

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, JUNE 10, 2025 at 11:00 A.M.

<https://us02web.zoom.us/j/82055671263?pwd=lyvw5aFe1zRgmWoLjLp1g6zRQe9sbs.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, May 27, 2025, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) Development Permit DP-25-18 – Permitted Use

2) Development Permit DP-25-17 – Permitted Use

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

C) Miscellaneous

05.0 ADJOURNMENT

**MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MAY 27, 2025, at 11:00 A.M.**

<https://us02web.zoom.us/j/86778349274?pwd=IT4WQmtH1YvulazkxUCmz012sC8RyM.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
Josh Hunter – Director of Finance
Charles Schwab – Director of Public Works
Dan Archer – Mile Zero Banner Post Reporter
Pearl Luken – Planning and Development Clerk/Recorder
Gail Long – Planning and Development Officer
David Schoor – Senior Planner, ISL Engineering and Land Services LTD.

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, May 27, 2025 Municipal Planning Commission Meeting to order at 11am.

02.0 ADOPTION OF THE AGENDA

029/27/05/25MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, May 27, 2025, Municipal Planning Commission Meeting agenda and adopt it with the following addition:**
04. C) 1) Discussion regarding Municipal Reserve
CARRIED

03.0 ADOPTION OF THE MINUTES

A) *Tuesday, May 13, 2025 Municipal Planning Commission Meeting Minutes*

030/27/05/25MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, May 13, 2025, Municipal Planning Commission Meeting Minutes and adopt them as presented.**
CARRIED

04.0 PLANNING AND DEVELOPMENT

A) **Development Permits – Issued by the Development Officer**

1) *Development Permit DP-25-15 – Permitted Use*

031/27/05/25MPC **MOVED BY Councillor Schug to acknowledge receipt of the Development Permit DP-25-15 as issued by the Development Officer and accept it for information.
CARRIED**

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

C) Miscellaneous

1) Municipal Reserve

032/27/05/25MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Municipal Reserve discussion.
CARRIED**

05.0 ADJOURNMENT

Chair Ungarian adjourned the Tuesday, May 27, 2025, Municipal Planning Commission Meeting at 11:14 a.m.

Chair, Terry Ungarian

CAO, Gerhard Stickling

Date Signed



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

DEVELOPMENT PERMIT NOTICE OF DECISION

APPLICATION NO.: DP-25-18
ROLL NO.: 154374
DEVELOPMENT: Garage/Shop (48 ft. x 72 ft.)
Height – 7.6 m (25 ft.)
Height Variance 1.5 m (5 ft.)
USE TYPE: Permitted Use
LAND USE DISTRICT: Agriculture General – A
LEGAL DESCRIPTION (ATS Location): SE 25-91-24-W5M
CONSTRUCTION VALUE: - \$ 250,000
NAME & ADDRESS OF APPLICANT(s):

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 the Agriculture General District (A).
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 to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
5. The proposed workshop/garage shall meet the requirements of the Alberta Building Code.
6. The applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards.
7. 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.

8. No further development or construction shall be allowed without an approved Development Permit.
9. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of this development and its operation.

Advisement #1 Height Variance Granted - A variance increasing the overall maximum building height of 6.1 m (20 ft) to 7.62 m (25 ft.) (Section I1.6 of the Land Use Bylaw has been granted by the Development Authority as per the decision of 2025-05-28.

May 28, 2025
DATE OF DECISION

May 28, 2025
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 25-18
DATE RECEIVED	May 15/25
ROLL NO.	154374

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 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): <u>914030 Rng Rd 240</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SE</u> Section: <u>25</u> Township: <u>91</u> Range: <u>24</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>1</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>pasture & home on quarter</u>	
Proposed Development: <u>Garage</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input checked="" type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
	<input type="checkbox"/> PUBLIC USE(S)/ UTILITIES
	<input checked="" type="checkbox"/> SHED/GARAGE/BARN(S)
	<input type="checkbox"/> OTHER (SPECIFY)
Estimated:	Date of Commencement: <u>June 1/25</u> Date of Completion: <u>Oct 01/25</u> Value of Construction: <u>\$150,000.-</u>

