

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, JANUARY 14, 2025 at 11:00 A.M.

<https://us02web.zoom.us/j/88692130038?pwd=OOVb9FeOrmRqaUKQi1wH9JqbssFBpS.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, December 10, 2024 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1. Development Permit DP-24-27

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

1. Development Permit Application DP-24-44

2. Development Permit Application DP-24-46

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, DECEMBER 10, 2024 at 11:00 A.M.

<https://us02web.zoom.us/j/82392300114?pwd=4sPFRMbTo5OqNFKtpaaS014i3bTMO.1>

PRESENT:

Gary These	Ward One	Weberville/Stewart
Kayln Schug	Ward Two	Warrensville/Lac Cardinal (virtual)
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 & Development Officer, ISL Engineering and Land Services Ltd. (virtual)
Debbie Bonnett – Planning & Development Officer, ISL Engineering and Land Services Ltd. (virtual)
Natalie Tremblay - Community Planner, ISL Engineering and Land Services Ltd. (virtual)

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, December 10, 2024 Municipal Planning Commission Meeting to order at 11:03 a.m.

02.0 ADOPTION OF THE AGENDA

059/10/12/24MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, December 10, 2024 Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, November 26, 2024 Municipal Planning Commission Meeting Minutes

060/10/12/24MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, November 26, 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. Development Permit Application DP-24-16 Update

061/10/12/24MPC **MOVED BY Councillor Schug to acknowledge receipt of the Development Permit DP-24-16 Update and accept it for information.**
CARRIED

ii. Development Permit Application DP-24-24

062/10/12/24MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit Application DP-24-24; to locate a 45-meter communication tower on NW 9-87-25-W5M; and approve it subject to the following eight (8) conditions:**

- 1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on the NW 9-87-25-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. The applicant shall apply for a Roadside Development Permit and obtain approval for development near a Provincial Highway through Government of Alberta Transportation and Economic Corridors.**
- 5. 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.**
- 6. 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**
- 7. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.**
- 8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.**

CARRIED

iii. Development Permit Application DP-24-25

063/10/12/24MPC **MOVED BY Councillor Yasinski to acknowledge receipt of Development Permit Application DP-24-25; to locate a 45-meter communication tower on SW 22-87-24-W5M; and approve it subject to the following seven (7) conditions:**

- 1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on the SW 22-87-24-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.**

CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair/Reeve Ungarian adjourned the Tuesday, December 10, 2024 Municipal Planning Commission Meeting at 11:15 a.m.

Chair/Reeve
Terry Ungarian

Chief Administrative Officer
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-24-47

ROLL NO.: 238045

DEVELOPMENT: Detached Dwelling – 1875 ft²
Crawl Space – 1889 ft²
Attached Garage – 572 ft²
Front Deck – 73 ft²

USE TYPE: Permitted Use

LAND USE DISTRICT: A – Agriculture General

LEGAL DESCRIPTION (ATS Location): Pt. SW 30-92-23-W5M

CONSTRUCTION VALUE: \$ 550,000

NAME & ADDRESS OF APPLICANT(s): Taiga General
Box 322
Manning, AB
T0H 2M0

DECISION OF THE DEVELOPMENT AUTHORITY IN RESPECT TO THE ISSUANCE OF THE DEVELOPMENT PERMIT:

☐ **APPROVED**

☒ **APPROVED** with the following conditions

☐ **REFUSED** for the following reason(s)

(See below 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.

04.A-1

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.

2024-12-10
DATE OF DECISION

2024-12-10
DATE OF ISSUE OF NOTICE OF DECISION


DEVELOPMENT OFFICER

Please Note:

This development permit lapses and is considered void if the development approved has not commenced within twelve (12) months from the date of issue of the notice.

COUNTY OF NORTHERN LIGHTS

#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0 Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

IMPORTANT NOTICES

1. You may wish to appeal the decision of the subdivision and development authority to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board at the County office **NOT LATER THAN 21 DAYS AFTER THE DATE OF ISSUE OF NOTICE OF DECISION.**
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the development authority may appeal to the Secretary of the Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER THE NOTICE OF DECISION IS PUBLISHED IN THE LOCAL NEWSPAPER.**
3. A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon or question of jurisdiction or law pursuant to Section 689 of Municipal Government Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
 - a) to a judge of the Appellate Division; and
 - b) within Thirty (30) days after the issue of the order, decision, permit or approval sought to be appealed.



DEVELOPMENT PERMIT APPLICATION

FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE

APPLICATION NO.	DP 24-47
DATE RECEIVED	November 22, 2024
ROLL NO.	238045

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 Taiga General		NAME OF REGISTERED OWNER			
ADDRESS		ADDRESS			
POSTAL CODE		POSTAL CODE			
EMAIL ADDRESS*		EMAIL ADDRESS*			
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable):	
Legal description (if applicable): Registered Plan: Block: Lot (parcel):	
QTR/LS: SW Section: 30 Township: 92 Range: 23 Meridian: Wof5	
Size of the Parcel to be developed 5 ☒ Acres or ☐ Hectares	
Description of the existing use of the land: Residential	
Proposed Development: Build new custom home	
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: Nov. 18/25
Date of Completion: Oct. 30/25	Value of Construction: \$ 550,000

04.A-1

PROPOSAL INFORMATION

DEVELOPMENT IS: ☒ NEW				☐ EXISTING		☐ ALTERATION TO EXISTING	
LAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY				☒ LOCAL ROAD		☐ INTERNAL SUBDIVISION ROAD ☐ OTHER	
LOT AREA: 217800	LOT WIDTH: 420	LOT LENGTH: 518	PERCENTAGE OF LOT OCCUPIED: 1 %				
PRINCIPAL BUILDING SETBACK:	FRONT: 200	REAR: 257	SIDES: 170 / 193	HEIGHT 26			
ACCESSORY BUILDING SETBACK:	FRONT: 160	REAR: 338	SIDES: 140 / 250	HEIGHT 14			

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 250 feet	
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	11/18/202	_____
	Date	SIGNATURE OF APPLICANT
	11/18/202	_____
	Date	SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: **Agriculture General (A) District**

FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ **\$100.00** RECEIPT NO.: **212671**

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____

04. A-1

SW-30-92-23-W of S



420'

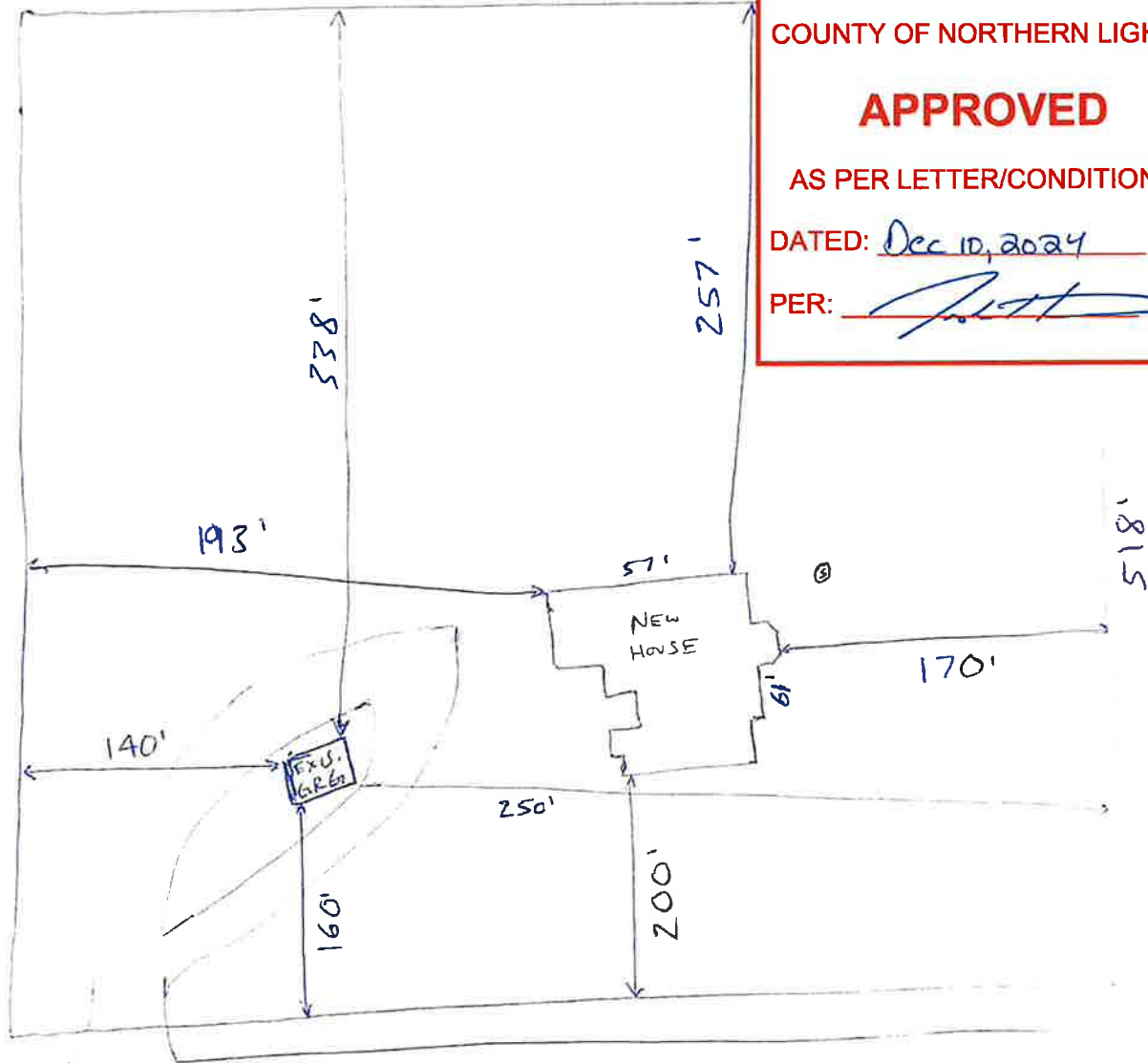
COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: Dec 10, 2024

PER: [Signature]



TWP RD 924

04.A-1



To: **Reeve and Council – County of Northern Lights** Date: **January 14, 2025**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference: **DP-24-44**
From: **Gail Long**

Application

The applicant proposes to develop a detached cold storage building on Lot 22, Block 2, Plan 992 6522 within the SW 1-85-22-W5M. The parcel is 3.47 ha (8.57 acres) in area and is designated Country Residential General (CR1) District by the County's Land Use Bylaw. The proposed development is defined as an "Accessory Building" and listed as a permitted use within this District.

The applicant has indicated that the proposed cold storage building will be 12.2 m (40 ft) in width, 18.3 m (60 ft) in length, and 7.93 m (26 ft) in height. The building is located more than 100 m from the front property line, 27 m (88.5 ft) from the rear property line and 43 meters (141 ft) from the closest side property line.

Site and Surrounding Lands

The subject parcel is adjacent to Highway 743, and 9 km north of Peace River town limits. The parcel is not within any historical value (HRV) classified designation or the Key Wildlife Biodiversity Zone, and is within the Grimshaw Gravels Aquifer area and the Grizzly environmentally sensitive wildlife area.

There are eight titles (parcels) on the quarter section, and all are zoned CR1 District. The remaining adjacent parcels are zoned Agriculture Restricted (AR) District or Crown Land (CL) District.

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

Access and Servicing

The parcel is accessed from a service road paralleling Highway 743 to the east. No new access is being proposed.

ATCO powerlines parallel the frontage road right-of-way, and there are both low pressure and high pressure gas lines owned by North Peace Gas Co-op on the parcel. County water lines owned by Webberville Water Co-op service the parcel, and a potable water well is located approximately 30 m from the proposed building. There are no well sites or spills within the quarter section, but records show there is an abandoned well in the highway right-of-way next to the parcel.

