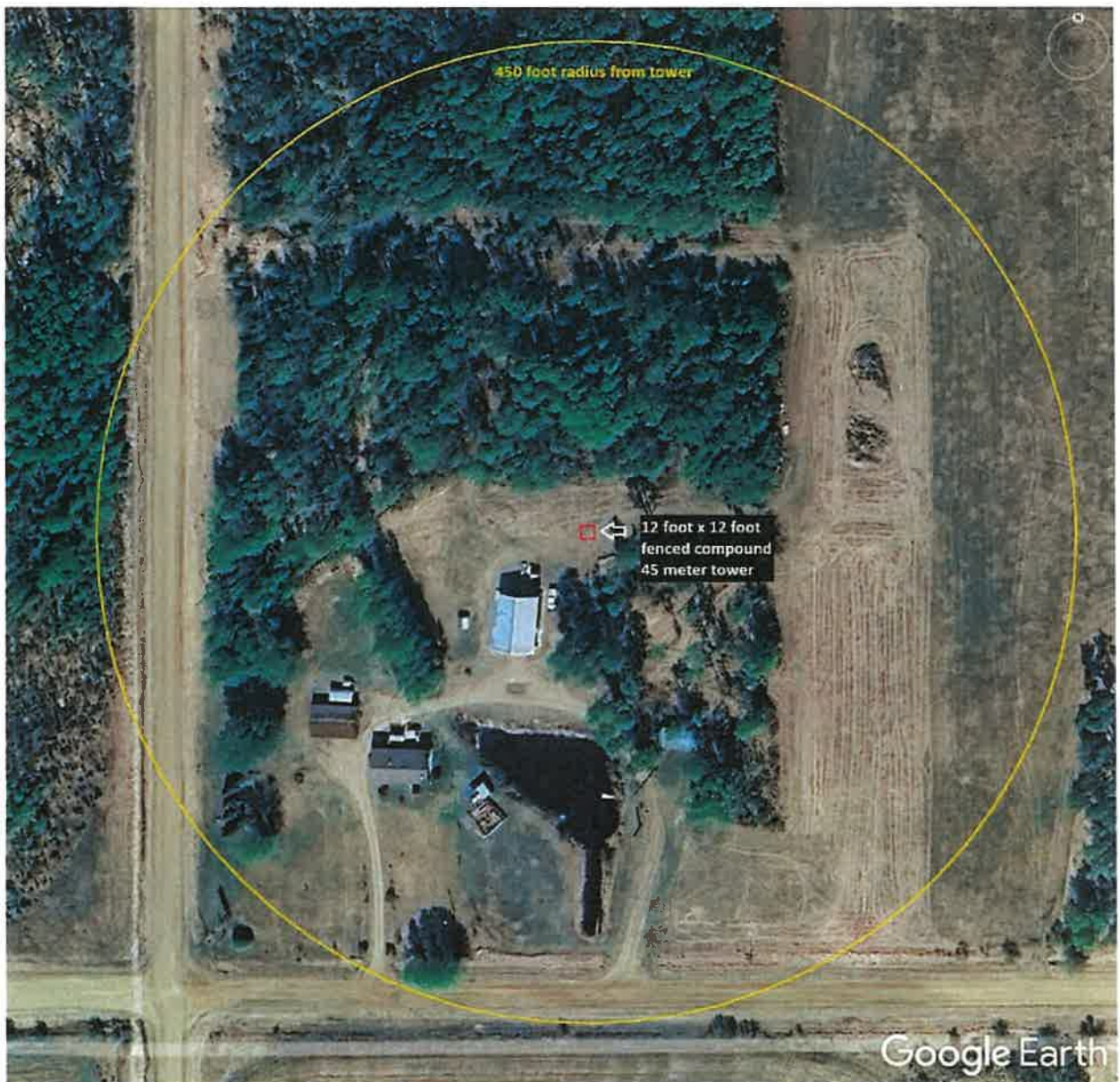


September 25, 2024

DEVELOPMENT SKETCH

THIS SITE PLAN REPRESENTS ONE QUARTER SECTION OF LAND. PLEASE PROVIDE FOLLOWING INFORMATION IN REGARD TO THE PROPOSED DEVELOPMENT SITE:

1. ALL EXISTING ROADS AND APPROACHES THAT WILL SERVICE THE PROPOSED DEVELOPMENT.
2. PROPOSED DISTANCES OF DEVELOPMENT WITH REGARDS TO PROPERTY LINES, PUBLIC ROADWAYS, WATERCOURSES, ETC.
3. ILLUSTRATE THE LOCATION OF: WATER/SEWER, POWER, TREES, CULTIVATED LANDS, EXISTING BUILDINGS, WATERCOURSES (FROM TOP OF BANK) AND PROPOSED PARKING.



Compound & Tower Details



18236 - 102 AVENUE, EDMONTON, ALBERTA T5S 1S7 • PHONE (780) 701-4050
FAX (780) 451-6050 • E-MAIL BRUCE@ATG.NET



Compound & Tower Details

- **Type:** Westtower 84LDSS Tower 1-15
- **Height:** 45 meters
- **Foundation:** Screw piles with welded collar
- **Compound Size:** 12 x 12 feet
- **Fencing:** Phoenix Fence stainless 12' x 6' Fence Panel & 12' x 6' Fence Panel with 4' Man Gate
- **Enclosure:** White 24x30x60 Metal Enclosure with AC plugs, meter, and breaker
- **Lightning Protection:** 3/4" Galvanized rod with mounting hardware
- **Lighting:** Tower LED FAA-OL1 6LED Double 12-24VDC with mounting hardware
- **Anti-Climb:** 55"-58" x 114" Flat Shielding - 18 AWG
- **Safety:** Tower safety climb system

Documentation

Generic prints for the tower and piling are attached from the suppliers.

Community Engagement

Consultation with Landowners: Tom Waldon visited nearby homes to provide a public notice and contact information for any concerns.

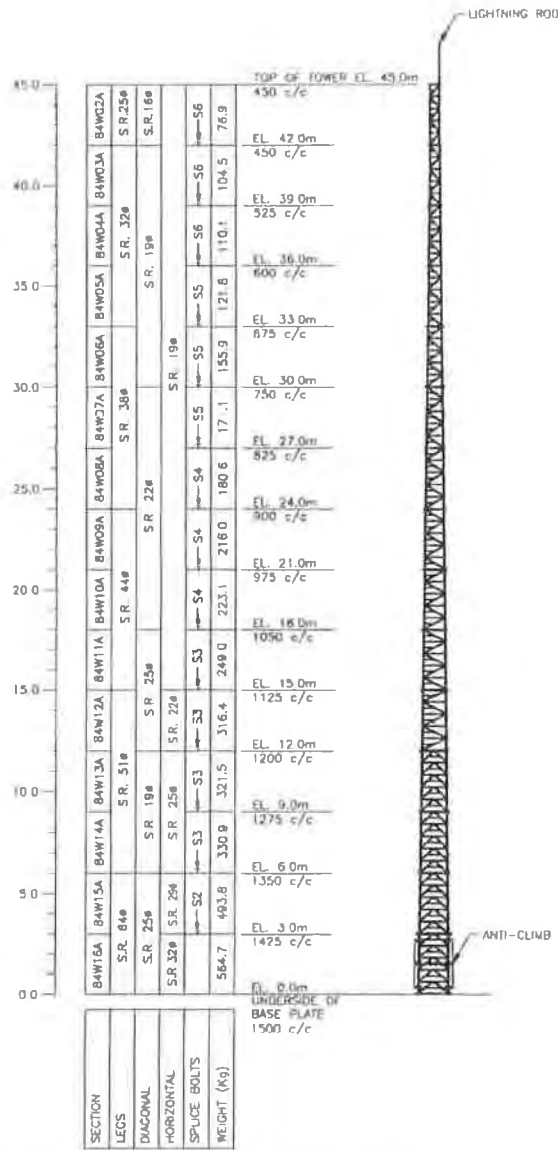
Public Advertisement: Ran for two weeks in the local weekly paper.

