

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, AUGUST 26, 2025, at 11:00 A.M.

<https://us02web.zoom.us/j/86142554344?pwd=XaulPnxpclCUdi6Lp9MZhas3eRobz.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday July 08, 2025, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) Development Permit DP-25-23 – Permitted Use

2) Development Permit DP-25-26 – Permitted Use

3) Development Permit DP-25-27 – Permitted Use

4) Development Permit DP-25-28 – Permitted Use

5) Development Permit DP-25-33 – 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, JULY 08, 2025, at 9:00 A.M.**

<https://us02web.zoom.us/j/84724086440?pwd=QvEasqEQZfbgRXlDEpAPsM022JR1vi.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
Teresa Tupper – Executive Assistant/Recording Secretary
Pearl Luken – Planning & Development Clerk
Dan Archer – Mile Zero Banner Post Reporter

01.0 CALL TO ORDER

Chair Terry Ungarian called the Tuesday, July 08, 2025, Municipal Planning Commission Meeting to order at 11:06 a.m.

02.0 ADOPTION OF THE AGENDA

040/08/07/25MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, July 08, 2025, Municipal Planning Commission Meeting agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, June 24, 2025, Municipal Planning Commission Meeting Minutes

041/08/07/25MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, June 24, 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-25-13 – Permitted Use*

**042/08/07/25MPC MOVED BY Councillor Dechant to acknowledge receipt of Development Permit DP-25-13, issued by the Development Officer and accept it for information.
CARRIED**

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair, Terry Ungarian adjourned the Tuesday, July 08, 2025, Municipal Planning Commission Meeting at 11:08 a.m.

Chair, Terry Ungarian

CAO, Gerhard Stickling

Date Signed



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

**DEVELOPMENT
PERMIT NOTICE OF
DECISION**

APPLICATION NO.: DP 25-23

ROLL NO.: 147966

DEVELOPMENT: 1995 Manufactured Home, 16' x 76'
(1,216 sq.ft.); Attached Garage, 38' x 22'
(836 sq.ft.); and Decks, 8' x 10' (80 sq.ft.)
and 4' x 3' (12 sq. ft.)

USE TYPE: Permitted Use

LAND USE DISTRICT: Agriculture General (A) District

LEGAL DESCRIPTION (ATS Location): NW 16-85-23-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.

04.A)1)

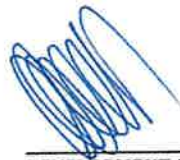
4. The applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards 2021.
5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval as applicable: Building Permit – Provincial Plumbing Permit – Gas 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. The proposed foundation of the manufactured home shall meet the requirements of the Alberta Building Code. 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
7. No further development or construction shall be allowed without an approved Development Permit.

Advisement #1: The applicant has advised that they will be using the undevelopment road allowance to gain access to the NW 16-85-23-W5M and recognizes it will be their responsibility to maintain the road. If at some point in time the applicant wishes to construct a portion of the roadway and have the County take over the maintenance of it, the applicant is advised to contact the County for approval.

Advisement #2: Manufactured Homes Identification Numbers: Serial Number 5233
New Home Warranty Registration (if applicable): To be provided to the County

2025-07-09
DATE OF DECISION

2025-07-09
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.

04.A)1)

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 25-23
DATE RECEIVED	June 12, 2025
ROLL NO.	147966

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

LAND INFORMATION	
Municipal Address (if applicable): _____	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>NW</u> Section: <u>16</u> Township: <u>85</u> Range: <u>23</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>15</u> <u>Acres</u> or Hectares	
Description of the existing use of the land: <u>Hay, Pasture.</u>	
Proposed Development: <u>Yard site with mobile home and attached garage.</u>	
Circle any proposed uses(s):	
SIGN(S) ☒ DWELLING UNIT(S) HOME BASED BUSINESS	CULVERT(S)/ ROAD ACCESS POINT(S) ACCESSORY STRUCTURE(S)/ USE(S) COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S) PUBLIC USE(S)/ UTILITIES ☒ SHED/GARAGE/BARN(S) OTHER (SPECIFY)
Estimated:	Date of Commencement: <u>06/2025</u> Date of Completion: <u>09/2025</u> Value of Construction: <u>\$300,000.00</u>

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: <u>5233</u>	YEAR BUILT: <u>1995</u> SIZE: WIDTH <u>16</u> LENGTH <u>76</u>