Compliance with Approved Plans and Land Use Compatibility

The proposed development was reviewed against the County's Municipal Development Plan (MDP) and LUB and relevant Provincial legislation. All setback distances for an accessory building exceed the front, side, and rear yard setback distances required in the CR1 District.



The proposed development does not meet Section I1.6 of the Land Use Bylaw (LUB) which states that, "An accessory building shall not be more than 6.1 m (20 ft) in height, unless otherwise approved by the Development Authority". The height of the proposed accessory building is 7.93 m (26 ft) requiring a 1.83 m (6 ft) variance to the maximum allowable height.

Circulation Comments

Alberta Transportation and Economic Corridors and Alberta Energy Regulator responded indicating they had no concerns. No comments were received from any other referral agencies or adjacent landowners.

Recommendation:

It is recommended that this application for an Accessory Building (Cold Storage Building), with a variance of 1.83 m (6 ft) to the maximum allowable height, on Lot 22, Block 2, Plan 992 6522 within the SW 1-85-22-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 (CR1) District.
3. The owner/developer shall contact an accredited agency contracted by Municipal Affairs to obtain the applicable permits or approval. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
4. The owner/developer must contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approvals applicable: - Home Warranty Coverage- Provincial Plumbing Permit- Gas Inspection Permit- Building Permit- Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
5. The applicant/owner may be required to enter into a development agreement with the County if upgrades to the existing access are 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 exterior finish and appearance should complement other structures and natural site features.
7. No further development or construction shall be allowed without an approved Development Permit.

PROPOSAL INFORMATIONDEVELOPMENT IS: ☒ NEW ☐ EXISTING ☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHERLOT AREA: 8.57 LOT WIDTH: 183.22 LOT LENGTH: 189 PERCENTAGE OF LOT OCCUPIED: 18%
PRINCIPAL BUILDING SETBACK: FRONT: 135.70 REAR: 42 SIDES: 98, 82 HEIGHT: 24.4
ACCESSORY BUILDING SETBACK: FRONT: 140 REAR: 27 SIDES: 100, 42 HEIGHT: 26.4**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 SUPPORTReal Property Report included**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 ApplicantOct 21 24
DateOct 21 24
Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

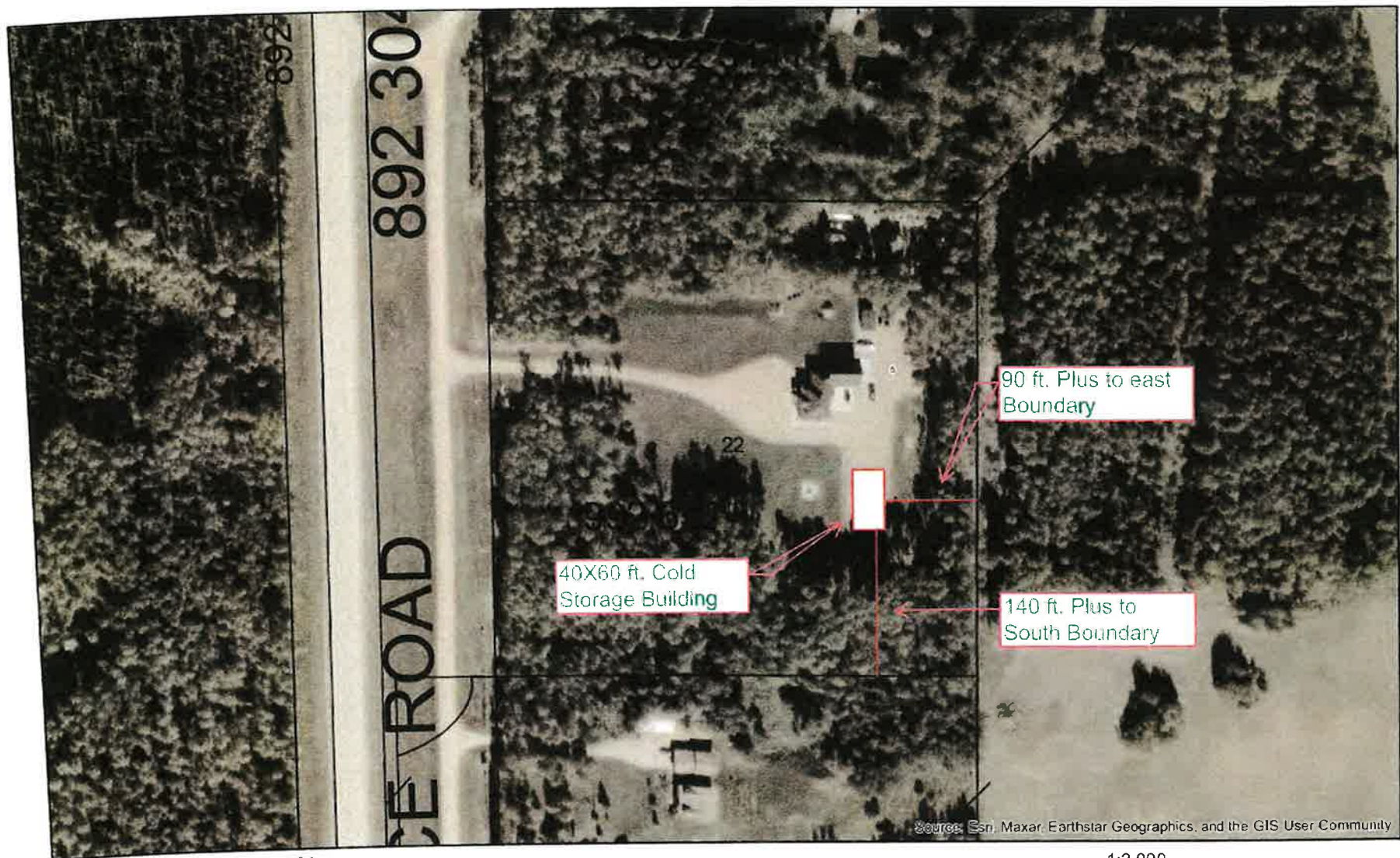
FOR ADMINISTRATIVE USELAND USE DISTRICT: Country Residential GeneralFEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ \$50.00 RECEIPT NO.: 211854