Regulatory Compliance

The project adheres to federal regulations and technical and safety requirements



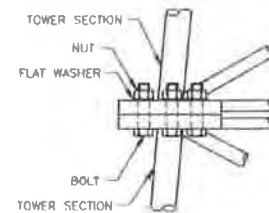
Bruce Burman
Arrow Technology Group
780-701-4050 (w) | 780-239-8318 (m) | www.atg.net



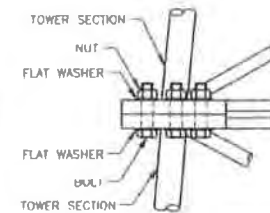
STRUCTURAL STEEL	
LEGS:	350W, FOR 25# S.R. = 300W
DIAGONALS:	300W
HORIZONTALS:	300W
BOLTS:	ASTM A325 U.N.C.

SPICE BOLT INDEX (PER LEG)	
S2	(4) 1" x 5" A325 BOLT ASSEMBLY
S3	(4) 3/4" x 3-3/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W.
S4	(4) 3/4" x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W.
S5	(4) 5/8" x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 5/8" F-436 F.W.
S6	(2) 5/8" x 2-1/2" A325 BOLT ASSEMBLY /w (2) EXTRA 5/8" F-436 F.W.

SPICE BOLTS QTY SHOWN FOR (1) TOWER ONLY



TYPICAL SPLICE DETAIL



TYPICAL SPLICE DETAIL
W/ EXTRA WASHER

REV			
4			
3			
2			
1			
0	ISSUED FOR CONSTRUCTION	A.P.	21MAY24
REV	DESCRIPTION	CHK	DATE

KGP Co.

WestTower COMMUNICATIONS LTD

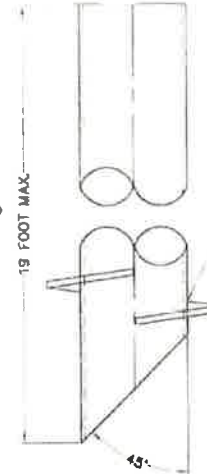
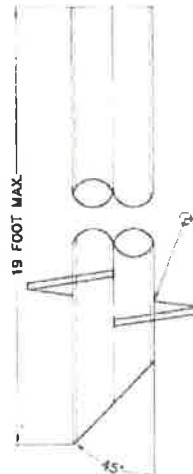
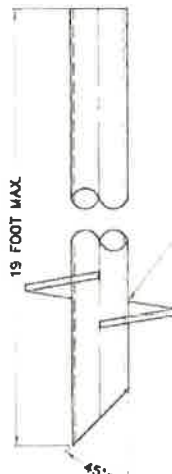
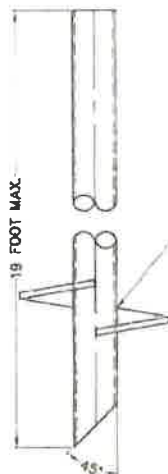
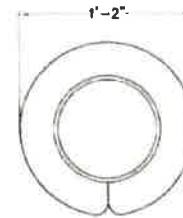
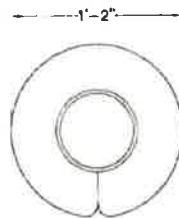
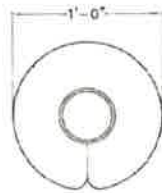
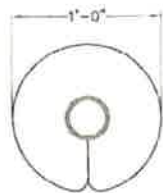
DESIGN PROFILE

KGP Co.

45m B4LDSS TOWER

ARROW TECHNOLOGY GROUP

SITE CODE	DATE
WTC CODE WTC03532	21MAY24
JOB No: 20-21568	OWN: A.P. 30c AT
	OWN: A.P. 30c AT



3" NOM. Sch.40
(3.5" OD x 0.216 w.t.)
PIPE MATERIAL GRADE: A106 Gr.B
HELIX IS 1/2" PLATE - 44W
HELIX RATED 7,200 LBS AXIAL
MAXIMUM INSTALL TORQUE 5,900 FT-LBS

4" NOM. Sch.40
(4.5" OD x 0.237 w.t.)
PIPE MATERIAL GRADE: A106 Gr.B
HELIX IS 1/2" PLATE - 44W
HELIX RATED 9,800 LBS AXIAL
MAXIMUM INSTALL TORQUE 10,900 FT-LBS

6" NOM. Sch.40
(6.625 OD x 0.280 w.t.)
PIPE MATERIAL GRADE A106 Gr.B
HELIX IS 1/2" PLATE - 44W
HELIX RATED 15,200 LBS AXIAL
MAXIMUM INSTALL TORQUE 18,500 FT-LBS

8" NOM. Sch.40
(8.625 OD x 0.322 w.t.)
PIPE MATERIAL GRADE A106 Gr.B
HELIX IS 1/2" PLATE - 44W
HELIX RATED 25,600 LBS AXIAL
MAXIMUM INSTALL TORQUE 58,700 FT-LBS

NOTE:

1. ALL WELDS TO CSA W59-LATEST.
2. ALL WELDS WITH E7018-1 ELECTRODE.
3. HELIX RATED AS ABOVE CAPACITY AT FACTOR OF SAFETY OF 3.0.
4. HELICAL PILE CAPACITY DEPENDENT ON A NUMBER OF FACTORS INCLUDING DEPTH, SOIL CONDITION, THEREFORE IT IS RECOMMENDED THAT THE INSTALLED PILES BE LOAD TESTED PRIOR TO USE.
5. MAXIMUM TORQUE INSTALLATION AS ABOVE - BASED ON 0.58 OF YIELD STRENGTH.
6. IF IN DOUBT - ASK!



ALBERTA PERMIT NUMBER P-7518



Kodiak
Engineering Ltd.

Office: (780) 418-3156 181A, 867 1st Street
Fax: (780) 418-2780 Sherwood Park, AB
Cell: (780) 618-3533 T8A 1M6

INFORMATION INCLUDED IN THIS DRAWING IS PROPRIETARY AND IS NOT TO BE REPRODUCED, DISTRIBUTED OR DISCLOSED EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY KODIAK ENGINEERING LTD.

RAINBOW ANCHORS
FOUR STANDARD HELICAL PILES
DETAILS

REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	APP. BY
01/2023		UPDATE STAMP DATE			FEY

FILE No.	DATE	DRAWN	CHECKED	DWG. No.	REV
06-06-3328	05/12	FEY	-	R3735-01A	1A

04.B)ii.



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**
44Attention: **Mr. Gerhard Stickling, Chief Administrative Officer**
Cc: **David Schoor**
Reference: **DP-24-37 Arrow Technology Group LLP**

Date: **November 26, 2024**
Project No.: **16613**

From: **Gail Long**

Application

The applicant proposes to locate a 45 ft communication tower on Lot 2, Block 1, Plan 982 2460 located on part of the NE 30-91-23-W5M. The parcel is 1.50 ha (3.71 ac) in area and regulated by the Country Residential (CR1) District. The proposed development is defined as "Public Utility" and listed as a discretionary use within this CR1 District. The applicant has indicated that the steel communication tower will be on a pile footing with safety light and lightening protection and will be located within a fenced 3m x 3m compound. An existing driveway provides access to the tower site.

The communication tower is one of six applications being proposed for the area. The applicant's primary goal of installing the proposed towers is to improve internet connectivity for rural homes in the County of Northern Lights, and has advised that the towers would, "bring significant benefits to the region, including improved access to educational resources, telehealth services, and economic benefits. It is intended that connectivity will be improved while minimizing any negative impacts on the local environment and the community."

