

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

<https://us02web.zoom.us/j/85406285986?pwd=MeNluzSeq0187HwOmFUy0pki4N6yiB.1>

**01.0 CALL TO ORDER**

**02.0 ADOPTION OF THE AGENDA**

**03.0 ADOPTION OF THE MINUTES**

*A) Tuesday, November 25, 2025, Municipal Planning Commission Meeting Minutes*

**04.0 PLANNING AND DEVELOPMENT**

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

*1) Development Permit – DP-25-42 – permitted use*

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

*1) Development Permit DP-25-37- Accessory Building*

*2) Development Permit DP-25-32 – Communication Tower*

*3) Development Permit DP-25-46 – Temporary Industrial Camp*

**C) Miscellaneous**

**05.0 ADJOURNMENT**

# MINUTES

## MUNICIPAL PLANNING COMMISSION COUNTY OF NORTHERN LIGHTS TUESDAY, NOVEMBER 25, 2025, at 11:00 A.M.

<https://us02web.zoom.us/j/89152414192?pwd=b605jallbM7yDDQkUAizya4Y4IGaIM.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

### REGRETS:

Linda Halabisky	Ward Seven	Keg River/Carcajou
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### 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  
ISL Engineering Representatives – Gail Long and Debbie Bonnett

### 01.0 CALL TO ORDER

Chair Gloria Dechant called the Tuesday, November 25, 2025, Municipal Planning Commission meeting to order at 11:18 a.m.

### 02.0 ADOPTION OF THE AGENDA

**060/25/11/25MPC**      **MOVED BY Councillor Ungarian to acknowledge receipt of the Tuesday, November 25, 2025, Municipal Planning Commission Meeting agenda and adopt it as presented.**  
**CARRIED**

### 03.0 ADOPTION OF THE MINUTES

*A) Tuesday, October 28, 2025, Municipal Planning Commission Meeting Minutes*

061/25/11/25MPC      **MOVED BY Councillor These to acknowledge receipt of the Tuesday, October 28, 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-25-41 – Permitted Use*

062/25/11/25MPC      **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-25-41 issued by the Development Officer and accept it for information.**

**CARRIED**

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

*1)    Development Permit DP-25-29 – Communication Tower*

063/25/11/25MPC      **MOVED BY Councillor Schug to acknowledge receipt of Development Permit Application DP-25-29, for a communication tower installation on the NE 16-89-23-W5M, and approve application subject to the following seven (7) conditions:**

- 1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on NE16-89-23-W5M.**
- 2. The owner/developer shall comply with the uses and regulations of the Agriculture General (A) District.**
- 3. The applicant/owner enter into and comply with 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. This permit approval is issued on the condition that all other approvals, including any Industry Canada approvals, 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 must be submitted to the County of Northern Lights.**
- 5. 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**
  - b. Electrical Permit**
- 6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.**
- 7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.**

**CARRIED**

*2)    Development Permit DP-25-30 – Communications Tower*

064/25/11/25MPC      **MOVED BY Councillor Yasinski to acknowledge receipt of Development Permit Application DP-25-30 for a communications tower on NE 25-90-22 W5M and approve application subject to the following seven (7) conditions:**

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on NE25-90-22-W5M.
  2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
  3. The applicant/owner enter into and comply with 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. This permit approval is issued on the condition that all other approvals, including any Industry Canada approvals, 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 must be submitted to the County of Northern Lights.
  5. 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
    - b. Electrical Permit
  6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
  7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.
- CARRIED**

3) *Development Permit DP-25-40 – Temporary “Industrial Camp”*

065/25/11/25MPC      **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-25-40, to operate a temporary “industrial camp” to accommodate workers on site NE 13-100-4- W6M and approve application subject to the following fourteen (14) conditions:**

1. This permit approval for an Industrial Camp is valid from January 1, 2026 to March 31, 2026.
2. That the applicant/owner, if interested in a renewal permit to continue the Industrial Camp, are advised to meet with the County in advance of re-application for a development permit. The County will evaluate the performance of the Industrial Camp against its conditions of approval, and any other performance measures that the Development Authority considers relevant.
3. The Industrial Camp shall not include any permanent development, proceed in accordance with the approved site plan and proposal details, and comply with the development standards of the Crown Land (CL) District and Section 112 Industrial Camps of the Land Use Bylaw.
4. The applicant/owner shall contact the owners of the abandoned wells to confirm setback and access requirements and provide a minimum 5 m development setback from each of the abandoned wells and access easements to the wells.
5. No development shall occur on any wetland without prior approval. It is the applicant/owner’s responsibility to obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval pursuant to Alberta Environment and Protection’s Wetland Policy.

6. The applicant/owner may be required to enter into a development agreement with the County, not limited to upgrades to the existing access(es), and shall consult with County of Northern Lights Public Works Department when installing culverts to ensure the approaches are constructed in accordance with County standards.

7. The applicant/owner shall comply with the requirements of Disposition Approval number: RTF259720, including sewage disposal, waste storage, and transportation.

8. The applicant/owner shall provide water for domestic and firefighting purposes to meet the Industrial Camp's demand, in accordance with provincial legislation or to the satisfaction of the office of the provincial fire commissioner.

9. That the applicant/owner ensure surface drainage flows released from the subject lands into the County stormwater/ditch system shall be no greater than the pre-existing development flow rate, and erosion control measures shall be implemented to prevent debris and material being conveyed onto County property as per Section I16.1 of the Land Use Bylaw.

10. The applicant/owner shall screen the Industrial Camp from adjacent development in accordance with Section I9 of the LUB and provide outdoor lighting in accordance with Section I115.1 of the LUB.

11. The applicant/owner is required to obtain all other approvals required by other regulatory jurisdictions and maintain the approvals. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the applicable permits and inspections, as required.

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

13. Spur Petroleum Ltd. must comply with the conditions of the current road use agreement #24-11-842-32, which expires December 31, 2025. A renewal of the road use agreement is required.

14. Prior to start of this project and upon completion, Spur Petroleum Ltd. must contact the Road Supervisor, Mike Connell, at 780-836-6225 to conduct road inspections.

CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, November 25, 2025, Municipal Planning Commission Meeting at 11:28 a.m.

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Chair, Gloria Dechant

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CAO, Gerhard Stickling

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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 25-42  
**ROLL NO.:** 74197  
**DEVELOPMENT:** 2008 Mobile Home (20 ft. x 76 ft.)  
Deck (30 ft. x 16 ft.)  
Garage (16 ft. x 32 ft.)  
Sea Can (8 ft. x 20 ft.)  
Shed (12 x 22 ft.)  
**USE TYPE:** Permitted Use  
**LAND USE DISTRICT:** Hamlet (H)  
**LEGAL DESCRIPTION (ATS Location):** NE32-90-23-W5M  
**SHORT LEGAL:** Lt 6-8 Blk 1 Plan 6680 ET  
**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)**

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### **APPROVAL GRANTED SUBJECT TO COMPLYING TO THE FOLLOWING CONDITIONS:**

1. The proposed development shall be situated on the lot in accordance with the approved site plan.
2. The owner/developer shall comply with the uses and regulations of the Hamlet (H) District.
3. Prior to connecting to municipal water and sewer, the applicant is responsible to obtain authorization from the County of Northern Lights Public Works. (780-8836-3348).
4. The applicant/owner may be required to enter into and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
5. The owner/developer shall contact an accredited agency contracted by Municipal Affairs to obtain

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the following permits or approval applicable: Building Permits – 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 provide and locate the holding tank in accordance with the required acts, regulations, and standards.
7. The proposed construction of the deck, garage, and sheds, shall meet the requirements of the Alberta Building Code.
8. Exterior finishes to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement the other structures and natural site features.
9. No further development or construction shall be allowed without an approved Development Permit.
10. 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.

**November 20, 2025**  
DATE OF DECISION

**November 20, 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.

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# DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	
DATE RECEIVED	October 15, 25
ROLL NO.	74197

County of Northern Lights, # 600, 7<sup>th</sup> Ave. NW Box 10, Manning, AB, T0H 2M0  
W: [www.countyofnorthernlights.com](http://www.countyofnorthernlights.com) | E: [development@countyofnorthernlights.com](mailto: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
	ED OWNER
	respondence by email.
	PHONE (RES)      PHONE (BUS)

LAND INFORMATION			
Municipal Address (if applicable): <u>210 main street</u>			
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____			
QTR/LS: <u>NE</u> Section: <u>32</u> Township: <u>90</u> Range: <u>23</u> Meridian: <u>5</u>			
Size of the Parcel to be developed <u>0.57</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares			
Description of the existing use of the land: <u>Vacant</u>			
Proposed Development: <u>2008 trailer, sheds, garage, deck</u>			
Circle any proposed uses(s):			
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)	<input type="checkbox"/> PUBLIC USE(S)/ UTILITIES	
<input type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)	<input type="checkbox"/> SHED/GARAGE/BARN(S)	
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)	<input type="checkbox"/> OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>ASAP</u>	Date of Completion: <u>Oct 31, 26</u>	Value of Construction: \$ <u>10,000</u>

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PROPOSAL INFORMATION			
DEVELOPMENT IS: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> EXISTING <input type="checkbox"/> ALTERATION TO EXISTING			
LAND IS ADJACENT TO: <input type="checkbox"/> PRIMARY HIGHWAY <input checked="" type="checkbox"/> LOCAL ROAD <input type="checkbox"/> INTERNAL SUBDIVISION ROAD <input type="checkbox"/> OTHER			
LOT AREA: _____	LOT WIDTH: _____	LOT LENGTH: _____	PERCENTAGE OF LOT OCCUPIED: ____%
PRINCIPAL BUILDING SETBACK:	FRONT: _____	REAR: _____	SIDES: ____/____      HEIGHT _____
ACCESSORY BUILDING SETBACK:	FRONT: _____	REAR: _____	SIDES: ____/____      HEIGHT _____