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

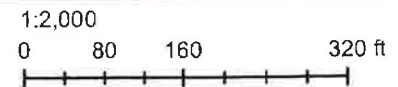
VARIANCE: _____

04.B.1



Wednesday, September 18, 2024

SW 1 85 22 W5 Lot 22 BKA Plan 9926522
8.57 Acres



 AbaData

04. B.1



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SW1, Twp 85, Rge 22, W5M

FILE No. DP-24-44



LEGEND

- Subject Lands
- ★ Existing Access
- Buildings/Structures
- Edge of Treeline
- Power Pole
- County Waterline
- Water Cistern
- Low Pressure Natural Gas
- High Pressure Natural Gas
- Cut-Lines and Tracks
- Abandoned Well

SCALE 1 : 5,000

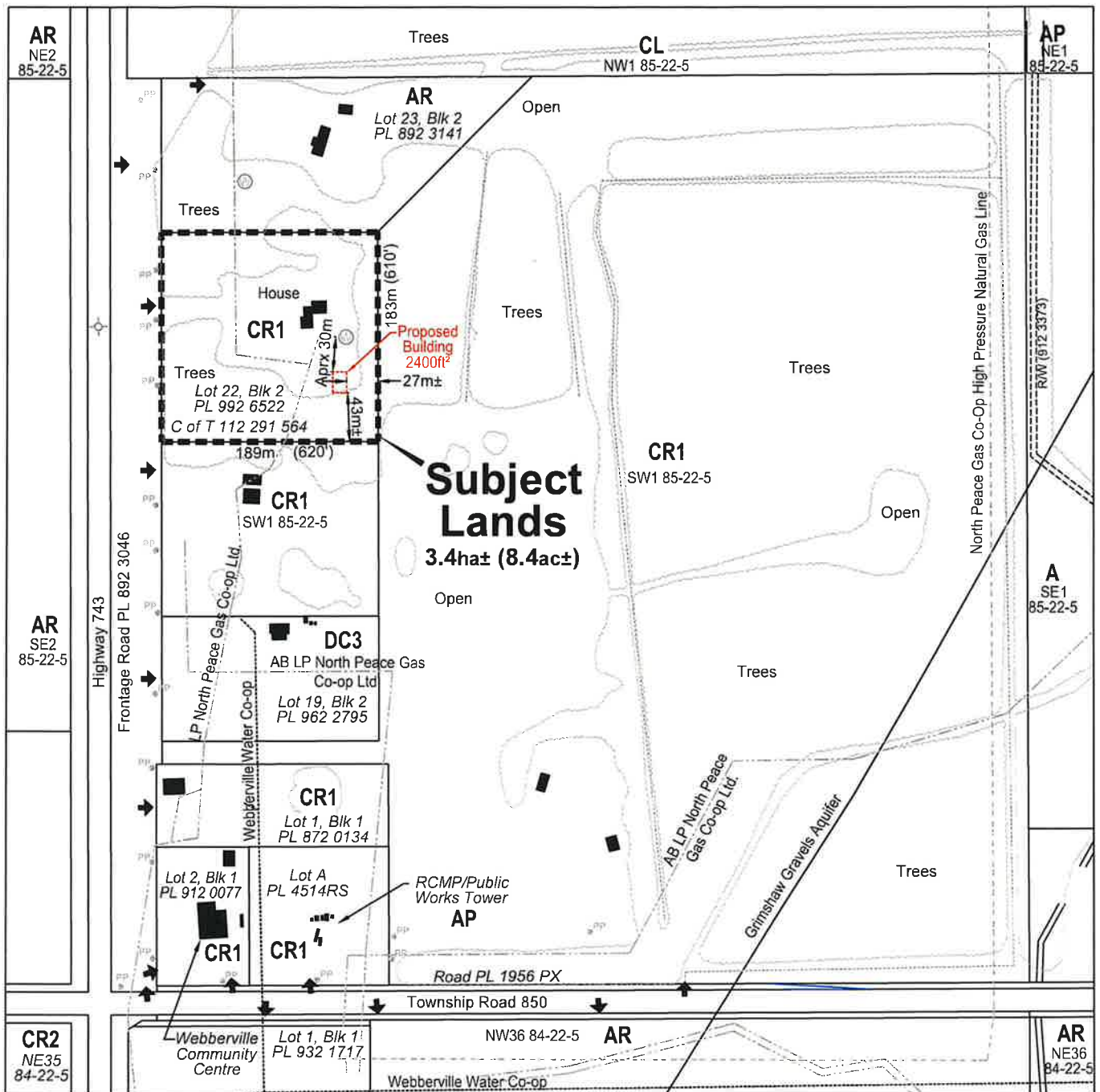
0 50 100 150 200 (m)

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



November 4, 2024

04. B.1



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SW1, Twp 85, Rge 22, W5M

FILE No. DP-24-44

SCALE 1 : 5,000

0 50 100 150 200 (m)

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



November 4, 2024

04.B.1



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-24-46**
From: **Deb Bonnett**

Date: **January 14, 2025**
Project No.: **16613**

1.0 Application

The applicant (Spur Petroleum Ltd.) proposes to operate a temporary "Industrial Camp" to accommodate 23 workers from January 15, 2025 to March 30, 2025. The site, at NE 13-100-4-W6M, is designated Crown Land (CL) District and the proposed Industrial Camp is a discretionary use. The site has previously been utilized as a temporary Industrial Camp.

The camp area will occupy an area of 80 meters x 50 meters and consist of a main building that is 34 meters x 17 meters, a parking area, and an area for water and sewage holding tanks. The main building contains sleeping quarters, a recreation room and kitchen. The camp will operate from January 15, 2025 to March 30, 2025. The applicant hires a contractor for accommodation, cleaning, and food preparations. Contractors are required to follow all Alberta Health Guidelines. In the event an inspection does occur, the contractor is responsible for compliance.

The applicant proposes to haul potable water to the site and dispose of wastewater and garbage at approved off-site facilities. The applicant has indicated that wastewater storage and removal has been approved by the regulator, Alberta Energy Regulator (AER).

