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

https://us02web.zoom.us/j/86142554344?pwd=XaulPnxpclCUdi6Lp9MZhast3eRobz.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

|                     | _  |
|---------------------|----|
| PRESEN <sup>*</sup> | Г٠ |
| LUFOLIA             | ٠. |

| 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 | <b>PLANNING</b> | AND | DFVFI | OPMENT |
|------|-----------------|-----|-------|--------|
|      |                 |     |       |        |

- 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.

**Gerhard Stickling** 

**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 Ungari | an | CAO |
|---------------------|----|-----|
|                     |    |     |
|                     |    |     |
|                     |    |     |
|                     |    |     |
| Date Signed         |    |     |



#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.

- 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

<u>2025-0</u>7-09

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)

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

#### **IMPORTANT NOTICES**

- 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.
- 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

Application Number: DP 25-23 Page 2 of 2

04.A)1)



#### **DEVELOPMENT PERMIT APPLICATION FORM A**

"An Agriculture Based Community"

| FOR ADMINISTRATIVE USE | ٠. |
|------------------------|----|
| APPLICATION NO.        |    |
| DP 25-23               | -{ |
| June 12, 2025          |    |
| ROLL NO                | Ī  |
| 14/966                 | _; |

SHED/GARAGE/BARN(S)

OTHER (SPECIFY)

Value of Construction: \$300,000.

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTERED OWNER

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;

NAME OF ADDITIONT

SIGN(S)

Estimated:

OWELLING UNIT(S)

HOME BASED BUSINESS

APPLICANT INFORMATION

(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.)

| LAND INFORMATION  Municipal Address (if applicable):  |
|---|
| Legal description (if applicable): Registered Plan:Block:Lot (parcel):  QTR/LS: NW_Section:Township:SRange:3Meridian: |
| Size of the Parcel to be developed  |
| Proposed Development: Yard Site with mobile home and attached garage.   |
| Circle any proposed uses(s):  SIGN(S) CULVERT(S)/ ROAD ACCESS POINT(S) PUBLIC USE(S)/ UTILITIES                       |

ACCESSORY STRUCTURE(S)/ USE(S)

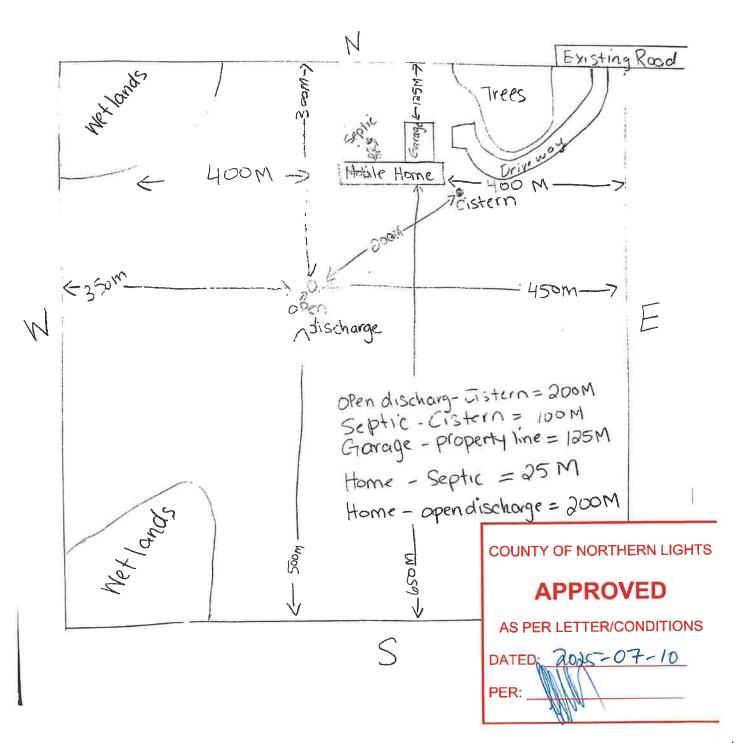
Date of Commencement: 06/2025 Date of Completion: 09/2025

COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)