ADDITIONAL INFORMATION INCLUDED	
<input checked="" type="checkbox"/> SITE PLAN <input type="checkbox"/> FLOOR PLAN <input checked="" type="checkbox"/> LAND TITLE <input checked="" type="checkbox"/> ABANDONED OIL WELL DECLARATION SIGNED	
<input type="checkbox"/> ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION <input type="checkbox"/> DISTANCE TO ROAD / HIGHWAY _____	
ADDITIONAL INFORMATION AS REQUIRED:	
<input type="checkbox"/> ELEVATIONS <input type="checkbox"/> SOIL TESTS <input type="checkbox"/> HOURS OF OPERATION _____	
<input type="checkbox"/> NUMBER OF DWELLING UNITS _____	<input type="checkbox"/> NUMBER OF EMPLOYEES _____
<input type="checkbox"/> PROPOSED BUSINESS ACTIVITIES _____	
_____	
<input type="checkbox"/> LANDOWNER LETTER OF AUTHORIZATION <input type="checkbox"/> ADJACENT LANDOWNER LETTERS OF SUPPORT	

MANUFACTURED HOME (MOBILE HOME)	
SERIAL NUMBER: _____	YEAR BUILT: _____      SIZE: WIDTH _____      LENGTH _____

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:	Date _____ § _____
Signature of Registered Landowner required if different from Applicant	Date _____      SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE	
LAND USE DISTRICT: <u>Hamlet</u>	
FEE ENCLOSED:      YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	AMOUNT: \$ <u>50</u> RECEIPT NO.: <u>224210</u>
DEFINED USE: <u>House (trailer), garage, shed, deck</u>	
PERMITTED/DISCRETIONARY: _____	
VARIANCE: <u>F</u>	

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**PROPOSED DEVELOPMENT SKETCH**

1/4 SEC \_\_\_\_\_ TWP \_\_\_\_\_ RG \_\_\_\_\_ W \_\_\_\_\_ M

COUNTY OF NORTHERN LIGHTS

**APPROVED**

AS PER LETTER/CONDITIONS

DATED: Nov 20, 2023

PER: [Signature]

feet, meters, etc.).

le(s) and access point(s).

oundary lines to all non-movable buildings (if applicable).

king water supply, sewage system outlet and all boundary lines (if

water supply and all boundary lines (if applicable).

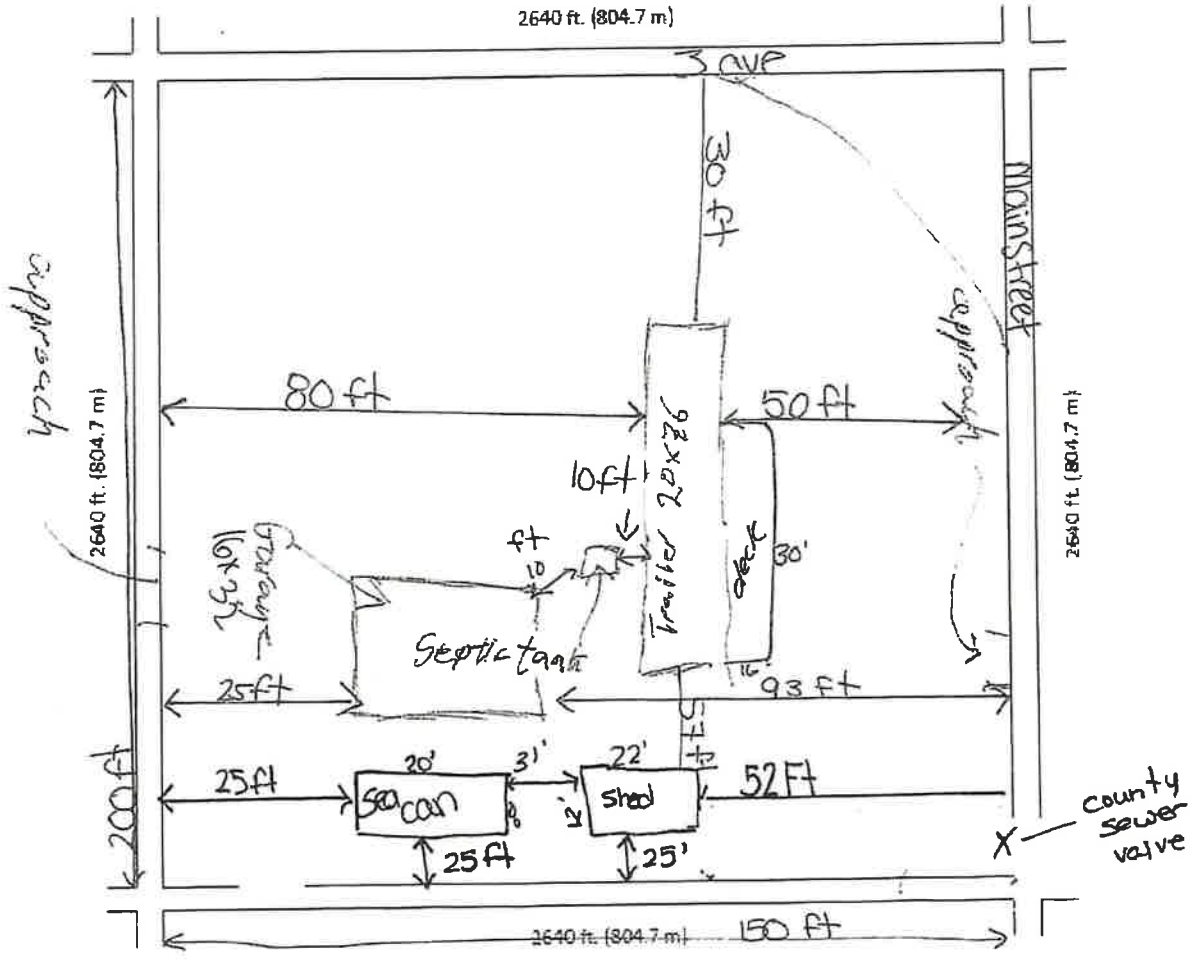
ll proposed boundary lines (If applicable).

n the 1/4 section (if applicable).

s, drainage ditches, railways, etc.

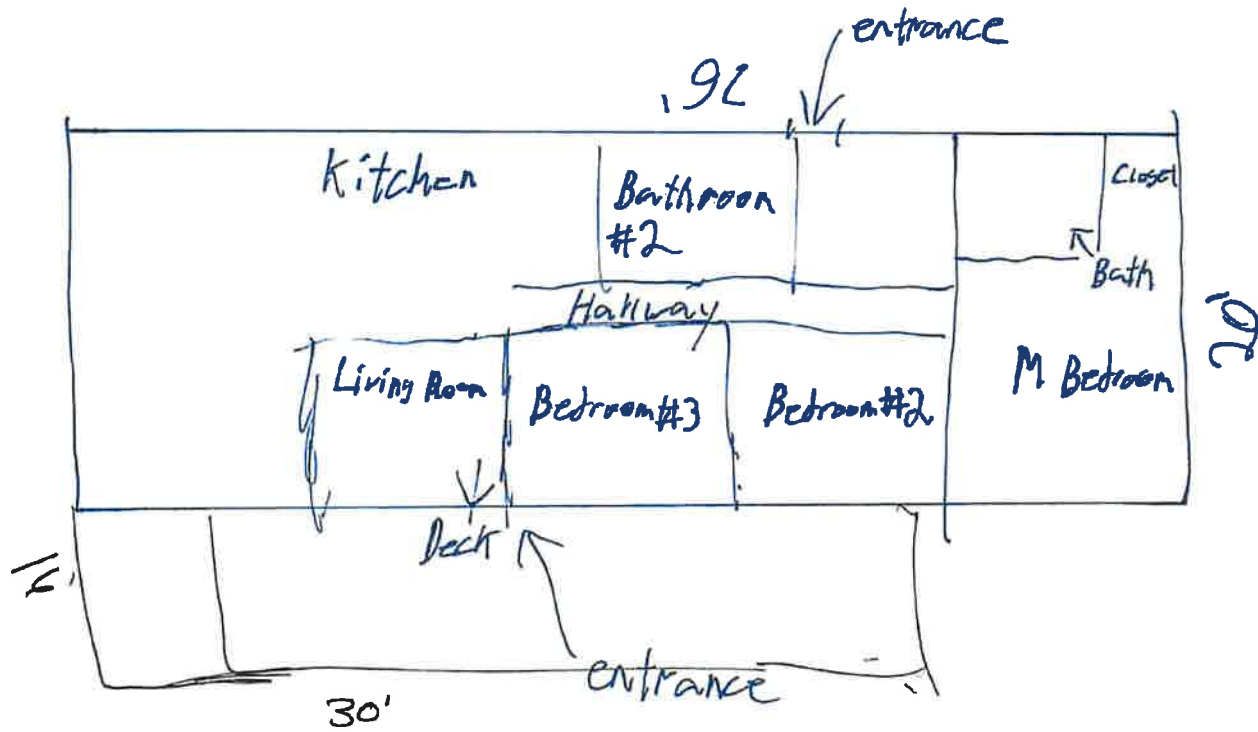
Northstar

North



Not to scale.