The applicant has indicated the towers are not 5G (cellular towers) but use different technology which operates on different frequencies than cellular networks. The system is designed specifically for fixed wireless broadband access in rural areas.

The applicant has advised that they take health and environmental concerns seriously. The proposed towers will operate at 6.0 GHz and 3.0 GHz frequencies, which are within the safety guidelines established by Health Canada's Safety Code 6. The applicant advises "...these frequencies are like those used in common household Wi-Fi routers and are considered safe for human exposure", and all equipment that is used is approved by Industry Canada for use in Canada and complies with all regulations."

Site and Surrounding Lands

The proposed development is located approximately 2.3 km west of Manning town limits.

There are four parcels on this quarter section. Two are zoned Country Residential General (CR1) District while the other two are zoned Agriculture General (A) District. Surrounding lands are zoned (A)

04.B)ii.



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District, and either treed, under partial cultivation, or agricultural pastures, and include residential development. Several country residential parcels are located further to the southwest, closer to the Notikewin River. There are 24 residential dwellings within approximately 1.6 km of the proposed tower.

The parcel is not located within the Manning IDP or the Grimshaw Gravels Aquifer and has a soil classification of 100% Class 2 "Moderate limitations", Subclass C "Adverse climate".

The parcel is located within the Key Wildlife Biodiversity Zone, and within the Grizzly environmentally sensitive wildlife area but is not within an environmentally sensitive area.

The parcel is not within any historical value (HRV) classified land designation, and on the boundary of the Notikewin watershed. A wetland review shows marsh areas with connecting tributaries.

Access and Servicing

The site is accessed via Range Road 235, which is located east of the parcel.

An ATCO single phase powerline runs along the north side of Township Road 915, along the west side of Range Road 235A and along the southern border of the parcel. There are no wellsites within this parcel and no record of spills or contamination. There are low pressure gas lines owned by North Peace Gas Co-op with a larger diameter line (38mm) located to the north. A County water line provides water to the site.

Compliance with Approved Plans and Land Use Compatibility

The proposed development was reviewed against the County's Municipal Development Plan (MDP) and Land Use Bylaw (LUB) and relevant Provincial legislation. The proposed tower will be located 45 meters from the front property boundary and 42 meters from the nearest side property boundary, which exceeds the setback distances required in the CR1 District. The 45 ft communication tower also meets the regulations outlined in sections I23 Public Utilities regulations of the LUB.

It should be noted that the location of the 45 ft tower on this parcel will be closer to the front yard property boundary than the residence, but because it meets the front yard setback, there is nothing in the LUB that would restrict its proposed location.

Circulation Comments

In accordance with Section I23.15 of LUB, the applicant has indicated that nearby homes were visited to distribute public notice, solicit comments, and to provide contact information for any concerns. In addition, the applicant placed a public notice in the August 14, 2024 edition of the Mile Zero-Banner Post. The applicant has indicated that there have been no concerns received regarding the proposed development at this location.

The Development Permit application was circulated to various affected agencies and adjacent landowners.



Memorandum

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Responses were received from Alberta Energy Regulator and Telus, both indicating they had no concerns with the proposed development. No concerns from any adjacent landowners or referral agencies were received.

Recommendation

It is recommended that this application for the location of a 45 ft communication tower on Lot 2, Block 1, Plan 982 2460 located on part of the NE 30-91-23-W5M be **APPROVED** subject to the following conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 2, Block 1, Plan 982 2469 within the NE30-91-23-W5M.
2. The owner/developer shall comply with the uses and regulations of Country Residential General (CR1) District.
3. The applicant/owner may be required to enter into a development agreement with the County if any upgrading of the existing access is required and shall consult the County of Northern Lights Public Works Department when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards.
4. This permit approval is issued on the condition that all other approvals, including any Water Act Approvals and/or Licenses, 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.
5. 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
6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 24-37
DATE RECEIVED	Sept 4, 2024
ROLL NO.	312468

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.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT Arrow Technology Group			NAME OF REGISTERED OWNER		
*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)

LAND INFORMATION	
Municipal Address (if applicable): NE-30-91-23-W5	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: NE Section: 30 Township: 91 Range: 23 Meridian: W5	
Size of the Parcel to be developed 12 x 12 foot area ☐ Acres or ☐ Hectares	
Description of the existing use of the land: farm	
Proposed Development: We plan to install a 45m tall self support CSA communications tower on piles. This tower will be used to provide wireless internet to homes in the vicinity and delivery capacity to other planned towers.	
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: 8/23/24
Date of Completion: 10/23/24	Value of Construction: \$ 60,000

PROPOSAL INFORMATIONDEVELOPMENT IS ☒ NEW☐ EXISTING☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☒ PRIMARY HIGHWAY ☐ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHERLOT AREA: 4.35 Acres LOT WIDTH: 220m LOT LENGTH: 450m PERCENTAGE OF LOT OCCUPIED: 1.221 %PRINCIPAL BUILDING SETBACK: FRONT: 134m REAR: 380m SIDES: 150m / 58m HEIGHT: 45m

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 689 & 35**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 Applicant7/23/2024Date
7/23/2024

Date

SIGNATURE OF APPLICANT _____

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

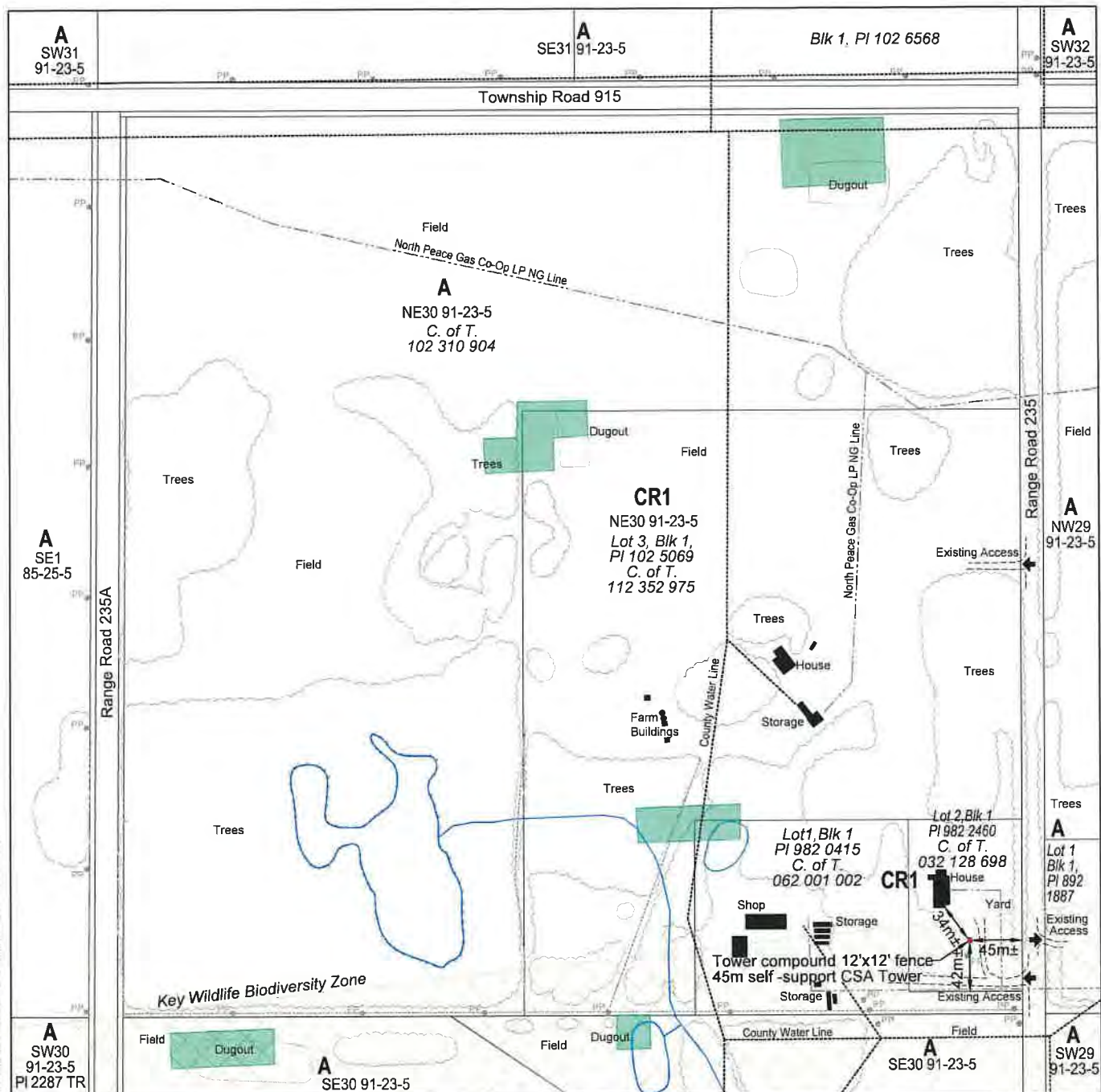
FOR ADMINISTRATIVE USELAND USE DISTRICT: Country Residential General (CR1) DistrictFEE ENCLOSED: YES ☒ NO ☐ AMOUNT: \$ \$50.00 RECEIPT NO.: 209809