| PROPOSAL INFORMATION   |                                      |                       |                     | 3 31 19 19 19 19 19 19 19 19 19 19 19 19 19 |
|--|--------------------------------------|-----------------------|---------------------|---|
| DEVELOPMENT IS: X NEW  | ☐ EXISTING                           |                       | TON TO EXISTING     |   |
| LAND IS ADJACENT TO: □PRIMA  |                                      |                       |                     |   |
| LOT AREA: LOT WIDT   | H: LOT LE                            | NGTH: PI              | ERCENTAGE OF LOT    | OCCUPIED:%                                  |
| PRINCIPAL BUILDING SETBACK:  | FRONT:                               | _ REAR: S             | DES:/               | HEIGHT                                      |
| ACCESSORY BUILDING SETBACK   | FRONT:                               | REAR:S                | DES:/               | _ HEIGHT                                    |
|  |                                      |                       |                     |   |
| ADDITIONAL INFORMATION INCL  | JDED                                 | 7 9 1 8 1 1 1         | Time and the second |   |
| SITE PLAN   FLOOR PLAN   |                                      |                       |                     |   |
| ☐ ALBERTA NEW HOME WARRAN  | TY / OR PROOF OF E                   | KEMPTION              | DISTANCE TO ROAD    | / HIGHWAY                                   |
| ADDITIONAL INFORMATION AS RE   |                                      |                       |                     |   |
| ☐ ELEVATIONS ☐ SOIL  |                                      | OURS OF OPERATION     |                     |   |
| ☐ NUMBER OF DWELLING UNITS   | DN                                   | MBER OF EMPLOYEES     | 3                   |   |
| ☐ PROPOSED BUSINESS ACTIVIT  | 1ES                                  |                       |                     |   |
|  |                                      |                       |                     |   |
| ☐ LANDOWNER LETTER OF AUTH   | IORIZATION DAG                       | JACENT LANDOWNER      | LETTERS OF SUPPO    | )R1<br>                                     |
| DECLARATION  NWE HEREBY AUTHORIZE REPRE CONDUCTING A SITE INSPECTION         | SENTATIVES OF THE                    | COUNTY TO ENTER M     |                     |   |
| I/WE HEREBY DECLARE THAT THE<br>CORRECT                                      | E ABOVE INFORMATION                  | ON IS, TO THE BEST OF | MY/OUR KNOWLED      | GE, FACTUAL AND                             |
|  | 04/30/25                             |                       | <b>W</b>            |   |
| NOTE:  | 0 <u>4/30 25</u><br>Date<br>04/30/25 | SIGNATURE OF A        | PLICANT             |   |
| Signature of Registered<br>Landowner required if different<br>from Applicant | 04/30/00<br>Date                     | SIGNATURE OF R        | EGISTERED LANDOV    | WER / LEASEHOLDER                           |
|  |                                      | ADMINISTRATIVE US     |                     |   |
| LAND USE DISTRICT:   |                                      | ADMINISTRATIVE USI    |                     |   |
| FEE ENCLOSED: YES  | □ NO □ AMO                           | UNT: \$100.00         | RECEI               | PT NO.:                                     |
| DEFINED USE:   |                                      |                       |                     |   |
| PERMITTED/DISCRETIONAR   | Y:                                   |                       |                     |   |
| VARIANCE:  |                                      |                       |                     |   |
| AU/11/14A=+-   |                                      |                       |                     | ·   |

# NW 16 85 23 W5

## Full Quarter





#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 25-26** 

**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.

- 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 TOH 2MO Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

#### **IMPORTANT NOTICES**

- 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.
- 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                 | _ |

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTERED OWNER

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;

NAME OF APPLICANT

**ADDRESS** 

APPLICANT INFORMATION

(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.)

**ADDRESS** 

| POSTAL CODE   | POSTAL CODE                                      |  |  |  |
|---|--|--|--|--|
| EMAIL ADDRESS*  | EMAIL ADDRESS*                                   |  |  |  |
| *By supplying the County with an email address                      | s, 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): 34 914 033 F                     | ZR 234   |  |  |  |
| Legal description (if applicable): Registered Plan: 120536 Blo      | ock:Lot (parcel): _9                             |  |  |  |
| QTR/LS: NW Section: 21 Township: 91 Range:                          | . 23 Meridian: S                                 |  |  |  |
| Size of the Parcel to be developed SACRE                            | s or Hectares                                    |  |  |  |
| Description of the existing use of the land:                        |  |  |  |  |
|   |  |  |  |  |
| Proposed Development: Constructing a nom                            | e with attorned across sidery                    |  |  |  |
|   | , ,  |  |  |  |
| -   |  |  |  |  |
|   |  |  |  |  |
| Circle any proposed uses(s):    Sign(s)                             | SS POINT(S) PUBLIC USE(S)/ UTILITIES             |  |  |  |
| MOWELLING LINIT(S) MACCESSORY STRUCTUR                              | E(S)/ USE(S) SHED/GARAGE/BARN(S)                 |  |  |  |
| HOME BASED BUSINESS COMMERCIAL OR INDUS                             | TRIAL STRUCTURE(S)/ USES(S) OTHER (SPECIFY)      |  |  |  |
| Estimated: Date of Commencement: 92pt. 125 27 Date of Commencement: | Completion: 54+1 2021 Value of Construction: \$  |  |  |  |