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## 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 *Septic tank*
- OTHER (PLEASE SPECIFY)

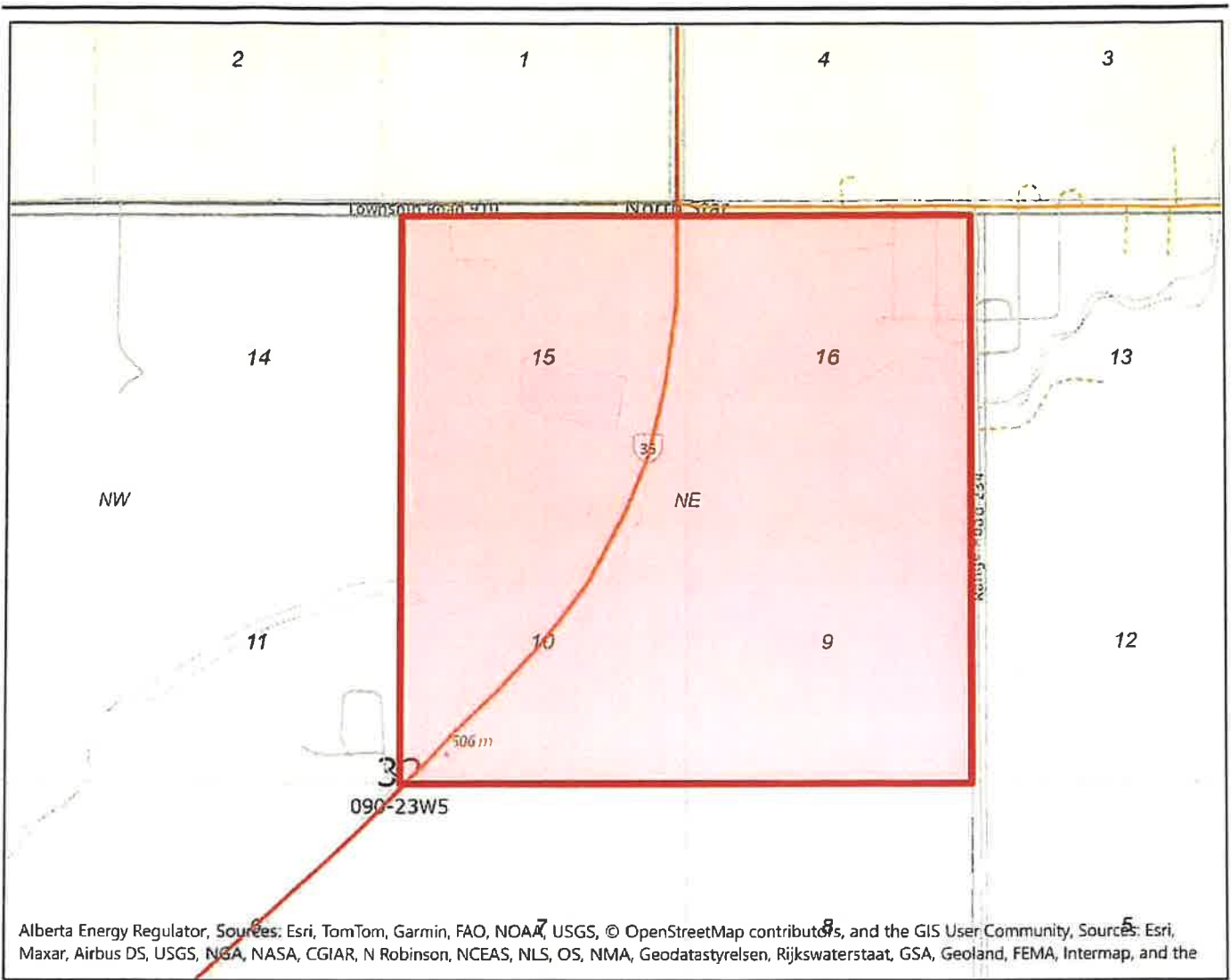
PLEASE INDICATE IF THE ABOVE INFORMATION IS:

- a) EXISTING
- b) PROPOSED

#### FOR ADDITIONAL INFORMATION CONTACT:

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

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Alberta Energy Regulator, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the

# overton

Base Data provided by: Government of Alberta

Author:

Print Date:


YYY

10/15/2025

## Legend

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

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 Projection and Datum  
 WGS 1984 Web Mercator Auxiliary Sphere  
 Scale 1:15,623



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To: **Reeve and Council – County of Northern Lights** Date: **December 9, 2025**  
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **16613, DP25-37**  
Cc: **David Schoor**  
Applicant: **Landowner(s)**  
From: **Gail Long**

### Application

The applicant proposes to develop an accessory building (garage) on Lot 5, Block 1, Plan 0722536 (Pt NW 21-91-23-W5M). The parcel is 6.7 hectares (16.5 acres) and is designated Country Residential Agricultural (CR2) District by the County's Land Use Bylaw (LUB). The proposed building will be 44ft x 72ft (3,168ft<sup>2</sup>) in size.

### Site and Surrounding Lands

The subject parcel is located 1 kilometre (km) west of Highway 35, 1.4km south of Notikewin, and 3.7 km south of Manning Airport. The northeast corner of the quarter section in which the parcel is contained is adjacent to Manning town limits and to the Notikewin River.

The parcel is surrounded by CR2 parcels to the north, east, and south. Parcels within the Crown Land (CL) District and Agriculture Restricted (AR) District are adjacent to the subject parcel.

### Access and Servicing

The subject parcel is located on the west side of an unnamed internal subdivision road which is accessible from Range Road 234. The applicant has advised that the proposed accessory building will be accessed from his residential parcel located immediately south of the subject parcel and that no access will be required from the unnamed subdivision road.

The applicant has indicated that he will connect to the County water line to provide potable water within the proposed building. As it is anticipated there to be very little sewage, the applicant has advised that he will be using a holding tank and having it pumped out as required.

### Compliance with Approved Plans and Land Use Compatibility

The proposed development was reviewed against the County's IDP with the Town of Manning, and the County's Municipal Development Plan with no concerns identified.

The LUB describes an Accessory Building or Use as "a building or use which, in the opinion of the Development Authority, is subordinate to, exclusively devoted to, and located on the same site as the principle building or use". The accessory building (garage) proposed to be developed on the parcel will be the only building on the parcel, as there is no residential development. The applicant currently resides on the adjacent parcel to the south. Section I1.8 states that "At the discretion of the Development Authority, an accessory building may be constructed on a lot in the absence of a principal building if the proposed



accessory building is required to accommodate the storage of vehicles or equipment". The applicant has confirmed that the building will be for storage of vehicles for personal use only, and will not be used for commercial use, is not a residence, and there will be no home based business located within the building. The proposed accessory building is compatible with surrounding land uses.

A restrictive covenant registered against the subject parcel and other CR2 parcels in the multi-lot subdivision required on-site cisterns to be installed to provide potable water to the parcels until such time as connection to the regional water system has occurred. The restrictive covenant also stated that no development, construction, building or use of any permanent structure whatsoever may be allowed on any parcel with the area was to be made, done, permitted or effected. The restrictive covenant was to be discharged once connection to the regional water system was completed. The County has indicated that they will be proceeding to discharge the caveat on all lots within the Development Lands because all lots have connected to the regional water system.

## Circulation Comments

The application was circulated to the applicable referral agencies, including the Town of Manning, and to adjacent landowners. Responses were received from Alberta Energy Regulator, Transportation and Economic Corridors, Telus, and the County, all indicating they had no concerns with the proposed application. No additional comments were received.

## Recommendation

It is recommended that the application for an accessory building (garage) to be located on Lot 5, Block 1, Plan 0722536, Pt. NW21-91-23-W5M, be **APPROVED** subject to the following conditions:

1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 5, Block 1, Plan 0722536, Pt. NW 21-91-23-W5M.
2. The applicant shall comply with the uses and regulations of the Country Residential Agricultural (CR2) District.
3. The applicant/owner may be required to enter into and comply with 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.
5. The owner/developer shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval applicable: Building Permit – Provincial Plumbing Permit – Gas Permit – Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.



## Memorandum

Integrated Expertise. Locally Delivered.



6. No further development or construction shall be allowed without an approved Development Permit.
7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

### **Advisement:**

1. No new approach from the County road has been approved. The applicant will be required to apply to the County prior to proceeding with the construction of a new approach to the subject parcel.



# DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	<b>DP 25-37</b>
DATE RECEIVED	<b>aug 18 25</b>
ROLL NO.	<b>313620</b>

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

W: [www.countyofnorthernlights.com](http://www.countyofnorthernlights.com) | E: [development@countyofnorthernlights.com](mailto: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*		
<b>*By supplying the County with an email address, you agree to receive correspondence by email.</b>					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): _____	
Legal description (if applicable): Registered Plan: <u>0722536</u> Block: <u>1</u> Lot (parcel): <u>5</u>	
QTR/LS: <u>NW</u> Section: <u>21</u> Township: <u>91</u> Range: <u>23</u> Meridian: <u>5</u>	
Size of the Parcel to be developed <u>16.48</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Acreage</u>	
Proposed Development: <u>Garage 44' x 72'</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
<input type="checkbox"/> PUBLIC USE(S)/ UTILITIES	
<input checked="" type="checkbox"/> SHED/GARAGE/BARN(S)	
<input type="checkbox"/> OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>8/18/25</u>
Date of Completion: <u>8/18/25</u>	Value of Construction: \$ <u>150,000</u>

04.B-1)

PROPOSAL INFORMATION					
DEVELOPMENT IS: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> EXISTING <input type="checkbox"/> ALTERATION TO EXISTING					
LAND IS ADJACENT TO: <input type="checkbox"/> PRIMARY HIGHWAY <input type="checkbox"/> LOCAL ROAD <input type="checkbox"/> INTERNAL SUBDIVISION ROAD <input type="checkbox"/> OTHER					
LOT AREA: <u>16.4 acres</u>		LOT WIDTH: <u>200 meters</u>		LOT LENGTH: <u>264 meters</u>	
PERCENTAGE OF LOT OCCUPIED: <u>1</u> %					
PRINCIPAL BUILDING SETBACK:		FRONT: <u>100m</u>		REAR: <u>75m</u>	
ACCESSORY BUILDING SETBACK:		FRONT: _____		REAR: _____	
		SIDES: <u>75m / 100m</u>		HEIGHT <u>3.5 m</u>	
		SIDES: _____ / _____		HEIGHT _____	