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____

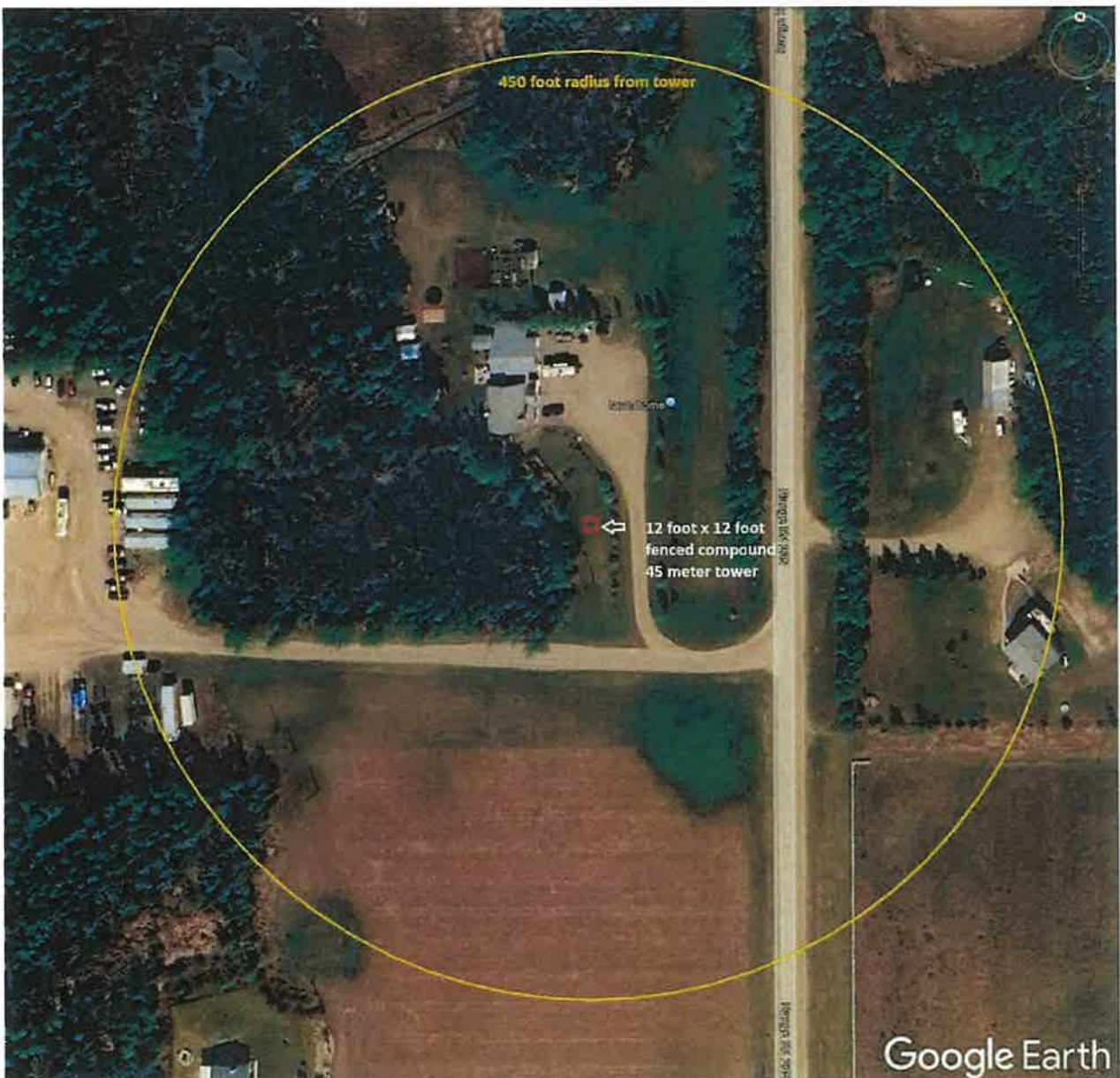
PDF



DEVELOPMENT PERMIT APPLICATION

DEVELOPMENT SKETCH

1. THIS SITE PLAN REPRESENTS ONE QUARTER SECTION OF LAND. PLEASE PROVIDE
2. FOLLOWING INFORMATION IN REGARD TO THE PROPOSED DEVELOPMENT SITE:
3. 1. ALL EXISTING ROADS AND APPROACHES THAT WILL SERVICE THE PROPOSED
4. DEVELOPMENT.
5. 2. PROPOSED DISTANCES OF DEVELOPMENT WITH REGARDS TO PROPERTY LINES,
6. PUBLIC ROADWAYS, WATERCOURSES, ETC.
7. 3. ILLUSTRATE THE LOCATION OF: WATER/SEWER, POWER, TREES, CULTIVATED
8. LANDS, EXISTING BUILDINGS, WATERCOURSES (FROM TOP OF BANK) AND
9. PROPOSED PARKING.
10. *****



Compound & Tower Details



18236 - 102 AVENUE, EDMONTON, ALBERTA T5S 1S7 • PHONE (780) 701-4050
FAX (780) 451-6050 • E-MAIL BRUCE@ATG.NET



Compound & Tower Details

- **Type:** Westtower 84LDSS Tower 1-15
- **Height:** 45 meters
- **Foundation:** Screw piles with welded collar
- **Compound Size:** 12 x 12 feet
- **Fencing:** Phoenix Fence stainless 12' x 6' Fence Panel & 12' x 6' Fence Panel with 4' Man Gate
- **Enclosure:** White 24x30x60 Metal Enclosure with AC plugs, meter, and breaker
- **Lightning Protection:** 3/4" Galvanized rod with mounting hardware
- **Lighting:** Tower LED FAA-OL1 6LED Double 12-24VDC with mounting hardware
- **Anti-Climb:** 55"-58" x 114" Flat Shielding - 18 AWG
- **Safety:** Tower safety climb system

Documentation

Generic prints for the tower and piling are attached from the suppliers.

Community Engagement

Consultation with Landowners: Tom Waldon visited nearby homes to provide a public notice and contact information for any concerns.

Public Advertisement: Ran for two weeks in the local weekly paper.