| DEVELOPMENT IS: TO NEW   |  |  |  |                         |                               |
|--|--|--|--|-------------------------|-------------------------------|
|  | ☐ EXISTIN  | IG   | ☐ ALTERATION TO E  | XISTING                 |                               |
| LAND IS ADJACENT TO: PRIMA   | RY HIGHWAY OL  | OCAL ROAD  | □INTERNAL SUBDIVI  | SION ROAD               | □OTHER                        |
| LOT AREA: LOT WIDT   | H: LO1   | LENGTH:  | PERCENTA   | GE OF LOT C             | OCCUPIED:%                    |
| PRINCIPAL BUILDING SETBACK:  | FRONT:   | REAR: _  | SIDES:   |                         | HEIGHT                        |
| ACCESSORY BUILDING SETBACK:  | FRONT:   | REAR:_   | SIDES:   |                         | HEIGHT                        |
|  |  |  |  |                         |                               |
| ADDITIONAL INFORMATION INCLU   | JDED   |  |  |                         |                               |
| ☐ SITE PLAN ☐ FLOOR PLAN   |  |  | DONED OIL WELL DE  |                         |                               |
| ☐ ALBERTA NEW HOME WARRAN  | TY / OR PROOF OF   | EXEMPTION  | ☐ DISTANCE   | TO ROAD / I             | HIGHWAY                       |
| ADDITIONAL INFORMATION AS RE   | QUIRED;  |  |  |                         |                               |
| ☐ ELEVATIONS ☐ SOIL 1  | rests 🗆  | HOURS OF OR  | PERATION   |                         |                               |
| ☐ NUMBER OF DWELLING UNITS   |  | NUMBER OF  | EMPLOYEES  |                         |                               |
| ☐ PROPOSED BUSINESS ACTIVIT  | IES  |  |  |                         |                               |
|  |  |  |  |                         |                               |
| ☐ LANDOWNER LETTER OF AUTH   | IORIZATION   | ADJACENT LA  | NDOWNER LETTERS  | OF SUPPOR               | et                            |
|  |  |  |  |                         |                               |
| MANUFACTURED HOME (MOBILE  |  |  |  |                         |                               |
| SERIAL NUMBER:Y  | 'EAR BUILT:  | SIZE   | :: WIDTH   | LENGTH                  |                               |
|  |  |  |  |                         |                               |
|  |  |  |  |                         |                               |
| DECLARATION  |  |  |  |                         |                               |
| I/WE HEREBY AUTHORIZE REPRES   |  |  |  | ND FOR THE              | PURPOSE OF                    |
|  | IN CONNECTION  | WITH THIS API  | PLICATION  |                         |                               |
| I/WE HEREBY AUTHORIZE REPRES<br>CONDUCTING A SITE INSPECTION   | IN CONNECTION  | WITH THIS API  | PLICATION  |                         |                               |
| I/WE HEREBY AUTHORIZE REPRES<br>CONDUCTING A SITE INSPECTION<br>I/WE HEREBY DECLARE THAT THE   | I IN CONNECTION I  | WITH THIS API  | PLICATION<br>HE BEST OF MY/OUR   |                         |                               |
| I/WE HEREBY AUTHORIZE REPRES<br>CONDUCTING A SITE INSPECTION<br>I/WE HEREBY DECLARE THAT THE<br>CORRECT  | IN CONNECTION  | WITH THIS API  | PLICATION  |                         |                               |
| I/WE HEREBY AUTHORIZE REPRES CONDUCTING A SITE INSPECTION I/WE HEREBY DECLARE THAT THE CORRECT  NOTE: Signature of Registered Landowner required if different  | ABOVE INFORMA  | WITH THIS API<br>TION IS, TO TH  | PLICATION<br>HE BEST OF MY/OUR   | KNOWLEDGE               | E, FACTUAL AND                |
| I/WE HEREBY AUTHORIZE REPRES CONDUCTING A SITE INSPECTION I/WE HEREBY DECLARE THAT THE CORRECT  NOTE: Signature of Registered  | ABOVE INFORMA  | WITH THIS API<br>TION IS, TO TH  | PLICATION<br>HE BEST OF MY/OUR<br>URE OF APPLICANT   | KNOWLEDGE               | E, FACTUAL AND                |
| I/WE HEREBY AUTHORIZE REPRES CONDUCTING A SITE INSPECTION I/WE HEREBY DECLARE THAT THE CORRECT  NOTE: Signature of Registered Landowner required if different  | Date   | WITH THIS API<br>TION IS, TO TH<br>"SIĞNAT<br>SIGNAT   | PLICATION HE BEST OF MY/OUR URE OF APPLICANT URE OF REGISTERE                                  | KNOWLEDGE               | E, FACTUAL AND                |
| I/WE HEREBY AUTHORIZE REPRES CONDUCTING A SITE INSPECTION I/WE HEREBY DECLARE THAT THE CORRECT  NOTE: Signature of Registered Landowner required if different from Applicant   | Date  Date   | WITH THIS API<br>TION IS, TO TH<br>SIGNAT<br>SIGNAT  | PLICATION HE BEST OF MY/OUR  URE OF APPLICANT  URE OF REGISTERE  ATIVE USE                     | KNOWLEDGE<br>D LANDOWNI | E, FACTUAL AND                |
| I/WE HEREBY AUTHORIZE REPRES CONDUCTING A SITE INSPECTION I/WE HEREBY DECLARE THAT THE CORRECT  NOTE: Signature of Registered Landowner required if different  | Date Date  Date  Date  | WITH THIS API<br>TION IS, TO TH<br>SIGNAT<br>SIGNAT<br>DR ADMINISTR  | PLICATION HE BEST OF MY/OUR  URE OF APPLICANT  URE OF REGISTERE  ATIVE USE  ACCEPTATION        | KNOWLEDGE<br>D LANDOWNI | E, FACTUAL AND                |
| I/WE HEREBY AUTHORIZE REPRESCONDUCTING A SITE INSPECTION I/WE HEREBY DECLARE THAT THE CORRECT  NOTE: Signature of Registered Landowner required if different from Applicant  LAND USE DISTRICT:                                | Date Date  Date  Date  AND  AND  AND  AND  AND  AND  AND  AN | WITH THIS API TION IS, TO THE TSIGNAT SIGNAT  DR ADMINISTR   | PLICATION HE BEST OF MY/OUR  URE OF APPLICANT  URE OF REGISTERE  ATIVE USE  ATIVE USE  00.00   | KNOWLEDGE<br>D LANDOWNI | E, FACTUAL AND                |
| I/WE HEREBY AUTHORIZE REPRESCONDUCTING A SITE INSPECTION I/WE HEREBY DECLARE THAT THE CORRECT  NOTE: Signature of Registered Landowner required if different from Applicant  LAND USE DISTRICT: FEE ENCLOSED: YES DEFINED USE: | Date Date  Date  Date  AND  AND  AND  AND  AND  AND  AND  AN | WITH THIS API TION IS, TO THE SIGNAT SIGNAT  OR ADMINISTR CHENTROLL HOUNT: \$1                                   | PLICATION HE BEST OF MY/OUR  URE OF APPLICANT  URE OF REGISTERE  ATIVE USE  ACCIOCATION        | D LANDOWNI              | ER / LEASEHOLDER  NO.: 220725 |
| I/WE HEREBY AUTHORIZE REPRESCONDUCTING A SITE INSPECTION I/WE HEREBY DECLARE THAT THE CORRECT  NOTE: Signature of Registered Landowner required if different from Applicant  LAND USE DISTRICT:                                | Date Date Date Date ABOVE INFORMA Date                       | WITH THIS API<br>TION IS, TO THE<br>SIGNAT<br>SIGNAT<br>DR ADMINISTR<br>CHECHECHECHECHECHECHECHECHECHECHECHECHEC | PLICATION HE BEST OF MY/OUR  URE OF APPLICANT  URE OF REGISTERE  ATIVE USE  ACCEPTATION  00.00 | D LANDOWNI              | ER / LEASEHOLDER  NO.: 220725 |

