

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, SEPTEMBER 09, 2025, at 11:00 A.M.

<https://us02web.zoom.us/j/88414050903?pwd=TfmeQLNHTl9EhTmk3Ph4HevQkeDdOZ.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, August 26, 2025, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

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

i. Development Permit DP-25-22 – Home-based Business (discretionary)

ii. Development Permit DP-25-25 – Solar panel array (discretionary)

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
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>

PRESENT:

Gary These	Ward One	Weberville/Stewart
Kayln Schug	Ward Two	Warrensville/Lac Cardinal
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley
Brent Reese	Ward Four	Deadwood/Sunny Valley
Gloria Dechant	Ward Five	North Star/Breaking Point
Terry Ungarian	Ward Six	Hotchkiss/Hawk Hills
Linda Halabisky	Ward Seven	Keg River/Carcajou

IN ATTENDANCE:

Gerhard Stickling - Chief Administrative Officer
Josh Hunter – Director of Finance
Charles Schwab – Director of Public Works
Teresa Tupper – Executive Assistant, Recording Secretary
Pearl Luken – Planning and Development Clerk
Dan Archer – Mile Zero Banner Post Reporter
Gail Long – Planning and Development Officer, ISL Engineering and Land Services Ltd.
David Schoor – Senior Planner, ISL Engineering and Land Services Ltd.

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, August 26, 2025, Municipal Planning Commission Meeting to order at 11:03 a.m.

02.0 ADOPTION OF THE AGENDA

043/26/08/25MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, August 26, 2025, Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

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

044/26/08/25MPC **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, July 08, 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-25-23 – 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*

045/26/08/25MPC **MOVED BY Councillor Reese to acknowledge receipt of Developments Permits: DP-25-23, DP-25-26, DP-25-27, DP-25-28 and DP-25-33; issued by the Development Officer and accept them for information.**
CARRIED

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair Ungarian adjourned the Tuesday, August 26, 2025, Municipal Planning Commission Meeting at 11:05 a.m.

Chair, Terry Ungarian

CAO, Gerhard Stickling

Date Signed



Memorandum



7909 51 Avenue NW, Edmonton AB T6E 5L9, T: 780.438.9000 F: 780.438.3700

To: **Reeve and Council – County of Northern Lights** Date: **September 9, 2025**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **DP25-25**
Cc: **David Schoor**
Reference: **Applicant/Landowner(s)**
From: **Gail Long**

Application

The applicant proposes a 15.4 kw, 73.67 m² ground mounted solar panel array on screw piles. The array is located on a 1.49 ha parcel titled Lot 7, Plan 822 2893 (on part of SW6-85-21-W5M). Power to the array will be trenched from an existing ATCO service pole situated on the east property line. The parcel is zoned Country Residential General (CR1) District and requires a development permit because the proposed array is greater than 28 m² in size.

Site and Surrounding Lands

The parcel, located 5.7 km north of Webberville and 9 km north of Peace River, is one of nine country residential parcels on the northwest portion of SW6-85-21-W5M. The front of the parcel is heavily treed with a residence and accessory buildings located in the middle of the parcel. The southern portion of the lands are cleared. The remaining eight parcels contained are heavily treed, with five of the lots having residential development. The lands on the balance of the quarter contain a residence, with the remaining lands in agricultural production.

The quarter section and site are not located within a Key Wildlife Biodiversity Zone, a historical value (HRV) classified land designation, or the Grimshaw Gravels Aquifer; it is, however, located within an environmentally sensitive wildlife area for sharp tailed grouse.

Access and Servicing

Access to the CR1 subdivision is from Circle Drive, which accesses Range Road 220 located to the west.

An ATCO power line is located along the north, west, and south sides of SW6-85-21-W5M. There are no well sites, and no record of spills or contamination. There is a low-pressure gas line owned by North Peace Gas Co-op, but no high-pressure gas lines or county water lines.