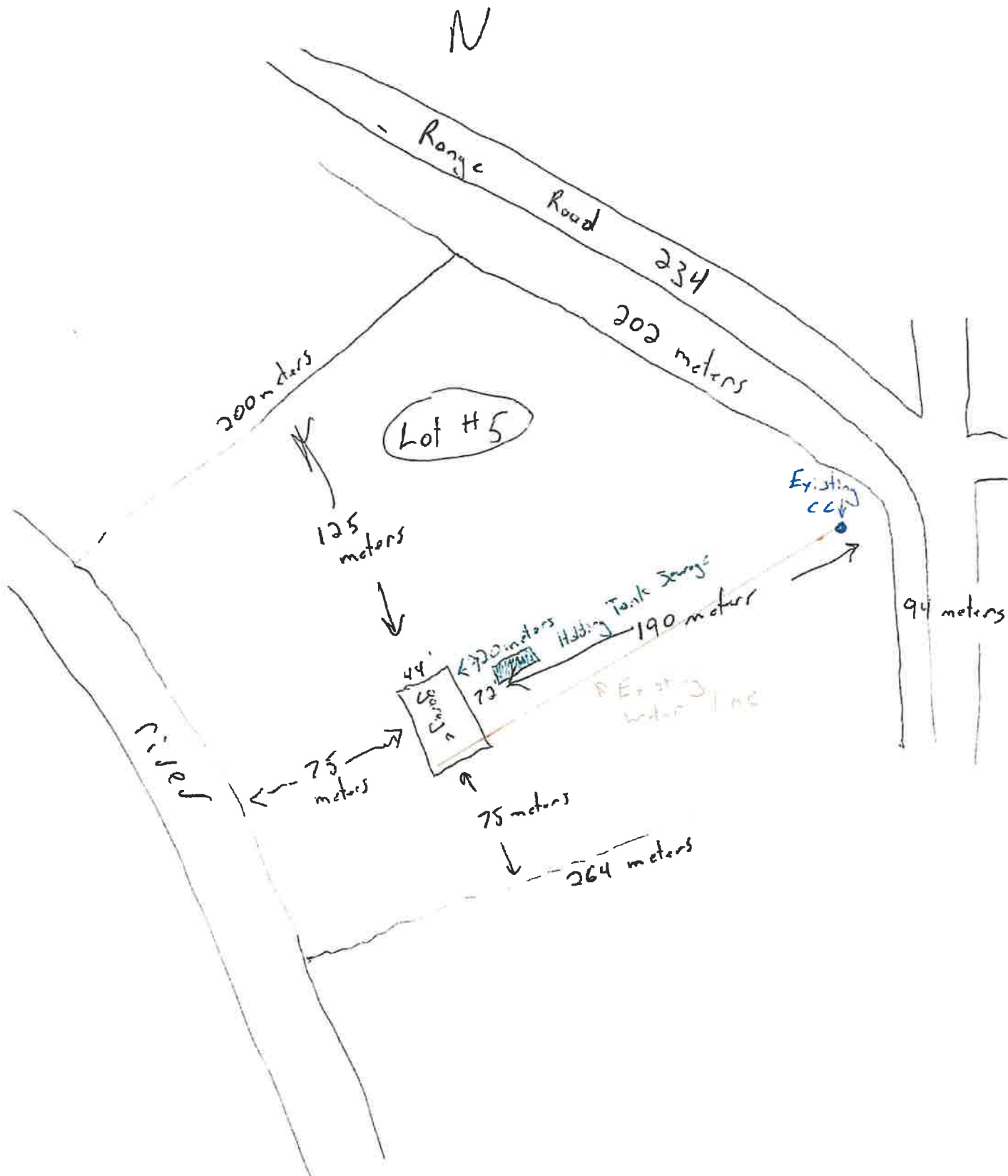
ADDITIONAL INFORMATION INCLUDED	
<input type="checkbox"/> SITE PLAN <input type="checkbox"/> FLOOR PLAN <input type="checkbox"/> LAND TITLE <input type="checkbox"/> ABANDONED OIL WELL DECLARATION SIGNED	
<input type="checkbox"/> ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION <input type="checkbox"/> DISTANCE TO ROAD / HIGHWAY _____	
ADDITIONAL INFORMATION AS REQUIRED:	
<input type="checkbox"/> ELEVATIONS <input type="checkbox"/> SOIL TESTS <input type="checkbox"/> HOURS OF OPERATION _____	
<input type="checkbox"/> NUMBER OF DWELLING UNITS _____ <input type="checkbox"/> NUMBER OF EMPLOYEES _____	
<input type="checkbox"/> PROPOSED BUSINESS ACTIVITIES _____	
_____	
<input type="checkbox"/> LANDOWNER LETTER OF AUTHORIZATION <input type="checkbox"/> ADJACENT LANDOWNER LETTERS OF SUPPORT	

MANUFACTURED HOME (MOBILE HOME)	
SERIAL NUMBER: _____	YEAR BUILT: _____
SIZE: WIDTH _____	LENGTH _____

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	
	<u>8/18/2025</u>
NOTE:	Date
Signature of Registered	SIGNATURE OF APPLICANT
Landowner required if different	Date
from Applicant	SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE	
LAND USE DISTRICT: _____	
FEE ENCLOSED:                      YES <input type="checkbox"/> NO <input type="checkbox"/>	AMOUNT: \$ <u>50.00</u> RECEIPT NO.: <u>221843</u>
DEFINED USE: _____	
PERMITTED/DISCRETIONARY: _____	
VARIANCE: _____	

04.B-1)





Map of DP-25-37 Development Permit Application - County of Northern Lights - November 5, 2025

# DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS  
LEGAL: NW21, Twp 91, Rge 23, W5M  
SW28, Twp 91, Rge 23, W5M

FILE No. DP-25-37

SCALE 1 : 5,000

0 50 100 150 200(m)

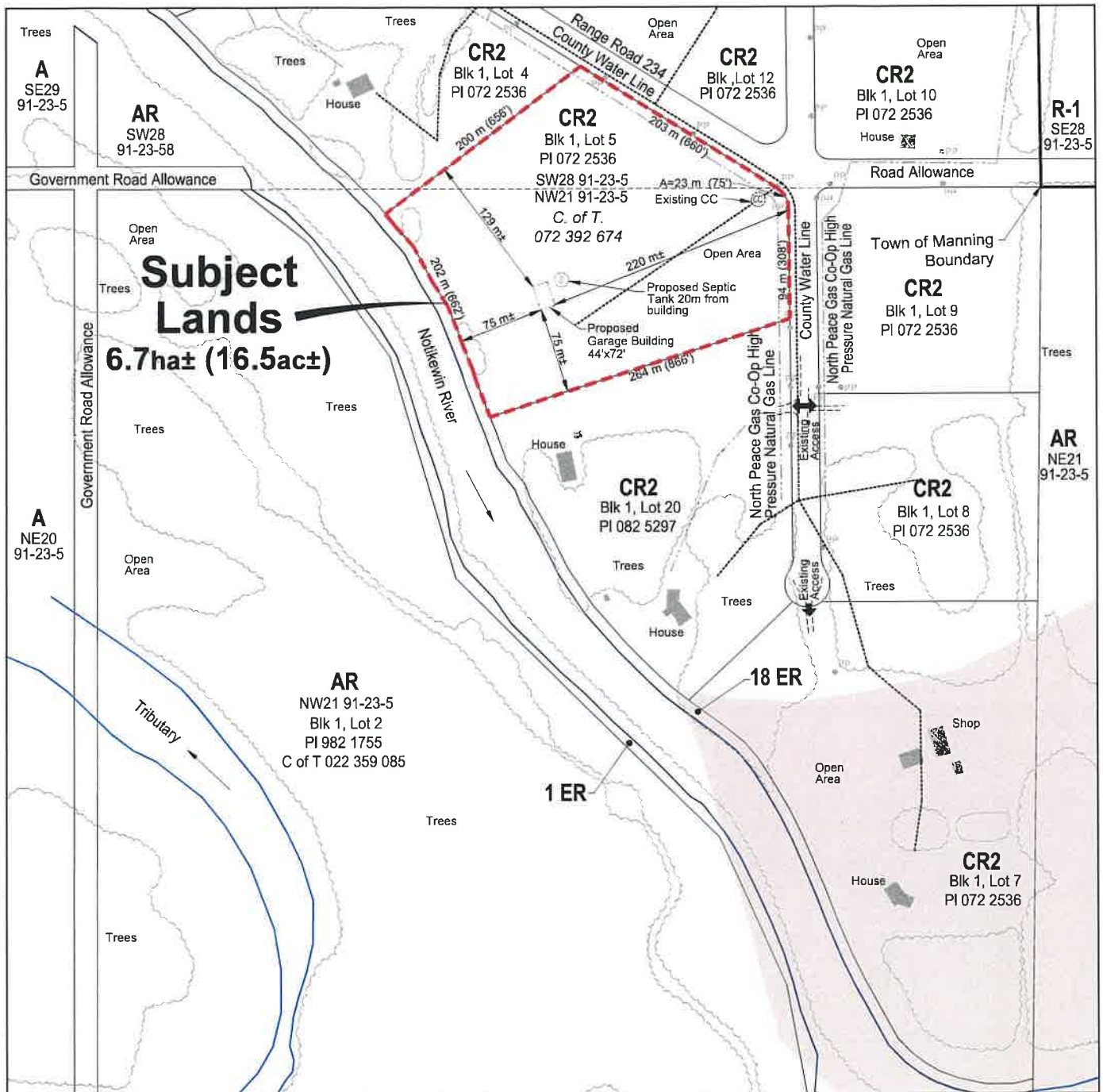
NOTE: Improvements located as per data supplied by owner and Abadata measurements.