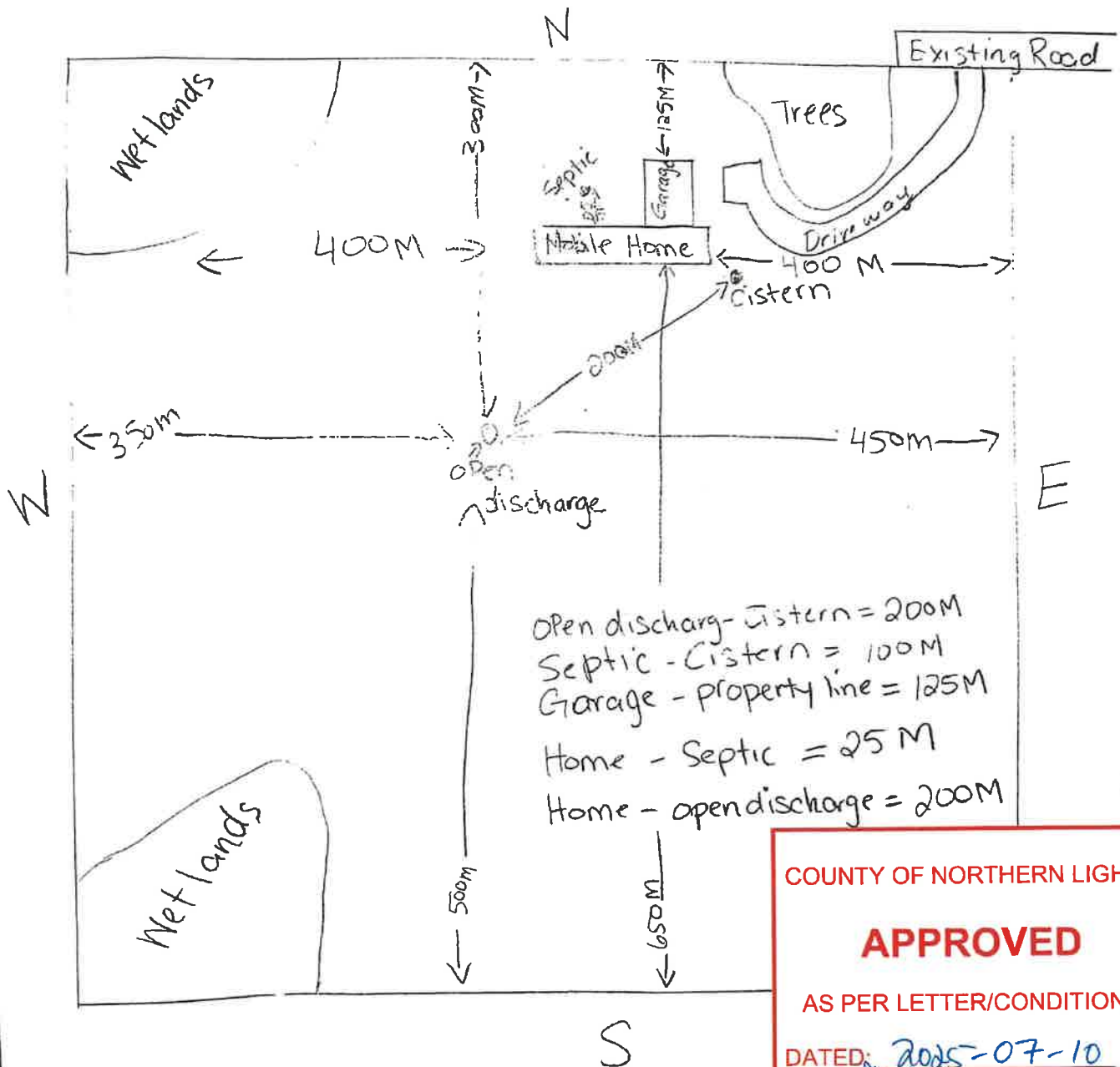
DECLARATION	
I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT	
NOTE: Signature of Registered Landowner required if different from Applicant	<u>04/30/25</u> Date <u>04/30/25</u> Date SIGNATURE OF APPLICANT _____ SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USE	
LAND USE DISTRICT: _____	
FEE ENCLOSED: YES ☐ NO ☐	AMOUNT: \$ <u>100.00</u> RECEIPT NO.: _____
DEFINED USE: _____	
PERMITTED/DISCRETIONARY: _____	
VARIANCE: _____	

04.A)1)

NW 16 85 23 W5

Full Quarter



COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: 2025-07-10

PER: [Signature]

04.A)1)



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 25-26

ROLL NO.: 313624

DEVELOPMENT: Detached Dwelling (2,100 Sq.Ft.); Basement Development (2,100 Sq.Ft.); Attached Garage (1,472 Sq.Ft.)