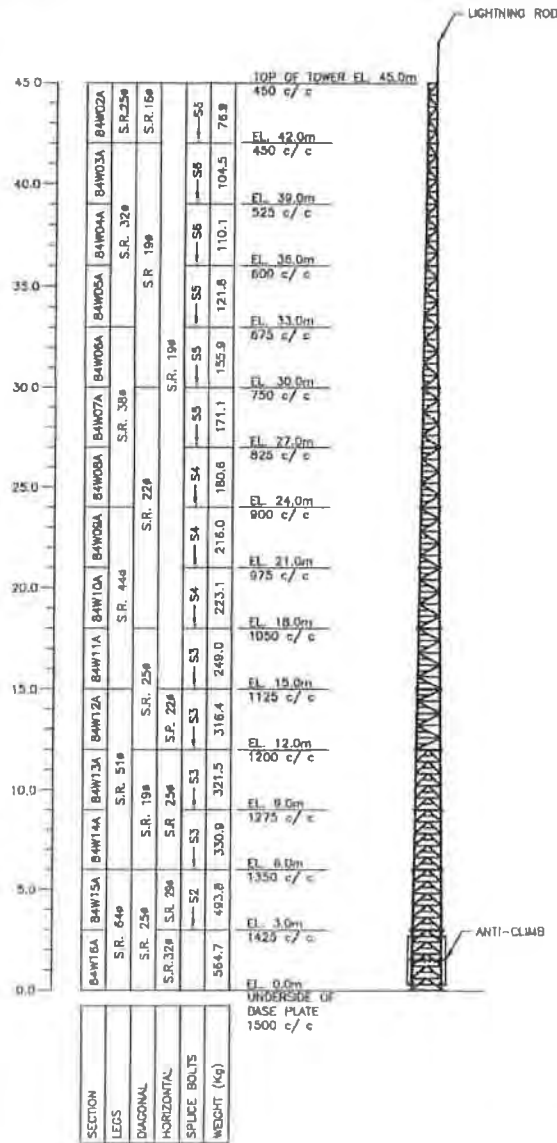
Regulatory Compliance

The project adheres to federal regulations and technical and safety requirements



Bruce Burman
Arrow Technology Group
780-701-4050 (w) | 780-239-8318 (m) | www.atg.net

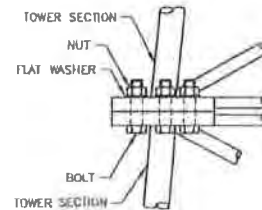
5/22/2024 3:56:16 PM
 REPRODUCTION, RECORDING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF WestTower Communications Ltd.



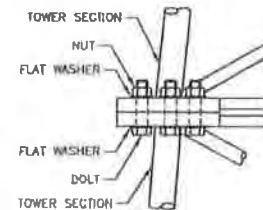
STRUCTURAL STEEL	
LEGS:	350W, FOR 25# S.R. = 300W
DIAGONALS:	300W
HORIZONTALS:	300W
BOLTS:	ASTM A325 U.N.O.

SPLICE BOLT INDEX (PER LEG)	
S2	(4) 1" x 5" A325 BOLT ASSEMBLY
S3	(4) 3/4" x 3-3/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W.
S4	(4) 3/4" x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W.
S5	(4) 5/8" x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 5/8" F-436 F.W.
S6	(2) 5/8" x 2-1/2" A325 BOLT ASSEMBLY /w (2) EXTRA 5/8" F-436 F.W.

SPLICE BOLTS QTY SHOWN FOR (1) TOWER ONLY



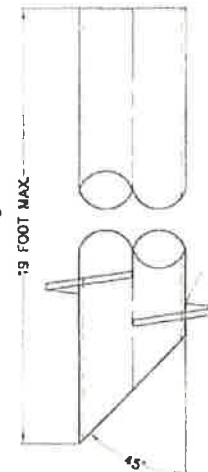
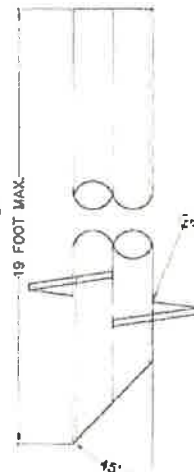
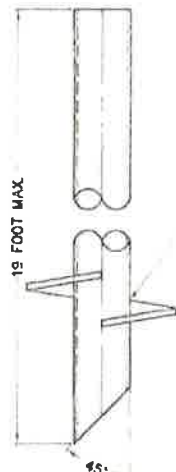
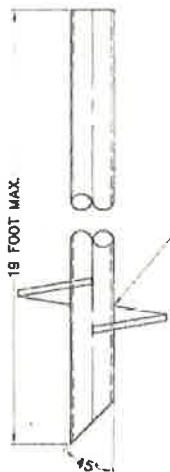
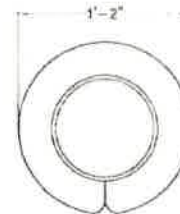
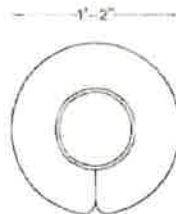
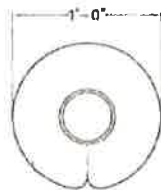
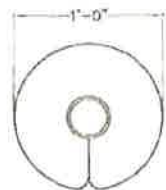
TYPICAL SPLICE DETAIL



TYPICAL SPLICE DETAIL
 W/ EXTRA WASHER

NOTES

ENCL. RECORD No. 20-21568		APPROV.	
4			
3			
2			
1			
0	ISSUED FOR CONSTRUCTION	A.P.	21MAY24
REV	DESCRIPTION	DWN	DATE
		CHK	
DESIGN PROFILE:			
KGP Co.			
45m BALUSS TOWER			
ARROW TECHNOLOGY GROUP			
ITE CODE	DATE	21MAY24	
WTC CODE WTC03532	DWN: A.P.	CHK: AT	
JOB No. 20-21568	DWN No.	A01-1	



3" NOM. Sch.40

(3.5" OD x 0.215 w.l.)
PIPE MATERIAL GRADE: A106 Gr.B
HELIX IS 1/2" PLATE - 44W
HELIX RATED 7,200 LBS AXIAL
MAXIMUM INSTALL TORQUE 5,900 FT-LBS

4" NOM. Sch.40

(4.5" OD x 0.237 w.l.)
PIPE MATERIAL GRADE: A106 Gr.B
HELIX IS 1/2" PLATE - 44W
HELIX RATED 9,800 LBS AXIAL
MAXIMUM INSTALL TORQUE 10,900 FT-LBS

6" NOM. Sch.40

(6.625 OD x 0.280 w.l.)
PIPE MATERIAL GRADE: A106 Gr.B
HELIX IS 1/2" PLATE - 44W
HELIX RATED 15,200 LBS AXIAL
MAXIMUM INSTALL TORQUE 18,500 FT-LBS

8" NOM. Sch.40

(8.625 OD x 0.322 w.l.)
PIPE MATERIAL GRADE: A106 Gr.B
HELIX IS 1/2" PLATE - 44W
HELIX RATED 25,600 LBS AXIAL
MAXIMUM INSTALL TORQUE 58,700 FT-LBS

NOTE:

1. ALL WELDS TO CSA W59-LATEST.
2. ALL WELDS WITH E/D18-1 ELECTRODE.
3. HELIX RATED AS ABOVE CAPACITY AT FACTOR OF SAFETY OF 3.0.
4. HELICAL PILE CAPACITY DEPENDENT ON A NUMBER OF FACTORS INCLUDING DEPTH, SOIL CONDITION, THEREFORE IT IS RECOMMENDED THAT THE INSTALLED PILES BE LOAD TESTED PRIOR TO USE.
5. MAXIMUM TORQUE INSTALLATION AS ABOVE - BASED ON 0.58 OF YIELD STRENGTH.
6. IF IN DOUBT - ASK!