Compliance with Approved Plans and Land Use Compatibility

The Land Use Bylaw (LUB) requires solar panel arrays to meet height restrictions and setback distances for the required land use district in which they are situated.

The LUB requires development to meet a maximum height of 6.1 m (20 ft). The proposed solar panel array ranges in height from .92 m (3 feet) to 3.7 m (12 feet) and meets the LUB height requirements.

Setback requirements for the CR1 District indicate that the solar panel array should be located a minimum of 15.2 m (50 ft) from the side yard boundary and 30.5 m (100 ft) from the rear yard boundary. The proposed solar array will be located 3.0 m (10 ft) from the side property boundary and 22.8 m (75 ft) from the rear property boundary. Variances are required from the side yard boundary and the rear property boundary. ISL Engineering has worked with the applicant to eliminate the need for a variance from both boundaries to avoid nuisance impacts on adjacent parcels.

04.B.i.



However, due to the location of the existing internal roadway which allows access to the southern portion of the parcel, the cost of trenching and/or moving an existing ATCO transformer to an alternate power pole, and the impacts from shadowing on the solar panel array from the existing trees to the south, it has been determined that the solar array panel may be in the most suitable location on the parcel. In addition, due to all lots being heavily treed, the proposed development should not be visible from surrounding residences. It is therefore recommended that a variance be granted to allow the solar panel array to be located on the parcel as proposed.

All other requirements outlined in the CR1 District are being met.

Circulation Comments

The application was circulated to adjacent landowners and referral agencies. Responses were received from Telus, Alberta Energy Regulator, Transportation and Economic Corridors, and Pembina Pipelines indicating they had no concerns. The County has advised that the applicant will be required to enter into a Road Use Agreement with the County for any industrial traffic generated as a result of the proposed development.

No responses were received from adjacent landowners.

Recommendation #1

It is recommended that the application for the location of a 15.4 kw, 73.67 m² ground mounted solar array on screw piles with power trenched to an existing ATCO service pole on Lot 7 Plan 8922893, a portion of SW6-85-21-W5M be **APPROVED** subject to the following conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 7 Plan 8922893 on part of the SW 6-85-21-W5M.
2. The applicant/owner shall comply with the uses and regulations of the Country Residential General (CR1) 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 is required to enter into a Road Use Agreement with the County for any industrial traffic generated as a result of the proposed development.
5. This permit approval is issued on the condition that all approvals, including any Industry Canada approvals or Water Act approvals and/or licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits shall be submitted to the County of Northern Lights.
6. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Building Permit (if applicable)
 - b. Electrical Permit

A copy of the approved permits shall be submitted to the County of Northern Lights.

04.B.i.



Memorandum



7. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Recommendation #2

It is further recommended that a variance to the rear yard setback requirement from 30.5 m (100 ft) to 22.8 m (75 ft) and side yard setback requirement from 15.2 m (50 ft) to 3 m (10 ft) be **APPROVED**.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE
APPLICATION NO.

DATE RECEIVED

ROLL NO.

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>26 850029 Rge Rd 220 Northern Lights County, AB</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SW</u> Section: <u>6</u> Township: <u>85</u> Range: <u>21</u> Meridian: <u>5</u>	
Size of the Parcel to be developed _____ ☐ Acres or ☐ Hectares	
Description of the existing use of the land: <u>Residential</u>	
Proposed Development: <u>Installation of ground mounted solar array on screw piles with power trenched to existing ATCO service at pole.</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>08/25/2025</u>
Date of Completion: <u>08/31/2025</u>	Value of Construction: \$ <u>\$39,246.5</u>

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

2025-06-27

NOTE:

Signature of Registered
Landowner required if different
from Applicant

Date

2025-06-26

Date

SIGNATURE OF APPLICANT

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____

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

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____

04.B.1

PROPOSED DEVELOPMENT SKETCH

LEGAL SW 1/4 SEC 6 TWP 85 RG 21 W 5 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 1/4 section (if applicable).
- ┌ Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