USE TYPE: Permitted Use

LAND USE DISTRICT: Country Residential Agricultural (CR2) District

LEGAL DESCRIPTION (ATS Location): NW 21-91-23-W5M

SHORT LEGAL: Lot 9 Block 1 Plan 722536

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 Country Residential Agricultural (CR2) 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)2)

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 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.
7. No further development or construction shall be allowed without an approved Development Permit.

August 7, 2025
DATE OF DECISION

August 7, 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 25-26
DATE RECEIVED	July 3, 2025
ROLL NO.	313624

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>34 914 033 RR234</u>	
Legal description (if applicable): Registered Plan: <u>720536</u> Block: <u>1</u> Lot (parcel): <u>9</u>	
QTRLS: <u>NW</u> Section: <u>21</u> Township: <u>91</u> Range: <u>23</u> Meridian: <u>S</u>	
Size of the Parcel to be developed <u>8.7</u> ☒ Acres or ☐ Hectares	
Description of the existing use of the land: _____	
Proposed Development: <u>Constructing a home with attached garage & deck</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>Sept. 1 2025</u>
Date of Completion: <u>Sept. 1 2026</u>	Value of Construction: \$ _____

04.A)2)

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

Date _____

SIGNATURE OF APPLICANT _____

Date _____

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USE

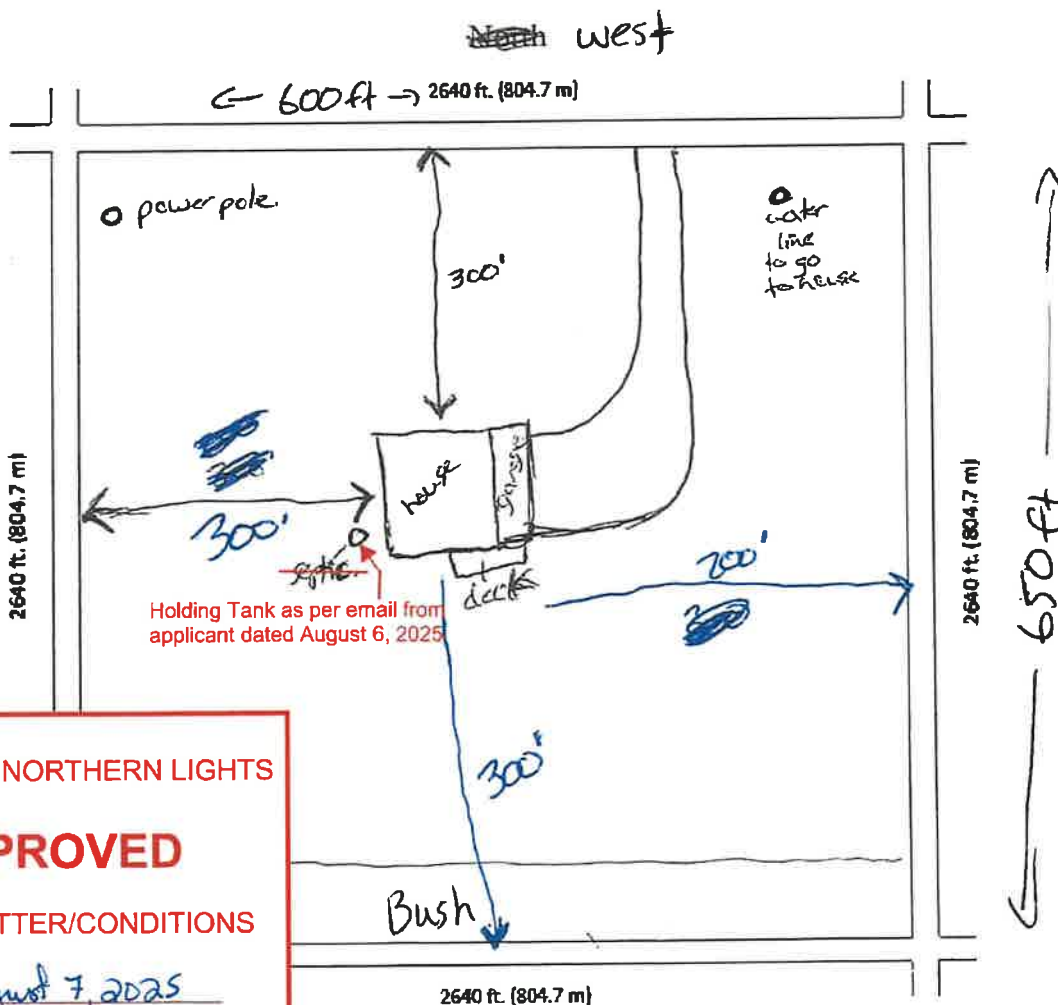
LAND USE DISTRICT: <u>County Residential Agriculture</u>			
FEE ENCLOSED:	YES ☐ NO ☐	AMOUNT: \$ <u>100.00</u>	RECEIPT NO.: <u>220725</u>
DEFINED USE: _____			
PERMITTED/DISCRETIONARY: _____			
VARIANCE: _____			