The applicant has received a road use agreement from the County for the one municipal road they will be utilizing, Township Road 1020 (4.8 km). The applicant will be utilizing existing roads from other operators in the area and have received agreements to use them as well as AER Temporary Field Authorization (RTF) approvals from AER for temporary access overtop of expired AER License of Occupation (LOC) (see attached map).

As no grading of the site will occur, natural surficial drainage will be maintained. The applicant proposes no stormwater retention ponds, or other surface water management as the Industrial Camp will operate under frozen conditions. Prior to spring snow thaw, the Industrial Camp buildings and any associated infrastructure will be removed from the site and any snow piles/berms will be evenly distributed across the area for even spring melt. The lease agreement/disposition survey with the province addresses all aspects of the operation including storm water management, setbacks from water bodies, waste disposal requirements, erosion control and reclamation requirements.

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

04.B-2



2.0 Site and Surrounding Lands

The camp is located approximately 53 km southwest of Keg River, 52 km west of Highway 35, and 97 km northwest of Manning town limits.

There are two abandoned wells on the quarter section. Alberta Energy Regulator (AER) Directive 079 (September 6, 2022) requires a setback of 5 meters from a well and access to the well, however in some instances this may be reduced. The distance from the camp to the abandoned wells is 179.5 meters. The AER has also confirmed that referrals are not required for subdivision or development applications that do not include a permanent dwelling, business or public facility as part of the application.

The development site does not fall within any Intermunicipal Development Plan (IDP) or Area Structure Plan (ASP). The site is not considered "Better Agricultural Lands", does not fall within any Agriculture Policy areas, and has a soil classification of 5.

The proposed development was reviewed against the County's Municipal Development Plan (MDP) and Land Use Bylaw (LUB). The proposed development meets the intent and policies of Section 6.3 (Industrial Development Policies) of the MDP, and the regulations of Section I12 (Industrial Camps) of the LUB.

The lands surrounding the development site are designated Crown Land (CL) District and are all undeveloped.

3.0 Circulation and Notification Comments

The application was circulated to referral agencies. The responding agencies had no concerns. In addition, the AER were notified to obtain abandoned well setback information. Attempts were also made to contact the abandoned well owners.

4.0 Recommendation

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

1. This permit approval for an Industrial Camp is valid from January 15 to April 30, 2025.
2. That the applicant/owner, if interested in a renewal permit 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.
3. The Industrial Camp shall not include any permanent development, 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. The applicant/owner shall provide a minimum 5m development setback from each of the abandoned wells and access easements to the wells.
5. No development shall occur on any wetland 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.



6. 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.
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 water for domestic and firefighting purposes to meet the Industrial Camp's demand, in accordance with provincial legislation or to the satisfaction of the office of the provincial fire commissioner.
9. That the applicant/owner ensure surface drainage flows released from the subject lands into the County ditch system shall be no greater than the pre-existing development flow rate, and erosion control measures shall be implemented to prevent debris and material being conveyed onto County property as per Section 116.1 of the Land Use Bylaw.
10. That the applicant/owner shall follow requirements for waste storage and transportation in accordance with the Waste Control Regulations of the Alberta Environmental Protection and Enhancement Act.
11. The applicant/owner shall screen the Industrial Camp from adjacent development in accordance with Section 19 of the LUB and provide outdoor lighting in accordance with Section 115.1 of the LUB.
12. The applicant/owner is required to obtain all other approvals required by other regulatory jurisdictions and maintain the approvals in addition to following the requirements of Disposition RTF2414336 throughout the course of this development and its operation.
13. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the applicable permits and inspections, as required.
14. 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 24-46
DATE RECEIVED	Nov 12, 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 Spur Petroleum Ltd.	NAME OF REGISTERED OWNER CROWN LAND
	ADDRESS
	POSTAL CODE
	EMAIL ADDRESS*
	I, 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: NE Section: 13 Township: 100 Range: 4 Meridian: 6	
Size of the Parcel to be developed 0.400 ☐ Acres or ☒ Hectares	
Description of the existing use of the land: Industrial - Crown	
Proposed Development: Temporary Camp Site	
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: Jan 15/25 Date of Completion: Mar 31/25 Value of Construction: \$ _____

04.B-2

PROPOSAL INFORMATIONDEVELOPMENT IS: ☐ NEW ☐ EXISTING ☐ ALTERATION TO EXISTINGLAND 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:Signature of Registered
Landowner required if different
from Applicant11/20/2024

Date

SIGNATURE OF APPLICANT_____
Date_____
SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER**FOR ADMINISTRATIVE USE**LAND USE DISTRICT: Crown LandFEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ \$50.00 RECEIPT NO.: 212419