- LEGEND**
- Subject Lands
  - Buildings/Structures
  - Existing Access
  - Low Pressure Natural Gas Servicing
  - ATCO Powerlines
  - Edge of Treeline
  - Septic Tank
  - Water Curb Stop Valve
  - County Water Co-Op Flood Zone



November 5, 2025

04.B-1)



# DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS  
 LEGAL: NW21, Twp 91, Rge 23, W5M  
 SW28, Twp 91, Rge 23, W5M

FILE No. DP-25-37

SCALE 1 : 5,000

0 50 100 150 200(m)

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

- LEGEND**
- Subject Lands
  - Buildings/Structures
  - Existing Access
  - Low Pressure Natural Gas Servicing
  - ATCO Powerlines
  - Edge of Treeline
  - Septic Tank
  - Water Curb Stop Valve
  - County Water Co-Op Flood Zone



November 5, 2025

04.B-1)



## APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, \_\_\_\_\_, registered owner (or  
(Please Print)

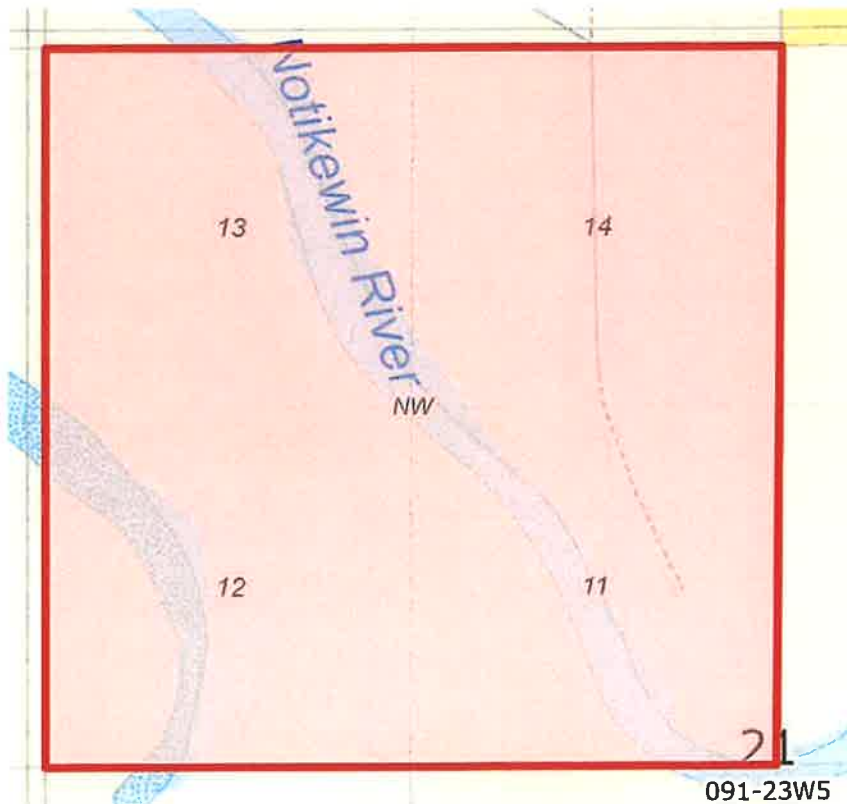
their agent) of \_\_\_\_\_ NW 21 91 23 5 \_\_\_\_\_, have consulted the Energy  
(Legal Land Description)

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.

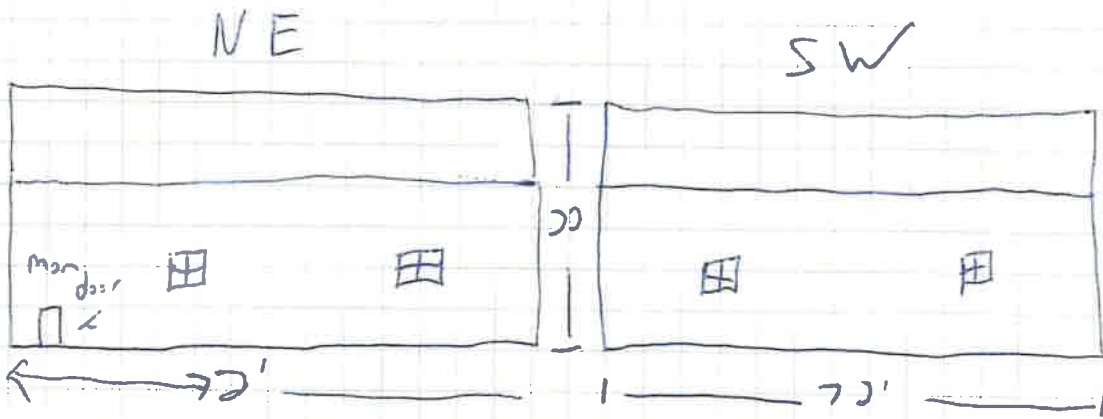
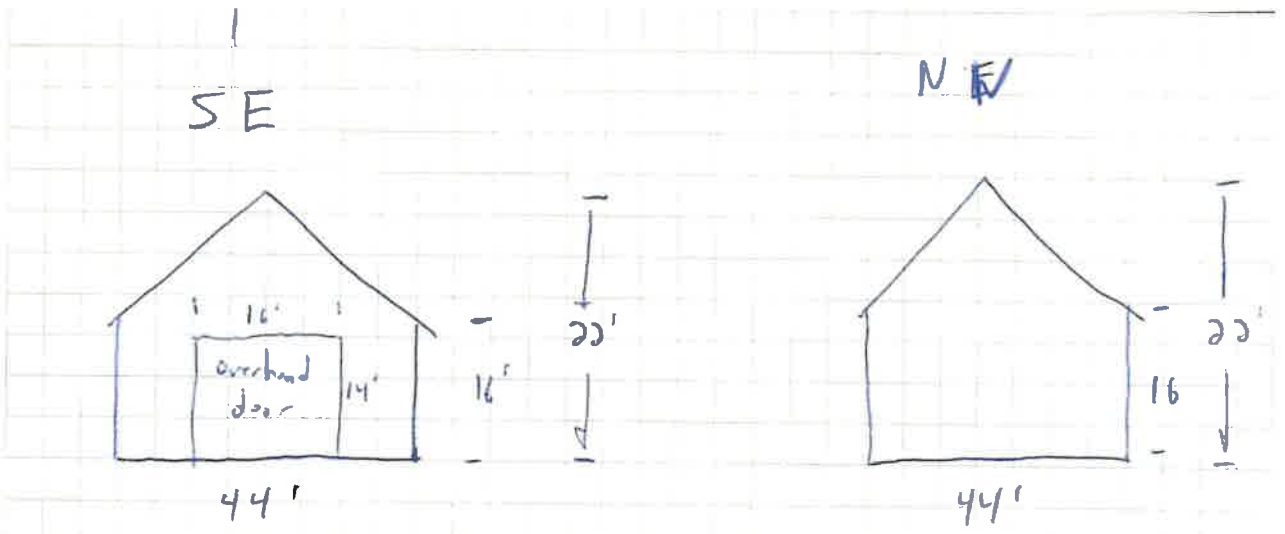
\_\_\_\_\_  
Signature of registered owner (or agent)

8/18/25

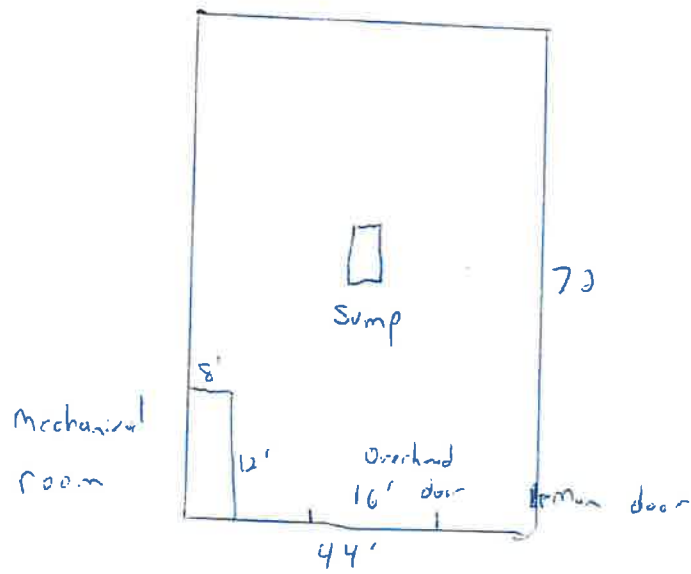
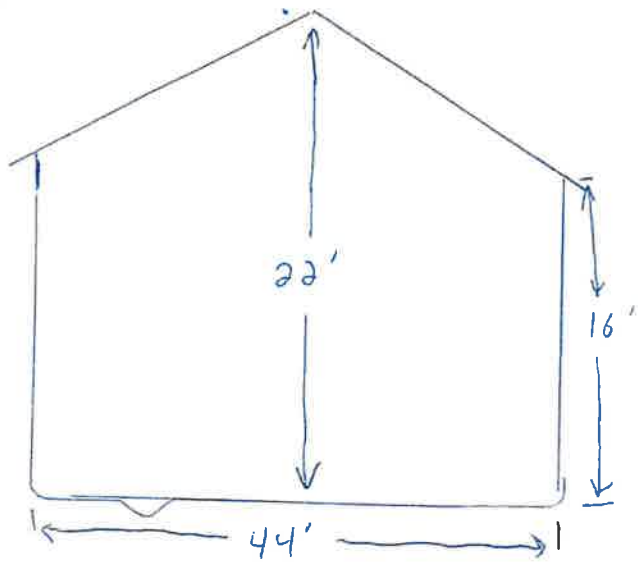
\_\_\_\_\_  
Date



04.B-1)



To Be Finished with Metal Siding and Roof



Floor Plan



To: **Reeve and Council – County of Northern Lights** Date: **December 9, 2025**  
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **16613**  
Cc: **David Schoor**  
Reference: **DP25-32**  
From: **Gail Long**

### Application

The applicant proposes to locate a 45-meter communication tower on Lot 1, Block 1, Plan 9021914 on a portion of SW12-86-24-W5M. The parcel is 4.01 ha (9.91 ac) in area and is designated Agriculture General (A) District. The proposed tower is defined as “Public Utility” and listed as a discretionary use within this District. The applicant has indicated that the tower, made of steel, requires a pile footing with safety light and lightning protection and will be located within a fenced 3m x 3m compound.

