

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, JUNE 24, 2025, at 3:00 P.M.

<https://us02web.zoom.us/j/81077050243?pwd=XdH3BWjVjrsNFUYogsZeELDSWvN28t.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, June 10, 2025, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) Development Permit DP-25-20 – Permitted Use

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

1) Development Permit DP-25-06

C) Miscellaneous

05.0 ADJOURNMENT

**MINUTES
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>

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 (virtual)

IN ATTENDANCE:

Gerhard Stickling - Chief Administrative Officer
Josh Hunter – Director of Finance
Charles Schwab – Director of Public Works
Deb Pawlusi – Public Works Administrator/Recorder
Dan Archer – Mile Zero Banner Post Reporter
Gail Long – Planning and Development Officer, ISL Engineering and Land Services Ltd.
David Schoor – Senior Planner, ISL Engineering and Land Services Ltd.

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, June 10, 2025, Municipal Planning Commission Meeting to order at 11:09 a.m.

02.0 ADOPTION OF THE AGENDA

033/10/06/25MPC **MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, June 10, 2025, Municipal Planning Commission Meeting agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

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

034/10/06/25MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, May 27, 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-25-18 – Permitted Use*

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

035/10/06/25MPC **MOVED BY Councillor Dechant to acknowledge receipt of Development Permits: DP-25-18 and DP-25-17 as issued by the Development Officer and accept them for information.
CARRIED**

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair Ungarian adjourned the Tuesday, June 10, 2025, Municipal Planning Commission Meeting at 11:11 am.

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 25-20
ROLL NO.: 159429
DEVELOPMENT: Manufactured Home, 16' x 76' – (1,216 sq.ft.), and Deck, 8' x 12' (96 sq.ft.)
USE TYPE: Permitted Use
LAND USE DISTRICT: Agriculture General (A) District
LEGAL DESCRIPTION (ATS Location): NW 12-102-24-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 applicant/owner shall comply with the uses and regulations of the Agriculture General (A) District.
3. 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.
4. The applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards 2021.

04.A-1)

5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval as 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.
6. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of this development and its operation.
7. The proposed foundation of the manufactured home shall meet the requirements of the Alberta Building Code.
8. The 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 natural site features.
9. The existing manufactured home on site shall not be used as a residence.
10. No further development or construction shall be allowed without an approved Development Permit.

Advisement #1: Manufactured Homes Identification Numbers: To be provided to the County
 New Home Warranty Registration (if applicable): To be provided to the County

2025-06-13
 DATE OF DECISION

2025-06-13
 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-1)



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	0005-20
DATE RECEIVED	June 5, 2005
ROLL NO.	159429

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			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): <u>21079 RR 241</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>NW</u> Section: <u>12</u> Township: <u>102</u> Range: <u>24</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>154.1</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>old mobile home, and farm land</u> <u>old mobile is inhabitable due to mice</u>	
Proposed Development: <u>new mobile home</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input checked="" 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 type="checkbox"/> SHED/GARAGE/BARN(S)	
<input type="checkbox"/> OTHER (SPECIFY) _____	
Estimated:	Date of Commencement: <u>June 15/5</u> Date of Completion: <u>Dec 05</u> Value of Construction: \$ _____

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: _____ 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 Applicant

June 5/2025
Date

SIGNATURE OF APPLICANT & landowner

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: alg General

FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ 50.00 RECEIPT NO.: 218481

DEFINED USE: manufacture home

PERMITTED/DISCRETIONARY: permitted

VARIANCE: _____

04.A-1)