04.A)2)

PROPOSED DEVELOPMENT SKETCH

LEGAL _____ ¼ SEC _____ TWP _____ RG _____ W _____ 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: August 7, 2025

PER: [Signature]

04.A)2)

**MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, JULY 08, 2025, at 9:00 A.M.**

<https://us02web.zoom.us/j/84724086440?pwd=QvEasqEQZfbgRXlDEpAPsM022JR1vi.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
Teresa Tupper – Executive Assistant/Recording Secretary
Pearl Luken – Planning & Development Clerk
Dan Archer – Mile Zero Banner Post Reporter

01.0 CALL TO ORDER

Chair Terry Ungarian called the Tuesday, July 08, 2025, Municipal Planning Commission Meeting to order at 11:06 a.m.

02.0 ADOPTION OF THE AGENDA

040/08/07/25MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, July 08, 2025, Municipal Planning Commission Meeting agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, June 24, 2025, Municipal Planning Commission Meeting Minutes

041/08/07/25MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, June 24, 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-25-13 – Permitted Use

042/08/07/25MPC **MOVED BY Councillor Dechant to acknowledge receipt of Development Permit DP-25-13, issued by the Development Officer and accept it for information.**
CARRIED

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair, Terry Ungarian adjourned the Tuesday, July 08, 2025, Municipal Planning Commission Meeting at 11:08 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 25-27

ROLL NO.: 194539

DEVELOPMENT: Detached Dwelling (1,500 Sq.Ft.); Front Covered Deck (180 Sq.Ft.); Back Covered Deck (240 Sq.Ft.)
No Basement – Slab on Grade

USE TYPE: Permitted Use

LAND USE DISTRICT: Agriculture General (A) District

LEGAL DESCRIPTION (ATS Location): SW 36-84-22-W5M

SHORT LEGAL: Lot A, Plan 7821880

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) 31

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 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.
7. No further development or construction shall be allowed without an approved Development Permit.

August 11, 2025
DATE OF DECISION

August 11, 2025
DATE OF ISSUE OF NOTICE OF DECISION


DEVELOPMENT OFFICER

Advisement #1 - The shop building proposed for storage of farm equipment and vehicles is considered as a farm building and does not require development permit approval. However, the applicant is advised that electrical, plumbing, and gas permits through an accredited agency contracted by Municipal Affairs will be required if applicable.

Advisement #2 - No permit has been issued for a home-based business to be conducted from the site. A separate application for a home-based business will be required prior to commencement.

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) 3)

HOUSE



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 25-27
DATE RECEIVED	JULY 4, 2025
ROLL NO.	194539

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0
W: www.countyofnorthernlights.com | E: development@countyofnorthernlights.com | T: (780) 836-3344 | F: (780) 836-3883

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 (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable):	
Legal description (if applicable): Registered Plan <u>7821880</u> Block <u> </u> Lot (parcel): <u>A</u>	
QTR/LS: <u>SW</u> Section <u>36</u> Township: <u>84</u> Range: <u>22</u> Meridian: <u>5</u>	
Size of the Parcel to be developed <u> </u> Acres or <u> </u> Hectares	
Description of the existing use of the land: <u>LAND IS AN OLD HOMESTEAD WITH DATED OUT BUILDINGS & APPROX 40 ACRES OF HAY</u>	
Proposed Development: <u>CONSTRUCT A NEW HOUSE AND DETACHED SHOP ON THE EXISTING YARD SITE. SITE HAS EXISTING POWER.</u>	
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 <u>2025-07-01</u> Date of Completion <u>2026-01-01</u> Value of Construction: \$

04.A)3)

PROPOSAL INFORMATION

DEVELOPMENT IS: ☒ NEW ☐ EXISTING ☒ ALTERATION TO EXISTING

LAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☐ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☒ OTHER SERVICE ROAD

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: TO BE APPLIED FOR PRIOR TO HOME CONST.