The tower is one of several applications that have been and will be submitted for the area by the applicant. The applicant’s primary goal of installing the proposed towers is to improve internet connectivity for homes in the County, and advised that the towers would, “bring significant benefits to the region, including improved access to educational resources, telehealth services, and economic benefits. It is intended that connectivity will be improved while minimizing any negative impacts on the local environment and the community.”

The applicant has advised that the towers are not 5G cellular towers but use a technology that operates on different frequencies than cellular networks. The system is designed for fixed wireless broadband access in rural areas and will operate at 3.0 GHz and 6.0 GHz frequencies, which are within the guidelines established by Health Canada’s Safety Code 6. The applicant advises “...these frequencies are like those used in common household Wi-Fi routers and are considered safe for human exposure”, and all equipment used is approved by Industry Canada for use in Canada and complies with all regulations.”

### Site and Surrounding Lands

The quarter section is located 10.5 km south of Dixonville and adjacent to Highway 35. The parcel has a residence and accessory buildings. With exception of the yard site and driveway, the parcel is heavily treed. The communication tower is proposed to be located near the south boundary of the parcel. The balance of the lands, except for a treed area in the northwest and the southeast corner of the quarter section, are 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 grizzly.

There are no wellsites, high pressure gas lines, potable water wells, record of spills or contamination located within the quarter. There are low pressure gas lines owned by North Peace Gas Co-op.

### Circulation Comments

The applicant, in accordance with Industry Canada requirements, advertised the location and a

04. B-2)



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description of the proposed development in the Mile Zero-Banner Post on October 8, 2025. As per Section 4.2 of the Innovation, Science, and Economic Development Canada, a letter describing the proposed project was also sent to an adjacent landowner. No comments and/or concerns were received from either members of the public, or the adjacent landowner.

Alberta Energy Regulator, Telus, and the County's Public Works Director all indicated they had no concerns with the proposed development. A response was received from Transportation and Economic Corridors indicated they had no concerns with the proposal, but did indicate that as the development falls within the Development Control Zone, a Roadside Development Permit would be required.

## Recommendation

It is recommended that the application for the location of a 45-meter communication tower on Lot 1, Block 1, Plan 1420084 on part of SW12-86-24-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 1, Block 1, Plan 1420084 on part of the SW12-86-24-W5M.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The applicant/owner enter into and comply with 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. This permit approval is issued on the condition that all other 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 must be submitted to the County of Northern Lights.
5. The applicant shall obtain a Roadside Development Permit from Transportation and Economic Corridors. A copy of the approved permit shall be provided 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: Building Permit, Electrical Permit
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.

## Advisement

1. The lease agreement should include consent to the development and provide for an easement to access the tower site.



# DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 25-32
DATE RECEIVED	July 9, 2025
ROLL NO.	298628

County of Northern Lights, # 600, 7<sup>th</sup> Ave. NW Box 10, Manning, AB, T0H 2M0  
 W: [www.countyofnorthernlights.com](http://www.countyofnorthernlights.com) | E: [development@countyofnorthernlights.com](mailto: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 Arrow Technology Group LLP			NAME OF REGISTERED OWNER		
ADDRESS 18236 - 102 Avenue			ADDRESS		
Edmonton, Alberta					
POSTAL CODE T5S 1S7			POSTAL CODE		
EMAIL ADDRESS* bruce@atg.net			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>SW-12-86-24-W5</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SW</u> Section: <u>12</u> Township: <u>86</u> Range: <u>24</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>12 foot x 12 foot</u> <input type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Farm</u>	
Proposed Development: <u>We plan to install a 45m tall self-support CSA communication tower on piles.</u>	
<u>This tower will be used to provide wireless INTERNET to the few surrounding homes.</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
	<input checked="" type="checkbox"/> PUBLIC USE(S)/ UTILITIES
	<input type="checkbox"/> SHED/GARAGE/BARN(S)
	<input type="checkbox"/> OTHER (SPECIFY)
Estimated:	Date of Commencement: <u>5/15/25</u> Date of Completion: <u>7/15/25</u> Value of Construction: \$ <u>60,000</u>

D4 Original  
DP-25-32

04.B-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 We plan to install a 45m self support CSA communications tower on piles.  
This tower will be used to provide fixed wireless service to homes in the vicinity of the tower.

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

3/21/2025

Date  
3/21/2025

Date

SIGNATURE OF APPLICANT

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

**FOR ADMINISTRATIVE USE**

LAND USE DISTRICT: \_\_\_\_\_

FEE ENCLOSED: YES  NO  AMOUNT: \$ 50.00 RECEIPT NO.: 220761

DEFINED USE: \_\_\_\_\_

PERMITTED/DISCRETIONARY: \_\_\_\_\_

VARIANCE: \_\_\_\_\_

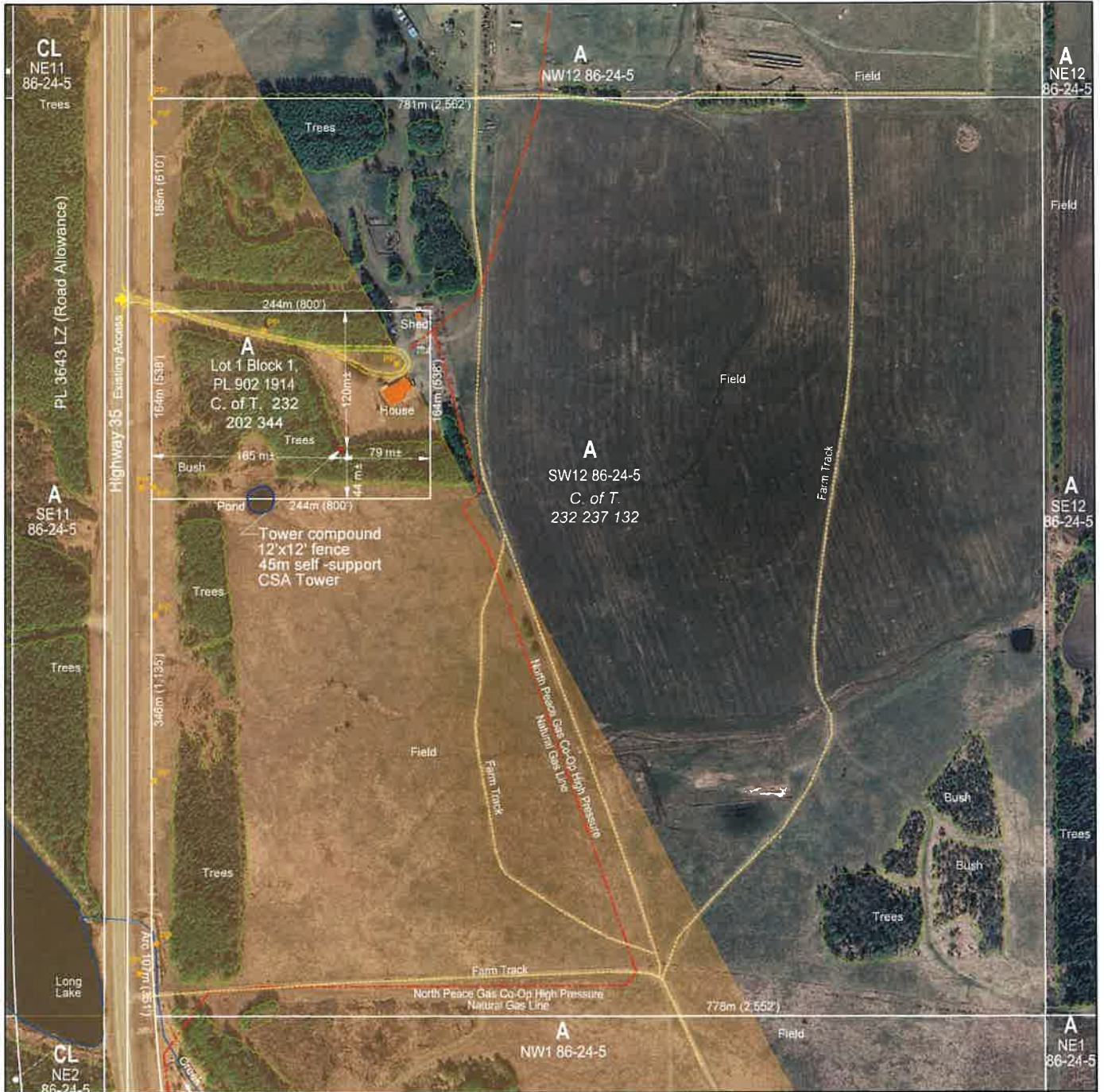
04.B-2)

## DEVELOPMENT SKETCH

THIS SITE PLAN REPRESENTS ONE QUARTER SECTION OF LAND. PLEASE PROVIDE FOLLOWING INFORMATION IN REGARD TO THE PROPOSED DEVELOPMENT SITE:

1. ALL EXISTING ROADS AND APPROACHES THAT WILL SERVICE THE PROPOSED DEVELOPMENT.
2. PROPOSED DISTANCES OF DEVELOPMENT WITH REGARDS TO PROPERTY LINES, PUBLIC ROADWAYS, WATERCOURSES, ETC.
3. ILLUSTRATE THE LOCATION OF: WATER/SEWER, POWER, TREES, CULTIVATED LANDS, EXISTING BUILDINGS, WATERCOURSES (FROM TOP OF BANK) AND PROPOSED PARKING.