04.A)2)

### PROPOSED DEVELOPMENT SKETCH

| L  | EGAL3   | 4 SEC  | .TWP  | _RG   | w^                            | 1                  |        |
|--|---|--|---|---|-------------------------------|--------------------|--------|
| Parcel Bound Locate devel Distance from applicable). Distance from Distance from Locate additional control of the control of t | daries/dimensions (fee<br>oped road allowance(s<br>m all proposed bounda<br>m residence to drinkin<br>m sewage outlet to wa<br>m water supply to all p<br>ional residence(s) on t<br>erbelts, creeks, rivers, | et, meters, etc.). s) and access points( ary lines to all non-m g water supply, sew iter supply and all bo proposed boundary I he ¼ section (if app drainage ditches, ra | s). novable buildin age system out bundary lines (i ines (If applica blicable). | ngs (if applicabl<br>tlet and all bou<br>if applicable).<br>ble). |                               |                    |        |
| 1  | 1 - 1   | 500ft -> 2640ft  | . (804.7 m)   |   | 1                             | 1                  |        |
| 2640 ft. (804.7 m)   | o power pole.   | 300  |   | 200   | Otr<br>line<br>o go<br>chevir | 2640 ft. (804.7 m) | 650ft> |
| COUNTY OF NOR APPRO  | THERN LIGHTS  | Bush   | 300°<br>ft. (804.7 m)   |   |                               |                    |        |
| PER: John H  | to  |  |   |   |                               |                    |        |

#### **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

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| Ward One   | Weberville/Stewart   |
|------------|--|
| Ward Two   | Warrensville/Lac Cardinal                                    |
| Ward Three | Dixonville/Chinook Valley                                    |
| Ward Four  | Deadwood/Sunny Valley  |
| Ward Five  | North Star/Breaking Point                                    |
| Ward Six   | Hotchkiss/Hawk Hills   |
| Ward Seven | Keg River/Carcajou   |
|            | Ward Two<br>Ward Three<br>Ward Four<br>Ward Five<br>Ward Six |

#### 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.A)2)

| 04.          | n | PLANNING  | AND DEV | /ELOPMENT    |
|--------------|---|-----------|---------|--------------|
| $\mathbf{v}$ | • | I PUMMINO | AIND DE | VELOFIAILIAI |

- 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           |                        |



#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 25-27** 

**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.

- 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 TOH 2MO Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

#### **IMPORTANT NOTICES**

- 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.
- 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)





#### DEVELOPMENT PERMIT APPLICATION **FORM A**

"An Agriculture Based Community"

| F    | OR ADMINISTRATIVE USE |   |
|------|-----------------------|---|
| APPI | LICATION NO.          |   |
|      | DP 25-27              |   |
| DATI | ERECEIVED             |   |
|      | July 4, 2025          | _ |
| ROL  | LNO                   |   |
|      | 194539                | - |

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofrorthernlights.com | E: development@countyofrorthernlights.com | T: (780) 836-348 | F: (780) 836-3683

1 / 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 herawith and form part of this application. I / We understand that this application will not be accepted without the following:

APPLICANT INFORMATION NAME OF APPLICANT

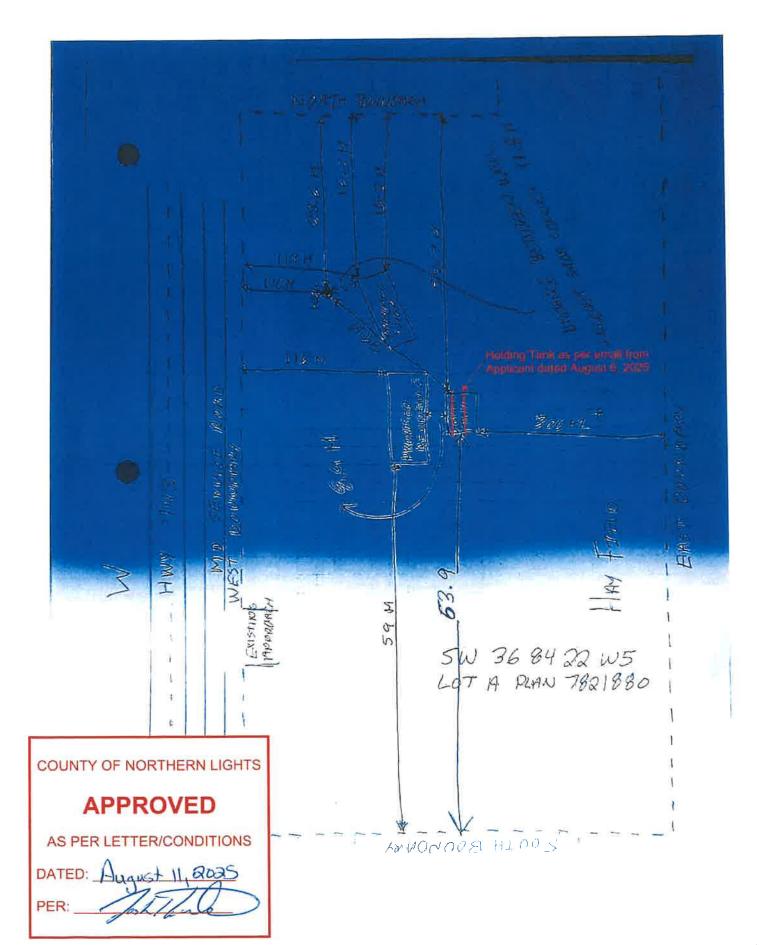
(a) application fee;
(b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creaks/ravines, parking and vehicle access, building plans, etc.)

COMPLETE IF DIFFERENT FROM APPLICANT

| ADDRESS  |   | ADDRESS  |
|--|---|--|
| POSTAL COI   | DE  | POSTAL CODE  |
| EMAII ADDR   | FSS*  | EMAIL ADDRESS*   |
|  | By supplying the County with an email address                                       | s, you agree to receive correspondence by email.   |
|  | PHONE (RES) PHONE (BUS)   | PHONE (BUS)  |
| LAND INFOR   | MATION  |  |
| Municipal Add  | Iress (if applicable):  |  |
| Size of the Pa<br>Description of<br>AVITH<br>Proposed De<br>SHUI | Velopment: CONSTRUCT A NE<br>O DN THE EXISTIN                                       |  |
| Circle any pro   | posed uses(s):  G UNIT(S)  ACCESSORY STRUCTUR  USED BUSINESS  G COMMERCIAL OR INDUS | ESS POINT(S) PUBLIC USE(S)/ UTILITIES RE(S)/ USE(S) STRIAL STRUCTURE(S)/ USES(S) OTHER (SPECIFY) |
| Estimated:   |   | Completion 2026-01-01 Value of Construction: \$  |