☐ ELEVATIONS ☐ SOIL TESTS ☐ HOURS OF OPERATION _____

☐ NUMBER OF DWELLING UNITS _____ ☐ NUMBER OF EMPLOYEES _____

☒ PROPOSED BUSINESS ACTIVITIES SMALL HOME BASED FARM

☐ 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 15, 2025
Date
JUNE 15, 2025
Date

SIGNATURE OF APPLICANT _____
SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

LAND USE DISTRICT: _____ FOR ADMINISTRATIVE USE

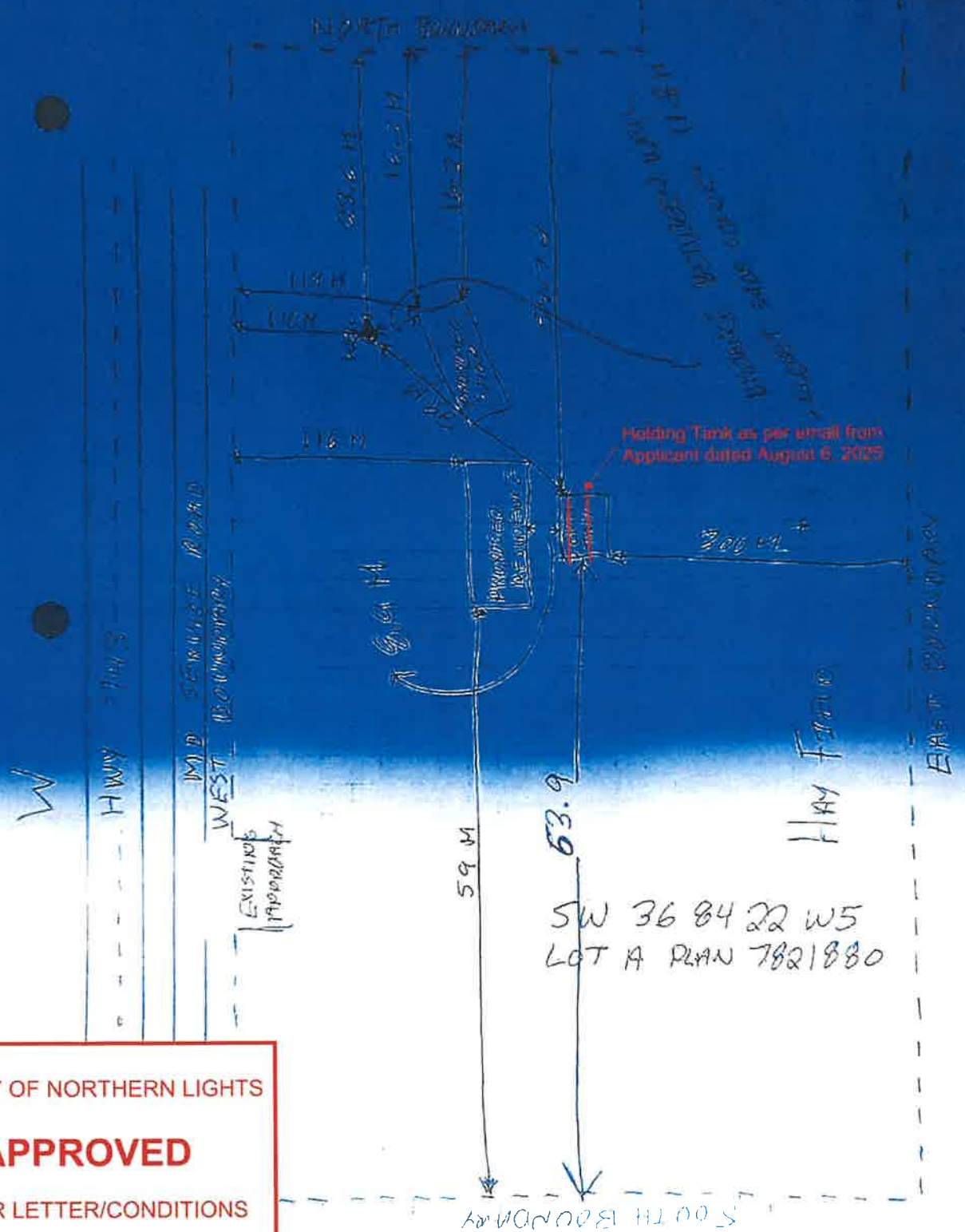
FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ 100.00 RECEIPT NO. 221271

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____

04.A)3)



COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: August 11, 2025

PER: [Signature]

04.A)3)



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 25-28

ROLL NO.: 147985

DEVELOPMENT: Detached Dwelling (3,421 Sq.Ft) with Basement Development (3034 Sq. Ft), Attached Garage (583 Sq. Ft.) and Covered Deck (352 Sq. Ft.); Removal of Existing Dwelling

USE TYPE: Permitted Use

LAND USE DISTRICT: Agriculture General (A) District

LEGAL DESCRIPTION (ATS Location): NE 22-86-21-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)4)

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 all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval for wetland disturbance.
7. 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.
8. Removal of the existing dwelling on the property shall occur within one month of occupancy of the new dwelling.
9. No further development or construction shall be allowed without an approved Development Permit.