ALBERTA PERMIT NUMBER P-7518



Kodiak
Engineering Ltd.

Office: (780) 416-2125 | 101A, 567 Fr Street
Fax: (780) 416-2150 | Sherwood Park, AB
Cell: (780) 416-3333 TBA 400

INFORMATION PROVIDED IN THIS DRAWING IS PROPRIETARY AND IS NOT TO BE REPRODUCED, DISTRIBUTED OR EXPOSED EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY KODIAK ENGINEERING LTD.

RAINBOW ANCHORS
FOUR STANDARD HELICAL FILES
DETAILS

REV	DATE	DESCRIPTION	BY	CHK	APP	FILE No.	DATE	DRAWN	CHECKED	DRG. No.	REV
	03/2023	UPDATE STAMP DATE				05-08-3328	05/12	FEY	-	R3735-01A	1A

04.B)iii.



Memorandum

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7909 – 51 Avenue NW, Edmonton, AB T6E 5L9 T: 780.438.9000 F: 780.438.3700

To: **Reeve and Council – County of Northern Lights**
Attention: **Gerhard Stickling, Chief Administrative Officer**
Cc: **David Schoor**
Reference: **DP-24-43**
From: **Deb Bonnett**

Date: **November 26, 2024**

Project No.: **16613**

Application

The applicant proposes to operate a temporary industrial camp to accommodate workers on Crown Land at SW32-98-7-W6. The camp is required to support the applicant's well abandonment program in Township 99-101 and Range 6-9W6. The work will include construction winter access, remedial work on wells with casing leaks, well abandonment, Phase II environmental assessments, wellsite remediation and reclamation. The camp will operate 24 hours a day/7 days a week from mid-December, 2024 until early April, 2025.

There will be no special provision for security. Power will be provided with an on-site diesel light plant, a potable cistern and hauling service will provide water supply, and sewage will be provided through a fixed film extended aeration treatment system with redundancy in all major components. The system received a variance through Municipal Affairs and meets all government regulation and sampling requirements. There is no stormwater management planned. There will be 32 parking spaces provided in a gravel or asphalt parking lot. Garbage will be collected in bins and trucked for disposal in Manning. Exterior lighting is provided on the camp buildings and from a light tower.

As the development is located on Crown Land, a copy of the lease agreement has been provided by the applicant.

Site and Surrounding Lands

The camp is located approximately 90 km south west of Keg River and 18 km north of Clear Hills County. The Chinchaga airstrip is located approximately 1 km to the west.

The proposed development is located on a cleared site adjacent to an existing battery site to the northwest and borrow pits/dugouts to the southeast. The applicant obtained a development permit and operated a larger camp in 2021 (DP 21-28).

Compliance with Approved Plans and Land Use Compatibility

The subject development area does not fall within any Intermunicipal Development Plan (IDP) or Area Structure Plan (ASP). The area is not considered "Better Agricultural Lands", does not fall within any Agriculture Policy areas, and has soils classification of 5-7 with limited ability for agricultural growth. The application was reviewed against the County's Municipal Development Plan (MDP) and Land Use Bylaw

04.B)iii.



(LUB) and relevant Provincial legislation. The proposed development meets the intent of, and the development criteria contained in Section 6.3 (Industrial Development Policies) of the MDP. The proposed development meets the intent of, and the development criteria contained in Section I12 (Industrial Camps) of the LUB.

The lands surrounding the development site are all located in the Crown Land (CL) District.

Circulation and Notification Comments

The application was circulated to various agencies and adjacent owners. No comments were received from the referral agencies, with the exception of Municipal Affairs who requested the following conditions

"Additional information on the wastewater system, specifically the method of disposal of the treated sewage to the environment. The system may also require an approval from Alberta Environment or if it is discharging less than 25 m3 per day, it will require a private sewage permit."

The applicant has provided the following information

"Polar septic services has a wastewater variance issued every year outlining the unit number and reporting protocols that we have to follow to Alberta Municipal Affairs. We have to submit the unit drawings to comply with all regulations to obtain the variance and be approved to run the systems. Polar Septic Services is a PSDS holder and will be able to permit the location once we are on site."

Recommendation

It is recommended that this application be APPROVED subject to the following conditions:

1. This permit approval for an Industrial Camp is valid for one (1) year, from December, 2024 to December, 2025, in accordance with Section I12.3 of the Land Use Bylaw.
2. That the applicant/owner, if interested in a permit renewal to continue the Industrial Camp, are advised to meet with the County in advance of re-application for a development permit. The County will evaluate the performance of the Industrial Camp against its conditions of approval, and any other performance measures that the Development Authority considers relevant. Permit renewal shall be required if the Industrial Camp operation exceeds one (1) year,
3. The Industrial Camp shall proceed in accordance with the approved site plan and proposal details and comply with the development standards of the Crown Land (CL) District and Section I12 Industrial Camps of the Land Use Bylaw.
4. No development shall occur on any wetland or wet area without prior approval. It is the applicant/owner's responsibility to obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval pursuant to Alberta Environment and Protection's Wetland Policy.



5. The applicant/owner may be required to enter into a development agreement with the County, not limited to upgrades to the existing access(es), 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.
6. The applicant/owner may be required to enter into a Road Use Agreement with the County, if required.
7. The applicant/owner shall comply with the Alberta Private Sewage System Standard of Practice and in accordance with the requirements of Alberta Municipal Affairs.
8. The applicant/owner shall provide adequate water supply for domestic and firefighting purposes to meet the Camp's domestic water supply demand and ensure adequate water supply for firefighting needs in accordance with provincial legislation or to the satisfaction of the office of the provincial fire commissioner.
9. The applicant/owner shall be responsible for the control of mud, snow, and other debris during the operation of the camp.
10. The applicant to submit a storm water management plan to the County for review.
11. All waste generated by industrial developments shall be stored and disposed of in a manner that will not result in any contamination to groundwater supplies or create nuisances on adjacent lots.
12. The applicant/owner screen the Industrial Camp from view of adjacent development in accordance with Section 19 of the LUB.
13. The applicant/owner provide outdoor lighting in accordance with Section 1115.1 of the LUB.
14. The applicant/owner obtain all other approvals required by other regulatory jurisdictions and maintain the approvals throughout the course of this development and its operation.
15. 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.
16. No further development or construction be allowed without an approved Development Permit.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 24-43
DATE RECEIVED	Sept 24, 2024
ROLL NO.	N/A

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.)

APPLICANT INFORMATION	COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT Tourmaline Oil Corp	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): _____			
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____			
QTR/LS: SW Section: 32 Township: 98 Range: 7 Meridian: 6			
Size of the Parcel to be developed 3.09 ☒ Acres or ☐ Hectares			
Description of the existing use of the land: Camp site pad DML 060091 is currently still constructed for work in the Chinchaga area			
Proposed Development: Pre existing constructed pad area to be used as an industrial camp for the winter.			
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: 12/10/24	Date of Completion: 4/15/25	Value of Construction: \$ 100,000

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: _____ REAR: _____		SIDES: _____/_____	HEIGHT _____	
ACCESSORY BUILDING SETBACK: FRONT: _____ REAR: _____		SIDES: _____/_____	HEIGHT _____	

ADDITIONAL INFORMATION INCLUDED

☒ SITE PLAN	☒ FLOOR PLAN	☐ LAND TITLE	☐ ABANDONED OIL WELL DECLARATION SIGNED
☐ ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION		☐ DISTANCE TO ROAD / HIGHWAY _____	
ADDITIONAL INFORMATION AS REQUIRED:			
☐ ELEVATIONS	☐ SOIL TESTS	☐ HOURS OF OPERATION _____	
☐ NUMBER OF DWELLING UNITS _____		☐ NUMBER OF EMPLOYEES _____	
☐ PROPOSED BUSINESS ACTIVITIES _____			
☐ LANDOWNER LETTER OF AUTHORIZATION			
☐ ADJACENT LANDOWNER LETTERS OF SUPPORT			