| PROPOSAL INFORMATION  |                  |                   |                       |                      |           |
|---|------------------|-------------------|-----------------------|----------------------|-----------|
| DEVELOPMENT IS: WEW   | □ E)             | XISTING           | ALTERATION TO EXI     | STING                |           |
| AND IS ADJACENT TO:   | PRIMARY HIGHWAY  | / □LOCAL ROAD     |                       |                      | ERV       |
| OT AREA: LO   | T WIDTH:         | LOT LENGTH:       | PERCENTAGE            | OF LOT OCCUPIED:     | ROA       |
| PRINCIPAL BUILDING SETB   |                  |                   | SIDES:                |                      | =220      |
| ACCESSORY BUILDING SET  | TBACK: FRONT:_   | REAR:             | SIDES:                | HEIGHT_              |           |
|   |                  |                   |                       |                      |           |
| ADDITIONAL INFORMATION  | N INCLUDED       |                   |                       |                      |           |
| SITE PLAN STELOOR I   |                  |                   | NDONED OIL WELL DECL  |                      |           |
| ALBERTA NEW HOME WA   | ARRANTY / OR PRO | OF OF EXEMPTION   | ☐ DISTANCE T          | ROAD / HIGHWAY       |           |
| DDITIONAL INFORMATION   | AS REQUIRED:     | 10 BEA            | OPLACY FOR P          | MION TO HOL          | EC        |
|   | I SOIL TESTS     | ☐ HOURS OF 0      | PERATION              |                      | VOTE 1804 |
| NUMBER OF DWELLING I  | UNITS            | □ NUMBER OF       | EMPLOYEES             | -                    |           |
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| LANDOWNER LETTER OF   | - AUTHORIZATION  | ☐ ADJACENT L      | ANDOWNER LETTERS OF   | SUPPORT              |           |
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|   |                  |                   |                       |                      |           |
| ECLARATION  |                  |                   |                       |                      | - 5       |
| WE HEREBY AUTHORIZE R   | REPRESENTATIVES  | OF THE COUNTY T   | O ENTER MY/OUR LAND   | OR THE PURPOSE OF    |           |
| ONDOCTING A SITE INSPE  | CHON IN CONNECT  | TON WITH THIS AP  | PLICATION             |                      |           |
| WE HEREBY DECLARE THA<br>ORRECT   | THE ABOVE INFO   | RMATION IS, TO TH | HE REST OF MYIOLID KM | MAN EDGE, FACTUAL AN | ID.       |
|   | NUNE 15          | ONDE              |                       |                      |           |
|   | 0 /-:            | 411-13            |                       |                      |           |
| OTE:  | Date             | SIGNAT            | URE OF APPLICANT _    |                      | -         |
| gnature of Registored   | JUNE 15          | 2025              |                       |                      | -         |
| gnature of Registored<br>Indowner required if different   | June 15, a       | 2025              | URE OF APPLICANT _    |                      | DER       |
|   | Just 15, a       | 2025              |                       |                      | DER       |
| gnature of Registored<br>undowner required if different<br>om Applicant   |                  | 2025              | SANE UR KEGISTEREU I  |                      | DER       |
| gnature of Registored<br>undowner required if different<br>orn Applicant<br>LAND USE DISTRICT:                      |                  | SIGNAT SIGNAT     | ATIVE USE             | ™JOWNER/LEASEHOI     |           |
| gnature of Registored<br>undowner required if different<br>om Applicant   |                  | SIGNAT SIGNAT     | ATIVE USE             |                      |           |
| gnature of Registored<br>undowner required if different<br>orn Applicant<br>LAND USE DISTRICT:                      | YES D NO D       | FOR ADMINISTR     | ATIVE USE             | ™JOWNER/LEASEHOI     |           |
| gnature of Registored undowner required if different orn Applicant  LAND USE DISTRICT:  FEE ENCLOSED:  DEFINED USE: | YES   NO         | FOR ADMINISTR     | ATIVE USE             | RECEIPT NO. 2212     |           |
| gnature of Registored indowner required if different im Applicant  LAND USE DISTRICT:  FEE ENCLOSED:  DEFINED USE:  | YES   NO         | FOR ADMINISTR     | ATIVE USE             | RECEIPT NO. 2212     |           |

04.A)3)





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

**DP 25-28** 

### DEVELOPMENT PERMIT NOTICE OF DECISION

APPLICATION NO.:

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.

- 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 TOH 2MO Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

#### **IMPORTANT NOTICES**

- 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.

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTERED OWNER

. . . \_



# DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

|    |         |        | RATIVE U      | SE |
|----|---------|--------|---------------|----|
| AF | PLICAT  | ION NO |               |    |
| i  | DP 2    | 25-28  |               | j  |
| D  | ATE REC | EVED   |               | !  |
|    | July    | 10, 20 | )25           | ;  |
| R  | DLL NO. | 205    | or or meneral |    |
|    | 147     | 985    |               |    |

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0
W: www.countyofnorthernEghts.com | E: development@countyofnorthernEghts.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;

NAME OF APPLICANT

**ADDRESS** 

POSTAL CODE

(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.)

**ADDRESS** 

POSTAL CODE

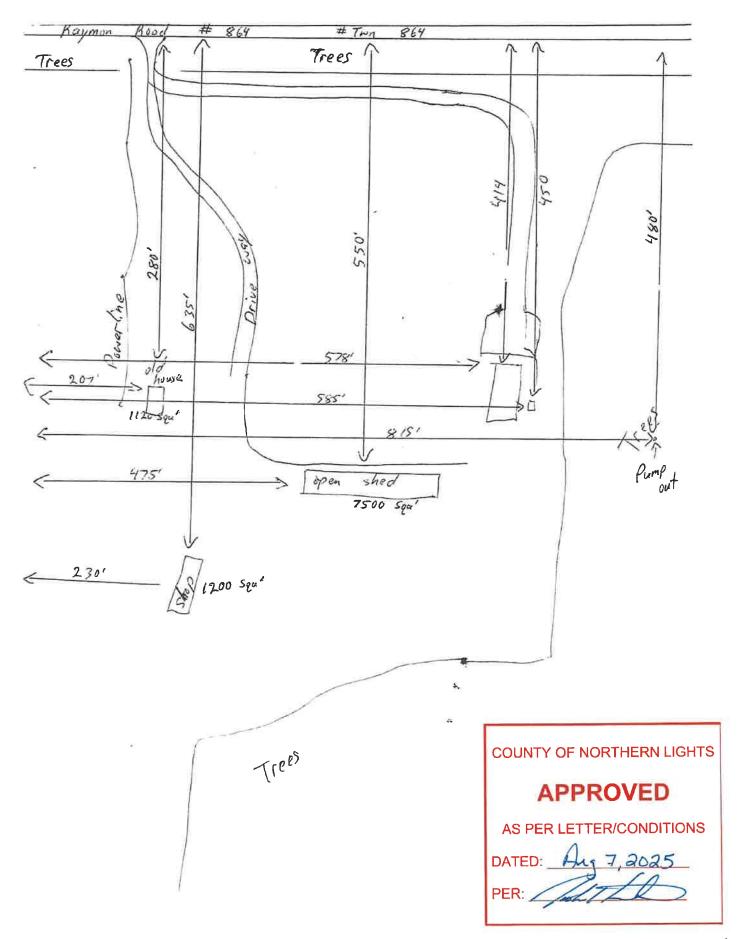
| EMAIL ADDRESS*  | EMAIL ADDRESS*  |
|---|---|
| "By supplying the County with an omall addr                                     | ess, you agree to receive correspondence by email.                                      |
| PHONE (CELL) PHONE (RES) PHONE (BUS)  | PHONE (CELL) PHONE (RES) PHONE (BUS)  |
| LAND INFORMATION  |   |
| Municipal Address (if applicable):  |   |
| Legal description (if applicable); Registered Plan:                             | Block:Lot (parcel):   |
| QTR/LS: NE_Section: 22 Township: 86 Range                                       | pe: <u>21</u> Meridian: <u>65</u>   |
| Size of the Parcel to be developed  | res or_Hectares   |
| Description of the existing use of the land: Farm, 6                            | rain Farming  |
|   |   |
| Proposed Development: Build, House  |   |
|   |   |
|   |   |
| Circle any proposed uses(s):  |   |
| SIGN(S) CULVERT(S)/ ROAD AC   |   |
| ☑DWELLING UNIT(S) ☐ ACCESSORY STRUCTU ☐HOME BASED BUSINESS ☐ COMMERCIAL OR INDU | RE(S)/ USE(S) STRIAL STRUCTURE(S)/ USES(S) STRIAL STRUCTURE(S)/ USES(S) OTHER (SPECIFY) |
|   | Completion: 2026 Value of Construction: \$  |