PROPOSAL INFORMATION

DEVELOPMENT IS: <input checked="" type="checkbox"/> NEW				<input type="checkbox"/> EXISTING		<input type="checkbox"/> ALTERATION TO EXISTING	
LAND IS ADJACENT TO: <input type="checkbox"/> PRIMARY HIGHWAY				<input checked="" type="checkbox"/> LOCAL ROAD		<input type="checkbox"/> INTERNAL SUBDIVISION ROAD <input type="checkbox"/> 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

<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> FLOOR PLAN	<input type="checkbox"/> LAND TITLE	<input checked="" type="checkbox"/> ABANDONED OIL WELL DECLARATION SIGNED
<input type="checkbox"/> ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION		<input type="checkbox"/> DISTANCE TO ROAD / HIGHWAY _____	

ADDITIONAL INFORMATION AS REQUIRED:

<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> SOIL TESTS	<input type="checkbox"/> HOURS OF OPERATION _____
<input type="checkbox"/> NUMBER OF DWELLING UNITS _____	<input type="checkbox"/> NUMBER OF EMPLOYEES _____	
<input type="checkbox"/> PROPOSED BUSINESS ACTIVITIES _____		
<input type="checkbox"/> LANDOWNER LETTER OF AUTHORIZATION		
<input type="checkbox"/> ADJACENT LANDOWNER LETTERS OF SUPPORT		

MANUFACTURED HOME (MOBILE HOME)

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

May 15/25
Date

SIGNATURE OF APPLICANT

Date

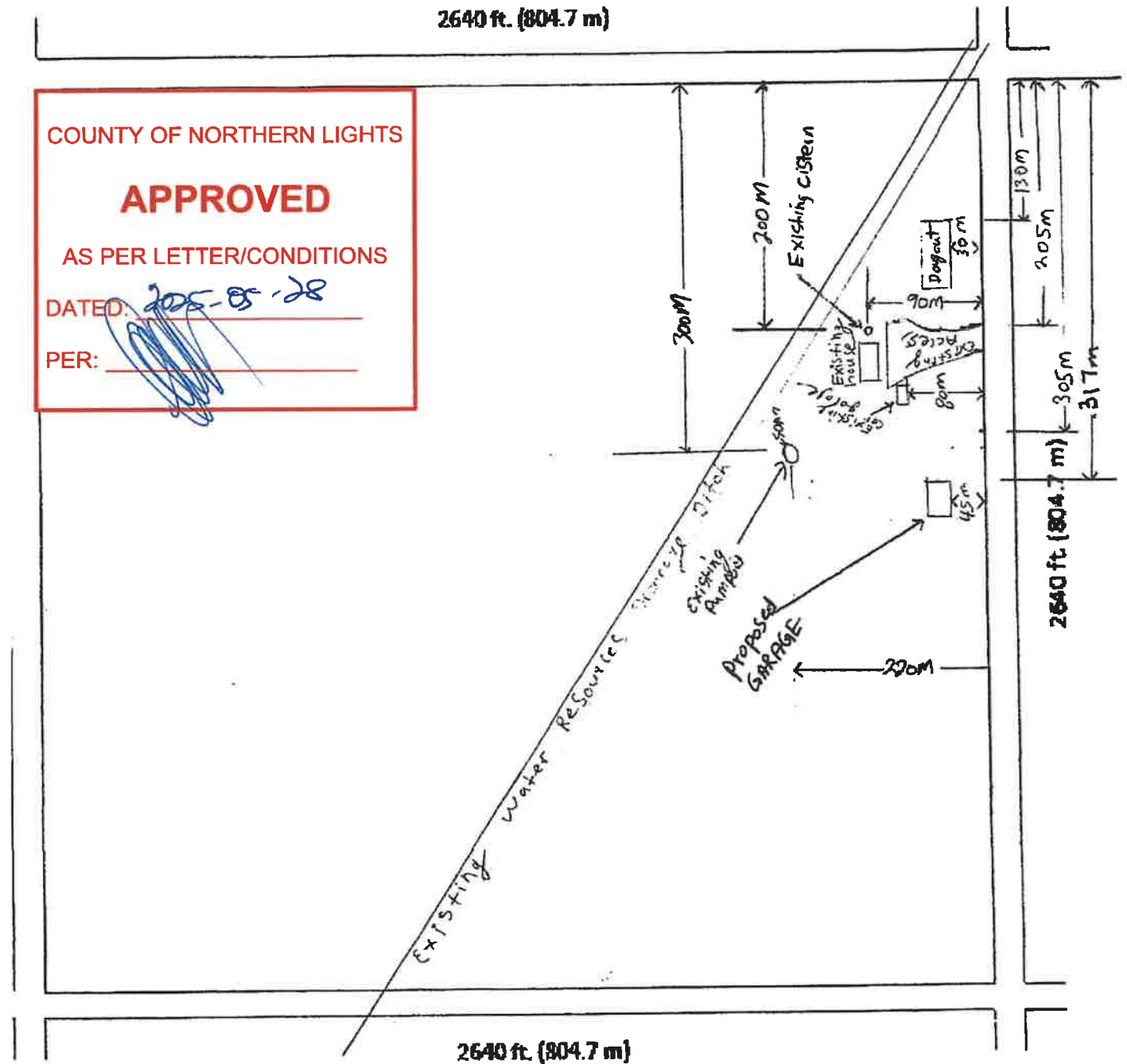
SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: <u>ag general</u>		
FEE ENCLOSED: YES <input type="checkbox"/> NO <input type="checkbox"/>	AMOUNT: \$ <u>\$50.00</u>	RECEIPT NO.: <u>217324</u>
DEFINED USE: _____		
PERMITTED/DISCRETIONARY: <u>Permitted with a height variance</u>		
VARIANCE: _____		