(1) / C:\Users\mcdiff\Documents\1908101914\1908101914.dwg - Development\1908101914\1908101914.dwg / Review / September 11, 2015

# DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

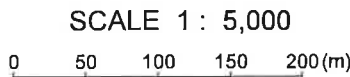
LEGAL: SW12, Twp 86, Rge 24, W5M

FILE No. DP-25-32



**LEGEND**

- Proposed Location of Tower
- Buildings/Structures
- ◆ Existing Access
- Low Pressure Natural Gas Servicing
- ATCO Powerlines
- Edge of Treeline
- Special Access Zone
- Farm Tracks



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



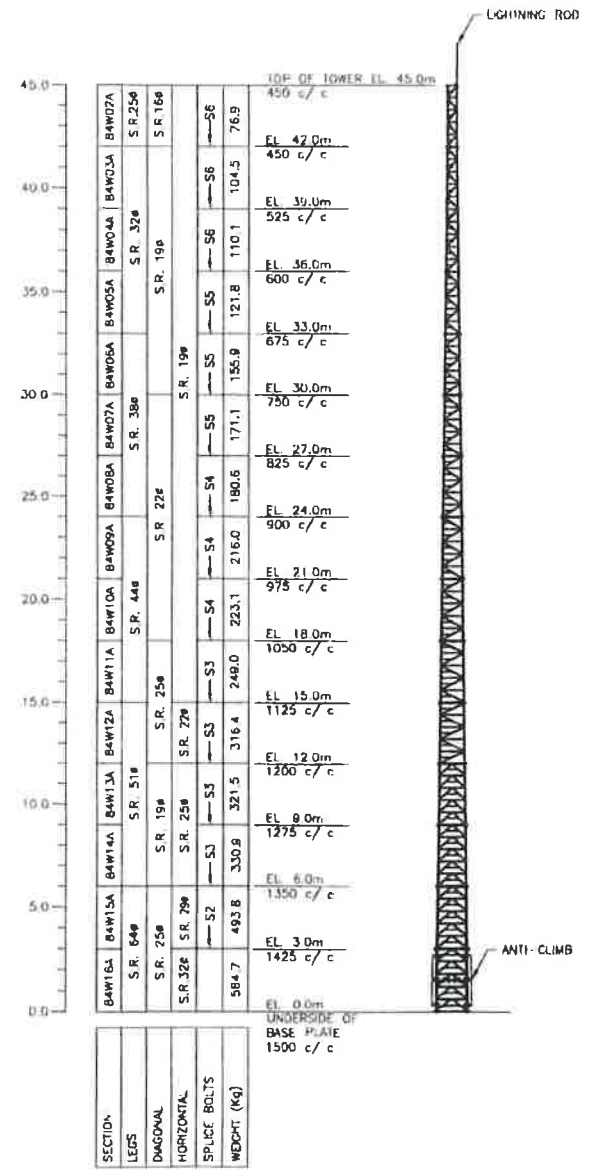
September 3, 2025

04.B-2)



04.B-2

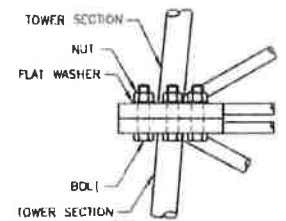
9/22/2024 3:38:18 PM COPYRIGHT, REPRODUCTION, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF WestTower Communications Ltd.



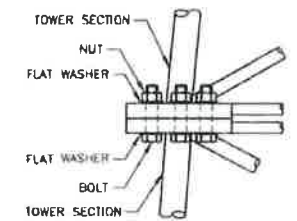
STRUCTURAL STEEL	
LEGS	.350W, FOR 25# S.H. = 300W
DIAGONALS:	.500W
HORIZONTALS:	.300W
BOLTS:	ASTM A325 U.N.T.

SPLICE BOLT INDEX (PER LEG)	
S2	(4) 1"Ø x 5" A325 BOLT ASSEMBLY
S3	(4) 3/4"Ø x 3-3/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W
S4	(4) 3/4"Ø x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W
S5	(4) 5/8"Ø x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 5/8" F-436 F.W
S6	(2) 5/8"Ø x 2-1/2" A325 BOLT ASSEMBLY /w (2) EXTRA 5/8" F-436 F.W

SPLICE BOLTS QTY SHOWN FOR (1) TOWER ONLY



TYPICAL SPLICE DETAIL



TYPICAL SPLICE DETAIL  
W/ EXTRA WASHER

NOTES

ENG. RECORD No: 20-21568 APP'D:



4			
3			
2			
1			
0	ISSUED FOR CONSTRUCTION	A.P. AT	21MAY24
REV	DESCRIPTION	OWN CHK	DATE

**WestTower COMMUNICATIONS LTD**

DESIGN PROFILE

KGP Co.

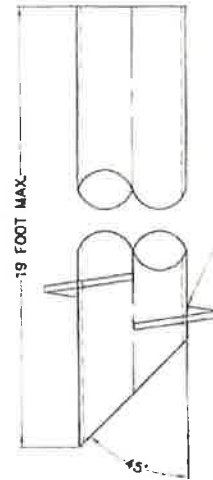
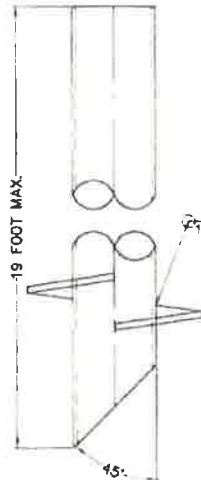
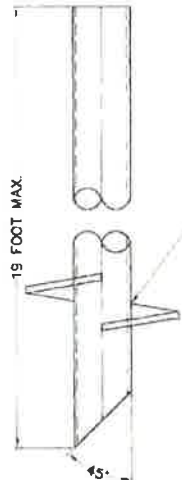
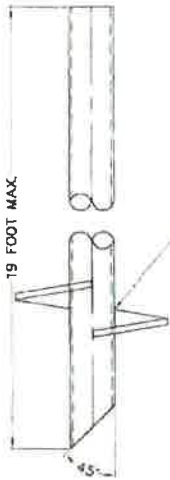
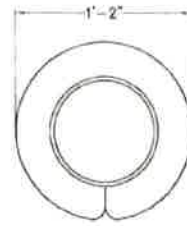
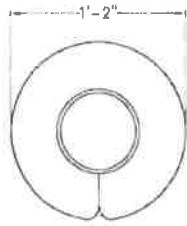
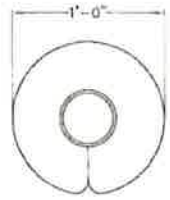
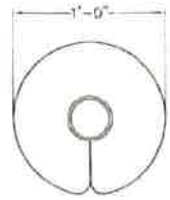
45m 84LDSS TOWER

ARKOW TECHNOLOGY GROUP

SITE CODE: WTC03532 DATE: 21MAY24

WTC CODE: WTC03532 OWN: A.P. CHK: AT

JOB No: 20-21568 DWO No: A01-1



3/4" HELIX TO PIPE

3/4" HELIX TO PIPE

3/4" HELIX TO PIPE

3/4" HELIX TO PIPE

**3" NOM. Sch.40**  
 (3.5" OD x 0.216 w.t.)  
 PIPE MATERIAL GRADE: A106 Gr.B  
 HELIX IS 1/2" PLATE - 44W  
 HELIX RATED 7,200 LBS AXIAL  
 MAXIMUM INSTALL TORQUE 5,900 FT-LBS

**4" NOM. Sch.40**  
 (4.5" OD x 0.237 w.t.)  
 PIPE MATERIAL GRADE: A106 Gr.B  
 HELIX IS 1/2" PLATE - 44W  
 HELIX RATED 9,800 LBS AXIAL  
 MAXIMUM INSTALL TORQUE 10,900 FT-LBS

**6" NOM. Sch.40**  
 (6.625 OD x 0.280 w.t.)  
 PIPE MATERIAL GRADE: A106 Gr.B  
 HELIX IS 1/2" PLATE - 44W  
 HELIX RATED 15,200 LBS AXIAL  
 MAXIMUM INSTALL TORQUE 18,500 FT-LBS

**8" NOM. Sch.40**  
 (8.625 OD x 0.322 w.t.)  
 PIPE MATERIAL GRADE: A106 Gr.B  
 HELIX IS 1/2" PLATE - 44W  
 HELIX RATED 25,600 LBS AXIAL  
 MAXIMUM INSTALL TORQUE 56,700 FT-LBS

**NOTE:**

1. ALL WELDS TO CSA W59-LATEST.
2. ALL WELDS WITH E7018-1 ELECTRODE
3. HELIX RATED AS ABOVE CAPACITY AT FACTOR OF SAFETY OF 3.0.
4. HELICAL PILE CAPACITY DEPENDENT ON A NUMBER OF FACTORS INCLUDING DEPTH, SOIL CONDITION, THEREFORE IT IS RECOMMENDED THAT THE INSTALLED PILES BE LOAD TESTED PRIOR TO USE
5. MAXIMUM TORQUE INSTALLATION AS ABOVE - BASED ON 0.58 OF YIELD STRENGTH.
6. IF IN DOUBT - ASK!



ALBERTA PERMIT NUMBER P-7518

**Kodiak Engineering Ltd.**  
 D/Exec: (780) 416-2125 | 101A, 857 St Street  
 Fax: (780) 416-2780 | Sherwood Park, AB  
 Cell: (780) 416-3333 | T4N 0A6

INFORMATION INCLUDED IN THIS DRAWING IS PROPRIETARY AND IS NOT TO BE REPRODUCED, DISTRIBUTED OR DISCLOSED EXCEPT AS SPECIFICALLY AUTHORIZED BY WRITING BY KODIAK ENGINEERING LTD.