DECIELVED

JUN 2 4 2025

COUNTY OF NORTHERN LIGHTS

| PROPOSAL INFORMATION  |                     |                    |                       |             |
|---|---------------------|--------------------|-----------------------|-------------|
| DEVELOPMENT IS: LE NEW  | □ EXISTING          | ☐ ALTERAT          | ION TO EXISTING       |             |
| LAND IS ADJACENT TO: PRIMA                                      | RY HIGHWAY ELOCA    | ROAD CINTERNAL     | SHBUNISION DOVD       | OTHER       |
| LOT AREA: 160 GEFE LOT WIDT                                     | H: 2640 FeetLOT LEN | GTH: 2640 feetpe   | RCENTAGE OF LOT OCC   | CUPIED: 4 % |
| I MINORAL BUILDING SETBACK:                                     | FRONT:              | REAR: SI           |                       | HEIGHT      |
| ACCESSORY BUILDING SETBACK:                                     | FRONT:              | REAR: SI           | ,                     | HEIGHT      |
|   |                     |                    |                       |             |
| ADDITIONAL INFORMATION INCLU                                    |                     |                    |                       |             |
| SITE PLAN FLOOR PLAN  | ☐ LAND TITLE        | ABANDONED OIL      | WELL DECLARTION SIGN  | IED         |
| ALBERTA NEW HOME WARRANT  | Y / OR PROOF OF EXE |                    | ISTANCE TO ROAD / HIG |             |
| ADDITIONAL INFORMATION AS REC                                   |                     |                    |                       |             |
| ELEVATIONS D SOIL TE  | ESTS 🗆 HOU!         | RS OF OPERATION_   |                       | į           |
| WNUMBER OF DWELLING UNITS                                       |                     | BER OF EMPLOYEES   |                       |             |
| ☐ PROPOSED BUSINESS ACTIVITIE                                   | s                   |                    |                       |             |
| I LANDOWNER LETTER OF AUTHO                                     |                     |                    |                       |             |
|   | RIZATION DADJA      | CENT LANDOWNER LI  | ETTERS OF SUPPORT     |             |
| MANUFACTURED HOUSE  |                     |                    |                       |             |
| MANUFACTURED HOME (MOBILE H<br>SERIAL NUMBER: YE                |                     |                    |                       |             |
|   | AR BUILT:           | SIZE: WIDTH        | LENGTH                | _           |
| 17  |                     |                    |                       |             |
| DECLARATION   |                     | No. of the last    |                       |             |
| IWE HEREBY AUTHORIZE REPRESE<br>CONDUCTING A SITE INSPECTION IN | NTATIVES OF THE COL | INTY TO ENTER MY/O | LIP LAND FOR THE BUR  |             |
| CONDUCTING A SITE INSPECTION IN                                 | CONNECTION WITH T   | HIS APPLICATION    | ON DAND FOR THE PUR   | POSE OF     |
| IWE HEREBY DECLARE THAT THE A<br>CORRECT                        | BOVE INFORMATION IS | TO THE BEST OF MY  | /OUR KNOWLEDGE, FAI   | CTUAL AND   |
|   | 06/21/25            |                    |                       |             |
| NOTE:   | Date                | IGNATURE OF APPLI  | CANT                  |             |
| Signature of Registered<br>andowner required if different       | Date                | UCALATURE OF THE   |                       |             |
| from Applicant  |                     | IGNATURE OF REGIS  | TERED LANDOWNER / L   | EASEHOLDER  |
|   |                     |                    |                       |             |
| LAND USE DISTRICT: AQ   | general FOR ADMI    | NISTRATIVE USE     |                       |             |
| FEE ENCLOSED: YES   | VO □ AMOUNT         | \$100.00           | RECEIPT NO.:          | 221318      |
| DEFINED USE:  |                     |                    | RECEIPT NO.:          | 221010      |
| PERMITTED/DISCRETIONARY:  |                     |                    |                       |             |
| VARIANCE:   |                     |                    |                       |             |
|   |                     |                    |                       |             |
|   |                     |                    |                       |             |