Advisement #1 - The sewer system does not comply with setback requirements outlined in the Alberta Private Sewage System Standards 2021. The applicant must correct this deficiency to ensure it conforms.

August 7, 2025
DATE OF DECISION

August 7, 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)4)



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO. DP 25-28	
DATE RECEIVED July 10, 2025	
ROLL NO. 147985	

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 this 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: <u>NE</u> Section: <u>22</u> Township: <u>86</u> Range: <u>21</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed _____ ☒ Acres or ☐ Hectares	
Description of the existing use of the land: <u>Farm, Grain Farming</u>	
Proposed Development: <u>Build, House</u>	
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: <u>2025</u> Date of Completion: <u>2026</u> Value of Construction: \$ _____

RECEIVED

JUN 24 2025

COUNTY OF
NORTHERN LIGHTS

04.A)4)

PROPOSAL INFORMATION			
DEVELOPMENT IS: ☒ NEW ☐ EXISTING ☐ ALTERATION TO EXISTING			
LAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHER			
LOT AREA: <u>160 acre</u> LOT WIDTH: <u>2640 feet</u> LOT LENGTH: <u>2640 feet</u> PERCENTAGE OF LOT OCCUPIED: <u>1/2</u> %			
PRINCIPAL BUILDING SETBACK:		FRONT: _____	REAR: _____ SIDES: <u>1</u> HEIGHT _____
ACCESSORY BUILDING SETBACK:		FRONT: _____	REAR: _____ SIDES: <u>1</u> HEIGHT _____

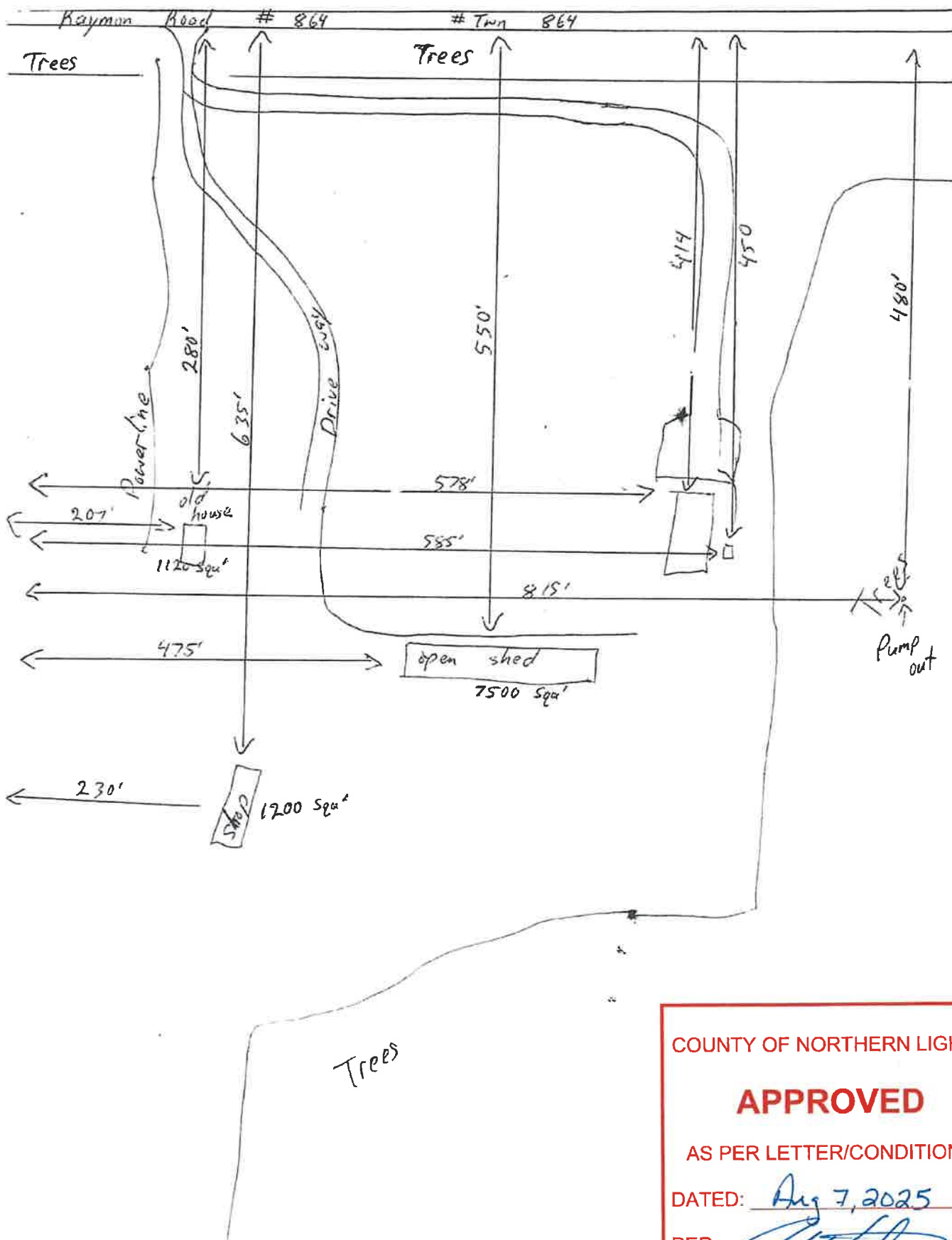
ADDITIONAL INFORMATION INCLUDED	
☐ SITE PLAN ☒ FLOOR PLAN ☐ LAND TITLE ☐ ABANDONED OIL WELL DECLARATION SIGNED	
☐ ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION ☐ DISTANCE TO ROAD / HIGHWAY _____	
ADDITIONAL INFORMATION AS REQUIRED:	
☐ ELEVATIONS ☐ SOIL TESTS ☐ HOURS OF OPERATION _____	☒ NUMBER OF DWELLING UNITS <u>1</u> ☐ 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	<u>06/21/25</u> Date _____ Date _____ SIGNATURE OF APPLICANT _____ SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