North

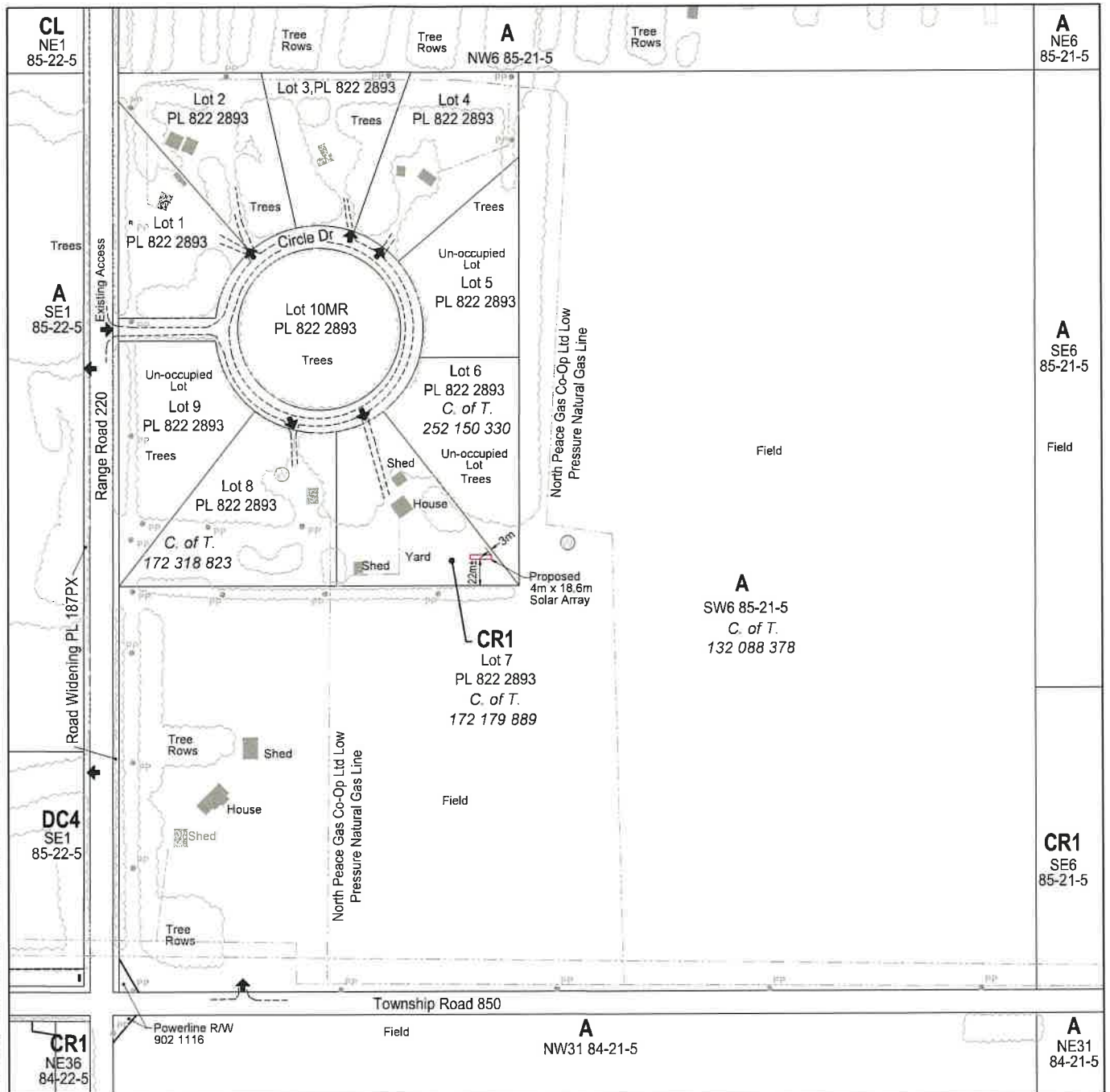


15.4 kW kW Solar Layout



#26 850029 Rge Rd 220 Northern Lights County, AB

REVISIONS		
MM/DD/YY		REMARKS
1	06/13/25	C
2		
3		
4		
5		



DEVELOPMENT PERMIT APPLICATION

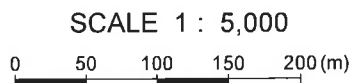
COUNTY OF NORTHERN LIGHTS

LEGAL: SW6, Twp 85, Rge 21, W5M

FILE No. DP-25-25

LEGEND

- Proposed Location of Solar Array
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- ATCO Powerlines
- Edge of Treeline
- Water Well



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



September 2, 2025

04.B.i



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I _____, registered owner (or
(Please Print)

their agent) of _____ SW 6 85 21 5 _____, have consulted the Energy
(Legal Land Description)

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

Signature of registered owner (or agent)

2025-06-27

Date



Memorandum

Integrated Expertise. Locally Delivered.



7909 – 51 Avenue NW, Edmonton, AB T6E 5L9 T: 780.438.9000 F: 780.438.3700

To: **Reeve and Council – County of Northern Lights** Date: **Sept 9, 2025**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **16613 – DP 25-22**
Cc: **David Schoor**
Applicant: **Landowner(s)**
From: **Deb Bonnett**

Application

The applicant proposes to develop a home based business, major (retail store for the sale of fabric and books) within an existing attached 65.22 m² (702 ft²) garage on Lot 1, Block 1, Plan 232 0090 (on a portion of NE18-85-23 W5M).

Site and Surrounding Lands

The parcel is designated Agriculture General (A) District and is located approximately 21 km northwest of Peace River town limits and 23 km south of Dixonville.

The quarter section and site are not located within a Key Wildlife Biodiversity Zone, a historical value (HRV) classified land designation, or the Grimshaw Gravels Aquifer; it is, however, located within an environmentally sensitive wildlife area for grizzly.

No wellsites are located within this quarter and there are no records of any spills or contamination.

Access and Servicing

Access to the property and the proposed home based business is from Range Road 235. While there is a County water line in the road right of way, the site plan indicates that the property is serviced with a well and existing septic system. There is an ATCO overhead electrical line on the east side of Range Road 235 that services the parcel. The parcel is also serviced by a low-pressure gas line owned by North Peace Gas Co-op.