MANUFACTURED HOME (MOBILE HOME)

SERIAL NUMBER: _____	YEAR BUILT: _____	SIZE: WIDTH _____ LENGTH _____
----------------------	-------------------	--------------------------------

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

NOTE:	9/24/2024	
Signature of Registered	Date	SIGNATURE OF APPLICANT
Landowner required if different	Date	SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER
from Applicant		

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: <u>Crown Land</u>		
FEE ENCLOSED: YES ☐ NO ☐	AMOUNT: \$ <u>\$50.00</u>	RECEIPT NO.: <u>211511</u>
DEFINED USE: _____		
PERMITTED/DISCRETIONARY: <u>Discretionary Use - Industrial Camp</u>		
VARIANCE: _____		



Sketch Plan Showing
DEVELOPMENT SITE PLAN

For
DML 060091 (Chinchaga Winter Camp)
within
S.W.1/4 Sec.32 - Twp.98 - Rge.7 - W.6M.
County of Northern Lights - Alberta

LEGEND:

Portions referred to outlined thus -----
Distances are ground and in metres and decimals thereof.
Scale - 1:2000

Combined scale factor used: 1.000000
Coordinates based on UTM Zone 11 NAD83 (CSRS) datum.
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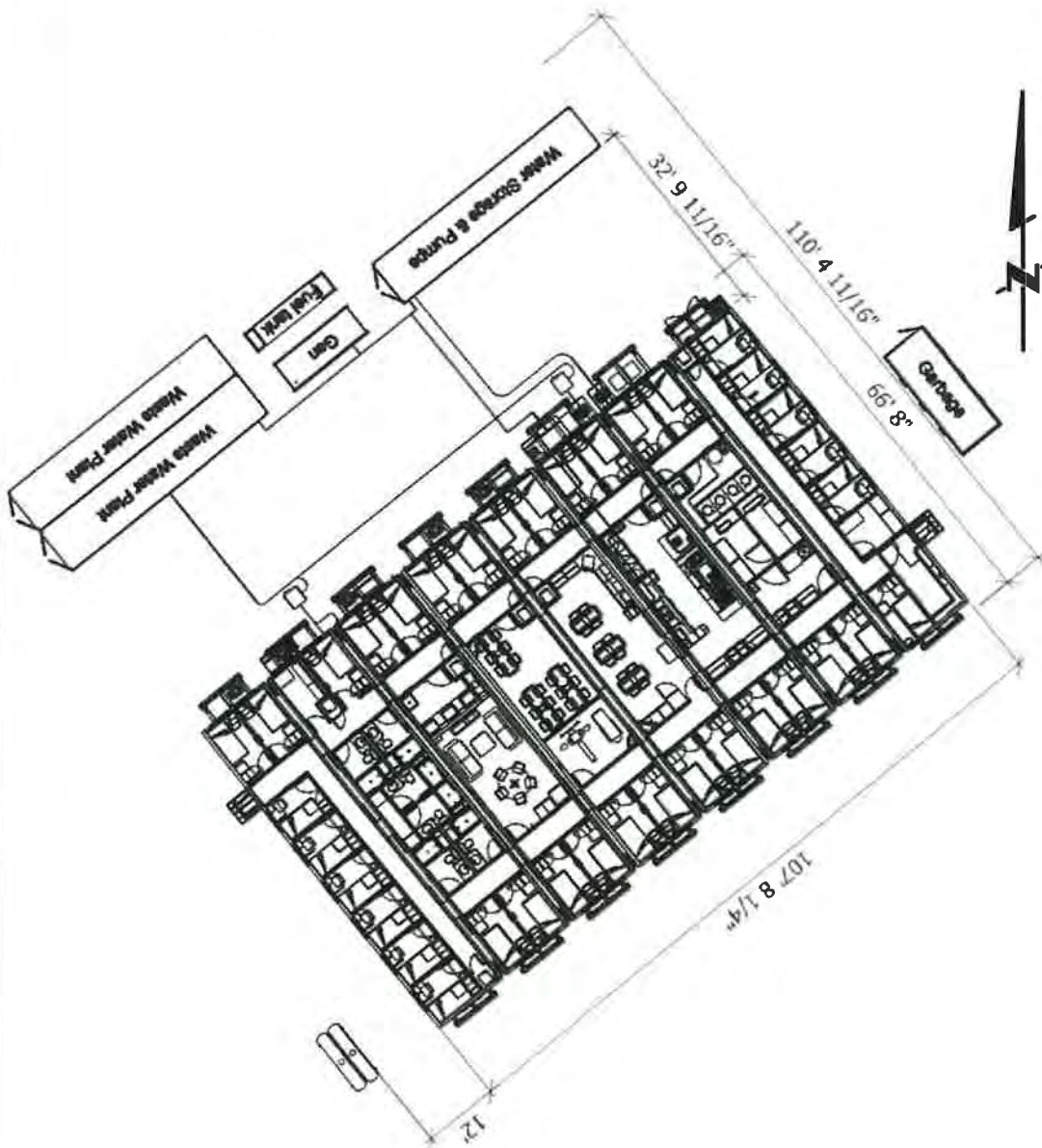
GeoVerra (AB) Limited Partnership
Toll Free: 1-800-465-6233
www.geoverra.com

Revision:		
Date: Sept. 20, 2024	Initials: DC - EFS	
Client File No.:	AFE No.:	
Project No.: 24-03068		
File: 24-03068-001-Sketch		