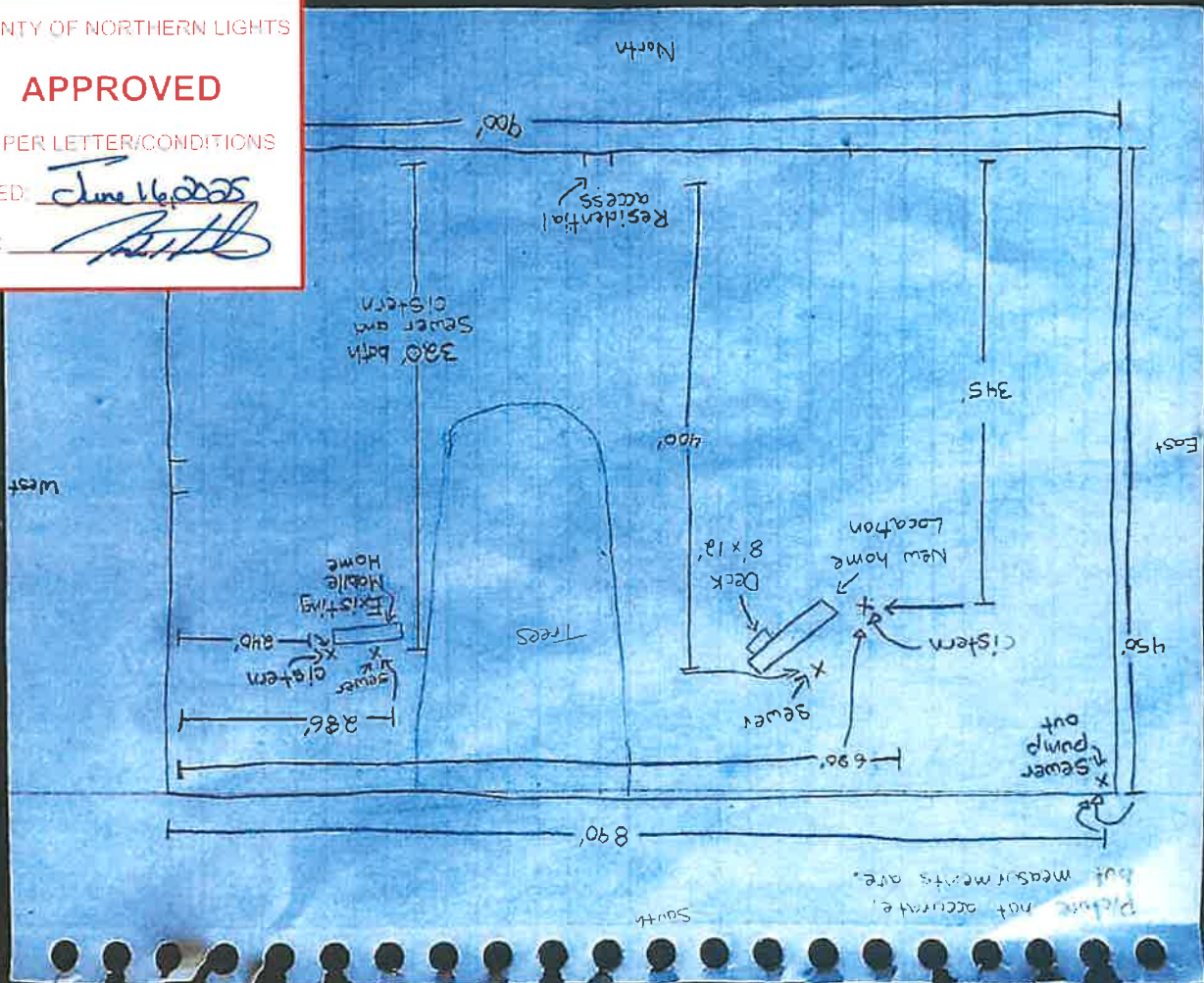
COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: June 16, 2005

PER: [Signature]



04.A-1)



County of Northern Lights

600 7th Avenue NW, Box 10, Manning, AB T0H
2M0 Phone: (780) 836-3348 Fax (780) 836-3663

ADDITIONAL DEVELOPMENT INFORMATION

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

TYPE OF DOMESTIC WATER SUPPLY (PLEASE CHECK)