Compliance with Approved Plans and Land Use Compatibility

The proposed home based business complies with Policy 6.2.4 and 6.2.5 of the County's Municipal Development Plan, which specifically supports home based businesses. A major home based business is considered a discretionary use in the A District of the County's Land Use Bylaw and requires the approval of the Municipal Planning Commission.

Circulation Comments

The application was circulated to the applicable referral agencies and to seven adjacent landowners. No concerns or letters of objection have been received.

Recommendation

It is recommended that this application to develop a home based business, major for the sale of fabric and books within an existing attached garage on Lot 1, Block 1, Plan 232 0090 (on a portion of NE18-85-23 W5M) be **APPROVED** subject to the following conditions:

04.B.ii



Memorandum

Integrated Expertise. Locally Delivered.



1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1, Block 1, Plan 232 0090 (on a portion of NE18-85-23 W5M).
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 be limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
4. The applicant/owner is to obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval for wetland disturbance.
5. The applicant/owner shall adhere to the 2021 Alberta Private Sewage System Standard of Practice and all required setbacks.
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 shall be submitted to the County of Northern Lights.
7. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

04.B.ii.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP25-22
DATE RECEIVED	11-Jun-25
ROLL NO.	314687

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>852074 RGE RD 235</u>	
Legal description (if applicable): Registered Plan: <u>2320090</u> Block: <u>1</u> Lot (parcel): <u>1</u>	
QTR/LS: <u>NE</u> Section: <u>18</u> Township: <u>85</u> Range: <u>23</u> Meridian: <u>5</u>	
Size of the Parcel to be developed <u>15</u> ☐ Acres or ☐ Hectares	
Description of the existing use of the land: <u>home with attach garage / Farm Shop</u>	
Proposed Development: <u>Retail Store in a existing garage</u>	
<u>Selling Books, Fabric</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>June 11/25</u> Date of Completion: <u>June 11/25</u> Value of Construction: \$ <u>80,000.00</u>