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

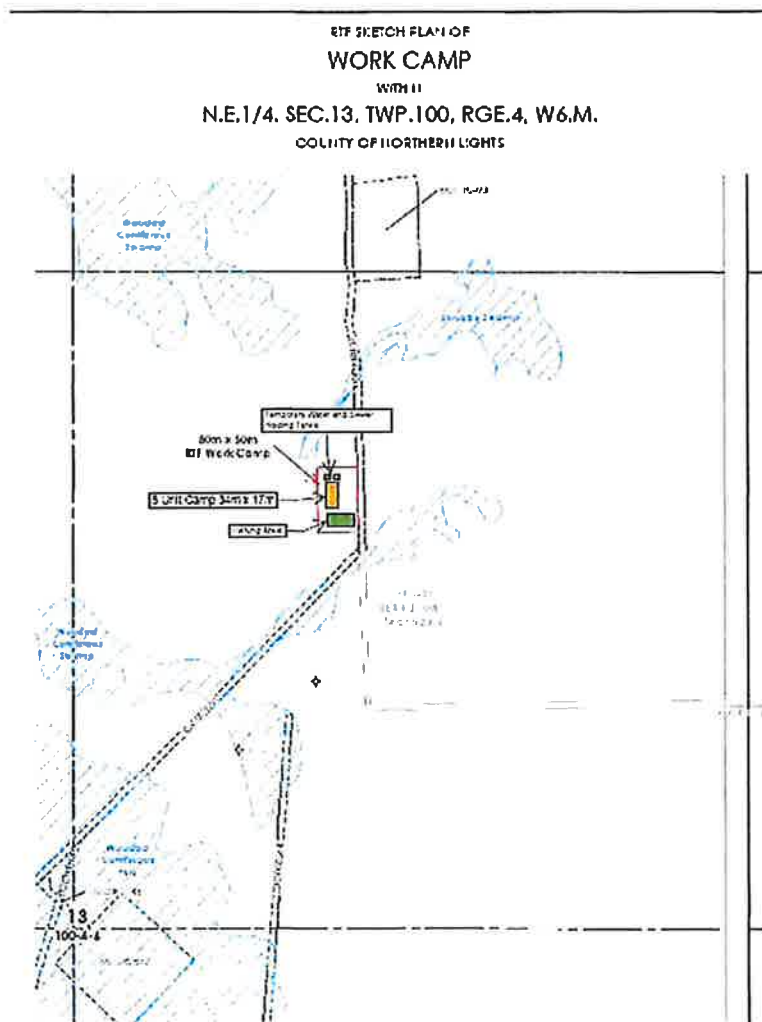
VARIANCE: _____

04.B-2

SAMEPLE 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.



*****SAMPLE SITE PLAN ONLY*****

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DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE13, Twp 100, Rge 4, W6M

FILE No. DP-24-46



LEGEND

- Subject Lands
- - - Disposition Line
- Proposed Camp Building
- Edge of Treeline
- ★ Abandoned Well Head
- AMWM* Swamp/Fen/Bog
- * Alberta Merged Wetland Inventory

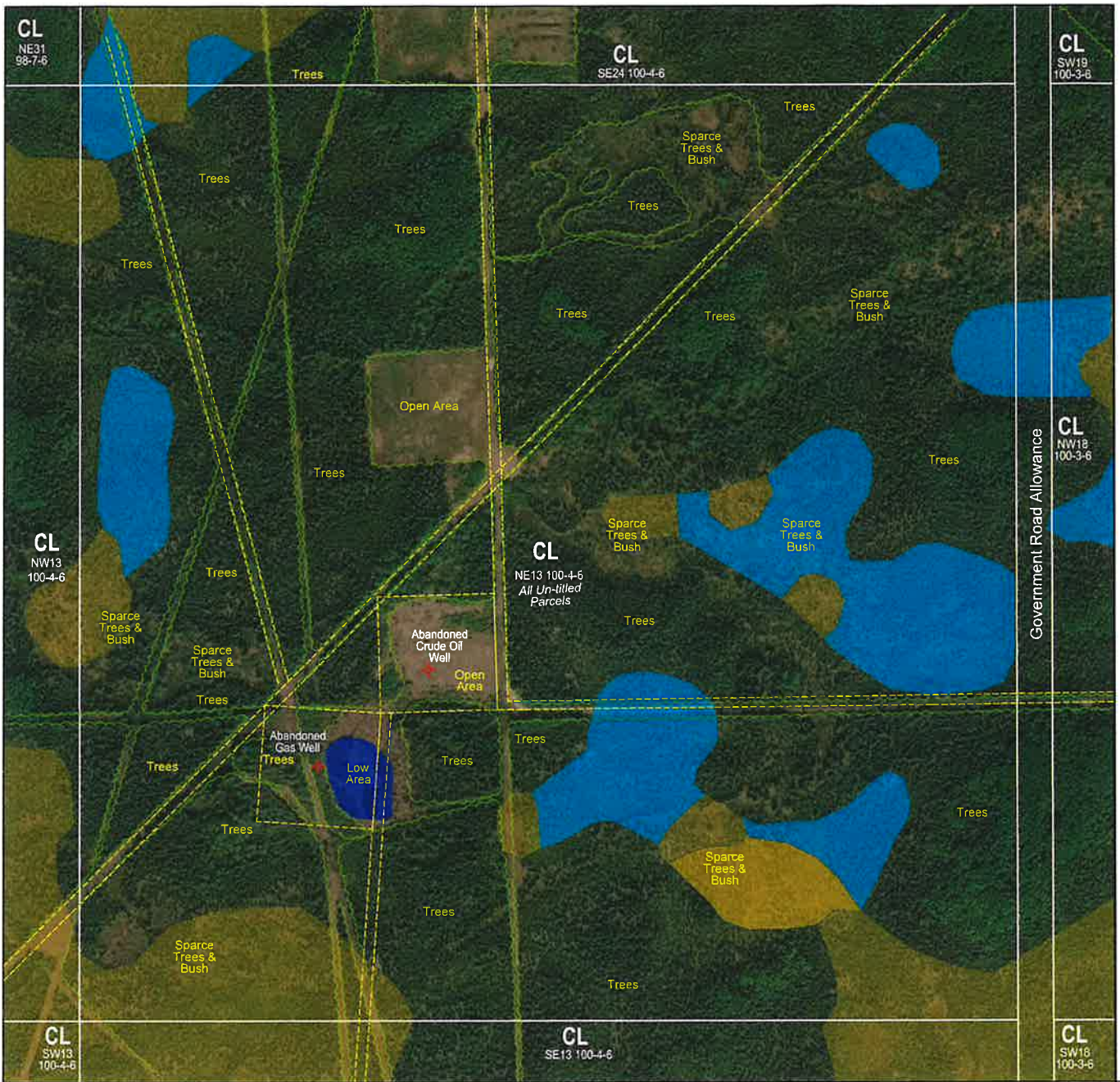
SCALE 1 : 5,000

0 50 100 150 200 (m)

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

November 14, 2024

04.B-2



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE13, Twp 100, Rge 4, W6M

FILE No. DP-24-46



- LEGEND**
- Subject Lands
 - Disposition Line
 - Proposed Camp Building
 - Edge of Treeline
 - + Abandoned Well Head
 - AMWI* Swamp/Fen/Bog
 - * Alberta Merged Wetland Inventory