RAINBOW ANCHORS  
 FOUR STANDARD HELICAL PILES  
 DETAILS

REV.	DATE	DESCRIPTION	BY	CHECKED
1	03/2023	UPDATE STAMP DATE		FEY

FILE No.	DATE	DRAWN	CHECKED	DWG. No.	REV
05-06-3328	05/12	FEY	-	R3735-01A	1/A

04.B-2)



# APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

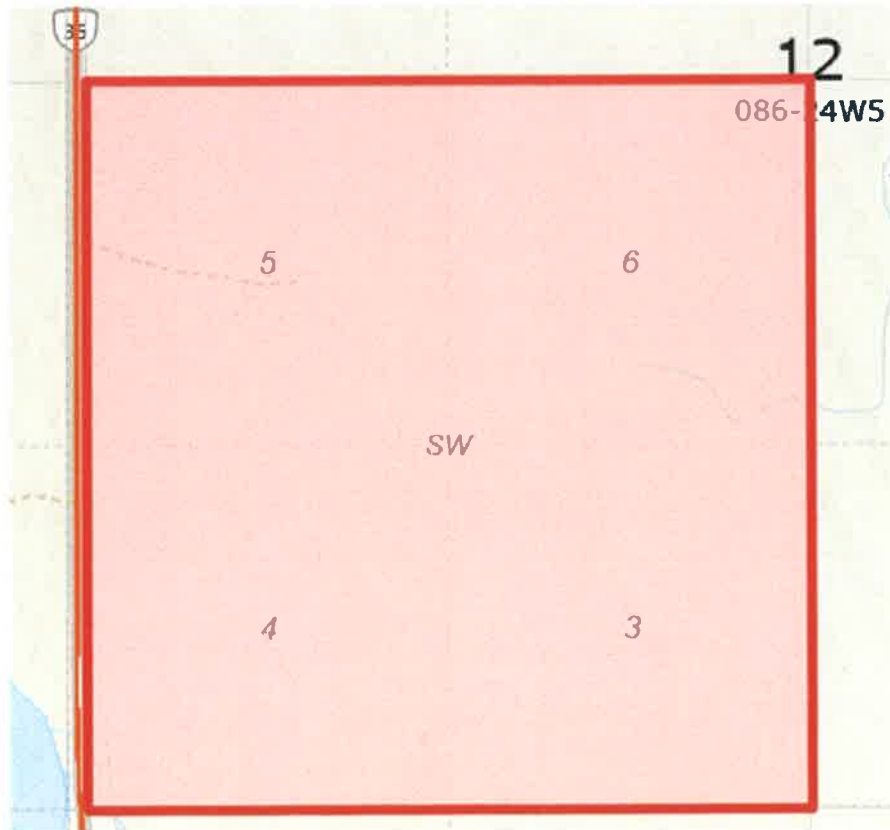
I, \_\_\_\_\_, registered owner (or  
(Please Print)

their agent) of SW 12 86 24 W5 have consulted the Energy  
(Legal Land Description)

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

\_\_\_\_\_  
Signature of registered owner (or agent)

\_\_\_\_\_  
Date



04.B-2)

# Fire Chief provided guidance for basic fire prevention

**Don Archer**  
 Fire Chief Larry Brody for Manning & District Fire Department gave some advice to prevent structure fires in light of Fire Prevention Week in North America from October 8 to 11.

"Most structure fires can be prevented," Brody said.

According to Brody, the majority of Manning and

area's structure fires that the fire departments has responded to in 2025 so far have taken place in commercial shops and garages. "We've had commercial structure fires in residential buildings. For the most part, they've been pretty small. They were contained very quickly and phased in very quickly."

When household fire

prevention is concerned, Brody instructed people to be careful whenever they were cooking food. He recommended that people attended to mechanical shops. "If you have a heating process going on, don't leave it unattended."

"Pay attention to your electrical system. If you have lights or something else misbehaving, it may

not just be because your appliances are screwed - there might be an electrical issue inside the walls," Brody said. "Cordiness is a good thing too. Don't have deters, leads and cables over anything."

"If you're working in a shop, make sure you're working in a clean area," Brody said.

Sparks from welding can fly out into "little piles of shavings" and create fires.

Brody advised parents and guardians to keep an eye on children inside households. "It's one of my more notorious fires a long time ago. These little kids were playing with a candle lighter, and they

accidentally set the bottom of a bed on fire, and they got scared, and they don't see that the fire literally coming out of the door of the bedroom."



Fire Chief Larry Brody, Manning & District Fire Department.

Continued from page 12...

# Know the Risks of Lithium-Ion Batteries

If you need a new charger, buy one from the manufacturer or one that the manufacturer has approved.

Charge your device on a hard surface. Don't charge it under a pillow, on a bed, or on a couch. This could cause a fire.

Don't overcharge your device. Unplug it or remove the battery when it's fully charged.

### Recycle batteries responsibly

Don't throw lithium-ion batteries in the trash or regular recycling bins because they could catch fire.

Recycling your device or battery at a safe battery recycling location is the best way to dispose of them.

The Peace River and County of Northern Lights Fire Departments encourage all residents to be aware of their devices, follow the Buy, Charge, and Recycle (BCR) approach, and support this year's PFV theme, "Charge into Fire Safety!"

Peace River Fire Department has seen a decrease in the number of calls so far this year at 119 in data (up 18) compared with 520 at the time last year.

### Call include:

- Alarm Calls - 111
- Structure Fires - 11
- Motor Veh (withd fire and others) - 41
- Vehicle Fires - 5
- Medical Responses - 13
- Medical Responses - 67
- Motor Vehicle Collisions - 40
- Technical Rescues - 14
- Miscellaneous - 16

"Generally, call volume has been down over last year though we have still had some major structure fires that have resulted in the loss of homes and businesses," said Chief Harris. Included in the call numbers are residential responses for fires, motor vehicle collisions, and other incidents in the County of Northern Lights, MD 133, and Northern Saskatchewan County. Firefighters assisted with a wildfire in the County of Grande Prairie in May and also provided structural protection to the Twin Lakes Lodge north of Manning which included setting up sprinkler systems on buildings to provide protection from a nearby wildfire.

Chief Harris also said "The calls for fire alarms are partly due to the increasing number of residential residential smoke alarms being installed, and I would like to remind residents to keep their contact information up to date with their monitoring companies so that false alarms from cooking or showers etc. can be identified before a response is required."

Call volume for the County of Northern Lights Departments is on par with last year

with 73 calls to date compared with 72 at the time last year.

### Call include:

- Alarm Calls - 19
- Structure Fires - 8
- Motor Veh (withd fire and others) - 14
- Vehicle Fires - 4
- Medical Responses - 1
- Medical Responses - 14
- Motor Vehicle Collisions - 13
- Technical Rescues - 2
- Miscellaneous - 1

As for Peace River calls include responses to the surrounding region including Peace River, MD of Peace 135, and Northern Saskatchewan County. Firefighters also responded to the County of Grande Prairie fire in May and fire structural protection to the Twin Lakes Lodge.

The Peace River and County of Northern Lights Fire Departments have 26 members in total, located at two halls in Peace River and two in the County of Northern Lights in Waterville and Thorsville. "We are always looking for new recruits to assist the departments in serving the community's needs," added Chief Harris, "persons interested in applying or looking for more information can contact the Fire Department at 780-634-2937. Whilst the minimum age to respond to incidents is 18 years, the Departments also operate a Junior Firefighter program for youth aged 16 to 17 years."

To promote Fire Safety at the time of year, The Peace River Fire Department and the County of Northern Lights Fire Services will also be holding an Open House at Fire Hall #1 in downtown Peace River (20018 500 Ave) on October 15th from 9:00 AM to 1:00 PM.

The event will include a Free Pancake Breakfast, Truck and Equipment Display, Fire Extinguisher practice, a Vehicle Demonstration, a Vehicle Fire Demonstration, an interactive Hazard House and Sporty the Fire Dog as well as Fire Safety information.

For more information about Fire Prevention programs and activities in Peace River and the County of Northern Lights, visit our websites at: [www.peaceriver.ca](http://www.peaceriver.ca) or [www.countyofnorthernlights.com](http://www.countyofnorthernlights.com) or on Facebook at: [facebook.com/peaceriver.ca](https://www.facebook.com/peaceriver.ca) or [facebook.com/countynorthernlights](https://www.facebook.com/countynorthernlights) for more general information about Fire Prevention Week and smoke alarms, visit [www.fire.ca](http://www.fire.ca). For the safety fun for kids, visit [safety.ca](http://safety.ca).

## CAREERS & EMPLOYMENT, FOR SALE, LEGALS, PUBLIC NOTICES, TENDERS...



### PUBLIC NOTICE Proposed Telecommunications Tower Installation

Arrow Technology Group is proposing to construct 1 new telecommunication tower in the county of Northern Lights. This notice is being provided in accordance with the requirements of the local land use Authority.

**Proposed Tower Details:**  
 45-meter tall self-supporting all-weld steel tower on pile footing, with safety light, and lightning protection. Tower will be in a 3m by 3m fenced compound. Fence height 2.25m.

**Location D4:** [3W-12-86-24-W5] **GPS Coordinates:** [56.441610], **-117.660621"**

**Purpose:** This tower is to improve last mile internet coverage to rural hamlets of Northern Lights County.

**Alternative Sites:** Several locations were considered. These proposed sites were selected as the best options to achieve the required network objectives while minimizing impact on the surrounding area.

**Visual Impact:** Efforts have been made to minimize the visual impact of the proposed towers.

**Safety:** The proposed towers will be built in compliance with Health Canada's Safety Code 6 for the protection of the general public including any combined effects of nearby installations within the local radio environment.

**Public Consultation:** Arrow Technology Group invites you to provide comments about this proposal. Your comments are important to us.

The public consultation period will be open for 30 days from the date of this notice.

To submit comments or for more information about this proposal, contact:

Arrow Technology Group  
 Attention: Bruce Burman  
 18236 - 102 Avenue, Edmonton, AB, T5B 1S7  
 Email: [bruce@atg.ca](mailto:bruce@atg.ca)  
 Phone: (780) 239-8318

**Anticipated Project Timeline:**  
 Public Consultation Period: October 8 to November 8, 2025  
 Anticipated Construction Start: November 18, 2025  
 Anticipated In-Service Date: December 31, 2025

All comments received will be considered. A written response addressing all reasonable and relevant concerns will be provided within 7 days of comment receipt.

04.B-2)