om water supply to all proposed boundary lines (if applicable).
itional residence(s) on the ¼ section (if applicable).
lterbelts, creeks, rivers, drainage ditches, railways, etc.

North





County of Northern Lights

600 7th Avenue NW, Box 10, Manning, AB T0H

2M0 Phone: (780) 836-3348 Fax (780) 836-3663

ADDITIONAL DEVELOPMENT INFORMATION

PLEASE INDICATE BELOW THE METHOD OF SEWAGE DISPOSAL AND TYPE OF DOMESTIC WATER SUPPLY TO BE USED IN RELATION TO YOUR DEVELOPMENT APPLICATION. PLEASE INDICATE ON THE SITE PLAN THE PROPOSED LOCATION AND DISTANCES OF YOUR WATER SUPPLY AND SEWAGE DISPOSAL FROM ALL PROPERTY LINES AND RESIDENCE.

TYPE OF DOMESTIC WATER SUPPLY (PLEASE CHECK)

- ☒ DUGOUT
- ☐ WELL
- ☐ CISTERN AND HAULING SERVICE
- ☒ COMMUNITY WELL/MUNICIPAL SERVICE *water co-op*
- ☐ OTHER (PLEASE SPECIFY)

TYPE OF DOMESTIC/COMMERCIAL SEWAGE DISPOSAL (PLEASE CHECK)

- ☐ OPEN DISCHARGE/APPROVED SEPTIC TANK
- ☒ SUB-SURFACE DISPOSAL/APPROVED SEPTIC TANK *pump out*
- ☐ ABOVE GROUND MOUND/APPROVED SEPTIC TANK
- ☐ APPROVED SEWAGE LAGOON
- ☐ OUTDOOR PRIVY
- ☐ MUNICIPAL SERVICE
- ☐ OTHER (PLEASE SPECIFY)

PLEASE INDICATE IF THE ABOVE INFORMATION IS

- a) EXISTING
- b) PROPOSED

FOR ADDITIONAL INFORMATION CONTACT:

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



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

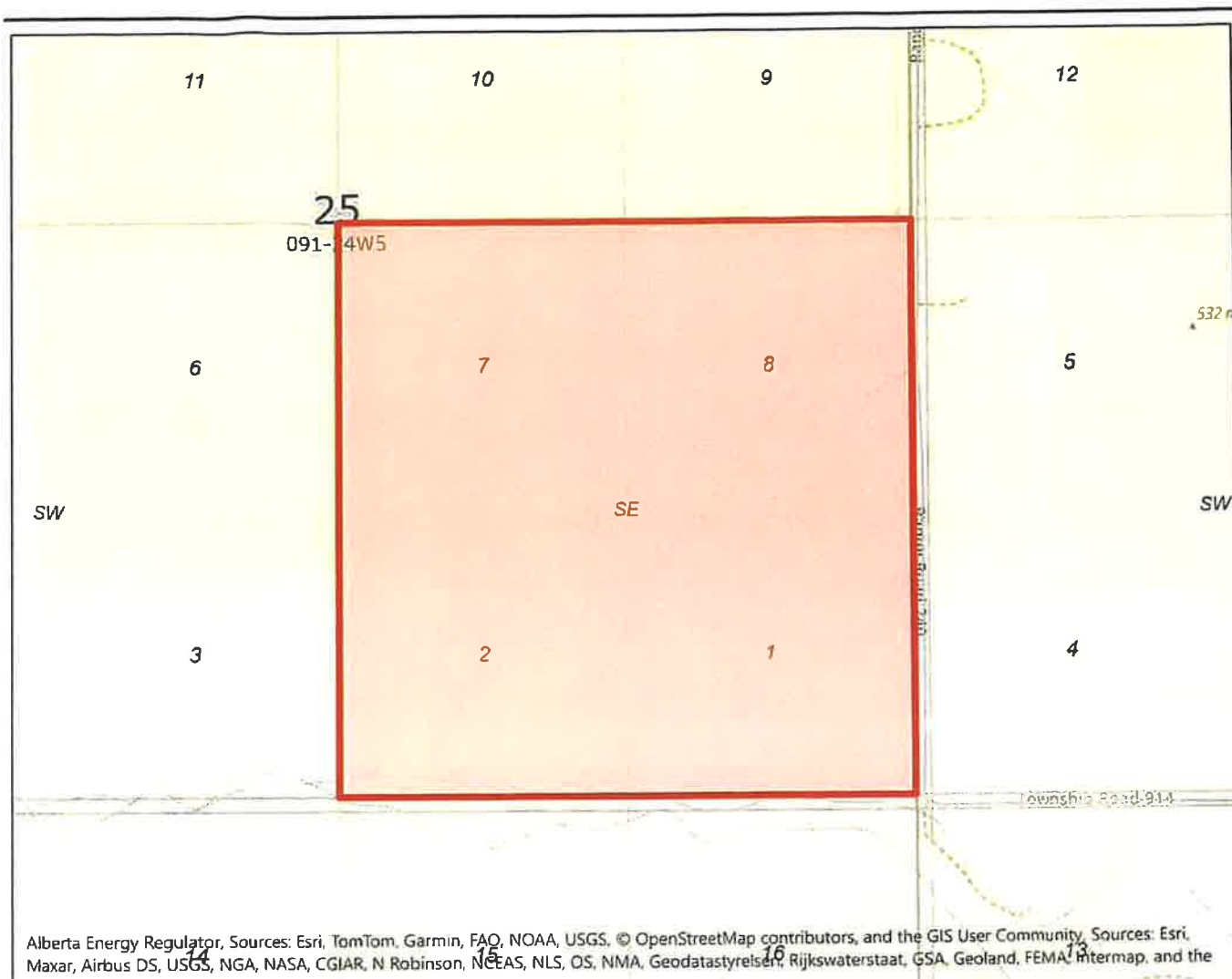
I, _____, registered owner (or
(Please Print)

their agent) of SE 25-91-24 W5, have consulted the Energy
(Legal Land Description)

Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **there are no abandoned wells** located the property subject to this application. A copy of the ERCB map showing the subject property is attached.