SCALE 1 : 5,000

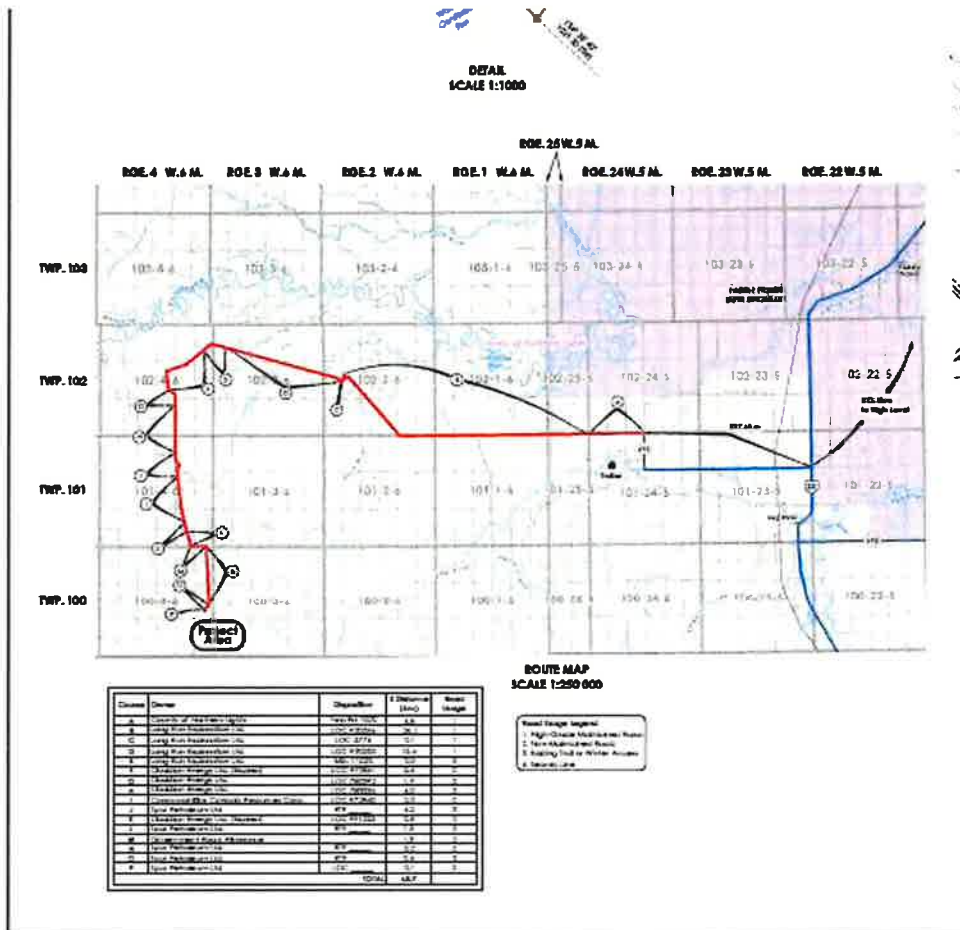
0 50 100 150 200(m)