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

Removing old
sewer

Existing dug out for
farm purpose

TYPE OF DOMESTIC/COMMERCIAL SEWAGE DISPOSAL (PLEASE CHECK)

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

PLEASE INDICATE IF THE ABOVE INFORMATION IS:

- a) EXISTING
- b) PROPOSED

FOR ADDITIONAL INFORMATION CONTACT:

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

04. A-1)



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

_____, registered owner (or
(Please Print)

their agent) of NW-12-102-24-WS, have consulted the Energy
(Legal Land Description)

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

Signature of registered owner (or agent)

June 5, 2025
Date

04.A-1)



Re: Automatic reply: Request for more information DP25-20

From

Date

To

The home will most likely be a 16'x76'.

330' from township road 1022 and 600' from the west road.

The existing mobile home is going to be used as a shed.

The distance between the septic tank and the new mobile home will be 25'.

I will have an open discharge system. It will be 220' from new mobile home.

04.A-1)



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: **June 24, 2025**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference **DP 25-06**
From: **Gail Long**

Application

The applicant proposes to locate a garden suite (manufactured home) on SW2-85-22-W5M. The garden suite will be the second dwelling on the 28.30 ha (69.94 ac) parcel.

Site and Surrounding Lands

The parcel is located 6 km west of Peace River and 6 km northwest of Webberville. The proposed garden suite will be located east of an existing residence and will share an existing access from Township Road 850. A new well, septic system, and weeping bed, separate from what is currently in place for the existing residence on site, is being proposed for the new development.

The quarter section is designated Agriculture Restricted (AR) District. A garden suite is listed as a Discretionary Use in the Land Use Bylaw. Lands adjacent to the subject property are zoned AR District, with exception of a 4.07 ha (10.06 ac) parcel in the southeast corner of the quarter section, which is zoned Country Residential General (CR1 District). There is also a 25 lot country residential development on the adjacent quarter section to the southeast, which is zoned CR2 District.

The parcel is located within the Grimshaw Gravels Aquifer and an environmentally sensitive wildlife area for grizzly, but is not located within an environmentally sensitive area or a historical value (HRV) classified designation. The Alberta Merged Wetland Inventory review shows areas of swamp and marsh, with pockets of seasonal/historical wet areas.

Access and Servicing

The quarter section is accessed via Township Road 850, which is located south of the property and is classified as a collector road. There is no county water line to the quarter section.

There is an ATCO overhead powerline and a Phase 3 powerline located on the north side of Township Road 850. There are low pressure gas lines owned by North Peace Gas Co-op within the quarter section. There are no high pressure gas lines, wellsites, or any records of any spills or contamination.

Compliance with Approved Plans and Land Use Compatibility

The proposed development was reviewed against the County's Municipal Development Plan and Land Use Bylaw and relevant Provincial legislation. The proposed garden suite will be 995 sq. ft. in size and meets the minimum floor area for a garden suite as outlined in Policy 10.3 of the Land Use Bylaw. The garden suite will be located approximately 110 m from the front property boundary and more than 100 m from the nearest side property boundary, which exceeds the setback distances required for development



Integrated Expertise. Locally Delivered.
within the AR District.



Circulation Comments

The application was circulated to affected agencies and adjacent landowners. Responses were received from Alberta Energy Regulator, Telus, the Grimshaw Gravels Aquifer Management Advisory Association, and ATCO Electric, all indicating they had no concerns. Alberta Transportation and Economic Corridors responded, indicating they had no concerns and in this instance a roadside development permit will not be required. No concerns from adjacent landowners or any other referral agencies were received.