LAND USE DISTRICT: <u>Ag general</u>	FOR ADMINISTRATIVE USE	
FEE ENCLOSED: YES ☐ NO ☐	AMOUNT: \$ <u>\$100.00</u>	RECEIPT NO.: <u>221318</u>
DEFINED USE: _____		
PERMITTED/DISCRETIONARY: _____		
VARIANCE: _____		

04.A)4)



COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: Aug 7, 2025

PER: [Signature]

04.A)4)



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

DEVELOPMENT PERMIT NOTICE OF DECISION

APPLICATION NO.: DP 25-33

ROLL NO.: 313687

DEVELOPMENT: Demolition of Existing Dwelling (Burnt);
Construction of a Detached Dwelling (1,767
Sq.Ft) with Basement Development (1,809 Sq.
Ft), and Deck (316 Sq. Ft.)

USE TYPE: Permitted Use

LAND USE DISTRICT: Agriculture General (A) District

LEGAL DESCRIPTION (ATS Location): SW 6-84-22-W5M

SHORT LEGAL DESCRIPTION: Lot 1 Block 1 Plan 741082

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. Debris from the existing residence that was burned shall be taken to an authorized land fill site, or disposed of to the satisfaction of the County of Northern Lights.
2. The proposed development shall be situated on the lot in accordance with the approved site plan.
3. The applicant/owner shall comply with the uses and regulations of the Agriculture General (A) District.
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.

04. A) 5)

5. The applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards 2021.
6. 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.
7. The applicant/owner shall obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval for wetland disturbance.
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. No further development or construction shall be allowed without an approved Development Permit.

August 6, 2025
DATE OF DECISION

August 6, 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)51



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 25-33
DATE RECEIVED	7 July '25
ROLL NO.	313687

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>840003 R6E RD 230</u>	
Legal description (if applicable): Registered Plan: <u>741082</u> Block: <u>1</u> Lot (parcel): <u>1</u>	
QTR/LS: <u>SW</u> Section: <u>06</u> Township: <u>84</u> Range: <u>22</u> Meridian: <u>WS</u>	
Size of the Parcel to be developed <u>16</u> ☒ Acres or ☐ Hectares	
Description of the existing use of the land: <u>farmyard with house</u>	
Proposed Development: <u>Tear down existing house after fire, stick build new house</u>	
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: <u>July 2025</u> Date of Completion: <u>Dec 2025</u> Value of Construction: <u>1</u>