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

November 14, 2024

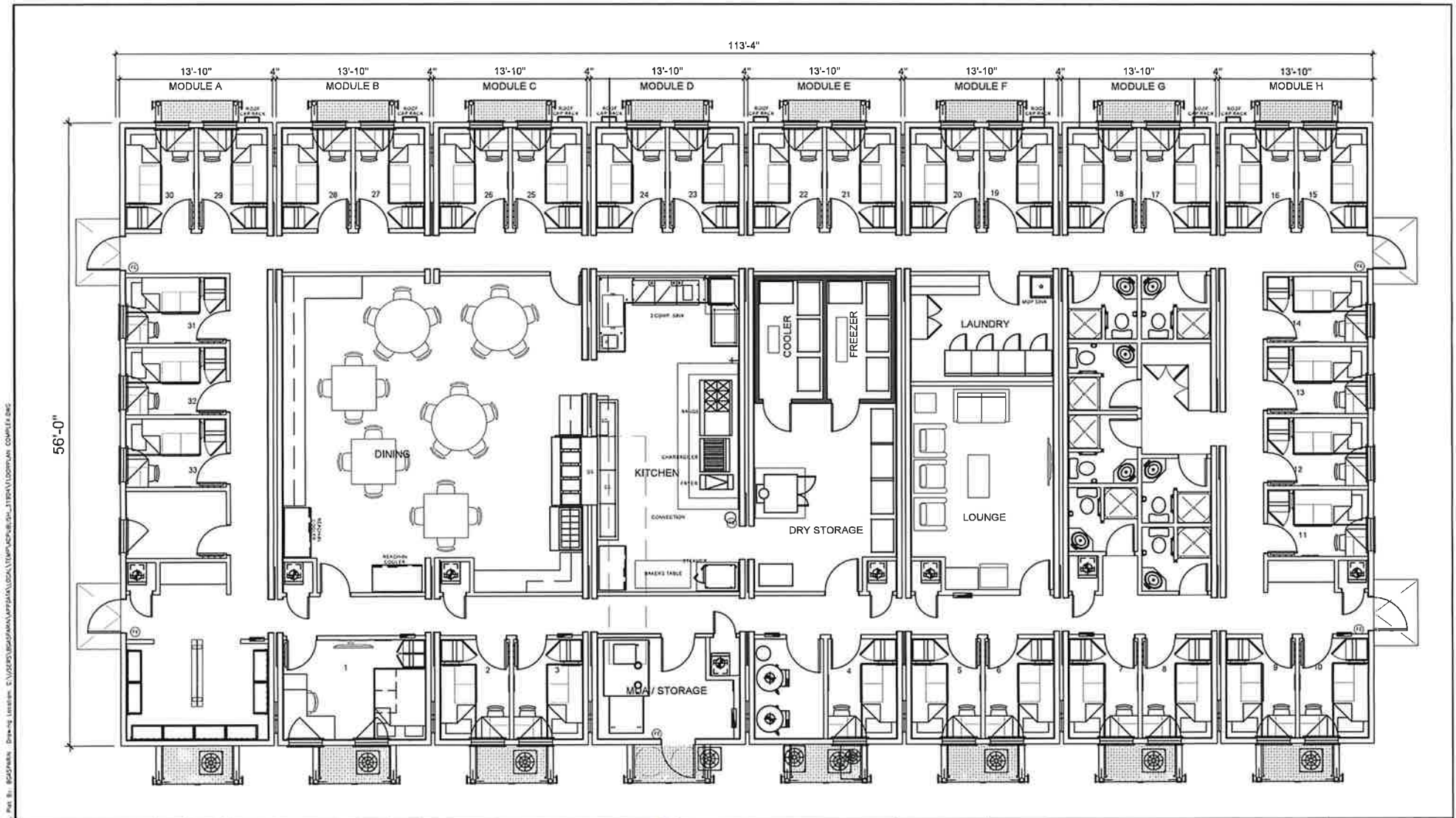
04.B-2

The applicant has advised that they have received the road use agreement from the county for the one road they will utilizing which is Twp Rd 1020 (4.8km) the rest of the route Spur is utilizing existing roads from other operators in the area, and have received the agreements to use them as well as well as RTF approvals from AER for temp access overtop of expired LOC's



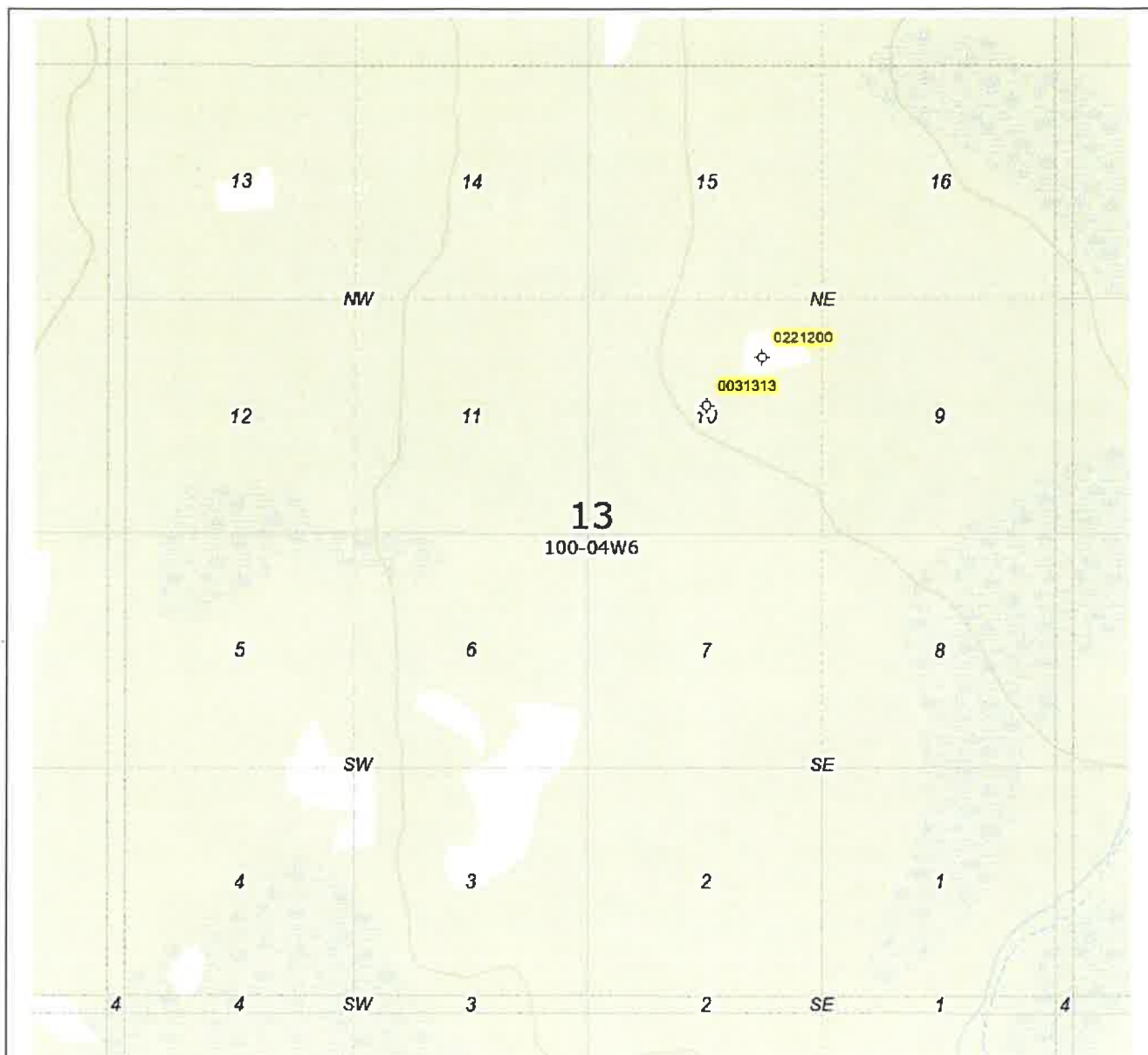


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THESE DRAWINGS AND DESIGNS ARE THE SOLE PROPERTY OF HORIZON NORTH AND MAY NOT BE REPRODUCED OR SUBMITTED TO OUTSIDE PARTIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF HORIZON NORTH				 HORIZON NORTH				PROJ # : 23167 TN # : SCALE : 1/8" = 1'-0" DRAWN BY : BG CHECKED :		HORIZON NORTH HNCC 8 UNIT CAMP ALBERTA		DWG No : AF-011-110			
2	150730	ISSUED FOR PRODUCTION	BG												
1	150723	ISSUED FOR PREPRODUCTION	BG	DS											
No.	YMD	REVISION	BY	CHKD											

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Abandoned Well Map		Base Data provided by: Government of Alberta	
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	Author	XXX	Printing Date: 11/7/2024
	Date Date (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: 18,055.95 0 20 Kilometers 0  Projection and Datum: WGS84 Web Mercator Auxiliary Sphere
			

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