#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

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 TOH 2MO Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

#### **IMPORTANT NOTICES**

- 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.        |
| DATE RECEIVED          |
| ROLL NO. 313687        |

COMPLETE IF DIFFERENT FROM APPLICANT

NAME OF REGISTERED OWNER

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;

APPLICANT INFORMATION

NAME OF APPLICANT

(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.)

| POSTAL CODE   |
|---|
| EMAIL ADDRESS*  |
| ress, youngree to receive correspondence by email.  |
| PHONE (CELL) PHONE (RES) PHONE (BUS)  |
|   |
| 6E AD 230   |
| cres on Hectares  |
| existing house after<br>new house   |
| CCESS POINT(S) PUBLIC USE(SY UTILITIES URE(SY USE(S) SHED/GARAGE/BARN(S) USTRIAL STRUCTURE(SY USES(S) OTHER (SPECIFY) |
| of Completion: Dec 2025 Value of Construction: 1  |
|   |

| PROPOSAL INFORMATION   |  |  |  |  |
|--|--|--|--|--|
| DEVELOPMENT IS:   NEW  | IN EXISTING  |  | RATION TO EXISTING   |  |
| LAND IS ADJACENT TO: PRIMAR  | RY HIGHWAY MLOCAL  | ROAD DINTER  | NAL SUBDIVISION ROAD   | OTHER  |
| LOT AREA: 16 Ache LOT WIDTH  | 1: 140 M LOTLEN  | GTH: <u>270 19</u>   | PERCENTAGE OF LOT  | OCCUPIED:%   |
| PRINCIPAL BUILDING SETBACK:  |  |  | SIDES:/  |  |
| ACCESSORY BUILDING SETBACK:  | FRONT:   | REAR:  | SIDES:/  | HEIGHT   |
|  |  |  |  |  |
| ADDITIONAL INFORMATION INCLU   | DED  |  |  |  |
| SITE PLAN FLOOR PLAN   | □ LAND TITLE   | ☐ ABANDONED  | OIL WELL DECLARTION  | SIGNED   |
| ALBERTA NEW HOME WARRAN  | TY / OR PROOF OF EXE   | MPTION   | ☐ DISTANCE TO ROAD   | HIGHWAY  |
| ADDITIONAL INFORMATION AS RE   | QUIRED:  |  |  |  |
| □ ELEVATIONS □ SOIL T  | ESTS - HOU   | RS OF OPERATION  | ON   |  |
| NUMBER OF DWELLING UNITS   | DNUM   | IBER OF EMPLOY   | /EES   |  |
| PROPOSED BUSINESS ACTIVITI   | ES   |  | 1 1  |  |
|  |  |  |  |  |
| ☐ LANDOWNER LETTER OF AUTH   | ORIZATION - ADJ  | ACENT LANDOW   | NER LETTERS OF SUPPO   | RT   |
|  |  | SIZE: WIDT   | H LENGTH   |  |
| MANUFACTURED HOME (MOBILE SERIAL NUMBER:   | EAR BUILT:   |  |  | under en   |
| DECLARATION  I/WE HEREBY AUTHORIZE REPRES CONDUCTING A SITE INSPECTION   | SENTATIVES OF THE COIN CONNECTION WITH   | OUNTY TO ENTE  | R MY/OUR LAND FOR THE  | E PURPOSE OF   |
| SERIAL NUMBER:Y  DECLARATION  I/WE HEREBY AUTHORIZE REPRES  CONDUCTING A SITE INSPECTION  I/WE HEREBY DECLARE THAT THE   | SENTATIVES OF THE COIN CONNECTION WITH   | OUNTY TO ENTE  | R MY/OUR LAND FOR THE  | E PURPOSE OF   |
| SERIAL NUMBER:Y  DECLARATION  I/WE HEREBY AUTHORIZE REPRES  CONDUCTING A SITE INSPECTION  I/WE HEREBY DECLARE THAT THE   | SENTATIVES OF THE COUNTY OF TH | OUNTY TO ENTE<br>THIS APPLICATI  | R MY/OUR LAND FOR THE  | E PURPOSE OF   |
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#### **APPROVED**

AS PER LETTER/CONDITIONS

| ATED: | Aug | 7 | 2025 |
|-------|-----|---|------|
|       |     |   |      |

Parcel Boundaries/dimensions (feet, meters, etc.).

**LEGAL** 

Locate developed road allowance(s) and access points(s).

Distance from all proposed boundary lines to all non-movable buildings (if appl

1/4 SEC

Distance from residence to drinking water supply, sewage system outlet and all countries in

PROPOSED DEVELOPMENT SKETO

TWP

RG

PER:

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.