04. Bill

PROPOSAL INFORMATIONDEVELOPMENT IS: ☐ NEW ☐ EXISTING ☒ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☒ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHER

LOT AREA: _____ LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: _____%

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

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

ADDITIONAL INFORMATION INCLUDED☐ SITE PLAN ☐ FLOOR PLAN ☒ LAND TITLE ☐ ABANDONED OIL WELL DECLARATION SIGNED☐ ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION ☐ DISTANCE TO ROAD / HIGHWAY: _____**ADDITIONAL INFORMATION AS REQUIRED:**☐ ELEVATIONS ☐ SOIL TESTS ☒ HOURS OF OPERATION 9-5☒ NUMBER OF DWELLING UNITS 2 ☒ NUMBER OF EMPLOYEES 2☐ 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

06/11/25

Date

SIGNATURE OF APPLICANT _____

NOTE:Signature of Registered
Landowner required if different
from Applicant

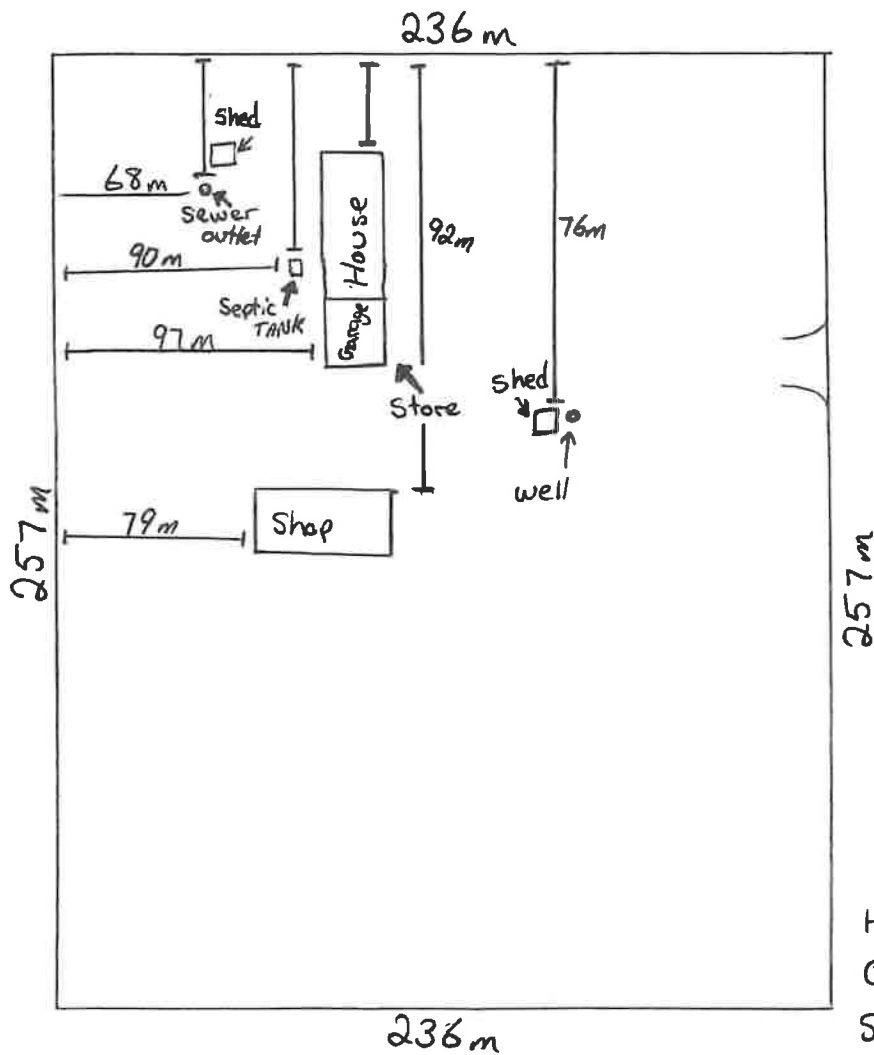
Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USELAND USE DISTRICT: Ag generalFEE ENCLOSED: YES ☐ NO ☒ AMOUNT: \$ 50RECEIPT NO.: 219673DEFINED USE: Home based business majorPERMITTED/DISCRETIONARY: Discretionary