Signature or registered owner (or agent)

may 15/25 Date



SE-25-91-24-W5

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

5/15/2025

Legend

- Abandoned Vails
- Revised Location
- Revised Location Pointer
- Paved Road (20K)**
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 4R
 - Primary Undivided 2L
 - Primary Undivided 2R
 - Primary Undivided 1L
 - Primary Undivided 1R
 - Interchange Ramp
 - Interchange Ramp
 - Interchange Ramp
 - Secondary Divided
 - Secondary Undivided 4L
 - Secondary Undivided 4R
 - Secondary Undivided 2L
 - Secondary Undivided 2R
 - Secondary Undivided 1L
 - Secondary Undivided 1R
- Roads - Other**
 - Unimproved
 - Unclassified
 - Truck Trail
 - Winter
 - Ford / Winter Crossing
 - Ferry Route
 - Gravel Road (20K)**
 - Primary Undivided 2L
 - Primary Undivided 2R
 - Primary Undivided 1L
 - Primary Undivided 1R
 - Secondary Undivided 2L
 - Secondary Undivided 2R
 - Secondary Undivided 1L
 - Secondary Undivided 1R
 - Railway (20K Large Scale)**
 - Single Line
 - Double Line
 - Multiple Line
 - Spur Line
 - Abandoned
 - ATS LSD label
- ATS LSD with Road
- ATS Quarter Section label
- ATS Quarter Section with
- ATS Section label (large)
- ATS Section with Road
- ATS Township (large scale)
- Provincial Boundary
- Lake Label (20K)
- Paver Label (20K)
- Lake/River (20K)**
 - Lake or River
 - Lake or River
 - Lake or River
 - Reservoir
 - Icefield
 - Major Canal
 - Ordnance
 - Quarry
 - Disput
- Intermittent Lake
- Intermittent Lake
- Intermittent Outflow
- Sandbar / Wetland /
- Sandbar

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>

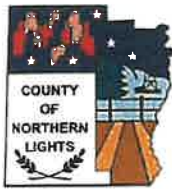


Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:15,623



**Alberta
Energy
Regulator**



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-25-17
ROLL NO.: 71171
DEVELOPMENT: Pole Shed (40 ft. x 80 ft.) with
Heated Storage (30 ft. x 40 ft.)
Height – 6.1 m (20 ft.)
USE TYPE: Permitted Use
LAND USE DISTRICT: Agriculture Restricted – AR
LEGAL DESCRIPTION (ATS Location): Pt. NW 22-84-22-W5M
NAME & ADDRESS OF APPLICANT(s):

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 the Agriculture Restricted (AR 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 to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department 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. No further development or construction shall be allowed without an approved Development Permit.
7. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of this development and its operation.

04.A.2)

Advisement:

There is a caveat on title which references requirements for outline plans, direction for subdivision and development, setbacks, and building code. The application complies with the caveat.

June 4, 2025
DATE OF DECISION

June 4, 2025
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.

04.A-2)



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 25-17
DATE RECEIVED	May 9 2025
ROLL NO.	71171

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:

- application fee;
- 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			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): 222059 TWP RD 844	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: NW Section: 22 Township: 84 Range: 22 Meridian: W5	
Size of the Parcel to be developed 105 <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: Residence	
Proposed Development: 40x80 Pole Shed	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
<input type="checkbox"/> PUBLIC USE(S)/ UTILITIES	
<input checked="" type="checkbox"/> SHED/GARAGE/BARN(S)	
<input type="checkbox"/> OTHER (SPECIFY)	
Estimated:	Date of Commencement: May 25-26
Date of Completion: Aug 25-25	Value of Construction: \$ -250,000

04.A.2)

PROPOSAL INFORMATIONDEVELOPMENT IS: ☒ NEW☐ EXISTING☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHERLOT AREA: 105 acres LOT WIDTH: 800 meters LOT LENGTH: 570 m PERCENTAGE OF LOT OCCUPIED: 10 %PRINCIPAL BUILDING SETBACK: FRONT: 216m REAR: 350m SIDES: 380m / 382m HEIGHT 23feetACCESSORY BUILDING SETBACK: FRONT: 216 REAR: 350 SIDES: 490m / 300m HEIGHT 20feet**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 Applicant4/28/2025Date
4/28/2025

Date

SIGNATURE OF APPLICANT

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

LAND USE DISTRICT: Agriculture Restricted **FOR ADMINISTRATIVE USE**FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ 50.00 RECEIPT NO.: 217343