Recommendation

It is recommended that this application for the location of a garden suite on SW2-85-22-W5M be **APPROVED** subject to the following conditions:

1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on SW2-85-22-W5M.
2. The applicant/owner shall comply with the uses and regulations of the Agriculture Restricted (AR) District.
3. That manufactured homes are constructed on a permanent foundation and meet the requirements of the Alberta Building Code.
4. That manufactured homes or mobile homes are constructed on a permanent foundation meeting the requirements of the Alberta Building Code.
5. The applicant/owner may be required to enter into a development agreement with the County to include, but not be 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.
6. The applicant/owner is to obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval for wetland disturbance.
7. The applicant/owner adhere to the 2021 Alberta Private Sewage System Standard of Practice and all required setbacks.
8. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval as 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.
9. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
10. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

04.B-1)



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Memorandum



Advisement

1. The location of the existing dwelling on site does not comply with the side yard setback requirements of the Land Use Bylaw.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE
APPLICATION NO. DP 25-06
DATE RECEIVED May 1, 2025
ROLL NO. 196060

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			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 (C/F/L)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>221062 township road 850, county of Northern lights</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SW</u> Section: <u>2</u> Township: <u>85</u> Range: <u>22</u> Meridian: <u>5</u>	
Size of the Parcel to be developed <u>70</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Agricultural and treed and residential</u>	
Proposed Development: <u>RTM residence for my Mother who requires assistance</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input checked="" type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input checked="" 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 type="checkbox"/> SHED/GARAGE/BARN(S)	
<input type="checkbox"/> OTHER (SPECIFY) _____	
Estimated:	Date of Commencement: _____
Date of Completion: _____	Value of Construction: \$ <u>250000</u>

04.B-1)

PROPOSAL INFORMATIONDEVELOPMENT IS: ☒ NEW ☐ EXISTING ☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHERLOT AREA: 70 LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: _____%PRINCIPAL BUILDING SETBACK: 570 FRONT: 800-1000 REAR: 2296 ft SIDES: 570 / 200 ft HEIGHT _____

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

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

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

DECLARATION

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

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

NOTE:Signature of Registered
Landowner required if different
from Applicant

Date _____

SIGNATURE OF APPLICANT _____

Date _____

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____

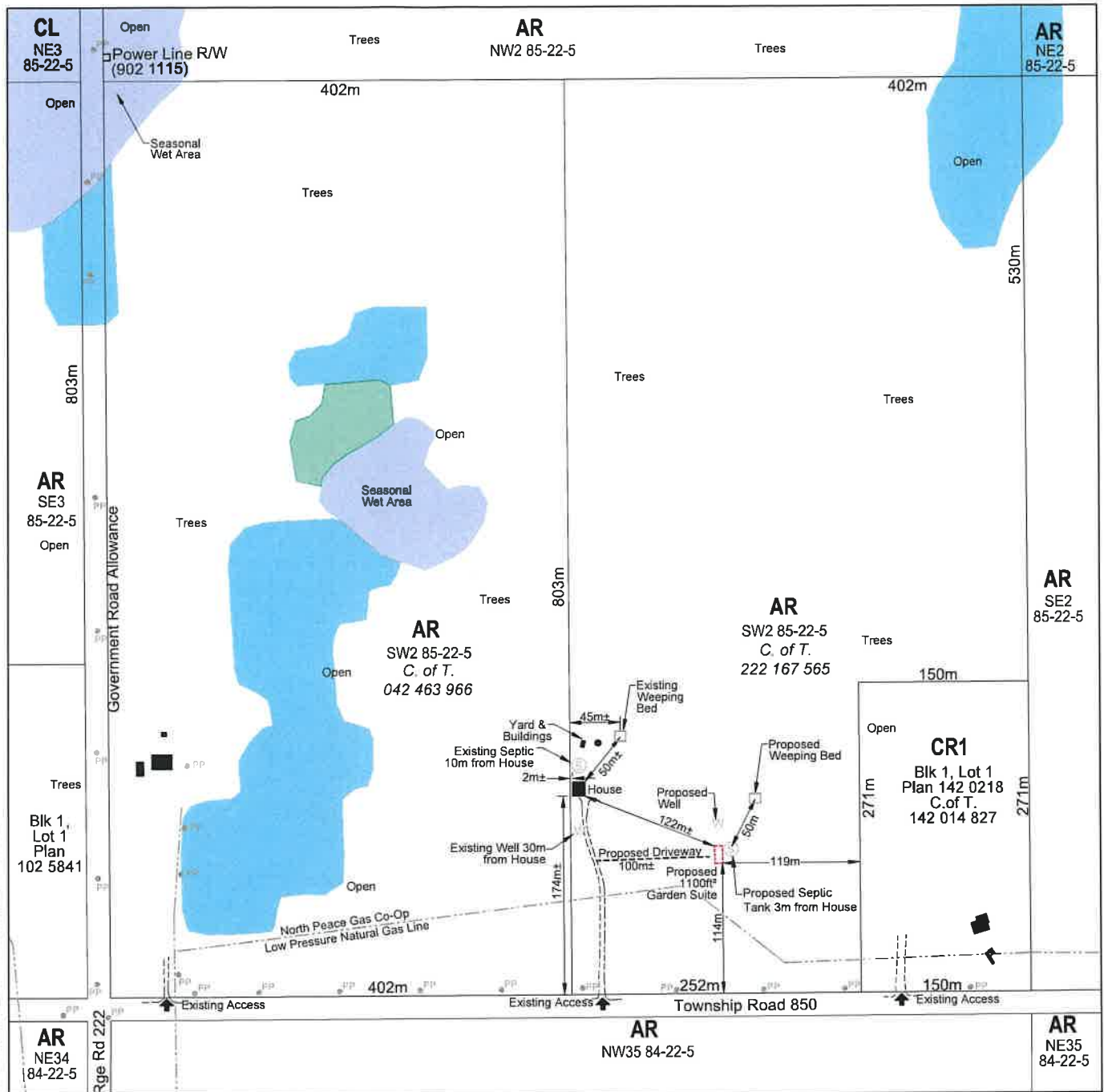
FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ 100.00 RECEIPT NO.: 217128