VARIANCE: _____

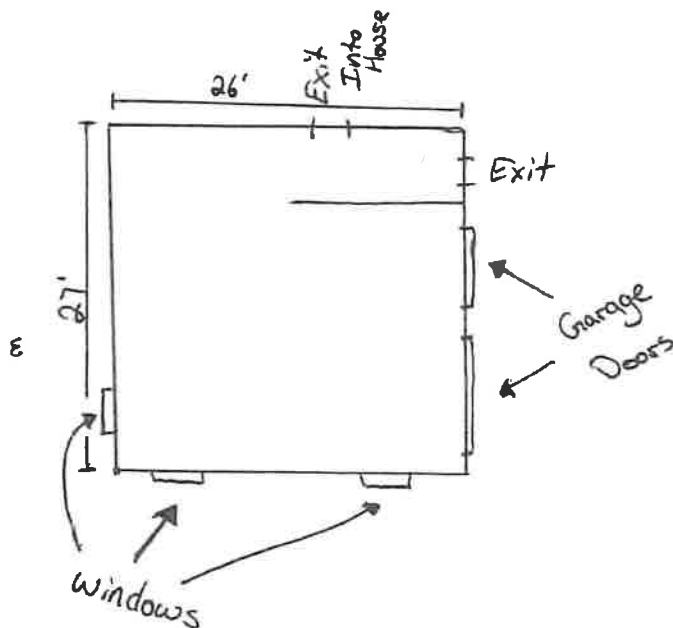
04. B.ii.)



Dimensions

House 46 ft x 27 ft
 Garage 27 ft x 26 ft
 Shed 12 ft x 16 ft
 Shed 8 ft x 8 ft.
 Shop 90 ft x 30 ft