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

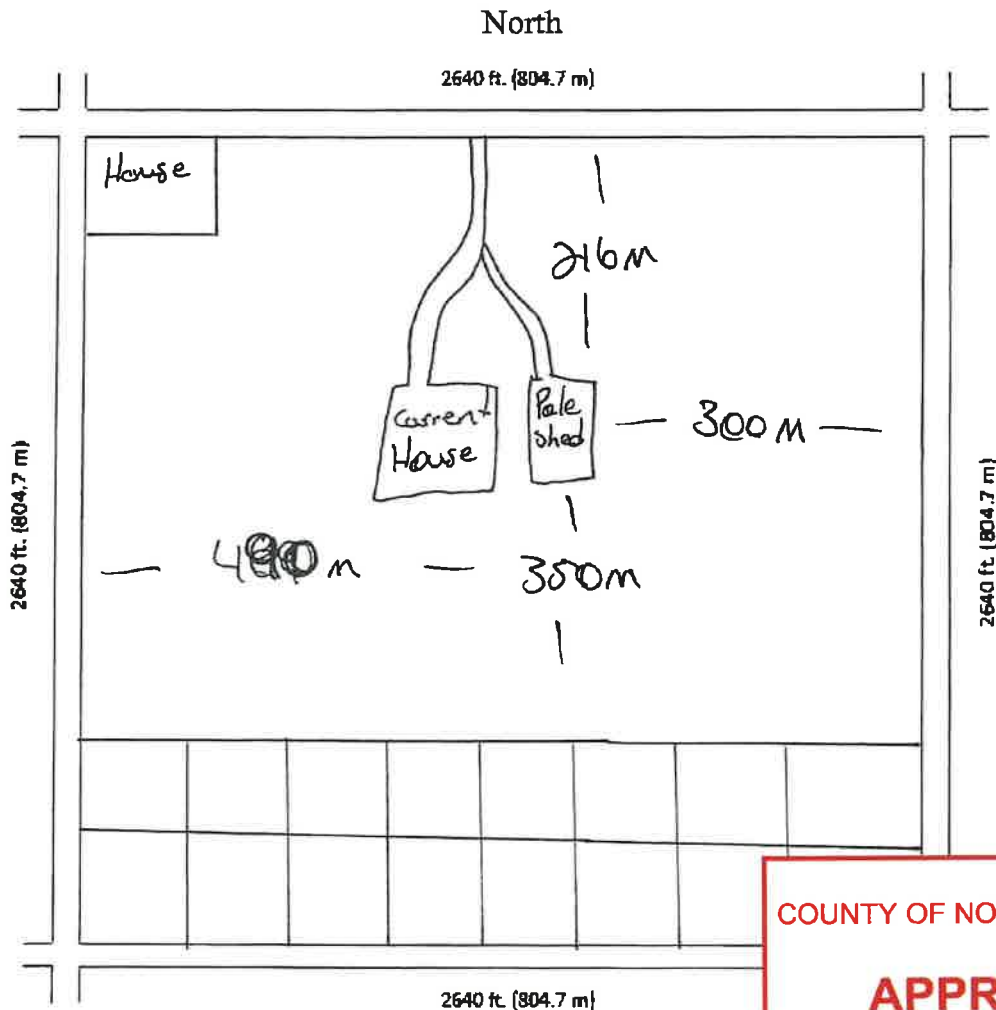
VARIANCE: _____

04.A-2)

PROPOSED DEVELOPMENT SKETCH

LEGAL NW ¼ SEC 22 TWP 84 RG 22 W W5 M

- ┌ Parcel Boundaries/dimensions (feet, meters, etc.).
- ┌ Locate developed road allowance(s) and access points(s).
- ┌ Distance from all proposed boundary lines to all non-movable buildings (if applicable).
- ┌ Distance from residence to drinking water supply, sewage system outlet and all boundary lines (if applicable).
- ┌ Distance from sewage outlet to water supply and all boundary lines (if applicable).
- ┌ Distance from water supply to all proposed boundary lines (if applicable).
- ┌ Locate additional residence(s) on the ¼ section (if applicable).
- ┌ Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.



COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: June 5, 2025

PER: [Signature]

04.A-2)