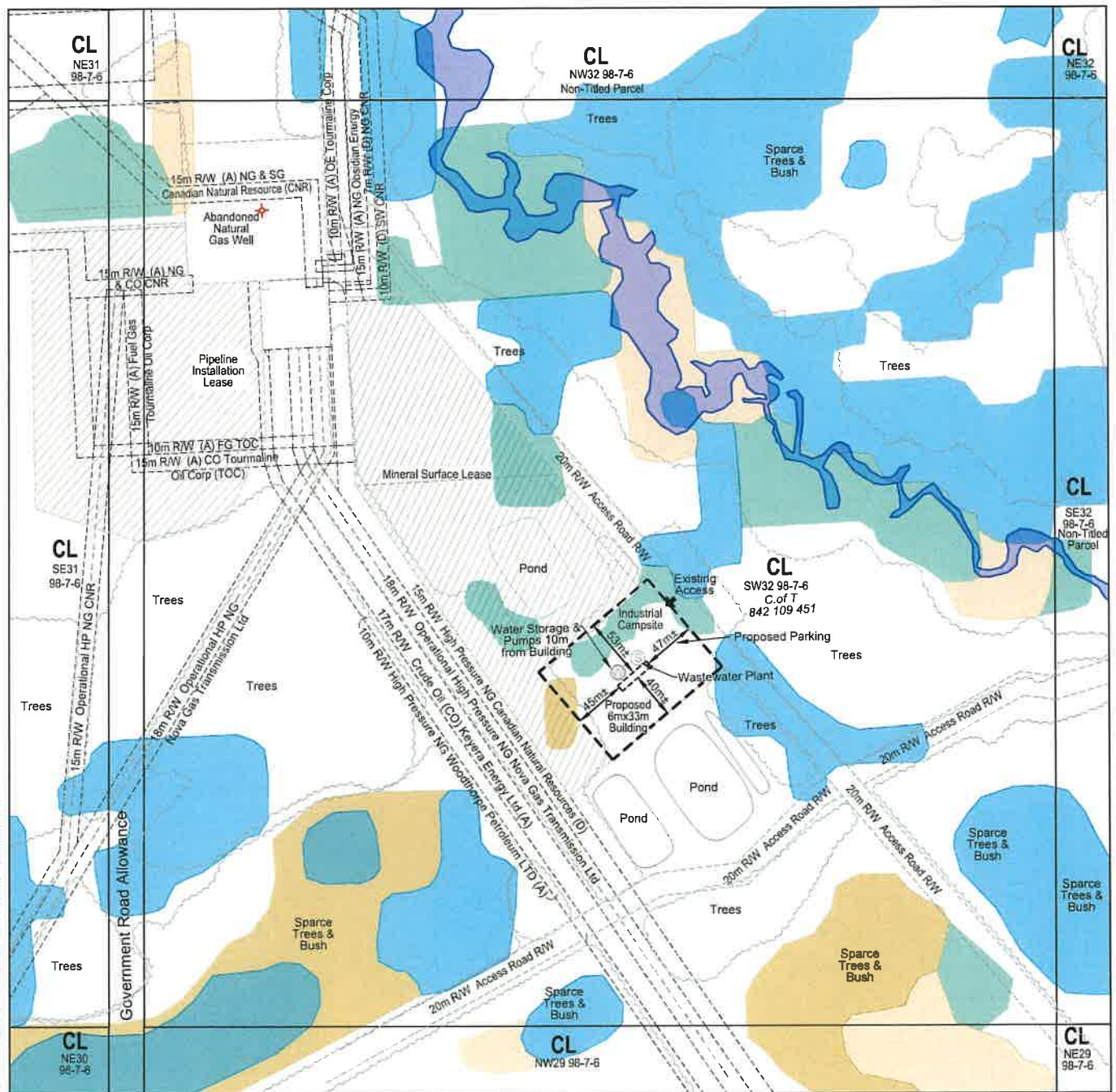


Sketch Plan Showing
DEVELOPMENT SITE PLAN
 For
DML 060091 (Chinchaga Winter Camp)
 within
S.W.1/4 Sec.32 - Twp.98 - Rge.7 - W.6M.
 County of Northern Lights - Alberta



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Revision:		REV. 0
Date: Sept. 20, 2024	Initials: DC - EFS	
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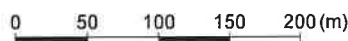
DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SW32, Twp 98, Rge 7, W6M

FILE No. DP-24-43

SCALE 1 : 5,000



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



October 23, 2024



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SW32, Twp 98, Rge 7, W6M

FILE No. DP-24-43

SCALE 1 : 5,000

0 50 100 150 200(m)

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

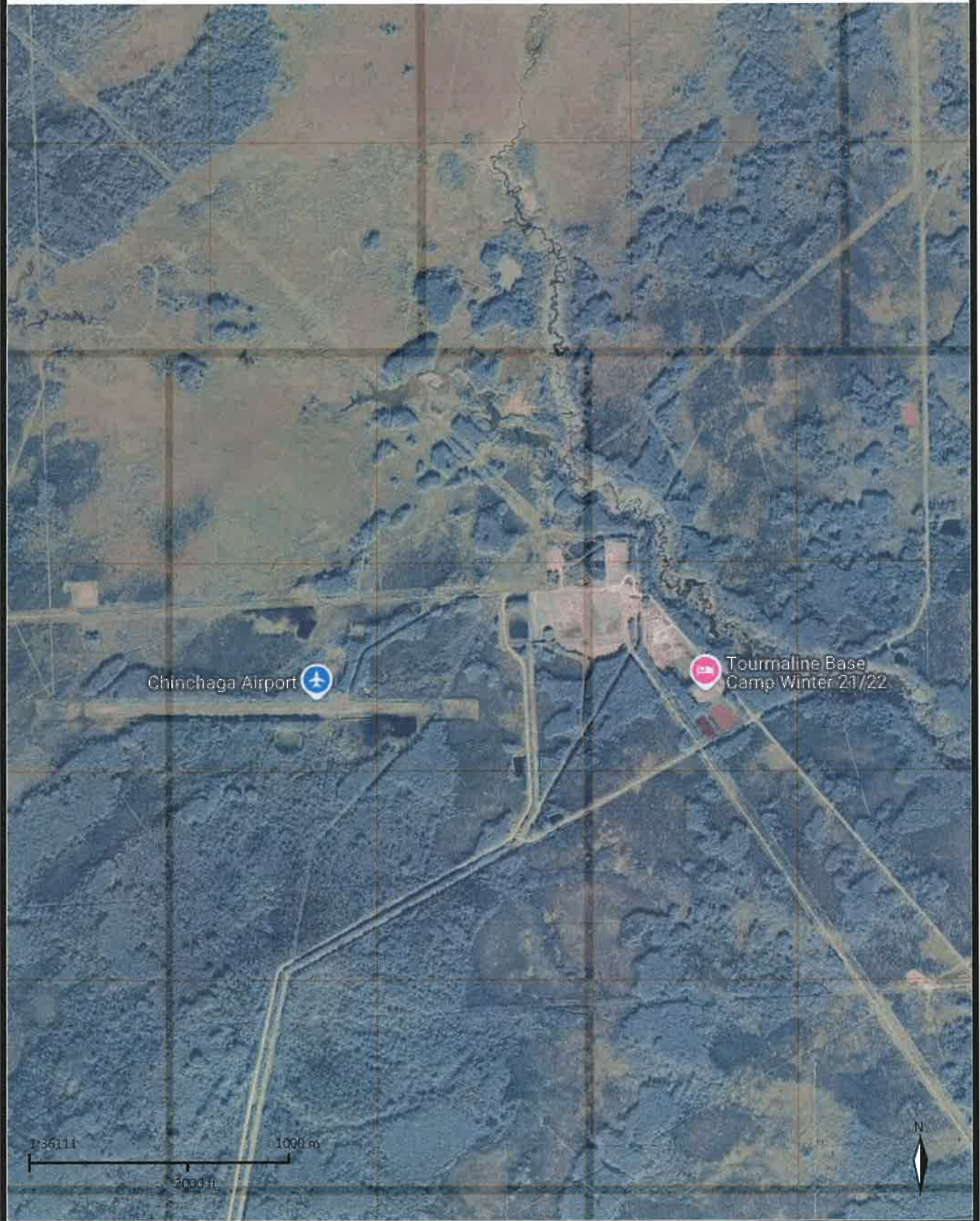
LEGEND

- Subject Lands
- Existing Access
- Proposed Camp Building
- Edge of Treeline
- High Pressure Natural Gas
- Edge of River/Creek
- AMW* Swamp/Fen/Marsh/Bog
- * Alberta Merged Wetland Inventory
- Crude Oil (CO)
- Fuel Gas (FG)
- Natural Gas (NG)
- Oil Well Effluent (OE)
- Salt Water (SW)
- Sour Natural Gas (SG)
- Abandoned (A)
- Discontinued (D)



October 23, 2024

DP 24-43 Tourmaline Oil Corp - SW 32-98-7 W6M





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
- P ☐ 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)

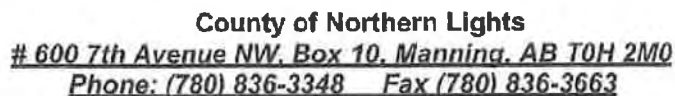
FIXED FILM AERATION TREATMENT SYSTEM

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



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

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 SW 32 98 7 6

NAME (Please Print) Tourmaline Oil Corp

SIGNED _____

DATE 12/10/24

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



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

Tourmaline Oil Corp

(Please Print)

their agent) of SW 32 98 7 6, 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.

Signature of registered owner (or agent)

4/15/25

Date





APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

Tourmaline Oil Corp

(Please Print)

their agent) of SW 32 98 7 6, have consulted the Energy
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