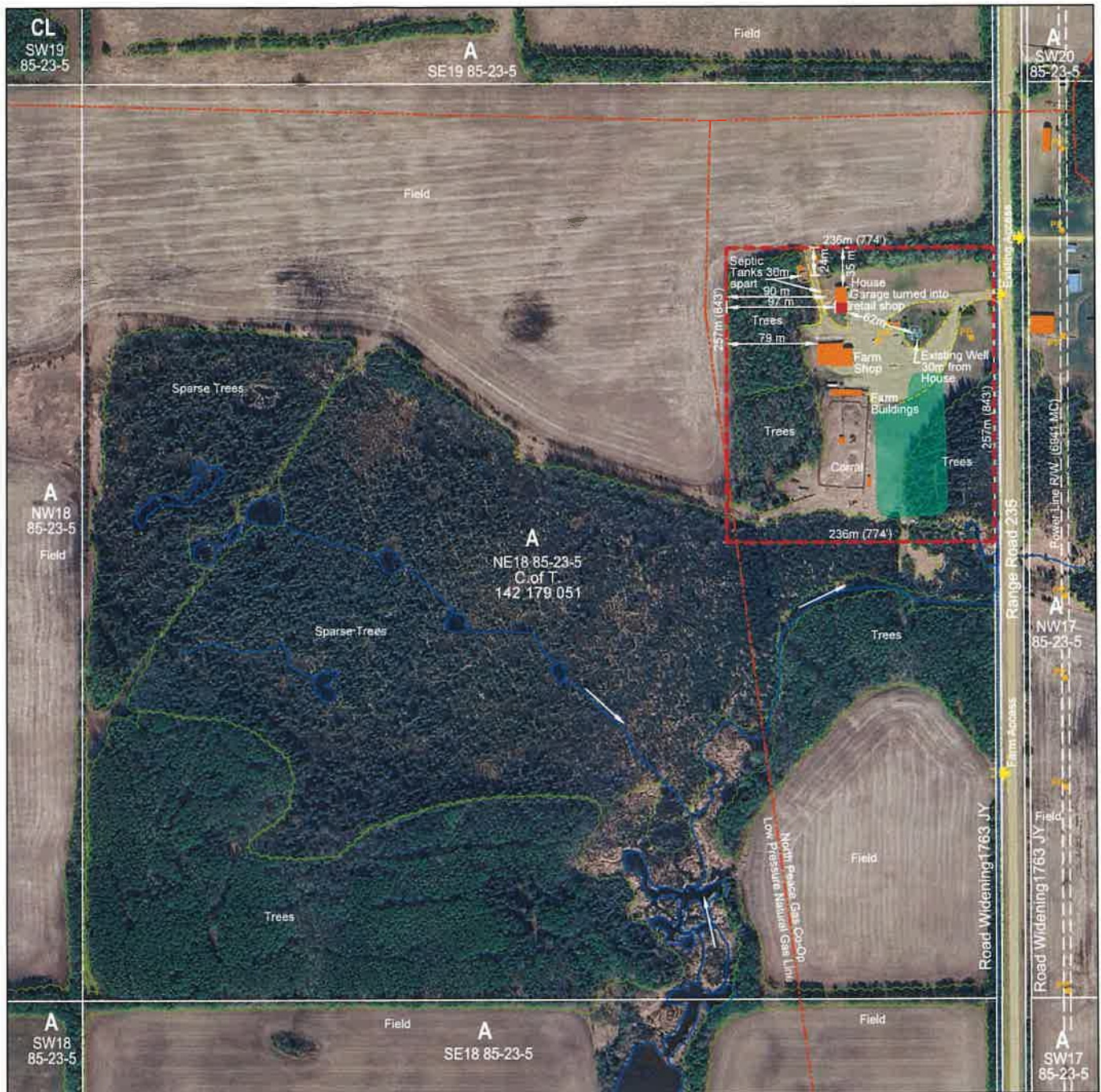
Store



Sewer Explanation

Septic pump into Secondary tank From Secondary Tank it has an gravity overflow underground.

04. B. Pi)



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE18, Twp 85, Rge 23, W5M

FILE No. DP-25-22

LEGEND

- Subject Lands
- Portion of building for DP
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- Septic Tanks
- Water Well
- ATCO Powerlines
- Edge of Treeline
- AMWI* Marsh