04.A)5)

PROPOSAL INFORMATION

DEVELOPMENT IS: ☐ NEW ☒ EXISTING ☐ ALTERATION TO EXISTING

LAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHER

LOT AREA: 16 Acre LOT WIDTH: 240 M LOT LENGTH: 270 M 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

Date June 25/2015 SIGNATURE OF APPLICANT

Date SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: Ag general

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

DEFINED USE:

PERMITTED/DISCRETIONARY:

VARIANCE:

04.A)5)

COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

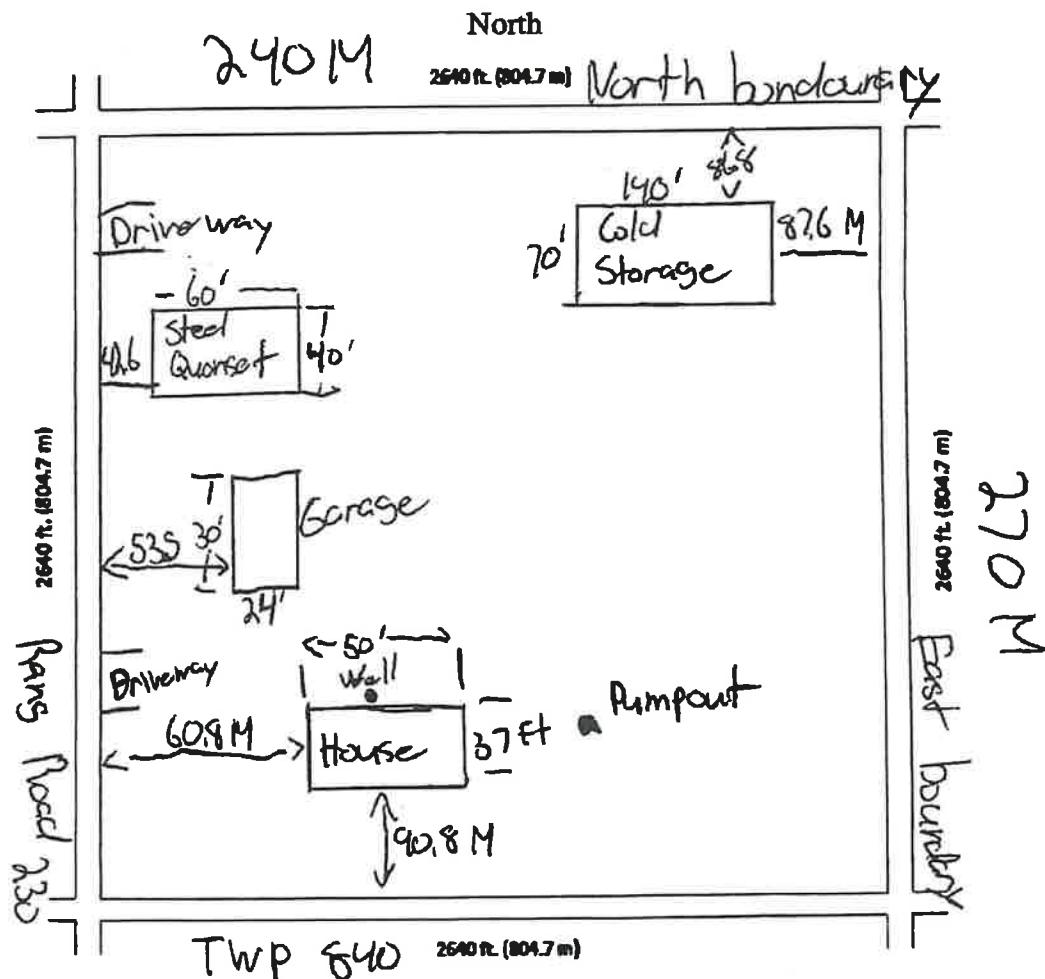
DATED: Aug 7, 2025

PER: [Signature]

PROPOSED DEVELOPMENT SKETCH

LEGAL _____ 1/4 SEC _____ TWP _____ RG _____

- Parcel Boundaries/dimensions (feet, meters, etc.).
- Locate developed road allowance(s) and access points(s).
- Distance from all proposed boundary lines to all non-movable buildings (if applicable).
- Distance from residence to drinking water supply, sewage system outlet and all boundary lines (if applicable).
- Distance from sewage outlet to water supply and all boundary lines (if applicable).
- Distance from water supply to all proposed boundary lines (if applicable).
- Locate additional residence(s) on the 1/4 section (if applicable).
- Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.



04.17.15)