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____

04.B-1)



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS
LEGAL: SW2, Twp 85, Rge 22, W5M

FILE No. DP-25-06



SCALE 1 : 5,000

0 50 100 150 200 (m)

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

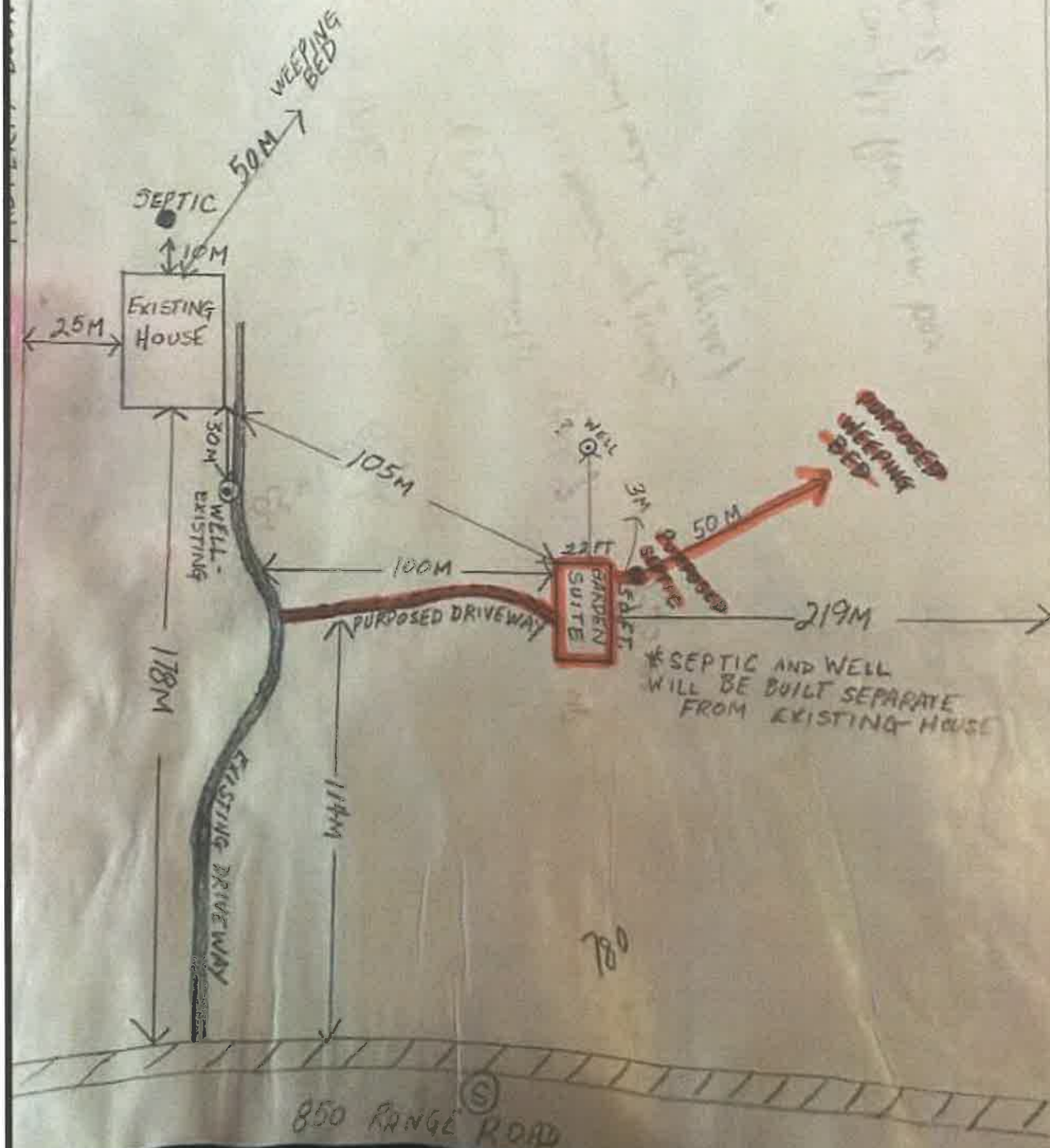


May 14, 2025

04.B-1)

NORTH BOUNDARY (N) 635m

(E) BOUNDARY



04.B-1)



County of Northern Lights

600 7th Avenue NW, Box 10, Manning, AB T0H
2M0 Phone: (780) 836-3348 Fax (780) 836-3663

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)

- TBD
- ☐ DUGOUT
 - ☒ WELL
 - ☐ CISTERN AND HAULING SERVICE
 - ☐ COMMUNITY WELL/MUNICIPAL SERVICE
 - ☐ OTHER (PLEASE SPECIFY)

TYPE OF DOMESTIC/COMMERCIAL SEWAGE DISPOSAL (PLEASE CHECK)

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

PLEASE INDICATE IF THE ABOVE INFORMATION IS:

- a) EXISTING
- ☒ b) PROPOSED

FOR ADDITIONAL INFORMATION CONTACT:

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

04.B-1)



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 SW 2 85 22 5, have consulted the Energy
(Legal Land Description)

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

Signature of registered owner (or agent)

Date

04.B-1)

Floor plan showing the layout of a house with the following rooms and dimensions:

- BATH:** 6'-10" x 5'-0"
- UTILITY:** 5'-0" x 2'-0"
- LAUNDRY/ENTRY:** 8'-0" x 10'-0"
- MASTER BEDROOM:** 13'-0" x 12'-0"
- BEDROOM:** 10'-0" x 10'-0"
- DECK:** 8'-0" x 10'-0"
- LIVING AREA:** 14'-0" x 10'-0"

The plan includes various dimensions for walls, openings, and overall room sizes. The overall dimensions of the house are 20'-11" wide by 17'-0" deep.

04.B-1)