* Alberta Merged Wetland Inventory



SCALE 1 : 5,000

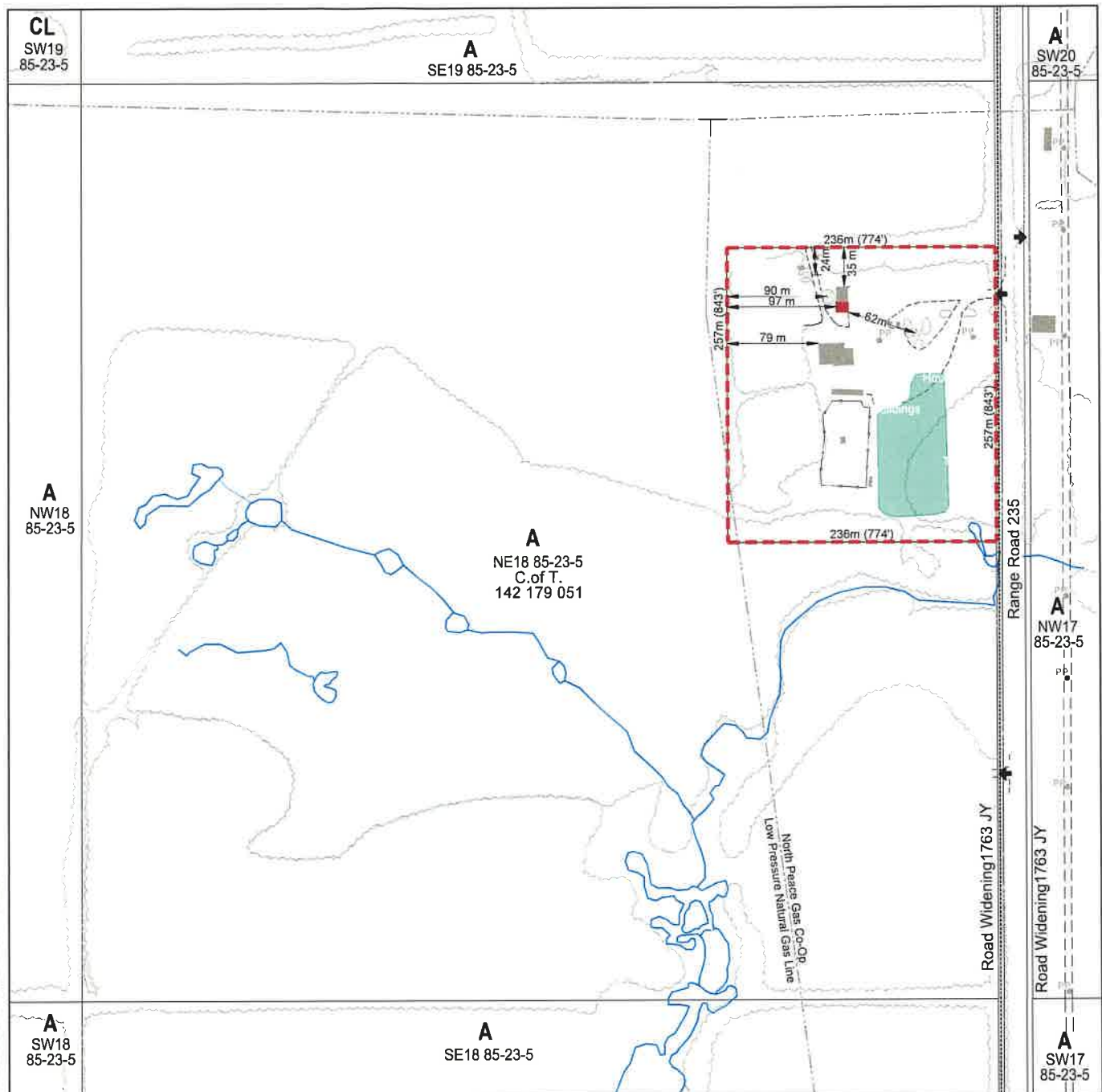
0 50 100 150 200 (m)

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



July 14, 2025

04.B.ii



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE18, Twp 85, Rge 23, W5M

FILE No. DP-25-22

LEGEND

- Subject Lands
- Portion of building for DP
- Buildings/Structures
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- Septic Tanks
- Water Well
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- Edge of Treeline
- AMWI* Marsh

* Alberta Merged Wetland Inventory



SCALE 1 : 5,000

0 50 100 150 200(m)

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



July 14, 2025

04.B.ii



County of Northern Lights

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

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

ADDITIONAL DEVELOPMENT INFORMATION

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

TYPE OF DOMESTIC WATER SUPPLY (PLEASE CHECK)

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

TYPE OF DOMESTIC/COMMERCIAL SEWAGE DISPOSAL (PLEASE CHECK)

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

PLEASE INDICATE IF THE ABOVE INFORMATION IS:

- a) EXISTING
- b) PROPOSED

FOR ADDITIONAL INFORMATION CONTACT:

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

04.B.ii



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

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

their agent) of NE 18 85 23 5, have consulted the Energy
(Legal Land Description)

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

Signature of registered owner (or agent)

June 11/25

Date

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